



City of Garden Ridge

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

AGENDA PLANNING AND ZONING COMMISSION REGULAR MEETING WEDNESDAY, MAY 11, 2022, 6:00 P.M.

The Planning and Zoning Commission will meet in a regular session on Wednesday, May 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 March 8, 2022, Planning and Zoning Commission Regular Meeting.
- b) Items applicable to the Planning and Zoning Commission discussed at April/May City Council Meetings, including possible update on FM 2252 Sewer Project and TxDOT FM 2252 Expansion.
- c) Master Development Plan for Guadalupe Ready Mix, LLC, for the development of a Concrete Batch Plant on property located at 20762 FM 2252 in Garden Ridge, Texas.
 1. Discuss and make a recommendation to City Council.

- d) Planning and Zoning Commission Activities and Projects.
 - 1. Water Runoff as it relates to Impervious Cover (Crow).
- e) Future Agenda Items.
 - 1. Commissioners input on agenda items.
 - 2. Announce date, time, and location for next meeting (June 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**

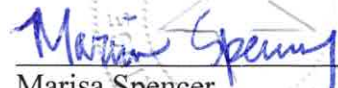
AGENDA NOTICES:

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 10:00 a.m. on May 4, 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, MARCH 8, 2022, 6:00 P.M.

Commissioners Present:

Chair Karen Diaz
Vice-Chair Kerim Jacaman
Commissioner Dr. Jim Miller
Commissioner Todd Hill
Commissioner Michael Crow
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
Adolfo Ruiz, City Attorney
Bryce Cox, City Attorney's Office Planner
Mayor Robb Erickson
Councilmember Jesse Valdez
Councilmember Kay Bower

A quorum of the City Council was in attendance at the meeting to listen and receive information, but did not consider or take action on any item posted on the agenda.

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, March 8, 2022, 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

Jim Voeller, 8223 Wild Wind Park, spoke regarding short-term rentals.

5. Business Items

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

a) Approval of Minutes for February 8, 2022, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Commissioner Crow, seconded by Commissioner Dr. Miller, to approve the minutes for February 8, 2022, 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 March 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 March City Council Meeting.

- c) **Petition by Shawn M. Willis on behalf of Pensionmark – San Antonio, for the issuance of a Special Use Permit for Phase 1, for construction and operation of a one (1) story 11,725 square foot office and retail building, with associated sidewalks, parking spaces, driveways, and detention pond on property zoned Neighborhood Services (B-1), located at 19243 FM 2252, Garden Ridge, Texas, further described as a 4.23 acre tract of land lying in Section 96, Abstract 120, of the George M. Dolson Survey, Comal County, Texas, being all of a remaining portion of a 4.402 acre tract of land described to Vaquero Grande, LLC, a Texas Limited Liability Company, recorded in Document 201906028430 of the Official Public Records of Comal County, Texas. The property is further located on the east side of FM 2252 across from Hickory Bend in Garden Ridge, Texas.**

Shawn Willis presented the petition on behalf of Pensionmark – San Antonio for the issuance of a Special Use Permit for Phase 1 of the Pensionmark Office Center development.

1. Hold a public hearing.

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

No one wished to speak 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 and Shawn Willis addressed questions from Commissioners.

Motion: A motion was made by Commissioner Dr. Miller, seconded by Vice-Chair Jacaman, to recommend to City Council approval of the petition by Shawn M. Willis on behalf of Pensionmark – San Antonio, for the issuance of a Special Use Permit for Phase 1, for construction and operation of a one (1) story 11,725 square foot office and retail building, with associated sidewalks, parking spaces, driveways, and detention pond on property zoned Neighborhood Services (B-1), located at 19243 FM 2252, Garden Ridge, Texas. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

- d) **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. Interview possible candidates for Planning and Zoning Commission Place 7 Vacancy.

The Commission conducted interviews for the Planning and Zoning Commission Place 7 Vacancy.

2. Make a recommendation to City Council for appointment of Commissioner.

Motion: A motion was made by Commissioner Dr. Miller, seconded by Commissioner Hill, to recommend to City Council the appointment of Darren Bates to the Planning and Zoning Commission Place 7 with term expiring September 30, 2022. The Commission voted four (4) for and one (1) opposed (Commissioner Crow). The motion passed by a vote of 4-1.

- e) **Draft Zoning Ordinance.**

1. Hold a public hearing.

Chair Diaz opened the public hearing at 6:57 p.m.

Seven (7) citizens spoke regarding the Draft Zoning Ordinance and City Secretary Marisa Spencer read one (1) written comment submitted.

Chair Diaz closed the public hearing at 7:15 p.m.

2. Discuss comments and questions from public hearing.

The Commission discussed comments and questions raised during the public hearing.

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

The Commission discussed potential revisions to the Draft Zoning Ordinance.

Motion: A motion was made by Commissioner Hill, seconded by Commissioner Leatherberry, to change the maximum impervious cover for Residential Estate (RE) District from fifty percent (50%) to thirty-five percent (35%) in the Draft Zoning Ordinance consistent with the current Ordinance No. 13-122018. The Commission voted four (4) for and one (1) opposed (Commissioner Dr. Miller). The motion passed by a vote of 4-1.

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

f) Future Agenda Items.

1. Commissioners input on agenda items.

Commissioner Crow requested to discuss rain harvesting and additional compliance options.

Chair Diaz requested to discuss future variances.

2. Announce date, time, and location for next meeting (April 12, 2022, at 6:00 p.m. at City Hall).

Chair Diaz stated the next Planning and Zoning Commission Regular Meeting is scheduled for Tuesday, April 12, 2022, at 6:00 p.m. at City Hall.

6. Citizen Comment Period

Robert Balch, 20592 Timber Rose Drive, spoke regarding building permits.

Stephen Demory, 9497 Cinchona Trail, spoke regarding the aesthetics and ambiance of the City of Garden Ridge.

7. Adjournment

Motion: A motion was made by Vice-Chair Jacaman, seconded by Commissioner Crow, to adjourn. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, March 8, 2022, Planning and Zoning Commission Regular Meeting was adjourned at 7:50 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: March 24, 2022
Re: Engineering Report for April 2022 Council Meeting

1. FM 2252 TxDOT Project

- Trihydro has started the design of the water line relocation along FM 2252.
- TxDOT provided the updated schematic for the extended project limits (through the intersection of FM 2252 and FM 3009) and the updated drainage design. Trihydro is in the process of designing the water line relocation at the intersection of FM 2252 and FM 3009.

2. Land Development Projects

- Bat Cave Road Master Development Plan: The master development plan has been reviewed by the City Engineer and comments have been provided to the developer's engineer.
- Guadalupe Readymix: The master development plan has been reviewed by the City Engineer and comments have been provided to the developer's engineer.



memorandum

To: Garden Ridge City Council
From: Trihydro Corporation
cc: Ms. Nancy Cain, City Administrator, City of Garden Ridge
Date: April 20, 2022
Re: Engineering Report for May 2022 Council Meeting

1. FM 2252 TxDOT Project

- Trihydro has started the design of the water line relocation along FM 2252.
- TxDOT provided the updated schematic for the extended project limits (through the intersection of FM 2252 and FM 3009) and the updated drainage design. Trihydro is in the process of designing the water line relocation at the intersection of FM 2252 and FM 3009.

2. Land Development Projects

- Bat Cave Road Master Development Plan: The master development plan has been reviewed by the City Engineer and comments have been provided to the developer's engineer.
- Guadalupe Readymix: The master development plan has been reviewed by the City Engineer and comments have been provided to the developer's engineer.



February 18, 2022

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

Project No.: 10783.018

Subject: Master Plan for Development
Concrete Batch Plant – Garden Ridge
Guadalupe Ready Mix, LLC

To whom it may concern,

On behalf of Guadalupe Readymix, LLC (Guadalupe), we are providing this submittal letter to the City of Garden Ridge regarding the development of a Concrete Batch Plant (CBP) located at 20762 FM 2252, Garden Ridge, Comal County, Texas. The CBP will be installed in the southwest corner of the property.

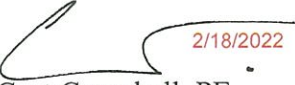
The property consists of 34.083 acres and is currently zoned as Industrial (Z-1). The property is intended to be developed and operated as a Concrete Batch Plant (CBP). The proposed CBP site will consist of approximately 4.22 acres. The remaining portion of the property will remain undeveloped. A proposed roadway leading to the site from FM 2252 will consist of paved concrete and a drainage ditch on both sides of the roadway. The drainage ditch will divert runoff towards the rear of the property away from the CBP.

The property is to be developed in one (1) phase with no future planned development.

WESTWARD will serve as the technical contact for Guadalupe Readymix, LLC on this project. If you have any questions, or require further information, please contact our office at 830-249-8284.

Respectfully submitted,

WESTWARD ENVIRONMENTAL, INC.

 2/18/2022
Curt Campbell, PE
VP Engineering & Natural Resources
TX License No. 106851 | TX Firm No. 4524



Attachments: Master Plan
Distribution: Addressee (email); Mr. Corby Czajka – Guadalupe Readymix, LLC

Office P.O. Box 2205 Boerne, TX 78006

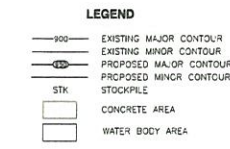
Main 830.249.8284 | Fax 830.249.0221

Texas Registered Engineering Firm # F-4524



Texas Registered Geoscience Firm # 50112

westwardenv.com



SHEET NO.:
01
CF 01

 **WESTWARD**
Environmental Engineering, Natural Resources,
P.O. Box 2205 Boerne, Texas 78006
(850) 249-6284 Fax: (830) 249-0221
TEPE REG. NO. F-4524
TBPE REG. NO. 50112

[illegible]

MASTER PLAN
GARDEN RIDGE CBP
GUADALUPE READYMIX, LLC
20762 FM 2252, GARDEN RIDGE, TX 78266





February 25, 2022

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

Project No.: 10783.018

Subject: Master Plan for Development
Concrete Batch Plant – Garden Ridge
Guadalupe Readymix, LLC

Dear Ms. Cain,

On behalf of Guadalupe Readymix, LLC (Guadalupe), we are providing this response letter in regards to the City of Garden Ridge email provided on Wednesday, Feb. 23, 2022.

1. How will water service be provided to the location?
 - a. Green Valley Special Utility District
2. Will the site be served by an On-Site Septic System? If so, please indicate the type of system and where it will be located on the site?
 - a. Yes, a Conventional Septic System will be installed. See Master Plan Attachment for approximate location of system.
3. Will there be any buildings on site, such as offices and where on the site will they be located, include parking area with sidewalks?
 - a. Yes, an Office, Light Maintenance Building and Parking will be located on the site.
4. Provide a larger more descriptive diagram of the plant facility. Include setbacks lines (side, rear, and front yard) and the distances of the plant boundaries from property lines and setbacks.
 - a. See provided Attachments including Concrete Batch Plant plans.
5. Provide the height of structures to be utilized in the plant.
 - a. See provided Attachments.
6. Provide width and length of roadway indicated on the MDP. How many vehicles/trucks can be stacked on the roadway?
 - a. Roadway width is 30 feet and length is approximately 1095.8 feet. See Master Plan attachment for dimensions.
 - b. Approximately 30 trucks can be stacked on the roadway.
7. Provide width and depth of drainage ditches along roadway.
 - a. Drainage ditch depth is 2 feet and width is approximately 20 feet.
8. Provide impervious cover percentage of total property to include the plant.
 - a. Approximately 13% of the property.
9. Will there be any screening of the plant from public view? If so what type of screening will be utilized?
 - a. No, a natural barrier will exist.
10. Is there any access to the UP Railway planned for the plant now or in the future?
 - a. No, there will be no access.

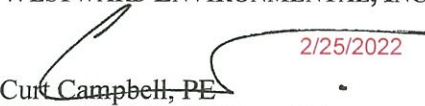


11. How much vehicular/truck traffic will be entering and leaving the plant daily?
 - a. Approximately 200 trips per day.
12. What state and federal permits will the Concrete Batch Plant require to operate? What is the status of application for or acquiring of state and federal permits?
 - a. Air New Source Review (EPR_NSR), Concrete Batch Plants General Permit (EPR_TXG11), Stormwater General Permits (EPR_SW), Aboveground Storage Tank Application (AST)
13. What will the pond be utilized for? Provide dimensions of the pond and materials that it will be constructed of.
 - a. A sediment pond for any water used to wash truck off at end of operations. Ponds will be 60.6 feet long, 5 feet deep and 9 feet wide, constructed of concrete and steel rebar and steel mesh.
 - b. A retention pond will be used for site drainage. It will be approximately 440 feet long, 75 feet (narrow portion) and 160 feet (widest portion), and 3 feet deep.
14. What type of fuel tank will be utilized, above ground or below ground? What type of fuel and tank size?
 - a. 10000G UL 2085 Fireguard, above ground in accordance with NFC and current fire marshal regulations. The fuel will be diesel and the size will be 10,000 gallons.

WESTWARD will serve as the technical contact for Guadalupe Readymix, LLC on this project. If you have any questions, or require further information, please contact our office at 830-249-8284.

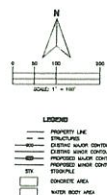
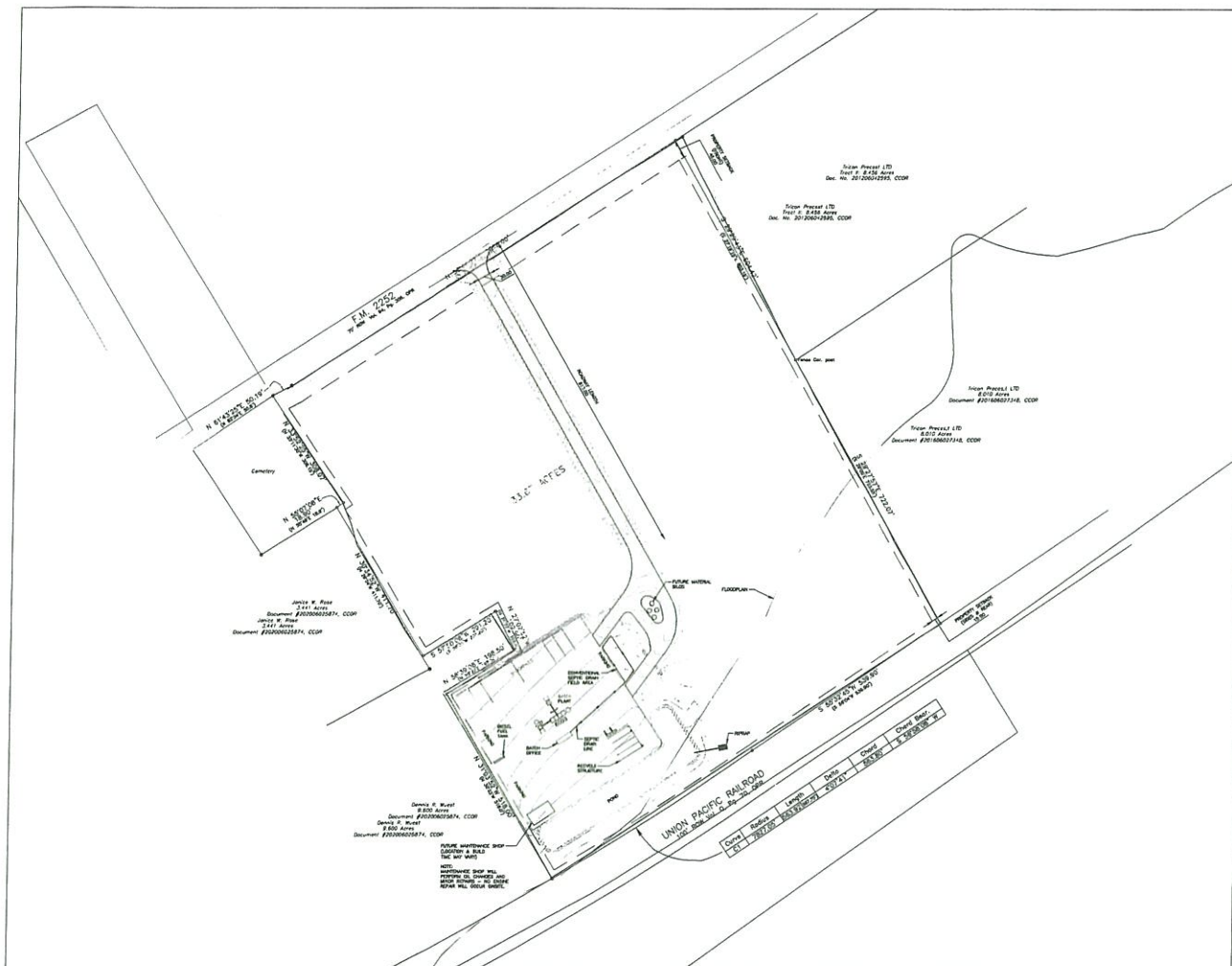
Respectfully submitted,

WESTWARD ENVIRONMENTAL, INC.

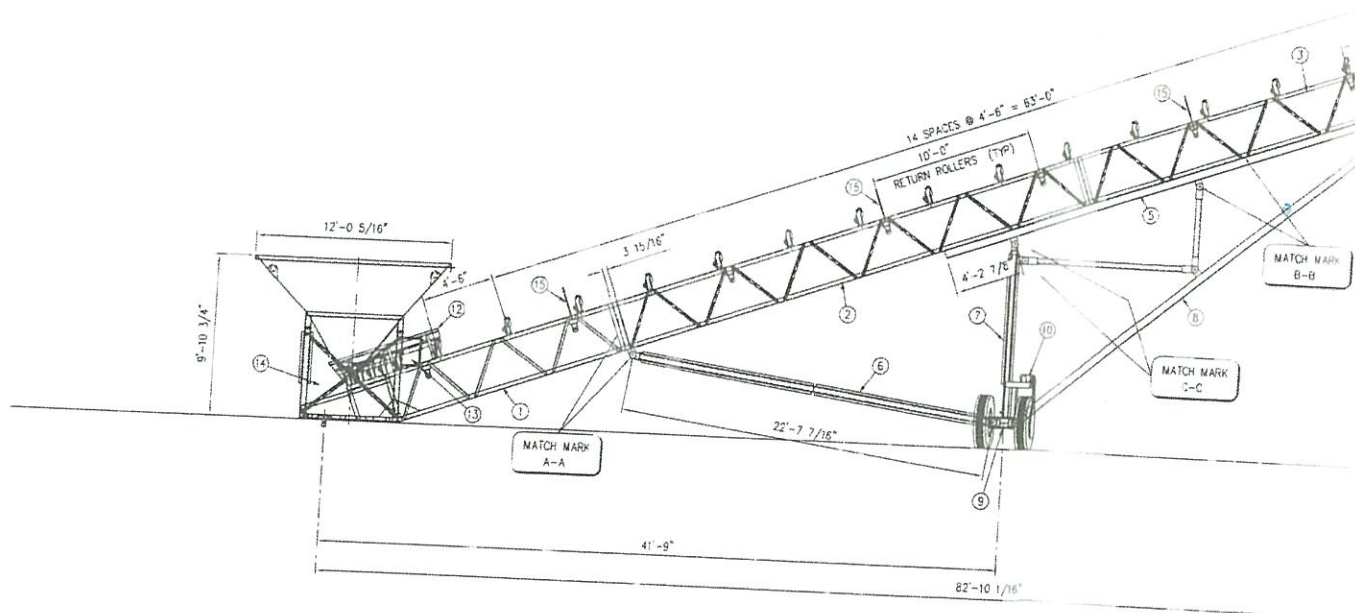

Curt Campbell, PE
VP Engineering & Natural Resources
TX License No. 106851 | TX Firm No. 4524



Attachments	Master Plan, Concrete Batch Plant Dimensions
Distribution:	Addressee (email); Mr. Corby Czajka – Guadalupe Readymix, LLC

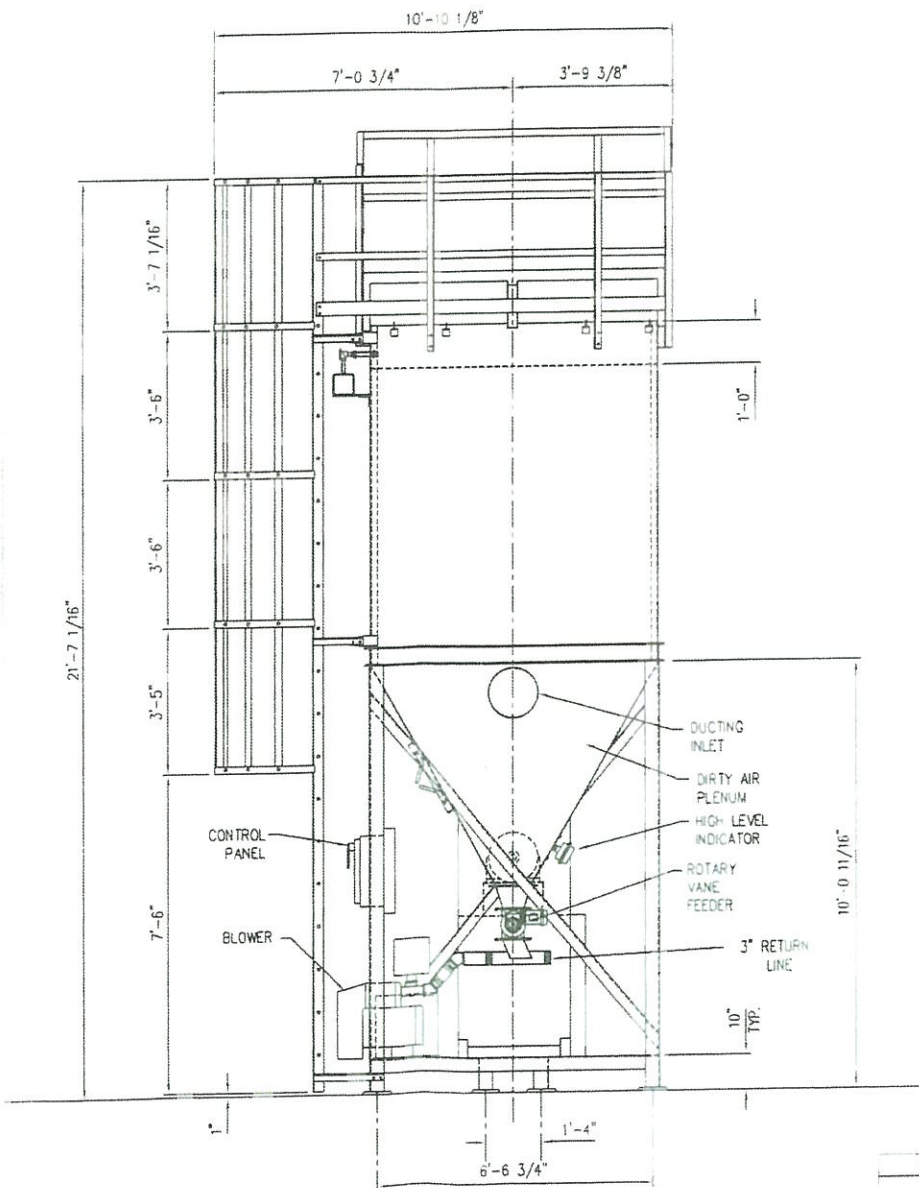


WESTWARD Environmental Engineering Manual Engineering (830) 249-2224 Fax: (830) 249-0221 10000 West 10th Street, Suite 100, Fort Worth, TX 76132	
MASTER PLAN GARDEN RIDGE CBP GUADALUPE READYMIX, LLC 20762 FM 2252, GARDEN RIDGE, TX 78266	
SHEET NO. 01 OF 01	
DATE: 01/15/2019 DRAWN BY: J. L. L. L. CHECKED BY: J. L. L. L. SCALE: 1" = 100'	

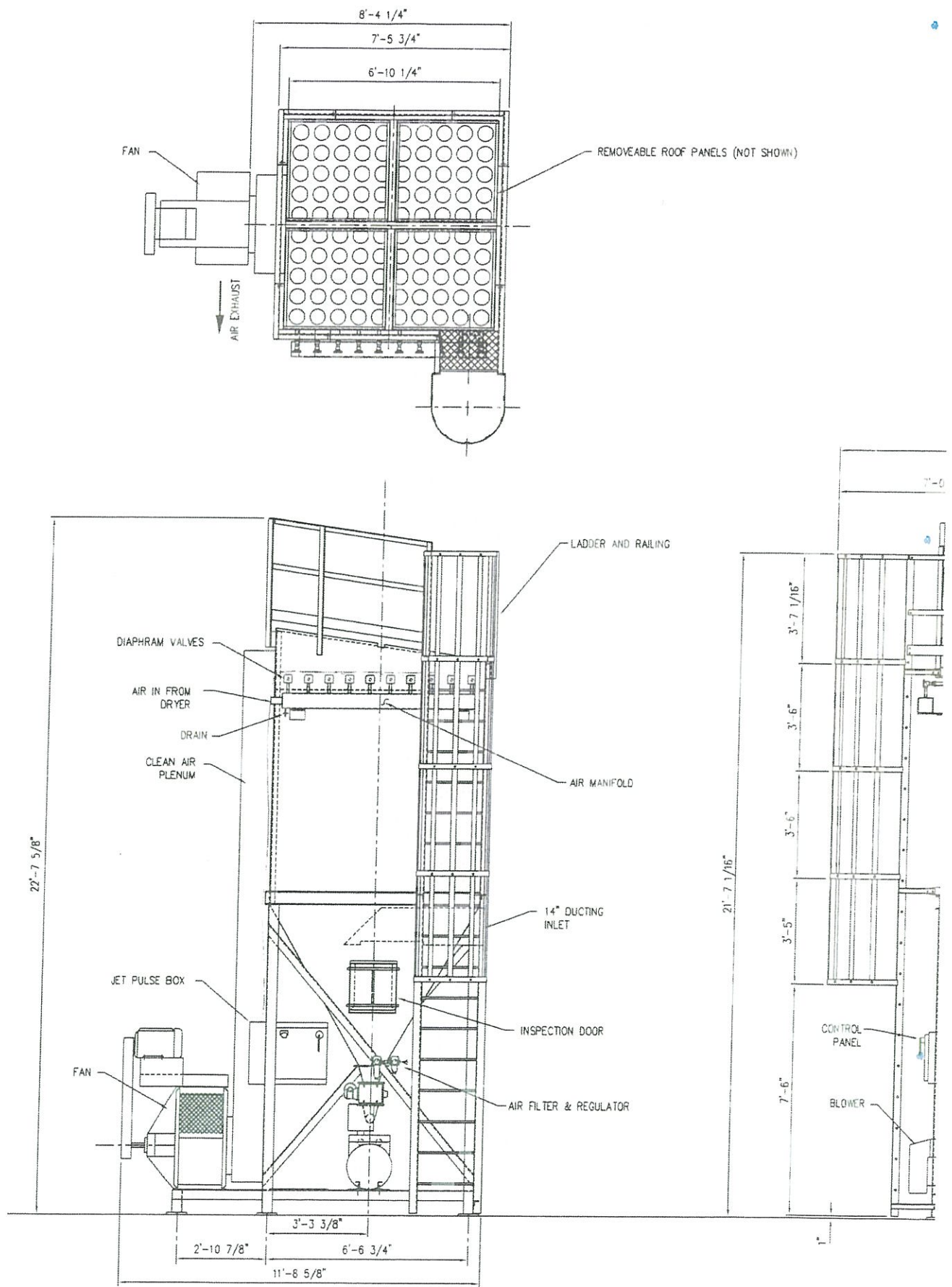


NOTE: PLANT SHOWN IS TYPICAL

ANELS (NOT SHOWN)



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TITLE COLLECTOR		
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OWN. BY	CHKD. BY	DATE REL.
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March 11, 2022

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

Project No.: 10783.018

Subject: Master Plan for Development-City Engineer Response Letter
Concrete Batch Plant – Garden Ridge
Guadalupe Readymix, LLC

Dear Ms. Cain,

On behalf of Guadalupe Readymix, LLC (Guadalupe), we are providing this response letter in regards to the City of Garden Ridge email provided on Friday, Mar. 3, 2022.

- 1) Add a site data summary table to the master development plan (MDP), which should include the total acreage, total impervious cover acreage, and impervious cover percentage

Response: See attached Master Plan for table including total acreage, total impervious cover acreage, and impervious cover percentage.

- 2) Add a location map

Response: See attached Master Plan for location map.

- 3) Show contour elevations on the MDP, not just in the legend

Response: See attached Master Plan for existing and proposed contour elevations.

- 4) Show drainage system

Response: See attached Master Plan for drainage system.

- 5) Show all ponds. The response letter mentions a sediment pond and retention pond, but there is only one pond on the MDP

Response: The sediment ponds were included on both the original and response plan sheets but were labeled as "Recycle Structure". For this clarity, this label has been changed to "Recycle Structure/Sediment Pond" in the attached Master Plan.

- 6) Show existing water main and proposed water meter location. What size meter will they need for the development?

Response: It is assumed that the water main runs in the ROW of FM 2252 as there is an existing fire hydrant near the northeast corner of the property. We are currently coordinating with Green Valley Special Utility District (GVSUD) to determine appropriate meter size and establishing service.



7) Show fire hydrant(s) location

Response: One (1) fire hydrant is located at the North corner of the property. See attached Master Plan for hydrant location.

8) For the septic system, has a soil analysis been performed where the drain field is located. If the soil is clay, the drain field will not operate properly because the clay soil will not absorb the discharge.

Response: A geotechnical engineering study has been performed at the proposed site. It was determined that the top stratum layer consisted of clay; therefore, it has been determined that a aerobic treatment system is to be utilized for this site.

9) The septic system should not be located within 150 feet of any water well. Verify that there are no water wells within 150 feet of the septic system

Response: There are no known water wells located within 150 feet of the proposed septic system location.

10) Will the existing road conditions support the volume of trucks entering and leaving the facility? Has an analysis been performed to determine the impact on the existing road?

Response: Westward will meet with TxDOT and will design the site entrance in accordance with their specifications.

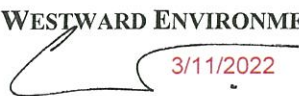
11) How is the above ground fuel storage tank protected against damage?

Response: The proposed tank will be a UL2085 Fireguard tank which incorporates impact protection in the construction of the tank itself (Concrete lining). In addition, if required by the Comal County Fire Marshal, bollards can be placed around the perimeter of the fuel tank. Bollard construction shall comply with all the following requirements:

- i) Constructed of steel not less than 4 inches in diameter and concrete filled.
- ii) Spaced not more than 4 feet between posts on center.
- iii) Set not less than 3 feet deep in a concrete footing of not less than a 15 inch diameter.
- iv) Set with the top of the posts not less than 3 above the ground. (4 feet recommended)
- v) Located not less than 3 feet from the protected object.

WESTWARD will serve as the technical contact for Guadalupe Readymix, LLC on this project. If you have any questions, or require further information, please contact our office at 830-249-8284.

Respectfully submitted,

WESTWARD ENVIRONMENTAL, INC.

3/11/2022
Curt Campbell, PE
VP Engineering & Natural Resources
TX License No. 106851 | TX Firm No. 4524



Attachments: Master Plan
Distribution: Addressee (email); Mr. Corby Czajka – Guadalupe Readymix, LLC



March 21, 2022

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

Project No.: 10783.018

Subject: Master Plan for Development – Response to Comments 3
Concrete Batch Plant – Garden Ridge
Guadalupe Readymix, LLC

Dear Ms. Cain,

On behalf of Guadalupe Readymix, LLC (Guadalupe), we are providing this response letter in regards to the City of Garden Ridge email provided on Monday, Mar. 21, 2022.

1) How will ReadyMix combat the air pollution from the dust and particle matter?

Response: There will be a centralized dust collector, which goes directly into a silo (See photograph 1-Plant Diagrams). The approved TCEQ air permit has previously been submitted to the City of Garden Ridge on 11/19/2021.

2) Will the trucks only be allowed to wait for loads in the property and not wait along the road? (This question pertains to the truck emissions)

Response: No, all vehicles will be located on property.

3) What can be done to reduce the noise from the truck traffic? Will there be a sound barrier along FM2252?

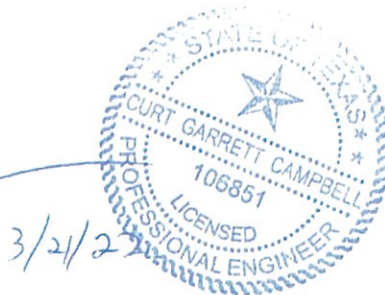
Response: Natural landscaping will remain onsite as it currently sits near the pad's location. The concrete batch plant will be walled off with concrete blocks measuring 2x4x2. (See photographs 2 & 3 for example)

WESTWARD will serve as the technical contact for Guadalupe Readymix, LLC on this project. If you have any questions, or require further information, please contact our office at 830-249-8284.

Respectfully submitted,

WESTWARD ENVIRONMENTAL, INC.

Curt Campbell, PE
VP Engineering & Natural Resources
TX License No. 106851 | TX Firm No. 4524



Attachments

Photographs

Distribution:

Addressee (email); Mr. Corby Czajka – Guadalupe Readymix, LLC

Office P.O. Box 2205 Boerne, TX 78006

Main 830.249.8284 | Fax 830.249.0221

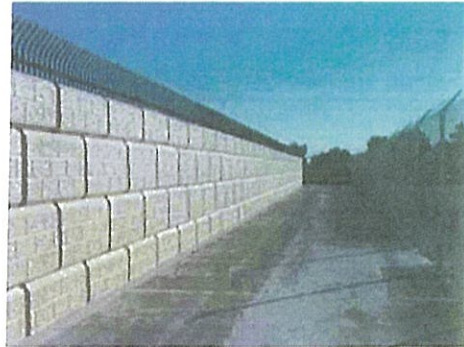
Texas Registered Engineering Firm # F-4524

Texas Registered Geoscience Firm # 50112

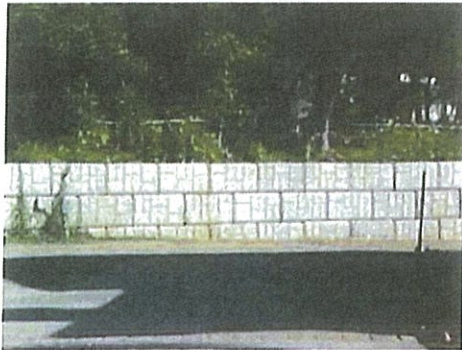
westwardenv.com



Photograph 01: Typical overview of centralized dust collector.



Photograph 02: Typical overview of concrete blocks measuring 2'x4'x2'.



Photograph 03: Typical overview of concrete blocks measuring 2'x4'x2'.

Future Agenda Items

Planning and Zoning Commission

May 11, 2022, Regular Meeting

14 days before Meeting	(04/27/2022)	Commission and Staff items are due
8 days before Meeting	(05/03/2022)	City Administrator and Chair review agenda. City Attorney is sent the agenda for approval.
5 days before Meeting	(05/06/2022)	Post Agenda & Packet to City Website
3 days before Meeting	(05/08/2022)	(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 = 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				

June 8, 2022, Regular Meeting

14 days before Meeting	(05/25/2022)	Commission and Staff items are due
8 days before Meeting	(05/31/2022)	City Administrator and Chair review agenda. City Attorney is sent the agenda for approval.
5 days before Meeting	(06/03/2022)	Post Agenda Packet to City Website
3 days before Meeting	(06/05/2022)	(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	29	30		

PENDING FUTURE AGENDA ITEMS

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