



City of Garden Ridge

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

AGENDA WATER COMMISSION REGULAR MEETING TUESDAY, MARCH 15, 2022, 6:00 PM

The Water Commission will meet in a regular session on Tuesday, March 15, 2022 at 6:00 PM 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
 - 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.

5. Business Items

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

a. Approvals

1. Approval of Minutes for February 16, 2022, Water Commission Regular Meeting.

b. Discussions/Reports/Updates

1. Utility Department Monthly Activity Report.

- i. Water Pumping/usage from City wells, Water system infrastructure maintenance, repairs and/or projects, and Water and/or Drought Management (current Watering Stage).

2. Items applicable to the Water Commission discussed at the March City Council Regular Meeting.

c. Recommendations

1. Discuss and make possible recommendations on the amount of Transferable Water Rights for proposed Overman Development.

2. Transferable Water Rights.

- i. Discuss and make possible recommendations to amend Ordinance No. 7.

- ii. Discuss and make possible recommendations on discounting or offsetting water rates for future developers who transfer water rights to the City of Garden Ridge.

3. Discuss and make possible recommendations on the AMI Incentives.

4. Discuss and make possible recommendations on the Leak Adjustment Process.

5. Water Commission activities and projects.

- i. Update Commissioner's activities and projects list and receive update from Commissioners.

- ii. Discuss and make possible recommendations on future meetings or direction regarding Water Commission activities and projects.

d. Future Agenda Items

1. Commissioners input on agenda items.

2. Announce the date, time, and location for next meeting (April 19, 2022, at 6:00 p.m. at City Hall).

6. Citizen Comment Period

7. Adjournment

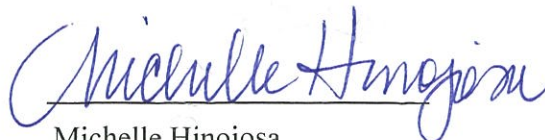
AGENDA NOTICES:

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 board, 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 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, Michelle Hinojosa, posted this Agenda at 3:15p.m. on March 9, 2022, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.



Michelle Hinojosa
Utility Clerk



City of Garden Ridge

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

MINUTES WATER COMMISSION REGULAR MEETING WEDNESDAY, FEBRUARY 16, 2022, 6:00 P.M.

Commissioners Present:

Chair James Mueller
Vice-Chair Keven Harshbarger
Commissioner Joseph Haltaman
Commissioner Don Stone
Commissioner Brenda Reynolds
Mayor Robb Erickson, Ex-Officio

Commissioners Absent:

Commissioner Dr. Richard Carmichael, (Unannounced Absence)

City Staff, City Councilmembers, and Other Commissioners Present:

Nancy Cain, City Administrator
Marisa Spencer, City Secretary
Kat Balbi, Assistant City Secretary/Communications Specialist
Michelle Hinojosa, Utility Clerk
Steven Steinmetz, Public Works Director
Jesse Valdez, City Councilmember

1. Call to Order

With a quorum of the Water Commissioners present, Chair Mueller called the regular meeting of the Garden Ridge Water Commission to order at 6:01 p.m. on Wednesday, February 16, 2022, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Roll Call: See above.

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

4. Citizen Comment Period: None.

5. Business Items

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

a) Approvals

1. Minutes for January 18, 2022, Water Commission Regular Meeting.

Motion: A motion was made by Commissioner Stone, seconded by Vice-Chair Harshbarger, to approve the minutes for the January 18, 2022, Water Commission Regular Meeting. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

b) Discussions/Reports/Updates

1. Utility Department Monthly Activity Report.

i. Water Pumping/usage from City wells, Water system infrastructure maintenance, repairs and/or projects, and Water and/or Drought Management (current Watering Stage).

Steven Steinmetz, Public Works Director, reviewed the monthly activity report and answered questions from the Commission.

2. Items applicable to the Water Commission discussed at the February City Council Meeting.

Chair Mueller updated the Commission on the items applicable to the Commission discussed at the February City Council Meeting.

c) Recommendations

1. Request for water leak adjustment for 9427 Gloxinia Dr. for the billing period of August 23, 2021 – September 23, 2021 and September 23, 2021 – October 22, 2021.

Review and make recommendations regarding the request.

The Commission reviewed the water leak adjustment request for 9427 Gloxinia Dr. submitted by Charles Elia; the requestor was not in attendance to address questions from the Commission.

Motion: A motion was made by Vice-Chair Harshbarger, seconded by Commissioner Haltaman, to recommend to the City Administrator to approve a water leak adjustment credit in the amount of \$251.34 for 9427 Gloxinia Dr. for the billing period of August 23, 2021 – September 23, 2021 and September 23, 2021 – October 22, 2021. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

2. Discuss and make possible recommendations on the amount of Transferable Water Rights for proposed Pensionmark Office Center development.

Chair Mueller discussed the amount of Transferable Water Rights for proposed Pensionmark Office Center development.

Motion: A motion was made by Vice-Chair Harshbarger, seconded by Commissioner Reynolds, to recommend to City Council the requirement to transfer 4.75 acre feet of Edwards water rights for Phase I prior to filing of the final plat for the project and 6.33 acre feet of Edwards water rights to the City of Garden Ridge prior to the issuance of building permits related to Phase II of the Pensionmark Office Center development. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

3. Discuss and make possible recommendations on Transferable Water Rights.

i. Discuss and make possible recommendations to amend Ordinance No. 7.

The Commission requested this item be placed on a future agenda.

ii. Discuss and make possible recommendations on discounting or offsetting water rates for future developers who transfer water rights to the City of Garden Ridge.

Chair Mueller discussed attempts to obtain additional information from Edwards Aquifer regarding Transferable Water Rights. The Commission requested this item be placed on a future agenda.

4. Discuss and make possible recommendations on the Leak Adjustment Process.

Vice-Chair Harshbarger discussed the current Leak Adjustment Process. The Commission agreed by consensus to direct City Staff to perform an administrative change to remove “5,000 gallons” from Section 16.07 c. in Ordinance No. 54.

5. Discuss and make possible recommendations on the Review/Development process for Water Rates.

Vice-Chair Harshbarger presented possible recommendations for the Commission’s future involvement during the Water Rate Review and Development Process. Mayor Erickson and Nancy Cain, City Administrator, spoke regarding timelines for budgeting process.

6. Water Commission activities and projects.

i. Update of Commissioner’s activities and projects list and receive update from Commissioners.

Commissioner Reynolds presented suggestions regarding increasing participation in the AMI Customer Portal.

ii. Discuss and make possible recommendations on future meetings or direction regarding Water Commission activities and projects.

The Commissioners updated their projects.

d) Future Agenda Items

1. Commissioners input on agenda items.

Vice-Chair Harshbarger requested to review the Water Rate Review and Development Process. Commissioner Reynolds requested to review the AMI Education/Incentives.

2. Announce the date, time, and location for next meeting (Tuesday, March 15, 2022 at 6:00 p.m. at City Hall).

Chair Mueller announced the next Water Commission Regular Meeting will be held on Tuesday, March 15, 2022, at 6:00 p.m. at City Hall in the City Council Chambers.

6. Citizen Comment Period: None wished to speak.

7. Adjournment

Motion: A motion was made by Commissioner Reynolds, seconded by Commissioner Stone, to adjourn. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously. There being no further business, the Wednesday, February 16, 2022, Water Commission Regular Meeting was adjourned at 7:45 p.m. by Chair Mueller.

ATTEST:

James Mueller
Chair

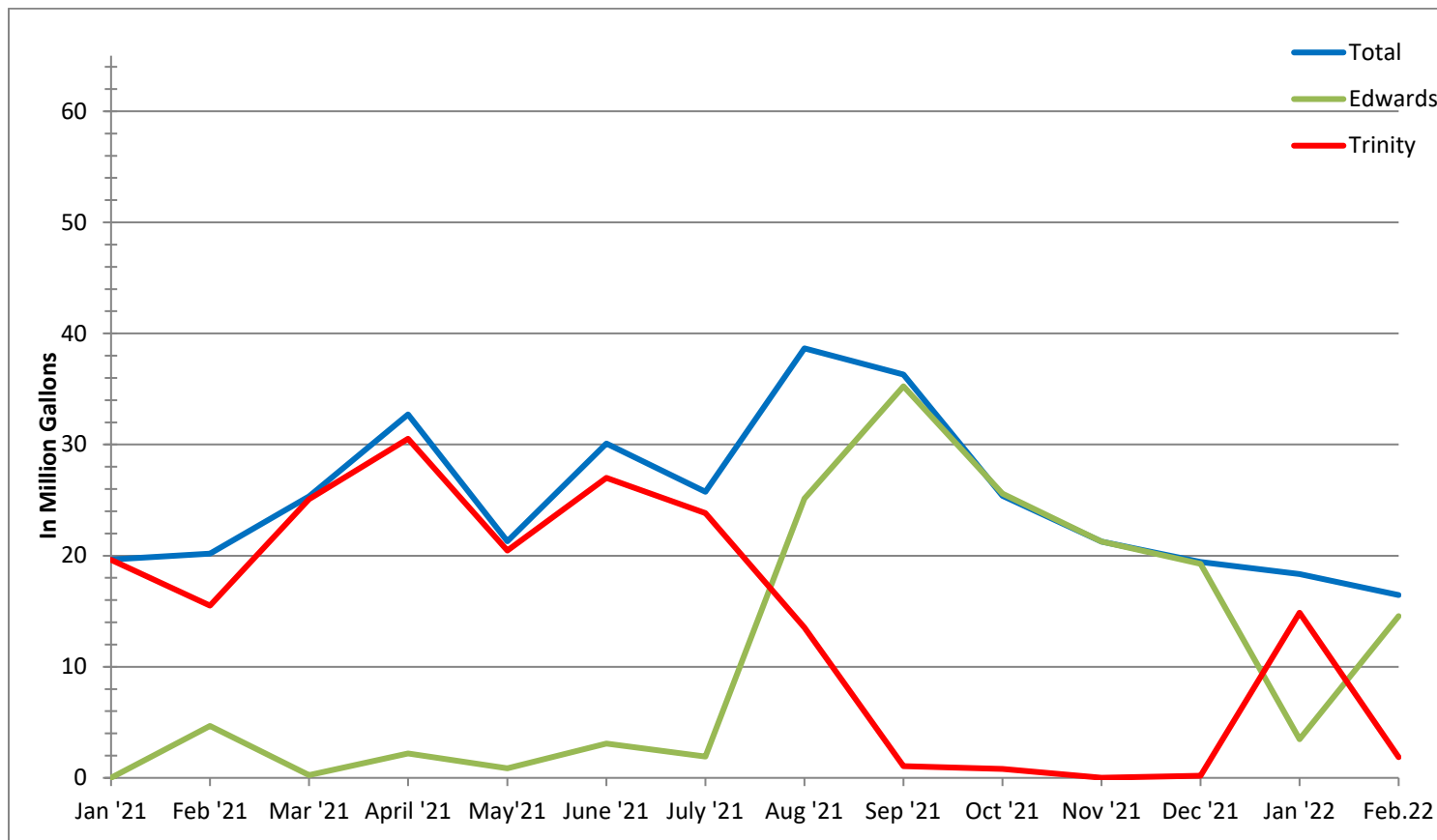
Michelle Hinojosa
Utility Clerk



Utilities Department Report

As of February 28, 2022

City of Garden Ridge Aquifer Usage

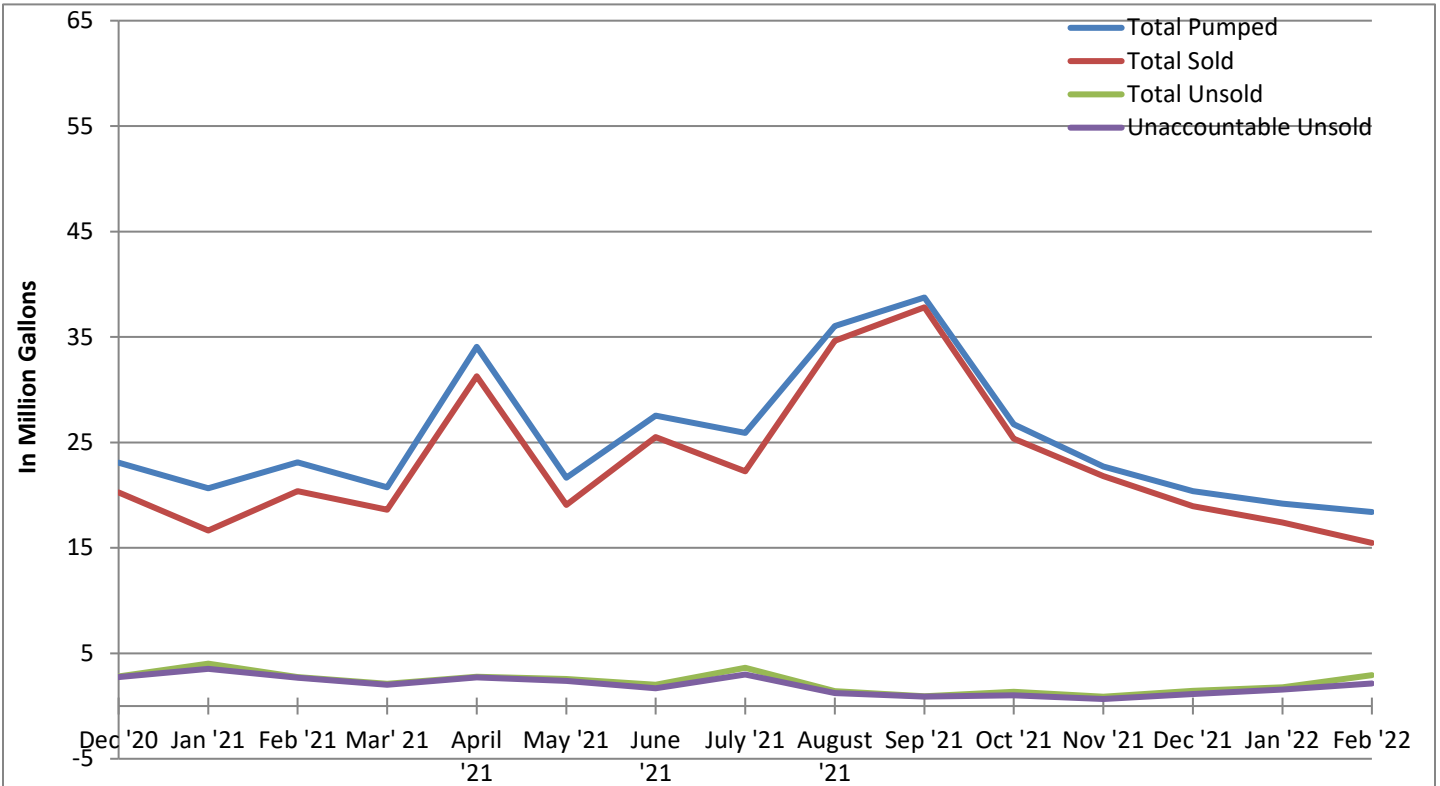


	Month:	Year:	Available:	Stage:
Edwards Well Usage AC/FT:	44.75	55.43	587.177	0
Trinity Well Usage AC/FT:	5.74	51.39	N/A	0

Water Quality

Backteriological Samples	Due :	Missed :	Passed :	Failed :
Distribution Samples :	6	0	6	0
Raw Water Samples :	4	0	4	0
Chlorine Residual Test:	28	0	28	0

2021 – 2022 Pumping Report



	Total Pumped (Thousands)	Total Sold (Thousands)	Total Unsold (Thousands)	Unaccountable Unsold (Thousands)	Unaccountable Unsold %
	23,077	20,270	2,807	2,736	11.9%
Feb '21	23,123	20,390	2,733	2,696	11.7%
Mar '21	20,744	18,627	2,117	2,030	9.8%
April '21	34,076	31,287	2,789	2,728	8.0%
May '21	21,642	19,080	2,562	2,391	11.0%
June '21	27,531	25,505	2,026	1,684	6.1%
July '21	25,895	22,262	3,633	1,883	7.3%
Aug '21	36,036	34,630	1,406	1,236	3.4%
Sept '21	38,746	37,814	9,327	893	2.3%
Oct '21	26,719	25,368	1,351	1,025	3.8%
Nov '21	22,702	21,817	8,858	668	2.9%
Dec '21	20,393	18,955	1,438	1,149	5.6%
Jan '22	19,203	17,414	1,789	1,553	8.1%
Feb '21	18,402	15,471	2,931	2,131	11.6%
Yearly Average	25,592	23,492	3,269	1,772	7.4%
	Yearly national average				16%

Utilities Department Monthly Activities:

New Installed Meters	0	Work Orders	181
Meter Replacements	1	Locates	13
City Owned Leaks	0	Irrigations Permits Issued	1
Meters Read	1687	Total Rebates	2
Meter Tests	0	Total AMI Notification	655
Automatic Draft Customers	681	- Abnormal Usage	210
AMI Customer Portal Profiles	600	- Continuous Flow	33
E-Billing Customers	376	- Leak Info Code	339
		- Usage Trend	73

*Active Leak Info Code Alerts – The firmware on the meter is measuring the flow rate through the meter and will only be triggered if water is flowing continuously above the configurable parameter of the meter’s max-flow rate threshold for 24 hours. The city has set a standard max-flow rate of .1% and is notified of any triggered alert.

Leak Adjustments

New Requests	0	Waiting for Customer	2	Approved	0	Amount Approved	\$0	Denied	0	Sent to Water Commission	0
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Projects & Announcements:

Project	Status Update	Estimated Completion	Issues/Required Actions
2252 Wastewater Project	Ongoing	Contractor has installed 100% of the Wastewater Main	
2252 TxDOT Water Line	Ongoing		Working on Funding

COVID-19 Pandemic

The utilities Department is continuing to be vigilant to keep our staff and infrastructure safe from the spread of the Coronavirus. We are still cleaning facilities, vehicles, and equipment daily to ensure our staff and water system stay safe.



City of Garden Ridge

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

March 1, 2022

To: Chair Mueller and Water Commission
From: City Administrator Cain

Re: Overman Development (3/22/15 Concept Master Plan)
Transferable Water Rights

Tony Overman has requested confirmation and determination of the number of acre-feet of transferable water rights that he would be required to transfer to the City of Garden Ridge for a proposed retail development at the southeast corner of the 2252/3009 intersection. Mr. Overman has submitted the Application for Water and Wastewater Utility Service Worksheet based on a Concept Master Plan dated March 22, 2015, which has not been presented or approved by the City of Garden Ridge.

The Application for Water and Wastewater Utility Service and the Concept Master Plan dated March 22, 2015 are attached. The Water Services portion of the application projects there will be six (6) 1.5" meters utilized in the Concept Master Plan, which calculates to 21.39 acre-feet of water.

Garden Ridge Ordinance 7 requires that a developer provide the City with transferable water rights to support their development and ensure an adequate supply of water is maintained for existing customers. The transferable water rights will need to be Edwards water rights. Based on the Concept Master Plan dated March 22, 2015, it is recommended that Mr. Overman transfer a minimum of 21.39 acre-feet of Edwards water rights to the City of Garden Ridge; however, if the Master Plan Mr. Overman submits for approval by the City differs from the aforementioned plan, then the determination of transferable water rights must be recalculated based on the plan submitted for approval. Additionally, the final determined amount of water rights must be transferred to the City prior to filing of the final plat for the project.

Respectfully,

Nancy Cain
City Administrator

The Ridge at Garden Ridge, LLC

Re: City of Garden Ridge Water Commission Request

Date: 2-23-2022

Water Commissioner and Board,

I am requesting the confirmation and determination of the number acre feet of water rights that will be required by the city of Garden Ridge in order to develop the proposed retail development at the corner of FM 2252 and FM 3009.

Based off of the calculations from my civil engineer and the city of Garden Ridge water and wastewater utility service worksheet, it has been determined that my proposed project will need 33.8 LUE's. The formula that was sent to me by the city manager stated that by calculating the formula below, that would determine the number of acre feet of water that would be required.

33.8 LUE's X 565 gallons per day X 365 days per year / divided by 325,851
gallons per acre feet = **21.39 acre feet of water needed.**

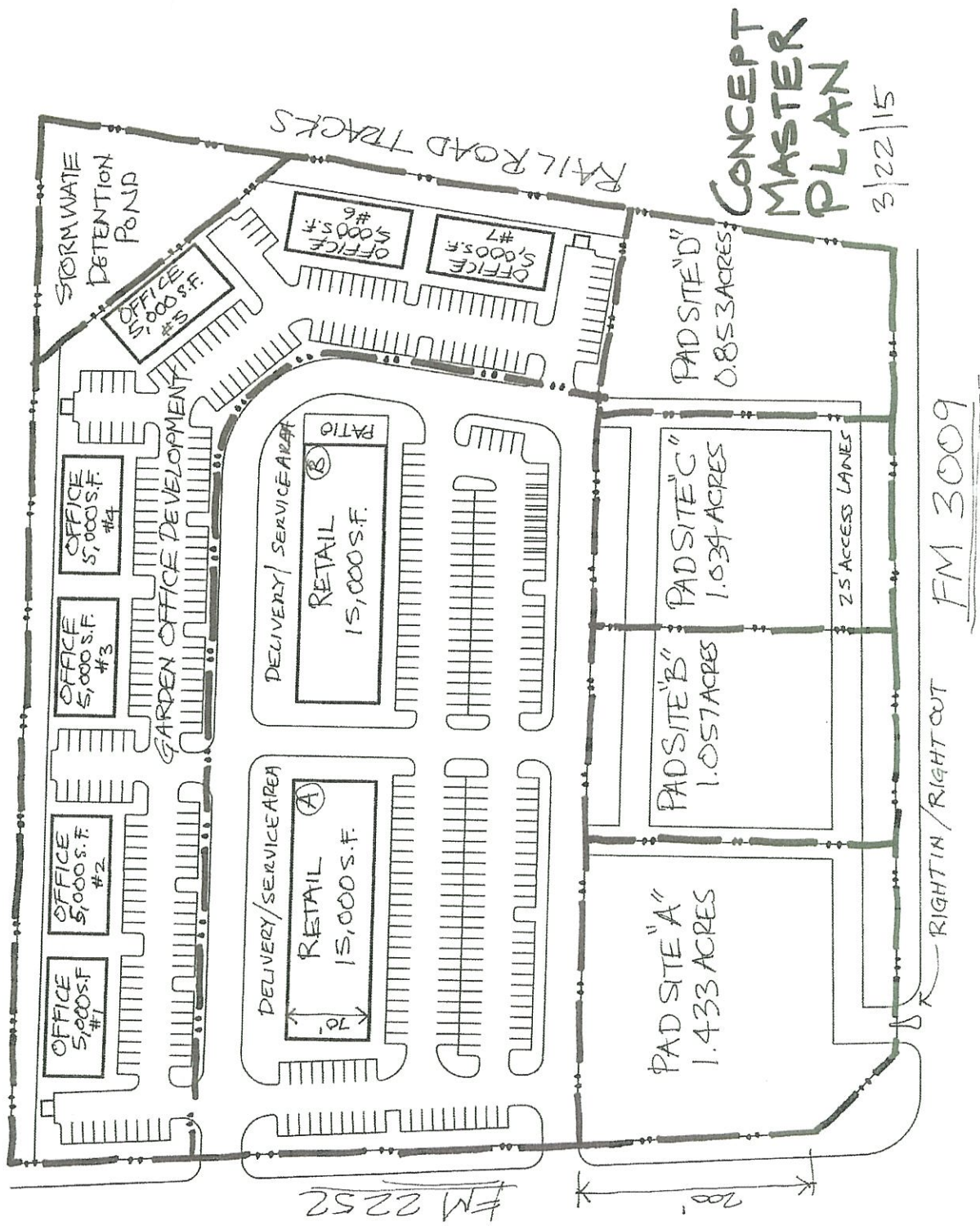
I am asking the city to approve 21.39 acre feet of water needed for any and all of my proposed development on the corner of FM 2252 and FM 3009. This calculation is based off of the estimated and speculative square footage listed.

Retail Space	8,000 square feet
Restaurants	10,000 square feet
Fast Food	10,000 square feet
Office, Medical and Other	40,000 square feet

I am asking for a decision and to be placed on the agenda for the March 15th, 2022 water commission meeting.

Thank you, Tony Overman

[REDACTED]



CONCEPT
MASTER
PLAN
3/22/15

CITY OF GARDEN RIDGE
APPLICATION FOR WATER AND WASTEWATER UTILITY SERVICE WORKSHEET

Application Date:				
SERVICE ADDRESS:		CCAD Parcel 74501		
ACCOUNT SETUP FEES (DEPOSIT)		COST		
APPLICATION FEE		\$100		
WATER SERVICE FEES				
Water LUE (average)		565		gallons per day
ITEM		COST PER UNIT		
City of Garden Ridge Impact Fees vary based on meter size.	Meter Size	LUE Ratio	Number of Meters	Charge per Meter
Meter Size	5/8"	1		
Meter Size	3/4"	1.5		
Meter Size	1"	2.5		
Meter Size	1.5"	5	projecting 6	
Meter Size (Capacity 80 GPM)	2"	8		
Meter Size	3"	15(D)/18(T)		
Meter Size	4"	25(D)/30(T)		
Meter Size	6"	50(D)/60(T)		
Meter Size	8"	90(T)		
WATER CAPITAL RECOVERY FEES				
Note: (D) - Displacement Meter and (T) - Turbine Meter				
WATER IMPACT FEES	COST PER LUE	NUMBER OF LUEs		FEES
City of Garden Ridge (Per LUE)	\$4,581	19,100 gpd = 33.8 LUEs		
WATER IMPACT FEES (DEPOSIT)				

ORDINANCE NO. 7-112017 AMENDMENT #5

AN ORDINANCE AMENDING ORDINANCE 7-042006, 7-062017 AMENDMENT #4 AND ALL AMENDMENTS THEREAFTER ADOPTED, RELATED TO THE RULES AND REGULATIONS GOVERNING PLATS, PLANS AND SUBDIVISIONS OF LAND WITHIN THE INCORPORATED AREA AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF GARDEN RIDGE, TEXAS; ESTABLISHING A REQUIREMENT TO PROVIDE TRANSFERABLE WATER RIGHTS OR OTHER WATER RESOURCE ACCEPTABLE TO THE CITY AS AN ALTERNATE WATER SOURCE TO ADD T TO THE WATER SYSTEM INFRASTRUCTURE, TO ALLOW AMPLE WATER SUPPLY TO THE SUBDIVISION, APPLICABLE TO ALL SUBDIVISIONS OF LAND AS PROVIDED; INCORPORATING SIGN REGULATIONS HEREIN; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, under the provisions of the Constitution and laws of the State of Texas, including particularly Chapter 212 of the Local Government Code, as heretofore or hereafter amended, the owner of a tract of land within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts, must have a plat of the subdivision prepared and have the plat approved by the City;

WHEREAS, pursuant to the Ordinances of the City of Garden Ridge, which require the provision of an adequate water supply when subdividing land, including Ordinance 7-042006, 7-062017 Amendment #4 and any amendment thereto; and pursuant to the requirements contained in Chapter 212 of the Texas Local Government Code requiring that a plat conform with the municipality's access to and extension of water mains and the instrumentalities of public utilities, a plat proposed for final approval is not considered to conform with these requirements and the application for plat approval is not considered complete for purposes of consideration by the City Council for approval unless the subdivision is also shown to comply with this Ordinance and any other Ordinance and/or Rule promulgated by the City under its authority provided by §212.002 of the Texas Local Government Code.

WHEREAS, Ordinance No. 7-042006, 07-062017 Amendment #4 and all amendments thereafter adopted, prescribing the rules and regulations governing plats and subdivisions of land, must be amended to adequately promote and protect the general health, safety, and welfare of persons residing in and adjacent to the City of Garden Ridge, Texas; and,

WHEREAS, the City of Garden Ridge, Texas, held a public hearing on the subject matter of this ordinance:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, THAT ORDINANCE 7-042006, 7-062017 AMENDMENT #4 AND ALL AMENDMENTS THEREAFTER ADOPTED, IS HEREBY FURTHER AMENDED TO READ AS FOLLOWS:

DEFINITIONS APPLICABLE TO THIS AMENDMENT:

Alley: A minor public right-of-way not intended to provide the primary means of access to abutting **lots**, which is used primarily for vehicular service access to the back or sides of properties otherwise abutting on a **street**.

Lot: An undivided tract or parcel of land having frontage on a public **street** or an approved open space having direct **street** access, and which is, or in the future may be, offered for sale, conveyance, transfer, or improvement, which is designated as a distinct and separate tract, and which is identified by a tract number, lot number, or other symbol in a duly approved **subdivision plat** which has been properly filed of record.

Private Street: A **street** that is not a public thoroughfare.

Subdivider: Any person or any agent thereof, dividing or proposing to divide land so as to constitute a **subdivision** as that term is defined herein. In any event, the term "subdivider" shall be restricted to include only the owner, equitable owner or authorized agent of such owner or equitable owner, of land sought to be subdivided.

Subdivision: A division of any tract of land situated within the corporate limits, or within the extraterritorial jurisdiction of the City of Garden Ridge, in two or more parts to lay out a subdivision of the tract, including an addition to the municipality, to lay out suburban, building, or other **lots**, or to lay out **streets**, **alleys**, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of **lots** fronting on or adjacent to the **streets**, **alleys**, squares, parks, or other parts. "Subdivision" includes a division of a tract regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. "Subdivision" includes **resubdivision**, but it does not include a division of land for agricultural purposes into parts greater than five acres where each part has **street** access and no public improvement is being dedicated.

Street: A public right-of-way, however designated, other than an **alley**, which carries vehicular traffic or provides vehicular access to adjacent land. All streets are classified by other definitions in this section.

Resubdivision: The division of an existing **subdivision**, together with any change of **lot** size therein, or with the relocation of any **street** lines.

TRANSFERABLE WATER RIGHTS - REQUIREMENT:

In addition to any and all other obligations provided by local ordinance, or other law, the **subdivider** of property must provide transferable water rights or accessible water rights or sources for use by the City of Garden Ridge, Texas to ensure ample water supply necessary to support the **subdivision**. Such source must meet or exceed all standards, requirements and specifications applicable to a water source used by an approved public water supply system pursuant to Texas law and regulations.

The City of Garden Ridge, based on use and intensity of water consumption reasonably anticipated through the examination of the subdivision and land use project as presented in the master planning process, annexation process or request for extension of service within the extraterritorial jurisdiction of the City, shall define the ample water supply necessary for the proposed subdivision or land use project. The amount of accessible or transferable water rights necessary to ensure ample water supply for the City, considering and including the additional water demands placed on the system by the subdivision or land use project shall be determined by the City of Garden Ridge at the time of master plan or land use project approval or upon obtaining service through a voluntary annexation agreement, or upon obtaining service within the extraterritorial jurisdiction of the City, which is within the City's existing or proposed extension of the Certificated of Convenience and Necessity (CCN) establishing the water service area.

In defining the ample water supply necessary for a proposed subdivision or land use project the City of Garden Ridge shall use as the minimum for calculating the ample water supply necessary to support the subdivision or land use project at 1.6 acre feet of water per each connection planned for a project. The City of Garden Ridge may as it deems in the best interest of the city adjust the amount of water necessary for any project that includes schools, churches, hospitals, medical facilities, landscape nurseries, agricultural or livestock activities, commercial or industrial activities or for any project for which a master meter is requested or will be installed and utilized and/or if it is anticipated that water usage will exceed the minimum amount of water based on 1.6 acre feet of water per connection.

All subdividers or property owners requesting water service from the City of Garden Ridge for new residential development or commercial development, to include annexation of property into the city limits or extension of the city's existing CCN must submit a master plan for the property before the City Water Commission prior to submission of such plan is complete for consideration by the Planning and Zoning Commission. The City Water Commission shall determine the use and intensity of water consumption reasonably anticipated through the examination of the land use project presented. After such determination has been made the City Water Commission shall make recommendation to the City Council of the amount of accessible or transferable water rights necessary to ensure ample water supply to the subdivision, land use project, annexation or CCN extension. The City Council shall make the final finding on the City Water Commission recommendation prior to submission of the master plan, land use project or annexation request to the Planning and Zoning Commission. Any extension of CCN that does not involve subdivision, platting or annexation of property or the extension of any city infrastructure or services other than water may not require Planning and Zoning consideration therefore the finding by the City Council shall be final.

SUBDIVISION SIGN – REQUIREMENTS

Subdivision Signs (advertising lots for sale): Two (2) ground signs, not exceeding twenty-four (24) feet (each) in perimeter and ten (10) feet in height may be erected to announce a legally approved subdivision or land development and must be removed when eighty percent (80%) of the lots or parcels are sold. While subdivision-signs may have indirect lighting, flashing lights, or moving parts are not permitted. A parcel of land must be at least ten (10) acres in size

or have at least ten (10) separately platted lots in order to qualify as a subdivision for the purposes of sign regulations.

SEVERABILITY CLAUSE:

If any section, paragraph, subdivision, clause or phrase of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part of any provision thereof other than the part so decided to be invalid or unconstitutional.

EFFECTIVE DATE:

This Ordinance shall take effect immediately upon passage and the publication of its caption, as required by state law.

PUBLICATION:

The caption of this ordinance shall be published as required by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, this, the 1st day of November, 2017.



Larry Thompson, Mayor

ATTEST:



Shelley Goodwin, City Secretary

Future Agenda Items

Water Commission

April 19, 2022 Regular Meeting

- | | | |
|--|--|--|
| 14 days before Meeting
11 days before Meeting

7 days before Meeting

5 days before Meeting
4 days before Meeting | (04/05/2022)
(04/08/2022)

(04/12/2022)

(04/14/2022)
(04/15/2022) | Water Commission and Staff items are due.
Water Commission Chair reviews agenda. City Attorney is sent agenda.
Post agenda on bulletin board. Water Commission receives packet (allowing a day for corrections/request additional information be added)
Post agenda packet to City Website.
(72 hours) – Local Government Code requirement for posting |
|--|--|--|

City Council = Red
 Quarry Commission = Purple
 Planning & Zoning = Green
 Water Commission = Blue
 Wildlife Management Advisory Commission = Brown
 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

May 17, 2022 Regular Meeting

- | | | |
|--|--|--|
| 14 days before Meeting
11 days before Meeting

7 days before Meeting

5 days before Meeting
4 days before Meeting | (05/03/2022)
(05/06/2022)

(05/10/2022)

(05/12/2022)
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 Quarry Commission = Purple
 Planning & Zoning = Green
 Water Commission = Blue
 Wildlife Management Advisory Commission = Brown
 Municipal Court = Dark Gray
 Early Voting Period/Election Day = Light 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				

PENDING FUTURE AGENDA ITEMS