



City of Garden Ridge

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

AGENDA

PLANNING AND ZONING COMMISSION REGULAR MEETING

TUESDAY, JANUARY 11, 2022, 6:00 P.M.

The Planning and Zoning Commission will meet in a regular session on Tuesday, January 11, 2022, 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 December 14, 2021, Planning and Zoning Commission Regular Meeting.
- b) Items applicable to the Planning and Zoning Commission discussed at January City Council Meeting, including possible update on FM 2252 Sewer Project and TxDOT FM 2252 Expansion.
- c) Petition by Brenda L. Elliott for a variance to Ordinance No. 13-122018, Section 5, Residential, 5.1.3.4. to allow the parking of a Recreational Vehicle (RV) in a portion of a driveway within the exterior side yard of the property at 9404 Azalea Gate, further known as Lot 4, Block 2, Garden Ridge Estates, Garden Ridge, Texas. Parking of an RV is only allowed in rear or interior side yards.
 1. Hold a public hearing.
 2. Discuss and make a recommendation regarding the petition.

9400 Municipal Parkway * Garden Ridge, Texas 78266-2600

Phone (210) 651-6632 * Fax (210) 651-9638 * www.ci.garden-ridge.tx.us

- d) Final Plat for Pensionmark Office Center located approximately 440 feet southwest of the intersection of Nacogdoches Road (FM 2252) and Nacogdoches Loop (Old Nacogdoches Road).
 - 1. Discuss and make a recommendation regarding the Final Plat.
 - 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. Make a recommendation regarding the resignation of Jesse Deaver from the Planning and Zoning Commission.
 - 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 (February 8, 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**

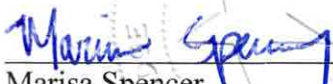
AGENDA NOTICES:

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 1:30 p.m. on January 5, 2022, 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, DECEMBER 14, 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
Bryce Cox, Planner
Mayor Robb Erickson
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 6:01 p.m. on Tuesday, December 14, 2021, in the City Council Chambers of Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Roll Call: See above.

3. Pledge of Allegiance: Chair 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 November 9, 2021, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Vice-Chair Jacaman, seconded by Commissioner Leatherberry, to approve the minutes for November 9, 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 December City Council Meeting, including feedback from Mayor Erickson.

Vice-Chair Jacaman provided the Commission with an update on items applicable to the Planning and Zoning Commission discussed at the December City Council Meeting.

Mayor Erickson thanked the Commission for their volunteer service to the community and provided feedback regarding the Commission's recommendations.

- 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.

Shane Klar and Shawn Willis presented the Master Development Plan for WMMT Ventures Phase 1 project and addressed questions from Commissioners.

Motion: A motion was made by Vice-Chair Jacaman, seconded by Commissioner Hill, to recommend to City Council approval of the 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. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

d) 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.

Bryce Cox, City Planner, provided input regarding development in the Natural Features Overlay District and architectural design standards.

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.

- 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.

The Commission discussed amendments to Ordinance No. 210 that were approved by City Council in November.

f) Future Agenda Items

1. Commissioners input on agenda items.

None at this time.

2. Announce date, time, and location for next meeting (January 11, 2022, at 6:00 p.m. at City Hall).

Chair Diaz stated the next Planning and Zoning Commission Regular Meeting is scheduled for Tuesday, January 11, 2022, at 6:00 p.m. at City Hall.

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

7. Adjournment

Motion: A motion was made by Commissioner Leatherberry, seconded by Commissioner Dr. Miller, to adjourn. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, December 14, 2021, Planning and Zoning Commission Regular Meeting was adjourned at 7:51 p.m. by Chair Diaz.

ATTEST:

Karen Diaz
Chair

Marisa Spencer
City Secretary



memorandum

To: Garden Ridge City Council
From: Trihydro Corporation
cc: Ms. Nancy Cain, City Administrator, City of Garden Ridge
Date: December 28, 2021
Re: Engineering Report for December 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 started the design of the water line relocation along FM 2252.
- TxDOT has started the roadway design for the intersection of FM 2252 and FM 3009. The City Engineer has the project limits for the relocation of the water main at the intersection of FM 2252 and FM 3009.

2. FM 2252 Wastewater Project

- The force main project is 100% complete.
- Release of retainage request was submitted to the City Administrator and approved.

3. Public Works

- Schoenthal Road Drainage Study: The drainage study has started.

4. Land Development Projects

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



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, January 11, 2022, 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 Brenda L. Elliott for a variance to Ordinance No. 13-122018, Section 5, Residential, 5.1.3.4. to allow the parking of a Recreational Vehicle (RV) in a portion of a driveway within the exterior side yard of the property at 9404 Azalea Gate, further known as Lot 4, Block 2, Garden Ridge Estates, Garden Ridge, Texas. Parking of an RV is only allowed in rear or interior side yards.

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 1:00 p.m. on December 15, 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

\$ 400.00

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

1. Date: _____ Case #: _____

2. Applicant Name: Brenda L Ellington
(First) (Middle) (Last)

3. Mailing Address: 9404 Azalea Gate Drive
(Street)
Garden Ridge Tx 78266
(City) (State) (Zip)

Phone: 710-651-3846

4. Applicant's relationship to property:
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: 9404 Azalea Gate Drive
(Street address or street property front)

6. Legal description:

Plat: Lot(s) 4 Block(s) 2

Subdivision: Garden Ridge Estates 10

Acreage: .7518 (If acreage, provide separate metes and bounds description as attachment 2.)

Property Deed recorded in Comal County Volume # _____ Page # _____

7. Cite City Ordinance number, page and paragraph from which variance is needed: City Ordinance 13 Section 5.1.3.4

8. State what you want to do instead: _____

9. Give reason why a variance should be granted (cost alone is not acceptable): _____

RV is not blocking any roads or view. RV belongs to a disabled Veteran. He is on Social Security and has none of the military installations has no vacancies for the RV and he cannot afford rental fees. Plot RV Not Facing front yard.

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: ____

Residential

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: Brenda L E Neott

____ 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	_____
	Public hearing conducted, if required	_____
City Admin.:	Applicant notified of Council Decision	_____
	Zoning ordinance change published, if required	_____

* All drainage to Flow away from house.

— AZALEA GATE

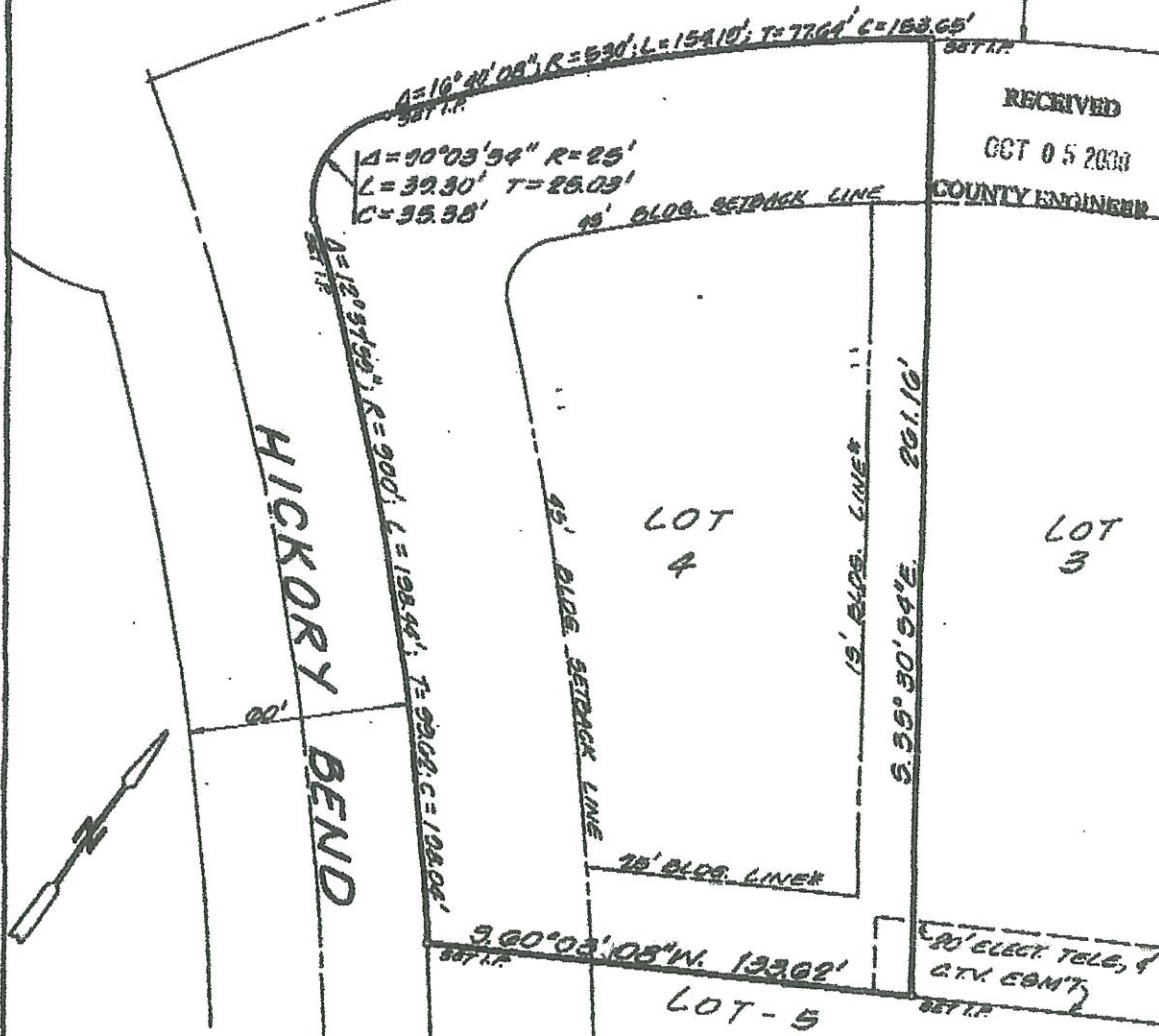
$$SC = 1/40 = 1 \cdot 10^{-2}$$

GLEN I
1321R
2472

81687 J

AZALEA GATE

RECEIVED
OCT 05 2000
COUNTY ENGINEER



LOT NO.: 4, BLOCK NO.: 2, N.C.B.
 SUBDIVISION GARDEN RIDGE ESTATES
 UNIT: 10, VOLUME 8, PAGE 41-42
 STREET ADDRESS: _____
 CITY: GARDEN RIDGE, COUNTY: COMAL, TEXAS

BAIN-McGRATH BAIN
ENGINEERS & SURVEYORS
 18111 Neogoches Road
 San Antonio, Texas 78247 512/658-7223

SCALE: $1" = 40'$
 DRAWN BY: P.B.S.
 CHECKED BY: _____



STATE OF TEXAS }
 COUNTY OF BEXAR }
 I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT
 ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER
 MY SUPERVISION AND THAT THERE ARE NO VIOLATIONS OR
 ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT
 ALL BUILDINGS ARE WHOLLY LOCATED ON THE PROPERTY EXCEPT AS
 SHOWN ABOVE.
 This 12th day of JULY, 1999 A.D.
Dr. M. Cray
 Job No. 5-2066

Reference:
 Vol. 0497 Pg. 371st

1. **Owner Name:** GRIFFITH RALPH E
Address: 9409 AZALEA GATE
GARDEN RIDGE, TX 78266
Lot 28339
2. **Owner Name:** EVANS ARTHUR & JOHNIDA RVCBL TRST
Address: 9405 AZALEA GATE
GARDEN RIDGE, TX 78266
Lot 28340
3. **Owner Name:** BAKER RICKIE L & CYNTHIA T
Address: 21029 HICKORY BEND
GARDEN RIDGE, TX 78266
Lot 28341
4. **Owner Name:** LIEKE HILBERT A JR & ELIZABETH R
Address: 21025 HICKORY BEND
GARDEN RIDGE, TX 78266
Lot 28342
5. **Owner Name:** STRUZYK KENNETH M
Address: 21021 HICKORY BEND
GARDEN RIDGE, TX 78266
Lot 28343
6. **Owner Name:** CAMPBELL DAVID L & PEGGY H
Address: 9435 GARDENIA BEND DR
Lot 28368
7. **Owner Name:** BETZ KING LIVING TRUST
Address: 21017 HICKORY BEND
GARDEN RIDGE, TX 78266
Lot 28344
8. **Owner Name:** POHL WILLIAM C & DAWN G
Address: 21016 HICKORY BEND
GARDEN RIDGE, TX 78266
Lot 28307
9. **Owner Name:** ARMSTRONG TERRY D & CAROL A
Address: 9408 AZALEA GATE
GARDEN RIDGE, TX 78266
Lot 28305



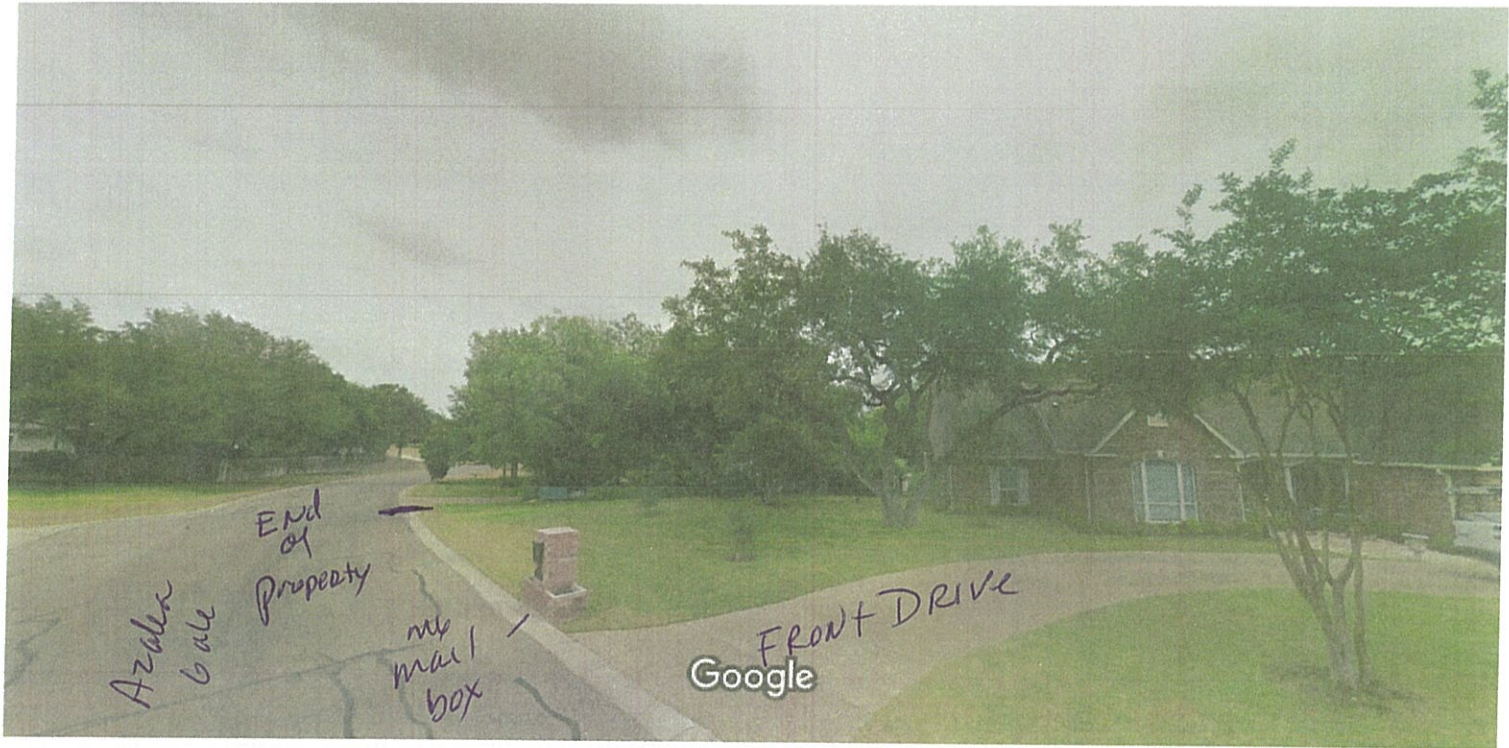


Image capture: May 2011 © 2021 Google

Garden Ridge, Texas

Google

Street View - May 2011

Front
Side

9404 Azalea Gate
Garden Ridge, Texas



Image capture: May 2011 © 2021 Google

Garden Ridge, Texas

Google

Street View - May 2011

front
of
the
house

3404 Aza
Garden Ri

10x11...

10x11

Cedar Branch

+



Image capture: May 2011 © 2021 Google

Garden Ridge, Texas

Google

Street View - May 2011

9404 Aza
Garden Ri





Image capture: May 2011 © 2021 Google

Garden Ridge, Texas

Google

Street View - May 2011

Dr
Gloxinia Dr
Mt Laurel Ln
Paradise Pass
Cedar Branch

9404 Azalea Gate, Garden Ridge, TX 78266



Data from: Redfin · Realtor · GreatSchools

This is my hot RV Parked

9404 Azalea Gate, Garden Ridge, TX 78266



Data from: Redfin · Realtor · GreatSchools

mi
House

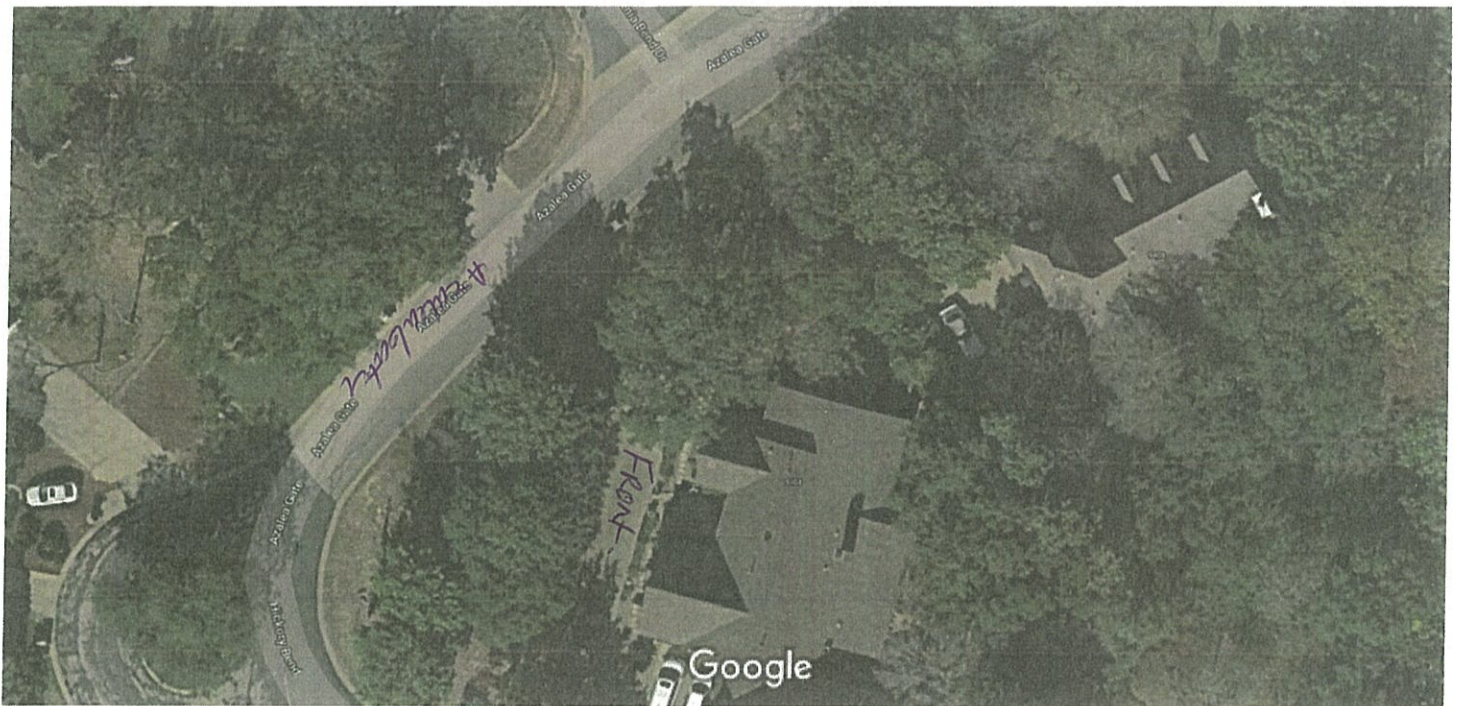
Google Maps

Backyard



Map data ©2021, Map data ©2021 20 ft

Google Maps



Map data ©2021, Map data ©2021 20 ft

my house
Aerial View



Map data ©2021, Map data ©2021 20 ft

Side Yard
that
faces
Hickory
Bend

Hidden
by
the
Trees

Call Sheet Report

GARDEN RIDGE POLICE DEPARTMENT

Call # 21-01041
Date/Time 10/1/2021 14:27:00
Type VOC #13
Priority LOW
How Rcvd PHONE
Sent to Dispatch 10/01/2021 22:32:49
Dispatcher SMITH, J
Disposition WRN/REQ. FOLLOW UP
Zone GARDEN RIDGE ESTATES

Call To Location

9404 AZALEA GATE GARDEN RIDGE TX 78266

Locations

Address	Location Type
9404 AZALEA GATE GARDEN RIDGE TX 78266	CALL LOCATION

Officers

Officer J SMITH	Agency GARDEN RIDGE PD	Primary Officer Y for Unit 116
Assigned 14:27:00 Enroute 14:27:00 Arrived 14:27:00 De-assigned	Cleared 14:40:00 Total Time 00:13:00	
To Station At Station Disposition WRN/REQ. FOLLOW UP		
Case Numbers		

Radio Messages

Date	Time	Entered By	Officer	Description
10/01/2021	14:40:00	SMITH, J	SMITH, J	OFFICER CLEARED 14:40:00
10/01/2021	14:27:00	SMITH, J	SMITH, J	OFFICER ARRIVE 14:27:00
10/01/2021	14:27:00	SMITH, J	SMITH, J	OFFICER DISPATCH 14:27:00
10/01/2021	14:27:00	SMITH, J	SMITH, J	OFFICER IN ROUTE 14:27:00

Caller Information

Name	Phone	Call From Address	Contact?	Employer / Work Phone
WILLIAM C POHL	7404758701	21016 HICKORY BEND GARDEN RIDGE TX 78266	Y	

Subjects

Name	Address	Subject Type	Phone
TOM BEST	9404 AZALEA GATE GARDEN RIDGE, TX 78266		830-357-0753

Narrative

-Caller reported to me his neighbor was in violation of City Ordinance for having a travel trailer in an exterior side yard at 9404 Azalea Gate.
-After I reviewed City Ordinance 13, Section 5.1.3.4 I confirmed that the homeowner at 9404 Azalea Gate was in violation for parking his travel trailer in an exterior side yard.
-I made contact with the resident and informed them of the violation.
-I explained to the resident why the trailer was in violation and he disagreed.
-The resident directed me to his two neighbors which had travel trailers in their driveways.
-I could clearly see that the neighbors he referenced had travel trailers, but they were legally parked and stored behind the front yard of the homestead as provided for in City Ordinance 13 Section 5.1.3.4.
-I advised the resident that he was just receiving a verbal warning and that I would follow up in 10 days to verify the travel trailer had been removed.



DENALI

HFN-4491

RV
in
Questions

Hickory
→ Bend

→ Azalea Gate

not
Blocking
Traffic

RV Parked
→



← RV Parked
cant NOT see

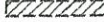
Hickory ← Bend

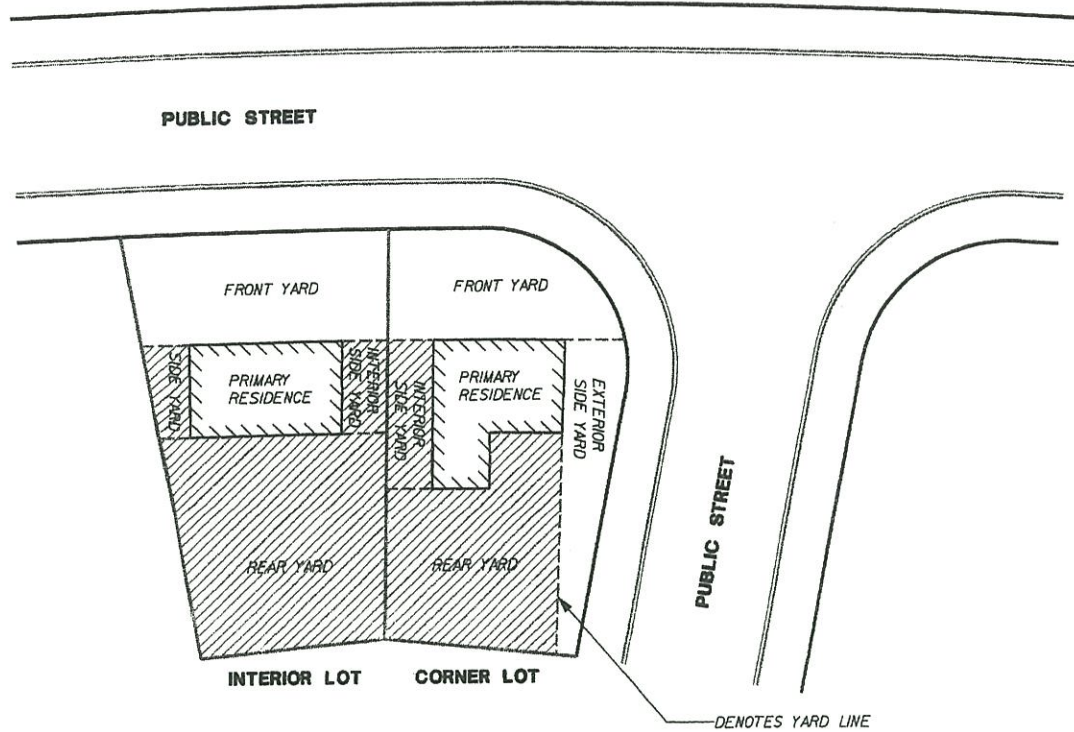


Side Yard

- 5.1.3.3. No person shall keep inoperable vehicles, vehicles with invalid registration, invalid inspection sticker, or expired license on residential zoned property unless the vehicle is out of sight from the front street view of the house either in a garage or rear yard.
- 5.1.3.4. No person shall store house, travel, or utility trailer of any type, semi-trailers, boats, motor homes, and campers in the front yard, any portion of driveway within the front yard, or exterior side yard (see Figure 1). Property owners and tenants may use only rear or interior side yards to store these classes of vehicles and trailers and boats.
- 5.1.3.5. No person shall load, unload, or park travel, or utility trailers of any type, semi-trailers, boats, motor homes, and campers in the front portion of their driveway for a period to exceed ten (10) consecutive days, nor for more than four (4) such periods in a year. No person shall use City right-of-way (streets, shoulders or ditches) as parking space for RV's, commercial vehicles, farm vehicles, camping trailers, utility trailers, or boats.
- 5.1.3.6. No person shall store commercial or farm vehicles exceeding 3,000 pounds of carrying capacity or truck tractors except in the rear or side yards on interior lots. On corner lots, parking or storage of these vehicles shall only be in the rear yard.
- 5.1.3.7. Subdivisions within the City may have deed restrictions or covenants with increased requirements for the parking or storage of vehicles, trailers or boats. These added requirements are "Neighborhood Association" issues and are not a City responsibility to enforce, except at the City's option.
- 5.1.4. No person shall use a lot as a dumping ground for rubbish or any other materials. Persons shall store trash, garbage, or any other waste only in sanitary containers. Owners shall keep incinerators or other equipment for the storage or disposal of wastes in a clean and sanitary condition, and all such items shall be of a neat and attractive appearance.
- 5.1.5. No person shall keep any animals other than household pets. Pets shall not be in such numbers as to be a nuisance or annoyance to other pet owners or residents.
- 5.1.6. No person shall initiate any noxious or offensive act or activity upon any lot, nor engage in anything thereon, that may be, or become, a nuisance to other owners or residents.
- 5.1.7. The following height and area regulations shall apply.
- 5.1.7.1. Height Regulations. No building shall exceed two and one-half (2 1/2) standard stories or thirty-five (35) feet in height.
- 5.1.7.2. Area Regulations.
- 5.1.7.2.1. Lot Size: Any lot or tract of land located within the City of Garden Ridge and served by a public water supply system, as defined by the Texas Water Commission, shall have a minimum area of thirty-two thousand six hundred seventy square feet (32,670 ft²). However, if such lot or tract of land is partially or entirely over the Edward Aquifer Recharge Zone, or is not served by a public water supply system, then it shall have a minimum area of forty-three thousand five hundred sixty square feet (43,560 ft²) as provided for in the "Rules of Comal County, Texas, for Private Sewerage Facilities, 1987" and Amendments thereto.
- 5.1.7.2.2. Lot Width. Each lot shall front upon a public street and shall have a minimum of one hundred twenty (120) feet at the front property line as shown on the plat. On a cul-de-sac, the frontage shall be a minimum of fifty (50) feet at the front property line.
- 5.1.7.2.3. Front Yard. There shall be a front yard having a minimum setback of forty-five (45) feet.
- 5.1.7.2.4. Side Yards:

FIGURE 1
VEHICULAR STORAGE AREAS

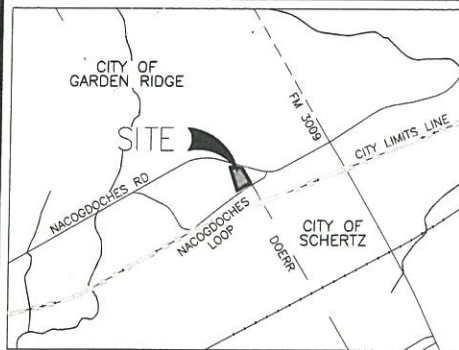
RECREATIONAL VEHICLE STORAGE AREAS LIMITED TO SHADED  AREAS ON DIAGRAM.



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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.



LOCATION MAP
NOT-TO-SCALE
LEGEND

- AC ACRE(S)
- BLK BLOCK
- BSL BUILDING SETBACK LINE
- CB COUNTY BLOCK
- DOC DOCUMENT NUMBER
- ELEC ELECTRIC
- ESMT EASEMENT
- GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- IN/EG INGRESS/EGRESS
- NCB NEW CITY BLOCK
- OPRCCT OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- TELE TELEPHONE
- VAR WD VARIABLE WIDTH
- VOL VOLUME
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (CDS)
- EXISTING CONTOURS
- CENTERLINE
- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 2 15' GAS EASEMENT (0.215 AC)
- 3 20' ELECTRIC EASEMENT (0.133 AC)
- 4 VARIABLE WIDTH WATER AND SEWER EASEMENT (0.249 AC)
- 5 10'x12' SANITARY SEWER EASEMENT
- 6 SHARED CROSS ACCESS EASEMENT (0.078 AC)
- 7 OFF-LOT SHARED CROSS ACCESS EASEMENT (0.041 AC)
- 8 45' BUILDING SETBACK
- 9 15' BUILDING SETBACK
- 10 10' WATER EASEMENT (0.006 AC)
- 11 VARIABLE WIDTH DRAINAGE EASEMENT (0.737 AC)
- 12 10'x22' WATER EASEMENT

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

2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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

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

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

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

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

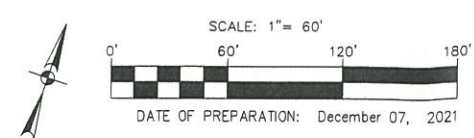
SURVEYOR NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "CDS" UNLESS NOTED OTHERWISE;

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK;

3. DIMENSIONS SHOWN ARE SURFACE; AND

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

CDS muery
ENGINEERS | SURVEYORS
100 NE LOOP 410, STE 300 | SAN ANTONIO, TEXAS 78216
(210) 581-1111 | TBPE NO. F-1735 | TBPLS NO. 100495-00



SUBDIVISION PLAT
OF
PENSIONMARK OFFICE CENTER

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

STATE OF TEXAS
COMAL COUNTY

THE OWNER OF THE LAND (LOT 1) SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GARDEN RIDGE, TEXAS, FOR USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: W. DEAN SALYER III, AIF, CPFA
(FOR LOT 1) WD PENSIONMARK
19243 FM 2252, SUITE 300
GARDEN RIDGE, TEXAS 78226

STATE OF TEXAS
COMAL COUNTY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, COMAL COUNTY, TEXAS

STATE OF TEXAS
BEXAR COUNTY

THE OWNER OF THE LAND (OFF-LOT EASEMENT) SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GARDEN RIDGE, TEXAS, FOR USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

STATE OF TEXAS
BEXAR COUNTY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THE CITY ENGINEER OF THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

THIS PLAT OF PENSIONMARK OFFICE CENTER HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF GARDEN RIDGE, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ MAYOR

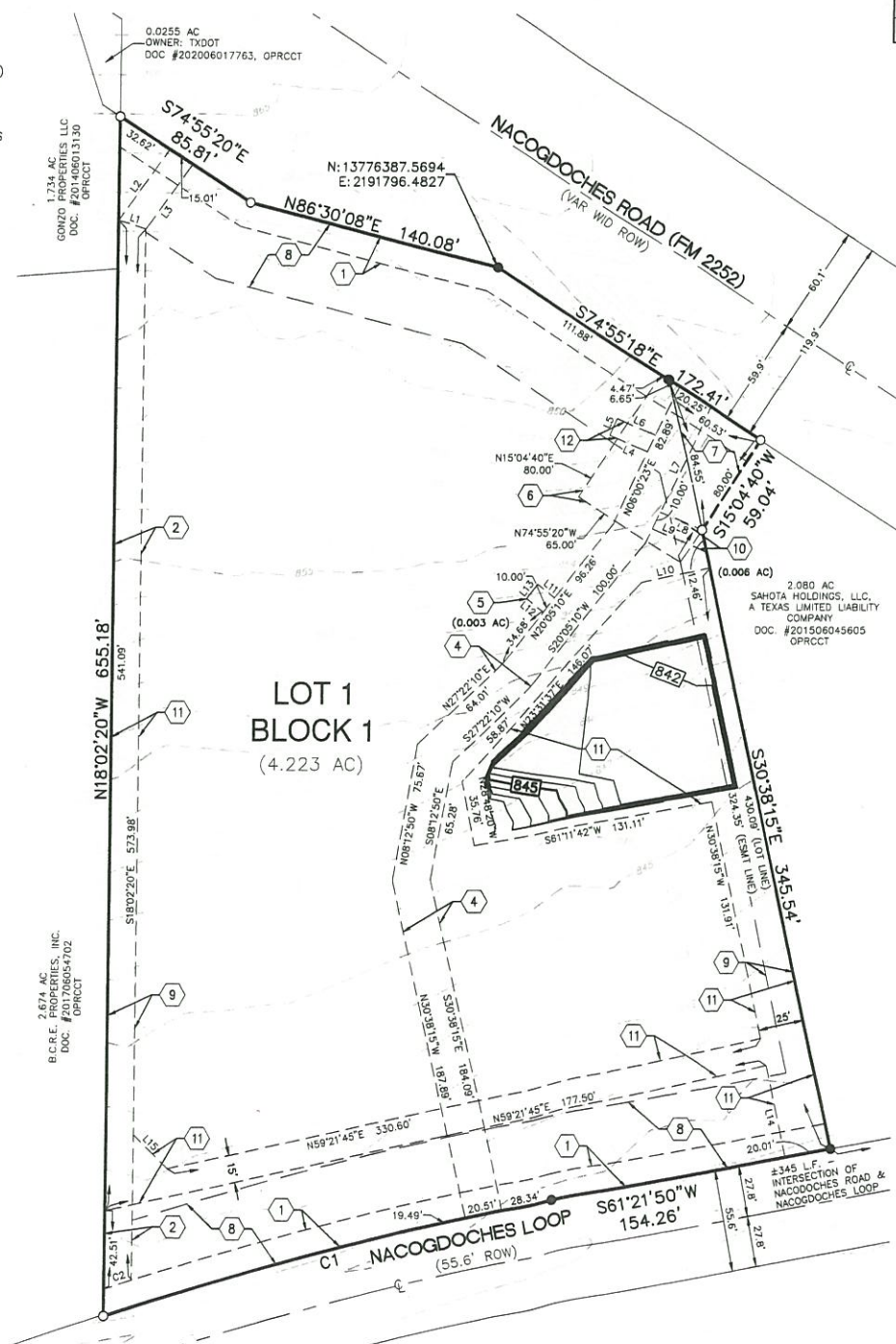
BY: _____ CITY SECRETARY

STATE OF TEXAS §
COUNTY OF COMAL §

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

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

COUNTY CLERK, COMAL COUNTY, TEXAS



CURVE TABLE

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

LINE TABLE

Line #	Length	Direction
L1	15.73'	S89°27'40"W
L2	47.63'	S16°57'40"W
L3	43.39'	S16°57'40"W
L4	22.15'	S83°59'37"E
L5	10.00'	S06°00'23"W
L6	22.15'	N83°59'37"W
L7	82.17'	N06°00'23"E
L8	23.90'	S83°59'37"E
L9	31.34'	S83°59'37"E
L10	36.48'	N59°21'45"E
L11	12.00'	N69°54'50"W
L12	12.00'	N69°54'50"W
L13	10.00'	N20°05'10"E
L14	51.11'	N30°38'15"W
L15	25.93'	S63°02'20"E

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR

Civil Job No. 1201010.01

Print Date: Dec 07, 2021, 2:33pm. User: D:\kash.ckbridge
Plot: C:\USERS\KASH\1201010.01.dwg - Garden Ridge Pensionmark Office Center.dwg 30'x40' (Engineering Unit) Final Plot.dwg

**GARDEN RIDGE
REQUEST FOR REVIEW**
Utility Acceptance

Date: 11/5/21

APPLICANT INFORMATION:

Applicant: WD Pensionmark, W. Dean Salyer III, President/CEO
(Company Name/Contact person/Title)
Street Address, City, State, Zip: 19243 FM 2252, Suite 300, Garden Ridge, TX 78266
Ph#: (210) 444-9272 Fax#: _____ E-Mail: dean@wdpensionmark.com

PROPERTY DESCRIPTION:

Name of Subdivision/Development: 4.4 AC Pensionmark
Lot: _____ Block: _____ Address: _____
Survey Name: _____ Abstract#: _____ Tract # _____
Location of Property: southwest of FM 2252 and Nacogdoches Loop MAPSCO Ref # _____

I Tod Hoover have reviewed and approved this plan as submitted for easements and
(Print name of reviewer)

availability where it concerns Spectrum.
(Name of Utility Company)

Signed this 5th day, of November Month, 2021.

Tod Hoover

(Reviewer's Signature)

UTILITY AGENT INFORMATION:

*** Please return this completed form to the applicant noted above. ***

Company: SPECTRUM Name/ Title: Construction Coordinator
Mailing Address: 45 NE Loop 410 suite 904 San Antonio TX 78216
(Street) (City) (State) (Zip)
Phone: (210) 202-1483 Fax: () -



12/1/2021

CDS MUERY
Victoria Scott
100 NE Loop 410, Ste. 30
San Antonio, TX 78216

Re: Letter of Certification Recommending Approval

Plat No: Pensionmark Office Center

Plat Date: 11/8/2021

To Whom It May Concern:

Please accept this Letter of Certification for approval of the above mentioned plat. CPS Energy has no objection to the filing of this plat for consideration by the appropriate governmental entity.

The installation of electric and natural gas (if applicable) facilities is subject to conformance with all legal regulations and requirements relating to platting, subdividing, governmental approvals and permits incidental to installing and maintaining the facilities as planned.

Should changes be made to the approved plat noted and dated above, this letter will be deemed invalid and the updated plat will have to follow the plat review and approval process.

If you should have any questions or concerns regarding this Letter of Certification, please contact our office at (210) 353-4050.

Sincerely,

Jenna Keylich

Jenna Keylich
Customer Service Supervisor
Customer Engineering Department

SOUTHWESTERN BELL TELEPHONE COMPANY

RELEASE OF EASEMENT

THE STATE OF TEXAS

§

§ KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF COMAL

§

THIS RELEASE OF EASEMENT, entered into by **SOUTHWESTERN BELL TELEPHONE COMPANY**, a Delaware corporation (GRANTOR) and **VAQUERO GRANDE, LLC**, a Texas limited liability company, (GRANTEE) wherein GRANTOR in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does by these presents ABANDON, RELEASE, RELINQUISH AND DISCLAIM to GRANTEES, as is, a certain easement for telecommunication purposes hereinafter described that affects land owned by GRANTEE situated in Comal County, Texas, and described as follows (PROPERTY):

Being 4.402 acres of land, more or less, out of the George M Dolson Survey, No. 96, Abstract 120, Comal County, Texas, said 4.402 acres being more particularly described in that certain deed into Vaquero Grande, LLC recorded in Instrument No. 201906028430 of the Official Public Records of Comal County, Texas.

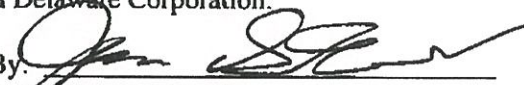
Said PROPERTY being subject to that certain Southwestern Bell Telephone Company Easement recorded in Volume 267, Page 394, Deed Records of Comal County, Texas (EASEMENT).

This Release is only for that portion of the EASEMENT situated within the PROPERTY. Southwestern Bell Telephone Company retains the right of use of the EASEMENT as it may exist on other tracts of land described within the EASEMENT.

TO HAVE AND TO HOLD same, together with all rights and appurtenances to the same belonging, unto GRANTEE(S), their heirs, successors and assigns forever.

IN WITNESS WHEREOF, GRANTOR has caused this Release of Easement to be executed by its duly authorized officers this 28th day of October, 2021.

SOUTHWESTERN BELL TELEPHONE COMPANY
a Delaware Corporation.

By: 

Name: Jason Schindler

Title: Manager OSP Planning and Engineering Design

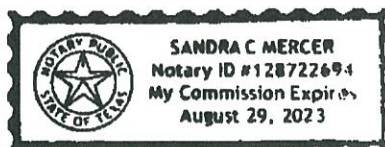
ACKNOWLEDGEMENT

THE STATE OF TEXAS

§
§
§

COUNTY OF COMAL

This instrument was acknowledged before me on the 28th day of October, 2021 by Jason Schindler, Manager OSP Planning and Engineering Design of Southwestern Bell Telephone Company, a Delaware corporation on behalf of said corporation



Sandra C. Mercer
NOTARY PUBLIC IN AND FOR
SAID COUNTY

After Recording, Please Return To:

AT&T Right-of-Way
c/o Whitman Land Group, LLC
1251 Pin Oak #131
Katy, TX 77494

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/28/2021 02:43:41 PM
CASHONE 2 Pages(s)
202106056249



Bobbie Koepp

City Secretary

From: City Administrator
Sent: Wednesday, January 5, 2022 9:12 AM
To: City Secretary
Subject: FW: [EXTERNAL] Resignation

Put on P&Z agenda.

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

From: Jesse Deaver
Sent: Wednesday, January 5, 2022 8:45 AM
To: City Administrator <administrator@ci.garden-ridge.tx.us>
Subject: [EXTERNAL] Resignation

Good Morning & Happy New Year,

It has become necessary based on my work/travel schedule that I resign my position as Commissioner on the Planning and Zoning Board.

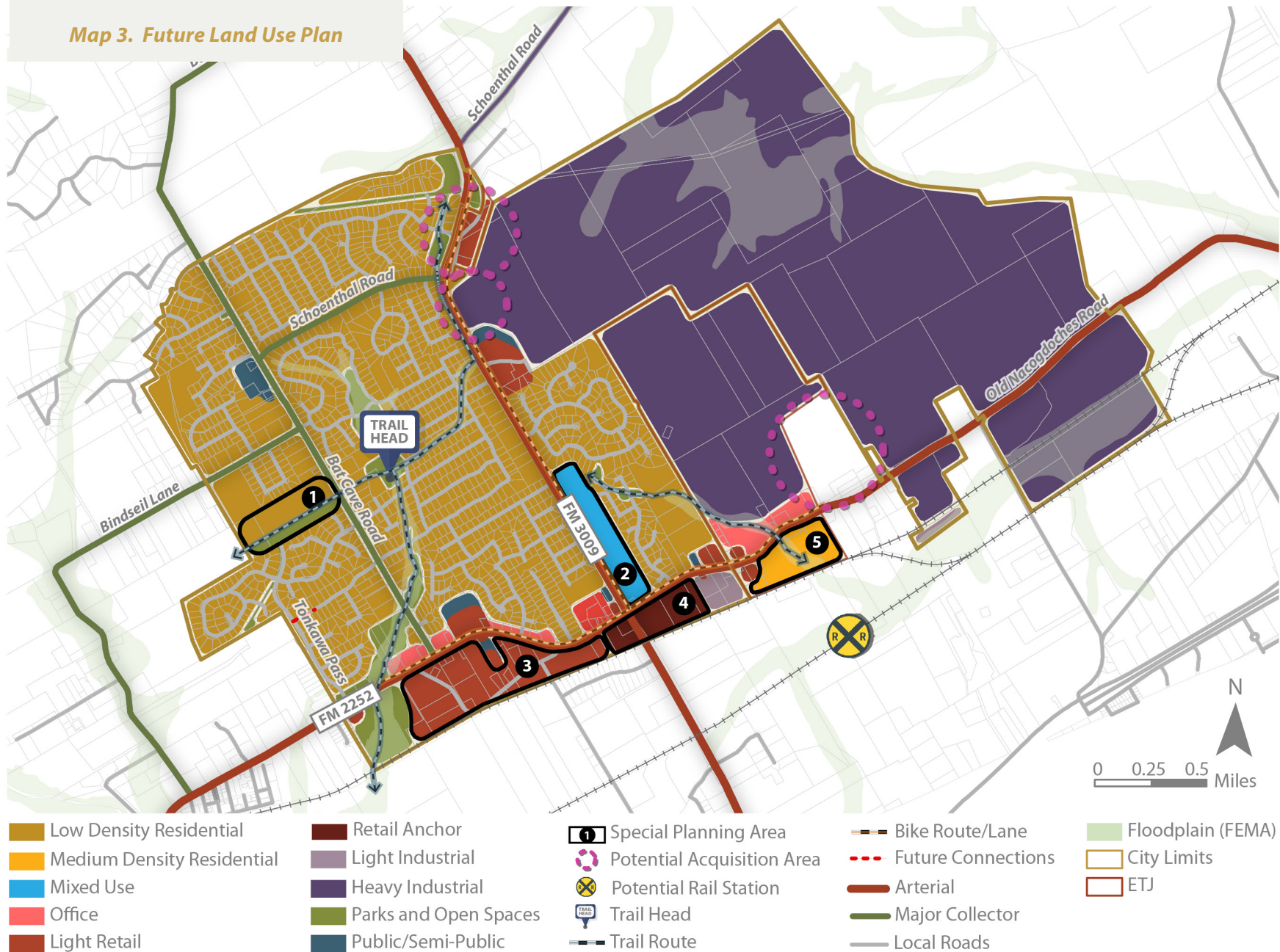
I have enjoyed my time on the Commission and am grateful for the opportunity to serve the Garden Ridge community. I am impressed with those who serve Garden Ridge and I feel fortunate to have been associated with such talented people, to have been a small part of the tremendous work being done.

Please accept this email as my resignation effective immediately. I will drop off my binder and materials to the City office today.

Thank you kindly and I wish you all the best.

Kind regards,
Jesse Deaver
Mobile: 916-212-1631

Map 3. Future Land Use Plan



Future Agenda Items

Planning and Zoning Commission

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

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					

March 8, 2022, Regular Meeting

14 days before Meeting	(02/22/2022)	Commission and Staff items are due
8 days before Meeting	(02/28/2022)	City Administrator and Chair review agenda. City Attorney is sent the agenda for approval.
7 days before Meeting	(03/01/2022)	Post Agenda and Commission will receive packet
4 days before Meeting	(03/04/2022)	Post Agenda Packet to City Website
3 days before Meeting	(03/05/2022)	(72 hours) – Local Govt. Code requirement for posting

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27	28					

PENDING FUTURE AGENDA ITEMS

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