



City of Garden Ridge

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

AGENDA PLANNING AND ZONING COMMISSION REGULAR MEETING WEDNESDAY, SEPTEMBER 14, 2022, 6:00 P.M.

The Planning and Zoning Commission will meet in a regular session on Wednesday, September 14, 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 August 10, 2022, Planning and Zoning Commission Regular Meeting.
- b) Preliminary Plat for The Ridge at Garden Ridge, being a 13.526 acre tract located at the southeast corner of the intersection of FM 2252 and FM 3009 and owned by Custom Clinics, LLC.
 1. Discuss and make a recommendation regarding the Preliminary Plat.
- c) Items applicable to the Planning and Zoning Commission discussed at the August City Council Special Meeting and September City Council Regular Meeting.

- d) Planning and Zoning Commission Activities and Projects.
 - 1. Alternate Compliance Options as it relates to Impervious Cover (Crow and Bates).
 - e) Ordinance No. 210-042022 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. Receive recommendations and consideration of appointment of Planning and Zoning Commission Chair and Vice-Chair for a one-year term effective October 2022.
 - f) Future Agenda Items.
 - 1. Commissioners input on agenda items.
 - 2. Announce date, time, and location for next meeting (October 12, 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.

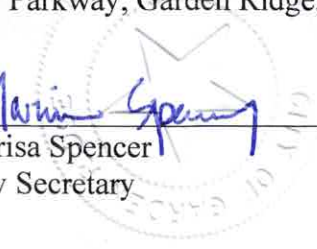
Action by Commission Authorized: The Commission may vote or act upon any item within this agenda.

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 4:00 p.m. on September 6, 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

WEDNESDAY, AUGUST 10, 2022, 6:00 P.M.

Commissioners Present:

Chair Karen Diaz
Vice-Chair Kerim Jacaman
Commissioner Dr. Jim Miller
Commissioner Michael Crow
Commissioner Roy Leatherberry
Commissioner Darren Bates

Commissioners Absent:

Vacant Position

City Staff and City Councilmembers Present:

Nancy Cain, City Administrator
Marisa Spencer, City Secretary
Cynthia Trevino, City Attorney
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 Wednesday, August 10, 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: No one signed up to speak.

5. Business Items

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

a) Approval of Minutes for May 11, 2022, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Commissioner Crow, seconded by Commissioner Bates, to approve the minutes for May 11, 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 the June/July/August City Council Meetings, including possible updates on FM 2252 Sewer Project, TxDOT FM 2252 Expansion, and Mayor/Mayor Pro-Tem meeting with Comal County officials concerning new residential development on Bat Cave Road.

Chair Diaz provided the Commission with an update on items applicable to the Planning and Zoning Commission discussed at the June, July, and August City Council Meetings.

Mayor Erickson provided the Commission with an update on meeting with Comal County officials concerning new residential development on Bat Cave Road.

c) Planning and Zoning Commission Activities and Projects.

1. Water Runoff as it relates to Impervious Cover (Crow).

The Commission discussed creating a technical committee consisting of two (2) Commissioners to research and gather information regarding alternate compliance options as it relates to impervious cover. Commissioner Bates volunteered to work on this project with Commissioner Crow.

Motion: A motion was made by Commissioner Crow, seconded by Commissioner Bates, to institute a technical committee consisting of Commissioner Crow and Commissioner Bates to research and gather information regarding alternate compliance options as it relates to impervious cover. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

d) Ordinance No. 210-042022 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 expiring terms (September 30, 2022) of Commissioner Diaz, Commissioner Jacaman, and Commissioner Bates.

Commissioner Diaz, Commissioner Jacaman, and Commissioner Bates expressed their desire to continue serving on the Planning and Zoning Commission for an additional term.

2. Make recommendation to City Council for consideration for reappointment.

Motion: A motion was made by Commissioner Dr. Miller, seconded by Commissioner Crow, to recommend to City Council the reappointment of Commissioner Diaz, Commissioner Jacaman, and Commissioner Bates to serve an additional term on the Planning and Zoning Commission with terms expiring September 30, 2024. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

e) Future Agenda Items.

1. Commissioners input on agenda items.

Commissioner Dr. Miller requested an update related to Doerr Lane as well as an update related to the status of the Draft Zoning Ordinance. Commissioner Bates requested to discuss procedures related to the Texas Open Meetings Act.

2. Announce date, time, and location for next meeting (September 14, 2022, at 6:00 p.m. at City Hall).

Chair Diaz stated the next Planning and Zoning Commission Regular Meeting is scheduled for Wednesday, September 14, 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 Bates, 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 Wednesday, August 10, 2022, Planning and Zoning Commission Regular Meeting was adjourned at 6:57 p.m. by Chair Diaz.

ATTEST:

Karen Diaz
Chair

Marisa Spencer
City Secretary

Custom Clinics, LLC
18965 FM 2252
Garden Ridge, TX 78266

July 26, 2022

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

Re: Plat of The Ridge At Garden Ridge, LLC
13.526 acres – FM 2252 & FM 3009
Garden Ridge, Texas

Dear Ms. Cain:

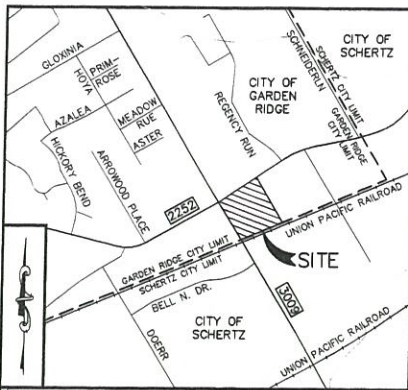
Custom Clinic, LLC owns 13.526 acre located at the southeast corner of the intersection of FM 2252 and FM 3009 in the City of Garden Ridge. The Union Pacific Railroad right-of-way adjoins the southeast boundary and Lot 1 of Clay Subdivision adjoins the northeast boundary. The property is zoned B-1 (Neighborhood Service), and is vacant and undeveloped. Readily available utility services include a 12-inch water main on the northwest side of FM 2252 and a 3-inch sanitary sewer force main at the south corner of the site.

Custom Clinics, LLC would like to plat the property all as one lot. There is no development planned for the site at this time. Sometime in the future, the property may be developed as one lot or be further subdivided into multiple lots depending on the desires of the owner/developer(s) at that time. Attached are the necessary documents to initiate review of the Preliminary Plat at this time.

Please do not hesitate to contact my engineer, Dye Enterprises, at (210) 599-4123 if you have any questions or need anything additional.



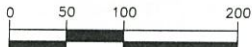
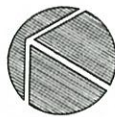
Tony Overman
Custom Clinics, LLC



LOCATION MAP
SCALE: 1"=2000'

SURVEYOR'S NOTE:

THE BEARINGS SHOWN ARE BASED ON STATE PLANE
TEXAS SOUTH CENTRAL ZONE NAD 83 (2011 ADJUSTMENT).



SCALE: 1"= 100'
2' CONTOUR INTERVAL

LEGEND

- FND. 1/2" STEEL REBAR (UNLESS NOTED OTHERWISE)
- CALCULATED POINT (NO MONUMENT SET)
- M.P.R. MAP & PLAT RECORDS OF COMAL COUNTY, TEXAS
- 18334/1678 VOLUME/PAGE
- B.S.L. BUILDING SETBACK LINE
- C.M. CONTROLLING MONUMENT
- G.E.T.V.E. GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
- 536 — EXISTING CONTOUR

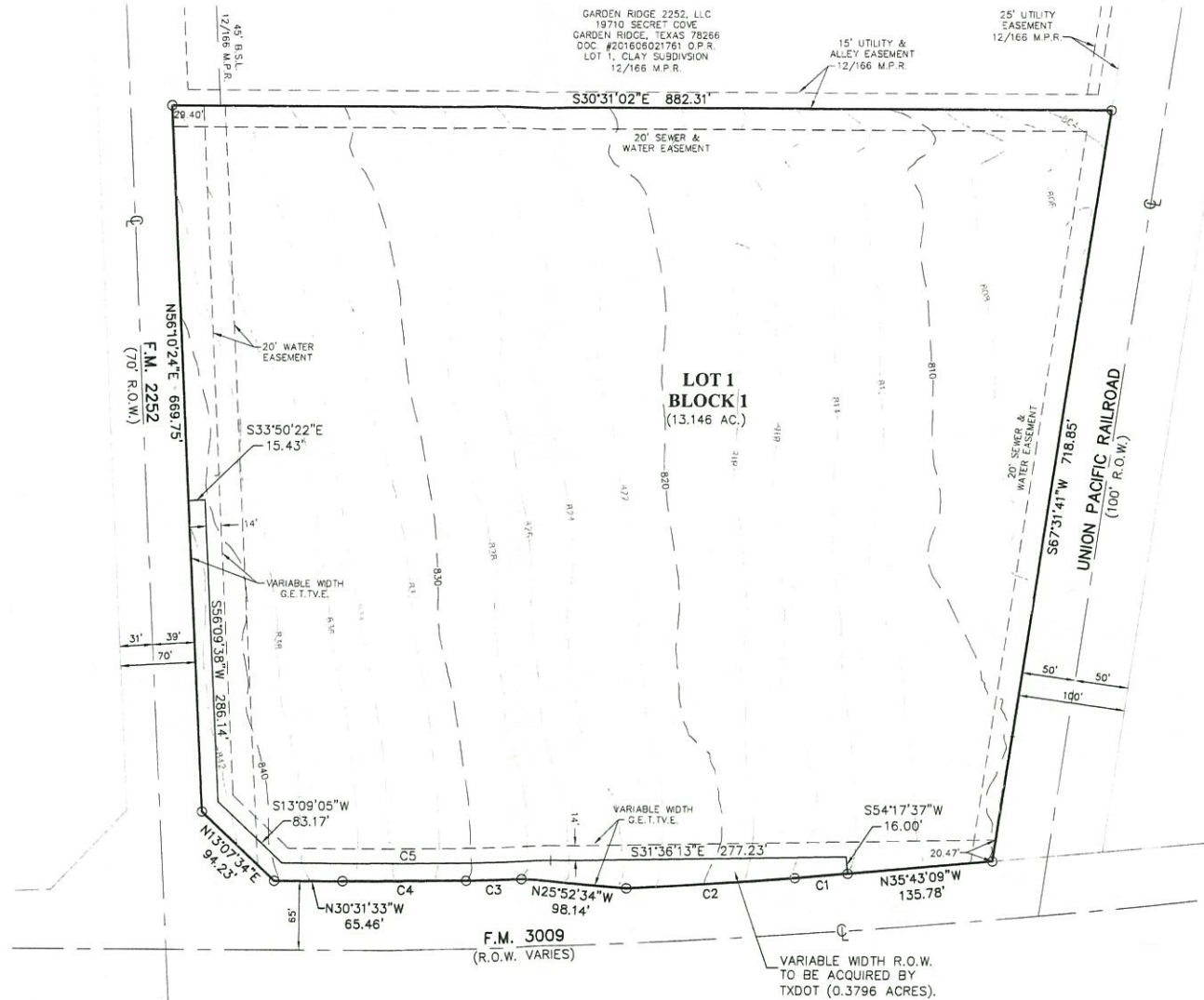
CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	00°32'39"	5243.00'	24.90'	49.80'	N35°26'41"W	49.80'
C2	01°44'18"	5243.00'	79.54'	159.07'	N34°18'05"W	79.54'
C3	00°34'31"	5231.00'	26.27'	52.53'	N32°04'58"W	52.53'
C4	01°15'55"	5231.00'	57.76'	115.52'	N31°09'44"W	115.52'
C5	02°47'31"	5214.50'	127.07'	254.10'	S31°16'19"E	254.07'

CPS/SAWS/CITY OF SAN ANTONIO UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED 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 AND SAWS 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 WATER, SEWER, 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 OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS 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 DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCRDACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
3. ACCESS WILL BE ALLOWED FROM FM 3009 AND FROM FM 2252. ACCESS POINTS FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S "ACCESS MANAGEMENT MANUAL" WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS. THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THROUGHFARE PLANS.
4. 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 AS DIRECTED BY TXDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.



PRELIMINARY PLAT ESTABLISHING

THE RIDGE AT
GARDEN RIDGE

BEING A TOTAL OF 13.526 ACRES, ESTABLISHING
LOT 1, GARDEN RIDGE, COMAL COUNTY, TEXAS.

BEING THAT SAME PROPERTY CONVEYED BY
SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO
CUSTOM CLINICS, LLC RECORDED IN DOCUMENT
#201106003877, OFFICIAL PUBLIC RECORDS,
BEXAR COUNTY, TEXAS

PREPARED BY:



DATE OF PREPARATION: 8/2/22

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND 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, WATERCOURSES, DRAINS,
EASEMENTS, IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER
PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND
CONSIDERATION THEREIN EXPRESSED.

OWNER/SUBDIVIDER: CUSTOM CLINICS, LLC
18965 F.M. 2252
GARDEN RIDGE, TX 78266
(210) 317-1998

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
APPEARED, KNOWN TO ME TO
BE THE PERSON 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 THE RIDGE AT GARDEN RIDGE 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 BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5315

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER NO. 84635

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____

DE **Dye Enterprises**
Engineers • Surveyors • Planners
TBPE, Firm Registration F-2257
TBPLS, Firm Registration 10087900

D. Scott Dye, P.E., R.P.L.S.

August 26, 2022

Mr. Sam Johnson Jr., P.E.
Senior Engineer
Trihydo
1672 Independence Drive, Suite 315
New Braunfels, Texas 78132

Re: Preliminary Plat Review Comments
The Ridge At Garden Ridge
Garden Ridge, Texas

Dear Mr. Johnson:

We are in receipt of your emailed comments dated August 2, 2022. We have addressed the comments as follows:

1. The subdivision name has been changed to read "The Ridge at Garden Ridge."
2. The legal description for this new lot includes the designation of "Block 1."
3. A Storm Water Management Plan which shows how the property currently drains is attached.
4. The 20-foot water easement along FM 2252 has been extended to the northeast corner of the property.

A review comment from CPS stated that their easement needed to adjoin the right-of-way. Per my discussion with you on August 2, 2022, it was understood that the CPS and City easement could be "flipped." The attached revised plat shows the positions of the easements reversed. A copy of the CPS approval letter is attached.

Please do not hesitate to contact me if you have any questions or need anything additional.

Sincerely yours,



D. Scott Dye, P.E., R.P.L.S.

Encl.
Revised Plat (.PDF)
Storm Water Management Plan (.PDF)
CPS Approval Letter (.PDF)

City of Garden Ridge
Planning Department
Subdivisions Section

REQUEST FOR REVIEW

TO: Spectrum

Date 7/6/2022

FROM: Mike Wiater / Dye Enterprises (210)599-4123

ITEM NAME: The Ridge At Garden Ridge, LLC

FILE # 210085-01

RE: Plat Approval

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **CONSULTANT OF RECORD**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents calendar days.

Please Return By: July 20, , 2022

☒ Minor Plat-10 days ☐ Major Plat-50 days ☐ Amending Plats – 10 days
☐ Plat deferral-30 days ☐ Variance-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Approved

Tod Hoover

Signature

Charter Communications

Title

7/13/22

Date

From: Brien Hocher [REDACTED]
Sent: Monday, July 25, 2022 4:32 PM
To: [REDACTED] dyeenterprises [REDACTED]
Cc: Mike Wiater [REDACTED]; 'Tony Overman' [REDACTED]
Will Lockett [REDACTED] Pat Nolasco [REDACTED] Richard De La Cruz
[REDACTED] Eddie Gonzalez [REDACTED] Christie Hill
[REDACTED] Linda Cox [REDACTED] Ismael Solalinde
[REDACTED] Jorge Millan [REDACTED] Aaron Garza
[REDACTED] administrator@ci.garden-ridge.tx.us
Subject: RE: The Ridge - SE Corner FM-3009 & FM-2252 - Previous QuickTrip Proposed Driveways

Scott – TxDOT has no objection to the plat. From the discussions last Thursday, the future development is not known at this time. As discussed it must be kept in mind that the ROW shown on the plat to be purchased by TxDOT is not sized to accommodate widening for future traffic improvements that may be required to mitigate for the development's traffic impacts.

Thanks

From: [REDACTED] dyeenterprises [REDACTED]
Sent: Thursday, July 21, 2022 4:24 PM
To: Brien Hocher [REDACTED]
Cc: Mike Wiater [REDACTED]; 'Tony Overman' [REDACTED]
Subject: RE: The Ridge - SE Corner FM-3009 & FM-2252 - Previous QuickTrip Proposed Driveways

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brien,

Please review the TxDOT notes and the note regarding right-of-way that we discussed today. Let me know if the changed wording is acceptable. We intend on submitting this by end of Tuesday to the City of Garden Ridge for P&Z consideration.

Thanks!

D. Scott Dye, P.E., R.P.L.S.
Dye Enterprises
TBPE, Firm Registration F-2257
TBPLS, Firm Registration 10087900
4047 Stahl Road #3
San Antonio, TX 78217
599-4123 (business phone)
599-4191 (business fax)
[REDACTED]

City of Garden Ridge
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: AT&T-SA Engineering Rm. 760, 4119 Broadway SA TX Date: 7/6/22

FROM: Mike Wiater / Dye Enterprises Email [REDACTED] / (210) 599-4123

ITEM NAME: The Ridge At Garden Ridge, LLC FILE# 210085-01

RE: PLAT APPROVAL

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **CONSULTANT OF RECORD**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By July 20, 2022

☒ Minor Plat – 10 days	☐ Major Plat – 50 days	☐ Amending Plats
☐ Plat deferral – 30 days	☐ Variance – 15 days	☐ Other – 15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____ the engineer/subdivider /agent, of the corrections needed to remove this objection. Tel # _____

Comments: PLEASE INCLUDE AT&T IN ANY ELECTRIC EASEMENTS GRANTED. IF ANY EXISTING AT&T FACILITIES NEED TO BE MOVED, REMOVED, REPLACED OR RELOCATED CWOTS (CUSTOM WORK ORDER/CONSTRUCTION) CHARGES WILL APPLY.

Jason Schindler
Signature

Manager Engr Design
Title

7/722
Date



8/3/2022

Dye Enterprises
Attn: Michael J. Wiater
N/a
San Antonio, TX 782

Re: Letter of Certification Recommending Approval

Plat No: The Ridge

Plat Date: 7/6/2022

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

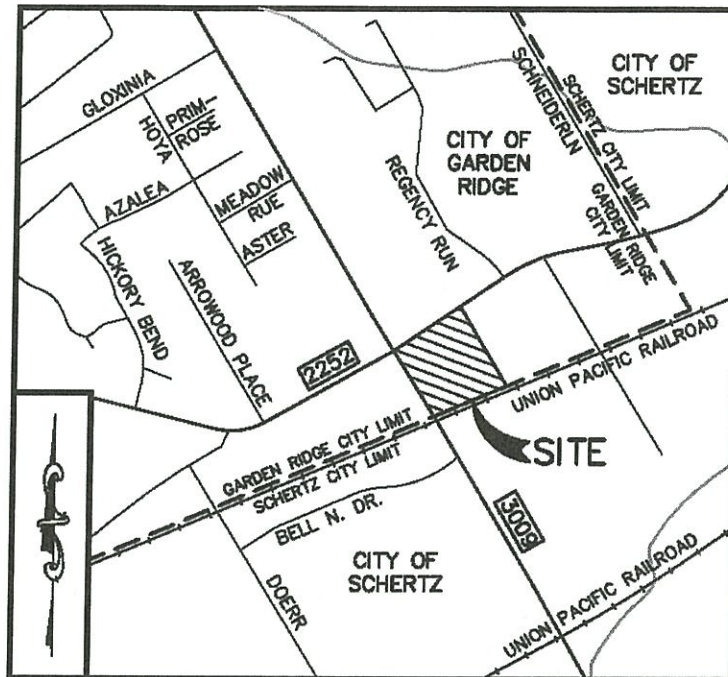
Jenna Keylich
Customer Service Supervisor
Customer Engineering Department

STORM WATER MANAGEMENT PLAN

for

THE RIDGE AT GARDEN RIDGE

August 25, 2022



LOCATION MAP

NOT TO SCALE

PREPARED BY:

Dye Enterprises

Engineers • Surveyors • Planners

TBPE, Firm Registration F-2257

TBPLS, Firm Registration #10087900



4047 Stahl Rd., Suite #3 • San Antonio • Texas 78217
Phone (210) 599-4123 • Fax (210) 599-4191

DE **Dye Enterprises**
Engineers • Surveyors • Planners
TBPE, Firm Registration F-2257
TBPLS, Firm Registration 10087900

D. Scott Dye, P.E., R.P.L.S.

August 25, 2022

Mr. Sam Johnson Jr., P.E.
Trihydro, Garden Ridge City Engineer
1672 Independence, Suite 315
New Braunfels, Texas 78132

Re: The Ridge at Garden Ridge
Preliminary Plat - SWMP
Garden Ridge, Texas

Dear Mr. Johnson:

Our client is platting the referenced property into one commercial Lot. The property is located within the city limits of Garden Ridge at the southeast corner of the intersection of FM 3009 and FM 2252 (see location map on cover sheet). As shown on the attached FEMA FIRMette, no portion of the property is located within a FEMA special flood hazard area.

This SWMP is prepared pursuant to your plat comments requesting the property's current drainage patterns in its existing undeveloped condition. We have included a Drainage Area Plan (DAP) with this SWMP that provides the requested storm water runoff calculations based upon Atlas 14 rainfall rates. In addition to the site generated runoff, there is some upstream storm water runoff that enters the property from FM 3009/FM 2252. The paragraphs below discuss this offsite runoff received from TxDOT right-of-way and provides exhibits from TxDOT plans for reference.

We requested the preliminary plans from TxDOT for the proposed improvements to FM 2252 and its intersection with FM 3009. TxDOT will not release those to us so we are unaware of the proposed drainage improvements that will impact the following existing drainage information provided in the next paragraphs.

DAP drainage area 1 discharges into a concrete interceptor rip-rap channel located behind the curb on the northwest side of FM 2252 (see TxDOT exhibit 1). According to exhibit 2 the grade of the channel is 1.0369% thus yielding an estimated capacity of 15.07 cfs per exhibit 3. This estimated capacity is approximately equal to the 25-year frequency storm.

DAP drainage area 2, which correlates to TxDOT drainage area 1, discharges to the TxDOT 24" RCP culvert called SS-A in their plans shown on associated exhibits 4 thru 7. This culvert discharges within TxDOT right-of-way on the subject property side of the highways. According to TxDOT exhibit 5 the culvert drop inlet on the upstream side receives $Q_5=8.715$ cfs. Our internal check on the capacity of a 24" RCP at 0.81% slope has a potential max capacity of 21.7 cfs, this assumes the drop inlet does not produce an entrance control condition thus limiting the flow entering the culvert. Our calculations for the discharge to the culvert from area 2 is the $Q_{100}=17.43$ cfs.

DAP drainage area 3, which correlates to TxDOT drainage area INT-2 on exhibit 5, discharges from the pavement of the intersection through two armored curb slots and into TxDOT right-of-way on

Mr. Johnson
August 25, 2022
Page 2

the subject property side of the highways. According to TxDOT the armored curb slots convey $Q_{10}=2.32$ cfs. Our calculations for area 3 yield a $Q_5=2.59$ cfs and $Q_{25}=3.62$ cfs.

Discharges from the culvert and from the armored curb slots, described above, appear to flow overland across the southwestern portion of the site, DAP Drainage areas 2 and 3 combined. Exhibit 8 shows a concrete rip-rap channel at the toe of the FM 3009 bridge structure. The channel runs the entire length of the bridge toe from the existing driveway to the railroad right-of-way. We anticipate that future grading on the subject site will direct the combined discharges to the channel for conveyance thus keeping the flows within TxDOT right-of-way.

DAP drainage area 4 represents the subject existing site with offsite contributing drainage area for which we have provided storm water runoff calculations. The site discharges to the southeast where the railroad right-of-way drainage swale intercepts the flow and conveys it to the northeast, away from FM 3009. It is recommended and required that in the future, when the site is developed, that onsite storm water detention be provided.

Thank you for your review of this SWMP and please contact us should you have any questions or need anything additional.



Sincerely yours,

A handwritten signature in black ink, appearing to read "D. Scott Dye".

D. Scott Dye, P.E., R.P.L.S.

Contents:

Cover Sheet
Report Letter
Subdivision Plat
Current Effective FEMA Map (Firmette)
Drainage Area

TxDOT Exhibits

Exhibits 1 thru 8

Encls.

National Flood Hazard Layer FIRMette



98°17'45"W 29°37'39"N



Feet 1:6,000
 Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) Zone A, V, AE, V, VE
 - With BFE or Depth Zone AE, AD, AH, VE, AR
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS OF FLOOD HAZARD**
- NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**
- Digital Data Available
 - No Digital Data Available
 - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/26/2022 at 12:39 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

TxDOT EXHIBITS

DATE: 01/20/2012, 04:08 PM
FILE: P:\PROJECTS\3107-01-038\FM 2252\NDRWA+294.LIN.dgn

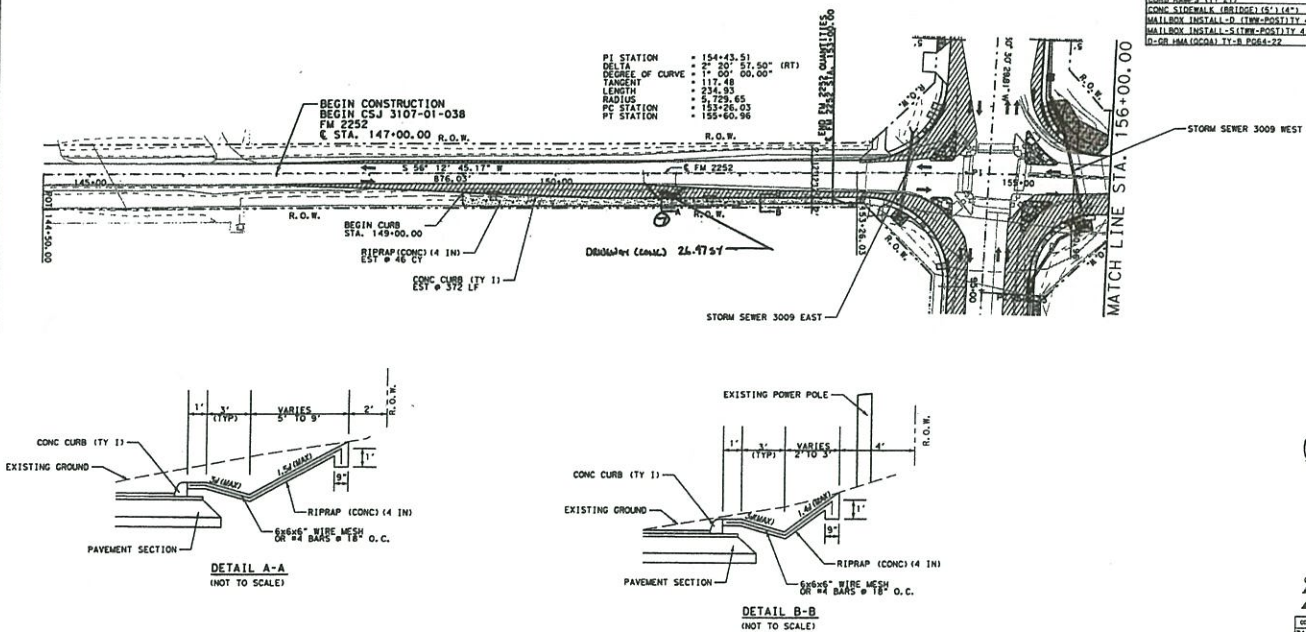
LEGEND:



NOTES:

1. SEE REMOVAL SHEETS FOR REMOVAL QUANTITIES AND ITEMS.
2. SEE DRAINAGE SHEETS FOR DRAINAGE DETAILS AT EACH ARMOR CURB SLOT THE CONCRETE DRAIN IS EST # 2 CY/LOCATION. SEE MISC. ROADWAY DETAILS FOR CONCRETE DRAIN DETAILS.
3. SEE CONCRETE DRIVEWAY DETAILS FOR DRIVEWAY DETAILS.
4. SEE GEOMETRIC DATA SHEETS FOR ALIGNMENT INFORMATION.
5. SEE MISC. CURB AND SIDEWALK DETAILS STANDARD FOR CURB AND SIDEWALK DETAILS.
6. SEE MISC. CURB AND SIDEWALK DETAILS STANDARD FOR CURB AND SIDEWALK DETAILS.
7. MAILBOX TURNOUT QUANTITIES SHOWN ON FM 3009 SHEET 1 OF 2.

EXHIBIT 1



QUANTITY SUMMARY CSJ 3107-01-038

ITEM	UNIT	TOTAL
EXCAVATION (ROADWAY)	CY	706
EMBANKMENT (FINAL (CONC) (TY B))	CY	41
BLADING	STA	6
BLOCK SODDING	SY	0
DRILL SEEDING (PERM) (URBAN) (CLAY)	SY	1680
VEGETATIVE WATERING	NO	27
CEMENT	TON	6
CEMENT TREAT (SUBGRADE) (6")	SY	801
ASPH (TIER 1)	GAL	831
ADGR (TIER 1)	CY	28
P-OR IMALMETHO TY-C SAC-B PG20-22	TON	89
P-OR IMALMETHO TY-C SAC-B PG20-22	TON	263
FLEXIBLE PAVEMENT STRUCTURE REPAIR (10")	SY	0
PL A CONC (MISC)	CY	0
RIPRAP (CONC) (4 IN)	CY	50
RAIL (HANDRAIL) (TY E)	LF	0
IMP. AR. (CONC) (TY E)	LF	0
SET (TY 1) (CONC) (TY E)	EA	0
COLORB TEXTURED CONC (5")	SY	0
CONC CURB (TY 1)	LF	372
CONC CURB (TY 2)	LF	0
CONC CURB (ARMOR CURB SLOT)	LF	28
DRIVEWAYS (CONC)	SY	0
DRIVEWAYS (ACP)	SY	0
THURDOLLS (ACP)	EA	0
CONC SIDEWALKS (4")	SY	0
CONC SIDEWALKS (TY 2)	EA	0
CONC SIDEWALKS (BRIDGE) (5") (4")	LF	0
MAILBOX INSTALL-R (TYP) POSITIVITY 4 FWD-TB	EA	0
MAILBOX INSTALL-SLIPR-POSITIVITY 4 FWD-TB	EA	0
P-OR IMALMETHO TY-B PG20-22	TON	528

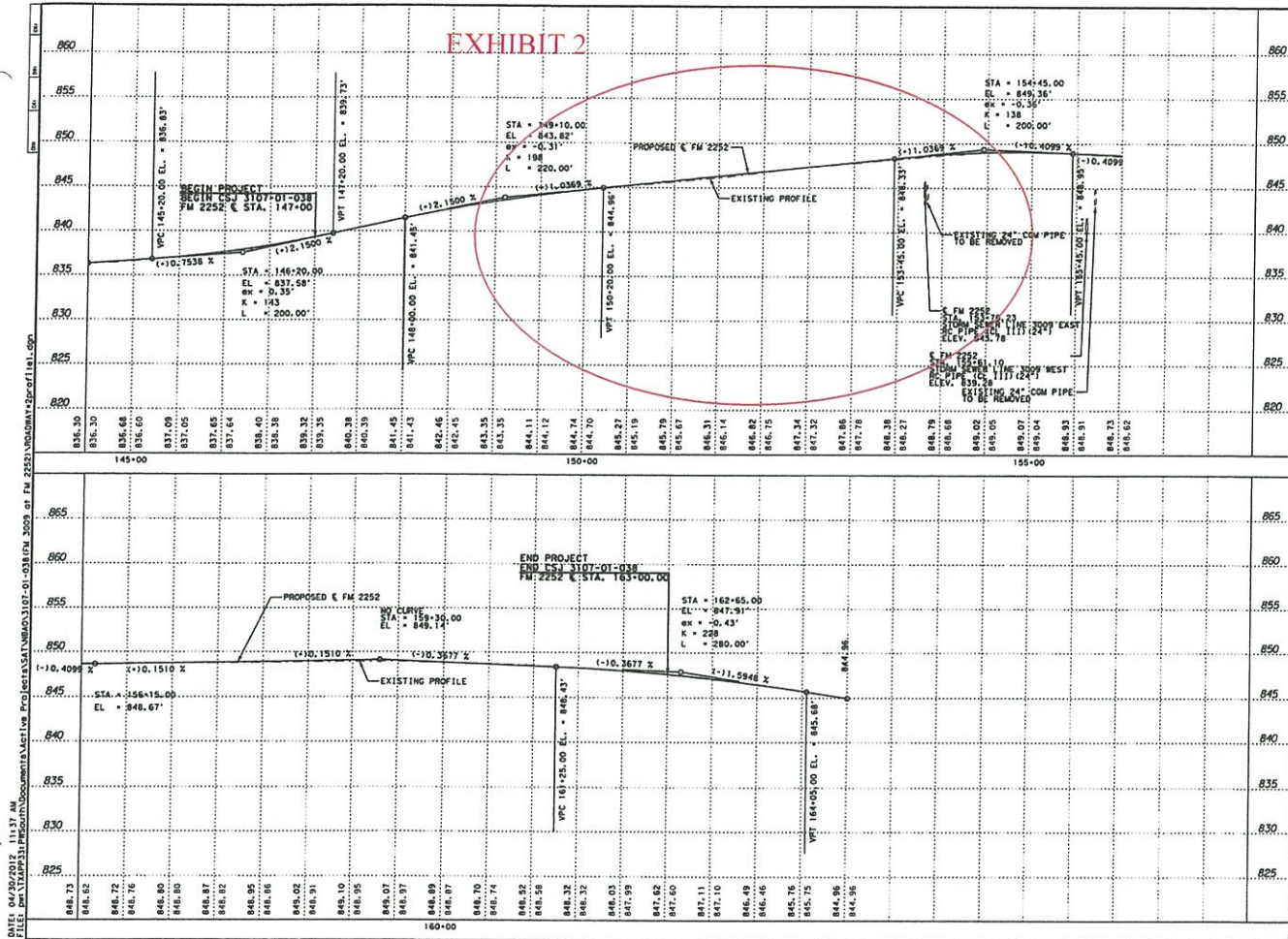
5/2/12
Christie Lynn Hill, P.E.
CHRISTIE LYNN HILL, P.E.

FM 2252
PLAN SHEET
SCALE: 1"=100'

Texas Department of Transportation
SHEET 1 OF 2

DATE	01/20/2012	BY	CSJ	FM 3009
DIST	038	COUNTY	COMAL	SHEET NO.
SAT				87

EXHIBIT 2



5/2/12
Christie Lynn Hill, P.E.

FM 2252
ROADWAY
PROFILE

SCALE
HORIZONTAL: 1"=100'
VERTICAL: 1"=10'

DATE	5/2/12	PROJECT	FM 3009
DIST	038	DRAWN	85
SAT	CORRAL		

Channel Report

EXHIBIT 3

<Name>

Triangular

Side Slopes (z:1) = 3.00, 1.40
Total Depth (ft) = 1.00

Invert Elev (ft) = 100.00
Slope (%) = 1.04
N-Value = 0.013

Calculations

Compute by: Known Depth
Known Depth (ft) = 1.00

Highlighted

Depth (ft) = 1.00
Q (cfs) = 15.07
Area (sqft) = 2.20
Velocity (ft/s) = 6.85
Wetted Perim (ft) = 4.88
Crit Depth, Yc (ft) = 1.00
Top Width (ft) = 4.40
EGL (ft) = 1.73

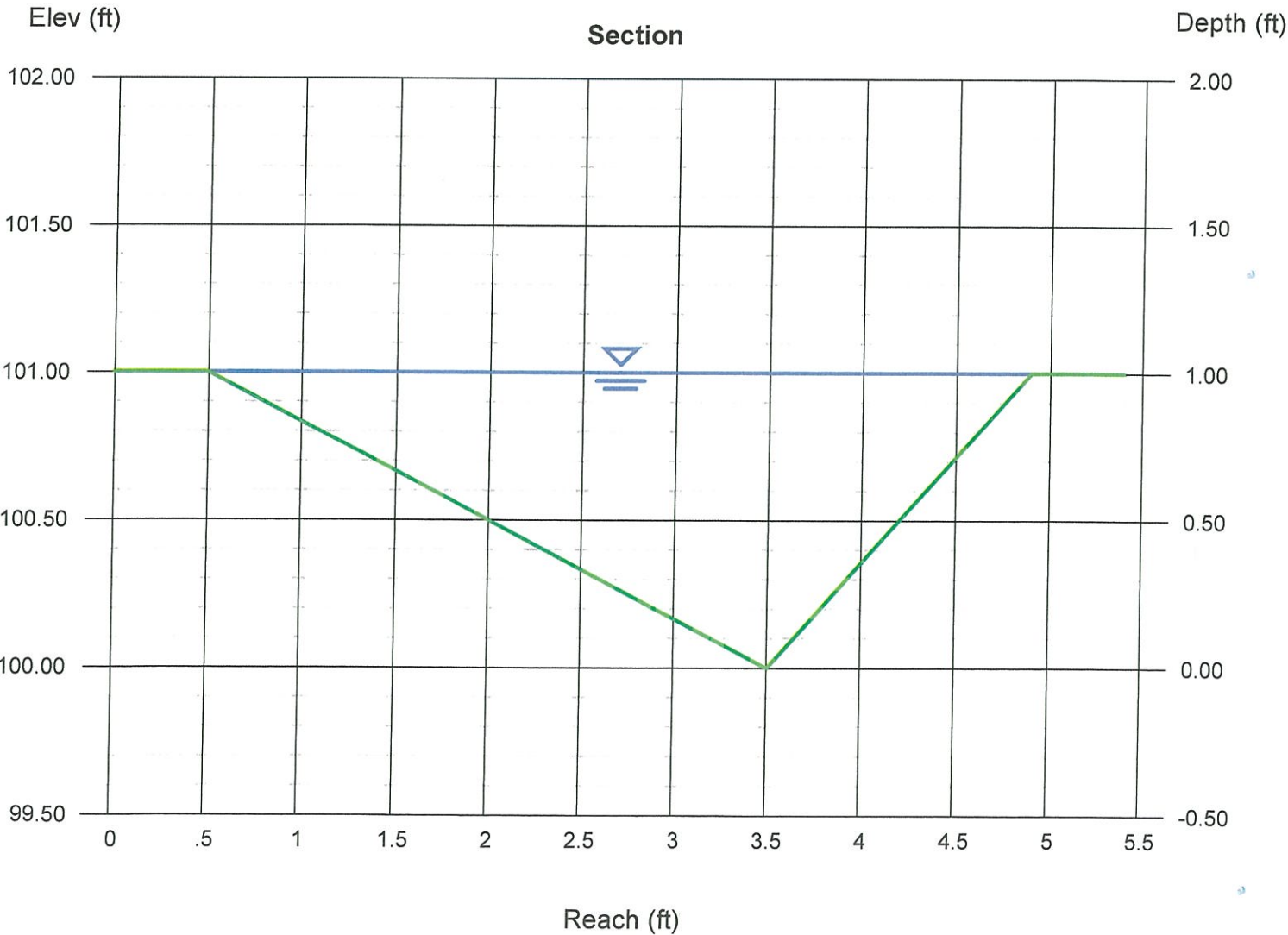
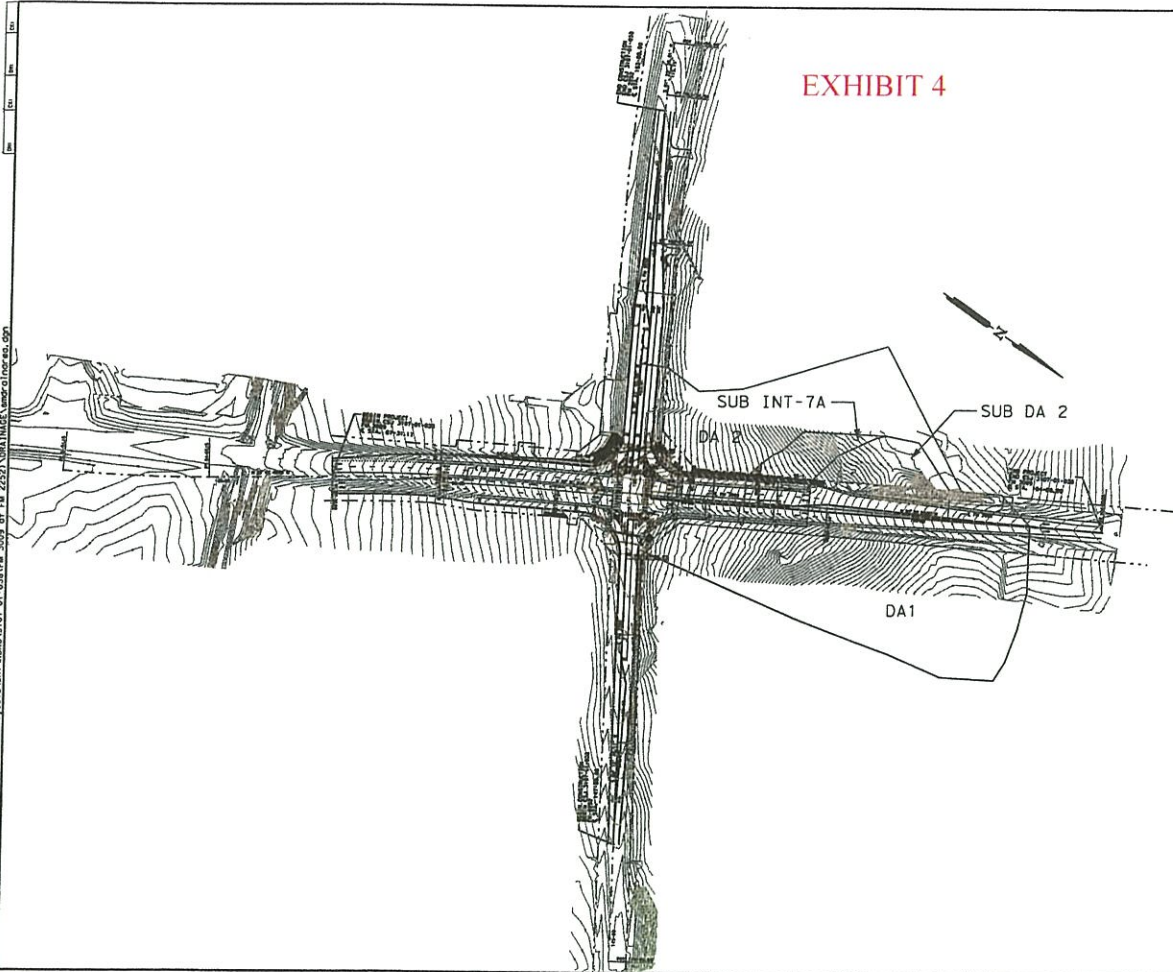


EXHIBIT 4

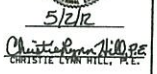


5/2/17
 Christine L. Hill, P.E.
 CHRISTINE L. HILL, P.E.

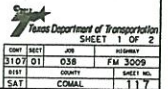
FM 3009
 SMALL
 DRAINAGE
 AREA MAP
 SCALE: 1"=200'

Texas Department of Transportation			
SHEET 1 OF 1			
CONTRACT	DATE	JOB	NUMBER
3107 01	038	FM 3009	
DIST	COUNTY	SHEET NO.	
SAT	COMAL	106	

NOTE: 05/01/2017 01:14 PM
 FILE: D:\PROJECTS\3107-01-038\FM 3009.dwg
 PROJECT: 3107-01-038 FM 3009.dwg
 DRAWING: 3107-01-038 FM 3009.dwg



SCALE: 1"=100'



DATE: 05/02/2012 10:34 AM
FILE: \\P:\PROJECTS\2010\3107-01\3107-01-038.FXD

*STORM SEWER STATIONING
RUNS ALONG STORM SEWER

QUANTITY SUMMARY CSJ 3107-01-038

ITEM	UNIT	SS-A	TOTAL
STRUCT EXCAV **	CY	65	65
CEM STABIL BKT	CY	68	68
CUT & RESTORING PAV	SY	65	65
TRENCH EXCAVATION PROTECTION	LF	0	0
RC PIPE (CL 111) (24" IN)	LF	94	94
INLET (COMPL) (TY 3)	EA	1	1
INLET (COMPL) (DROP) (TY Y-1)	EA	1	1
INLET (COMPL) (CUB) (TY 1)	EA	0	0
INLET (COMPL) (CUB) (TY 1) (MOD)	EA	0	0
MANH (COMPL) (JCT BOX) (TY 3)	EA	0	0
HEADWALL (CH-FW-0) (DIA-24 IN)	EA	1	1

EXHIBIT 7

QUANTITY SUMMARY CSJ 3107-01-038

ITEM	UNIT	SS-1	SS-2	SS-3	SS-4	SS-5	SS-5A	SS-6	SS-6A	SS-6B	TOTAL
STRUCT EXCAV **	CY	31	25	33	45	65	33	143	34	23	424
CEM STABIL BKT	CY	31	25	33	45	65	33	143	34	23	424
CUT & RESTORING PAV	SY	31	25	33	45	65	33	143	34	23	424
TRENCH EXCAVATION PROTECTION	LF	66	59	58	58	55	29	115	32	23	440
RC PIPE (CL 111) (24" IN)	LF	66	59	58	58	55	29	115	32	23	440
INLET (COMPL) (TY 3)	EA	1	1	1	1	1	1	1	1	1	10
INLET (COMPL) (DROP) (TY Y-1)	EA	1	1	1	1	1	1	1	1	1	10
INLET (COMPL) (CUB) (TY 1)	EA	1	1	1	1	1	1	1	1	1	10
INLET (COMPL) (CUB) (TY 1) (MOD)	EA	1	1	1	1	1	1	1	1	1	10
MANH (COMPL) (JCT BOX) (TY 3)	EA	1	1	1	1	1	1	1	1	1	10
HEADWALL (CH-FW-0) (DIA-24 IN)	EA	1	1	1	1	1	1	1	1	1	10

** FOR CONTRACTOR'S INFORMATION ONLY-NON-BID

NOTE: INVERT SHAPING SHALL BE CONSIDERED
SUBSIDIARY TO VARIOUS BID ITEMS.
SEE CULVERT BEDDING & BACKFILL DETAILS
FOR CUT AND RESTORE DETAILS.

SCALE: 1" = 100' HORIZ
1" = 10' VERT

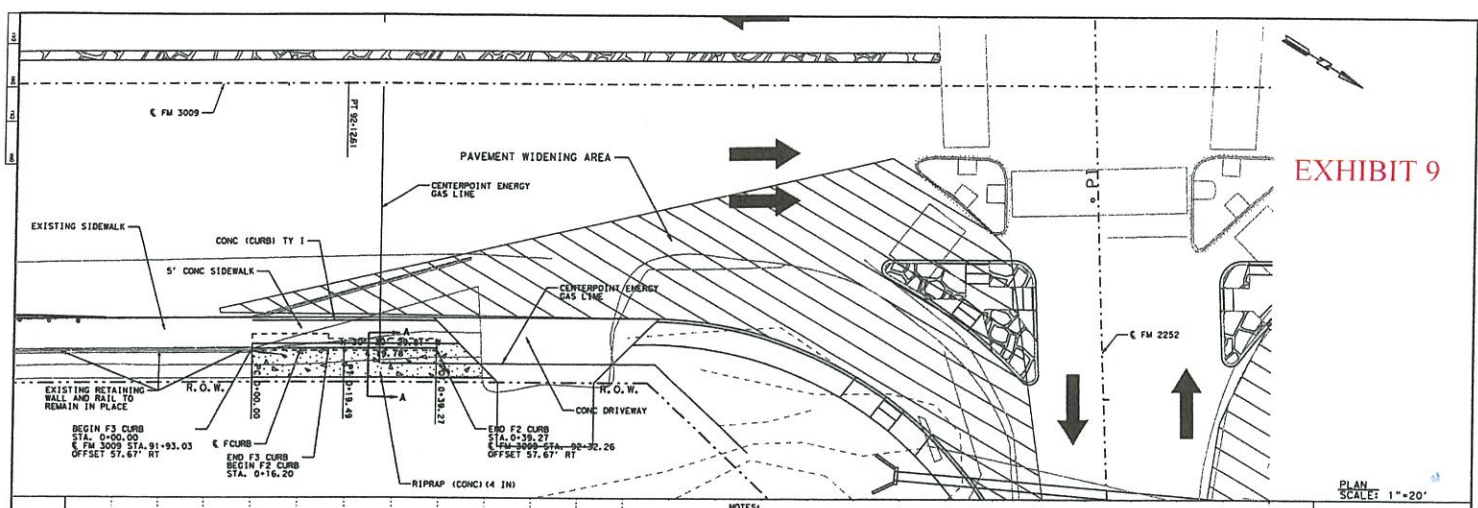


5/2/12
Christopher Lynn Hall

FM 3009
STORM SEWER

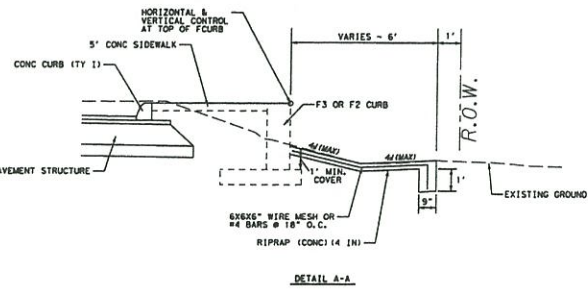
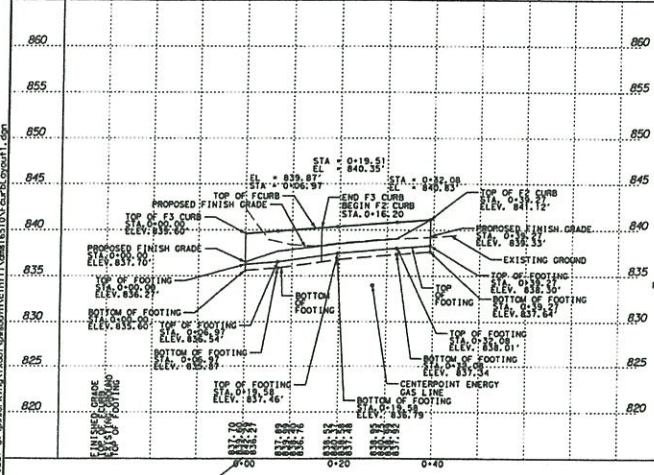
Texas Department of Transportation			
SHEET 1 OF 1			
DATE	NO.	REV.	DESCRIPTION
05/02/2012	038	FM 3009	
SAT	COMAL	121	

EXHIBIT 9



PLAN SCALE: 1"=20'

- NOTES:
1. SEE FM 3009 PLAN SHEET 1 OF 2 FOR QUANTITIES
 2. SEE MISCELLANEOUS CURB AND SIDEWALK DETAILS
 3. STANDARD FOR F3 CURB, F2 CURB, SIDEWALK AND CURB (TY 1) DETAILS
 4. SEE PEDESTRIAN HANDRAIL DETAILS STANDARD FOR PEDESTRIAN HANDRAIL DETAILS
 5. SEE GEOMETRIC DATA SHEETS FOR FCRB GEOMETRIC DATA
 6. CONTRACTOR WILL STABILIZE THE EXISTING RETAINING WALL FILL BEFORE EXCAVATION THIS WILL BE SUBSIDIARY TO THE FCRB
 7. CONTRACTOR WILL REPAIR ANY DAMAGE TO THE EXISTING RETAINING WALL AT THEIR EXPENSE. FCRB WILL NOT BE TIED TO THE EXISTING RETAINING WALL. AN EXPANSION JOINT WILL BE USED BETWEEN THE FCRB AND RETAINING WALL.





5/2/12

Christy R. Hill, P.E.
CRISTY R. HILL, P.E.

FM 3009
FCRB LAYOUT

SCALE:
HORIZONTAL: 1"=20'
VERTICAL: 1"=10'

Texas Department of Transportation
SHEET OF

DATE	5/2/2012	BY	5107/01	DESIGNED	038	PROJECT	FM 3009
CHECKED		DATE		REVISION		SHEET	86

DATE: 5/2/2012 BY: 5107/01

Future Agenda Items

Planning and Zoning Commission

October 12, 2022, Regular Meeting

14 days before Meeting	(09/28/2022)	Commission and Staff items are due
8 days before Meeting	(10/04/2022)	City Administrator and Chair review agenda. City Attorney is sent the agenda for approval.
5 days before Meeting	(10/07/2022)	Post Agenda Packet to City Website
3 days before Meeting	(10/09/2022)	(72 hours) – Local Govt. Code requirement for posting

City Council = Red (TBD during Sept. Council meeting)

Planning & Zoning = Green

Water Commission = Blue

Municipal Court = Dark Gray

City Event = Yellow (National Night Out/First Friday)

City Holiday = Orange

Comal County Election Early Voting = Light Gray

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					

November 9, 2022, Regular Meeting

14 days before Meeting	(10/26/2022)	Commission and Staff items are due
8 days before Meeting	(11/01/2022)	City Administrator and Chair review agenda. City Attorney is sent the agenda for approval.
5 days before Meeting	(11/04/2022)	Post Agenda & Packet to City Website
3 days before Meeting	(11/06/2022)	(72 hours) – Local Govt. Code requirement for posting

City Council = Red

Planning & Zoning = Green

Water Commission = Blue

Municipal Court = Dark Gray

City Event = Yellow (First Friday/Pizza with the Police)

City Holiday = Orange

Comal County Election Early Voting = Light Gray

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)