



City of Garden Ridge

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

AGENDA CITY COUNCIL REGULAR MEETING WEDNESDAY, DECEMBER 1, 2021, 6:00 P.M.

The Garden Ridge City Council will meet in a regular session on Wednesday, December 1, 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. City/Employee Recognitions/Employee Introductions

- a) Thank you card from First United Bank to Lt. Bellinger.
- b) Thank you card from the GRCPAAA to the City of Garden Ridge.
- c) Recognition of Employee Service Years with the City of Garden Ridge.

5. Citizen Comment Period – limited to 30 minutes total

Rules for Citizens' Participation: The City Council welcomes citizen participation and comments at all City Council Meetings. If you speak, you must follow these guidelines:

- a) Respect and courtesy:
 1. Direct your comments to the entire City Council, not to an individual member, nor to the audience.
 2. Show the City Council 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.
 - 1.1. You are required to sign up to speak and you are limited to one 3-minute period.
 2. Second citizen comment period.
 - 2.1. 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 City Council is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042.

6. Consent Agenda

THESE ITEMS MAY BE ACTED UPON IN A SINGLE MOTION. NO SEPARATE DISCUSSION OR ACTION ON THESE ITEMS WILL BE HELD UNLESS REQUESTED BY A COUNCILMEMBER. PUBLIC COMMENT ON THESE ITEMS MAY BE HEARD DURING CITIZENS' PARTICIPATION; HOWEVER, THAT DOES NOT MEAN THE ITEM WILL BE CONSIDERED OUTSIDE THE CONSENT AGENDA.

- a) Approval of Minutes for the November 3, 2021, City Council Regular Meeting.
- b) Financial Statement, Summary Report, and Management's Discussion and Analysis of Results of Operations – October 31, 2021.
- c) Destruction of City records in accordance with the City of Garden Ridge Records Retention Plan.
- d) Approval of the Certification of Tax Levy for the Tax Year 2021 for the City of Garden Ridge.

7. Staff Reports

- a) City Administrator Monthly Activity Report.
 - Community and Event Center usage/financial report, Building Permits issued to date for residential, commercial, and minor construction projects, City Council ideas/suggestions, communication efforts, citizen concern/input, upcoming events, personnel updates, and continuity of operations.
- b) Finance/HR Monthly Activity Report.
 - Financial reporting, audits, employee benefits, communication efforts, upcoming events, personnel updates, and continuity of operations.
- c) City Secretary Monthly Activity Report.
 - Administrative operations and projects, records management, communication efforts, citizen concern/input, upcoming events, personnel updates, and continuity of operations.
- d) Police Department Monthly Activity Report.
 - Traffic/code compliance enforcement, criminal activity, upcoming events, and continuity of operations.
- e) Public Works Department Monthly Activity Report.
 - Public Facilities: Street/right-of-way maintenance, drainage facility/easement maintenance, City facilities maintenance, Animal Services (domestic and wild), projects, and continuity of operations.
 - Utilities: Water pumping/usage from City wells, system infrastructure maintenance/repairs/projects, leak adjustments, water/drought management, and continuity of operations.
- f) Library Monthly Activity Report.
 - Upcoming events and continuity of operations.

8. City Engineer Projects Status Reports

- a) FM 2252 TxDOT Project.
- b) FM 2252 Wastewater Project.

9. City Commission and Committee Reports/Recommendations/Possible Actions

- a) Planning and Zoning Commission:
 - 1. 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.
 - 1.1. Receive recommendation from Planning and Zoning Commission.
 - 1.2. Hold a public hearing.
 - 1.3. Take action on recommendation.
 - 2. 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.

2.1. Receive recommendation from Planning and Zoning Commission.

2.2. Hold a public hearing.

2.3. Take action on recommendation.

3. Master Development Plan for QuikTrip (QT), located at the southeast corner of the intersection of FM 3009 and FM 2252 in Garden Ridge, Texas.

3.1. Receive recommendation from Planning and Zoning Commission.

3.2. Take action on recommendation.

4. Receive monthly activity update as applicable.

b) Quarry Commission:

1. Receive monthly activity update as applicable.

c) Water Commission:

1. Receive recommendation regarding request for water leak adjustment for 21926 Park View Drive for the billing period of March 23, 2021 – April 23, 2021.

1.1. Take action on recommendation.

2. Receive recommendation regarding the amount of Transferable Water Rights for proposed QuikTrip development.

2.1. Take action on recommendation.

3. Receive monthly activity update as applicable.

d) Wildlife Management Advisory Commission:

1. Receive monthly activity update as applicable.

e) Parks Committee:

1. Receive monthly activity update as applicable.

f) *Volunteer Garden Ridge!*

1. Receive monthly activity update as applicable.

10. Approvals and Authorizations

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

a) Water Rate Structure.

1. Citizen Comment Period.

2. Take action on Water Rate Structure.

11. Updates

a) City Council Projects.

1. City of Garden Ridge 50th Anniversary (Erickson and Bower).

12. Discussion of Future Agenda Items

13. Citizen Comment Period – limited to 20 minutes total

See “Rules for Citizens’ Participation” under Item 5.

14. Reports and Comments from Mayor and City Councilmembers

The Mayor and/or City Councilmembers may comment, make general announcements, and/or provide progress reports on events, activities and/or committees/board meetings concerning the following:

Alamo Area Metropolitan Planning Organization
Boy Scouts and/or Girl Scouts
City of Garden Ridge sponsored events and outreach efforts
Comal ISD (Garden Ridge Elementary School/Danville Middle School/Davenport High School)
Counties (Bexar/Comal/Guadalupe)
Families of Garden Ridge
Garden Ridge Lions Club and Garden Ridge Women's Club
Garden Ridge Citizen Police Academy Alumni Association/Citizen Patrol
Greater Bexar County Council of Cities
Northeast Partnership

15. Executive Session

The City Council will recess its open meeting and reconvene in Executive Session:

- a) Pursuant to Texas Government Code Section 551.071(1) and 551.071(2) – Consultation with Attorney and 551.072 – Deliberations About Real Property.
 1. To deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person and legal advice on same: wastewater utility easement acquisition and property acquisition for city building project and related matters.
 2. A matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Texas Government Code Chapter 551 regarding possible computer/data breach (Mayor's Access & PC) and related investigation.

16. Business Items

The City Council will reconvene into Regular Session upon conclusion of the Executive Session and may recall any item posted for Executive Session for action, as necessary.

17. Adjournment

AGENDA NOTICES:

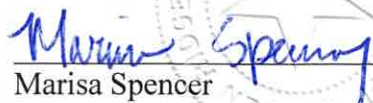
Decorum Required: Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order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

Action by Council Authorized: The Council may vote or act upon any item within this Agenda. The Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Title 5, Chapter 551, of the Texas Government Code.

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

Attendance By Other Elected or Appointed Officials: It is anticipated that members of the other city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the City Council, other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action are 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 2:00 p.m. on November 23, 2021, on the bulletin board located at the entrance to Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.


Marisa Spencer
City Secretary