



# City of Garden Ridge

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

## AGENDA PLANNING AND ZONING COMMISSION SPECIAL MEETING TUESDAY, NOVEMBER 15, 2016 -- 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a special meeting at 6:00 p.m., Tuesday, November 15, 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 November 10, 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-

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

- a) The Final Plat for the Woods of Garden Ridge, Unit 3.
- b) Proposed revisions to Sign Ordinance 55 establishing, regulating and restricting the size, use, height and the location of signs in the City of Garden Ridge and the extraterritorial jurisdiction areas of the City of Garden Ridge; prescribing procedures for requesting sign variances; prescribing an application fee for all signs with the exclusion of residential real estate signs.
- c) Discussion on current zoning ordinance in regards to the number of structures allowed on properties.
- d) Comprehensive Master Land Use Plan
  - i. Goals/plans/timeline to develop recommendation
  - ii. Land Use along F.M. 2252
- e) Nominations and vote on:
  - i. Planning and Zoning Commission Chair
  - ii. Planning and Zoning Commission Vice-Chair

5. Administrative Items

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

- a) Minutes
  - i. September 8, 2016 City Council and Planning and Zoning Commission Town Hall Meeting
  - ii. September 13, 2016 Planning and Zoning Commission Meeting
- b) Items discussed at the November 2, 2016 City Council Regular Meeting
- c) 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 2:30 pm November 10, 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



November 10, 2016

Ms. Nancy Cain, City Administrator  
City of Garden Ridge  
9400 Municipal Parkway  
Garden Ridge, Texas 78266

RE: **The Woodlands of Garden Ridge, Unit 3  
Final Plat**

Dear Ms. Cain:

River City Engineering, PLLC. has reviewed the final plat submittal for the referenced subdivision. At this time RCE recommends approval of the Final Plat for Unit 3. The Woods of Garden Ridge, as it conforms to all applicable design requirements and city ordinances.

In conjunction with this plat approval the Developer is responsible for addressing the downstream drainage concerns on Bindseil Lane which are currently under review in our office and by Public Works. Also, all construction traffic during construction of this unit and subsequent home construction shall use the Bindseil entrance to the subdivision.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Garry Montgomery, P.E.

Cc: Rick Gray, P.E. – KFW Engineers



Q:\Projects\6092 (City of Garden Ridge)\101-Forest of GR IV\Unit 3\Final Plat Unit 3.doc

October 10, 2016

City of Garden Ridge  
Attn: Nancy Cain – City Administrator  
9400 Municipal Pkwy.  
Garden Ridge, TX 78266



Re: The Woodlands of Garden Ridge, Unit 3  
Name Change

Dear Ms. Cain,

This letter shall serve as our client's formal notice that the name of the subdivision documents will formally change from "The Woodlands of Garden Ridge" to "The Woods of Garden Ridge" due to legal reasons. The documents affected by the name change will include the Final Plat of The Woodlands of Garden Ridge, Units 2 & 3, and unit 2 has been recorded.

The following documents associated with the Woodlands of Garden Ridge have been recorded in Comal County as follows:

- The Woodlands of Garden Ridge Unit 1, doc #20130645949
- Amending Plat of The Woodlands of Garden Ridge Unit 1, doc #201406036621
- The Woods of Garden Ridge Unit 2, doc #201606029745
- Covenants & Restrictions for The Woodlands of Garden Ridge Subdivision, doc #201306046592

In addition, at the request of the City of Garden Ridge, we will place a note on the final plat of Unit 3 to state:

"The Declaration of Covenants, Conditions and Restrictions for this subdivision has previously been recorded as document number 201306046592, Comal County, Texas."

We appreciate your time a in this matter. Should additional information be required, please contact us.

Sincerely,  
KFW Engineers,



Rick Gray, P.E., CFM  
Sr. Project Manager

Cc: Garry Montgomery  
River City Engineering



April 19, 2016

Ms. Nancy Cain, City Administrator  
City of Garden Ridge  
9400 Municipal Parkway  
Garden Ridge, Texas 78266

**RE: The Woodlands of Garden Ridge, Unit 3  
Construction Plan Review**

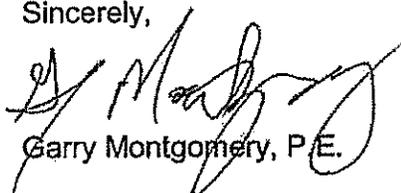
Dear Ms. Cain:

River City Engineering, PLLC. has reviewed the construction plans for Unit 3 of the Woodlands of Garden Ridge. The plans conform to the current subdivision regulation for the City of Garden Ridge. The contractor shall submit material submittals to Public Works and the Water Manager for review prior to construction. The contractor shall also coordinate the start of construction and inspections with the Water Manager. Any infrastructure installed without being inspected will be removed with no expense to the City.

Once construction is complete the contractor and Engineer of Record shall coordinate a walk through inspection with City Staff and provide detailed as-built drawings to the City.

If you have any questions, please do not hesitate to contact us.

Sincerely,



Garry Montgomery, P.E.

Cc: Rick Gray, P.E. – KFW Engineers

Q:\Projects\6092 (City of Garden Ridge)\101-Forest of GR IV\Unit 3\Construction Plans Unit 3.doc



# City of Garden Ridge

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

April 7, 2016

KFW Engineers  
Rick Gray, P.E.  
14603 Huebner  
Bldg. 40  
San Antonio, Texas 78230

Dear Mr. Gray,

The City of Garden Ridge City Council met in regular session on April 6 2016 and by unanimous vote approved the preliminary plat for The Woodlands of Garden Ridge, Unit 3.

Should have questions or need additional information concerning this matter please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Cain".

Nancy Cain  
City Administrator



6/16/2016

KFW Engineers  
Attn: Rick Gray  
3421 Paesanos Pkwy  
San Antonio, TX 78231

Re: Letter of Certification Recommending Approval

Plat No: The Woodlands of Garden Ridge, Unit 3

Plat Date: 6/15/2016

To Whom It May Concern:

Please accept this Letter of Certification for approval of the above mentioned plat. CPS Energy has no objection to the filing of this plat for consideration by the appropriate governmental entity.

The installation of electric and natural gas (if applicable) facilities is subject to conformance with all legal regulations and requirements relating to platting, subdividing, governmental approvals and permits incidental to installing and maintaining the facilities as planned.

Should changes be made to the approved plat noted and dated above, this letter will be deemed invalid and the updated plat will have to follow the plat review and approval process.

If you should have any questions or concerns regarding this Letter of Certification, please contact our office at (210) 353-4050.

Sincerely,

*Gregory Lee*

Gregory Lee  
Customer Service Supervisor  
Customer Engineering Department

# REQUEST FOR REVIEW

TO: Centerpoint Energy Date: April 19, 2016

FROM: KFW Engineers (Rick Gray, P.E.) EMAIL: rgray@kfwengineers.com

NAME: The Woodlands Of Garden Ridge, Unit 3 FILE# 205-11-04

RE: PLAT REVIEW

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **CONSULTANT OF RECORD**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By June 28, 2016

Minor Plat – 10 days

Major Plat – 50 days

Amending Plats

Plat deferral – 30 days

Variance – 15 days

Other – 15 days

I recommend approval

I do not recommend approval

On April 22nd 2016, I notified KFW Engineers the engineer/subdivider /agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

Devin Kleinfelder  
Signature

Marketing Consultant  
Title

4/22/2016  
Date



750 CANYON DR, STE 500  
COPPELL, TX 75019

# REQUEST FOR REVIEW

TO: KFW ENGINEERS (RICK GRAY,P.E.) Date: APRIL 28, 2016

FROM: Time Warner Cable

PHONE NUMBER: (972)537-5323 FILE# 205-11-04

ITEM NAME: THE WOODLANDS OF GARDEN RIDGE, UNIT 3

RE: PLAT REVIEW

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **ENGINEER OF RECORD**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By: \_\_\_\_\_, 2016

- Minor Plat-10 days
- Major Plat - 50 days
- Amending Plats – 10 days
- Plat deferral-30 days
- Variance-15 days
- Other-15 days

I recommend approval       I do not recommend approval

On APRIL 28, I notified \_\_\_\_\_, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*Lisa N. Law*  
Signature

*Data Operation Mgr*  
Title

Date

# REQUEST FOR REVIEW

TO: AT&T Date: April 19, 2016

FROM: KFW Engineers (Rick Gray, P.E.) EMAIL: rgray@kfwengineers.com

NAME: The Woodlands Of Garden Ridge, Unit 3 FILE# 205-11-04

RE: PLAT REVIEW

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **CONSULTANT OF RECORD**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By June 28, 2016

Minor Plat – 10 days

Major Plat – 50 days

Amending Plats

Plat deferral – 30 days

Variance – 15 days

Other – 15 days

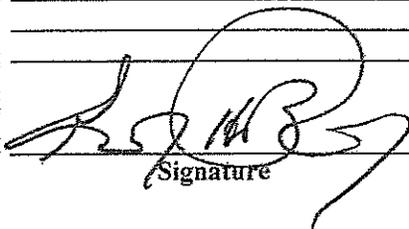
I recommend approval

I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_ the engineer/subdivider /agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

Comments: PLEASE INCLUDE AT&T IN ANY ELECTRIC EASEMENTS GRANTED. IF ANY EXISTING AT&T FACILITIES NEED TO BE MOVED, REMOVED, REPLACED OR RELOCATED CWOTS (CUSTOM WORK ORDER/CONSTRUCTION) CHARGES WILL APPLY.

  
Signature

Mgr Design ENG  
Title

5-2-2016  
Date





**NOTES:**

- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF GARDEN RIDGE AND COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSOR AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE. THESE AREAS ARE DESIGNATED AS LOT 47, BLOCK 2.
- ALL STREETS WITHIN THE SUBDIVISION ARE PRIVATE AND ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSOR AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE.
- WATER SERVICE SHALL BE PROVIDED BY THE CITY OF GARDEN RIDGE.
- SEWER SERVICE SHALL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
- ELECTRIC SERVICE SHALL BE PROVIDED BY C.P.S. AND GAS SERVICE SHALL BE PROVIDED BY CENTER POINT ENERGY.
- TELEPHONE/CABLE SERVICE TO BE PROVIDED BY AT&T AND/OR TIME WARNER CABLE.
- AN ADEQUATELY SIZED DETENTION POND APPROVED BY THE CITY OF GARDEN RIDGE WILL BE PROVIDED BY THE DEVELOPER PRIOR TO ANY RESIDENTIAL BUILDING PERMITS BEING ISSUED. MAINTENANCE OF THIS DRAINAGE EASEMENT AND DETENTION POND WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH PROPERTY IS DEDICATED TO THE WOODS OF GARDEN RIDGE PROPERTY OWNERS ASSOCIATION.
- LOT 47, BLOCK 2 SHALL BE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT.
- LOT 1, BLOCK 6 SHALL BE DESIGNATED AS PRIVATE STREET AND AS ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT.

**SURVEYOR NOTES:**

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.001227.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP COMMUNITY PANEL NO. 48029C0418F, DATED SEPTEMBER 2, 2009.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

STATE OF TEXAS  
COUNTY OF BEXAR  
CITY OF SAN ANTONIO

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.

REGISTERED PROFESSIONAL ENGINEER  
KFW ENGINEERS

STATE OF TEXAS  
COUNTY OF COMAL  
CITY OF GARDEN RIDGE

SWORN TO AND SUBSCRIBED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC  
STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5872  
KFW SURVEYING, L.L.C.  
3421 PASSANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

STATE OF TEXAS  
COUNTY OF COMAL  
CITY OF GARDEN RIDGE

SWORN TO AND SUBSCRIBED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC

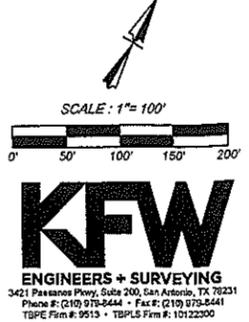
**LEGEND**

- F.I.R. = FOUND IRON ROD
  - S.I.R. = SET IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
  - R.O.W. = RIGHT-OF-WAY
  - O.P.R. = OFFICIAL PUBLIC RECORDS
  - G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
  - - - 970 - - - = EXISTING MAJOR CONTOURS
  - - - - - = EXISTING MINOR CONTOURS
  - - - - - = EDWARDS AQUIFER RECHARGE ZONE
- SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

**KEY NOTES**

- 1" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 45' BUILDING SETBACK LINE
- 25' BUILDING SETBACK LINE
- VARIABLE WIDTH DRAINAGE EASEMENT
- 10' DRAINAGE EASEMENT
- 1" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 12" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 18" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 12" GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (DOC. #201306045949)
- 45' BUILDING SETBACK LINE (DOC. #201306045949)
- 12" GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (DOC. #201506022745)
- 45' BUILDING SETBACK LINE (DOC. #201506022745)
- EDWARDS AQUIFER RECHARGE ZONE
- 12" GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (DOC. #201506045949)

OWNER/DEVELOPER:  
DAPHNE DEVELOPMENT, L.L.C.  
1202 W. BITTERS,  
BLDG 1 SUITE 1200  
SAN ANTONIO, TX 78216  
PHONE: 210-493-2811  
FAX: 210-493-7828



**C.P.S. NOTES:**

- THE CITY OF GARDEN RIDGE AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF COMAL  
CITY OF GARDEN RIDGE

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GARDEN RIDGE, TEXAS, FOR USE OF THE PUBLIC FOREVER ALL WATER RIGHTS OF WAY WITHIN THE STREET RIGHT OF WAY AND ALL "DRAINAGE AND WATER UTILITY EASEMENT" FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

OWNER: DAPHNE DEVELOPMENT, L.L.C.  
1202 W. BITTERS, BLDG 1 SUITE 1200  
SAN ANTONIO, TX 78216  
PHONE: 210-493-2811  
FAX: 210-493-7828

STATE OF TEXAS  
COUNTY OF COMAL  
CITY OF GARDEN RIDGE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC

THE CITY ENGINEER OF THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

THIS PLAT OF THE WOODS OF GARDEN RIDGE, UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF GARDEN RIDGE, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

BY: \_\_\_\_\_  
MAYOR  
BY: \_\_\_\_\_  
CITY SECRETARY

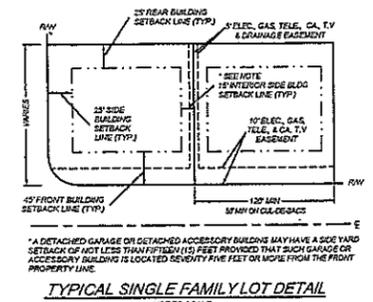
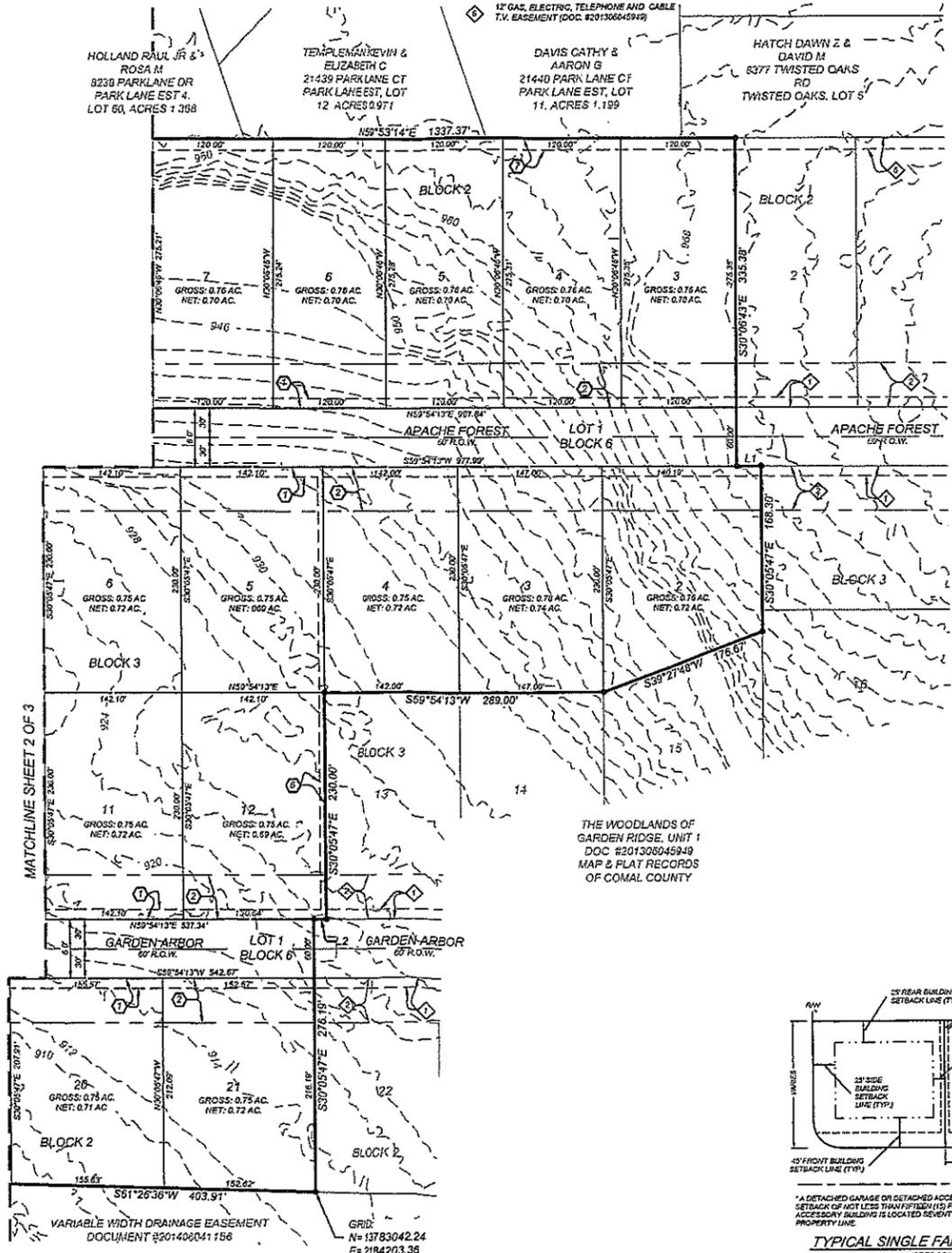
STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN DOCUMENT NO. \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

COUNTY CLERK, COMAL COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

**SUBDIVISION PLAT ESTABLISHING THE WOODS OF GARDEN RIDGE, UNIT 3**

A 33.619 ACRE TRACT OF LAND, CONSISTING OF 27.50 ACRE TRACT AND A 6.119 ACRE TRACT, OUT OF THE CHARLES P. HANLON SURVEY NO. 72, ABSTRACT NO. 253, SITUATED IN THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS AND BEING OUT OF A 107.14 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 200808009846 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION HAS PREVIOUSLY BEEN RECORDED AS DOCUMENT NUMBER 201306046592, COMAL COUNTY, TEXAS.



TYPICAL SINGLE FAMILY LOT DETAIL NOT TO SCALE



NOTES:

- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF GARDEN RIDGE AND COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSOR AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE. THESE AREAS ARE DESIGNATED AS LOT 41, BLOCK 2.
- ALL STREETS WITHIN THE SUBDIVISION ARE PRIVATE AND ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSOR AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE.
- WATER SERVICE SHALL BE PROVIDED BY THE CITY OF GARDEN RIDGE.
- SEWER SERVICE SHALL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
- ELECTRIC SERVICE SHALL BE PROVIDED BY C.P.S. AND GAS SERVICE SHALL BE PROVIDED BY CENTER POINT ENERGY.
- TELEPHONE CABLE SERVICE TO BE PROVIDED BY AT&T AND/OR TIME WARNER CABLE.
- AN ADEQUATELY SIZED DETENTION POND APPROVED BY THE CITY OF GARDEN RIDGE WILL BE PROVIDED BY THE DEVELOPER PRIOR TO ANY RESIDENTIAL BUILDING PERMITS BEING ISSUED. MAINTENANCE OF THIS DRAINAGE EASEMENT AND DETENTION POND WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH PROPERTY IS DEDICATED TO THE WOODS OF GARDEN RIDGE PROPERTY OWNERS ASSOCIATION.
- LOT 47, BLOCK 2 SHALL BE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT.
- LOT 1, BLOCK 6 SHALL BE DESIGNATED AS PRIVATE STREET AND AS ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT.

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.0001227.
- REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP COMMUNITY PANEL NO. 48029C0415F, DATED SEPTEMBER 2, 2009.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD89 (GEOID09).

STATE OF TEXAS  
COUNTY OF BEXAR  
CITY OF SAN ANTONIO

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.

REGISTERED PROFESSIONAL ENGINEER  
KFW ENGINEERS

STATE OF TEXAS  
COUNTY OF COMAL  
CITY OF GARDEN RIDGE

SWORN TO AND SUBSCRIBED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC  
STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8444

STATE OF TEXAS  
COUNTY OF COMAL  
CITY OF GARDEN RIDGE

SWORN TO AND SUBSCRIBED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC

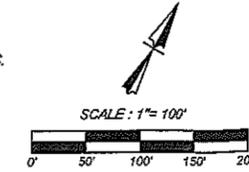
LEGEND

- F.I.R. FOUND IRON ROD
- S.J.R. SET IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. RIGHT-OF-WAY
- O.P.R. OFFICIAL PUBLIC RECORDS
- G.E.T.V.E. GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
- 370 --- EXISTING MAJOR CONTOURS
- - - - - EXISTING MINOR CONTOURS
- - - - - EDWARDS AQUIFER RECHARGE ZONE

KEY NOTES

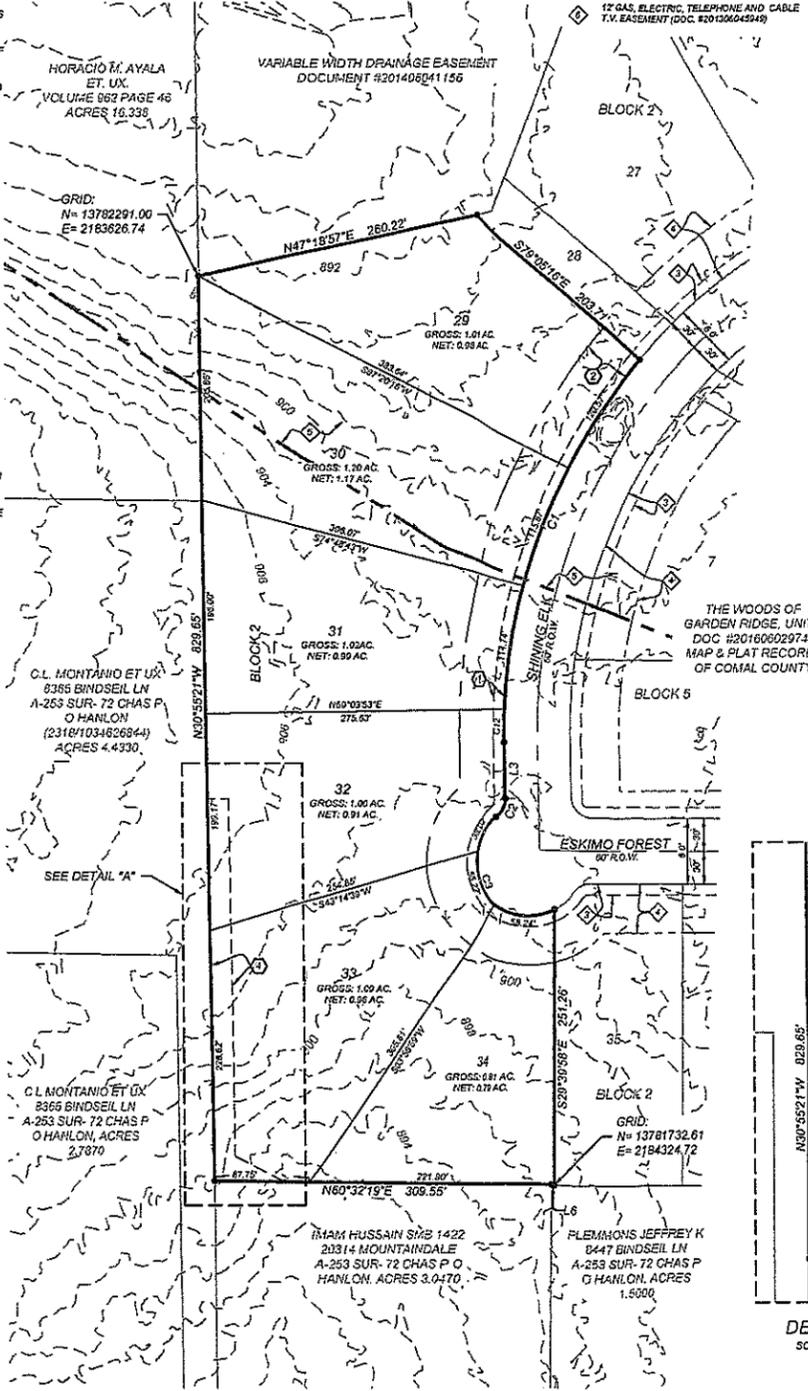
- 1" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 4" BUILDING SETBACK LINE
- 2" BUILDING SETBACK LINE
- VARIABLE WIDTH DRAINAGE EASEMENT
- 10" DRAINAGE EASEMENT
- 5" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 12" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 16" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 17" GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (DOC. #201306045249)
- 4" BUILDING SETBACK LINE (DOC. #201306045249)
- 17" GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (DOC. #20160029745)
- 4" BUILDING SETBACK LINE (DOC. #20160029745)
- EDWARDS AQUIFER RECHARGE ZONE
- 12" GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (DOC. #201306045249)

OWNER/DEVELOPER:  
DAPHNE DEVELOPMENT, LLC.  
1202 W. BITTERS,  
BLDG 1 SUITE 1200  
SAN ANTONIO, TX 78216  
PHONE: 210-493-2811  
FAX: 210-493-7828



**KFW**  
ENGINEERS + SURVEYING  
3421 Paesanos Pkwy, Suite 100, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8444  
TPE Firm #: 9513 • TPLS Firm #: 1012200

- C.P.S. NOTES:
- THE CITY OF GARDEN RIDGE AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PREMISES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
  - ANY OPS INCIDENTAL LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
  - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER SERVICE, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
  - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

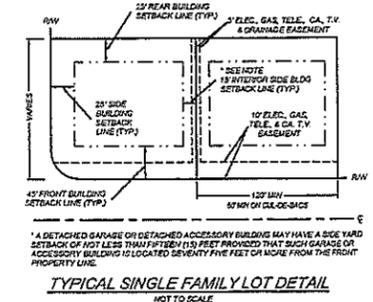
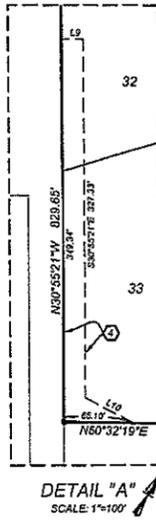


CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	382.10	530.00	122.79	41°16'25"	373.89	S10°16'55"E
C2	16.50	20.00	10.60	55°52'07"	18.74	S3°00'04"E
C3	151.48	50.00	691.93	173°34'58"	99.04	S61°51'30"E
C4	14.34	15.00	7.77	54°47'21"	13.80	N87°17'32"E
C5	179.14	50.00	223.01	206°16'37"	97.55	N12°03'20"E
C6	15.82	15.00	8.75	80°20'00"	15.11	N50°20'20"W
C7	15.18	15.00	8.31	57°58'22"	14.54	N11°06'37"W
C8	179.89	50.00	215.68	208°06'22"	97.42	N7°10'33"W
C9	15.22	15.00	8.34	50°08'02"	14.57	S30°50'12"W
C10	31.42	20.00	20.00	90°00'00"	28.28	S75°08'47"E
C11	31.42	20.00	20.00	90°00'00"	28.28	S14°51'13"W
C12	30.87	530.00	16.47	3°29'35"	30.92	S29°11'50"E

LINE TABLE

LINE	LENGTH	BEARING
L1	25.35	N59°54'13"E
L2	11.40	S59°54'13"W
L3	51.49	S30°50'17"E
L4	58.87	S29°54'13"W
L5	48.81	S61°50'20"E
L6	2.35	S50°21'09"W
L7	27.07	S14°28'57"W
L8	46.65	S75°08'19"E
L9	20.00	N59°04'32"E
L10	51.82	N36°17'20"E



STATE OF TEXAS  
COUNTY OF COMAL  
CITY OF GARDEN RIDGE

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GARDEN RIDGE, TEXAS, FOR USE OF THE PUBLIC FOREVER ALL WATER RIGHTS OF WAY WITHIN THE STREET RIGHT OF WAY AND ALL "DRAINAGE AND WATER UTILITY EASEMENTS" FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

OWNER: DAPHNE DEVELOPMENT, LLC.  
1202 W. BITTERS, BLDG 1 SUITE 1200  
SAN ANTONIO, TX 78216  
PHONE: 210-493-2811  
FAX: 210-493-7828

STATE OF TEXAS  
COUNTY OF COMAL  
CITY OF GARDEN RIDGE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC

THE CITY ENGINEER OF THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

THIS PLAT OF THE WOODS OF GARDEN RIDGE, UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF GARDEN RIDGE, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

BY: \_\_\_\_\_ MAYOR

BY: \_\_\_\_\_ CITY SECRETARY

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN DOCUMENT NO. \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

SUBDIVISION PLAT ESTABLISHING  
**THE WOODS OF GARDEN RIDGE, UNIT 3**  
A 33.619 ACRE TRACT OF LAND, CONSISTING OF 27.80 ACRE TRACT AND A 6.119 ACRE TRACT, OUT OF THE CHARLES P. HANLON SURVEY NO. 72, ABSTRACT NO. 253, SITUATED IN THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS; AND BEING OUT OF A 107.14 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 20080600846 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS; THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION HAS PREVIOUSLY BEEN RECORDED AS DOCUMENT NUMBER 201306045249, COMAL COUNTY, TEXAS.



# City of Garden Ridge

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

**MINUTES OF CITY COUNCIL AND PLANNING AND ZONING COMMISSION**  
**TOWN HALL MEETING,**  
**SEPTEMBER 8, 2016**

**City Council Members Present:**

Mayor Nadine Knaus  
Mayor Pro-Tem John McCaw  
Councilmember Todd Arvidson  
Councilmember Bryan Lantzy  
Councilmember Larry Thompson  
Councilmember Shelby Trial

**City Council Member Absent:**

None

**Planning and Zoning Commissioners present:**

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

**Planning and Zoning Commissioner Absent:**

Commissioner Kitty Owen

**City Staff Present:**

Nancy Cain, City Administrator  
Ron Eberhardt, Police Chief  
Karen Ford, Finance/HR  
Steven Steinmetz, Public Works Director  
Royce Goddard, Water Manager  
Shelley Goodwin, City Secretary

**1. Call to Order**

With a quorum of the City Council and Planning and Zoning Commission Members present, Mayor Knaus called the Town Hall meeting of the Garden Ridge City Council and Planning and Zoning Commission to order at 7:00 p.m. on Thursday, September 8, 2016, in the Community Center of Garden Ridge, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

**2. Land Use Planning Study conducted by UTSA of the Vision for the Future of Garden Ridge**

Mayor Knaus reviewed the history of Garden Ridge since incorporation in 1972. She stated Garden Ridge lies within the fastest growing urban growth corridors in the United States. She also stated

Rolling Oaks Mall has been designated as a major hub in the San Antonio draft comprehensive plan. She also stated regardless of how we feel about growth, it is coming and either we plan for the growth or development would occur without the City of Garden Ridge's input.

Mayor Knaus introduced Dr. Richard Tangum, Director, CURPR, Bert Moyer, CURPR, Research Scientist III, CURPR, and Ernest Gerlach, Senior Fellow, CURPR.

Dr. Tangum presented the Vision for the Future of Garden Ridge (attached CD of presentation). He provided options, keys issues that will impact Garden Ridge and challenges that would occur without planning and developing for the future.

**a) City Council and Planning & Zoning Commission discussion on plan**

The City Council and Planning & Zoning Commission listened to questions and comments from the residents.

Mayor Knaus stated this Town Hall Meeting is the first of several to come.

**b) Question, Answer and Public Comments** (limited to 3 minutes per speaker)

Several residents from Garden Ridge asked questions and made comments opposing the vision and supporting the vision (Comment Cards and audio CD attached).

**c) Possible directions to Staff**

The City Council and Planning and Zoning Commission discussed the process for planning for the future and the need to revise the zoning in the City of Garden Ridge. The City Council also discussed posting the presentation and the Comment Cards on the City Website.

The City Council encouraged residents to attend City Council and Commission Meetings.

**3. Adjournment**

There being no further business, the Thursday, September 8, 2016 Garden Ridge City Council and Planning and Zoning Commission Town Hall Meeting was adjourned at 8:12 p.m. by Mayor Knaus.

  
\_\_\_\_\_  
John McCaw  
Mayor Pro Tem

\_\_\_\_\_  
Sam Stocks  
Planning and Zoning Commission Chair

ATTEST

\_\_\_\_\_  
Shelley Goodwin, TRMC  
City Secretary

## Sign In Sheet-Town Hall Meeting

Please print

Name	Address
RICK HANNASCH	22217 VIA POSADA
Randy & Terry Mascotek	22024 Senna Hills Dr
John & Brenda Gerhart	9511 Sumac Circle
Don & Evelyn Lawrence	21923 Deer Canyon, Garden Ridge
Bill & Terry Foote	21915 Las Palmas DR, GR
Mark Haushear	20914 Misty Arbor, GR
STEPHEN JONES	8415 W. W. Wind Park, G.R. TX
Johnida Evans Johnida Evans	9405 Azalea Gate, GR
Mary Ann Richey	21280 Forest Waters Gap,
Steve & Jan Martin	20418 Wahl Lane
James Bilbro	9002 Tuscan Hills
KARL SCHOLZE	9349 GARDEN RIDGE DR
Phil Langley's	9524 Goldenrod Circle
Susie Langley	9524 Goldenrod Circle

## Sign In Sheet-Town Hall Meeting

Please print

Name	Address
Laurie Jones	8415 Wild Wind Park
Virginia Arriason	20506 Bat Cave Rd
Mary Catru	21759 Forest Waters Cir
ZEFERINO GOMES	19463 ARROWOOD PL -
Leanne Embry	19463 Arrowood Pl.
DALE Schmick	20419 WAHL LN
Kathy Schmick	" " "
TONY Overman	18955 FM 2252
Linda FONTANA	9502 GLOXIKIA DR
Rudy FONTANA	" " "
Chris Overman	18955 FM 2252
Walid & Brianna Saad	19419 Arrowood Place
Maria Moore	19419 Arrowood Place
Ronn + Teresa Linn	9521 Sumac Circle

116

# Sign In Sheet-Town Hall Meeting

Please print

Name	Address
Luis Castellanos	9608 KURRE WAY
Stephen Conley	sconley68@hotmail.com
DAVE LEFFORNE	21919 CASANO COVE
Ashley & Taylor Rogers	19421 Bat Cave Rd
Richard & Dorian Scholz	20117 Hoya Lane
Linda Morgan	9409 Magic Falls
Rob & Mary	21450 PARK Lane Ct

9

## Sign In Sheet-Town Hall Meeting

Please print

Name	Address
JOANNE TEWELES	8908 BENT BROOK
Bob Tweeles	"
JOHNN & BARBARA HOLLY	9916 TROPHY OAK DR.
JACK PARK	9762 TROPHY OAKS DR.
Cyndie Segovia	8435 Twisted Oaks
V. COOK	8804 RUSCAN HILLS DR.
Franco Hankanson	2663 FOREST WATERS CT
Sheryl Hankanson	2663 FOREST WATERS CV
KAREN S. ADAMS	9010 CINNABAR CT
Lily BARUCKY	20806 Woodland Cove
Greg Long	9392 Cinchona Trail
Rose Andrews	9403 GLOXINIA
Patricia Rice	19827 Zephyr Cove
Bill & Lucian Fitzpatrick	9350 Sumac Lane

16

## Sign In Sheet-Town Hall Meeting

Please print

Name	Address
JON JANOVEC	9944 Michelle Hill
Leslie JANOVEC	" " "
Jack & Sandra Nunez	1941 Arrowwood Place
Ronald Susys	9441 Goldenrod Ln.
CHARLIE & SHARON GRAMMER	9120 GARDEN RIDGE Dr.
Andy Neils	21902 (victoria) Dr
SHAWN WILLIS	22119 CRISTOBAL DR
Tina Brock	9285 Cinchona Trl
MARIAN LERATON	9364 BLAZING STAR TRAIL
DIANA + LARRY SCOTT	21916 Deer Canyon Dr.
CHRIS & TONY GARTON	21825 PARK VIEW DR
Rose Murphy	9630 Trophy Oaks Dr.
BONNIE MANDEN	2102 CEDAR BRANCH
PATRICIA HARTLEY	9451 CINCINNATI TRAIL -

16

## Sign In Sheet-Town Hall Meeting

Please print

Name	Address
Craig Pellerin	21319 Hampton Park, GR
R. G. Sniffite	9409 Azalea Gate, GR
Angela Pensak	14710 Secret Cove, GR
John Richey	21240 FWCir
Suzanne & Diana Voll	21006 Plum Patch Rd.
Ohm Culpeper	22110 CRISTOBAL DR.
ROBERT A. DOSEE	22104 DEER CANYON DR
Susan Macy	Garden Ridge -
Jim Newbold	9297 Cinchona TRL
DON + BETTY POE	21934 PESA COVE (GR)
MISSY LANTZY	20515 WAHL LN
Ron & Lillian Oswalt	19914 Lloyds Park
Conrad Fox	22133 PASEO COCOT DR
Susan + Lawson Wood	21640 Forestwater Circle

## Sign In Sheet-Town Hall Meeting

Please print

Name	Address
DIANA GRIFFITH	9409 AZALEA GATE
STEVE OBER	9915 TROPY OAKS DR.
Jacqueline Huber	8203 PARK LAKE DR.
Jay & Nancy Teitelman	21014 Plum Beach RD
Kenneth S Smith	19435 Arrowood PL.
Johanna Pustner	9426 Teakwood Ln.
Jessie S. Brewer	9340 SUMMIT LN
Mario Torres	19410 Arrowood Place
Patrick Brathwaite	19449 FM 2252
Scott Aaga	COMAL COUNTY COMMISSIONER
Carla Raley	19430 Arrowood Pl.
Terri Jones	9342 Osage Circle
Jess Britton	21011 Cedar Branch
Rick Cross	20637 Wahl Ln

## Sign In Sheet-Town Hall Meeting

Please print

Name	Address
Bonnie + David Bengert	9436 Goldenrod Lane
Donna & Ray Peav	8253 Park Lane
Shelby / Rial	21657 Forest Waters Cir.
RALPH & TONI PROKSELL	19438 Arrowood Pl.
-STEPHEN ELSON	19407 Arrowood Pl.
Brian & Michelle Bennett	9214 Gloxinia Dr.
BUBBA & ANNE Buchnow	19423 Arrowood Pl.
Jim + Carol Diller	9910 Marie Meadow
DAVID & ANCOLEA PENCEAK	10710 SECRET CV.
Craig Reali	22188 Bull Moon Dr.
JANA + MICHAEL WILLIAMS	19418 Arrowood
Brian Campbell	9375 Sunnyside Ln
TAM NELSON	9433 Bluebell Dr.
ROD & AUDREY CHAMBERLAIN	8807 Cherridge Path

0/0



# Sign In Sheet-Town Hall Meeting

Please print

Name	Address
Joseph Winkler	9850 Trophy Oaks Dr
Gregory Czerniak	9419 Gardenia Bend Dr
Gary & Cheryl Mallett	2401 Fairview Cr.
Diane & Rod Larsen	8818 Timmermann Cove
Pam & Dick Fritz	8927 Garden Ridge DR.
Tracy Blackwell	9745 Trophy Oaks CRTX 78266
Dor & June Winkler	20003 Cedar Branch
Richard & Leta Holloway	9307 TEAKWOOD LN
Deville & Buckhorn	15423 Arrowood
TIFFANY WARNEKE	19450 Arrowood Pl
Karen Gardner	9419 Bluebell Dr. 78266
Andrew Inselmann	21845 Bat Cave Rd. 78266
Lawrence SANSONE	19462 Arrowood Pl, GR, TX 78266
CANOACE SANSONE	" " " "

20

## Sign In Sheet-Town Hall Meeting

Please print

Name	Address
Cheslee + Don Jaselman	21855 BAT CAVE 78266
BOB KERN	21055 BAT CAVE 78266
BRENT HOISEN	9412 MAGIC FALLS "
Anthony + Kathleen FRASCO	8802 Wild Wind PK 78266
Douglas + Mercedes CopentHaven	8726 Wild Wind PK 78266
Carole Prescott	21250 Forest Waters "
Shelby + Mark Nicholson	20320 Regency Run 78266
Linda Crosland	25807 Lewis Rd 78132
Connie + Bob Fay	8815 Timmermann Cv 78266
Amy Friedman	9908 Katharine Glen 78266
Susan Soeth	20809 WOODLAND CIRCLE 78266
Dave Bird	9012 Blazin Star 78266
John Bobo	19907 Lloyds Park 78266
David + Mary Kay Cameron	9107 Promise "

20

## Sign In Sheet-Town Hall Meeting

Please print

Name	Address
Charles & Elin	9427 Mayenni Drive
Barbara S Elin	Harder Ridge
Fred & Angie Moon	19106 NALOGDOCHES Loop SA.
Robert Bolo	20592 Timber Rose
John R. McCaw	21649 Forest Waters Cir.
Bill Kissler	20211 Van Nest Circle
Bruce & Sharon Alsop	19439 Arrowwood Place
Trawick Womack	8519 Tuscan Hills
DAVID & PEGGY CAMPBELL	9435 GARDENIA BOUD Dr
John Andrews	9403 Gloxinia
RAY & DONNA PFAU	8253 PARK LANE
Pat & Simon Ramirez	8827 Cherokee Path
Sharon Stepling	21729 Forest Waters Circle
Shannon Drichta	9380 Cinchona Trail

## Sign In Sheet-Town Hall Meeting

Please print

Name	Address
Darrell & Angela JENKINS	20478 WALK LANE
CAROLYN COHEN	10041 Trophy Oaks Dr.
CANDY & LARRY MONSOUR	20210 BAT CAVE
CLAIR GEISHAUSER	8130 PARK LANE DR
Kent Barbara Kneupper	8891 Schoenthal Rd
Sam + Karen Stocker	9668 Kurre Way
Cherlyn Krivka	20031 FM 3009
Lena Sharon Morrissey	9030 Sumac Cove
Joanne McKay	8316 Wild Wind Park
Ken Webster	25714 Lewis Ranch Rd
Amy & Abigail Inselmann	<del>218</del> 21845 Bat Lane Rd
Doug & Cassandra Small	22205 Quiet Moon Dr.
WALI COLE	20202 VAN NEST CIRCLE
WILFRED & DIANE SCHMEDES	22125 PENNA HILLS

22.

## Sign In Sheet-Town Hall Meeting

Please print

Name	Address
Roger W. Sassman	22008 Senna Hills Dr
Huey E McDonald	22025 Paseo Corto Dr
GARY STEGMAN	21019 Plum Ranch Rd
Bob Workman	8933 Tusum Hills Dr.
Clarence + Alice Dolle	8440 Parklane Drive
Anna Rivers	8812 Wild Wind Park
Erlynn Miller	20011 Cedar Branch
DAVID WOOD	9431 GARDENIA BEND DR
JANET JONES	9165 TUSTAN HILLS
Denise Maloney	20019 Hickory Bend
Larry Rheinfelder	8950 Garden Ridge Drive
Russ + Mueky Sanders	9358 Blazing Star Trail
Katcel Marfil	19693 Bet Cave Rd -
RAY + PAM PITZEN	19534 Creekview Oaks

17

QUESTIONS OR COMMENTS?



Not Wanted, Not Impressed.

GR = Residential - Keep it

Lower taxes = farce

Retail & Development = Lower Property Values

Please provide your questions or comments above on the Vision for the Future of Garden Ridge.

Name: Bubba Buchhorn Address: 19423 Arrowood

QUESTIONS OR COMMENTS?

- 1) Will the architect's renderings be posted on the City of GR website?
- 2) What role does GR play in the discussion on a commuter train between Austin and San Antonio?  
(LONG STAR PARK DISTRICT + VA)
- 3) What is the percentage of projected growth broken out between commercial and residential?
- 4) TxDOT participation?

Please provide your questions or comments above on the Vision for the Future of Garden Ridge.

Name: Wilfredo Schmedes Address: 22125 Senna Hills  
email: wlschmedes@yahoo.com

QUESTIONS OR COMMENTS?

No multi-family dwellings  
should be allowed

Please provide your questions or comments above on the Vision for the Future of Garden Ridge.

Name: \_\_\_\_\_ Address: \_\_\_\_\_

QUESTIONS OR COMMENTS?

Develop + Growth in inevitable - But Before  
ment  
throwing ideas on paper (i.e. current USTA plan)

why haven't we defined what is/is NOT acceptable  
i.e. OUR GOAL IS X% OF RETAIL SPACE

OPTIONS ... i.e. we want to hold to single family dwelling  
i.e. businesses must hold to specific ~~and~~ vegetation etc.:

Please provide your questions or comments above on the Vision for the Future of Garden Ridge.

→ THIS HELPS SHAPE THE OPTIONS INTO ACCEPTABLE CONSIDERATIONS  
CONSISTENT WITH GARDEN RIDGE WAY OF LIFE ....

Name: TIFFANY WARKO Address: 19450 ARROWOOD

→ ALSO MUST DEFINE WHY WE NEED REVENUE... BY REQUIREMENT  
NOT GROSS PLANNING GUESS - ESTIMATES

QUESTIONS OR COMMENTS?

We are against this unbridled growth  
We do not want multiple family  
dwellings, gas stations & other  
businesses that are messy.

Please provide your questions or comments above on the Vision for the Future of Garden Ridge.

Name: \_\_\_\_\_ Address: \_\_\_\_\_

QUESTIONS OR COMMENTS?

What has been done with  
the water drainage study that  
was done a few years ago?  
Let's fix our drainage & tree  
trees

Please provide your questions or comments above on the Vision for the Future of Garden Ridge.

Name: \_\_\_\_\_ Address: \_\_\_\_\_

QUESTIONS OR COMMENTS?

- ① If you build it, they will come. Just say NO. We don't want population growth.
- ② Where is the water going to come from? *answered, but not sure it's adequate*
- ③ would like a town square like San Marcos & 1 or 2 <sup>cool</sup> restaurants *(BUSINESS - OK, MORE. NO)*
- ④ NO apartment buildings, duplexes, townhomes. *over →*  
Garden Homes may be OK for retirees.

Please provide your questions or comments above on the Vision for the Future of Garden Ridge.

Name: Kareel Adams Address: 9010 CINDY AVE #4

With multi-family homes comes lower income people. With that comes increased crime. No one wants that.

QUESTIONS OR COMMENTS?

Did the city initiate this w/ UTSA or did UTSA  
contact Garden Ridge?

Is the city purchasing OVERMAN'S property  
to accomplish this and at what price?

How much other property has G. Ridge already  
purchased.

IMAGES being presented ARE NOT EVEN close to  
what a developer will spend \$9 to do. Get Real!

Please provide your questions or comments above on the Vision for the Future of Garden Ridge.

Very grateful

Name: Pam & Dick Fritz Address: \_\_\_\_\_



# 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, SEPTEMBER 13, 2016

### **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, September 13, 2016 in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

### **2. Citizen Comments**

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) **Discussion on Vision of the Future of Garden Ridge (Comprehensive Land Use Master Plan).**

Nancy Cain, City Administrator, explained A Vision for the Future prepared by the Center for Urban and Regional Planning Research-College of Architecture, Construction and Planning of UTSA has been provided to each Commissioner.

The Planning and Zoning Commission discussed the future zoning, possibility of annexation, mixed use, development, sewer system and traffic. They also discussed the concept of live where you work, shop where you live concept.

Nancy Cain, City Administrator, stated there will be Joint Meeting with the City Council to discuss the Vision of the Future of Garden Ridge.

- b) Discussion on proposed revisions to Sign Ordinance 55 establishing, regulating and restricting the size, use, height and the location of signs in the City of Garden Ridge and the extraterritorial jurisdiction areas of the City of Garden Ridge; prescribing procedures for requesting sign variances; prescribing an application fee for all signs with the exclusion of residential real estate signs.**

Cynthia Trevino, City Attorney, provided a PowerPoint presentation regarding Auspro Enterprises LP v. TxDOT (see attached).

The Planning and Zoning Commission discussed fence plaque, signs painted on roofs, business signs in neighborhoods, and political signs.

Cynthia Trevino, City Attorney, stated she has received comments from two commissioners regarding Ordinance 55. She stated she will be incorporating the comments she received tonight and the comments from the two commissioners into a draft of the ordinance before the next meeting.

#### **4. Administrative Items**

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

- a) Minutes of the August 9, 2016 Planning and Zoning Commission Meeting**

**Motion:** Upon a motion made by Commissioner Owen, and seconded by Commissioner Heier, to approve the minutes of August 9, 2016 Planning and Zoning Commission. The Planning and Zoning Commission voted seven (7) for, none (0) opposed. The motion carried unanimously.

- b) Items discussed at the September 7, 2016 City Council Regular Meeting**

Nancy Cain, City Administrator, stated the City Council approved the recommendation of the Planning and Zoning Commission to approve the sign for The Woods of Garden Ridge at Misty Arbor and Bindseil Lane. They also approved the recommendations of the Planning and Zoning Commission to reappoint Commissioners Bower, Stocks and Owen with terms ending on September 30, 2018.

- c) Set date, time and location for next meeting**

Tuesday, October 11, 2016 at 6:00 p.m. if necessary.

#### **5. Citizen's Participation: - 3 minute limit per citizen.**

Shelby Trial, Forest Waters, stated he has been working with Pastor Chris of Bracken Methodist Church regarding the speed limit and School Zone signage on F.M. 2252. He stated the speed limit was reduced and has helped with the School Zone issues.

#### **6. Adjournment**

**Motion:** Upon a motion made by Commissioner Dansby and a second by Commissioner Heier, the meeting was adjourned at 8:09 p.m.

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Sam Stocks, Chair

ATTEST:

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Shelley Goodwin, TRMC  
City Secretary

**SIGN IN TO SPEAK AT THE SEPTEMBER 13, 2016  
PLANNING AND ZONING COMMISSION REGULAR MEETING**

**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 4.
- d) Citizens' comments will be limited to one (1) hour in Item 3 and thirty (30) minutes in Item 4.
- e) Citizen comments may be deferred to a specific Business Item set forth in Section 5, 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.

**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.		