



# City of Garden Ridge

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

## AGENDA PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, NOVEMBER 9, 2021, 6:00 P.M.

The Planning and Zoning Commission will meet in a regular session on Tuesday, November 9, 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 October 12, 2021, Planning and Zoning Commission Regular Meeting.
- b) Items applicable to the Planning and Zoning Commission discussed at November City Council Meeting, including possible update on FM 2252 Sewer Project and TxDOT FM 2252 Expansion.
- c) Petition by Eric Thomas Fischer and Mary Fischer for rezoning from Residence-Agriculture (RA) District to Neighborhood Service (B-1) District of a 1.40 acre tract of land lying in the G.M. Dolson Survey 96, Abstract No. 120, Comal County, Texas, being all of a called 1.40 acre tract of land recorded in document No. 201406013131 of the Official Public Records of Comal County, Texas. The property is located adjacent to the north property line of 19204 FM 2252 in Garden Ridge, Texas.
  1. Hold a public hearing.
  2. Discuss and make a recommendation regarding the petition.

- d) Master Development Plan for QuikTrip (QT), located at the southeast corner of the intersection of FM 3009 and FM 2252 in Garden Ridge, Texas.
1. Discuss and make possible recommendations related to Master Development Plan.

- e) Petition by JD Lee Dudley, on behalf of QuikTrip (QT), for property zoned Neighborhood Service (B-1) District, located at the southeast corner of the intersection of FM 3009 and FM 2252 in Garden Ridge, Texas, further described as a 2.236 acre tract of land located in the George M. Dolson Survey No. 96, Abstract 120, Comal County, Texas, and being a portion of a called 13.532 acre tract of land. The petition requests the following variances to Ordinance No. 13-122018:

- 6.2.4.5. Neighborhood Service (B-1) District Impervious Cover. Impervious coverage (buildings, pavements, etc.) shall not be more than one-third (1/3) of the lot area and must, in any case, allow adequate open area for wastewater treatment and disposal. The petition requests impervious cover of 88.83%.
- 6.4.1. Aquifer Protection (AP) District Use Restrictions. The District surrounds each City well site and geologic recharge feature, within the Edwards Aquifer recharge zone, for a radius of fifteen hundred (1500) feet. The petition requests placement of underground fuel storage tanks eight hundred four feet and thirty-three inches (804.33 feet) from a City well site.
- Appendix 2, Sign Regulations. 3.a. Business Advertising Signs. One (1) business advertising sign not exceeding twenty-four (24) feet in perimeter is authorized for each business in the district. Advertising signs shall be attached to the building. The petition requests one (1) sixty (60) square foot building sign and two (2) twenty (20) square foot building signs. The petition further requests two (2) twenty (20) square foot signs on the Gasoline Canopy.
- Appendix 2, Sign Regulations. 3.c. Master Pylon Signs. One (1) free standing master pylon sign not exceeding six (6) feet in width and sixteen (16) feet in height shall be used within a business complex, shopping center, office or professional park to advertise multiple tenant units and activities. The petition requests three (3) free standing signs with the sign to be located along FM 2252 exceeding height limit by one (1) foot.

1. Hold a public hearing.
2. Discuss and make a recommendation regarding the petition.

- f) Draft Zoning Ordinance / Master Land Use Plan.

1. Discuss and make possible recommendations related to the Draft Zoning Ordinance.
2. Discuss and make possible recommendations related to the Master Land Use Plan and Map.

- g) Future Agenda Items

1. Commissioners input on agenda items.
2. Announce date, time, and location for next meeting (December 14, 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**

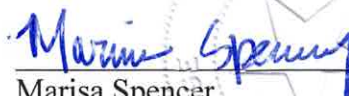
**AGENDA NOTICES:**

**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 11:00 a.m. on November 4, 2021, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

  
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Marisa Spencer  
City Secretary

