



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

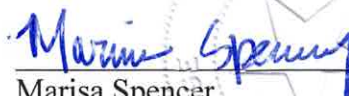
AGENDA NOTICES:

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.

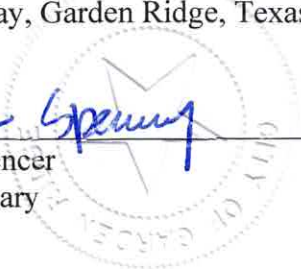
Action by Commission Authorized: The Commission may vote or act upon any item within this agenda.

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.



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, OCTOBER 12, 2021, 6:00 P.M.

Commissioners Present:

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

Commissioners Absent:

None

City Staff and City Councilmembers Present:

Nancy Cain, City Administrator
Marisa Spencer, City Secretary
Kat Balbi, Assistant City Secretary
Bryce Cox, Planner
Councilmember Jesse Valdez
Councilmember Kay Bower

1. Call to Order

With a quorum of the Planning and Zoning Commissioners present, Chair Diaz called the regular meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00 p.m. on Tuesday, October 12, 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 Diaz 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 September 9, 2021, Planning and Zoning Commission Special Meeting and September 14, 2021, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Vice-Chair Jacaman, seconded by Commissioner Hill, to approve the minutes for September 9, 2021, Planning and Zoning Commission Special Meeting and September 14, 2021, Planning and Zoning Commission Regular Meeting. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously.

b) Discussions/Reports/Updates

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

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

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

City Administrator Nancy Cain spoke regarding the 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.

Kevin Ethridge presented the Preliminary Plat for Pensionmark Office Center and addressed questions from Commissioners.

Motion: A motion was made by Commissioner Dr. Miller, seconded by Vice-Chair Jacaman, to recommend to City Council the approval of the Preliminary Plat for Pensionmark Office Center. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously.

4. 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.

5. Draft Zoning Ordinance.

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

Chair Diaz provided the Commission with an update on the current status of the Draft Zoning Ordinance.

Bryce Cox, Planner with Denton Navarro Rocha Bernal & Zech, P.C., discussed architectural/designs standards and regulations and addressed questions from Commissioners. The Commission thanked Bryce Cox for an informative discussion and for providing his assistance.

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.

The Commission discussed the number of absences allowed in Ordinance No. 210-022018 related to Commissioner Porter due to his three (3) consecutive absences.

Motion: A motion was made by Commissioner Dr. Miller, seconded by Commissioner Deaver, to recommend that City Council waive termination for Commissioner Porter. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously.

c) Future Agenda Items

1. Commissioners input on agenda items.

None at this time.

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

Chair Diaz stated the next Planning and Zoning Commission Regular Meeting is scheduled for Tuesday, November 9, 2021, at 6:00 p.m. at City Hall.

6. Citizen Comment Period

John Peterson, Property Owner on FM 2252, thanked the Commission for their volunteer efforts and spoke regarding aesthetically pleasing development in The Woodlands, Texas.

7. Adjournment

Motion: A motion was made by Commissioner Hill, seconded by Vice-Chair Jacaman, to adjourn. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, October 12, 2021, Planning and Zoning Commission Regular Meeting was adjourned at 7:54 p.m. by Chair Diaz.

ATTEST:

Karen Diaz
Chair

Marisa Spencer
City Secretary

City Secretary

From: art porter
Sent: Thursday, October 14, 2021 7:46 AM
To: Assistant City Secretary; City Secretary;
Subject: [EXTERNAL] P&Z Commission

All

Please forward to required personnel as needed. Effective immediately I resign my membership on the P&Z Commission. It was my pleasure to work with all of you on this commission over the past year. Thanks

D A Porter

ORDINANCE NO. 210-112021

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, ADOPTING BOARD AND COMMISSION POLICIES AND PROCEDURES; PROVIDING A CUMULATIVE AND SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, City Council and Commissions represent the City of Garden Ridge and should strive to present transparent, professional, efficient, and consistent meetings; and

WHEREAS, there are numerous City Commissions created to assist in the governance of the City of Garden Ridge, each independent of one another, created at different times with different procedures of operation; and

WHEREAS, the City Council has determined that a policy is needed to establish uniform standards and operating procedures for Boards and Commissions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, THAT:

SECTION 1. FINDINGS.

The findings set out herein are found to be true and correct and are hereby adopted by the City Council and made a part of this Ordinance for all purposes.

SECTION 2. QUALIFICATIONS/TERMS OF OFFICE.

Candidates seeking appointment to a City Board or Commission must meet the following qualifications:

1. Be a registered voter in Garden Ridge, Comal County, Texas.
2. Reside in the City for at least six (6) months prior to appointment date.
3. Not have been convicted of a felony for which he or she has not been pardoned or acquitted.
4. Not have been found mentally incompetent by a final judgment of a court.

If a Commissioner becomes ineligible as stipulated above, the position is considered vacant and an update is provided to City Council.

Commission appointments are made by City Council for a term of two (2) years with overlapping terms to create staggered terms of office. The staggered terms in effect at the time of the adoption of this policy will remain in effect. When a new Board or Commission is created, each place will be assigned a number. For the purpose of establishing staggered terms of office, the odd numbered positions will initially serve a term of one (1) year and the even numbered positions will serve a term of two (2) years. Thereafter, all terms will be two (2) year terms.

A Chair and Vice-Chair will be appointed by each Commission on an annual basis for a maximum of four (4) consecutive years. The Chair and Vice-Chair may remain on the Commission as regular members after completing terms as Chair and Vice-Chair. A Chair may be reappointed as Chair after remaining out of that position for one (1) year, and a Vice-Chair may be reappointed as Vice-Chair after remaining out of that position for one (1) year.

SECTION 3. 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 City Council may establish specific qualifications and amend such qualifications as needed to meet the objective of each Board or Commission.

When a vacancy occurs, the City will seek qualified candidates from the public via all reasonable means after such vacancy has been advertised. All applicants will be reviewed by City Staff to validate qualifications and eligibility then qualified applicants will be interviewed during a public Commission meeting for which there is a vacancy.

After qualified applicants have been interviewed by the Commission during a public Commission meeting, the Commission will make a recommendation for appointment based on the majority vote of the Commission. The Commission's recommendation for appointment will be forwarded to City Council for consideration and a final determination.

SECTION 4. PREPARATION AND PROCEDURES.

a) Attendance

Regular attendance is vital in order to conduct meetings in accordance with the Texas Open Meetings Act; therefore, Commissioners are expected to limit the number of absences and make every effort to notify the City Secretary and the Commission Chair as soon as possible of any absences. The Commission may make a recommendation, by a majority vote of the Commission, to have a Commissioner terminated for cause due to excessive absences that hinder the Commission's ability to conduct meetings or make informed recommendations.

b) Preparation

All Commissioners will be prepared for each meeting with the ability to spontaneously run any meeting should the need arise in the absence of the Chair and Vice-Chair. Preparation should include:

1. Thoroughly reviewing the agenda packet and any other pertinent material before the meeting.
2. Knowing the responsibilities of the Commission as well as the limitations of Commissioners' individual authority. Commissioners are members of an advisory body, which requires informed recommendations to City Council.
3. Being familiar with the Texas Open Meetings Act (TOMA), and be cautious with electronic communication regarding any issue, notably the risk of "walking quorums" that can occur unintentionally.
4. Maintaining familiarity with Robert's Rules of Order and the Commission's annual calendar reflecting the regular meeting dates of City Council and Commission meetings.

c) Procedures and Decorum

City Council is dependent on each Commission to make recommendations to the City Council. It is through not only the City Council meetings but through input from Commission meetings that City Council can receive citizen input.

Robert's Rules of Order will be followed in all cases where applicable to ensure the Chair as leader can conduct an efficient procedural meeting. However, strict adherence to the rules is not necessary for the orderly conduct of meetings. When a joint City Council/City Commission meeting is held, the Mayor will chair the meeting.

d) Agendas

In accordance with the Texas Open Meetings Act (TOMA), items not on the agenda cannot be discussed at that meeting. Items will be placed on the agenda by the Chair and the City Administrator adhering to established deadlines. The deadline for submission of an agenda item is fourteen (14) days prior to the meeting. Items may be placed on the agenda through unanimous consent or majority vote during a Commission meeting or outside of a public meeting, paying particular attention to adhering to the Texas Open Meetings Act, by:

1. The Chair;
2. The Chair and one (1) Commissioner. The Chair may consider nominations to the agenda from an individual Commissioner; or
3. Two (2) Commissioners. Both Commissioners must contact the City Administrator prior to the established deadline to nominate an agenda item. The Chair may not remove an item placed on an agenda by prior direction of the Commission.

Commission packets will be sent electronically to Commissioners prior to the meeting. Commissioners are expected to review the packet documents and notify the City Secretary of any corrections or amendments by established deadlines.

e) Chair/Vice-Chair

When the Chair is absent, the Vice-Chair will assume the duties of the Chair. In the absence of both the Chair and Vice Chair, assuming there remains a quorum, a temporary Chair will be selected from the remaining Commissioners for the meeting. The Chair is responsible for:

1. Beginning meetings on time and allowing agenda items to be appropriately considered.
2. Maintaining procedure and decorum while ensuring that fair, impartial review and respect for all Commissioners, Staff, and the public is maintained.
3. Ensuring all comments are electronically recorded for the record by having all participants speak into a microphone.
4. Ensuring that the use of other electronic devices is limited to pertinent, urgent, or emergency use only.
5. Remaining a non-voting member unless voting in the case of a tie.
6. Reporting Commission recommendations and updates to City Council. If the Chair is unavailable to appear before City Council, the Chair must ensure the Vice-Chair or an available representative from the Commission appears before City Council. Absent an available representative, the Chair will deliver a written summary of the recommendations and updates to the City Secretary prior to the City Council meeting.

f) Ex-Officio

A City Council member will serve as an Ex-Officio Member of each Commission except the Planning and Zoning Commission. Ex-Officio Members are non-voting advisory positions.

g) Dress Code

The dress code for all scheduled Commission meetings will be “business casual”, except when an offsite meeting necessitates other appropriate attire as directed by the Chair.

h) Social Media

Commissioners should be judicious in their use of social media. Commissioners, in their official capacity representing the City, will not respond, comment, or post opinions, views, or information on social media that relates to any matter the Commission is considering, discussing, or recommending to City Council.

i) Training and Education.

Within two (2) months of appointment, Commissioners must complete Texas Open Meetings Act Training and Texas Public Information Act Training as provided by The Office of the Attorney General of Texas.

The City Administrator, with input from the Commission Chair, will advise Commissioners of any additional training opportunities, and will facilitate Commissioners' registration and attendance. Due to specific legal requirements associated with participation on the Planning and Zoning Commission, Commissioners will attend training related to Planning and Zoning as deemed appropriate by the City Administrator. The Commissioners will be entitled to reimbursement for reasonable costs of attending approved training opportunities.

Commissioners are encouraged to attend at least two (2) regular City Council meetings during each calendar year, and to also view monthly City Council meetings online.

SECTION 5. INTERPRETATION OF RULES.

The City of Garden Ridge City Council adopts the aforementioned as its policy for the operating procedures and the appointment of citizens to City Boards and Commissions. In the event of any dispute related to the interpretation or application of the policy established herein, the City Council will hear and make such determinations as needed.

SECTION 6. CUMULATIVE AND SAVINGS.

This Ordinance shall be cumulative of all provisions of ordinances of the City except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. Any and all previous versions of this Ordinance to the extent that they are in conflict herewith are repealed.

SECTION 7. SEVERABILITY.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality will not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrases, clause, sentence, paragraph, or section.

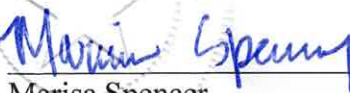
SECTION 8. EFFECTIVE DATE.

This ordinance shall become effective immediately upon its passage and approval.

PASSED AND APPROVED ON this 3rd day of November, 2021.


Robb Erickson
Mayor

ATTEST:


Marisa Spencer
City Secretary



memorandum

To: Garden Ridge City Council
From: Trihydro Corporation
cc: Ms. Nancy Cain, City Administrator, City of Garden Ridge
Date: October 22, 2021
Re: Engineering Report for November 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. As-builts have been submitted for review.
- As-built approval is required for the release of retainage.

3. Land Development Projects

- QuikTrip: The master development plan has been reviewed by the City Engineer.
- PensionMark Office Center: The preliminary plat has been approved by the Planning and Zoning Commission.
- Kleckly – WMMT Ventures: The master development plan has been reviewed by the City Engineer.



LEGAL NOTICE
NOTICE OF PUBLIC HEARING
CITY OF GARDEN RIDGE
PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of the City of Garden Ridge, Texas, will conduct a public hearing on Tuesday, November 9, 2021, at 6:00 p.m. in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The purpose of the public hearing will be to consider a 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.

The public is invited and welcome to attend the public hearing in person and may submit oral comments on this matter. Alternatively, written comments on this matter may be submitted in accordance with the *City of Garden Ridge Notice of Procedures for Written Comments during Public Hearings* posted on the City's Website.

The meeting can be viewed live on the City's YouTube Channel and will be archived on the City's Website for on demand viewing. Please feel free to contact City Hall at 210-651-6632 if you need additional information on this matter.

This is to certify that I, Marisa Spencer, posted this Legal Notice at 4:00 p.m. on October 12, 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

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NOTICE OF PROCEDURES WRITTEN COMMENTS DURING PUBLIC HEARINGS

In an effort to protect public health and limit the potential spread of COVID-19, the City of Garden Ridge is offering an additional option to submit comments for a posted public hearing.

The public is invited and welcome to attend the public hearing in person and may submit oral comments on the matter. Alternatively, written comments on a matter contained in a posted **Notice of Public Hearing** may be submitted *up to two (2) hours before the meeting in which the public hearing will be held* via email to citysecretary@ci.garden-ridge.tx.us.

If citizens submit a written comment but choose to attend the public hearing and speak in person then be advised the written comment will not be read aloud.

When submitting written comments to be included as an official record during a public hearing, the following guidelines must be strictly adhered to and **any comments that fail to adequately meet these guidelines will not be read aloud**:

1. Comments must be received by the City Secretary before the deadline stated above.
2. Each citizen is limited to one 3-minute period, which also applies when the City Secretary is reading comments. Therefore, written comments should be limited to approximately 350 words or less.
3. State your name and address before your comments begin.
4. Direct your comments to the entire City Council, not to an individual member, nor to the audience.
5. Show the City Council the same respect that you would like to be shown.

As a reminder, all City Council and Commission meetings can be viewed live on the City's YouTube Channel or the City's Website. Additionally, these videos are bookmarked and archived on the City's Website for convenient on demand viewing.

Please feel free to contact City Hall at 210-651-6632 if you need additional information.

Respectfully,

Marisa Spencer
City Secretary

\$500

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

1. Date: 9-16-2021 Case #: _____
2. Applicant Name: Eric Thomas Fischer & Mary Fischer
(First) (Middle) (Last)
3. Mailing Address: 7703 Ramble Ridge
(Street)
San Antonio TX 78266
(City) (State) (Zip)
Phone: (210)-621-7039
4. Applicant's relationship to property to be rezoned:
Sole owner ☒ Part owner ☐ Other: _____
(Specify)
(If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)
5. Property location: 19186 FM 2252 Garden Ridge TX 78266
(Street address or street property front)
6. Legal description: A-120 Sur-96 G M Nelson
Plat: _____ Lot(s) _____ Block(s) _____
Subdivision: _____
Acreage: 1.395 1.40 (If acreage, provide separate metes and bounds description as attachment 2.)
Property Deed recorded in Comal County Volume # _____ Page # _____
7. Existing use of property: Ag / Residential
8. Proposed use of property: Retail / Light Commercial
9. Give dimensioned map with north orientation, scaled 100 or 200 feet per inch, of the property to be rezoned showing all streets and parcels of land within 300 feet of the property as attachment 3. Key each adjoining land parcel to a list of current owners and addresses as attachment 4.
10. Give site plan showing location, dimensions and uses of existing or proposed structures, easements, water sources, fences, curb cuts, street and alley right-of-way lines within one foot of property to be rezoned, on another map of larger scale, as attachment 5.
11. Identify any deed restrictions on agriculture, residential, business or other use. If none, so state: NA

12. Reason for requesting zoning change (attach additional sheet if needed):
The city's master plan is not in affect yet,
so we would like to re-zone to start building
a mix use building - Including an Ice house,
barbershop, Ice cream shop and office space.

13. The undersigned hereby requests that the property identified in this application be reclassified
 from: residential district
 to: light commercial/retail district, in accordance
 with Garden Ridge City Ordinance 13. I consent to the posting of hearing notices on the said property. I understand
 that the information provided herein will be used by the City of Garden Ridge for sending required notices to
 adjacent property owners. I bear full responsibility and liability for any losses or costs incurred by the City, or
 others, caused by errors or omissions in this application.

14. Applicant Signature: [Signature] May 12 2018

Attachments:

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

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

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

Metes & Bounds

BEING A 1.40 ACRE TRACT OF LAND SITUATED IN THE G.M. DOLSON SURVEY NO. 96, ABSTRACT NO. 120, COMAL COUNTY, TEXAS, BEING ALL OF A CALLED 1.40 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 201406013131, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

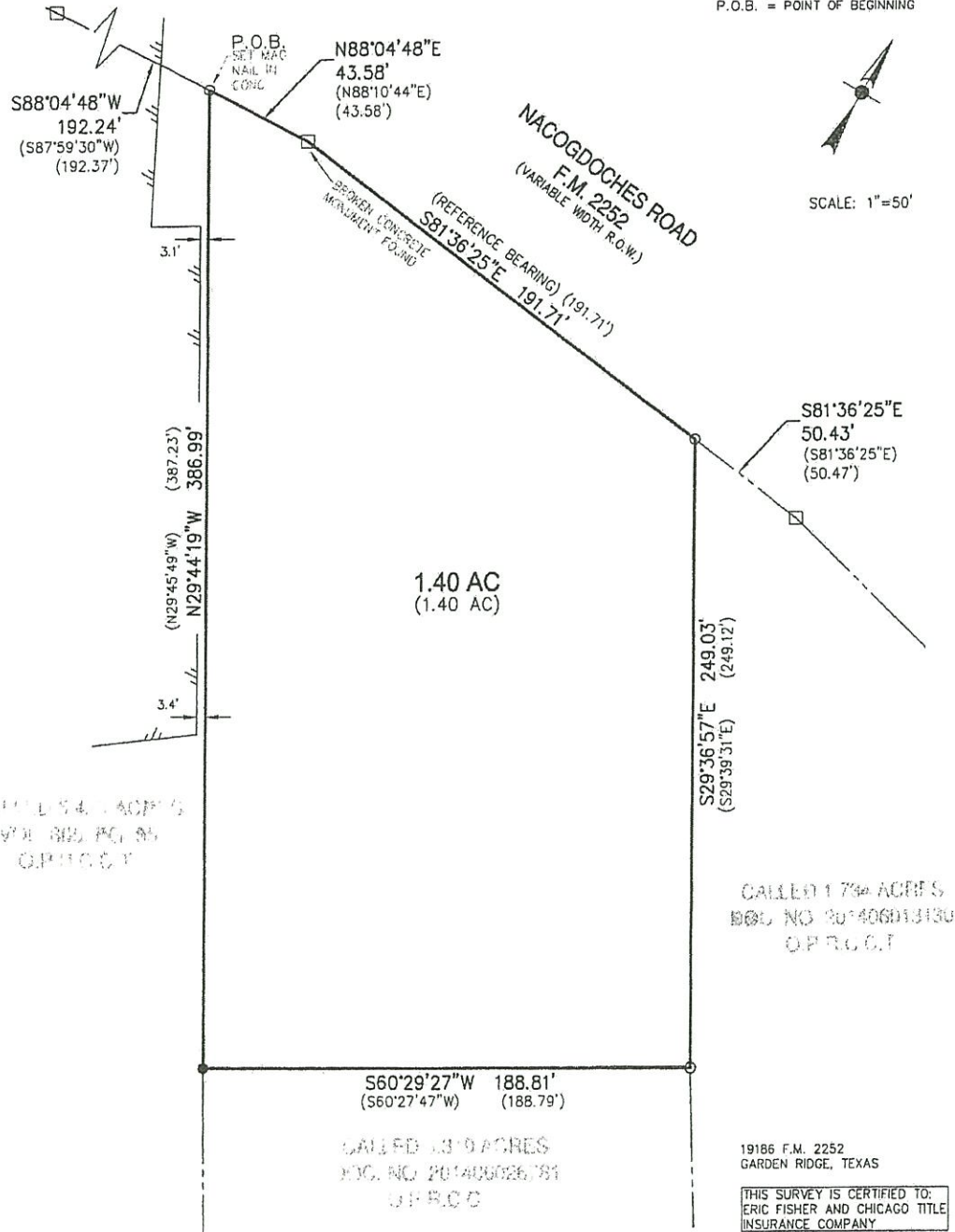
REFERENCE CHICAGO TITLE COMMITMENT, GF No. SCT-61-4300271700412-JJ, EFFECTIVE DATE 07/18/2017

REFERENCE BOUNDARY AGREEMENT RECORDED IN VOLUME 884, PAGE 86, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

REFERENCE METES AND BOUNDS PREPARED THIS SAME DATE.

LEGEND:

- = FND 1/2" IRON PIN
- = CONCRETE MONUMENT FOUND
- = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" UNLESS OTHERWISE NOTED
- R.O.W. = RIGHT-OF-WAY
- () = RECORD CALLS
- = EDGE OF ASPHALT
- O.P.R.C.T. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING



HMT
ENGINEERING & SURVEYING

410 N. SEGUIN AVE.
NEW BRAUNFELS,
TEXAS, 78130
WWW.HMTNB.COM
PH: (830)625-8555
TBPLS FIRM 10153600



STATE OF TEXAS
COUNTY OF COMAL

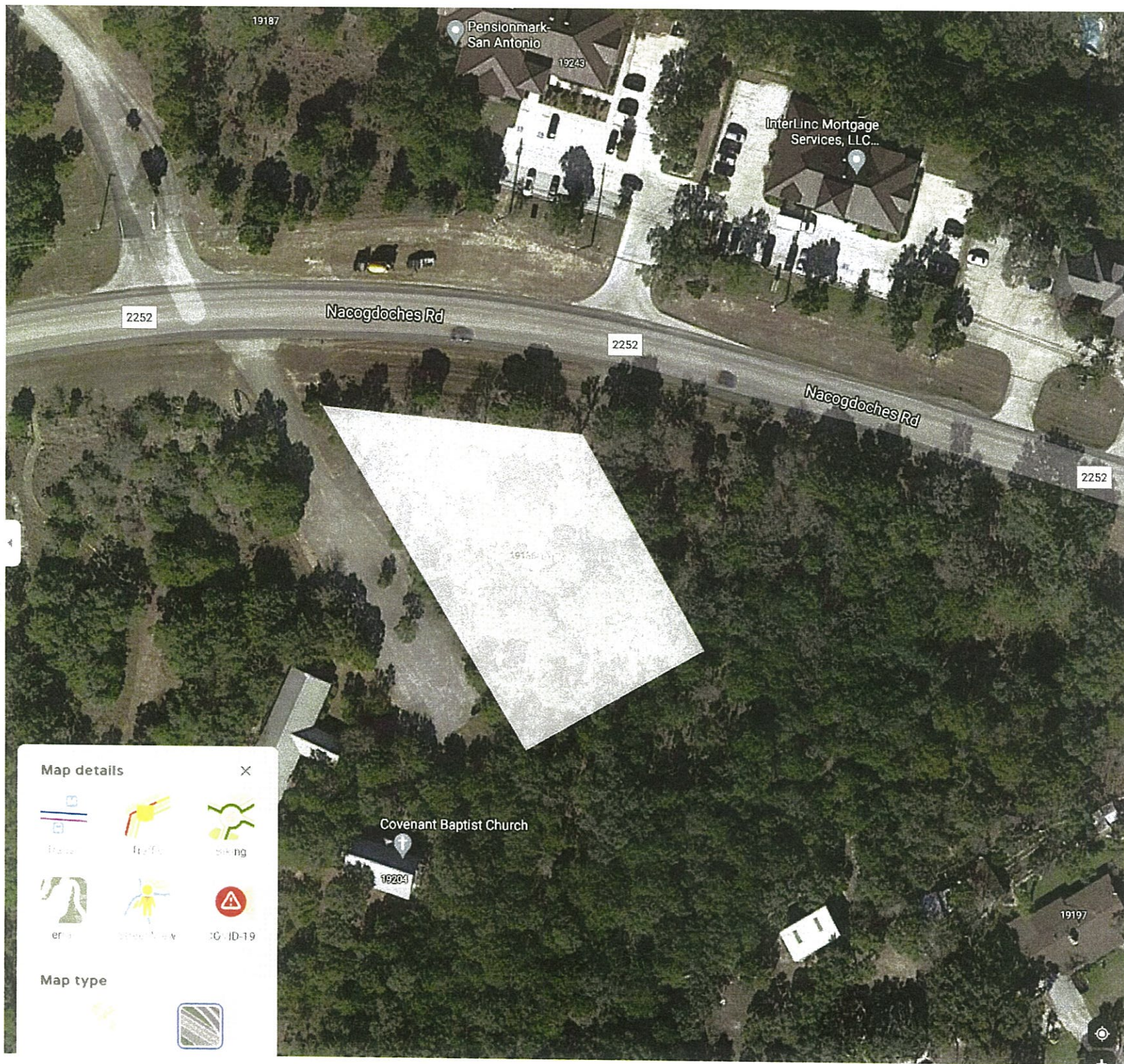
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN

THIS 1ST DAY OF AUGUST 2017

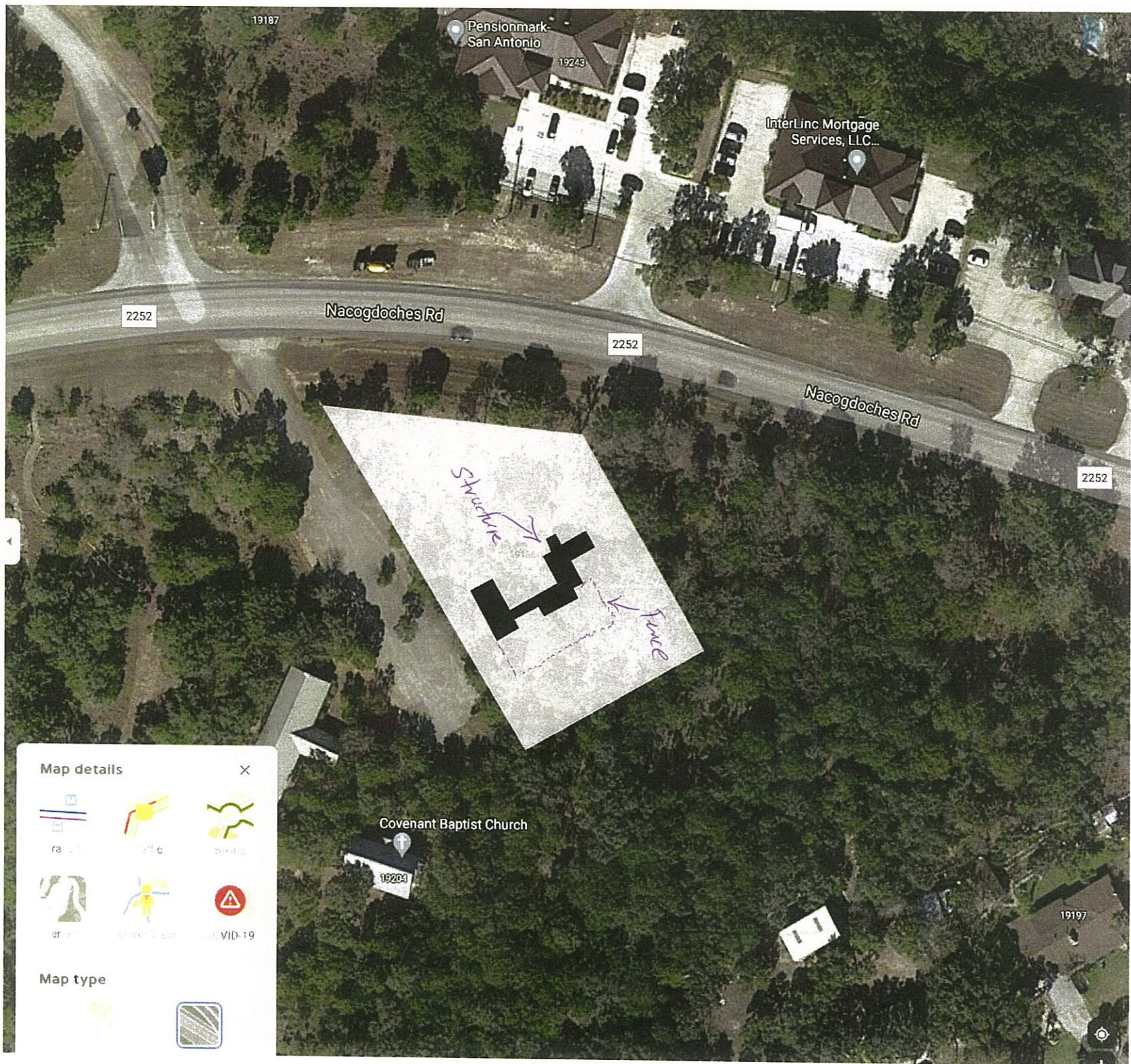
MARK F. CONLAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6342

17-0815

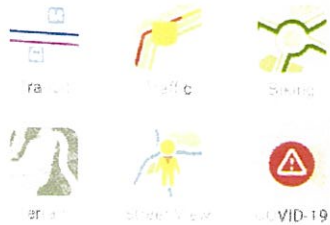
Map of Property



Site Plan



Map details



Map type



Adjacent Property Owners to Rock'em Realty:

1. COVENANT BAPTIST CHURCH OF GARDEN RIDGE
19204 FM 2252
GARDEN RIDGE, TX 78266
2. NORTHEAST BIBLE EVANGELICAL FREE CHURCH
19185 FM 2252
GARDEN RIDGE, TX 78266-2574
3. MALLORY FUTURE CONCEPTS LLC
19449 FM 2252
GARDEN RIDGE, TX 78266-2568
4. DUBOIS-TXRE LLC
120 COYOTE TRAIL
GEORGETOWN, TX 78633
5. WMMT VENTURES LLC
19269 FM 2252 STE 200
SAN ANTONIO, TX 78266-2579
6. GONZO PROPERTIES LLC
2310 N LOOP 1604 W # 4
SAN ANTONIO, TX 78248-4512
7. B C R E PROPERTIES INC
1126 W COMMERCE ST
SAN ANTONIO, TX 78207-4447
8. GALLEGOS SALVADOR & DAMARIS GALLEGOS
19195 NACOGDOCHES LOOP
GARDEN RIDGE, TX 78266-2737

Golden Ridge Market
Farmer's Market...



Northeast Bible Church



Pensionmark-
San Antonio

InterLine Mortgage
Services, LLC...



2252

Nacogdoches Rd

Hickory Bend
Hickory Bend

Nacogdoche

Rockem
Realty



2252

Covenant Baptist Church





QT Master Development Plan

Letter of Intent

Purpose: The purpose of this submittal is to allow for the development of a 2.236-acre tract of land for the purpose of constructing a 4,993 SF convenience store with retail motor fuel and diesel sales. The provisions of the B-1 Zoning District and all other applicable regulations as stated in the City of Garden Ridge's Zoning Ordinance shall govern this tract of land.

Proposed Use: The property is currently zoned B-1. QuikTrip is proposing to construct and operate a 4,993 SF 24-hour Convenience Store with Beer and Wine Sales for off-premise consumption only and retail motor fuel sales. The proposed project is consistent with the City's Master Plan and our use is will also compliment the proposed hotel and restaurant developments.

Master Development Plan: QuikTrip is respectfully requesting the approval of the proposed 2.236-acre Master Development plan for the QuikTrip development.

Our development will provide a family oriented, clean and modern facility for the citizens of Garden Ridge. We provide many of the items you will find in your larger grocery stores, with very similar pricing. QuikTrip takes great pride in our employees and our stores. We build our facilities to last fifty years and we put in the time and care to ensure that they do. We have an in-house Facility Support team that maintains our stores daily. They are called on to maintain everything from landscaping, coffee/cappuccino machines, paving, and all other aesthetic and mechanical

features of the store. We also have very strict employee appearance and uniform policies and standards. You will never see a QuikTrip employee with facial hair or exposed tattoos.

As previously stated, we are a family-oriented business. QuikTrip does not sell any drug paraphernalia or inappropriate magazines. QuikTrip is a place where you can bring the entire family and you will always receive fast and friendly customer service.

We believe that our application meets all city requirements and that the project achieves very high level of site quality, exceptional architectural building design, and quality landscaping. The building represents the latest architectural design in the convenience store industry. A complete palate of building materials is available if needed. The most impactful upgrade to our facility is our innovative grab and go restaurant components, which we call QuikTrip Kitchens. Our restaurant features a vast and ever-expanding menu. We sell everything from BBQ sandwiches, tacos, pizza, soft pretzels, gourmet grilled cheese and made to order fresh sub sandwiches.

In closing, I will be pleased to meet with you or your staff to discuss this matter as requested. Your consideration and support in these matters will be greatly appreciated. We stand ready to assist in your review.

Best regards,



QT QuikTrip | Real Estate

JD Dudley | Real Estate Project Manager II – ASA

742 NW Loop 410 Suite 102 | San Antonio, TX 78216

O: 210.332.4036 | C: 469.766.8331





City of Garden Ridge
Attn: Nancy Cain
City Administrator
administrator@ci.garden-ridge.tx.us
210-651-6632

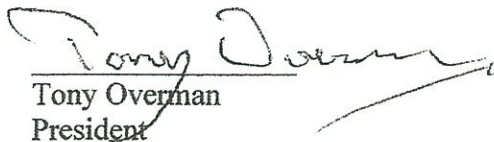
Re: Proposed Development of approximately 2.236 acres located at Southeast corner of FM 3009 and FM 2252 in the City of Garden Ridge, TX ("Property")

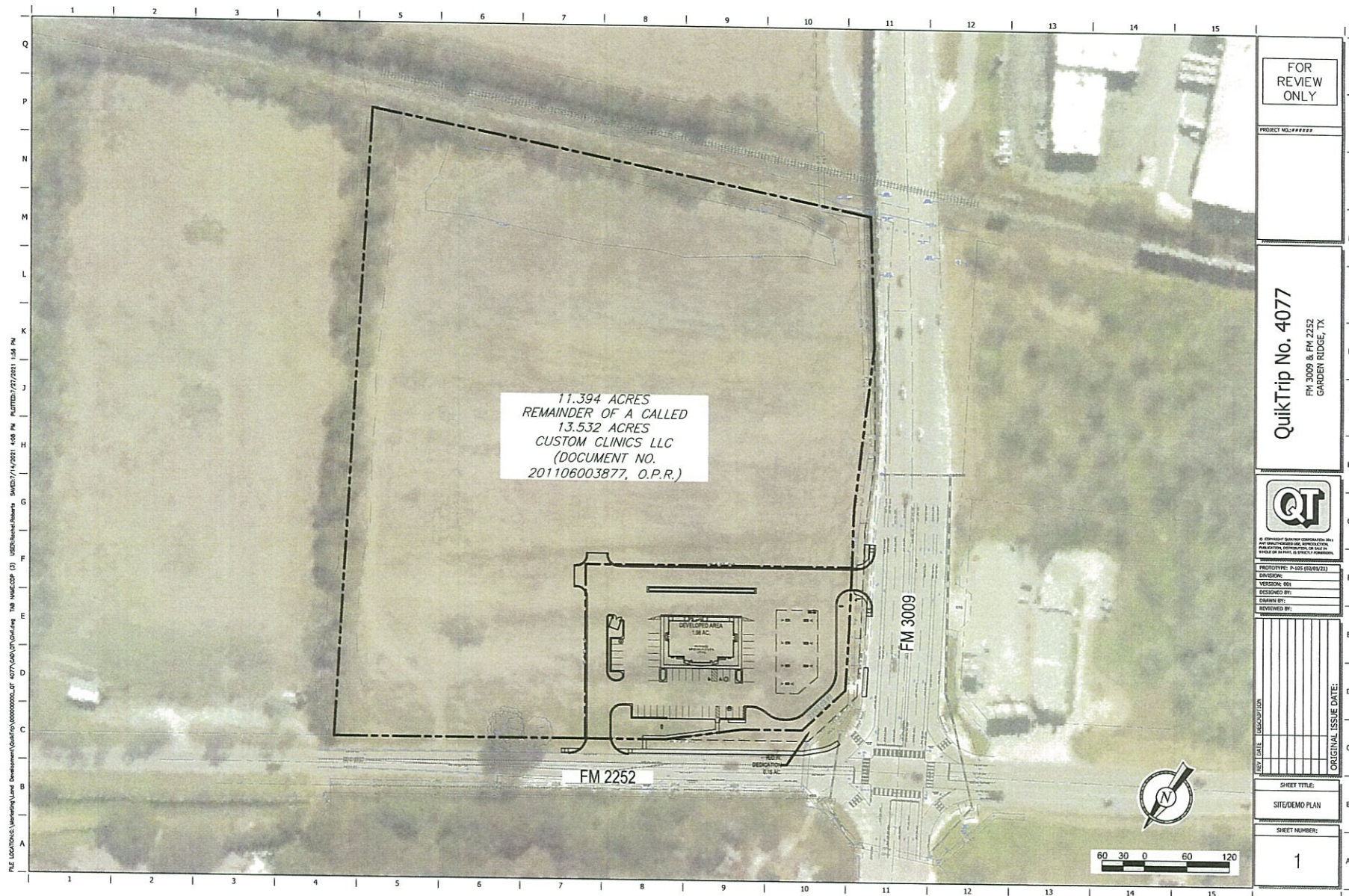
To Whom It May Concern:

At the request of QuikTrip Corporation, applicant for a proposed development of the Property, you are authorized to accept this correspondence as confirmation by Tony Overman, President, of CUSTOM CLINICS, LLC ("Owner"), that JD Dudley and Mike Wooten, of QuikTrip Corporation are authorized and approved to make an application for a Master Development Plan to the City of Garden Ridge for the 2.236 acres that are under contract for the QuikTrip Development.

Please do not hesitate to contact the undersigned if you should have any questions.

Sincerely,


Tony Overman
President





Aerial view looking northeast at site

Store 4077
82-4077-AR03

Garden Ridge, TX
Date: 03.23.21 By:BP



View looking east from FM 2252

Store 4077
82-4077-PE10

Garden Ridge, TX
Date: 03.23.21 By:BP



Aerial view looking southeast at site

Store 4077
82-4077-AR02

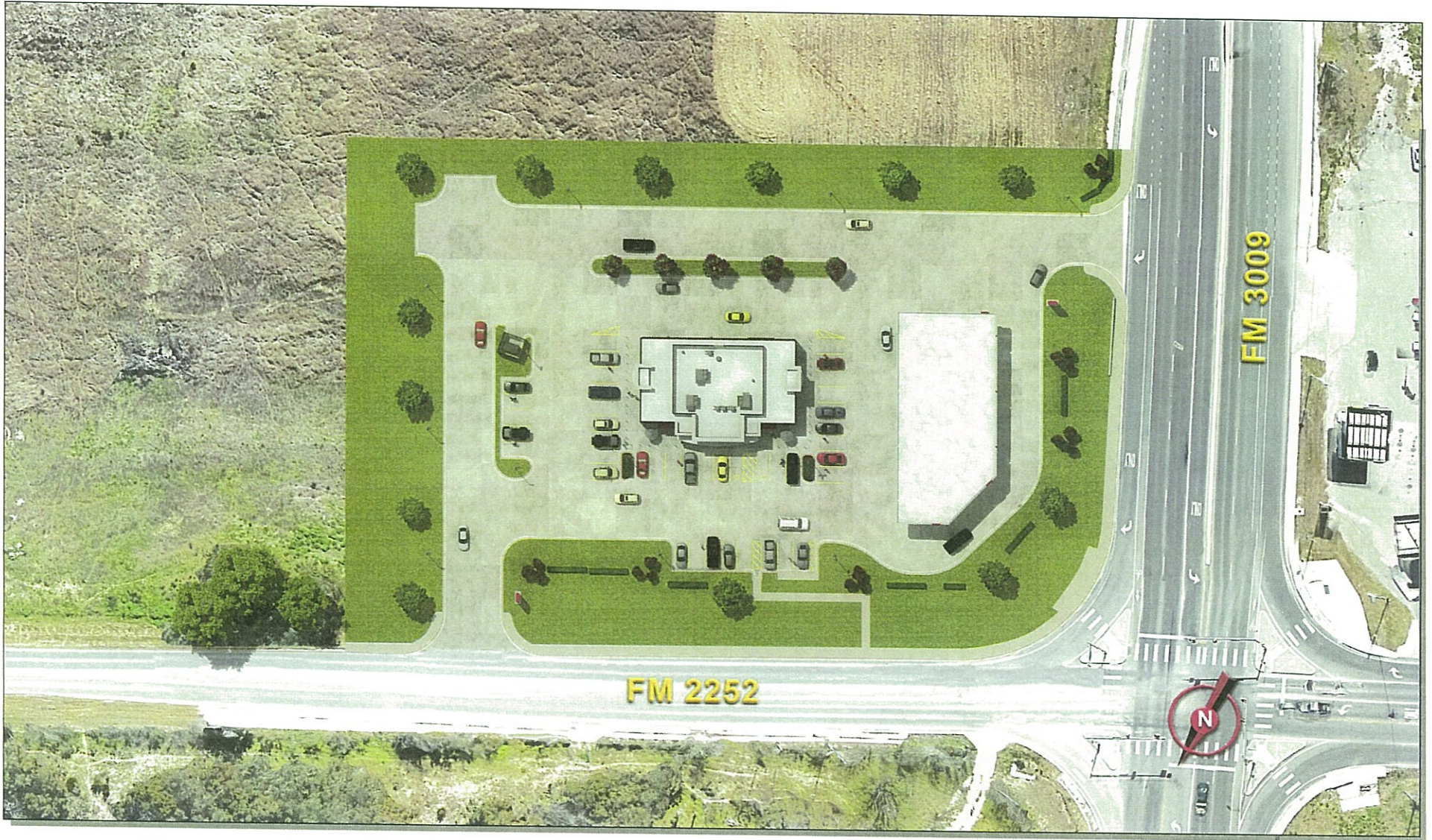
Garden Ridge, TX
Date: 03.23.21 By:BP



View looking south from FM 2252

Store 4077
82-4077-PE08

Garden Ridge, TX
Date: 03.23.21 By:BP



Overall Site Plan

Store 4077
82-4077-SP01

Garden Ridge, TX
Date: 03.23.21 By:BP



QuikTrip Corporation
SAN ANTONIO DIVISION
742 NW Loop 410
Suite 102
San Antonio, TX 78216
(210) 332-4035

September 29th, 2021

Mike Wooten
Real Estate Manager

Custom Clinics, LLC
Attn: Tony Overman, President
18965 FM 2252
Garden Ridge, TX 78266
Email: tony@overmanproperties.com

Re: Public Sewer Easement

Dear: Mr. Overman

As you know, QT South, LLC ("QuikTrip") desires to develop the real property located at the southeast corner of FM 3009 and FM 2252 in the City of Garden Ridge, Comal County, Texas (the "QT Property") as a fueling station and convenience store and this QT Property is a part of a larger tract of real property owned by Custom Clinics, LLC ("Custom Clinics") shown on the enclosed **Exhibit A** (the "CC Property"). The purpose of this letter is to memorialize Custom Clinics' obligation to satisfy a ten-foot (10') sewer easement requirement of the City of Garden Ridge (the "City") by executing a public sewer easement burdening the CC Property to allow sewer service the QT Property.

QuikTrip represents that it desires to develop the QT Property as a QuikTrip fueling station and convenience store with a design, overall building site and location, building massing and parking, in substantial compliance with the Site Plan enclosed as **Exhibit B** ("QT Site Plan"). QuikTrip and Custom Clinics both acknowledge and agree that the final QT Site Plan will be subject to City and other governmental requirements and approvals. Further, Custom Clinics acknowledges that one such City requirement is that Custom Clinics will grant a ten-foot (10') sewer easement in the area shown on the enclosed **Exhibit C** (the "Sewer Easement") on a City-approved sewer easement form. As necessary, QuikTrip, Custom Clinics and the City will be a party to the Sewer Easement, and it shall be recorded in the real property records of Comal County.

Please acknowledge Custom Clinics' agreement and approval as to the subject matter above by executing this letter below and returning it to QuikTrip. Following execution, this letter shall be a legal, valid and binding agreement as between QuikTrip and Custom Clinics.

Sincerely,


Mike Wooten
Real Estate Manager
QT South, LLC

Acknowledged and agreed:

Custom Clinics, LLC

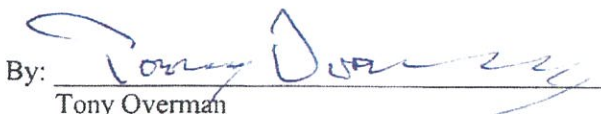
By:  Date: 10/7/21
Tony Overman

Exhibit A
CC Property

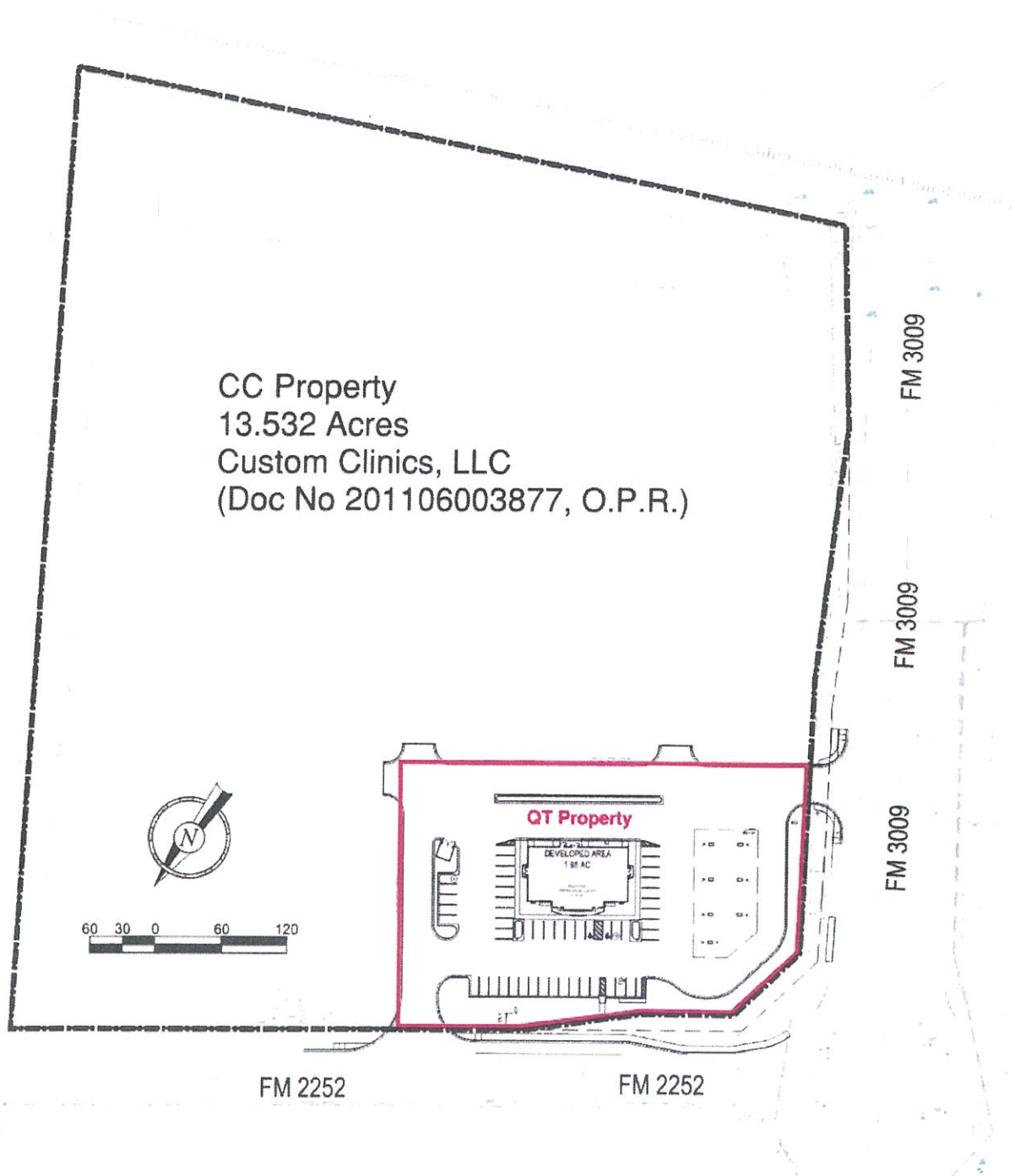


Exhibit B
QT Site Plan

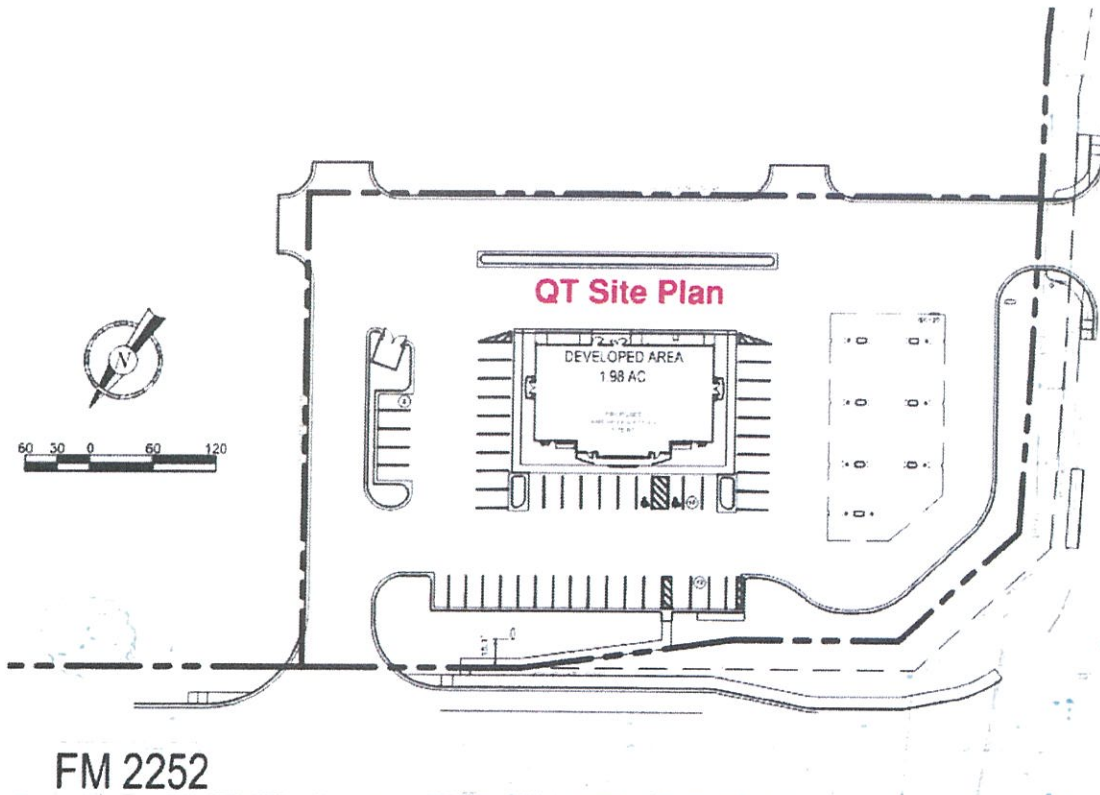
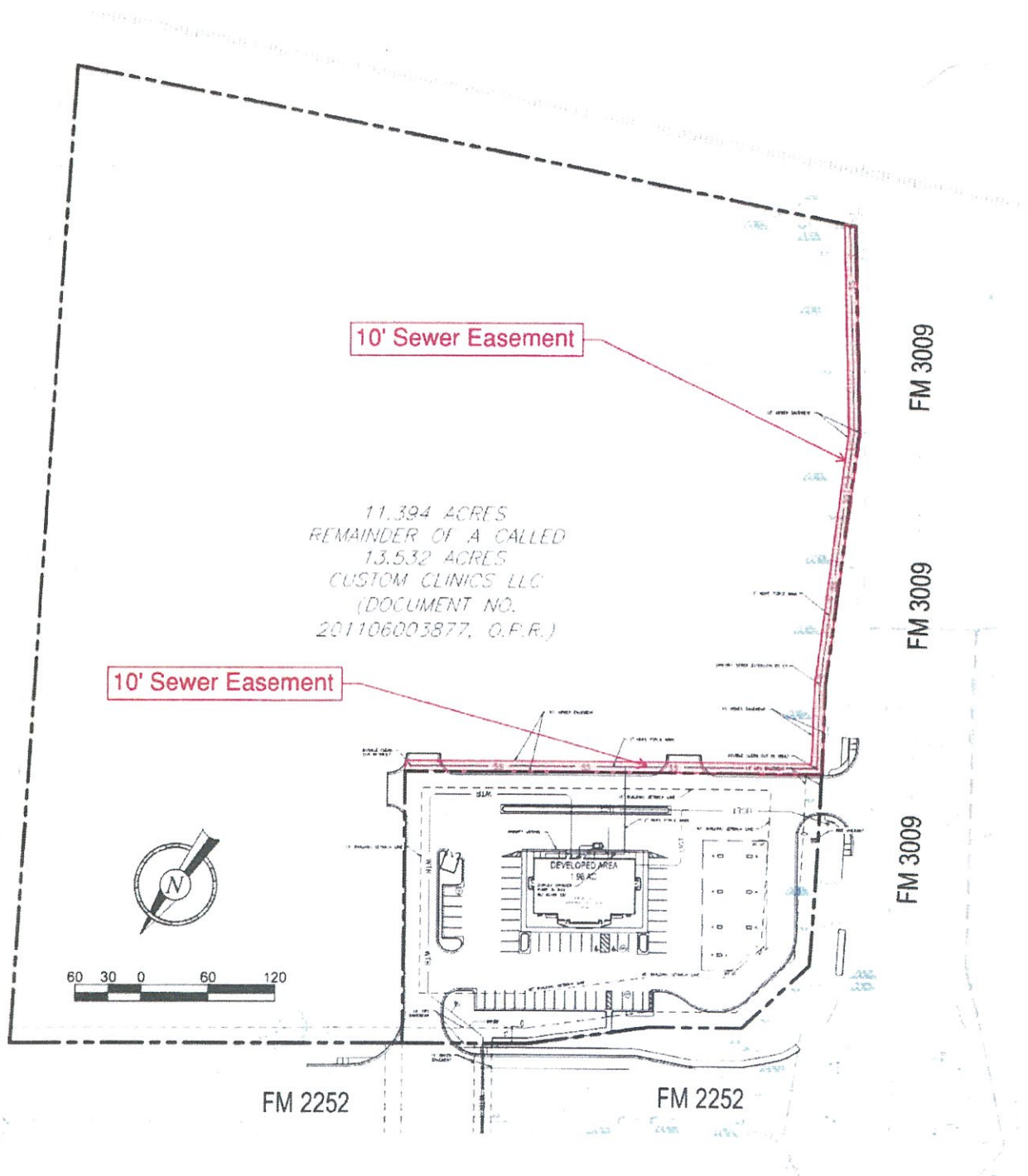


Exhibit C
Sewer Easement





City of Garden Ridge

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

LEGAL NOTICE **NOTICE OF PUBLIC HEARING** **CITY OF GARDEN RIDGE** **PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission of the City of Garden Ridge, Texas, will conduct a public hearing on Tuesday, November 9, 2021, at 6:00 p.m. in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The purpose of the public hearing will be to consider a petition by JD Lee Dudley, on behalf of QuikTrip (QT), for property zoned Neighborhood Service District (B-1), 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:

Section 6.2 Neighborhood Service District (B-1), Subsection 6.2.4.5. 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%.

Section 6.4 Aquifer Protection (AP) District, Subsection 6.4.1. 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.

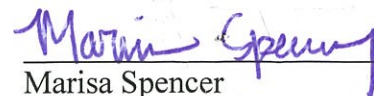
Appendix 2 Sign Regulations, Section 3.a. Business Advertising Signs. One (1) business advertising sign not exceeding twenty-four (24) feet in perimeter is authorized for each business in the district. Advertising signs shall be attached to the building. The petition requests one (1) sixty (60) square 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, Section 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.

The public is invited and welcome to attend the public hearing in person and may submit oral comments on this matter. Alternatively, written comments on this matter may be submitted in accordance with the ***City of Garden Ridge Notice of Procedures for Written Comments during Public Hearings*** posted on the City's Website.

Meetings can be viewed live on the City's YouTube Channel and archived on the City's Website for on demand viewing. Please feel free to contact City Hall at 210-651-6632 if you need additional information on this matter.

This is to certify that I, Marisa Spencer, posted this Legal Notice at 4:00 p.m. on October 12, 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"

NOTICE OF PROCEDURES WRITTEN COMMENTS DURING PUBLIC HEARINGS

In an effort to protect public health and limit the potential spread of COVID-19, the City of Garden Ridge is offering an additional option to submit comments for a posted public hearing.

The public is invited and welcome to attend the public hearing in person and may submit oral comments on the matter. Alternatively, written comments on a matter contained in a posted **Notice of Public Hearing** may be submitted *up to two (2) hours before the meeting in which the public hearing will be held* via email to citysecretary@ci.garden-ridge.tx.us.

If citizens submit a written comment but choose to attend the public hearing and speak in person then be advised the written comment will not be read aloud.

When submitting written comments to be included as an official record during a public hearing, the following guidelines must be strictly adhered to and **any comments that fail to adequately meet these guidelines will not be read aloud:**

1. Comments must be received by the City Secretary before the deadline stated above.
2. Each citizen is limited to one 3-minute period, which also applies when the City Secretary is reading comments. Therefore, written comments should be limited to approximately 350 words or less.
3. State your name and address before your comments begin.
4. Direct your comments to the entire City Council, not to an individual member, nor to the audience.
5. Show the City Council the same respect that you would like to be shown.

As a reminder, all City Council and Commission meetings can be viewed live on the City's YouTube Channel or the City's Website. Additionally, these videos are bookmarked and archived on the City's Website for convenient on demand viewing.

Please feel free to contact City Hall at 210-651-6632 if you need additional information.

Respectfully,

Marisa Spencer
City Secretary

Planning and Zoning Form 2
APPLICATION FOR VARIANCE
 (Type or Print)

1. Date: 7/13/21 Case #: _____
2. Applicant Name: JD Lee Dudley
 (First) (Middle) (Last)
3. Mailing Address: 742 NW Loop 410 Suite 102
 (Street)
San Antonio TX 78216
 (City) (State) (Zip)
 Phone: (469)-766-8331
4. Applicant's relationship to property:
 Sole owner () Part owner () Other; Buyer/Applicant
 (Specify)
 (If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)
5. Property location: SEC of FM 2252 & FM 3009
 (Street address or street property front)
6. Legal description:
 Plat: Lot(s) N/A Block(s) N/A
 Subdivision; N/A
 Acreage: 2.236 (If acreage, provide separate metes and bounds description as attachment 2.)
 Property Deed recorded in Comal County Volume # N/A Page # N/A
7. Cite City Ordinance number, page and paragraph from which variance is needed: Water tower spacing Ordinance 13, Section 6.4 Aquifer Protection (AP) District - 6.2 Neighborhood Service District, Impervious cover 6.2.4.5 - Sign Regulations, Ordinance 13-122018 Paragraph 3, sections a. and c., pages 56-57.
8. State what you want to do instead: Please see attached letter of intent.
9. Give reason why a variance should be granted (cost alone is not acceptable): Please see attached letter of intent.
10. If you are requesting a variance from City Ordinance 13 requirements, give a dimensioned map with north orientation, scaled 100 or 200 feet per inch, of the property to be rezoned showing all streets and parcels of land within 300 feet of the property as attachment 3. Key each adjoining land parcel to a list of current owners and addresses as attachment 4.
11. Give site plan showing location, dimensions and uses of existing or proposed structures, easements, water sources, fences, curb cuts, street and alley right-of-way lines within one foot of property for which variance is requested, on another map of larger scale, as attachment 5.

12. Identify any deed restrictions on agriculture, residential, business or other use. If none, so state: N/A

13. The undersigned hereby requests that the variance identified in this application are granted, in accordance with Garden Ridge City Ordinance 13. I consent to the posting of hearing notices on the said property. I understand that the information provided herein might be used by the City of Garden Ridge for sending required notices to adjacent property owners, if required. I bear full responsibility and liability for any losses or costs incurred by the City, or others, caused by errors or omissions in this application.

14. Applicant Signature: _____

X Attachments:

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

----- CITY USE ONLY -----
VARIANCE REQUEST

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



QT Variance Requests

Letter of Intent

Purpose: The purpose of this submittal is to allow for the development of a 2.236-acre tract of land for the purpose of constructing a 4,993 SF convenience store with retail motor fuel and diesel sales. The provisions of the B-1 Zoning District and all other applicable regulations as stated in the City of Garden Ridge's Zoning Ordinance shall govern this tract of land.

Proposed Use: The property is currently zoned B-1. QuikTrip is proposing to construct and operate a 4,993 SF 24-hour Convenience Store with Beer and Wine Sales for off-premise consumption only and retail motor fuel sales. The proposed project is consistent with the City's Master Plan and our use is will also compliment the proposed hotel and restaurant developments.

Variances: QuikTrip is respectfully requesting the following variance:

Free Standing Signs-

- MV-E4PGQ-CC – (17' tall and 5.5' wide)
- MV-E3PGQ-CC – (15'-5 ¾" tall and 5.5' wide)
- Apple Creek Station Development Sign
 - Total of 3 free standing signs
 - FM 2252 sign exceeds height restriction by 1'

Building Signs-

- CL60-F – 60 SF Building Sign (Text is only 25 SF)
- IDB-20 – (2) 20 SF Building Signs
 - 100 SF total allowable SF on the building
 - Exceeds allowable square footage

Gasoline Canopy Signs-

- IDC-20 – (2) 20 SF Gas Canopy Signs
 - 40 SF total allowable on the gasoline canopy
 - Exceeds allowable square footage

Impervious Cover:

- QuikTrip is respectfully requesting 88.83% impervious cover
- The development roads for the entire 13 acres to access FM 2252 and FM 3009 are on the QT property which drastically increases the percentage of impervious area
- Our site will not be on septic
- Exceeds allowable impervious cover

Water Tower Spacing:

- 1,500 spacing required from a water tower to underground storage tanks
- The proposed QuikTrip tanks are located 804.33' from the existing water tower
- Tanks were strategically placed to maximize spacing

In closing, I will be pleased to meet with you or your staff to discuss this matter as requested.

Your consideration and support in these matters will be greatly appreciated. We stand ready to assist in your review.

Best regards,



 **QuikTrip | Real Estate**

JD Dudley | Real Estate Project Manager II – ASA

742 NW Loop 410 Suite 102 | San Antonio, TX 78216

O: 210.332.4036 | C: 469.766.8331





City of Garden Ridge
Attn: Nancy Cain
City Administrator
administrator@ci.garden-ridge.tx.us
210-651-6632

Re: Proposed Development of approximately 2.236 acres located at Southeast corner of FM 3009 and FM 2252 in the City of Garden Ridge, TX ("Property")

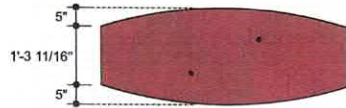
To Whom It May Concern:

At the request of QuikTrip Corporation, applicant for a proposed development of the Property, you are authorized to accept this correspondence as confirmation by Tony Overman, President, of CUSTOM CLINICS, LLC ("Owner"), that JD Dudley and Mike Wooten, of QuikTrip Corporation are authorized and approved to make an application for variances to the City of Garden Ridge for the 2.236 acres that are under contract for the QuikTrip Development.

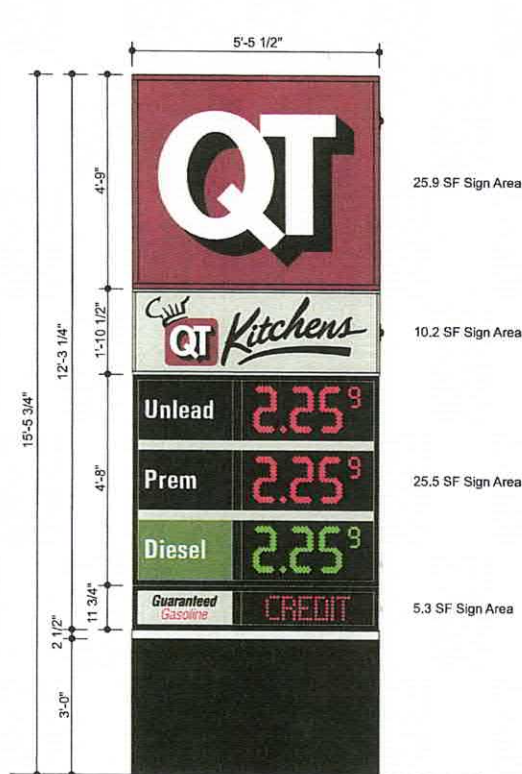
Please do not hesitate to contact the undersigned if you should have any questions.

Sincerely,

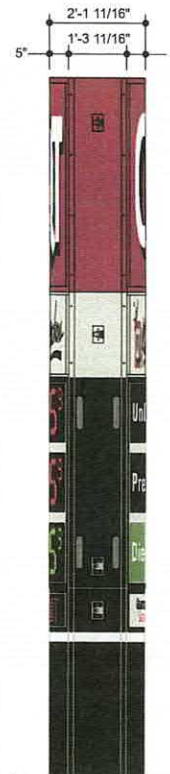

Tony Overman
President



Top View



Front Elevation
Scale: 3/8" = 1'-0"



Side Elevation
Scale: 3/8" = 1'-0"

XXXX-MV-E3PGQ-CC-67 Vertical Monument Sign

- QT Kitchens
- Three (3) Product LED Gas Price Sign with Cash & Credit
- 66.9 Square Feet Sign Area

Notes:

- 1.) Engineering provided by QT.
- 2.) Steel supports provided by sign installer.



XXXX-MV-E3PGQ-CC-67

Project Information

Client
QuikTrip
Location

Sales House Design CT Project Manager James Gentry

Date / Description	Rev.
12/03/19	Issue Date
01/13/20	Rev. 1
02/17/20	Rev. 2
02/27/20	Rev. 3

Notes

Store #

XXXX

Declaration

Copyright © 2019 Allen Industries, Inc.
This is an original, unpublished drawing, created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.

Color Specifications

All Paint Finishes to be Akzo Nobel

	Opaque Silver
	Translucent White
	Black - Low Gloss
	Matte White (Interior of Sign)
	Match 3M Cardinal Red #3632-53
	Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

Allen Industries
ELECTRIC SIGN MANUFACTURERS

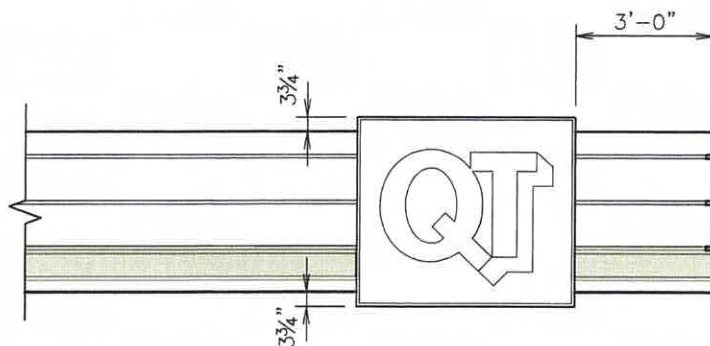
UL Listed Electric Sign Complies with UL 48
CSA C22.2 No. 267
E212593 AIT 017510



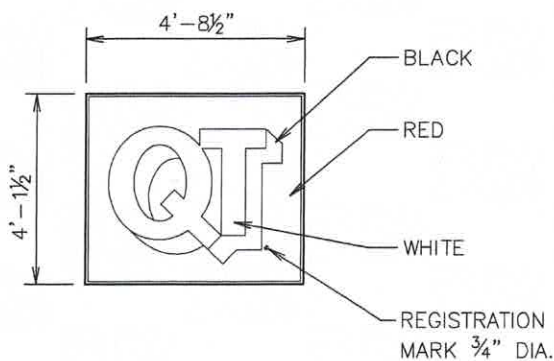
THIS PAGE IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 605 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Allen Industries
YOUR BRAND AT ITS BEST™

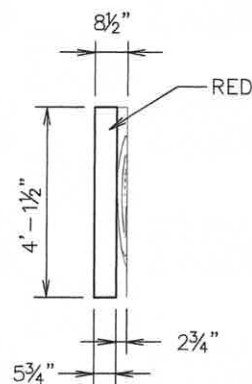
1-800-967-2553
www.allenindustries.com



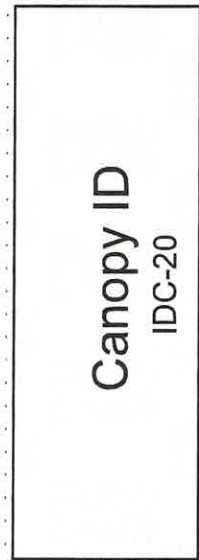
CANOPY ELEVATION



FRONT ELEVATION



SIDE ELEVATION



NOTES	
DRAWN BY	
ISSUE DATE	11/07/12

SQUARE FOOTAGE	
TYPEFACE	10
INSIDE CAN	
ENTIRE SIGN	20

SPECIFICATIONS:

LOGO

Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53 with Akzo Nobel, no embossment.

LOGO Cabinet

Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. Painted Akzo Noble, QT Red SIGN9141 Low Gloss.

SCALE:

1/4" = 1'-0"

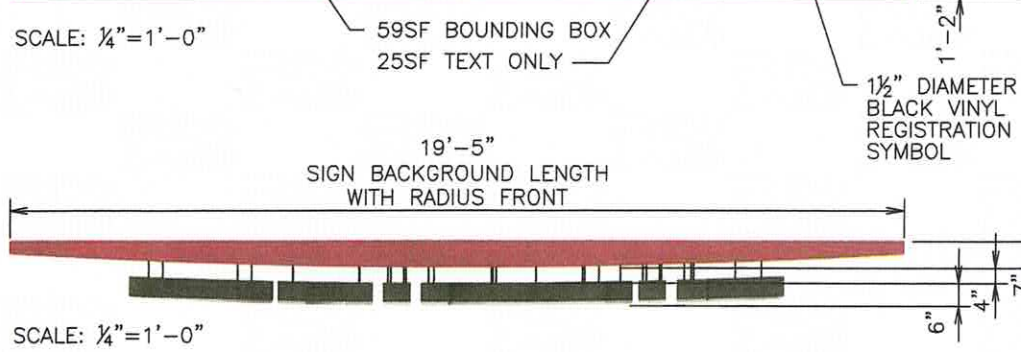
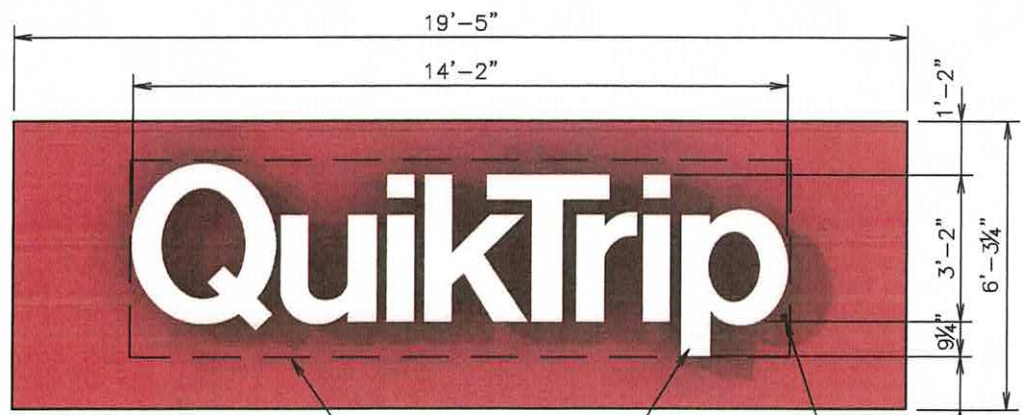
SERIAL NUMBER:

IDC-20

STORE NUMBER:

1 | 2 | 3 | 4 | 5 | 6 |

N
M
L
K
J
H
G
F
E
D
C
B
A





Channel Letters Wall Sign CL-60R

NOTES	DRAWN BY	ISSUE DATE
		11/07/12

SQUARE FOOTAGE	25
TYPEFACE	

SCALE:
AS NOTED

SERIAL NUMBER:
CL-60R

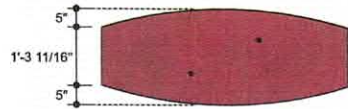
STORE NUMBER:

SPECIFICATIONS:

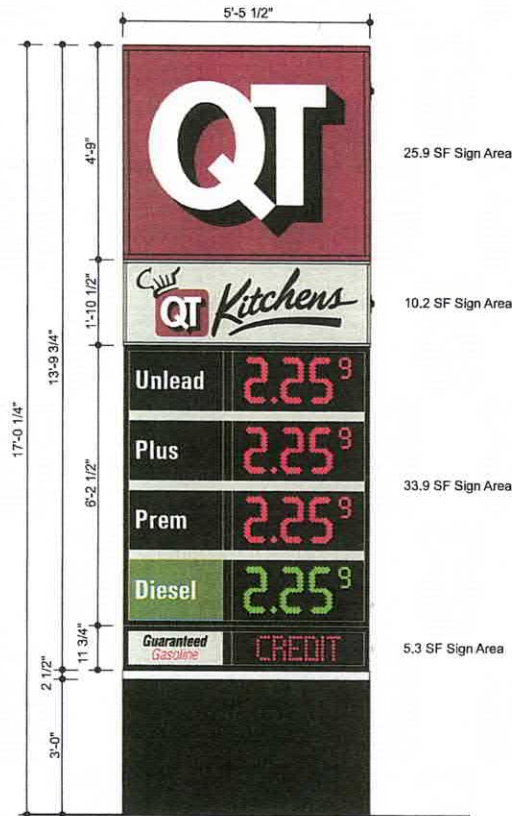
Letters
6" deep Channel Letters, 3/16" formed Cyro Translucent White face, Aluminum Construction. Letter Returns painted Benjamin Moore 2134-30 Iron Mountain. Internally illuminated with GE Tetra MiniMax 65K White/GE PS12-60 Power Supplies. Halo backlit illuminated with Red GE Tetra MiniMax/GE PS12-60 Power Supplies. Letters are projected 4" off back panel with Lag Bolts.

Red Back Panel
.125 thick Aluminum, painted to match 3M Cardinal Red Translucent #3632-53 with Akzo Nobel, Satin Finish.

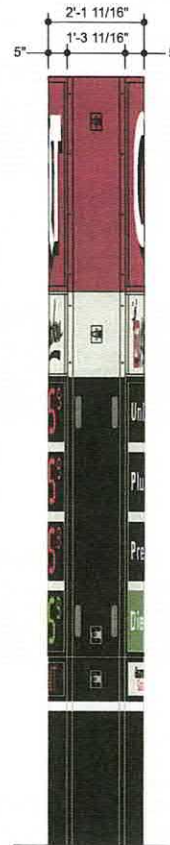
1 | 2 | 3 | 4 | 5 | 6 |



Top View



Front Elevation
Scale: 3/8" = 1'-0"



Side Elevation
Scale: 3/8" = 1'-0"

XXXX -MV-E4PGQ-CC-76 Vertical Monument Sign

- QT Kitchens
- Four (4) Product LED Gas Price Sign with Cash & Credit
- 75.4 Square Feet Sign Area

Notes:

- 1.) Engineering provided by QT.
- 2.) Steel supports provided by sign installer.



XXXX-MV-E4PGQ-CC-76

Project Information

Client
QuikTrip
Location

Sales House Design CT Project Manager James Gentry

Date / Description	Issue Date
12/03/19	Issue Date
01/13/20	Rev. 1
02/17/20	Rev. 2

Notes

Store #

XXXX

Declaration

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Color Specifications

All Paint Finishes to be Akzo Nobel

- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3632-53
- Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

Allen Industries
FILE NUMBER: E212283

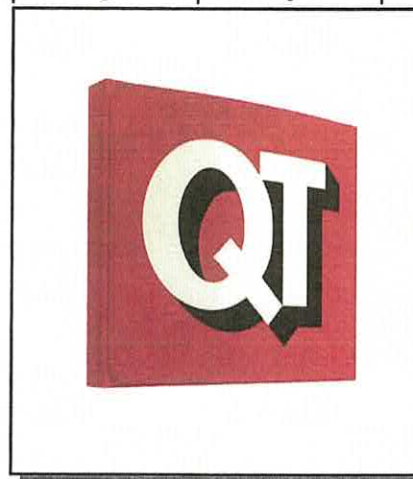
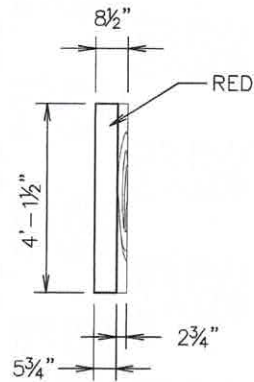
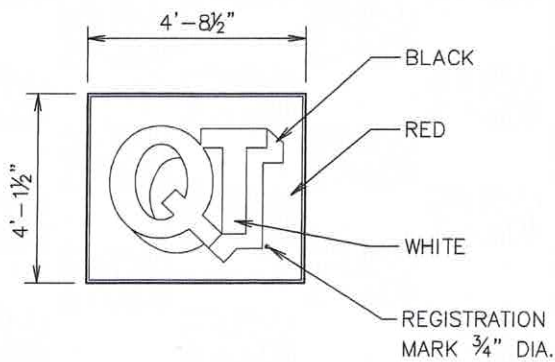
THIS DRAWING IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 680 OF THE NATIONAL ELECTRICAL CODE (NEC) AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

UL Listed Electric Sign Complies with UL 48 CSA C22.2 No. 207 E212283 A11 017510



Allen Industries
YOUR BRAND AT ITS BEST™

1-800-967-2553
www.allenindustries.com



QuikTrip.



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P.O. Box 397, IOWA, IOWA 52245
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Building ID
IDB-20

NOTES	
DRAWN BY	
ISSUE DATE	11/07/12

SQUARE FOOTAGE	
TYPEFACE	12
INSIDE CAN	
ENTIRE SIGN	20

SPECIFICATIONS:

LOGO

Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53 with Akzo Nobel, no embossment.

LOGO Cabinet

Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. Painted Akzo Noble, QT Red SIGN9141 Low Gloss.

SCALE:

1/4" = 1'-0"

SERIAL NUMBER:

IDB-20

STORE NUMBER:

FIELD NOTES FOR A 2.236 ACRE TRACT OF LAND

A **2.236 acre** tract of land, situated in the City of Garden Ridge, 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 as described in Document No. 201106003877 of the Official Public Records of Comal County, Texas. Said **2.236 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found Texas Department of Transportation (TxDOT) Right-of-Way Monument (R.O.W.), Type III, in the northeast right-of-way line of F.M. 3009, a variable width right-of-way, as shown on the TxDOT R.O.W. Map, CSJ No. 3107-01-036, in the southwesterly line of said 13.532 acre tract, for a point of curvature and the most southerly corner of the tract described herein;

THENCE: With said right-of-way line of the southwesterly lines of said 13.532 acre tract, the following four (4) courses:

1. With a curve to the right having a radius of **5243.00 feet**, an arc length of **159.07 feet**, a delta angle of **001° 44' 18"** and a chord bears, **N 34° 18' 05" W**, a distance of **159.06 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of non-tangency,
2. **N 25° 52' 34" W**, a distance of **98.14 feet** to a set PK nail with a metal washer stamped "Matkin Hoover Eng. & Svy" for a point of curvature,
3. With a non-tangent curve to the right having a radius of **5231.00 feet**, an arc length of **168.06 feet**, a delta angle of **001° 50' 27"** and a chord bears, **N 31° 27' 00" W**, a distance of **168.05 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for a point of non-tangency, and
4. **N 30° 31' 33" W**, a distance of **65.46 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" at the south end of a cutback at the intersection of said right-of-way line, and the southerly right-of-way line of F.M. 2252, a called 70' right-of-way, as shown on the TxDOT R.O.W. Map, CSJ No. 1433-02-01, for a westerly corner of said 13.532 acre tract and the tract described herein;

THENCE: **N 13° 07' 34" E**, with said cutback and a northwesterly line of said 13.532 acre tract, a distance of **94.22 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" at the north end of said cutback, the northwest corner of said 13.532 acre tract and the tract described herein;

THENCE: **N 56° 10' 24" E**, with the southerly right-of-way line of F.M. 2252 and the northwesterly line of said 13.532 acre tract, at 203.05 feet a found TxDOT R.O.W. Monument, Type III, and continuing for a total distance of **315.53 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the north corner of the tract described herein;

THENCE: Departing the southerly right-of-way line of F.M. 2552 and into and across said 13.532 acre tract, the following four (4) courses:

1. **S 33° 49' 05" E**, a distance of **245.08 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for the most easterly corner of the tract described herein,
2. **S 56° 10' 35" W**, a distance of **376.97 feet** to a set ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for an interior corner and a point of curvature,
3. With a non-tangent curve to the left having a radius of **5214.50 feet**, an arc length of **81.15 feet**, a delta angle of **000° 53' 30"** and a chord bears, **S 32° 13' 50" W**, a distance of **81.15 feet** to a found TxDOT R.O.W. Monument, Type III, for a point of non-tangency,
4. **S 26° 47' 16" E**, a distance of **229.37 feet** to the **POINT OF BEGINNING** and containing **2.236 acres** of land situated in the City of Garden Ridge, Comal County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work performed the weeks of 02/08/2021 and 02/15/2021.

Job # 21-4008 – 2.236 Acres

Date: February 26, 2021



200' Notification Area:

CCAD Parcel 147738
BNSF RAILWAY COMPANY
2500 LOU MENK DR - AOB-3
FORT WORTH, TX 76131-2828

CCAD Parcel 16972
GARDEN RIDGE 2252 LLC
19710 SECRET CV
GARDEN RIDGE, TX 78266-2163

CCAD Parcel 47885
WISSER STEPHEN A & ASTRID
9902 KATHARINE GLN
GARDEN RIDGE, TX 78266-2301

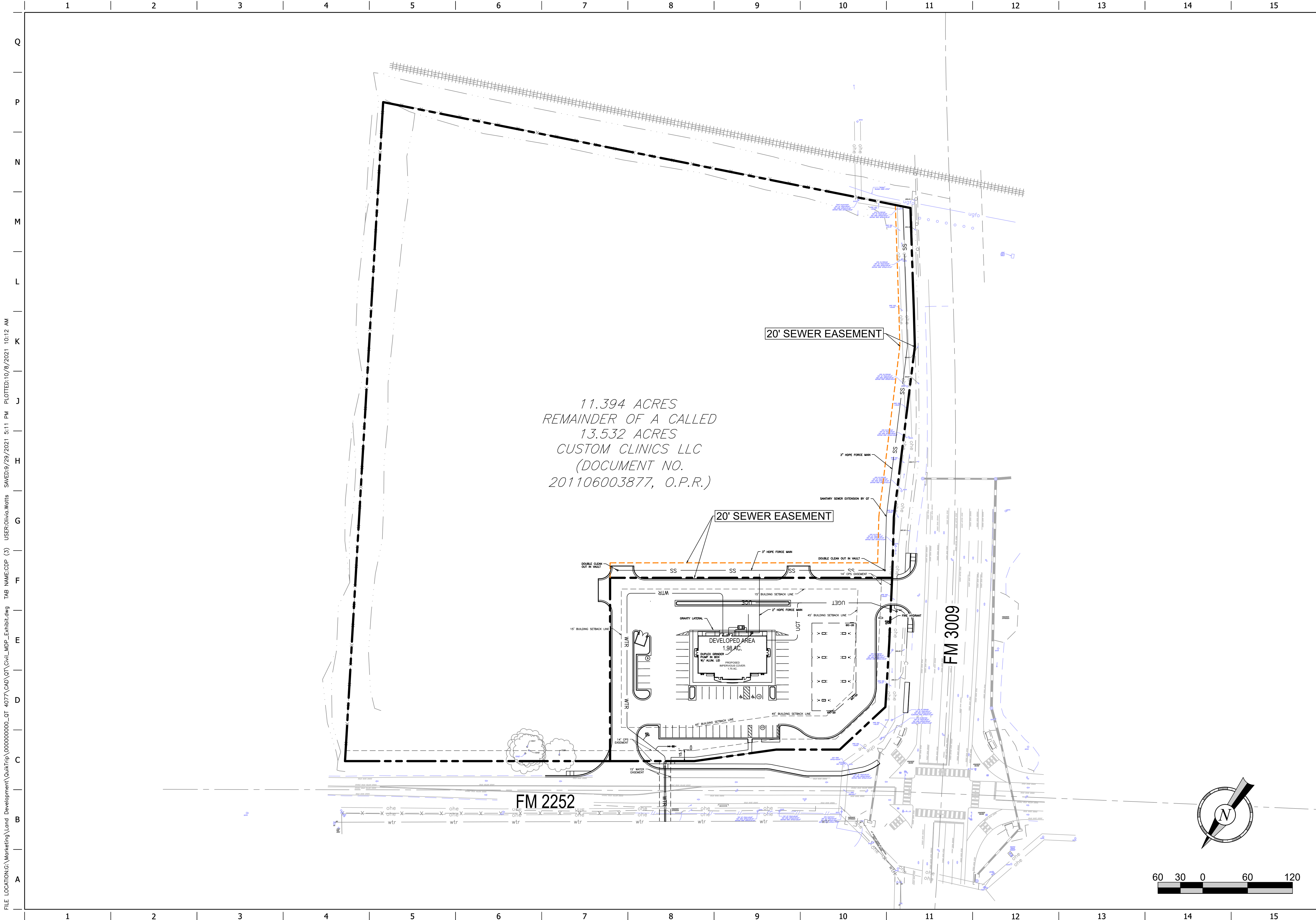
CCAD Parcel 74500
WETZ MONROE J ET AL
19597 FM 2252
SAN ANTONIO, TX 78266-2616

CCAD Parcel 104266
E Z MART STORES INC
2015 GALLERIA OAKS DR
TEXARKANA, TX 75503

CCAD Parcel 74424
E Z MART STORES INC
2015 GALLERIA OAKS DR
TEXARKANA, TX 75503



FILE LOCATION:G:\Marketing\Land Development\QuikTrip\0000000000_01 4077\CAD\QTY\Civil_MDP_Exhibit.dwg TAB NAME:CDP (3) USER:Olivia.Watts SAVED:9/29/2021 5:11 PM PLOTTED:10/9/2021 10:12 AM



FOR
REVIEW
ONLY

PROJECT NO.:#####

QuikTrip No. 4077
FM 3009 & FM 2252
GARDEN RIDGE, TX



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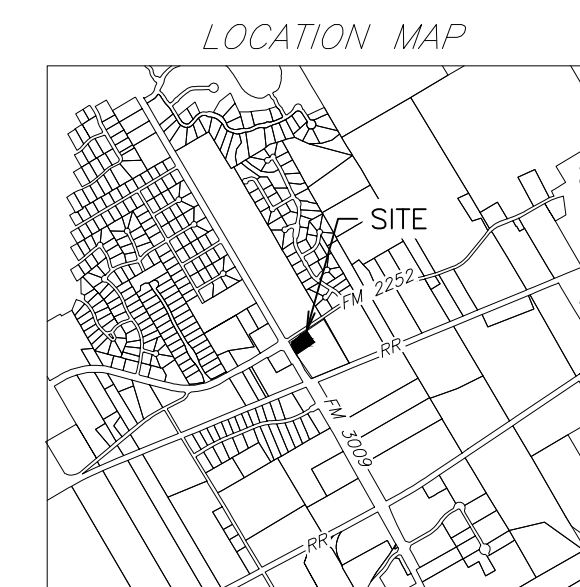
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DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION	ORIGINAL ISSUE DATE:

SHEET TITLE:
SITE/DEMO PLAN

SHEET NUMBER:
1

(DOCUMENT NO.
201106003877, O.P.R.)



FOR
REVIEW
ONLY

PROJECT NO.: #####

QuikTrip No. 4077

FM 3009 & FM 2252
GARDEN RIDGE, TX



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PROTOTYPE: P-105 (02/01/21)

DIVISION:

VERSION: 00

DESIGNED BY

DRAWN BY:

REVIEWED BY

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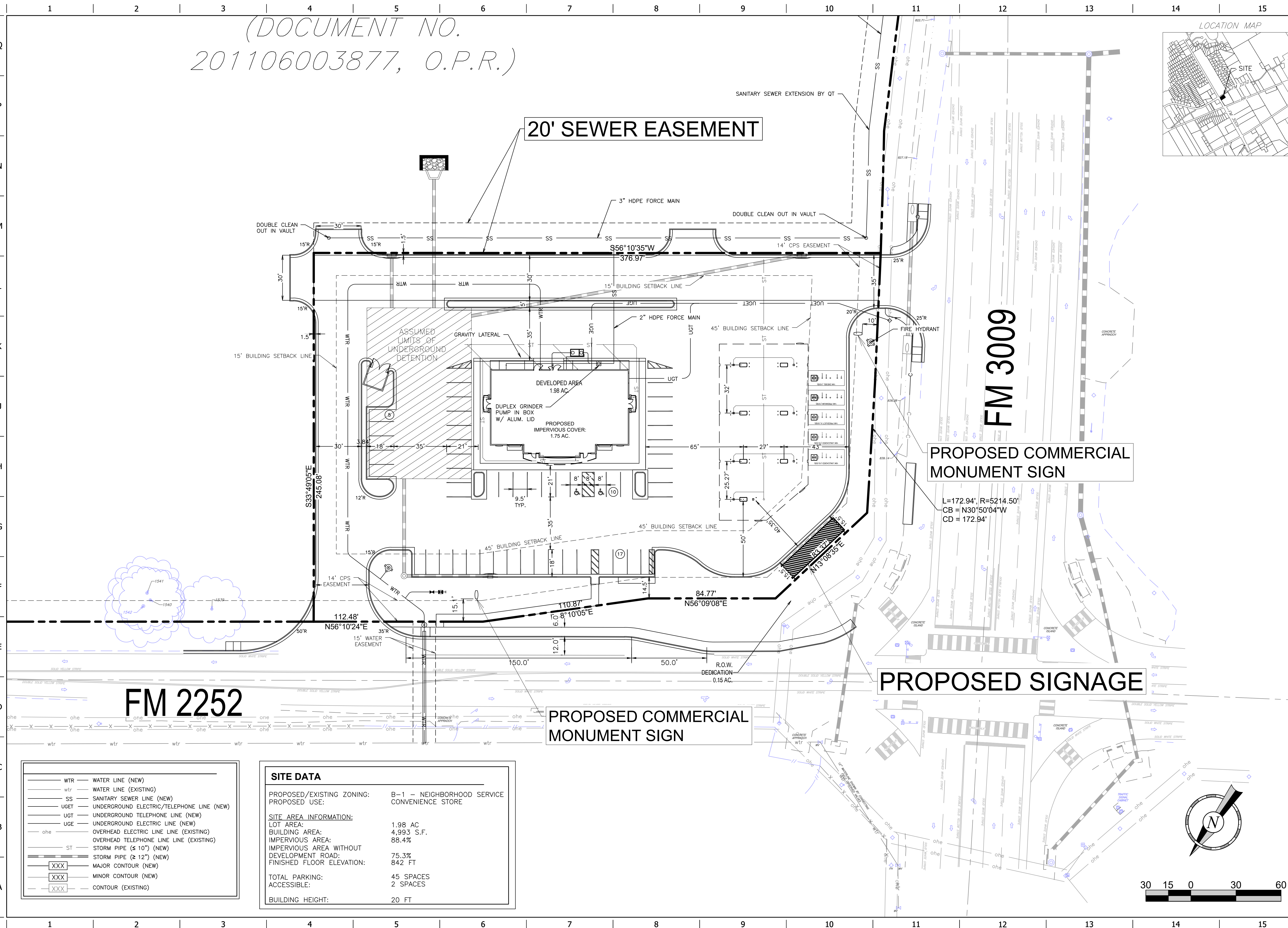
		ORIGINAL ISSUE DATE.
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SHEET TITLE:

SITE/DEMO PLAN

SHEET NUMBER:

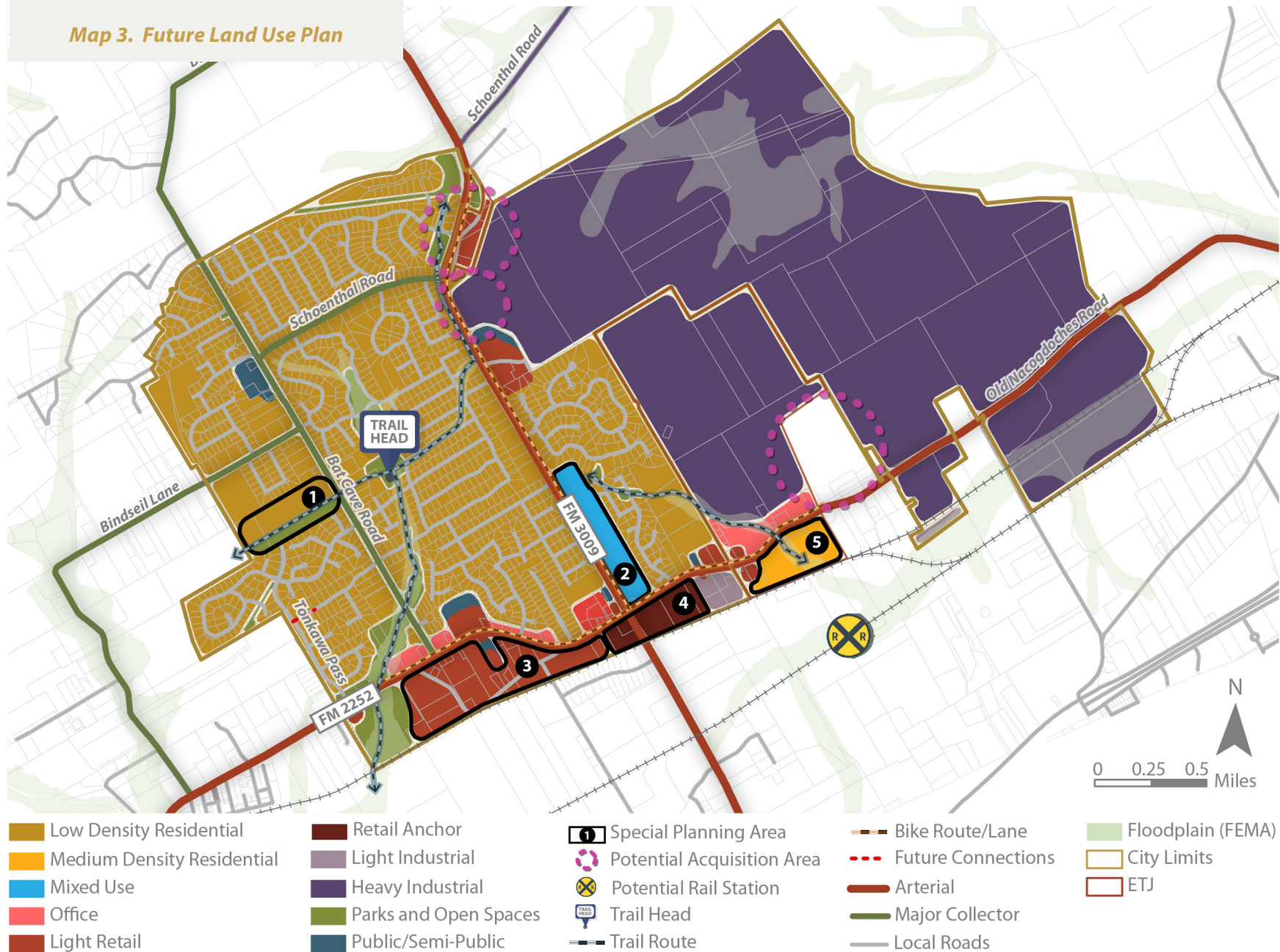
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City of Garden Ridge
Findings Necessary To Grant A Variance To Zoning Ordinance

INQUIRY		FINDINGS
Is the variance a request for a change in “use”? (Zoning Ordinance) If yes, DENY VARIANCE If no, CONTINUE		If yes, describe how. If no, state so.
Is the need for the variance due to unusual physical, topographic, or geographic features which exist on the property? (Zoning Ordinance) If yes, CONTINUE If no, DENY VARIANCE		If yes, describe the unique circumstances. If no, state so.
Are the unique circumstances merely financial in nature? (Zoning Ordinance) If yes, DENY VARIANCE If no, CONTINUE		If yes, describe how. If no, state so.
Are the unique circumstances due to, or the result of, general conditions in the district where the property is located? (Zoning Ordinance) If yes, DENY VARIANCE If no, CONTINUE		If yes, describe how. If no, state so.
Were the unique circumstances created by the owner of the property? (Zoning Ordinance) If yes, DENY VARIANCE If no, CONTINUE		If yes, describe how. If no, state so.
Will the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? (Should consider adding to the Ordinance) If yes, DENY VARIANCE If no, CONTINUE		If yes, describe how. If no, state so.
Will the variance substantially weaken the general purposes of the Ordinance or the regulations established for the specified district? (Standard Ordinance Construction) If yes, DENY VARIANCE If no, CONTINUE		If yes, describe how. If no, state so.
Will the variance adversely affect the public health, safety, or welfare of the public? (Local Gov’t Code 211.009) If yes, DENY VARIANCE If no, CONTINUE		If yes, describe how. If no, state so.
Is the variance contrary to public interest? (Local Gov’t Code 211.009) If yes, DENY VARIANCE If no, GRANT VARIANCE		If yes, describe how. If no, state so.

Map 3. Future Land Use Plan



Future Agenda Items

Planning and Zoning Commission

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

January 11, 2022, Regular Meeting

- | | | |
|-------------------------------|--------------|---|
| 14 days before Meeting | (12/28/2021) | Commission and Staff items are due |
| 8 days before Meeting | (01/03/2022) | City Administrator and Chair review agenda.
City Attorney is sent the agenda for approval. |
| 7 days before Meeting | (01/04/2022) | Post Agenda and Commission will receive packet |
| 4 days before Meeting | (01/07/2022) | Post Agenda Packet to City Website |
| 3 days before Meeting | (01/08/2022) | (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)

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)