



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

The Planning and Zoning Commission will meet in a regular session on Tuesday, December 14, 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 November 9, 2021, Planning and Zoning Commission Regular Meeting.
- b) Items applicable to the Planning and Zoning Commission discussed at December City Council Meeting, including feedback from Mayor Erickson.
- c) Master Development Plan for WMMT Ventures Phase 1 project, located on a 14.0836 acre tract on the south side of FM 2252 at the intersection of Arrowood Place in Garden Ridge, Texas.
 1. Discuss and make possible recommendations related to Master Development Plan.

- d) 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.
 - e) 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.
 - 1. Discuss and/or make recommendations related to application of ordinance provisions to commission members, if needed.
 - f) Future Agenda Items
 - 1. Commissioners input on agenda items.
 - 2. Announce date, time, and location for next meeting (January 11, 2022, 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**

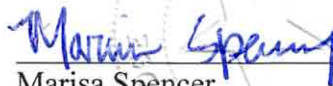
AGENDA NOTICES:

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.

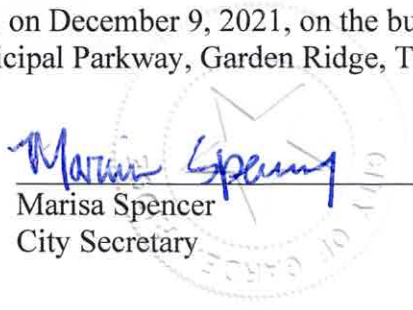
Action by Commission Authorized: The Commission may vote or act upon any item within this agenda.

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 9:30 a.m. on December 9, 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, NOVEMBER 9, 2021, 6:00 P.M.

Commissioners Present:

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

Commissioners Absent:

Vacant Position

City Staff and City Councilmembers Present:

Nancy Cain, City Administrator
Marisa Spencer, City Secretary
Kat Balbi, Assistant City Secretary/Communications Specialist
Allison Bastian-Rodriguez, City Attorney (attended remotely)
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, November 9, 2021, in the City Council Chambers of Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Roll Call: See above.

3. Pledge of Allegiance: Chair Diaz led the Pledge of Allegiance.

4. Citizen Comment Period

Bill Pohl, 21016 Hickory Bend, spoke regarding development and QuikTrip's request for variances.

David McCormick, 19902 Regency Oaks, spoke regarding development and QuikTrip's request for variances.

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.

Motion: A motion was made by Vice-Chair Jacaman, seconded by Commissioner Hill, to approve the minutes for October 12, 2021, Planning and Zoning Commission Regular Meeting. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

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.

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

c) Petition by Eric Thomas 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.

9400 Municipal Parkway * Garden Ridge, Texas 78266-2600
Phone (210) 651-6632 * Fax (210) 651-9638 * www.ci.garden-ridge.tx.us

1. Hold a public hearing.

Chair Diaz opened the public hearing at 6:10 p.m.

One (1) citizen spoke regarding the petition and City Secretary Marisa Spencer stated no written comments were submitted.

Chair Diaz closed the public hearing at 6:11 p.m.

2. Discuss and make a recommendation regarding the petition.

The Commission discussed the petition for rezoning.

Motion: A motion was made by Commissioner Dr. Miller, seconded by Commissioner Leatherberry, to recommend to City Council approval of the 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 located adjacent to the north property line of 19204 FM 2252. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

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.

JD Lee Dudley spoke regarding QuikTrip, presented the Master Development Plan including the variances requested, and addressed questions from Commissioners. Chair Diaz stated the Commission would consider the Master Development Plan after considering the variances requested to Ordinance No. 13-122018.

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.

Chair Diaz opened the public hearing at 6:37 p.m.

Ten (10) citizens spoke regarding the petition and City Secretary Marisa Spencer read two (2) written comments submitted.

Chair Diaz closed the public hearing at 7:09 p.m.

2. Discuss and make a recommendation regarding the petition.

Motion: A motion was made by Commissioner Dr. Miller, seconded by Commissioner Hill, to recommend to City Council approval of the variance to Ordinance No. 13-122018 Section 6.2.4.5. Neighborhood Service (B-1) District, Impervious Cover as requested in the petition by JD Lee Dudley on behalf of QuikTrip (QT). The Commission voted three (3) for and two (2) opposed (Vice-Chair Jacaman and Commissioner Leatherberry). The motion passed by a vote of 3-2.

Motion: A motion was made by Vice-Chair Jacaman, seconded by Commissioner Leatherberry, to recommend to City Council denial of the variance to Ordinance No. 13-122018 Section 6.4.1. Aquifer Protection (AP) District Use Restrictions as requested in the petition by JD Lee Dudley on behalf of QuikTrip (QT). The Commission voted two (2) for and three (3) opposed (Commissioner Dr. Miller, Commissioner Hill, and Commissioner Deaver). The motion failed.

Motion: A motion was made by Commissioner Deaver, seconded by Commissioner Hill, to recommend to City Council approval of the variance to Ordinance No. 13-122018 Section 6.4.1. Aquifer Protection (AP) District Use Restrictions as requested in the petition by JD Lee Dudley on behalf of QuikTrip (QT). The Commission voted two (2) for and three (3) opposed (Vice-Chair Jacaman, Commissioner Dr. Miller, and Commissioner Leatherberry). The motion failed.

Motion: A motion was made by Vice-Chair Jacaman, seconded by Commissioner Leatherberry, to recommend to City Council denial of the variance to Ordinance No. 13-122018 Section 6.4.1. Aquifer Protection (AP) District Use Restrictions as requested in the petition by JD Lee Dudley on behalf of QuikTrip (QT). The Commission voted four (4) for and one (1) opposed (Commissioner Hill). The motion passed by a vote of 4-1.

Motion: A motion was made by Commissioner Hill, seconded by Commissioner Dr. Miller, to recommend to City Council approval of the variance to Ordinance No. 13-122018 Appendix 2, Sign Regulations, Section 3.a. Business Advertising Signs as requested in the petition by JD Lee Dudley on behalf of QuikTrip (QT). The Commission voted three (3) for and two (2) opposed (Vice-Chair Jacaman and Commissioner Leatherberry). The motion passed by a vote of 3-2.

Motion: A motion was made by Commissioner Hill, seconded by Commissioner Deaver, to recommend to City Council approval of the variance to Ordinance No. 13-122018 Appendix 2, Sign Regulations, Section 3.c. Master Pylon Signs as requested in the petition by JD Lee Dudley on behalf of QuikTrip (QT). The Commission voted three (3) for and two (2) opposed (Vice-Chair Jacaman and Commissioner Dr. Miller). The motion passed by a vote of 3-2.

Motion: A motion was made by Commissioner Dr. Miller, seconded by Commissioner Hill, to recommend to City Council approval of the Master Development Plan for QuikTrip (QT), located at the southeast corner of the intersection of FM 3009 and FM 2252, subject to the affirmative vote of at least three-fourths of City Council overruling the Commission's recommendation to deny the variance to Ordinance No. 13-122018 Section 6.4.1. Aquifer Protection (AP) District Use Restrictions as requested in the petition by JD Lee Dudley on behalf of QuikTrip (QT). The Commission voted three (3) for and two (2) opposed (Vice-Chair Jacaman and Commissioner Leatherberry). The motion passed by a vote of 3-2.

f) Draft Zoning Ordinance / Master Land Use Plan.

1. 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.

2. 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.

g) Future Agenda Items

1. Commissioners input on agenda items.

Chair Diaz requested to discuss Ordinance No. 210. Commissioner Dr. Miller requested to discuss City Council's action relating to the Commission's recommendations.

2. Announce date, time, and location for next meeting.

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

6. Citizen Comment Period

Darren Bates, 20103 Regency Run, spoke regarding QuikTrip's Master Development Plan.

Alex Smith, 20114 Regency Run, spoke regarding development and traffic.

Ken Kneupper, 8891 Schoenthal Road, spoke regarding development and light pollution.

7. Adjournment

Motion: A motion was made by Vice-Chair Jacaman, seconded by Commissioner Leatherberry, to adjourn. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, November 9, 2021, Planning and Zoning Commission Regular Meeting was adjourned at 8:41 p.m. by Chair Diaz.

ATTEST:

Karen Diaz
Chair

Marisa Spencer
City Secretary

**SIGN IN TO SPEAK AT THE NOVEMBER 9, 2021
PLANNING AND ZONING COMMISSION REGULAR MEETING
CITIZEN COMMENT PERIOD**

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- ii. Show the Commission the same respect that you would like to be shown.
- iii. End your speaking at the time allotted below.

b) Speaking:

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 1. You are required to sign up to speak.
 2. You are limited to one 3-minute period.
- ii. Second citizen comment period
 1. You are not required to sign up.
 2. You are limited to one 2-minute period.
- iii. State your name and address before your comments begin.
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NAME	ADDRESS	TELEPHONE NUMBER (OPTIONAL)	SUBJECT
1. Bill Pahl	21016 Hickory Bend	740 475 8701	QT Station
2. Martha Stipp	21007 Cedar Branch	210-394-3106	QT P.H.
3. David McCormick	19902 Regency Run	210-328-9354	QT
4.			
5.			
6.			
7.			
8.			
9.			
10.			

NOVEMBER 9, 2021, PLANNING AND ZONING COMMISSION REGULAR MEETING
PUBLIC HEARING – FISCHER REZONING REQUEST

PLEASE WRITE YOUR NAME AND ADDRESS.

1. Dawn Hatch 8377 Twisted Oaks
2. _____
3. _____
4. _____
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15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

NOVEMBER 9, 2021, PLANNING AND ZONING COMMISSION REGULAR MEETING

PUBLIC HEARING - QUIKTRIP VARIANCES REQUEST

PLEASE WRITE YOUR NAME AND ADDRESS.

1. Charles H Weeks 19802 Regency Run Garden Ridge
2. Mark Hawshar 20914 Misty Arbor
3. Martha Stipp 21007 Cedar Branch
4. ~~██████████~~ Darren Bates ~~██████████~~ 20103 Regency Run Garden Ridge
5. Ken Knepper 8891 Schoenthal Rd. GARDEN RIDGE
6. Alexander I. Smith 20114 Regency Run Garden Ridge
7. Jeff Jerome 20745 Wahl Ln GARDEN RIDGE
8. Albert Haddock 8908 Sealed 78266 Garden Ridge, TX
9. Ginger Perry 9903 Katharine Glen
10. Dawn Hatch 8377 Twisted Oaks Garden Ridge
- 11.
- 12.
- 13.
- 14.

15. City Secretary Marisa Spencer read comments submitted by the following citizens:
16. Astrid and Steve Wigger 9909 Katharine Glen
17. Kenisha Ransom 9909 Katharine Glen
- 18.
- 19.
- 20.

NOVEMBER 9, 2021

PLANNING AND ZONING COMMISSION REGULAR MEETING

SECOND CITIZEN COMMENT PERIOD

NAME	ADDRESS	SUBJECT
1. <u>Darren Bates</u>	<u>20103 Regency Run</u>	<u>Extra Drive Discrepancy in QT's Depiction</u> <u>(was not noticed by entire group.)</u>
2. _____	_____	_____
3. <u>Alexander Smith</u>	<u>20114 Regency Run</u>	<u>Unintended consequences of No Left Turn onto FM 2252</u>
4. <u>KEN KNEPPER</u>	<u>8891 SCHOEINTHAL RD</u>	<u>LIGHT POLLUTION</u>
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
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13. _____	_____	_____
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15. _____	_____	_____
16. _____	_____	_____
17. _____	_____	_____
18. _____	_____	_____
19. _____	_____	_____
20. _____	_____	_____

October 12, 2021

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



RE: WMMT Ventures Phase 1 – Master Development Plan

Ms. Cain

Please accept this cover letter for the WMMT Ventures Phase 1 project located on the south side of FM 2252 at the intersection with Arrowood Place. The project will be developed in phases as a Multiuse office/retail development. Phase 1 of this will include a single 20,000 square foot office building with associated drive, utilities and parking. Phase 2 will consist of another 8 possible buildings, totaling approximately 64,500 square feet of office/retail space.

The property was rezoned in April of 2021 from Resident-Agriculture (RA) to Neighborhood Service (B-1). The current zoning permits uses office and professional business parks as well as non-noxious or offensive retail uses as described in section 6.2.1.3 of the city zoning ordinance. The rezoning approval letter is included with this Master Development Plan package.

The property will be platted into a single lot in Phase 1 and replatted in Phase 2 as necessary for future development. The Phase 2 masterplan is schematic and subject to change. Detailed design plans will be coordinated with the city and its representatives before the property is replatted in Phase 2.

Phase 1 will access Doer Lane to the west of the site. A shared access and Utility easement will stretch from Doer Lane down the middle of the site to the proposed 20,000 square foot office building. Water and sewer for the entire development run down this easement corridor and water will turn north to connect to the existing main running along FM 2252. All easements will be recorded as separate instruments and will not be tied to the platting process. Future access to FM 2252 has been coordinated with TxDOT and will be finalized as part of the Phase 2 development.

The site slopes from north to south away from FM 2252 and drains to the Railroad along the south boundary of the property. Runoff mitigation for Phase 1 will be handled with a small temporary pond until the time of development of Phase 2 where a regional detention pond will serve the entire site. A large TxDOT culvert discharges directly to a swale running through the property. TxDOT proposes changes to the existing culvert as part of the FM 2252 improvements which will affect the sizing of the Phase 2 drainage infrastructure. Drainage calculations have

not been made available by TxDOT to date but will be used as part of the development coordination for Phase 2.

Please accept this letter for the WMMT Ventures Phase 1 Master Development Plan. If you have any questions or concerns, please feel free to give me a call at (830) 358-7127.

Sincerely,

A handwritten signature in black ink, appearing to read "Shane Klar", written in a cursive style.

Shane Klar, P.E.

Principal

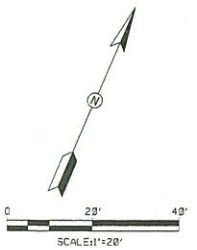
Attachments: Master Development Plan (Phase 1 & Phase 2)
Site Plan (Phase 1 & Overall)
Perspective Plan (Phase 1 & Overall)



PHASE 1 — OFFICE BUILDING
LOT AREA = 613,239.48 SF (14.08 AC.)
PROPOSED IMPERVIOUS COVER = 83,489.81 SF (1.92 AC.)

ENTRY DRIVE = 24,661.05 SF (0.57 AC)
BUILDING = 10,431.60 SF (0.24 AC)
PARKING/ SIDEWALKS = 48,397.16 SF (1.11 AC)

TOTAL IMPERVIOUS COVER = 13.6%



- PROPERTY BOUNDARY
- - - EXISTING EASEMENT/SETBACK
- - - PROPOSED EASEMENT/SETBACK
- EXISTING CONTOUR
- 12" W --- PROPOSED 12" WATER MAIN
- 2" W --- PROPOSED 2" WATER LATERAL
- FM --- PROPOSED 4" FORCE MAIN
- FM --- EXISTING FORCE MAIN
- PROPOSED GRINDER PUMP
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ EXISTING FIRE HYDRANT
- ▲ BLOWOFF

PARKING CALCULATIONS
PROPOSED USE: OFFICE SPACE
1 SPACE PER 300 SF (20,000 SF PROPOSED); 67 SPACES REQUIRED

PARKING SUMMARY	
STANDARD	102
ACCESSIBLE	5
TOTAL	107

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW UNDER THE AUTHORITY
OF JAMES INGALLS, P.E. #107416
ON
December 7, 2021. IT IS TO BE
USED FOR BIDDING AND
PERMITTING PURPOSES ONLY.
NOT TO BE USED FOR
CONSTRUCTION.

WMMT VENTURES
19269 FM 2252
SAN ANTONIO, TX 78266

MASTER DEVELOPMENT PLAN
PHASE 1

SHEET
1 OF 1

NO	DATE	ISSUES AND REVISIONS
1		

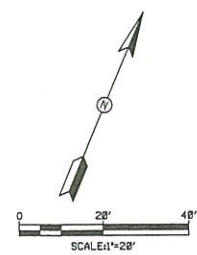


2021 W SH46, STE 105
NEW BRAUNFELS, TX. 78132
PH: 830-358-7127 ink-civil.com
T&PE FIRM F-13351

- SEWER NOTES
1. FINAL ELECTRICAL CONNECTION BY THE CITY.
 2. ALL COMMERCIAL GRINDER PUMPS TO BE "AT LEAST" DUPLEX. PUMP STATION SIZE AND POWER REQUIREMENTS WILL BE DETERMINED AT TIME OF WATER/WASTEWATER APPLICATION. ALL GRINDER PUMPS WILL BE FURNISHED AND INSTALLED BY THE CITY.
 3. ALL FORCE MAIN TO BE HDPE OR 13.5 BUTT FUSION WELDED. ALL FORCE MAINS TO BE INSPECTED, PRESSURE TESTED AND DEDICATED TO THE CITY FOLLOWING ACCEPTANCE.
 4. ALL FORCE MAINS CROSSING UNDER PAYMENT OR DRIVEWAYS TO BE INSTALLED INSIDE OF A SCH. 40 STEEL CASING EXTENDING AT LEAST 3 FEET BEYOND EDGE OF PAVEMENT WITH PIPE SPACERS AT MINIMUM 4 FOOT INTERVALS AND RUBBER END SEALS. STEEL CASING DIAMETER TO BE AT LEAST 4 INCHES LARGER THAN FORCE MAIN OUTSIDE DIAMETER.
 5. FORCE MAIN AND GRINDER PUMPS WILL BE OWNED AND MAINTAINED BY THE CITY. A DEDICATED EASEMENT AND ACCESS IS REQUIRED.

Drawing Name: H:\Marketing\New_Hickory\1st FM 2252\Master Development Plan\Phase 1 Master Development plan.dwg User: chadwick Date: 07/20/2021 11:25am





- 12" W PROPOSED 12" WATER MAIN
- 2" W PROPOSED 2" WATER LATERAL
- FM PROPOSED 4" FORCE MAIN
- FM EXISTING FORCE MAIN
- GRINDER PUMP PROPOSED GRINDER PUMP
- FIRE HYDRANT PROPOSED FIRE HYDRANT
- FIRE HYDRANT EXISTING FIRE HYDRANT

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JAMES INGALLS, P.E. #107416 ON October 12, 2021. IT IS TO BE USED FOR BIDDING AND PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

WMMT VENTURES
19269 FM 2252
SAN ANTONIO, TX 78266

MASTER DEVELOPMENT PLAN
PHASE 2

SHEET
1 OF 1

NO	DATE	ISSUES AND REVISIONS
1		



2021 W SH46, STE 105
NEW BRAUNFELS, TX. 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351



PROPOSED FUTURE BUILDING LEGEND	
BUILDING:	EST. SF:
PHASE 1 OFFICE BLDG	20,000 SF
FUTURE RETAIL BLDG 1	13,500 SF
FUTURE RETAIL BLDG 2	11,100 SF
FUTURE RETAIL BLDG 3	9,000 SF
FUTURE OFFICE BLDG 2	8,700 SF
FUTURE OFFICE BLDG 3	5,700 SF
FUTURE OFFICE BLDG 4	5,000 SF
FUTURE OFFICE BLDG 5	5,000 SF
FUTURE RETAIL/OFFICE BLDG 6	7,000 SF



PROPOSED FUTURE BUILDING LEGEND	
BUILDING:	EST. SF:
PHASE 1 OFFICE BLDG	20,000 SF
FUTURE RETAIL BLDG 1	13,500 SF
FUTURE RETAIL BLDG 2	11,100 SF
FUTURE RETAIL BLDG 3	9,000 SF
FUTURE OFFICE BLDG 2	8,700 SF
FUTURE OFFICE BLDG 3	5,700 SF
FUTURE OFFICE BLDG 4	5,000 SF
FUTURE OFFICE BLDG 5	5,000 SF
FUTURE RETAIL/OFFICE BLDG 6	7,000 SF



1 FRONT PERSPECTIVE
SCALE: N.T.S



2 ENTRY PERSPECTIVE
SCALE: N.T.S



3 RIGHT SIDE PERSPECTIVE
SCALE: N.T.S



4 OVERALL PERSPECTIVE
SCALE: N.T.S



5 PORCH PERSPECTIVE
SCALE: N.T.S



BUILDING, GARDEN RIDGE, TEXAS



BUILDING, GARDEN RIDGE, TEXAS



BUILDING, GARDEN RIDGE, TEXAS

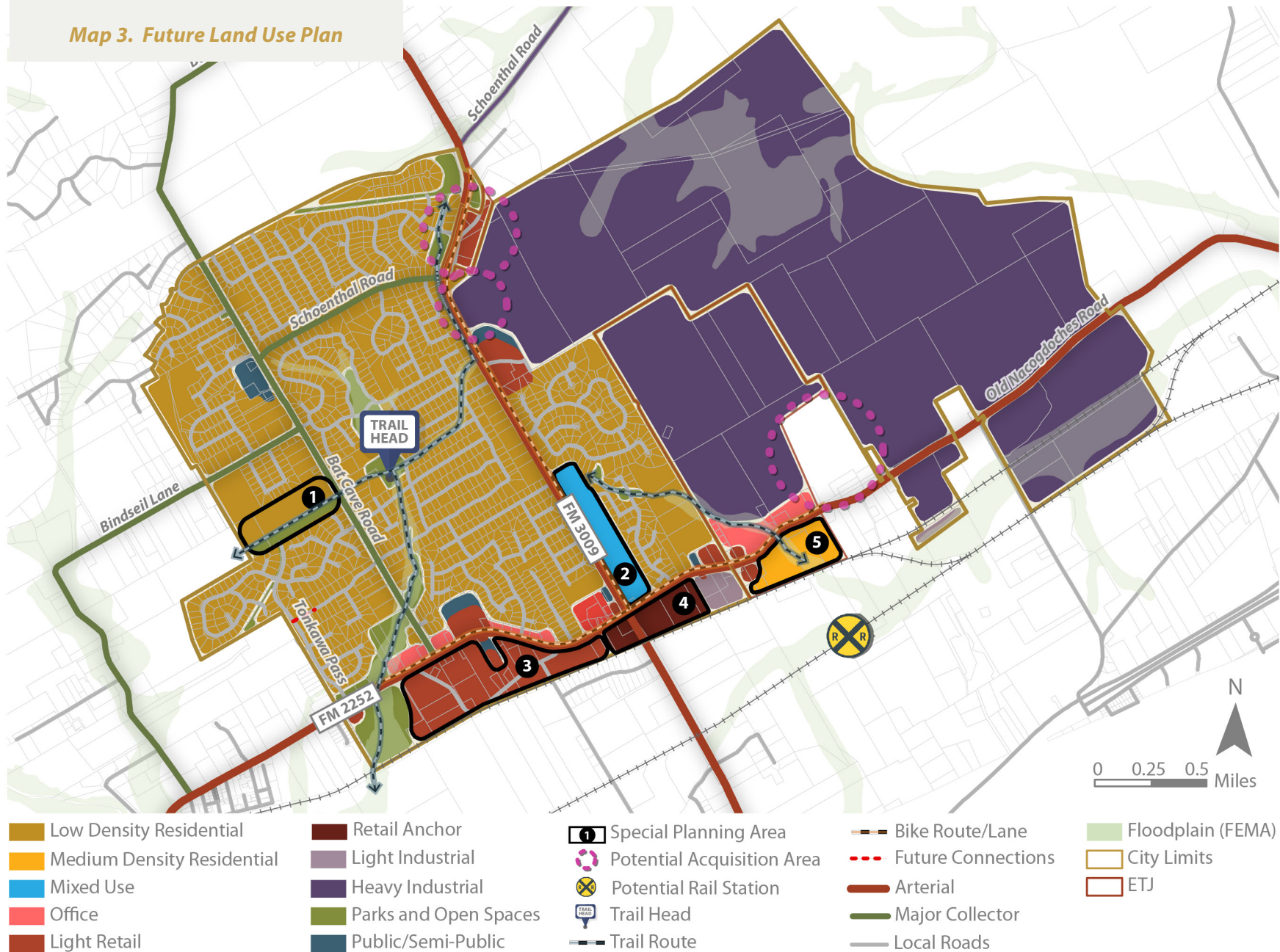


E BUILDING, GARDEN RIDGE, TEXAS



BUILDING, GARDEN RIDGE, TEXAS

Map 3. Future Land Use Plan



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.

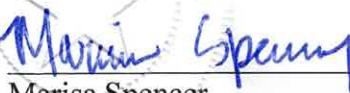
SECTION 8. EFFECTIVE DATE.

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

Future Agenda Items

Planning and Zoning Commission

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

Wildlife Management Advisory Commission = Brown

Municipal Court = Gray

City Event = Yellow

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					

February 8, 2022, Regular Meeting

14 days before Meeting	(01/25/2022)	Commission and Staff items are due
8 days before Meeting	(01/31/2022)	City Administrator and Chair review agenda. City Attorney is sent the agenda for approval.
7 days before Meeting	(02/01/2022)	Post Agenda and Commission will receive packet
4 days before Meeting	(02/04/2022)	Post Agenda Packet to City Website
3 days before Meeting	(02/05/2022)	(72 hours) – Local Govt. Code requirement for posting

City Council = Red

Quarry Commission = Purple

Planning & Zoning = Green

Water Commission = Blue

Wildlife Management Advisory Commission = Brown

Municipal Court = Gray

City Event = Yellow

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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					

PENDING FUTURE AGENDA ITEMS

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