



City of Garden Ridge

"A way of life, not just a place to live"

AGENDA PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, OCTOBER 12, 2021, 6:00 P.M.

The Planning and Zoning Commission will meet in a regular session on Tuesday, October 12, 2021, at 6:00 p.m. 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 providing time, place, date, and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Citizen Comment Period – limited to 30 minutes total

Rules for Citizens' Participation: The Commission welcomes citizen participation and comments at all Commission Meetings. The Commission offers citizens the opportunity to address them by signing up to speak prior to the meeting. If you speak, you must follow these guidelines:

- a) Respect and courtesy:
 - 1. Direct your comments to the entire Commission, not to an individual member, nor to the audience.
 - 2. Show the Commission the same respect that you would like to be shown.
 - 3. End your speaking at the time allotted below.
- b) Speaking:
 - 1. First citizen comment period.
 - i. You are required to sign up to speak and you are limited to one 3-minute period.
 - 2. Second citizen comment period.
 - i. You are not required to sign up and you are limited to one 2-minute period.
 - 3. State your name and address before your comments begin.
 - 4. You are only allowed to speak once per topic, unless also speaking during a posted Public Hearing.

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.

5. Business Items

The following items are for discussion, consideration, and action.

- a) Approval of Minutes for September 9, 2021, Planning and Zoning Commission Special Meeting and September 14, 2021, Planning and Zoning Commission Regular Meeting.
- b) Discussions/Reports/Updates
 - 1. Items applicable to the Planning and Zoning Commission discussed at October City Council Meeting.
 - 2. Update on FM 2252 Sewer Project and TxDOT FM 2252 Expansion.
 - 3. Preliminary Plat for Pensionmark Office Center located approximately 440 feet southwest of the intersection of Nacogdoches Road (FM 2252) and Nacogdoches Loop (Old Nacogdoches Road).
 - i. Discuss and make possible recommendations related to the Preliminary Plat.

4. Master Land Use Plan.
 - i. Discuss and make possible recommendations related to the Master Land Use Plan and Map.
5. Draft Zoning Ordinance.
 - i. Discuss and make possible recommendations related to the Draft Zoning Ordinance.
6. Ordinance No. 210-022018 An Ordinance of the City Council of the City of Garden Ridge adopting board and commission policy and procedures; providing that this Ordinance shall be cumulative of all Ordinances; providing a severability and savings clause; and providing an effective date.
 - i. Make recommendations related to application of ordinance provisions to commission members, if needed.

c) Future Agenda Items

1. Commissioners input on agenda items.
2. Announce date, time, and location for next meeting (November 9, 2021, at 6:00 p.m. at City Hall).

6. **Citizen Comment Period** – limited to 20 minutes total
See “Rules for Citizens’ Participation” under Item 4.

7. **Adjournment**

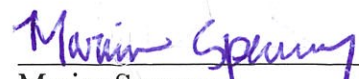
AGENDA NOTICES:

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 Commission Authorized: The Commission may vote or act upon any item within this agenda.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of the City Council, other city boards, commissions, and/or committees may attend the meeting in numbers that may constitute a quorum of the City Council, 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.

This is to certify that I, Marisa Spencer, posted this Agenda at 3:30 p.m. on October 6, 2021, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.



Marisa Spencer
City Secretary



City of Garden Ridge

"A way of life, not just a place to live"

MINUTES PLANNING AND ZONING COMMISSION SPECIAL MEETING THURSDAY, SEPTEMBER 9, 2021, 3:00 P.M.

Commissioners Present:

Chair Dr. Jim Miller
Vice-Chair Karen Diaz
Commissioner Kerim Jacaman
Commissioner Jesse Deaver
Commissioner Roy Leatherberry

Commissioners Absent:

Commissioner Todd Hill (Voluntary Announced Absence)
Commissioner Art Porter (Voluntary Announced Absence)

City Staff and City Councilmembers Present:

Nancy Cain, City Administrator
Marisa Spencer, City Secretary
Kat Balbi, Assistant City Secretary
Mayor Robb Erickson
Councilmember Jesse Valdez
Councilmember Kay Bower

A quorum of the City Council was in attendance at the meeting to listen and receive information, but did not consider or take action on any item posted on the agenda.

1. Call to Order

With a quorum of the Planning and Zoning Commissioners present, Chair Dr. Miller called the special meeting of the Garden Ridge Planning and Zoning Commission to order at 3:17 p.m. on Thursday, September 9, 2021, in the City Council Chambers of Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Roll Call: See above.

3. Pledge of Allegiance: Chair Dr. Miller led the Pledge of Allegiance.

4. Citizen Comment Period: No one signed up to speak.

5. Business Items

The following items are for discussion, consideration, and action.

a) Discussions/Reports/Updates

1. Draft Zoning Ordinance.

i. Discuss and review the Draft Zoning Ordinance Presentation.

The Commission reviewed the Draft Zoning Ordinance Presentation and discussed the public hearing to receive comments regarding the comprehensive amendments to the Zoning Ordinance scheduled for Tuesday, September 14, 2021, at 6:00 p.m.

ii. Receive and discuss input from attendees on the Draft Zoning Ordinance Presentation.

The Commission thanked Councilmember Jesse Valdez for his work on the Draft Zoning Ordinance Presentation.

b) Future Agenda Items

1. Announce date, time, and location for next meeting (September 14, 2021, at 6:00 p.m. at City Hall).

Chair Dr. Miller stated the next Planning and Zoning Commission Regular Meeting is scheduled for Tuesday, September 14, 2021, at 6:00 p.m. at City Hall.

6. Citizen Comment Period: No one wished to speak.

7. Adjournment

Motion: A motion was made by Commissioner Jacaman, seconded by Vice-Chair Diaz, to adjourn. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously. There being no further business, the Thursday, September 9, 2021, Planning and Zoning Commission Special Meeting was adjourned at 4:23 p.m. by Chair Dr. Miller.

ATTEST:

Dr. Jim Miller
Chair

Marisa Spencer
City Secretary



City of Garden Ridge

"A way of life, not just a place to live"

MINUTES PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, SEPTEMBER 14, 2021, 6:00 P.M.

Commissioners Present:

Chair Dr. Jim Miller
Vice-Chair Karen Diaz
Commissioner Kerim Jacaman
Commissioner Todd Hill
Commissioner Roy Leatherberry

Commissioners Absent:

Commissioner Jesse Deaver (Voluntary Announced Absence)
Commissioner Art Porter (Voluntary Announced Absence)

City Staff and City Councilmembers Present:

Nancy Cain, City Administrator
Marisa Spencer, City Secretary
Kat Balbi, Assistant City Secretary
Cynthia Trevino, City Attorney
Councilmember Jesse Valdez
Councilmember Kay Bower
Mayor Pro-Tem Swint

A quorum of the City Council was in attendance at the meeting to listen and receive information, but did not consider or take action on any item posted on the agenda.

1. Call to Order

With a quorum of the Planning and Zoning Commissioners present, Chair Dr. Miller called the regular meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00 p.m. on Tuesday, September 14, 2021, in the City Council Chambers of Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Roll Call: See above.

3. Pledge of Allegiance: Chair Dr. Miller led the Pledge of Allegiance.

4. Citizen Comment Period: No one signed up to speak.

5. Business Items

The following items are for discussion, consideration, and action.

a) Approval of Minutes for August 10, 2021, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Vice-Chair Diaz, seconded by Commissioner Leatherberry, to approve the minutes for August 10, 2021, Planning and Zoning Commission Regular Meeting. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

b) Discussions/Reports/Updates

1. Items applicable to the Planning and Zoning Commission discussed at September City Council Meeting.

Chair Dr. Miller provided the Commission with an update on items applicable to the Planning and Zoning Commission discussed at the September City Council Meeting.

2. Update on FM 2252 Sewer Project and TxDOT FM 2252 Expansion.

Chair Dr. Miller spoke regarding the FM 2252 Sewer Project and TxDOT FM 2252 Expansion.

3. Master Land Use Plan.

i. Discuss and make possible recommendations related to the Master Land Use Plan and Map.

The Commission had nothing additional at this time but requested this item to remain on the agenda.

4. Draft Zoning Ordinance.

i. Presentation and Introduction to New Zoning Ordinance.

The Commission reviewed the presentation Introduction to New Zoning Ordinance.

ii. Hold a public hearing.

Chair Dr. Miller opened the public hearing at 6:47 p.m.

Twelve (12) citizens provided comments and City Secretary Marisa Spencer read three (3) written comments submitted regarding the Draft Zoning Ordinance (see attached). The Commission discussed comments and questions throughout the public hearing.

Chair Dr. Miller closed the public hearing at 7:56 p.m.

iii. Discuss comments and questions from public hearing.

The Commission discussed reviewing specific sections of the Draft Zoning Ordinance as a result of comments made during the public hearing.

iv. Discuss and make possible recommendations related to the Draft Zoning Ordinance.

None at this time.

5. Ordinance No. 210-022018 An Ordinance of the City Council of the City of Garden Ridge adopting board and commission policy and procedures; providing that this Ordinance shall be cumulative of all Ordinances; providing a severability and savings clause; and providing an effective date.

i. Receive recommendations and consideration of appointment of Planning and Zoning Commission Chair and Vice-Chair for a one-year term effective October 2021.

Chair Dr. Miller stated he would like to allow another Commissioner the opportunity to serve as the Chair.

Motion: A motion was made by Commissioner Jacaman, seconded by Commissioner Hill, to appoint Commissioner Diaz as Chair for a one-year term effective October 2021. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Commissioner Hill, seconded by Vice-Chair Diaz, to appoint Commissioner Jacaman as Vice-Chair for a one-year term effective October 2021. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

ii. Make recommendations related to application of ordinance provisions to commission members, if needed.

None at this time.

c) Future Agenda Items

1. Commissioners input on agenda items.

None at this time.

2. Announce date, time, and location for next meeting (October 12, 2021, at 6:00 p.m. at City Hall).

Chair Dr. Miller stated the next Planning and Zoning Commission Regular Meeting is scheduled for Tuesday, October 12, 2021, at 6:00 p.m. at City Hall.

6. Citizen Comment Period: No one wished to speak.

7. Adjournment

Motion: A motion was made by Vice-Chair Diaz, seconded by Commissioner Hill, to adjourn. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, September 14, 2021, Planning and Zoning Commission Regular Meeting was adjourned at 8:07 p.m. by Chair Dr. Miller.

ATTEST:

Dr. Jim Miller
Chair

Marisa Spencer
City Secretary

SEPTEMBER 14, 2021, PLANNING AND ZONING COMMISSION REGULAR MEETING
PUBLIC HEARING – ZONING ORDINANCE COMPREHENSIVE AMENDMENTS

PLEASE WRITE YOUR NAME AND ADDRESS.

1. Richard Fritz 8927 GARDEN RIDGE DR.
2. Jack Minor 22318 LARMONA COVE
3. Martha Stipp 21601 Cedar Branch
4. Silvia Gansel 6735 Bella Column SATX 78256
5. Dawn Hatch 8377 Twisted Oaks
6. Dawn Biron 20103 Regency Run
7. Eric Fischer 19186 FM 2252
8. Brenda Reynolds 20525 Wahl Ln
9. Shame Slaughter 9011 Cinnabar CT
10. Pam Fritz 8927 Garden Ridge DR.
11. DAN CABLE 9903 MICHELLE HILL 78222
12. Sean Bourg 100 NE Loop 410, Ste 650, San Antonio, TX 78216
- 13.
- 14.
- 15.
- 16.

City Secretary Marisa Spencer read written comments submitted by the following citizens:

1. Katharine Barden 8430 Twisted Oaks
2. Billy Williams 8309 Eskimo Forest
3. Shawn Willis 22119 Cristobal Drive



memorandum

To: Garden Ridge City Council
From: Trihydro Corporation
cc: Ms. Nancy Cain, City Administrator, City of Garden Ridge
Date: September 29, 2021
Re: Engineering Report for October 2021 Council Meeting

1. FM 2252 TxDOT Project

- Trihydro prepared documents required for a funding application for the TxDOT FM 2252 Water Line Relocation Project. Funding will be provided by the State Infrastructure Bank (SIB). The requested interest rate is 1% for 15 years. The loan amount is \$620,000.
- Trihydro has a task order in place to begin the design efforts.
- Once the loan is approved, Trihydro will complete the design/bid documents for proposed water line relocation, finalize project budget, solicit construction bids, and finalize TxDOT approval.

2. FM 2252 Wastewater Project

- The force main project is 100% complete.
- Awaiting completion of punch list items for release of retainage.

3. Land Development Projects

- QuikTrip: The master development plan is currently being reviewed by the City Engineer.
- PensionMark Office Center: The preliminary plat has been reviewed by the City Engineer.

September 8, 2021

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

**RE: Pensionmark Office Center
Subdivision Plat**

Dear Ms. Cain:

This letter is to apply for the plat process of the Pensionmark Office Center. The site is located approximately 440 feet southwest of the intersection of Nacogdoches Road (FM 2252) and Nacogdoches Loop (Old Nacogdoches Road). This property will be developed in phases as a professional office center. Phase one will contain one (1) building totaling approximately 11,500 SF with associated parking and a detention pond. Phase 2 will contain three (3) buildings totaling 21,200 SF with associated parking.

The property's current zoning is Neighborhood Service (B-1). Neighborhood Service zoning would include clinics, banking offices, and professional parks. This development will be a step towards improving the area along FM 2252 that is currently vacant and unplatted land.

It is our understanding that TXDOT is expanding the infrastructure along FM 2252. The site will be designed to accommodate future TXDOT plans. This site will also tie into the existing 12" line along FM 2252 for water service. For sewer service, the site will utilize a system of grinder pumps and tie into the new sewer line recently constructed along Nacogdoches Loop.

In existing conditions, the property slopes from northwest to southeast. The planned detention pond will be along the eastern property to take advantage of the natural slope. Additional surface runoff will continue as in existing condition into Nacogdoches Loop.

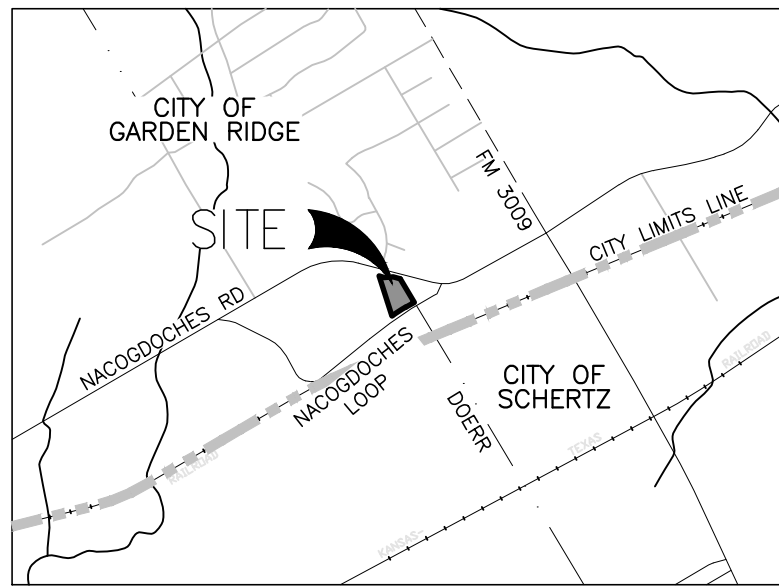
Please accept this letter as a subdivision plat application request for the Pensionmark Office Center. If you should have any questions or need additional information, please do not hesitate to give me a call at (210) 581-1111.

Regards,



Steve Lin, PE
Senior Project Manager

Enclosed (1): 1. Preliminary Plat

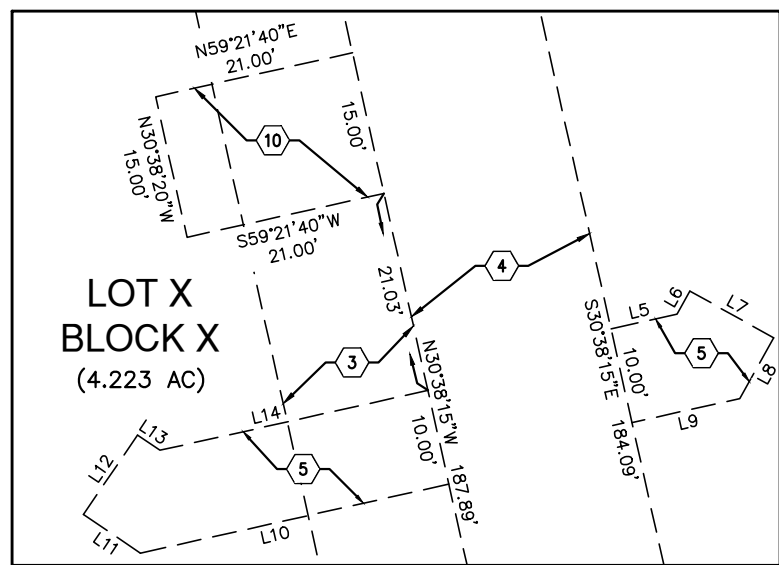
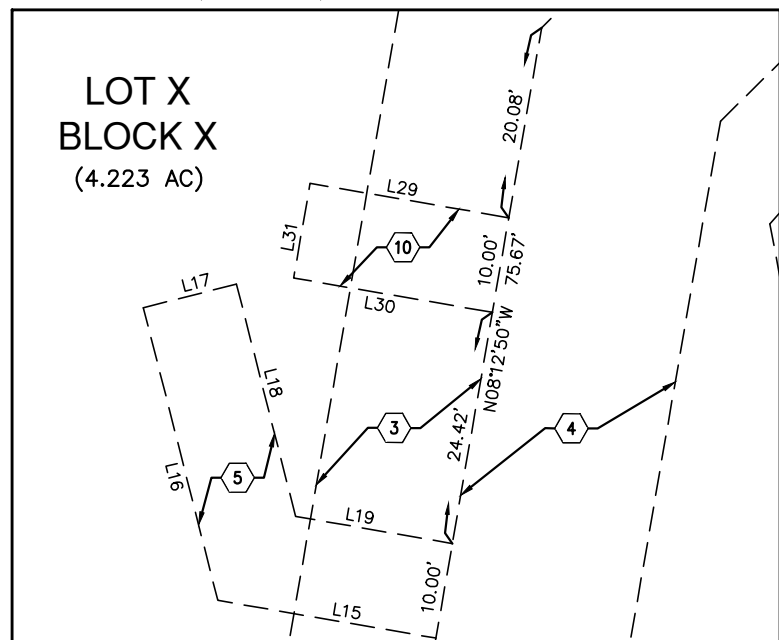


LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	OPRCT	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	TELE	TELEPHONE
DOC	DOCUMENT NUMBER	VAR WID	VARIABLE WIDTH
ELEC	ELECTRIC	VOL	VOLUME
ESMT	EASEMENT	●	FOUND 1/2" IRON ROD (SURVEYOR)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	○	SET 1/2" IRON ROD (CDS)
IN/EG	INGRESS/EGRESS		
NOB	NEW CITY BLOCK		
855	EXISTING CONTOURS	—	CENTERLINE
1	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.215 AC)	7	OFF-LOT SHARED CROSS ACCESS EASEMENT (0.041 ACRES)
2	15' GAS EASEMENT (0.215 AC)	8	45' BUILDING SETBACK
3	15' ELECTRIC EASEMENT (0.100 AC)	9	15' BUILDING SETBACK
4	VARIABLE WIDTH MULTI UTILITY EASEMENT (0.249 AC)	10	VARIABLE WIDTH WATER EASEMENT
5	10' SANITARY SEWER EASEMENT	11	VARIABLE WIDTH DRAINAGE EASEMENT (0.415 AC)
6	SHARED CROSS ACCESS EASEMENT (0.078 ACRES)		



STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND MADE UNDER MY SUPER VISION ON THE GROUND.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/UTILITY NOTE:

1. THE CITY OF GARDEN RIDGE, AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ONE (1) ACCESS POINT(S) ALONG FM 2252, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 337.77 LINEAR FT OF HIGHWAY FRONTAGE.

3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

FEMA FLOODPLAIN NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 0485, DATED 09/02/2009, THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

SURVEYOR NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "CDSM" UNLESS NOTED OTHERWISE;

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK;

3. DIMENSIONS SHOWN ARE SURFACE; AND

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

CDS muery
ENGINEERS | SURVEYORS
100 NE LOOP 410, STE. 300 | SAN ANTONIO, TEXAS 78216
(210) 581-1111 | TBPE NO. F-1733 | TBPLS NO. 100495-00



SCALE: 1"= 60'

DATE OF PREPARATION: September 21, 2021

CURVE TABLE

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	251.78'	1945.09'	7.42	251.78	S57°14'53"W	251.60'
C2	15.78'	1959.09'	0.46	15.78	S53°54'24"W	15.78'

LINE TABLE

Line #	Length	Direction
L1	8.73'	N27°22'15"E
L2	7.80'	N62°37'45"W
L3	15.00'	N27°22'15"E
L4	20.00'	S62°37'45"E
L5	7.04'	N59°21'45"E
L6	2.77'	N11°11'35"E
L7	10.00'	S78°48'25"E
L8	7.23'	S11°11'35"W
L9	11.51'	S59°21'45"W
L10	32.91'	N59°21'45"E
L11	7.17'	S73°48'14"E
L12	10.00'	N16°11'46"E
L13	2.83'	S73°48'14"E
L14	28.58'	N59°21'45"E
L15	23.05'	N81°47'11"E
L16	31.44'	N32°18'27"W
L17	10.00'	N57°41'33"E
L18	24.96'	S32°18'27"E
L19	16.57'	N81°47'11"E
L20	12.00'	N69°54'50"W
L21	10.00'	N20°05'10"E
L22	12.00'	S69°54'50"E
L23	47.63'	N16°57'40"E
L24	43.39'	S16°57'40"W
L26	22.15'	S83°59'37"E
L27	10.00'	S06°00'23"W
L28	22.15'	N83°59'37"W
L29	21.00'	N81°47'11"E
L30	21.00'	S81°47'11"W
L31	10.00'	N08°12'49"W
L32	82.17'	S06°00'23"W
L33	23.90'	S83°59'37"E
L34	31.34'	N83°59'37"W
L35	36.48'	N59°21'45"E

PLAT NUMBER XXXXXX

SUBDIVISION PLAT

OF

PENSIONMARK OFFICE CENTER

BEING A TOTAL OF 4.264 ACRE TRACT OF LAND, ESTABLISHING A 4.223 ACRE TRACT OF LAND BEING LOT 1, BLOCK X AND A 0.041 ACRE OFF-LOT CROSS ACCESS EASEMENT, OUT OF A 4.402 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 201906028430 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE GEORGE M. DOLSON SURVEY NUMBER 96, ABSTRACT 120, IN THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS.

STATE OF TEXAS
COMAL COUNTY

THE OWNER OF THE LAND (LOT 1) 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 STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: W. DEAN SALVER III, AIF, CPFA
(FOR LOT 1) WD PENSIONMARK
19243 FM 2252, SUITE 300
GARDEN RIDGE, TEXAS 78266

STATE OF TEXAS
COMAL COUNTY

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 _____, A.D. 20____.

NOTARY PUBLIC, COMAL COUNTY, TEXAS

STATE OF TEXAS
BEXAR COUNTY

THE OWNER OF THE LAND (OFF-LOT EASEMENT) 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 STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: RAVI SAHOTA
(FOR OFF-LOT ESMT) SAHOTA HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY
1723 WINDING VIEW
SAN ANTONIO, TEXAS 78260

STATE OF TEXAS
BEXAR COUNTY

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 _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 PENSIONMARK OFFICE CENTER 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 _____, A.D. 20____

BY: _____ MAYOR

BY: _____ CITY SECRETARY

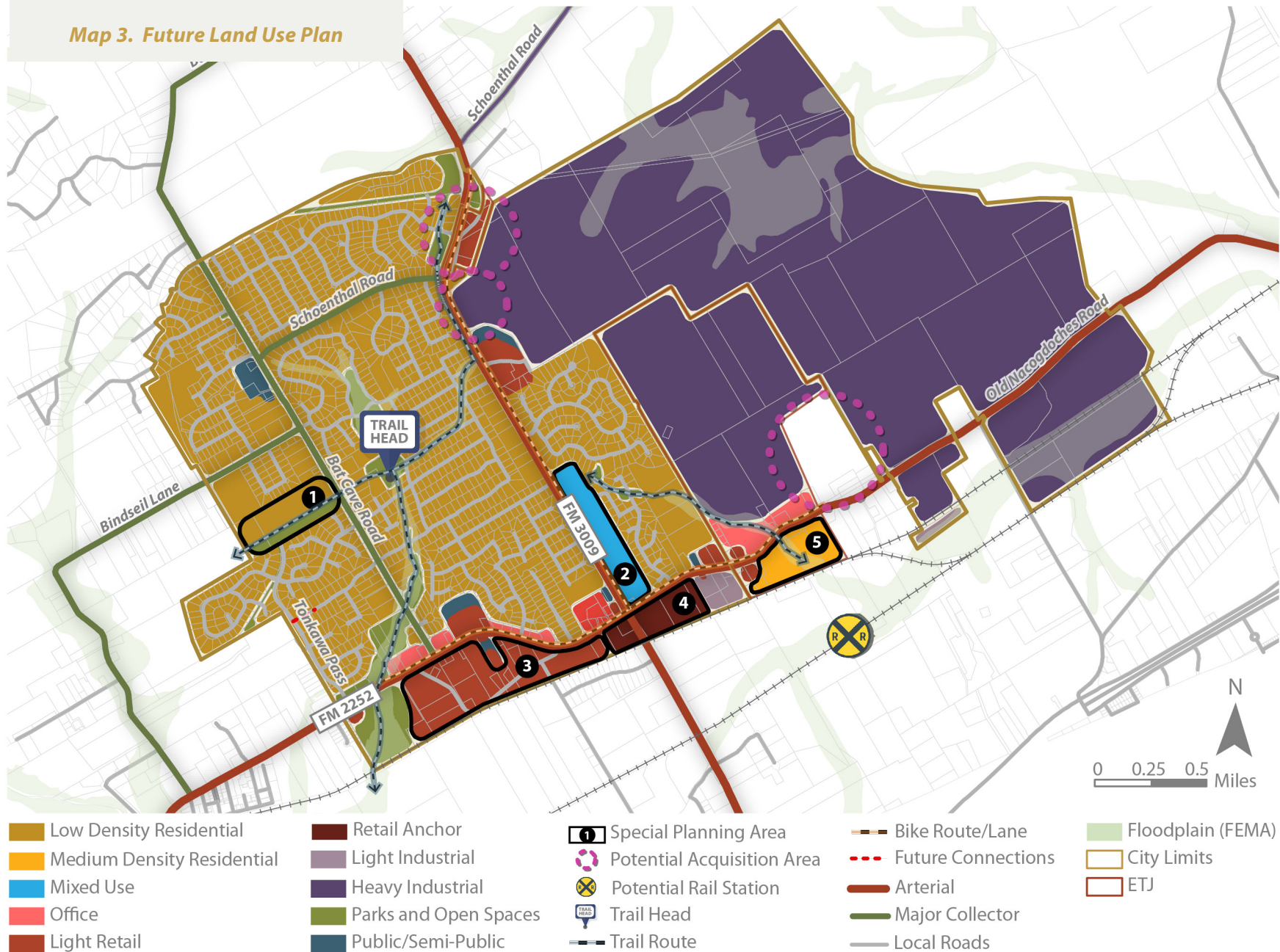
STATE OF TEXAS §
COUNTY OF COMAL §

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 THE _____ DAY OF _____, A.D. 20____, AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME _____, ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

Map 3. Future Land Use Plan



i. Excused Absence.

- a) An absence that results from a medical reason of the member or a relative of the member;
- b) Child care for a newly born child during the first eight (8) weeks of the child's life (or) the first eight (8) weeks of an adopted child's life in the home;
- c) Military deployment;
- d) Family emergency; or
- e) Jury duty.

ii. Voluntary and Announced Absence.

- a) An absence other than an Excused Absence.
- b) Commissioner has notified both the City Secretary and the Commission Chair or Vice Chair no later than one (1) business day prior to the meeting.

iii. Unannounced Absence.

- a) Failure to inform the City Secretary and the Commission Chair no later than one (1) business day prior to the meeting.

V. Termination.

A. Three (3) consecutive absences or four (4) total absences in a twelve (12) month period will result in automatic termination with the following exceptions:

- 1. If all absences are Excused Absences, the Commission can recommend termination be waived by a majority vote of the Commission, with such recommendation forwarded to Council for a final determination;
- 2. If all absences are Voluntary and Announced Absences, the Commission can recommend termination be waived by a majority vote of the Commission to allow a fourth (4th) consecutive absence or a (5th) total absence, with such recommendation forwarded to Council for a final determination.

B. City Council can, by majority vote, waive any of the above conditions.

- C. If a Commissioner becomes ineligible as stipulated in Section II, Qualifications for Office, membership on the Commission will terminate immediately.
- D. The Commission may make a recommendation to have a Commissioner terminated for cause, by majority of the full Commission, with such recommendation forwarded to Council for a final determination.

VI. Vacancies.

It is the intent of the City Council that collectively, members to each Commission shall, by diversity of their individual occupations and experience, be broadly representative of the City. The Council may establish specific qualifications and amend such qualifications as needed to meet the objective of each board or commission.

- A. When a vacancy occurs, the City will seek qualified candidates via all reasonable means from the public, after such vacancy has been advertised for at least one (1) month prior to any appointment.
- B. All applicants will be reviewed by City Staff to validate qualifications and eligibility, after which all qualified applicants will be interviewed during a regular Commission meeting on which there is the vacancy.
 - 1. Previous applicants for Commission positions will be considered equally with new applicants.
- C. After all qualified applicants have been interviewed by the Commission at a regular Commission meeting; the Commission's recommendation for appointment will be forwarded to City Council for an additional interview or final determination on the recommendation.
 - 1. The Commission recommendation will be based on the majority vote of the Commission, with such recommendation being forwarded to Council for their consideration.

VII. Preparation.

All Commissioners will be prepared for each meeting; all Commissioners will be able to spontaneously run any meeting should the need arise in the absence of the Chair and the Vice Chair.

Planning and Zoning Commission

Rolling Attendance

	10/13/20 Regular Meeting	11/10/20 Regular Meeting	12/8/20 Regular Meeting	1/12/21 Regular Meeting	2/9/21 Regular Meeting	3/9/21 Regular Meeting	4/13/21 Regular Meeting	5/11/21 Regular Meeting	6/8/21 Regular Meeting	7/13/21 Regular Meeting	8/10/21 Regular Meeting	9/9/21 Special Meeting	9/14/21 Regular Meeting	10/12/21 Regular Meeting
Miller	P	E	E	P	P	P	P	P	P	P	P	P	P	
Diaz	P	P	P	P	P	P	P	P	P	P	P	P	P	
Jacaman	P	P	VAA	P	P	P	P	P	P	P	P	P	P	
Hill									P	P	P	VAA	P	
Deaver										VAA	VAA	P	VAA	
Leatherberry												P	P	
Porter		P	P	P	P	P	P	P	P	P	VAA	VAA	VAA	

P: Present

E: Excused per Ordinance 210

VAA: Voluntary Announced Absence

UA: Unannounced Absence

Gray: Not member yet

Planning and Zoning Commission's Attendance for 2021 City Council Regular Meetings

	1/6/21 Regular Meeting	2/3/21 Regular Meeting	3/3/21 Regular Meeting	4/7/21 Regular Meeting	5/5/21 Regular Meeting	6/2/21 Regular Meeting	7/7/21 Regular Meeting	8/4/21 Regular Meeting	9/1/21 Regular Meeting	10/6/21 Regular Meeting	11/3/21 Regular Meeting	12/1/21 Regular Meeting	Total for year
Miller		P	P	P	P	P	P	P	P	P			9
Diaz	P			P	P	P	P			P			6
Jacaman										P			1
Hill						P	P						2
Deaver													0
Leatherberry									P	P			2
Porter													0



Met requirements in Ordinance 210
NOT met requirements in Ordinance 210

Future Agenda Items

Planning and Zoning Commission

November 9, 2021, Regular Meeting

14 days before Meeting	(10/26/2021)	Commission and Staff items are due
8 days before Meeting	(11/01/2021)	City Administrator and Chair review agenda. City Attorney is sent the agenda for approval.
7 days before Meeting	(11/02/2021)	Post Agenda and Commission will receive packet
4 days before Meeting	(11/05/2021)	Post Agenda Packet to City Website
3 days before Meeting	(11/06/2021)	(72 hours) – Local Govt. Code requirement for posting

City Council = Red

Quarry Commission = Purple

Planning & Zoning = Green

Water Commission = Blue

City Holiday = Orange

City Event = Yellow (First Friday/Veterans Day Event)

Sun	Mon	Tues	Wed	Thur	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Approvals/Discussions/Reports

1. Minutes
2. Zoning Ordinance / Ordinance 210
3. Future Agenda Items: Commissioner Input / Set next meeting

December 14, 2021, Regular Meeting

14 days before Meeting	(11/30/2021)	Commission and Staff items are due
8 days before Meeting	(12/06/2021)	City Administrator and Chair review agenda. City Attorney is sent the agenda for approval.
7 days before Meeting	(12/07/2021)	Post Agenda and Commission will receive packet
4 days before Meeting	(12/10/2021)	Post Agenda Packet to City Website
3 days before Meeting	(12/11/2021)	(72 hours) – Local Govt. Code requirement for posting

City Council = Red

Planning & Zoning = Green

Water Commission = Blue

Wildlife Management Advisory Commission = Brown

Municipal Court = Gray

City Event = Yellow (Tree Lighting)

City Holiday = Orange

Sun	Mon	Tues	Wed	Thur	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Approvals/Discussions/Reports

1. Minutes
2. Zoning Ordinance / Ordinance 210
3. Future Agenda Items: Commissioner Input / Set next meeting

PENDING FUTURE AGENDA ITEMS

- Interactive Map
- Ordinance No. 55 (temporary signs/time restriction on temporary signs)