

WEDNESDAY, FEBRUARY 14, 2024 | 6:00 P.M.

The Planning and Zoning Commission will meet in a regular session on Wednesday, February 14, 2024, 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 December 13, 2023, Planning and Zoning Commission Regular Meeting.
- b) Development Application by Comal Independent School District for a zoning change (rezoning) from Agriculture and Agricultural Homestead (AG) District to Public and Institutional (P) District, for an 18.00-acre tract known as Lot 1, Block 1, Comal ISD Garden Ridge, located at 9401 Municipal Parkway, Garden Ridge, Texas. The property is further described as the location of Garden Ridge Elementary School.
 1. Hold a public hearing.
 2. Discuss and make a recommendation.
- c) Master Development Plan for Cedar Hollow Subdivision.
 1. Discuss and make a recommendation.
- d) Preliminary Plat for Cedar Hollow Subdivision.
 1. Discuss and make a recommendation.
- e) Items applicable to the Planning and Zoning Commission discussed at City Council meetings.

f) Natural Features Overlay (NFO) District Technical Committee Update.

g) Future Agenda Items.

1. Commissioners input on agenda items.

2. Announce date, time, and location for next meeting (March 13, 2024, 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.

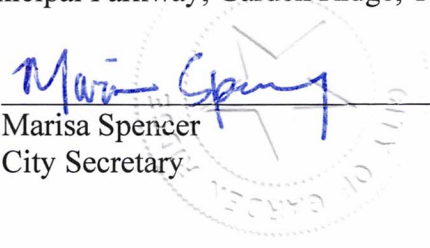
Action by Commission Authorized: The Commission may vote or act upon any item within this Agenda.

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 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 12:00 p.m. on February 6, 2024, 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 Kerim Jacaman
Vice-Chair Karen Diaz
Commissioner Dr. Jim Miller
Commissioner Joe Maloney
Commissioner Gwen Estrada
Commissioner Richard Howard

Commissioners Absent:

Commissioner Darren Bates

City Staff and City Councilmembers Present:

Nancy Cain, City Manager
Marisa Spencer, City Secretary
Cynthia Trevino, City Attorney
Councilmember Jesús Valdez
Councilmember Kay Bower

1. Call to Order/Roll Call

With a quorum of the Planning and Zoning Commissioners present, Chair Jacaman called the regular meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00 p.m. on Wednesday, December 13, 2023, in the City Council Chambers of Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Pledge of Allegiance

Chair Jacaman 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 November 8, 2023, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Commissioner Dr. Miller, seconded by Commissioner Maloney, to approve the Minutes for November 8, 2023, 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 City Council meetings.

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

c) Planning and Zoning Commission Training Session.

City Attorney Cynthia Trevino provided the Commission with a training session related to the duties and responsibilities of the Planning and Zoning Commission and addressed questions from Commissioners.

5. Citizen Comment Period

No one wished to speak.



6. Adjournment

Motion: A motion was made by Vice-Chair Diaz, seconded by Commissioner Dr. Miller, to adjourn. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously. There being no further business, the Wednesday, December 13, 2023, Planning and Zoning Commission Regular Meeting was adjourned at 7:28 p.m. by Chair Jacaman.

ATTEST:

Kerim Jacaman
Chair

Marisa Spencer
City Secretary



LEGAL NOTICE
NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of the City of Garden Ridge, Texas, will conduct a public hearing on Wednesday, February 14, 2024, at 6:00 p.m. in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

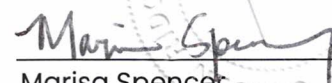
The public hearing will be to consider a Development Application by Comal Independent School District for a zoning change (rezoning) from Agriculture and Agricultural Homestead (AG) District to Public and Institutional (P) District, for an 18.00-acre tract known as Lot 1, Block 1, Comal ISD Garden Ridge and located at 9401 Municipal Parkway, Garden Ridge, Texas. The property is the location of Garden Ridge Elementary School.

The City's current Zoning Map, Development Application for Zone Change, and associated attachments to the application can be viewed on the City's website at <https://www.ci.garden-ridge.tx.us/292/PublicLegal-Notices> or at Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

The City encourages citizen participation, and the public is invited to attend the public hearing in person to provide oral comments on this matter. Alternatively, written comments on this matter may be submitted in advance in accordance with the *City of Garden Ridge Notice of Procedures for Written Comments during Public Hearings* posted on the City's Website.

The meeting can be viewed live on the City of Garden Ridge YouTube Channel and will be archived on the City's Website for on demand viewing. Please feel free to contact City Hall at 210-651-6632 if you need additional information on this matter.

This is to certify that I, Marisa Spencer, posted this Legal Notice at 1:00 p.m. on January 30, 2024, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway.


Marisa Spencer
City Secretary





Development Application

For Office Use
Case No. _____

Submission of an application does not indicate acceptance by the City of Garden Ridge.

Type of Request:

- | | |
|---|--|
| ☐ Annexation | ☐ Tree Removal Permit |
| ☒ Zone Change | ☐ Preliminary Plat |
| ☐ Zoning Change PUD | ☐ Final Plat |
| ☐ Zoning Variance | ☐ Replat |
| ☐ Zoning Special Exception | ☐ Plat Variance |
| ☐ Specific Use Permit | ☐ Other: _____ |

Project Name/Description: Playground Upgrades at Garden Ridge ES

Site Location Information

Legal Description COMAL ISD GARDEN RIDGE, BLOCK 1, LOT 1

County Appraisal District Parcel ID # (all properties) 371450

Property Deed recorded in Comal County Document # 200906007904

Address: 9401 Municipal Pkwy, Garden Ridge, TX 78266 Number of Lots: 1 Acreage: 18.00

General Location of Property (if no address): _____

Subdivision Name: Comal ISD Garden Ridge Block: 1 Lot: 1

Zoning Information

Current Zoning: Agricultural Homestead (AG) Requested Zoning (if applicable): Public and Institutional (P)

Existing Land Use: Educational Proposed Land Use (if applicable): Educational

Property Owner Information (if not sole owner, a signed development application must be submitted for each owner)

Owner Name: Comal Independent School District

Owner Address: 1404 Ih 35 N New Braunfels, TX 78130-3240
(Street) (City) (State) (Zip)

Phone #: 830-221-2000 Email: Dennis.Vrana@comalisd.org

Applicant Information - ☐ Check box if same as property owner

Name: Edgar Calderon, E.I.T.

Address: 12770 Cimarron Path, Suite 100 San Antonio, TX 78249
(Street) (City) (State) (Zip)

Phone #: 210-698-5051 Email: ecalderon@mtrengineers.com

Engineer/Surveyor Information (if applicable)

Name: MTR Engineers Sean Smith, P.E.
(Company) (Contact Person)

Address: 12770 Cimarron Path, Suite 100 San Antonio, TX 78249
(Street) (City) (State) (Zip)

Phone #: 210-698-5051 Email: ssmith@mtrengineers.com

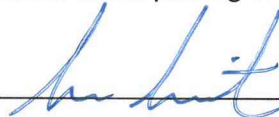
Authorized Agent Information (if applicable)

Name: Sean Smith, P.E.

Address: 12770 Cimarron Path, Suite 100 San Antonio, TX 78249
(Street) (City) (State) (Zip)

Phone #: 210-698-5051 Email: ssmith@mtrengineers.com

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the property owner to submit this application and have attached written evidence of such authorization AND that I have reviewed the application, and all information submitted here in is true and correct. I understand that the information provided herein may be used by the City of Garden Ridge for sending required notices and I consent to the posting of hearing notices on the said property if required.

Signature Owner:  Date: 12/7/23

Printed Name: Sean Smith, P.E.

Office Use Only

Received Date: _____ Date Application Deemed Complete: _____

Case No.: _____ Review By: _____



Zoning Change (Rezone) Checklist

Incomplete submissions will NOT be accepted

For Office Use
Case No. _____

Application Completeness Requirements:

- ☒ Development Application signed by owner
- ☒ This checklist (signed by applicant or authorized representative)
- ☒ Application fees in the form of a check made payable to City of Garden Ridge
- ☒ 3 Copies of a rezoning exhibit prepared in accordance with this checklist
- ☒ Metes and Bounds Description (field notes) - on 8 ½" by 11" paper including surveyor seal and signature.
- ☒ Certified Copy of a Tax Certificate showing no taxes owed (if taxes are owed submit Tax Receipts with the Certificate showing a zero balance owed)
- ☒ Letter of Intent (see letter of intent requirements below)
- ☒ Traffic impact analysis determination form (traffic impact analysis if required by determination form)
- ☒ Agent authorization letter (if required)
- ☒ Digital copy in .pdf format of entire application submission (application, checklist, exhibits, etc.) on CD or USB drive
- ☒ Any additional information required by this application, City Staff, City Council, City Codes & Ordinances and State Statutes, needed to evaluate this request

Submittal Information

- INCOMPLETE APPLICATIONS AND SUBMITTALS WILL BE REJECTED; an application may be deemed incomplete after initial staff review.

Questions shall be directed to, and complete applications shall be submitted in person to the following:

City of Garden Ridge
Attn: City Administration
9400 Municipal Parkway
Garden Ridge, TX 78266
(210) 651-6632
Administrator@ci.garden-ridge.tx.us

Letter of Intent Requirements

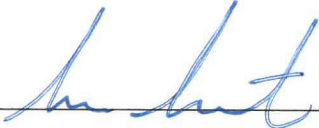
The letter of intent is a narrative to describe the zoning request and generally should contain the following (some items may only be applicable for new development proposals):

- Describe in detail the location of the property (including distance from nearest intersection). Additionally, include the County Appraisal District property identification no. and address when available.
- Define acreage of subject property and current zoning district
- General description of the proposed development
- Specify proposed land uses with specific operations defined.
- Specify if the proposed development will be developed in phases.
- Detail any special considerations.
- Any additional information from the owner/applicant to thoroughly describe the request.
- The letter of intent must provide the signature and contact information of the owner or applicant.

Zoning Exhibit Technical Requirements

Use the following technical checklist in preparing a zoning exhibit:

Applicant		Zoning Exhibit Technical Requirements <u>**Do not leave any items unchecked**</u>	
☒	1)	Title block placed in the lower right corner, with a complete legal description including survey name and abstract number, acreage, city, county, and preparation date	
☒	2)	Location / vicinity map with north arrow and scale and showing all adjacent arterial or collector roadways and City and County limits where applicable	
☒	3)	Location of City limits boundary and/or County boundary if they traverse the property, form part of the boundary of the property or are contiguous to such boundary	
☒	4)	Name, address, and phone number of owner and applicant	
☒	5)	North arrow	
☒	6)	Graphic and written scale, appropriate for level of detail	
☒	7)	Legend containing all symbols and abbreviations used	
☒	8)	Property boundary with bearings and dimensions	
☒	9)	Existing and requested zoning boundary lines	
☒	10)	Total gross and net acreage of existing and requested zoning	
☒	11)	Locations of existing and proposed rights-of-way and easements with filing information	
☒	12)	Location of existing and proposed FEMA 100-year floodplain and floodway limits, if not located in a floodplain provide a note that no 100-year floodplain exists on the property	
☒	13)	Location, dimensions and uses of existing or proposed structures, improvements, and curb cuts on the property to be rezoned	
☒	14)	Owner's name, property ID#, address, current land use, and zoning information for all adjacent properties within 200'	
☒	15)	Any additional information as required to clarify the proposal	

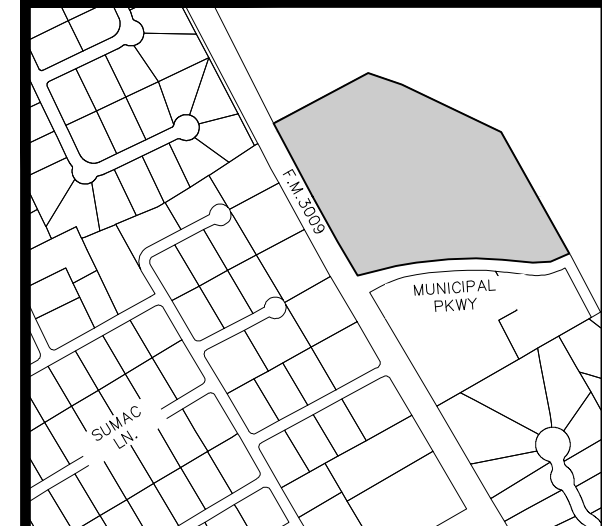
Preparer's Signature: 

Date: 12/7/23

Printed Name: Sean Smith, P.E.

Company Name: MTR Engineers

R:\COMAL ISD\2022 PLAYGROUND UPGRADES - PACKAGE C\DRAWINGS\GARDEN RIDGE ES\EXHIBITS\REZONING EXHIBIT.DWG



LOCATION MAP NOT TO SCALE

LEGEND

- AREA BEING REZONED (18.00 ACRES)
- ADJACENT PROPERTY
- EASEMENT/SETBACK
- 200' RADIUS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS
- DOC. DOCUMENT

KEYNOTES

- 1' NO ACCESS EASEMENT
DOC. #200906030876, O.P.R.C.C.T.
- 15' DRAINAGE/UTILITY EASEMENT
DOC. #200906030876, O.P.R.C.C.T.
- DRAINAGE EASEMENT
DOC. #200906030876, O.P.R.C.C.T.
- 20' WATER EASEMENT
DOC. #200506045755, O.P.R.C.C.T.
- 15' BUILDING SETBACK
- 45' BUILDING SETBACK
- 25' PARKING SETBACK
- EXISTING PARKING/DRIVES
- EXISTING DRIVEWAYS
- EXISTING STRUCTURE
- PROPOSED PLAYGROUND IMPROVEMENTS

FLOODPLAIN NOTE:
NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY BEING REZONED.



Moy Tarin Ramirez Engineers, LLC

TBP/ELS ENGINEERING F-5287/SURVEYING F-10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

- **Engineers**
- **Surveyors**
- **Planners**

APPLICANT:
MOY TARIN RAMIREZ ENGINEERS
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TX 78249
(210)698-5051

OWNER:
COMAL INDEPENDENT SCHOOL DISTRICT
1404 IH 35 NORTH
NEW BRAUNFELS, TX 78130
(830)221-2000

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S66°37'38"W	95.54'
L2	S86°34'13"W	81.16'
L3	N83°53'59"W	140.49'
L4	N86°47'09"W	123.40'
L5	S87°33'53"W	128.28'
L6	S84°08'30"W	150.08'
L7	S79°58'51"W	93.74'
L8	S76°09'57"W	183.97'

CURVE TABLE					
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	2°25'00"	239.14'	5669.58'	N29°13'40"W	239.12'

AARON & NAOMI STAFFORD
PROPERTY ID: 146538
LAND USE: RESIDENTIAL
ZONE: RESIDENTIAL ESTATE

TERESA P & HECTOR Y LEAL
PROPERTY ID: 146537
LAND USE: RESIDENTIAL
ZONE: RESIDENTIAL ESTATE

SARAH M DENUM & ERNEST PADILLA
PROPERTY ID: 28194
LAND USE: RESIDENTIAL
ZONE: RESIDENTIAL ESTATE

BRYAN C & MELANIE L LEE
PROPERTY ID: 28193
LAND USE: RESIDENTIAL
ZONE: RESIDENTIAL ESTATE

LUKE A & WENDY M HUCKABA
PROPERTY ID: 28192
LAND USE: RESIDENTIAL
ZONE: RESIDENTIAL ESTATE

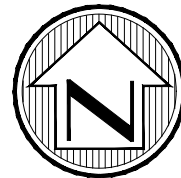
CLIFFORD & BECKY SPAHN
PROPERTY ID: 409179
LAND USE: RESIDENTIAL
ZONE: RESIDENTIAL ESTATE

THE BOARD OF TRUSTEES OF THE COMAL
INDEPENDENT SCHOOL DISTRICT, A POLITICAL
SUBDIVISION OF THE STATE OF TEXAS
SPECIAL WARRANT DEED
DOC. #200906007904
O.P.R.C.C.T.

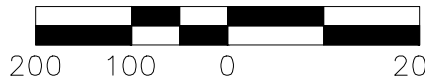
LEHIGH HANSON MATERIALS SOUTH LLC
PROPERTY ID: 141833
LAND USE: COMMERCIAL
ZONE: AGRICULTURE AND AGRICULTURAL HOMESTEAD

CITY OF GARDEN RIDGE
PROPERTY ID: 141833
LAND USE: COMMERCIAL
ZONE: MUNICIPAL USE

CITY OF GARDEN RIDGE
PROPERTY ID: 141834
LAND USE: COMMERCIAL
ZONE: MUNICIPAL USE



SCALE: 1"=200'



**CISD - GARDEN RIDGE ES
REZONING EXHIBIT**

BEING A TOTAL 18.00 ACRES OF LAND, SITUATED IN THE S.A.&M.G. R.R. CO. SURVEY NUMBER 441 1/2, A-581, AND THE CHRISTIAN BUSCH SURVEY NUMBER 441, A-52, ABSTRACT 150167, COMAL COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK 1, AS SHOWN ON SUBDIVISION PLAT OF COMAL I.S.D. GARDEN RIDGE SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 200906030876, AND BEING THE SAME 18.00 ACRES OF LAND AS CONVEYED TO THE BOARD OF TRUSTEES OF THE COMAL INDEPENDENT SCHOOL DISTRICT RECORDED UNDER DOCUMENT NUMBER 200906007904, IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

DATE OF PREPARATION: NOVEMBER 2023

CURRENT ZONING: AGRICULTURE AND AGRICULTURAL HOMESTEAD
PROPOSED ZONING: PUBLIC AND INSTITUTIONAL DEVELOPMENT

Field Notes for a tract of land
Containing 18.00 acre (784,078.86 square feet) tract of land

An 18.00 acre (784,078.86 square feet) tract of land, situated partially in the Christian Busch Survey Number 441, Abstract Number 52, and partially in the SA&MG RR CO Survey Number 441.5, Abstract Number 581, both of Comal County, Texas, being all of Lot 1, Block 1, as shown on plat of Comal I.S.D. Garden Ridge Subdivision – Final Plat, Garden Ridge, Comal County, Texas, Containing 1 Lot, Job No. 1020-009-08-500, as recorded in Document Number 200906030876, as conveyed to The Board of Trustees of the Comal Independent School District, a Political Subdivision of the State of Texas, by Special Warranty Deed as recorded in Document Number 200906007904, both of the Official Public Records of Comal County, Texas, said 18.00 acre (784,078.86 square feet) tract of land being more particularly described as follows:

Beginning at a found 1/2" iron rod with an orange plastic cap stamped "KSC 5960", having Texas State Plane Coordinates of N:13,781,386.72, E:2,190,025.74, being on the northeast right of way line of F.M. 3009, a 120-foot wide right of way, being a southwest corner of a tract of land designated in "Exhibit A" as Real Property by Comal County Tax Assessor Number "73599", as conveyed to Lehigh Hanson Materials South LLC, by Special Warranty Deed as recorded in Document Number 202106050997, of the Official Public Records of Comal County, Texas, and being the northwest corner of the herein described tract;

Thence, leaving the northeast right of way line of said F.M. 3009, with the southwesterly boundary of said Assessor Number "73599", being the northwesterly and northeasterly boundary of said Lot 1, Block 1, the following four (4) courses:

North 62 degrees 03 minutes 28 seconds East, a distance of 495.55 feet to a found 1/2" iron rod with an orange plastic cap stamped "KSC 5960", being the north corner of the herein described tract;

South 70 degrees 59 minutes 10 seconds East, a distance of 164.38 feet to a point, being an angle point in the herein described tract;

South 64 degrees 30 minutes 39 seconds East, a distance of 510.28 feet to a found 1/2" iron rod with an orange plastic cap stamped "KSC 5960", being an angle point in the herein described tract;

South 29 degrees 16 minutes 58 seconds East, a distance of 644.36 feet to a found 1/2" iron rod, being on the north right of way line of Municipal Parkway, a 50-foot wide right of way, as recorded in Document Number 200606015839, being the southeast corner of both said Lot 1, Block 1, and of the herein described tract;

Thence, leaving the southwesterly boundary of said Assessor Number "73599", with the northerly right of way line of said Municipal Parkway, being the southerly boundary of said Lot 1, Block 1, the following eight (8) courses:

South 66 degrees 37 minutes 38 seconds West, a distance of 95.54 feet to a found 1/2" iron rod, being an angle point in the herein described tract;

South 86 degrees 34 minutes 13 seconds West, a distance of 81.16 feet to a found 1/2" iron rod, being an angle point in the herein described tract;

North 83 degrees 53 minutes 59 seconds West, a distance of 140.49 feet to a found 1/2" iron rod, being an angle point in the herein described tract;

North 86 degrees 47 minutes 09 seconds West, a distance of 123.40 feet to a point, being an angle point in the herein described tract;

South 87 degrees 33 minutes 53 seconds West, a distance of 128.28 feet to a found 1/2" iron rod, being an angle point in the herein described tract;

South 84 degrees 08 minutes 30 seconds West, a distance of 150.08 feet to a found 1/2" iron rod, being an angle point in the herein described tract;

South 79 degrees 58 minutes 51 seconds West, a distance of 93.74 feet to a point, being an angle point in the herein described tract;

South 76 degrees 09 minutes 57 seconds West, a distance 183.97 feet to a found 1/2" iron rod, being on the northeast right of way line of said F.M. 3009, and being the southwest corner of both said Lot 1, Block 1 and of the herein described tract;

Thence, with the northeast right of way line of said F.M. 3009, being the southwesterly boundary of said Lot 1, Block 1, the following three (3) courses:

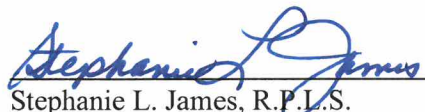
North 30 degrees 26 minutes 14 seconds West, a distance of 182.00 feet to a broken TxDOT 4"x4" Monument, being a point of tangent curvature to the right;

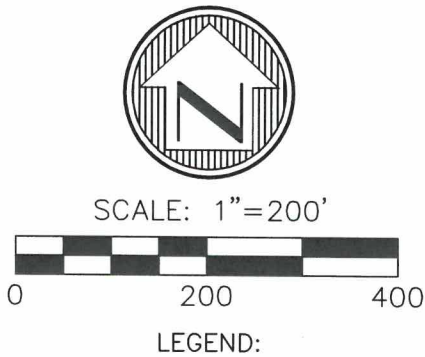
Along the arc of said curve to the right, 239.14 feet, having a radius of 5,669.58 feet, a central angle of 02 degrees 25 minutes 00 seconds, and a chord bearing and distance of North 29 degrees 13 minutes 40 seconds West, 239.12 feet to a found broken TxDOT 4"x4" Monument, being a point of tangency;

North 27 degrees 56 minutes 32 seconds West, a distance of 384.13 feet to the **Point of Beginning**, containing 18.00 acres (784,078.86 square feet) of land.

Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone Surface Units. A Survey of even date was prepared for this description.



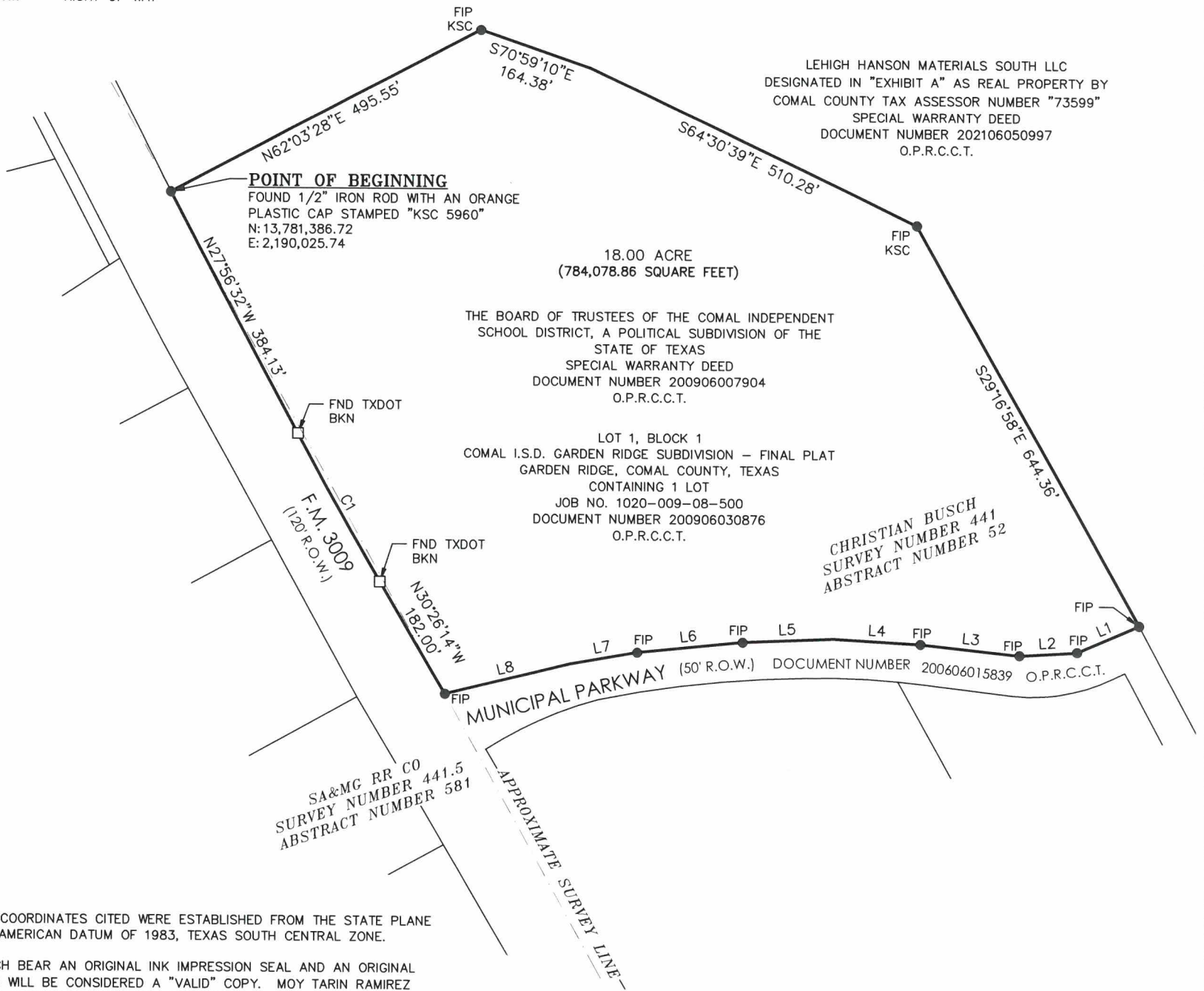

Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2023-10-31 Job No. 22261
ZDI



- LEGEND:
- FIP KSC FOUND 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "KSC 5960"
 - FIP FOUND 1/2" IRON ROD
 - FND TXDOT BKN FOUND BROKEN 4"x4" TXDOT MONUMENT
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - R.O.W. RIGHT OF WAY

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S66°37'38"W	95.54'
L2	S86°34'13"W	81.16'
L3	N83°53'59"W	140.49'
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L6	S84°08'30"W	150.08'
L7	S79°58'51"W	93.74'
L8	S76°09'57"W	183.97'

CURVE TABLE					
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	2°25'00"	239.14'	5669.58'	N29°13'40"W	239.12'



GENERAL NOTES:

- 1) BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.



Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners



Stephanie L. James

EXHIBIT OF

AN 18.00 ACRE (784,078.86 SQUARE FEET) TRACT OF LAND, SITUATED PARTIALLY IN THE CHRISTIAN BUSCH SURVEY NUMBER 441, ABSTRACT NUMBER 52, AND PARTIALLY IN THE SA&MG RR CO SURVEY NUMBER 441.5, ABSTRACT NUMBER 581, BOTH OF COMAL COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, AS SHOWN ON PLAT OF COMAL I.S.D. GARDEN RIDGE SUBDIVISION - FINAL PLAT, GARDEN RIDGE, COMAL COUNTY, TEXAS, CONTAINING 1 LOT, JOB NO. 1020-009-08-500, AS RECORDED IN DOCUMENT NUMBER 200906030876, AS CONVEYED TO THE BOARD OF TRUSTEES OF THE COMAL INDEPENDENT SCHOOL DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 200906007904, BOTH OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

DATE: 2023-10-31

JOB NO. 22261

Through Tax Year
2023

TAX CERTIFICATE

Certificate #
15153

Issued By:

Comal County Tax Office
PO Box 659480
San Antonio, TX 78265-9480

Property Information

Property ID: 371450 Geo ID: 150167000100
Legal Acres: 0.0000
Legal Desc: COMAL ISD GARDEN RIDGE, BLOCK 1, LOT 1
Situs: 9401 MUNICIPAL PKWY SAN ANTONIO, TX 78266
DBA: GARDEN RIDGE ELEM
Exemptions: EX-XV

Owner ID: 4684 100.00%
COMAL I S D
1404 N INTERSTATE 35
NEW BRAUNFELS, TX 78130-2817

For Entities

Value Information

(ESD6) COMAL COUNTY EMERGEN	Improvement HS:	0
CITY OF GARDEN RIDGE	Improvement NHS:	6,265,010
COMAL COUNTY	Land HS:	0
COMAL COUNTY LATERAL ROAD	Land NHS:	2,531,010
COMAL ISD	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	8,796,020

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 11/15/2023

Total Due if paid by: 11/30/2023

0.00

Tax Certificate Issued for:	Taxes Paid in 2023
COMAL COUNTY	0.00
COMAL COUNTY LATERAL ROAD	0.00
CITY OF GARDEN RIDGE	0.00
COMAL ISD	0.00
(ESD6) COMAL COUNTY EMERGEN	0.00

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

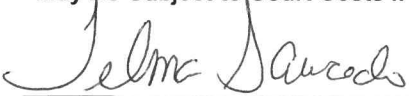
A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 11/15/2023
Requested By: MOY TARIN RAMIREZ ENGINEER
Fee Amount: 10.00
Reference #:

Page: 1


Signature of Authorized Officer of Collecting Office

November 29, 2023

City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, TX 78266

Re: **Rezoning – Garden Ridge Elementary School**

To whom it may concern,

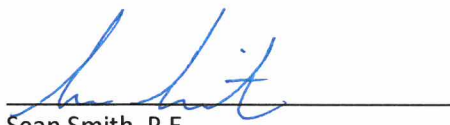
This letter serves as notice of intent for the rezoning of Garden Ridge Elementary School's property. The 18.00-acre property, located at 9401 Municipal Pkwy in Garden Ridge, TX, is currently zoned as Agriculture and Agricultural Homestead (AG) and has a County Appraisal District property identification number of 371450. The property is situated at the intersection of FM 3009 and Municipal Parkway.

The property comprises the current Garden Ridge Elementary School, featuring an educational building, parking lots, asphalt drives, concrete flatwork, and playgrounds. The proposed project aims to enhance the playgrounds by introducing new rubberized play areas and artificial turf play fields, along with associated concrete flatwork.

The intended land use will persist for educational purposes, albeit with proper zoning as a Public and Institutional (P) Development. This zoning modification will enable the school district to proceed with the proposed upgrades, due to the limited impervious cover of the current zoning of Agricultural Homestead (AG).

If you have any questions or concerns, please feel free to reach out.

Sincerely,
Moy Tarin Ramirez Engineers, LLC.



Sean Smith, P.E.
Senior Vice President
210-698-5051



Traffic Impact Analysis Determination Form

For Office Use
Case No. _____

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis (TIA)

Site Location Information

Property Address: 9401 Municipal Pkwy, Garden Ridge, TX 78266

County Appraisal District Parcel ID # 371450

General Location of Property (if no address):

Preparer Information

Name / Company: Sean Smith, P.E.

Address: 12770 Cimarron Path, Suite 100 San Antonio, TX 78249
(Street) (City) (State) (Zip)

Phone #: 210-698-5051 Email: ssmith@mtrengineers.com

Application Type:

☐ Master Develop Plan	☐ Preliminary Plat
☐ Final Plat	☐ Replat
☒ Zoning/Re-Zoning	☐ Other _____

TIA Threshold (please check one):

☒ No TIA (100 or less peak hour trips generated)	☐ Level 1 TIA (101-500 peak hour trips generated)
☐ Level 2 TIA (501-1000 peak hour trips generated)	☐ Level 3 TIA (1001 or more peak hour trips generated)

Previously Approved TIA: Is there a previously approved TIA associated with the property? Yes ☐ No ☒

If yes, please provide a copy of the TIA

Residential Development

Anticipated Land Use	Number of Lots/Units	Tract Acreage	Peak Hour (Weekday) (e.g., 5-6 pm, weekdays)	Peak Hour (Weekend) (e.g., 2-3 pm, weekend)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source (ITE Code)

NOTE: The below is being shown for the existing campus. There is no proposed student count increase and no proposed increase to Peak Hour Trips.

Non-Residential Development

Anticipated Land Use	Project Size			Peak Hour (Weekday/Weekend) (e.g., 5-6 pm, weekdays)	Peak Hour (Weekend) (e.g., 2-3 pm, weekends)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source (ITE Code)
	Acres	GFA	Other					
Elementary School			835 Students	AM Weekday	N/A	.45	376	520

Adjacent Roadways

Street Name	Proposed Access (Yes or No)
Municipal Parkway	No
FM 3009	No

Please check one:

☐ A traffic impact analysis is required. The consultant preparing the study must meet with city staff to discuss the scope and requirements of the study before beginning the study.

☐ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

☐ A traffic impact analysis has been waived for the following reason(s): _____

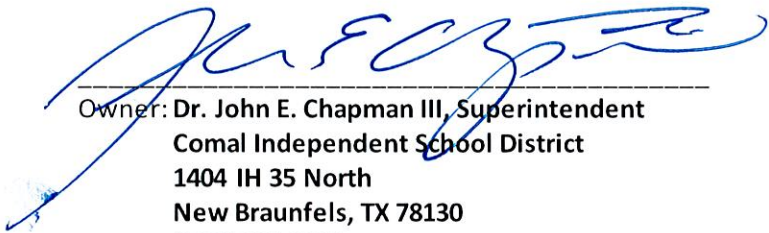
AGENT AUTHORIZATION LETTER

November 29, 2023

Re: Letter of Agent for **Comal Independent School District**, Property Owner, in connect with documents pertaining to a certain "18.00 ACRES OF LAND, WHICH IS THE 18.00 ACRE TRACT DESCRIBED IN THE DEED FROM HANSON AGGREGATES, LLC TO THE BOARD OF TRUSTEES OF THE COMAL INDEPENDENT SCHOOL DISTRICT RECORDED UNDER DOCUMENT NO. 200906007904, IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, IN THE S.A.&M.G. R.R. CO. SURVEY NO. 441 ½, A-581, AND THE CHRISTIAN BUSCH SURVEY NO. 441, A-52, COMAL COUNTY"

**Comal I.S.D. Garden Ridge Subdivision – Final Plat,
Document #200906030876 Official Public Records of Comal County**

This letter hereby authorizes **Moy Tarin Ramirez Engineers, LLC** to act as signing agent for **Comal Independent School District** for all documents pertaining to the future development of said Property as described above, including but not limited to, rezoning and site work permitting.

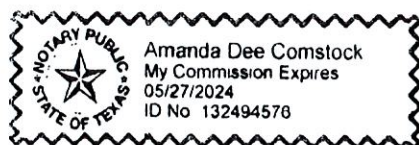


Owner: **Dr. John E. Chapman III, Superintendent**
Comal Independent School District
1404 IH 35 North
New Braunfels, TX 78130
(830) 221-2000

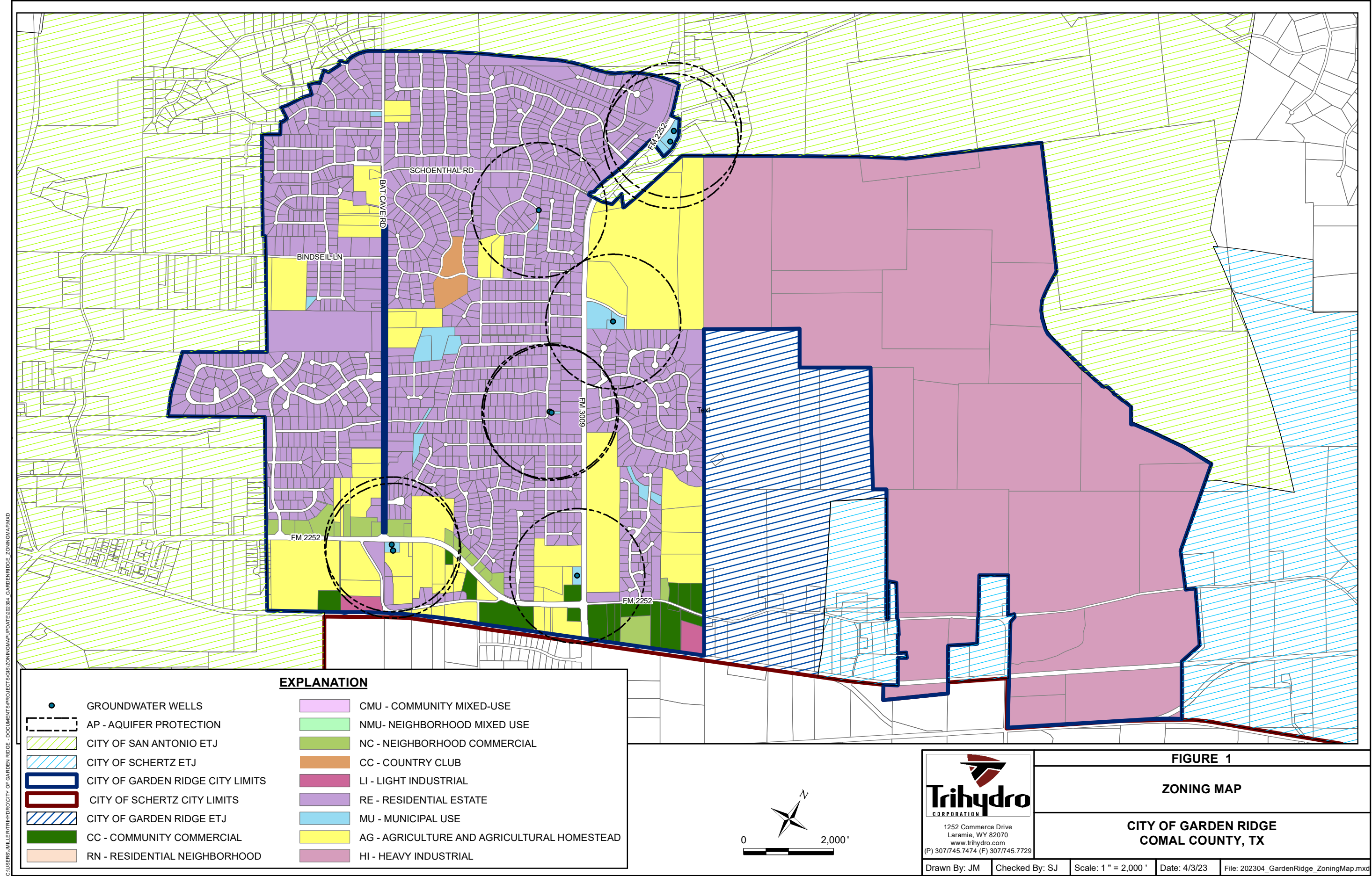
The State of Texas §
 §
County of Bexar §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Dr. John E. Chapman III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

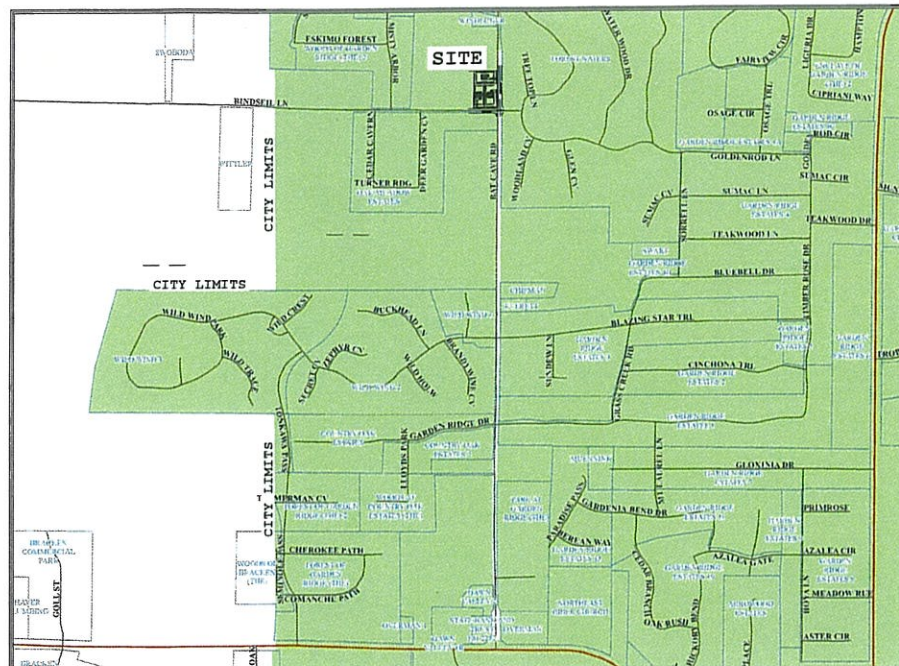
Given under my hand and seal of office, this the 5th day of DECEMBER, 2023.



Amanda Dee Comstock
Notary Public, State of Texas



C:\USERS\JILL\TRIHIDRO\CITY OF GARDEN RIDGE - DOCUMENT\PROJECT\GIS\ZONING\MAP\UPDATE\202304_GARDENRIDGE_ZONINGMAP.MXD



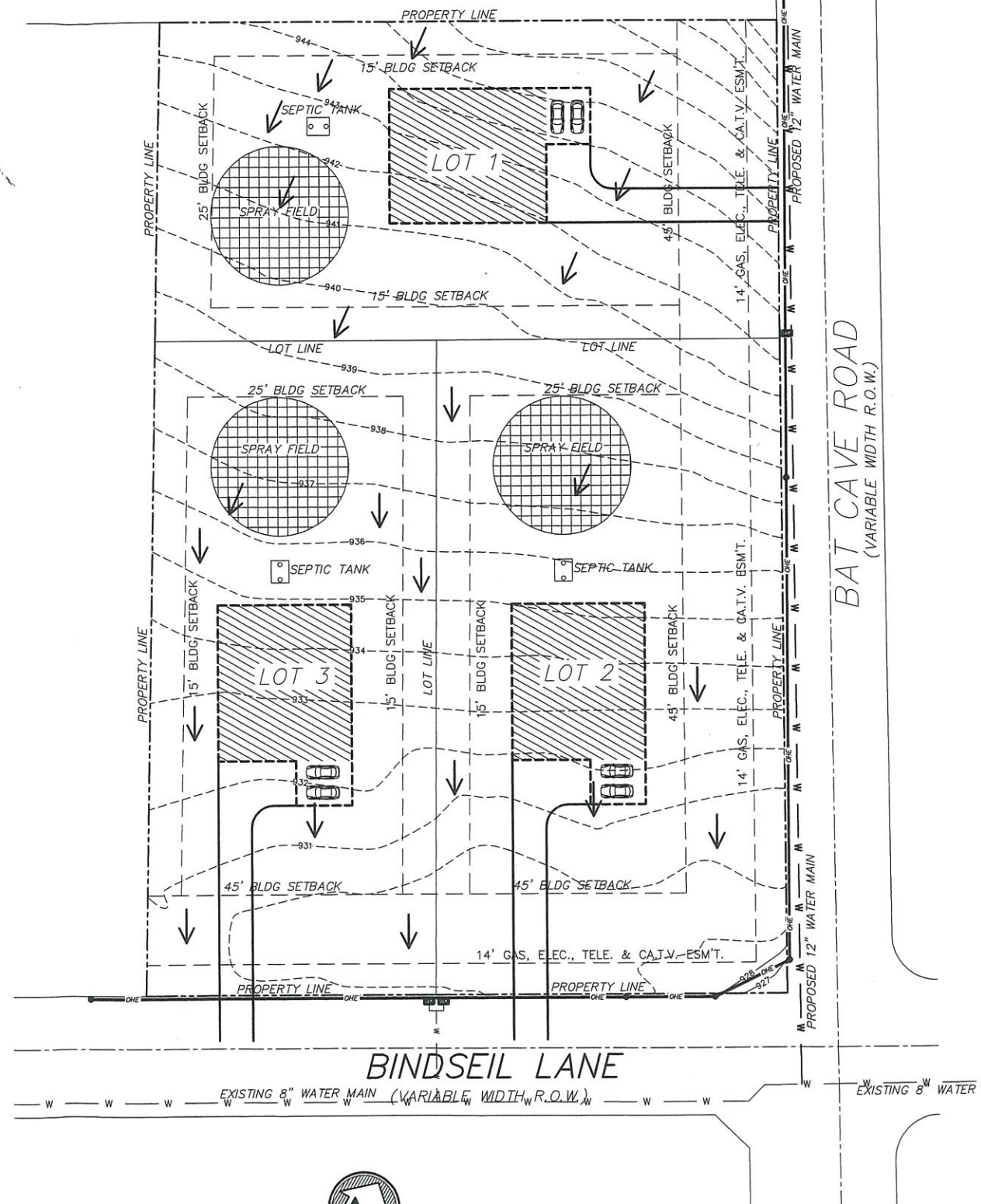
CITY LIMITS MAP AND SITE LOCATION

SCALE: 1"=1000'

1000 500 0 1000

GENERAL NOTES:

1. TOTAL OF 2.827 ACRES OF LAND.
2. ESTABLISHING THREE LOTS, LOT 1, 2 & 3.
3. LOT 1 WILL FRONT BAT CAVE ROAD.
4. LOTS 2 & 3 WILL FRONT BINDSEIL LANE.
5. ENGINEER — DELGADO ENGINEERING
— ROBERT DELGADO
— 6315 SENTRY POINT
— SAN ANTONIO, TX 78233
— 210-621-5838
6. OWNER — BINDSEIL LANE, LLC.
— BRANDON BRISTOW, MANAGING PARTNER
— 139311 FM 2252
— GARDEN RIDGE, TEXAS 78266
— 210-316-3562



MASTER DEVELOPMENT PLAN

SCALE: 1"=30'

30 15 0 30

CEDAR HOLLOW SUBDIVISION
BINDSEIL LN, GARDEN RIDGE TX 78266

MASTER DEVELOPMENT PLAN

DELGADO ENGINEERING
ROBERT DELGADO, P.E.
6315 SENTRY PT.
SAN ANTONIO, TEXAS 78233
T.E.P.E. FIRM NO. 23855
PHONE: 210.621.5838
bobby@delgadobengineering.com

DRAWN BY:
CHECKED BY: RD
DATE: 09/08/2023
JOB NUMBER:

REVISIONS	
1	01/07/2024 REVISE GARAGE ADDED UTILITIES AND SEPTIC
2	01/10/2024 REVISE SEPTIC TANK MOVED LOT 2 WATER ADDED LOT 1
3	01/27/2024 NOTES - ADD SEPTIC TANK & DRAIN FIELD
4	
5	
6	
7	
8	
9	
10	

PLAT NO.

SHEET

MDP



Development Application

For Office Use
Case No. _____

Submission of an application does not indicate acceptance by the City of Garden Ridge.

Type of Request:

- | | |
|---|--|
| ☐ Annexation | ☐ Tree Removal Permit |
| ☐ Zone Change | ☒ Preliminary Plat |
| ☐ Zoning Change PUD | ☐ Final Plat |
| ☐ Zoning Variance | ☐ Replat |
| ☐ Zoning Special Exception | ☐ Plat Variance |
| ☐ Specific Use Permit | ☐ Other: _____ |

Project Name/Description: **CEDAR HOLLOW SUBDIVISION**

Site Location Information

Legal Description **A-253 SUR-72 CHAS P O HANLON, ACRES 2.824**

County Appraisal District Parcel ID # (all properties) **76479**

Property Deed recorded in Comal County Volume # ²⁰²³⁰⁶⁰²³⁵⁸⁹ _____ Page(s) # ²⁰²³⁰⁶⁰²³⁵⁸⁹ _____

Address: **8679 Bindseil Ln** Number of Lots: **1** Acreage: **2.827**

General Location of Property (if no address): **Northwest corner of Bindseil Ln & Bat Cave Rd**

Subdivision Name: **CEDAR HOLLOW SUBD** Block: _____ Lot: **1-3**

Zoning Information

Current Zoning: **R** Requested Zoning (if applicable): _____

Existing Land Use: _____ Proposed Land Use (if applicable): **Single-Family**

Property Owner Information (if not sole owner, a signed development application must be submitted for each owner)

Owner Name: **Brandon Bristow, Managing Partner Bindseil Lane, LLC**

Owner Address: **139311 FM 2252** **Garden Ridge, Texas 78266**
(Street) (City) (State) (Zip)

Phone #: **210-410-0890** Email: **brandonbristow@protonmail.com**

Applicant Information - ☐ Check box if same as property owner

Name: **Robert Delgado / Delgado Engineering**

Address: **6315 Sentry Point** **San Antonio** **Texas** **78233**
(Street) (City) (State) (Zip)



Traffic Impact Analysis Determination Form

For Office Use
Case No. _____

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis (TIA)

Site Location Information

Property Address: 8679 Bindseil Ln

County Appraisal District Parcel ID # 76479

General Location of Property (if no address): _____

Preparer Information

Name / Company: Bindseil Lane, LLC

Address: 86979 Bindseil Ln Garden Ridge TX 78266
(Street) (City) (State) (Zip)

Phone #: 210-410-0890 Email: brandonbristow@protonmail.com

Application Type:

☐ Master Develop Plan	☒ Preliminary Plat
☐ Final Plat	☐ Replat
☐ Zoning/Re-Zoning	☐ Other _____

TIA Threshold (please check one):

☒ No TIA (100 or less peak hour trips generated)	☐ Level 1 TIA (101-500 peak hour trips generated)
☐ Level 2 TIA (501-1000 peak hour trips generated)	☐ Level 3 TIA (1001 or more peak hour trips generated)

Previously Approved TIA: Is there a previously approved TIA associated with the property? Yes ☐ No ☒

If yes, please provide a copy of the TIA

Residential Development

Anticipated Land Use	Number of Lots/Units	Tract Acreage	Peak Hour (Weekday) (e.g., 5-6 pm, weekdays)	Peak Hour (Weekend) (e.g., 2-3 pm, weekend)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source (ITE Code)
SFR	3	2.827					

Non-Residential Development

Anticipated Land Use	Project Size			Peak Hour (Weekday/Weekend) (e.g., 5-6 pm, weekdays)	Peak Hour (Weekend) (e.g., 2-3 pm, weekends)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source (ITE Code)
	Acres	GFA	Other					

Adjacent Roadways

Street Name	Proposed Access (Yes or No)
Bat Cave	Yes: 1 lot open bat cave, 2 lots face Bindseil

Please check one:

☐ A traffic impact analysis is required. The consultant preparing the study must meet with city staff to discuss the scope and requirements of the study before beginning the study.

☒ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

☐ A traffic impact analysis has been waived for the following reason(s): _____
