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The Planning and Zoning Commission will meet in a regular session on Wednesday, August 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.

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**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 May 8, 2024, Planning and Zoning Commission Regular Meeting.

b) An amendment to the City of Garden Ridge Zoning Ordinance (Ordinance No. 13-032023) Section 2.04.02. Natural Features Overlay (NFO) District and Section 2.06.15. Development in the Natural Features Overlay (NFO) District related to the boundaries and location of the District, development within the District, and other matters in connection therewith.

1. Hold a public hearing.
2. Discuss and make a recommendation.

c) Garden Ridge Walkable Community Workshop Report Subcommittee Update.

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

- e) 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. Discuss expiring terms (September 30, 2024) of Commissioner Jacaman, Commissioner Diaz, and Commissioner Bates.
  - 2. Make a recommendation to City Council for consideration of reappointment.
- f) Future Agenda Items.
  - 1. Commissioners input on agenda items.
  - 2. Announce date, time, and location for next meeting (September 11, 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 3:00 p.m. on August 5, 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 (arrived at 6:07 p.m.)  
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  
Cyndi Simmons, Assistant City Secretary/Communications Specialist

**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, May 8, 2024, 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 April 10, 2024, Planning and Zoning Commission Regular Meeting.**

**Motion:** A motion was made by Commissioner Maloney, seconded by Commissioner Estrada, to approve the Minutes for April 10, 2024, Planning and Zoning Commission Regular Meeting. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

**b) Proposed Amendments to Ordinance No. 13-032023, Section 2.04.02. Natural Features Overlay (NFO) District.**

Chair Jacaman spoke regarding the proposed amendments to Ordinance No. 13-032023, Section 2.04.02. Natural Features Overlay (NFO) District.

**Motion:** A motion was made by Commissioner Howard, seconded by Vice-Chair Diaz, to direct City staff to move forward with the legal process related to the proposed amendments to Ordinance No. 13-032023, Section 2.04.02. Natural Features Overlay (NFO) District. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

Commissioner Dr. Miller arrived at 6:07 p.m.

**c) Garden Ridge Walkable Community Workshop Report findings related to speed limits and marked crosswalks.**

Commissioner Maloney spoke regarding the Garden Ridge Walkable Community Workshop Report findings related to speed limits and marked crosswalks.

The Commission agreed by consensus to create a subcommittee consisting of Commissioner Maloney and Commissioner Dr. Miller to further research these items and bring possible recommendations to the Commission.

**d) 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.

**e) Future Agenda Items.**

**1. Commissioners input on agenda items.**

None at this time.

**2. Announce date, time, and location for next meeting (June 12, 2024, at 6:00 p.m. at City Hall).**

Chair Jacaman stated the next meeting is scheduled for June 12, 2024, at 6:00 p.m. at City Hall.

**5. Citizen Comment Period**

No one wished to speak.

**6. Adjournment**

There being no further business, the Wednesday, May 8, 2024, Planning and Zoning Commission Regular Meeting was adjourned at 6:41 p.m. by Chair Jacaman.

ATTEST:

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Kerim Jacaman  
Chair

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Marisa Spencer  
City Secretary

**CITY OF GARDEN RIDGE**  
**Exhibit A**

All text which is underlined denotes addition of new text. All text which is ~~stricken-through~~ denotes removal of existing text. All other text is existing, unchanged text. Any existing text which has been omitted shall be considered unchanged. The City of Garden Ridge, Texas, Ordinance No. 13-032023 “Zoning Ordinance” related to the Natural Features Overlay (NFO) District is hereby amended as follows:

**2.04.02. Natural Features Overlay (NFO) District**

A. Intent

The purpose of the Natural Features Overlay (NFO) District is to retain the rural and natural character of FM 3009 and FM 2252 while still allowing for future growth in a responsible manner.

B. Boundaries and Location

The NFO District generally consists of all properties contiguous to FM 3009 and FM 2252 creating an overlay district in these areas with additional site design standards for the first one two hundred and fifty (200) feet of the property ~~overlay in these areas, measured as the first one hundred and fifty (150) feet of property from the property line.~~ The overlay ~~only~~ applies to those properties as shown on the City’s zoning district map. the first two hundred feet (200’) of property adjacent to the roadway measured from the property line.

C. Procedures and Standards are provided in 2.06.15. Development in the Natural Features Overlay (NFO) District.

**2.06.15. Development in the Natural Features Overlay (NFO) District**

A. Applicability

Unless otherwise stated in this section, the following regulations apply to all properties within the Natural Features Overlay (NFO) District. The intent of this district is to preserve existing trees and landscaping to those areas that serve as gateways to the City. The following regulations are in addition to the underlying base district regulations. In the event of a conflict, the more restrictive regulations shall apply.

B. Buildings and Site Development

1. Street Frontage Buffer

In addition to the requirements of 2.06.01. Landscaping, a street frontage buffer forty (40) feet in width shall be provided along the Right-of-Way of each designated corridor. This street frontage buffer shall be increase to sixty forty (60) feet ~~increase to sixty forty (60) feet~~ to each side where a public or private street intersects the designated corridor.

a. Parking areas are prohibited within this buffer.

b. Eighty percent (80%) of Protected Trees or Heritage Trees shall be preserved in the street frontage buffer. Protected Trees and Heritage Trees located in the street frontage buffer which are preserved above and beyond the 80% minimum shall be credited towards any required tree mitigation for the site. Credits shall be granted at a ratio of one (1) inch of preserved tree to one (1) inch of required mitigation.

**CITY OF GARDEN RIDGE**  
**Exhibit A**

- c. ~~Shared driveways~~ are encouraged and it is recommended that shared driveways shall incorporate a divided landscaped median at least ten twenty (2010) feet in width for the entire depth of the street frontage buffer.
  - d. The street frontage buffer shall be left in its natural state, except that it shall be augmented with additional trees and landscaping to achieve the following through combination of existing vegetation and new plantings:
    - i. A minimum of one (1) Shade Tree per twenty five (25) linear feet of street frontage buffer. At least two-thirds (2/3) of the shade trees in the street frontage buffer shall be evergreen trees and no single tree species shall constitute more than one-third (1/3) of all new trees to be planted.
    - ii. A minimum of one (1) Ornamental Trees per forty (40) linear feet of street frontage buffer.
    - iii. A minimum of one (1) Shrub per seven (7) linear feet of street frontage buffer. The clustering of shrubs is encouraged to promote site aesthetics.
    - iv. Certification of the street frontage buffer as a Texas Parks and Wildlife Department Texas Wildscape shall serve in lieu of ii. and iii. and shall reduce the number of required Shade Trees by fifty (50) percent.
  - ~~d. The street frontage buffer shall be left in its natural state, except that it shall be augmented with additional trees and landscaping for each one hundred fifty (15) linear feet (or fraction thereof) of the street frontage buffer to achieve the following through combination of existing vegetation and new plantings:~~
    - ~~i. A minimum of six (6) Shade Trees, of which at least four (4) shall be evergreen trees and no single tree species shall constitute more than one third (1/3) of all required trees.~~
    - ~~ii. A minimum of four (4) Ornamental Trees.~~
    - ~~iii. A minimum of thirty (30) Shrubs.~~
    - ~~iv. Certification of the street frontage buffer as a Texas Parks and Wildlife Department Texas Wildscape shall serve in lieu of ii. and iii. and shall reduce the number of required Shade Trees by fifty (50) percent.~~
2. Alternative Street Frontage Buffer Compliance
- a. Where conformance with the Street Frontage Buffer requirements above is not feasible or where doing so would be detrimental to the feel and function of the NFO district or compromise its purpose and intent, the applicant may request alternative compliance.
  - b. The request for alternative compliance shall be accompanied by exhibits illustrating what strict compliance would look like on the site as well as what alternative is being proposed.
  - c. A request for alternative compliance may be approved by City Council with a recommendation from the Planning and Zoning Commission and City Administrator or his/her designee.
  - d. In acting on a request for alternative compliance, the following criteria should be considered:

**CITY OF GARDEN RIDGE**  
**Exhibit A**

- i. The proposed alternative does not reduce a standard unless it is, to the greatest extent practical, equally mitigated or improved by increasing standards or other requirements;
  - ii. The proposed alternative preserves and enhances quality existing landscaping to the greatest reasonable extent;
  - iii. The proposed alternative is in agreement with, and shall promote, the recommendations and policies within the City's Comprehensive Plan;
  - iv. The proposed alternative enhances the site, and therefore, the overall built environment of the City; and
  - v. The proposed alternative meets the spirit and intent of the NFO overlay district.
3. Streetscape
- a. In addition to all other City Ordinances pertaining to signs, all lighted signs must use reverse channel lettering (i.e., backlighting) or fully shielded downward-facing lamps (i.e., gooseneck lighting).

**Reverse Channel Lettering (Top) and Downward-Facing Lamps (Bottom)**



**CITY OF GARDEN RIDGE**  
**Exhibit A**

**C. Site Design Elements**

All buildings or sites, except for those buildings or sites used for single-family residential, must incorporate at least four (4) of the following design elements:

1. Stained wood building accents (e.g., columns, shutters, trim).
2. No parking located in front of the building face.
3. Covered porch at least ten (10) feet deep and at least fifty (50) percent of the building face width (porch may extend into the required buffer above and must have a roof material consistent with remainder of structure).
4. Bicycle parking within fifty (50) feet of the main entrance, with dedicated spaces accessible without moving another bicycle to accommodate at least:
  - a. Five (5) bicycles for buildings less than seven thousand (7,000) square feet.
  - b. Ten (10) bicycles for buildings between seven thousand (7,000) and thirty thousand (30,000) square feet.
  - c. Twenty (20) bicycles for buildings larger than thirty thousand (30,000) square feet.
5. All hardscape in front of the building face constructed entirely of an enhanced design, such as stained concrete, pavers, or stone.
6. Pedestrian open space such as a park, square, piazza, green, or plaza. Pedestrian open space shall be programmed appropriately with seating and landscaping as to activate the space for pedestrian oriented activity.
7. Provide public art equivalent to one percent (1%) or more of the overall project cost. Examples of public art include but are not limited to sculpture, mosaics, earthworks, and wall murals. Public art must be outside and visually and physically accessible to the public. Public art shall not contain advertisements for businesses or products.
8. Achieve the requirements of 2.06.11. C Low-Impact Site Development.

**ORDINANCE NO. 13-092024**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, ADOPTING A COMPREHENSIVE PLANNING AND ZONING ORDINANCE; ESTABLISHING A PLANNING AND ZONING COMMISSION AND A BOARD OF ADJUSTMENT; SETTING RULES AND REGULATIONS; PROVIDING FOR PENALTIES; PROVIDING FOR SEVERABILITY; AND DECLARING AN EFFECTIVE DATE.**

**WHEREAS**, the Texas Local Government Code empowers the City of Garden Ridge (“the City”) to enact zoning codes and regulations and provide for their administration, enforcement, and amendment; and

**WHEREAS**, the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City in order to promote the public health, safety, and welfare of the residents; and

**WHEREAS**, the City has given appropriate and reasonable consideration to the zoning regulations and other associated code provision amendments and find them most appropriate for the City; and

**WHEREAS**, the regulation of zoning districts and all buildings in both residential and commercial areas by the City of Garden Ridge is necessary to protect the public health, safety, and welfare of its citizens; and

**WHEREAS**, the City Council desires to set minimum standards to safeguard the public safety, health, and welfare, insofar as they are affected by zoning regulations; and

**WHEREAS**, the City Council of the City of Garden Ridge finds that repealing and replacing the zoning regulations as provided for in this Ordinance are compliant with the requisites of the state law, including Texas Local Government Code as well as making the necessary associated amendments on signs, vegetation, and planning; and

**WHEREAS**, after notice on the proposed revisions to the Zoning Ordinance was provided to each owner, as indicated by the most recently approved municipal tax roll of real property and a public hearing before the Planning and Zoning Commission on September 14, 2021, the Planning and Zoning Commission has considered and recommended approval of the replacement of the zoning regulations as provided for herein; and

**WHEREAS**, after notice on the proposed revisions to the Zoning Ordinance was provided to each owner, as indicated by the most recently approved municipal tax roll of real property and a public hearing before City Council on March 27, 2023, the City Council considered the revisions of the zoning regulations as provided for herein; and

**WHEREAS**, after consideration of public input received at the public hearings, the information provided by staff, consideration of the Comprehensive Land Plan and all other information presented, and the recommendation of the Planning and Zoning Commission, the City Council finds it is in the public interest to approve the revisions of the zoning regulations as provided for herein; and

## **Subsection 2.04. Special Zoning Districts**

### **2.04.01. Aquifer Protection Overlay (APO) District**

#### **A. Intent**

The Aquifer Protection Overlay (APO) District provides for the protection of City public water supply well sites and aquifer recharge features from biological and chemical contamination. Within the APO District, no use or activity is permitted that presents a danger of bacteriologic, chemical, or radiologic pollution of the ground water aquifer.

#### **B. Boundaries and Location**

The APO District consists of a one thousand five hundred (1,500) foot radius around each City public water supply well site and geologic recharge feature within the Edwards Aquifer Recharge Zone.

#### **C. Procedures and Standards are provided in 2.06.14. Development in the Aquifer Protection Overlay (APO) District.**

### **2.04.02. Natural Features Overlay (NFO) District**

#### **A. Intent**

The purpose of the Natural Features Overlay (NFO) District is to retain the rural and natural character of FM 3009 and FM 2252 while still allowing for future growth in a responsible manner.

#### **B. Boundaries and Location**

The NFO District generally consists of all properties contiguous to FM 3009 and FM 2252 creating an overlay district in these areas with additional site design standards for the first one hundred and fifty (150) feet of the property, measured as the first one hundred and fifty (150) feet of property from the property line. The overlay applies to those properties as shown on the City's zoning district map.

#### **C. Procedures and Standards are provided in 2.06.15. Development in the Natural Features Overlay (NFO) District.**

### **2.04.03. Planned Use Development (PUD)**

#### **A. Intent**

A Planned Use Development (PUD) is a zoning overlay district that may be used to permit new or innovative concepts in land utilization, master-planned communities, mixed use development that other Zoning Districts do not accommodate, and to provide site-specific compatibility standards. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, procedures are established to ensure against misuse of increased flexibility. PUDs are appropriate in areas where the Comprehensive Plan reflects the specific uses proposed in the PUD or where the Comprehensive Plan reflects mixed-use as a land use category.

### **2.06.13. Nuisances**

The following regulations serve to supplement regulations in Ordinance 162 and in the event of a conflict between Ordinance 162 and the provisions detailed below, the more stringent requirement shall prevail.

Proposed land uses shall be compatible in intensity, appearance, and operation with surrounding land uses in the area, and it shall not unduly impair the usefulness, enjoyment, or value of adjacent property due to the generation of excessive noise, dust, smoke, glare, spillover lighting, or other forms of environmental or visual pollution.

The storage of hazardous waste is found to be a nuisance and is prohibited within the city limits.

### **2.06.14. Development in the Aquifer Protection Overlay (APO) District**

#### **A. Applicability**

Unless otherwise stated in this section, the following regulations apply to all properties within the Aquifer Protection Overlay (APO) District. The APO District is an overlay district, and the following regulations are in addition to the underlying base district regulations. In the event of a conflict, the more restrictive regulations shall apply.

#### **B. Activities Prohibited**

No use or activity is permitted that presents a danger of bacteriologic, chemical, or radiologic pollution of the ground water aquifer. Specific prohibitions include: cemeteries; liquid transmission pipelines; petroleum and chemical processing, production, mixing, transmission or transfer facilities; petroleum or chemical storage tanks and vats; wood treatment facilities; sewage treatment plants, wet wells, pumping stations or drainage ditch for industrial waste discharges or wastes from sewage treatment systems, sewage sludge disposal; livestock and animal pens, feedlots, or abandoned and improperly sealed wells.

### **2.06.15. Development in the Natural Features Overlay (NFO) District**

#### **A. Applicability**

Unless otherwise stated in this section, the following regulations apply to all properties within the Natural Features Overlay (NFO) District. The intent of this district is to preserve existing trees and landscaping to those areas that serve as gateways to the City. The following regulations are in addition to the underlying base district regulations. In the event of a conflict, the more restrictive regulations shall apply.

#### **B. Buildings and Site Development**

##### **1. Street Frontage Buffer**

In addition to the requirements of 2.06.01. Landscaping, a street frontage buffer forty (40) feet in width shall be provided along the Right-of-Way of each designated corridor. This street frontage buffer shall be forty (40) feet to each side where a public or private street intersects the designated corridor.

- a. Parking areas are prohibited within this buffer.
- b. Eighty percent (80%) of Protected Trees or Heritage Trees shall be preserved in the street frontage buffer. Protected Trees or Heritage Trees located in the street frontage buffer which are preserved above and beyond the 80% minimum shall be credited towards any required tree mitigation for the site. Credits shall be granted at a ratio of one (1) inch of preserved tree to one (1) inch of required mitigation.
- c. Shared driveways are encouraged, and it is recommended that shared driveways incorporate a divided landscaped median at least ten (10) feet in width for the entire depth of the street frontage buffer.
- d. The street frontage buffer shall be left in its natural state, except that it shall be augmented with additional trees and landscaping to achieve the following through combination of existing vegetation and new plantings:
  - i. A minimum of one (1) Shade Tree per twenty-five (25) linear feet of street frontage buffer. At least two-thirds ( $\frac{2}{3}$ ) of the shade trees in the street frontage buffer shall be evergreen trees and no single tree species shall constitute more than one-third ( $\frac{1}{3}$ ) of all new trees to be planted.
  - ii. A minimum of one (1) Ornamental Tree per forty (40) linear feet of street frontage buffer.
  - iii. A minimum of one (1) Shrub per seven (7) linear feet of street frontage buffer. The clustering of shrubs is encouraged to promote site aesthetics.
  - iv. Certification of the street frontage buffer as a Texas Parks and Wildlife Department Texas Wildscape shall serve in lieu of ii. and iii. and shall reduce the number of required Shade Trees by fifty (50) percent.

## 2. Alternative Street Frontage Buffer Compliance

- a. Where conformance with the Street Frontage Buffer requirements above is not feasible or where doing so would be detrimental to the feel and function of the NFO district or compromise its purpose and intent, the applicant may request alternative compliance.
- b. The request for alternative compliance shall be accompanied by exhibits illustrating what strict compliance would look like on the site as well as what alternative is being proposed.
- c. A request for alternative compliance may be approved by City Council with a recommendation from the Planning and Zoning Commission and City Administrator or their designee.

- d. In acting on a request for alternative compliance, the following criteria should be considered:
- i. The proposed alternative does not reduce a standard unless it is, to the greatest extent practical, equally mitigated or improved by increasing standards or other requirements;
  - ii. The proposed alternative preserves and enhances quality existing landscaping to the greatest reasonable extent;
  - iii. The proposed alternative is in agreement with, and shall promote, the recommendations and policies within the City's Comprehensive Plan;
  - iv. The proposed alternative enhances the site, and therefore, the overall built environment of the City; and
  - v. The proposed alternative meets the spirit and intent of the NFO overlay district.

3. Streetscape

- a. In addition to all other City Ordinances pertaining to signs, all lighted signs must use reverse channel lettering (i.e., backlighting) or fully shielded downward-facing lamps (i.e., gooseneck lighting).

**Reverse Channel Lettering (Top) and Downward-Facing Lamps (Bottom)**



C. Site Design Elements

All buildings or sites, except for those buildings or sites used for single-family residential, must incorporate at least four (4) of the following design elements:

1. Stained wood building accents (e.g., columns, shutters, trim).
2. No parking located in front of the building face.
3. Covered porch at least ten (10) feet deep and at least fifty (50) percent of the building face width (porch may extend into the required buffer above and must have a roof material consistent with remainder of structure).
4. Bicycle parking within fifty (50) feet of the main entrance, with dedicated spaces accessible without moving another bicycle to accommodate at least:
  - a. Five (5) bicycles for buildings less than seven thousand (7,000) square feet.
  - b. Ten (10) bicycles for buildings between seven thousand (7,000) and thirty thousand (30,000) square feet.
  - c. Twenty (20) bicycles for buildings larger than thirty thousand (30,000) square feet.
5. All hardscape in front of the building face constructed entirely of an enhanced design, such as stained concrete, pavers, or stone.
6. Pedestrian open space such as a park, square, piazza, green, or plaza. Pedestrian open space shall be programmed appropriately with seating and landscaping as to activate the space for pedestrian oriented activity.
7. Provide public art equivalent to one percent (1%) or more of the overall project cost. Examples of public art include but are not limited to sculpture, mosaics, earthworks, and wall murals. Public art must be outside and visually and physically accessible to the public. Public art shall not contain advertisements for businesses or products.
8. Achieve the requirements of 2.06.11. C Low-Impact Site Development.

## City Secretary

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**From:** City Administrator  
**Sent:** Friday, July 26, 2024 10:31 AM  
**To:** City Secretary  
**Subject:** FW: [EXTERNAL] Summary - P&Z Sub-Committee July 16, 2024 Meeting - Nancy Cain, City Manager and Ron Eberhardt, Garden Ridge Chief of Police

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**From:** jmaloney  
**Sent:** Wednesday, July 24, 2024 1:18 PM  
**To:** City Administrator <administrator@ci.garden-ridge.tx.us>  
**Cc:** miller ; jmaloney  
**Subject:** [EXTERNAL] Summary - P&Z Sub-Committee July 16, 2024 Meeting - Nancy Cain, City Manager and Ron Eberhardt, Garden Ridge Chief of Police

Good afternoon Nancy,

Please review the summary shown below of our meeting with you and Chief Eberhardt on July 16<sup>th</sup>.

Please make any changes to the summary that you deem necessary.

I ask that you pass this meeting summary to Kermin Jacaman, P&Z Commission Chair for his review before the next P&Z meeting on August 14, 2024.

Dr. Miller and I appreciate you and Chief Eberhardt making the time to meet with us on these two traffic issues.

Joe Maloney  
Planning and Zoning Commission Place 4

### **Meeting Summary**

Joe Maloney and Doctor Jim Miller, P&Z Commissioners, discussed the lowering of the speed limit and painting stop bars at intersections in Garden Ridge Estates. These two traffic issue recommendations were approved by the P&Z Commission and the City Council in October 2023 after the Alamo Area Metropolitan Planning Organization briefed the P&Z and the City Council on the Walkability Study findings in June 2023.

Commissioner Maloney stated that because Garden Ridge Estates does not have sidewalks or streetlights, residents that walk, jog, and ride bicycles must share the streets with motor vehicles. Residents must walk on the shoulder of the street while vehicle traffic drives past them.

Chief Eberhardt said the streets are "roadways" intended for vehicles, in contrast to a sidewalk. Ms. Cain concurred stating our residential streets were intentionally made wider than streets in other

cities. Further, we do not allow residents to park vehicles along our city streets that would be dangerous for pedestrians.

Commissioner Maloney referenced the Transportation Code Sec 545.356 Authority of Municipality to Alter Speed Limit, using the term "safe prima facie" as the authority to lower the speed limit from 30 mph to 25 mph in Garden Ridge Estates.

Chief Eberhardt asked what data/information I had to justify the lowering of the speed limit to 25 mph. I told the Chief that I did not have specific data only my subjective estimation of watching vehicle traffic on Hickory Bend and Cedar Branch the two intersecting streets in front of my house.

The Chief stated that he did not have any data to support lowering the speed limit to 25 mph. He discussed traffic citations and traffic accidents within Garden Ridge Estates as his primary sources of information. He said without the data he could not justify lowering the speed limit.

Dr. Miller and I agreed that without the traffic data lowering the speed limit would not be justified.

Commissioner Maloney asked the Chief about Stop Bars at the intersections with Garden Ridge Estates. He specifically addressed the Hickory Bend and Cedar Branch intersection. This intersection previously had Stop Bars, but they are faded and are barely visible. Commissioner Maloney said the Stop Bars before the Stop Sign would act as a demarcation point for drives that now stop a car length after the stop sign when they do stop.

Commissioner Miller added that he researched the type of paint and thermoplastic marking for Stop Bars at intersections. Commissioner Miller also addressed the Stop signs at intersections and type of reflectors placed on them to help drivers recognize the need to stop.

Chief Eberhardt stated he was familiar with the products used for Stop Bars. He also said was familiar with the reflective materials placed on the stop signs themselves. He said the Stop Sign is the indication for drivers to stop at an intersection.

#### **Chief Eberhardt's and Ms. Cain's recommendations to commissioners Maloney and Miller.**

1. The Chief will install a Traffic Analyzer in Garden Ridge Estates to collect speed data and once the data is collected report to Ms. Cain and the P&Z Commission.
2. The Chief will also review Stop Bars at high traffic intersections within Garden Ridge Estates and report his findings to Ms. Cain and the P&Z.

Joe

# PLANNING AND ZONING COMMISSION TERMS OF OFFICE

| Name                                                         | Place | Appointment & Expiration        | Appointment & Expiration         | Appointment & Expiration         | Appointment & Expiration         | Appointment & Expiration         |
|--------------------------------------------------------------|-------|---------------------------------|----------------------------------|----------------------------------|----------------------------------|----------------------------------|
| Dr. Jim Miller                                               | 1     | March 2016<br>September 2017    | September 2017<br>September 2019 | September 2019<br>September 2021 | September 2021<br>September 2023 | September 2023<br>September 2025 |
| Karen Diaz<br>(Appointed Vice-Chair<br>October 2023-current) | 2     | October 2017<br>September 2018  | September 2018<br>September 2020 | October 2020<br>September 2022   | September 2022<br>September 2024 |                                  |
| Kerim Jacaman<br>(Appointed Chair<br>October 2023-current)   | 3     | July 2019<br>September 2020     | October 2020<br>September 2022   | September 2022<br>September 2024 |                                  |                                  |
| Joe Maloney                                                  | 4     | February 2023<br>September 2023 | September 2023<br>September 2025 |                                  |                                  |                                  |
| Gwen Estrada                                                 | 5     | December 2023<br>September 2025 |                                  |                                  |                                  |                                  |
| Richard Howard                                               | 6     | December 2023<br>September 2025 |                                  |                                  |                                  |                                  |
| Darren Bates                                                 | 7     | April 2022<br>September 2022    | September 2022<br>September 2024 |                                  |                                  |                                  |