

WEDNESDAY, NOVEMBER 8, 2023 | 6:00 P.M.

The Planning and Zoning Commission will meet in a regular session on Wednesday, November 8, 2023, 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/Roll Call**2. Pledge of Allegiance****3. Citizen Comment Period – limited to 30 minutes total**

Rules for Citizens' Participation: The Commission welcomes citizen participation and comments at all Commission Meetings. 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.

4. Business Items

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

- a) Approval of Minutes for October 11, 2023, Planning and Zoning Commission Regular Meeting.
- b) Final Plat combining a 1.4-acre tract and a 1.707-acre tract to create a 3.107-acre tract to be known as Lot 1, Block 1, The Revival, located at 19186 FM 2252 and owned by Eric T. Fischer.
 - 1. Discuss and make a recommendation.
- c) Items applicable to the Planning and Zoning Commission discussed at City Council meetings.
- d) Future Agenda Items.
 - 1. Commissioners input on agenda items.
 - 2. Announce date, time, and location for next meeting (December 13, 2023, at 6:00 p.m. at City Hall).

5. Citizen Comment Period – limited to 20 minutes total

See "Rules for Citizens' Participation" under Item 3.

6. Adjournment

AGENDA NOTICES:

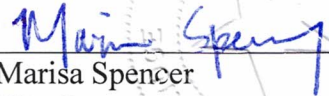
Decorum Required: Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

Action by Council Authorized: The Council may vote or act upon any item within this Agenda. The Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Title 5, Chapter 551, of the Texas Government Code.

Executive Sessions Authorized: This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance By Other Elected or Appointed Officials: It is anticipated that members of the other city boards, 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 are 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 11:30 a.m. on November 2, 2023, on the bulletin board located at the entrance to Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.



Marisa Spencer
City Secretary

Commissioners Present:

Chair Karen Diaz
Vice-Chair Kerim Jacaman
Commissioner Dr. Jim Miller
Commissioner Darren Bates
Commissioner Joe Maloney

Commissioners Absent:

Vacant Position
Vacant Position

City Staff and City Councilmembers Present:

Nancy Cain, City Administrator
Marisa Spencer, City Secretary
Courtney Billi, Assistant City Secretary/Communications Specialist
Cynthia Trevino, City Attorney
Mayor Robb Erickson
Councilmember Jesús Valdez

1. Call to Order/Roll Call

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, October 11, 2023, in the City Council Chambers of Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

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

3. Citizen Comment Period: No one signed up to speak.

4. Business Items

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

a) Approval of Minutes for September 13, 2023, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Commissioner Maloney, seconded by Vice-Chair Jacaman, to approve the Minutes for September 13, 2023, Planning and Zoning Commission Regular Meeting. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

b) Ordinance No. 210-102022 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 2023.

The Commission discussed the appointment of Chair and Vice-Chair for a one-year term effective October 2023.

Motion: A motion was made by Commissioner Bates, seconded by Commissioner Maloney, to appoint Commissioner Jacaman as Chair for a one-year term effective October 2023. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Vice-Chair Jacaman, seconded by Commissioner Dr. Miller, to appoint Commissioner Diaz as Vice-Chair for a one-year term effective October 2023. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.



c) Items applicable to the Planning and Zoning Commission discussed at City Council meetings.

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

d) Natural Features Overlay (NFO) District related to undeveloped properties along FM2252/FM3009.

City Attorney Cynthia Trevino spoke regarding the Natural Features Overlay (NFO) District related to undeveloped properties along FM2252/FM3009 and the city initiated zoning process as it relates to the Natural Features Overlay (NFO) District.

The Commission discussed the Natural Features Overlay (NFO) District and the consideration of creating a technical committee to further review this.

Motion: A motion was made by Commissioner Maloney, seconded by Vice-Chair Jacaman, to recommend to City Council the creation of a technical committee to provide guidance and recommendations regarding the Natural Features Overlay (NFO) District related to undeveloped properties along FM2252/FM3009. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

e) Future Agenda Items.

1. Commissioners input on agenda items.

None at this time.

2. Announce date, time, and location for next meeting (November 8, 2023, at 6:00 p.m. at City Hall).

Chair Diaz stated the next Planning and Zoning Commission Regular Meeting is scheduled for Wednesday, November 8, 2023, at 6:00 p.m. at City Hall.

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

6. Adjournment

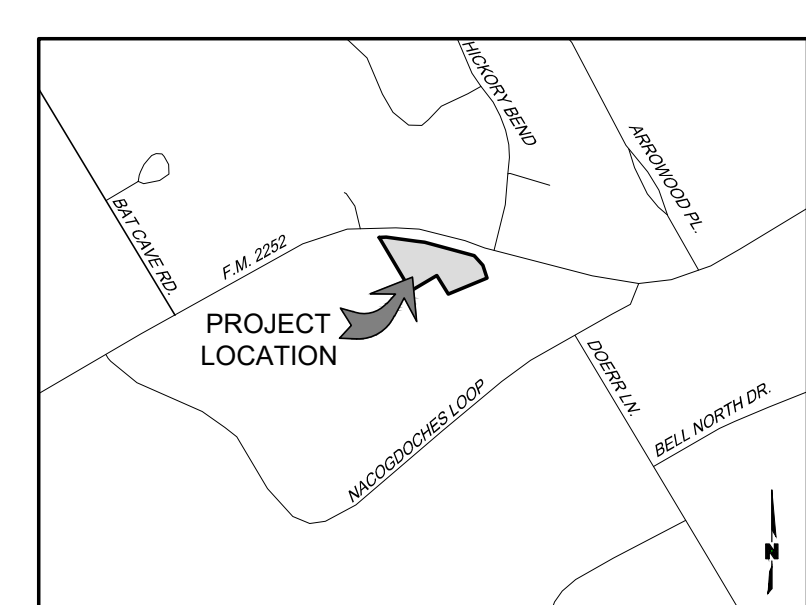
Motion: A motion was made by Vice-Chair Jacaman, seconded by Commissioner Maloney, to adjourn. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously. There being no further business, the Wednesday, October 11, 2023, Planning and Zoning Commission Regular Meeting was adjourned at 6:58 p.m. by Chair Diaz.

ATTEST:

Karen Diaz
Chair

Marisa Spencer
City Secretary

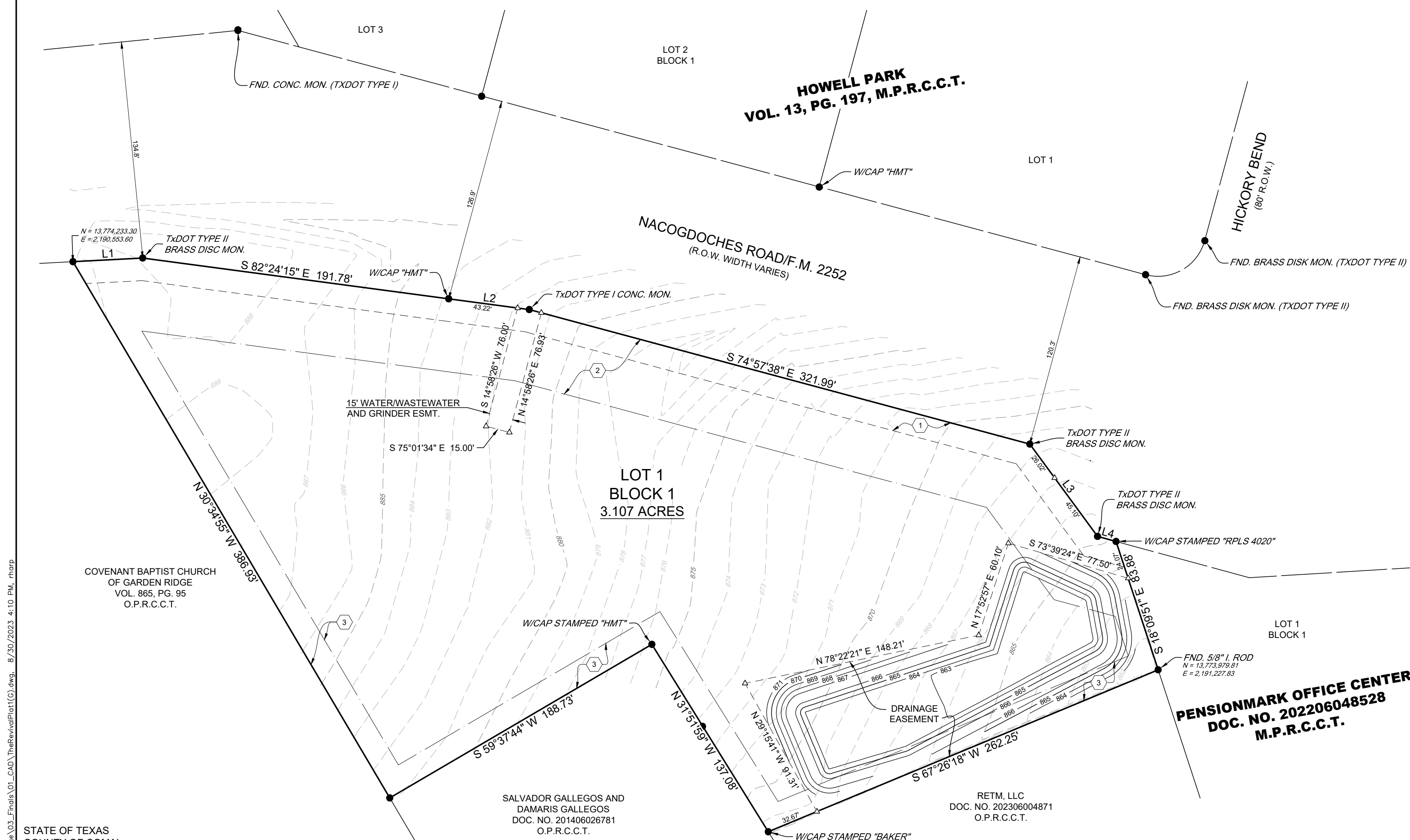
X:\03_Summit_P\Projects\2023-Projects\23.0072_LaJas_10\86FM2252_GardenRidge\03_Final\01_CAD\TheRevival\Plot1(G).dwg, 8/30/2023 4:10 PM, rharp



CPS/UTILITY NOTES:

1. THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS-CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

VICINITY MAP
NOT TO SCALE



STATE OF TEXAS
COUNTY OF COMAL

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

TREVOR N. TAST
TX2 ENGINEERING

DATE

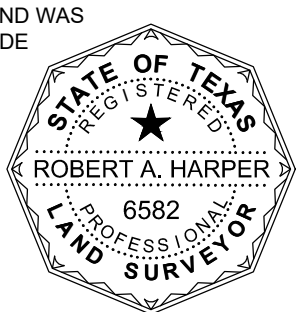
STATE OF TEXAS
COUNTY OF BEXAR

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

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

ROBERT A. HARPER, R.P.L.S.
SUMMIT GEOMATICS, INC.
4603 N STAHL PARK, SUITE 103
SAN ANTONIO, TX 78217

DATE



PLAT NOTES:

1. DATE OF PLAT PREPARATION: 08/30/2023
2. BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204.
3. THIS PROPERTY LIES IN UNSHADED ZONE "X", AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48091C0485F, MAP DATED SEPTEMBER 02, 2009.
4. THE PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER TRANSITION ZONE.

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 ENCROACH 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. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 2 RIGHT IN RIGHT OUT ONLY ACCESS POINTS, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 690 FEET. 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 THOROUGHFARE 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.

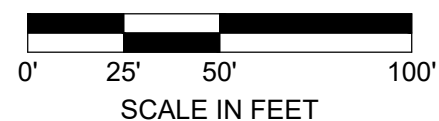
LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 86°59'27" E	43.43'
L2	S 82°23'33" E	50.53'
L3	S 36°15'22" E	71.12'
L4	S 74°47'27" E	11.93'

LEGEND

- B.S.L.
CONC.
DOC.
F.M.
I.
MON.
M.P.R.C.C.T.
NO
NUMBER
O.P.R.C.C.T.
R.O.W.

●
▲
--- 860
--- 865
①
②
③
- BUILDING SET-BACK LINE
CONCRETE
DOCUMENT
FARM-TO-MARKET
IRON
MONUMENT
MAP AND PLAT OF COMAL COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
RIGHT-OF-WAY
FOUND 1/2-INCH ROD
(UNLESS OTHERWISE NOTED)
CALCULATED POINT
EXISTING CONTOUR
PROPOSED CONTOUR

14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
45' FRONT BUILDING SETBACK
15' SIDE AND REAR BUILDING SETBACK



STATE OF TEXAS
COUNTY OF COMAL

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

ROCK'EM REALTY, LLC
8107 SKY VISTA
SAN ANTONIO, TEXAS 78266

STATE OF TEXAS
COUNTY OF COMAL

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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 20__.

PRINT NOTARY'S NAME NOTARY PUBLIC, STATE OF 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 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF GARDEN RIDGE, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

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

BY: MAYOR

BY: CITY SECRETARY

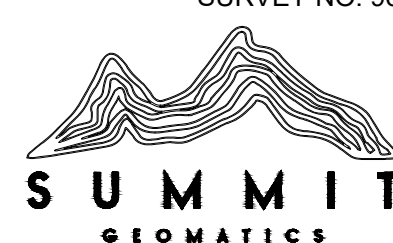
STATE OF TEXAS
COUNTY OF COMAL

I, _____, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ A.D. 20__ AT ____ M. AND DULY RECORDED THE ____ DAY OF ____, A.D. 20__, AT ____ M. IN THE MAP AND PLAT RECORDS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NO. _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THE ____ DAY OF ____, A.D. 20__.

COUNTY CLERK, COMAL COUNTY, TEXAS

THE REVIVAL

BEING A 3.107 ACRE TRACT OF LAND
BEING ALL OF A CALLED 1.40 ACRES AND A CALLED 1.707 ACRES
SITUATED IN THE GEORGE M.DOLSON
SURVEY NO. 96, ABSTRACT NO. 120, COMAL COUNTY, TEXAS



SUMMIT GEOMATICS, INC.
4603 N Stahl Park, Suite 103
San Antonio, Texas 78217
Tel: 210-971-4870 • summit-geomatics.com
TBPELS Firm No. 10194657

Future Agenda Items

Planning and Zoning Commission

December 13, 2023, Regular Meeting

14 days before Meeting	(11/29/2023)	Commission and Staff items are due
7 days before Meeting	(12/06/2023)	City Administrator and Chair review agenda. City Attorney is sent the agenda for approval.
6 days before Meeting	(12/07/2023)	Post Agenda & Packet to City Website
3 days before Meeting	(12/10/2023)	(72 hours) – Local Govt. Code requirement for posting

City Council = Red

Planning & Zoning = Green

Water Commission = Blue

Municipal Court = Gray

City Holiday = Orange

City Event = Yellow

- 12/1: Tree Lighting Event
- 12/8: Staff/Council Christmas Party

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						

January 10, 2024, Regular Meeting

14 days before Meeting	(12/27/2023)	Commission and Staff items are due
8 days before Meeting	(01/02/2024)	City Administrator and Chair review agenda. City Attorney is sent the agenda for approval.
5 days before Meeting	(01/05/2024)	Post Agenda Packet to City Website
3 days before Meeting	(01/07/2024)	(72 hours) – Local Govt. Code requirement for posting

City Council = Red

Planning & Zoning = Green

Water Commission = Blue

Municipal Court = Gray

City Event = Yellow (First Friday)

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

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