



City of Garden Ridge

9400 Municipal Parkway
Garden Ridge, Texas 78266-2600
(210) 651-6632
Fax (210) 651-9638

AGENDA PLANNING AND ZONING COMMISSION REGULAR SESSION TUESDAY, JANUARY 12, 2015 -- 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a scheduled regular at 6:00 p.m., Tuesday, January 12, 2016 in the City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on January 8, 2016 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting.

1. Call to Order
2. Roll Call
3. Citizen Comments – limited to 3 minutes each

Rules for Citizen's Participation:

The Planning and Zoning Commission welcomes citizen participation and comments at all of their Commission Meetings. As a courtesy to your fellow citizens and out of respect to our elected officials, we request that if you speak, that you please follow these guidelines.

- a) Direct your comments to the entire Commission, not to an individual member, nor to the audience.
- b) Show the Commission the same respect and courtesy that you would like to be shown.
- c) Limit remarks to three (3) minutes per citizen during Item 3 and to three (3) minutes per citizen during Item 6.
- d) Citizens' comments will be limited to one (1) hour in Item 3 and thirty (30) minutes in Item 6.
- e) Citizen comments may be deferred to a specific Business Item set forth in Section 4, below, if such comments pertain to such Business Item

*NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject **must be limited** to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the Commission is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042.*

4. Business Items

- a) Rezoning request by David Pencsak for Lot 1, Clay Subdivision, 19780 FM 2252, from B-1 Neighborhood Services District and B-2 Office and Professional District to L-1 Light Industrial District

5. Administrative Items

The Commission may discuss, consider and/or take possible action on the following items:

- a) Approve or disapprove the minutes of the November 17, 2015 Regular meeting of the Planning and Zoning Commission
- b) Set date, time and location for next meeting

6. Citizen's Participation: - 3 minute limit per citizen.
See "Rules for Citizen's Participation" under Item 3.

7. Adjournment

AGENDA NOTICES:

Decorum Required:

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

Action by Council Authorized:

The Commission may vote and/or act upon any item within this Agenda. The Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

Executive Sessions Authorized:

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance By Other Elected or Appointed Officials:

It is anticipated that members of the City Council, other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the City Council, other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the

boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.


Shelley Goodwin, TRMC
City Secretary

This is to certify that I, Shelley Goodwin, posted this Agenda at 2:40 pm January 7, 2016 on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.


Shelley Goodwin, TRMC
City Secretary

Planning and Zoning Form 1
APPLICATION FOR CHANGE OF ZONING
(Type or Print)

1. Date: 01/06/2016 Case #: _____

2. Applicant Name: David Pencsak
(First) (Middle) (Last)

3. Mailing Address: 1915 Broadway, Suite 111
(Street)
San Antonio, Texas 78215
(City) (State) (Zip)

Phone: (512)- 965-8226

4. Applicant's relationship to property to be rezoned:
Sole owner () Part owner () Other: Buyer
(Specify)
(If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)

5. Property location: 19780 FM 2252, Garden Ridge, Texas 78266
(Street address or street property front)

6. Legal description:

Plat: Lot(s) 1 Block(s) N/A

Subdivision: Clay Subdivision

Acreage: 15.215 (If acreage, provide separate metes and bounds description as attachment 2.)

Property Deed recorded in Comal County Volume # 12 Page # 166

7. Existing use of property: golf driving range

8. Proposed use of property: mixed-use office, retail, light industrial
(see attached)

9. Give dimensioned map with north orientation, scaled 100 or 200 feet per inch, of the property to be rezoned showing all streets and parcels of land within 300 feet of the property as attachment 3. Key each adjoining land parcel to a list of current owners and addresses as attachment 4.

10. Give site plan showing location, dimensions and uses of existing or proposed structures, easements, water sources, fences, curb cuts, street and alley right-of-way lines within one foot of property to be rezoned, on another map of larger scale, as attachment 5.

11. Identify any deed restrictions on agriculture, residential, business or other use. If none, so state: _____

none

Ordinance# 13-12008 City of Garden Ridge

REZONE CLAY SUBDIVISION
 P&Z VARIANCE FILING 500.00CR
 TENDERED: 500.00 1 CREDIT C

12. Reason for requesting zoning change (attach additional sheet if needed):
possibility of use of warehousing, light manufacturing, and vehicle
accessorizing better conforms with proposed light industrial use.

APPLIED: 500.00
 CHANGE: 0.00

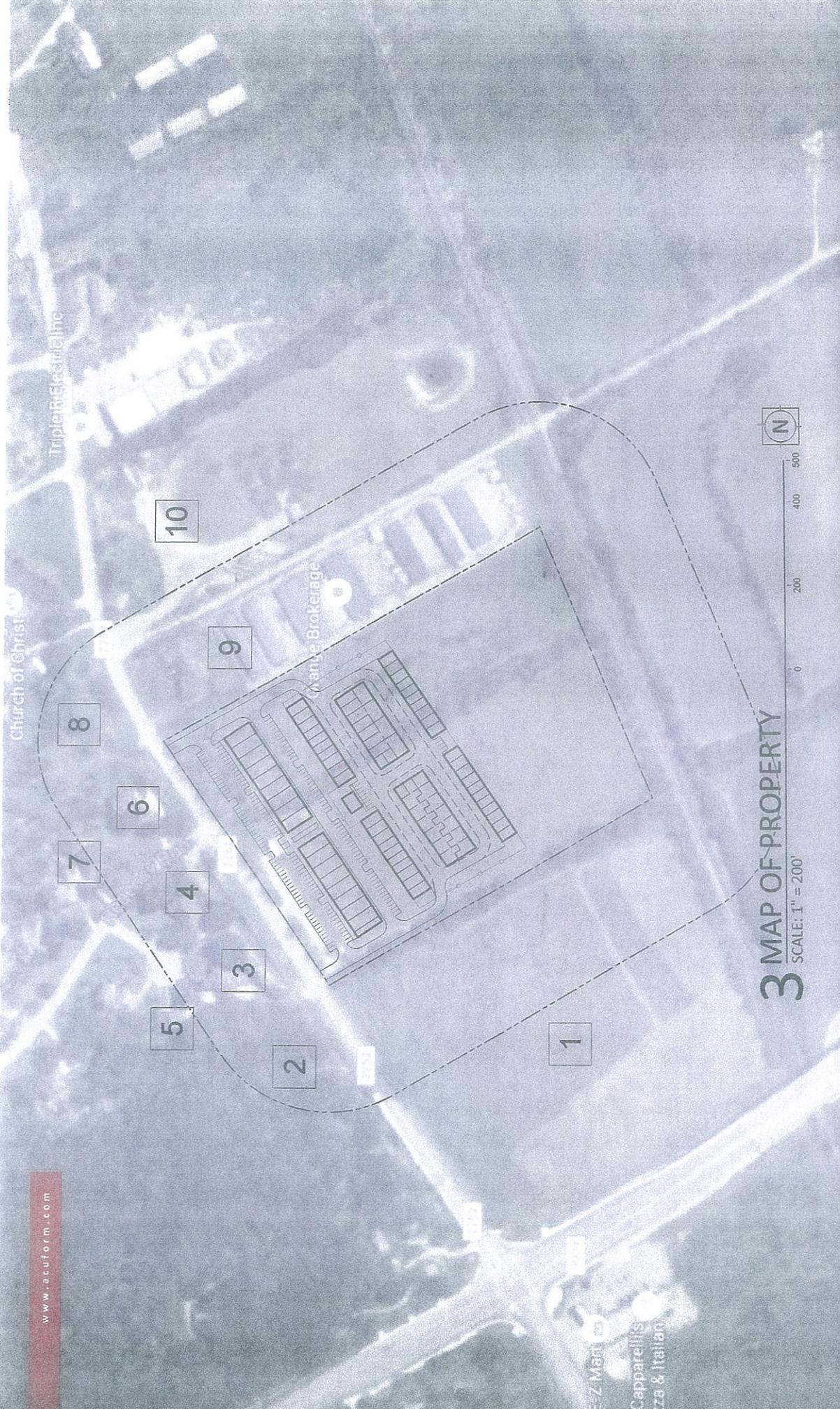
13. The undersigned hereby requests that the property identified in this application be reclassified from: Office and Professional (B-2)/Neighborhood Service (B-1) district to: Light Industrial (LI) district, in accordance with Garden Ridge City Ordinance 13. I consent to the posting of hearing notices on the said property. I understand that the information provided herein will be used by the City of Garden Ridge for sending required notices to adjacent property owners. I bear full responsibility and liability for any losses or costs incurred by the City, or others, caused by errors or omissions in this application.

14. Applicant Signature: DAVID PERUSAK

- Attachments:
1. Owner(s) letters of authorization, if applicable
 2. Metes and Bounds description of property, if applicable
 3. Map of property
 4. List of adjacent property owners
 5. Site plan
 6. Check for zoning change fee per Garden Ridge City Ordinance 11.

----- CITY USE ONLY -----
 CHANGE OF ZONING

		Date
City Admin.:	Application received	_____
	Application verified	_____
	Fee received \$ _____ Check # _____	_____
	Application sent to P&Z	_____
P&Z:	Owners' acceptance of application	_____
	Notice to adjoining property owners?	_____
	Notice of public hearing	_____
	Public hearing conducted	_____
	P&Z decision on rezoning	_____
City Council:	P&Z recommendation to City Council	_____
	Notice to adjoining property owners?	_____
	Notice of public hearing	_____
City Admin.:	Public hearing conducted	_____
	Applicant notified of Council Decision	_____
	Zoning ordinance change published	_____



3 MAP OF PROPERTY

SCALE: 1" = 200'

10223 McAllister Fwy. Ste 205
San Antonio, Texas 78216

210 829 1600 P.

January 6, 2016



Nancy Cain
City Administrator, Garden Ridge
9400 Municipal Pkwy.
Garden Ridge, TX 78266

Re: Garden Ridge Garage Condos
19780 FM2252, Garden Ridge, TX 78266

LEGAL DESCRIPTION:

Lot 1, 15.215 Acres Clay Subdivision as recorded Vol. 12, page 166 Map and Plat records of Comal County, Texas

SITE:

The subject parcel is located on the south side of FM 2252 approximately 1/10 mile north of the intersection with FM 3009. The 15 acre tract backs up to the railroad tracks and was the site of the former Garden Ridge Golf Club.

CURRENT USE/ZONING:

The property has most recently been used for the golf driving range business of Garden Ridge Golf Club. While the current zoning maps have not been updated, the property appears to be B-1 and B-2 commercial zoning.

PROPOSED USE/ZONING:

Our client intends to develop a high-end mixed-use development including retail, office, and light industrial uses. The proposed development may include some vehicle warehousing, light manufacturing and or assembly. Based upon the proposed use and our review of the ordinances as adopted by the City of Garden Ridge, we propose a zoning of Light Industrial (LI).

PROJECT SUMMARY:

The proposed development will feature an upscale for-lease retail/office component along FM 2252. While no tenants are currently committed, this product will be targeted toward small retail sales stores, quick serve restaurants/cafes, and professional offices.



Behind this retail/office component will be a development of for-sale luxury garage condos. While no tenants for this product are currently committed, the targeted audience will include automotive enthusiasts, garaged vehicle storage, and automobile service businesses such as car stereo installation, vehicle wrap, and vehicle accessory installation services.

PROTECTIVE MEASURES AFFORDED TO RESIDENTS:

As a resident of Garden Ridge, the Owner seeks to develop and maintain a high-level neighborhood center. All lease and sale agreements will include provisions that require all businesses to operate in strict conformance with governing zoning ordinances. The garage units will only be used for office, technological, professional, executive, general administration, showroom, research and development, business and professional services, contract construction services, repair services or combination of such uses and businesses of similar kind and nature. The garage condos will not have direct visibility from FM 2252. As such, these businesses will operate on a “by appointment only” basis similar to that of a professional or doctor’s office.

KEY FACTORS IN DEVELOPMENT:

- Zoning sought is light industrial (LI) in accordance with city ordinances
- Development will comply with governing impervious cover restrictions.
- Front (visible) portion will be primarily stores and offices.
- Garage condos will be visited on a “by appointment only” basis.
- Vehicles will not be permitted to be repaired outside.
- Vehicles will not be permitted to be stored outside overnight.
- Emissions of odor, smoke, dust, noise, fumes, vibration or particulate matter constituting a public health threat or nuisance will not be permitted.

4. ADJACENT PROPERTY OWNERS

10223 McAllister Fwy, Ste 205
San Antonio, Texas 78216

210 829 1600 P.

January 6, 2016



Nancy Cain
City Administrator, Garden Ridge
9400 Municipal Pkwy.
Garden Ridge, TX 78266

Re: Garden Ridge Garage Condos
19780 FM2252, Garden Ridge, TX 78266

In accordance with the application for change of zoning, please see the mailing address of neighboring property owners within 300' of subject parcel.

1 (TRACT IMMEDIATELY SW OF
SUBJECT)
Custom Clinics, LLC
18965 FM 2252
Garden Ridge, TX 78266-2561

2 (TRACT WEST ACROSS FM 2252)
Monroe J. Wetz, et. al.
19597 FM 2252
San Antonio, TX 78266-2616

3 (RESIDENCE NW BACKING UP TO
2252)
Stephen & Astrid Wisser
9902 Katherine Gln.
Garden Ridge, TX 78266-2301

4 (RESIDENCE N BACKING UP TO 2252)
Myron & Amy Friedman
9908 Katherin Gln
Garden Ridge, TX 78266-2301

5 (RESIDENCE N CUL-DE-SAC)
Michael & Ginger Perry
9903 Katherine Gln
Garden Ridge, TX 78266-2301

6 (RESIDENCE N BACKING UP TO 2252)
Charles & Camilla Weeks
19802 Regency Run
Garden Ridge, TX 78266-2329

7 (NEXT RESIDENCE NORTH)
Beola & Ralph Bradley
19808 Regency Run
Garden Ridge, TX 78266-2329

8 (TRACT N BACKING UP TO 2252)
Carmen Eastman % Theresa Rosprim
6707 Crooked Lane
Flower Mound, TX 75022-5812

9 (MINI-STORAGE TO EAST)
CF&M Properties
19834 FM 2252
Garden Ridge, TX 78266-2798

10 (TRACT EAST OF MINI-STORAGE)
Martin & Phoebe Hendrix
19862 FM 2252
San Antonio, TX 78266-2604

LANDOWNER LETTERHEAD

Date

Ms. Nancy Cain
City Administrator
City of Garden Ridge
6400 Municipal Pkwy.
Garden ridge, TX 78266

Re: Authorization for Zoning Application 19780 FM 2252, Garden Ridge, TX 78266 (Clay, Lot 1)

Dear Ms. Cain:

Please be advised that John Pencsak, of Monday Holdings, LLC has my authorization to act as my agent in matters concerning zoning for the referenced project.

AUTHORIZATION BY PROPERTY OWNER(S)

I, RICHARD HELLER, swear and affirm that I am the
(property owner's printed name; include signatory name and title if signing for an organization)

owner of the property at 19780 FM 2252, Garden Ridge, TX 78266 (Clay, Lot 1), as shown in the records of
(property address or legal description)

Comal County, Texas, which is the subject of this authorization.

I, RICHARD HELLER, the owner of the property to be
(property owner's printed name; include signatory name and title if signing for an organization)

considered, give John Pencsak and his authorized agent(s) permission to submit the application and documents.
(applicant's printed name)

Very truly yours,

Richard Heller
Property Owner Signature

STATE OF TEXAS §

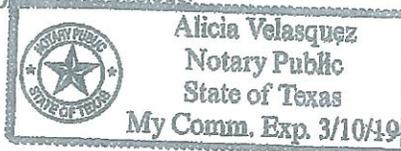
COUNTY OF Comal §

On this the 4th day of Jan, 2016, Richard Heller, personally
appeared before me and executed this document.

Alicia Velasquez
Notary Public in and for the State of Texas

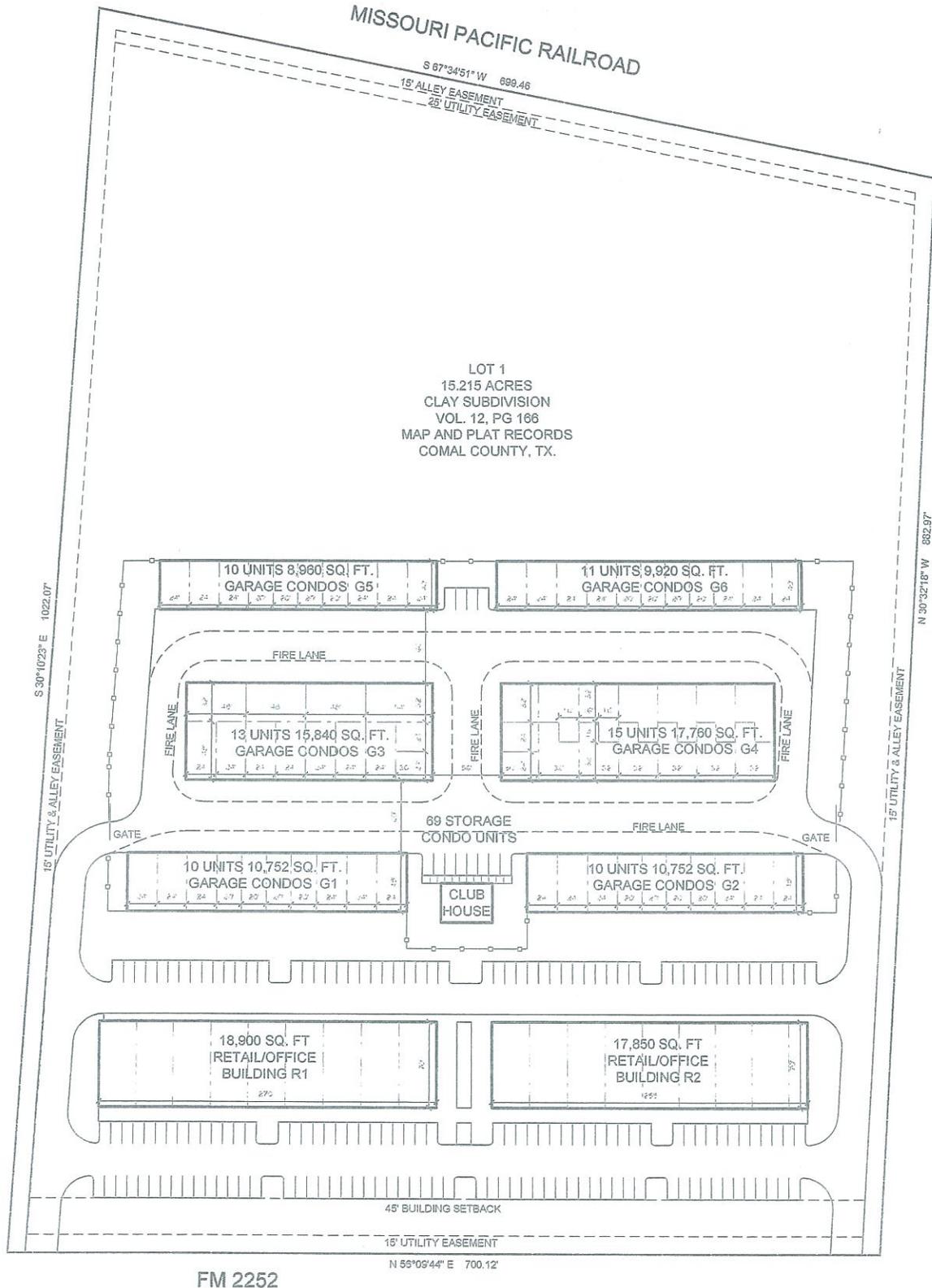
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES:



TOTAL SITE SQUARE FOOTAGE:
 TOTAL ALLOWABLE IMPERVIOUS COVER (60%):
 TOTAL IMPERVIOUS COVER:
 TOTAL PERVIOUS COVER:

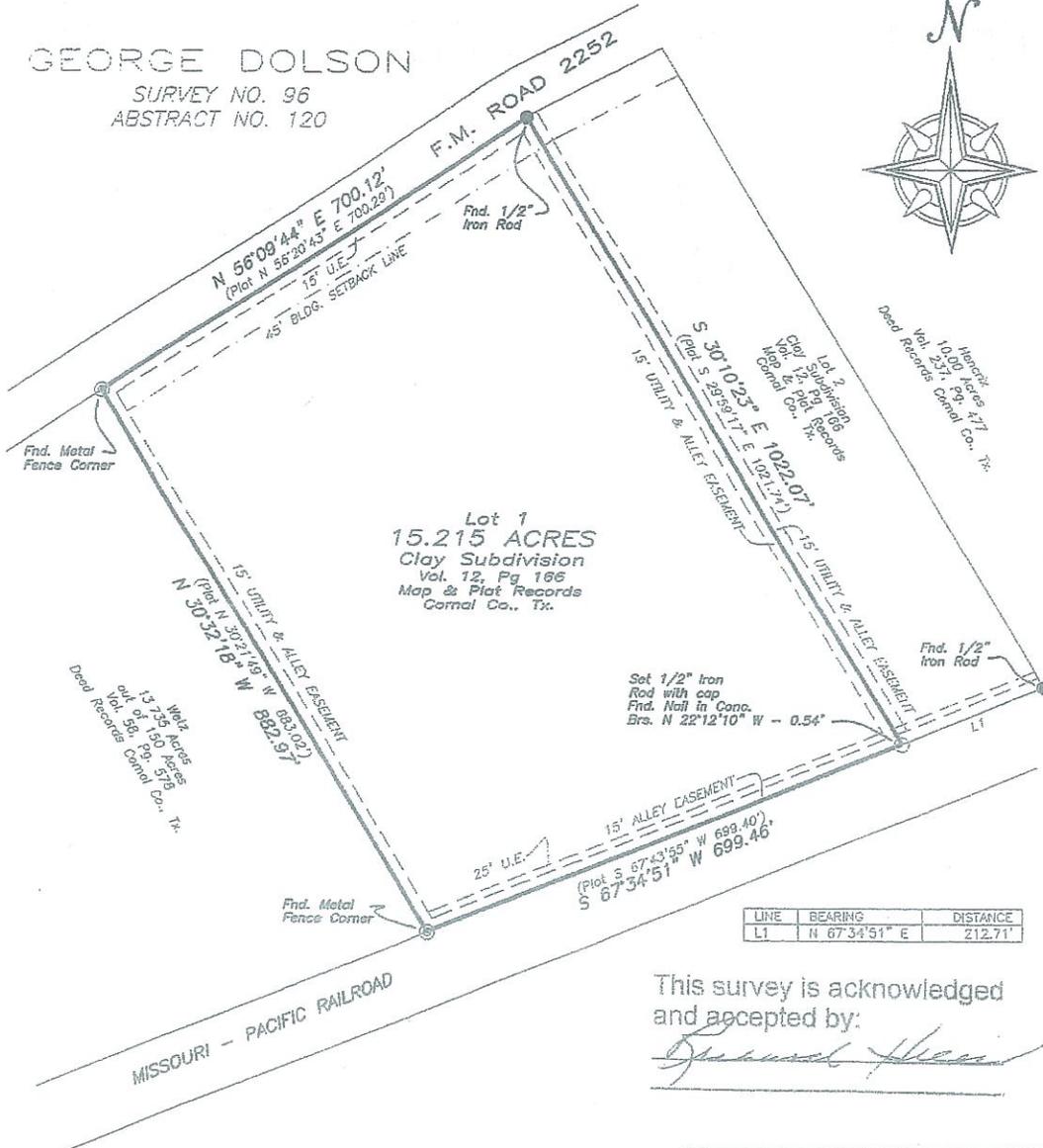
662,763.67 (15.215 ACRES)
 331,381.84
 282,271.35 (42.6%)
 380,492.32



5 CONCEPTUAL SITE PLAN (v1.2)
 SCALE: 1" = 80'



GEORGE DOLSON
 SURVEY NO. 96
 ABSTRACT NO. 120

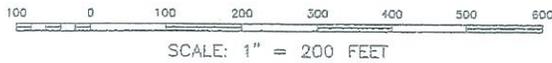


LINE	BEARING	DISTANCE
L1	N 67°34'51" E	212.71'

This survey is acknowledged and accepted by:
Guaranteed

BEARING SHOWN ARE ORIENTED TO LAMBERT GRID, TEXAS SOUTH CENTRAL ZONE, NAD 83

ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FORD ENG. INC."



SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM MAP No. 480148 0001 B DATED APRIL 30, 1986

STATE OF TEXAS:
 COUNTY OF COMAL :

I, REX L. HACKETT, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND UNDER MY SUPERVISION.

R.L.H.
REX L. HACKETT R.P.L.S. NO. 5573
 SURVEYED: 12-21-2006
 PROJECT NO.: 2247.00
 DRAWN BY: R.L.H.



FORD ENGINEERING INC.

ENGINEERING • PLANNING • DEVELOPMENT
 10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217
 TEL: (210) 590-4777 FAX: (210) 590-4940
 www.fordengineering.com

PLAT SHOWING
 LOT 1
 CLAY SUBDIVISION
 15.215 ACRES
 SITUATED IN THE GEORGE DOLSON SURVEY NO. 96, ABSTRACT NO. 120 BEING ALL OF LOT 1 OF THE CLAY SUBDIVISION AS SHOWN ON A PLAT RECORDED IN VOLUME 12, PAGE 166 OF THE MAP AND PLAT RECORDS OF COMAL CO., TX.



FORD ENGINEERING, INC.

Date: January 2, 2007
Project No: 2247.00

Page 1 of 1

FIELDNOTES FOR 15.215 ACRES

Field notes describing 15.215 acres of land, situated in the George Dolson No. 96, Abstract No. 120 and being all of Lot 1 of the Clay Subdivision as shown on a plat recorded in Volume 12, Page 166 of the Map and Plat Record of Comal County, Texas; being more particularly described as follows:

BEGINNING at a ½ inch iron rod found on the Southeastern line of Farm Market Road No. 2252, for the Westernmost corner of Lot 2, of the said Clay Subdivision, the same being the Northernmost corner of said Lot 1 of the Clay Subdivision, for the Northernmost corner of this 15.215 acre tract of land;

THENCE: S 30° 10' 23" E – 1,022.07 feet along the Southwestern line of said Lot 2, the Northeastern line of said Lot 1 to a ½ inch iron rod with yellow plastic cap marked "Ford Eng. Inc." set for the Easternmost corner of said Lot 1, the Southernmost corner of said Lot 2 on the Northwestern line of Missouri – Pacific Railroad, for the Easternmost corner of this 15.215 acre tract of land, from which a nail in concrete found bears N 22° 12' 10" W – 0.54 feet and a ½ inch iron rod found for the Easternmost corner of said Lot 2 bears N 67° 34' 51" E – 212.71 feet;

THENCE: S 67° 34' 51" W – 699.46 feet along the Northwestern line of the said Missouri – Pacific Railroad R.O.W., the Southeastern line of said Lot 1 of the Clay Subdivision to a Metal Fence corner found for the Southeastern corner of that certain 13.735 acres out of a 150 acre tract of land recorded in Volume 58, Page 578 of the Deed Records of Comal County, Texas, for the Southernmost corner of this 15.215 acre tract of land;

THENCE: N 30° 32' 18" W – 882.97 feet along the Northeastern line of the said 13.735 acre tract, the Southwestern line of said Lot 1 of the Clay Subdivision to a Metal Fence corner found on the Southeastern line of said Farm Market Road No. 2252, for the Northernmost corner of the said 13.735 acre tract, the Westernmost corner of said Lot 1, for the Westernmost corner of this 15.215 acre tract of land;

THENCE: N 56° 09' 44" E – 700.12 feet along said line to the **POINT OF BEGINNING** and containing 15.215 acres of land.

Reference Bearing is NAD 83 Texas State Plane Coordinate System.
Corresponding plat prepared.
Project No: 2247.00




Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573

10927 WYE DRIVE,

SUITE 104,
1-800-332-3109

SAN ANTONIO, TEXAS 78217

Web Site: www.fordengineering.com

(210) 590-4777

FAX: 590-4940



FORD ENGINEERING, INC.

Date: January 2, 2007
Project No: 2247.00

Page 1 of 1

FIELDNOTES FOR 15.215 ACRES

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SUITE 104,

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City of Garden Ridge

9400 Municipal Parkway
Garden Ridge, Texas 78266-2600
(210) 651-6632
Fax (210) 651-9638

**MINUTES OF PLANNING & ZONING COMMISSION
REGULAR SESSION
TUESDAY, NOVEMBER 17, 2015**

Commissioners present:

Chairman Sam Stocks
Vice Chairman Frank Dansby
Commissioner Kay Bower
Commissioner Greg Czerniak
Commissioner David Heier
Commissioner Kitty Owen
Commissioner Shawn Willis

Commissioners Absent:

None

Also Present:

Nancy Cain, City Administrator
Shelley Goodwin, City Secretary

1. Call to Order

With a quorum of the Planning and Zoning Commission Members present, Sam Stocks, Chair called the Regular Meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00 p.m. on Tuesday, November 17, 2015 in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266

2. Citizen Comments – limited to 3 minutes each

No one wished to speak.

3. Business Items

The Commission may discuss, consider and/or make recommendations to Council to approve or disapprove the following items:

- a) **Presentation on Planning and Zoning Commission duties and responsibilities in accordance with Texas Local Government Code and City of Garden Ridge ordinances.**

Cynthia Trevino, City Attorney, provided a handout (attached) regarding findings necessary to grant a variance to zoning ordinance. She reviewed that handout and the Local Government Code that pertains to zoning variances and Planning and Zoning Commission.

The Planning and Zoning Commission reviewed the findings and received advice on different scenarios.

b) Status report on update of City of Garden Ridge Comprehensive Land Use Masterplan.

Nancy Cain, City Administrator, stated the City of Garden Ridge has contracted with UTSA to redo our Comprehensive Master Land Use Plan. She stated the Planning and Zoning Commission will be very involved with the development of the plan. She stated this will be a lengthy project, but once it is finished the City will have an updated plan, map and will need to amend the current zoning ordinance.

4. Administrative Items

The Commission may discuss, consider and/or take possible action on the following items:

a) Approve or disapprove the minutes of the October 13, 2015 Regular meeting of the Planning and Zoning Commission

Motion: Upon motion made by Commissioner Owen, and seconded by Commissioner Czerniak, to approve the minutes of the October 13, 2015 Regular meeting of the Planning and Zoning Commission. The Planning and Zoning Commission voted seven (7) for, none (0) opposed. The motion carried unanimously.

b) Set date, time and location for next meeting

Sam Stocks, Chair, announced the next meeting will be December 8, 2015, if necessary.

5. Adjournment

Motion: Upon a motion made by Commissioner Owen and a second by Commissioner Dansby, the meeting was adjourned at 7:12 p.m.

Sam Stocks, Chair

ATTEST:

Shelley Goodwin, TRMC
City Secretary

**SIGN IN TO SPEAK AT THE NOVEMBER 17, 2015
PLANNING AND ZONING COMMISSION REGULAR MEETING**

Rules for Citizen's Participation:

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Disclaimer:

Any disruptive behavior, including shouting or derogatory statements or comments, will be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

NAME

ADDRESS

SUBJECT

1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____



City of Garden Ridge

9400 Municipal Parkway
 Garden Ridge, Texas 78266
 (210) 651-6632
 Fax: (210) 651-8638

CITY OF GARDEN RIDGE

FINDINGS NECESSARY TO GRANT A VARIANCE TO ZONING ORDINANCE

INQUIRY		FINDINGS
Is the variance a request for a change in "use"? ORD 13-122008 If yes, DENY VARIANCE If no, CONTINUE	→	If yes, describe how. If no, state so.
Is the need for the variance due to unique circumstances which exist on the property? LGC 211.009 If yes, CONTINUE If no, DENY VARIANCE	→	If yes, Describe the unique circumstances. If no, state so.
Are the unique circumstances merely financial in nature? ORD 13-122008 If yes, DENY VARIANCE If no, CONTINUE	→	If yes, describe how. If no, state so.
Are the unique circumstances due to, or the result of, general conditions in the district where the property is located? ORD 13-122008 If yes, DENY VARIANCE If no, CONTINUE	→	If yes, describe how. If no, state so.
Were the unique circumstances created by the owner of the property? ORD 13-122008 If yes, DENY VARIANCE If no, CONTINUE	→	If yes, describe how. If no, state so.
Will the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? Should consider adding to the ordinance	→	If yes, describe how. If no, state so.

<p>If yes, DENY VARIANCE If no, CONTINUE</p>		
<p>Will the variance substantially weaken the general purposes of this Ordinance or the regulations established for the specified district? Standard Ordinance Construction</p> <p>If yes, DENY VARIANCE If no, CONTINUE</p>	→	<p>If yes, describe how. If no, state so.</p>
<p>Will the variance adversely affect the public health, safety or welfare of the public? LGC 211.009</p> <p>If yes, DENY VARIANCE If no, CONTINUE</p>	→	<p>If yes, describe how. If no, state so.</p>
<p>Is the variance contrary to public interest? LGC 211.009</p> <p>If yes, DENY VARIANCE If no, GRANT VARIANCE</p>	→	<p>If yes, describe how. If no, state so.</p>