# AGENDA

## PLANNING AND ZONING COMMISSION
## SPECIAL MEETING

WEDNESDAY, NOVEMBER 20, 2024 | 6:00 P.M.

The Planning and Zoning Commission will meet in a special session on Wednesday, November 20, 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 August 14, 2024, Planning and Zoning Commission Regular Meeting.

   b) Petition by Eric Fischer for two (2) Specific Use Permit Extensions for The Revival, located at 19186 FM 2252 on 3.107 acres zoned as Community Commercial (CC) District.
      1. The Revival #1 062024 Specific Use Permit Authorized for Restaurant or Cafeteria, Bar/Tavern: To be allowed an indoor/outdoor bar area serving beer, wine, and mixed drinks with inside and outside seating on premises.
         1.1. Discuss and make a recommendation.
      2. The Revival #2 062024 Specific Use Permit Authorized for Amusement, Commercial (Outdoors): To be allowed up to four (4) pickleball courts on premises.
         2.1. 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. Receive recommendations and consideration of appointment of Planning and Zoning Commission Chair and Vice-Chair for a one-year term.

f) Future Agenda Items.
   1. Commissioners input on agenda items.
   2. Announce date, time, and location for next meeting (December 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 10:00 a.m. on November 15, 2024, on the bulletin board located at the entrance to Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

Marisa Spencer
Marisa Spencer
City Secretary

# MINUTES

PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, AUGUST 14, 2024 | 6:00 P.M.

**Commissioners Present:**
Chair Kerim Jacaman
Vice-Chair Karen Diaz
Commissioner Dr. Jim Miller
Commissioner Joe Maloney
Commissioner Gwen Estrada
Commissioner Richard Howard
Commissioner Darren Bates

**Commissioners Absent:**
None

**City Staff and City Councilmembers Present:**
Marisa Spencer, City Secretary
Cyndi Simmons, 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 Jacaman called the regular meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00 p.m. on Wednesday, August 14, 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:**
Sonia Jimenez, Alamo Area Metropolitan Planning Organization (AAMPO), spoke regarding findings and recommendations contained in the Garden Ridge Walkable Community Workshop Report.

**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.**

**Motion**: A motion was made by Vice-Chair Diaz, seconded by Commissioner Bates, to approve the Minutes for May 8, 2024, Planning and Zoning Commission Regular Meeting. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously.

**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.**

Chair Jacaman opened the public hearing at 6:06 p.m.

No one wished to speak and City Secretary Marisa Spencer stated no written comments were submitted.

Chair Jacaman closed the public hearing at 6:07 p.m.

**2. Discuss and make a recommendation.**

The Commission discussed the zoning text amendment related to the Natural Features Overlay (NFO) District.

**Motion**: A motion was made by Commissioner Bates, seconded by Commissioner Dr. Miller, to recommend to City Council the approval of the proposed 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, location, and development within the District, with an addition to Section 2.06.15., B. Buildings and Site Development, 1. Street Frontage Buffer stating, "The evergreen trees shall also be native to Texas." The Commission voted four (4) for and two (2) opposed (Commissioner Estrada and Commissioner Howard). The motion passed by a vote of 4-2.

**c) Garden Ridge Walkable Community Workshop Report Subcommittee Update.**

Commissioner Maloney and Commissioner Dr. Miller provided the Commission with an update regarding the Garden Ridge Walkable Community Workshop Report findings related to speed limits and marked crosswalks.

**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) 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.**

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

**2. Make a recommendation to City Council for consideration of reappointment.**

**Motion:** A motion was made by Commissioner Dr. Miller, seconded by Commissioner Howard, to recommend to City Council the reappointment of Commissioner Jacaman, Commissioner Diaz, and Commissioner Bates to serve another term on the Planning and Zoning Commission with terms expiring September 30, 2026. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously.

**f) Future Agenda Items.**

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

Commissioner Maloney requested to discuss possible review of ordinances related to the Commission.

**2. Announce date, time, and location for next meeting (Sept. 11, 2024, at 6:00 p.m. at City Hall).**

Chair Jacaman stated the next meeting is scheduled for September 11, 2024, at 6:00 p.m. at City Hall.

**5. <u>Citizen Comment Period</u>:** No one wished to speak.

**6. <u>Adjournment</u>**

There being no further business, the Wednesday, August 14, 2024, Planning and Zoning Commission Regular Meeting was adjourned at 7:29 p.m. by Chair Jacaman.

_____
Kerim Jacaman
Chair

ATTEST:

_____
Marisa Spencer
City Secretary

GARDEN RIDGE
TEXAS

# 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
- ☐ Zone Change
- ☐ Zoning Change PUD
- ☐ Zoning Variance
- ☐ Zoning Special Exception
- ☐ Specific Use Permit
- ☐ Tree Removal Permit
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Replat
- ☐ Plat Variance
- ☑ Other: SUP Permit Extension

Project Name/Description: THE REVIAL - COMMERCIAL DEVELOPMENT

**Site Location Information**

Legal Description REVIVAL, BLOCK 1, LOT 1

County Appraisal District Parcel ID # (all properties) 477275

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

Address: 19186 FM 2252 Number of Lots: 1 Acreage: 3.107

General Location of Property (if no address): _____

Subdivision Name: _____ Block: _____ Lot: _____

**Zoning Information**

Current Zoning: CC-Community Commercial Requested Zoning (if applicable): _____

Existing Land Use: vacant Proposed Land Use (if applicable): commercial development

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

Owner Name: Rockem Realty LLC

Owner Address: 19315 FM 2252 STE 312 - Garden Ridge TX 78266
(Street) (City) (State) (Zip)

Phone #: 210-621-7039 Email: etfischer17@gmail.com

**Applicant Information** - ☑ Check box if same as property owner

Name: _____

Address: _____
(Street) (City) (State) (Zip)

Phone #: _____ Email: _____

**Engineer/Surveyor Information** (if applicable)

Name: _____
(Company) (Contact Person)

Address: _____
(Street) (City) (State) (Zip)

Phone #: _____ Email: _____

**Authorized Agent Information** (if applicable)

Name: Christian Laijas

Address: P.O. Box 310394 - New Braunfels, TX 78131
(Street) (City) (State) (Zip)

Phone #: 210-710-2667 Email: claijas20@gmail.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: 10-28-2024

Printed Name: Christian Laijas

**Office Use Only**

Received Date: _____ Date Application Deemed Complete: _____

Case No.: _____ Review By: _____

Christian Laijas
P.O. Box 310394
New Braunfels, Texas 78130
210-710-2667
claijas20@gmail.com

October 31, 2024

To: City of Garden Ridge
Attn: Nancy Cain, City Manager
9400 Municipal Parkway
Garden Ridge, TX 78266

From:
Christian Laijas
Laijas Project Resource Group
C: 210-710-2667
E: claijas20@gmail.com

Project:
The Revival
19186 FM 2252
Garden Ridge, TX 78266

Project owner:
Eric Fischer
C: 210-621-7039
E: etfischer17@gmail.com

Property ID: 74448
0.3 miles west of Fm 2252 and Nacogdoches Loop intersection
Zone: CC – Community Commercial
Acreage: 3.107 acres

To whom it may concern,

This letter is to bring to the attention of all parties involved that Christian Laijas is authorized as an Agent for the above-mentioned project. Christian Laijas as an authorized agent on this project has the power to act, respond to City comments, and perform tasks on behalf the owner listed above.

Sincerely,

Christian Laijas

Eric Fischer

Christian Laijas
P.O. Box 310394
New Braunfels, Texas 78130
210-710-2667
claijas20@gmail.com

October 31, 2024

To: City of Garden Ridge
Attn: Nancy Cain, City Manager
9400 Municipal Parkway
Garden Ridge, TX 78266

From: Laijas Project Resource Group
Christian Laijas
C: 210-710-2667
E: claijas20@gmail.com

Project address:
19186 FM 2252
Garden Ridge, TX 78266

Property ID: 477275
0.3 miles west of Fm 2252 and Nacogdoches Loop intersection
Zone: CC – Community Commercial
Acreage: 3.107 acres

**To whom it may concern,**

**This letter is pertaining to the SUP permits issued on June 5, 2024 for the above mentioned property. SUP Permit Number: The Revival #1 062024 authorized for Restaurant or Cafeteria, Bar/Tavern and The Revival #2 062024 authorized for Amusement, Commercial (outdoors).**

**According to Ordinance 13, 2.07.07, our permit expires after 6 months which is on December 5th, 2024. The design documents have been submitted for preliminary review to contractors, The City Engineer, and TxDOT. Adjustments to the plans have been made and submission of the permit documents will be made in November 2024 to the City of Garden Ridge.**

**In discussing the submission and review process with the City Manager and all entities involved, there is no pre-established timeframe for the review process. Each entity reviewing has provided a general idea of review time, but none can provide a specific timeframe. According to Ordinance 13, 2.07.07 E-2 we can request a SUP Extension. Therefore, at this time, we would like to request an extension of 9 months to the SUP permit to allow the City of Garden Ridge, City Engineer, and TxDOT adequate time to review and approve the design documents. If needed, our design team will address any comments from the review and resubmit for final approval.**

Sincerely,

Christian Laijas

GARDEN RIDGE

# CITY OF GARDEN RIDGE
# SPECIFIC USE PERMIT

Permit Number: The Revival #2 062024 — Council Approval Date: June 5, 2024
Amendment No: — Council Approval Date:

Grantee: The Revival
Owned by Eric Fischer

Grantee Mailing Address: 7703 Ramble Ridge
San Antonio, Texas 78266

Use Location/Address: 19186 FM 2252
Garden Ridge, Texas 78266

Legal Description: Lot 1, Block 1, The Revival

Zoning District of Use Location: Community Commercial (CC) District

Specific Use Permit Authorized for Amusement, Commercial (Outdoors). To be allowed up to four (4) pickleball courts on premises.

- The grantee's activities shall be in accordance with the Application for Specific Use Permit dated November 30, 2023, and comply with the attached site and lighting plans.
- The Grantee shall comply with the minimum requirements provided for the zoning district in which the property is located in accordance with City of Garden Ridge Ordinance 13-032023.
- Utility Easements shall be in accordance with the plat approved by the City of Garden Ridge City Council, December 6, 2023, and filed in the Comal County Clerk's Office.
- This Specific Use Permit shall automatically expire upon change in ownership.

GARDEN RIDGE
TEXAS

- This Specific Use Permit shall automatically expire if a building permit is not issued, and construction begun within six (6) months of the granting of the Specific Use Permit.

- The City Council may authorize an extension beyond six (6) months upon recommendation by the Planning and Zoning Commission.

- No building, premises, or land used under this Specific Use Permit may be enlarged, modified, structurally altered, or otherwise significantly changed, unless an amendment to the approved Specific Use Permit is granted for such enlargement, modifications, structural alteration, or change.

As Grantee of this Specific Use Permit, I hereby accept and agree to be bound by and comply with Ordinance 13-032023 and the attached Site Plan and Lighting Plan and further agree to comply with the minimum requirements provided for the zoning district in which the property is located.

E Fischer

Eric Fischer
The Revival

06-12-24
Date

Nancy Cain

Nancy Cain
City Manager
City of Garden Ridge

6/13/24
Date

| PROPOSED PERVIOUS COVER | | |
|---|---|---|
| DESCRIPTION | SQUARE FOOTAGE | ACREAGE |
| NATIVE GRASS/FOLIAGE | 80,835.20 | 1.86 |
| PLAYGROUND | 2,000 | 0.05 |
| TOTAL | 76,733.92 | 1.76 |

| PROPOSED IMPERVIOUS COVER | | |
|---|---|---|
| DESCRIPTION | SQUARE FOOTAGE | ACREAGE |
| BUILDING #1 | 7,360 | 0.17 |
| BUILDING #2 | 4,000 | 0.09 |
| DRIVEWAY/PARKING | 38,752 | 0.89 |
| STAGE | 400 | 0.01 |
| FOOD TRUCK DRIVE | 2,655 | 0.06 |
| PICKLEBALL COURTS | 3,500 | 0.08 |
| TOTAL | 58,607 | 1.30 |

| PROPOSED IMPERVIOUS COVER % | |
|---|---|
| DESCRIPTION | ACREAGE |
| EXISTING PROPERTY | 3.107 |
| TOTAL IMPERVIOUS COVER | 1.34 |
| PERCENTAGE (%) | 43% |

NOTE: PER ORDINANCE 13, 2.05.07, CC, 75% MAX IMPERVIOUS COVER.

LEGEND

- TRAFFIC FLOW ARROW
- PROPOSED STRUCTURE
- PROPOSED PICKLEBALL COURTS
- PROPOSED PLAYGROUND
- PROPOSED PARKING AREA
- PROPOSED STAGE AREA
- EXISTING CONTOURS — 882 —
- EXISTING TREES
- TREES TO BE REMOVED
- PROPOSED WATER LINE — W —
- PROPOSED WASTEWATER LINE — WW —
- PROPOSED FIRE HYDRANT
- PROPOSED EASEMENT

N

0' 10' 20' 40'
SCALE IN FEET
SCALE : 1" = 20'

APPROXIMATE LOCATION OF PROPOSED 12" WATER LINE

WW & ELECTRIC EASEMENT

APPROXIMATE LOCATION OF PROPOSED WASTEWATER LINE EXTENSION & EASEMENTS.

WATER METER

SIGN/MONUMENT

DUMPSTER LOCATION. (SCREENING PER ORDINANCE 2.06.02)

FRONT - 14' UTILITY EASEMENT

FRONT - 45' BUILDING SETBACK

4" WW LINE

ASPHALT DRIVEWAY/PARKING (38,752 S.F.)

GRINDER PUMP

SIDE - 15' BUILDING SETBACK

BUILDING #1
(7,360 S.F.)
HEIGHT = 20'

FOOD TRUCK DRIVE (ASPHALT)

STAGE (400 s.f.)

SPEAKERS

BUFFER WALL (6' TALL WOOD PRIVACY FENCE & BUSHES)

FOOD TRUCKS

GRASS/MULCH PLAYGROUND (2,000 s.f.)

CONCRETE PICKLEBALL COURTS (3,500 s.f. total)

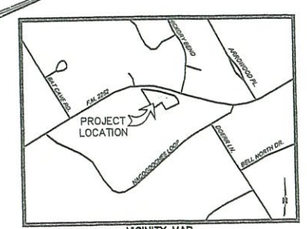
BUFFER WALL - WOOD PRIVACY FENCE (6' TALL - 300 LF)
TREES & BUSHES AS REQ. (MAX. 6' TALL)

REAR - 15' BUILDING SETBACK

DUMPSTER LOCATION. (SCREENING PER ORDINANCE 2.06.02)

BUILDING #2
(4,000 S.F.)
HEIGHT = 20'

DRAINAGE EASEMENT

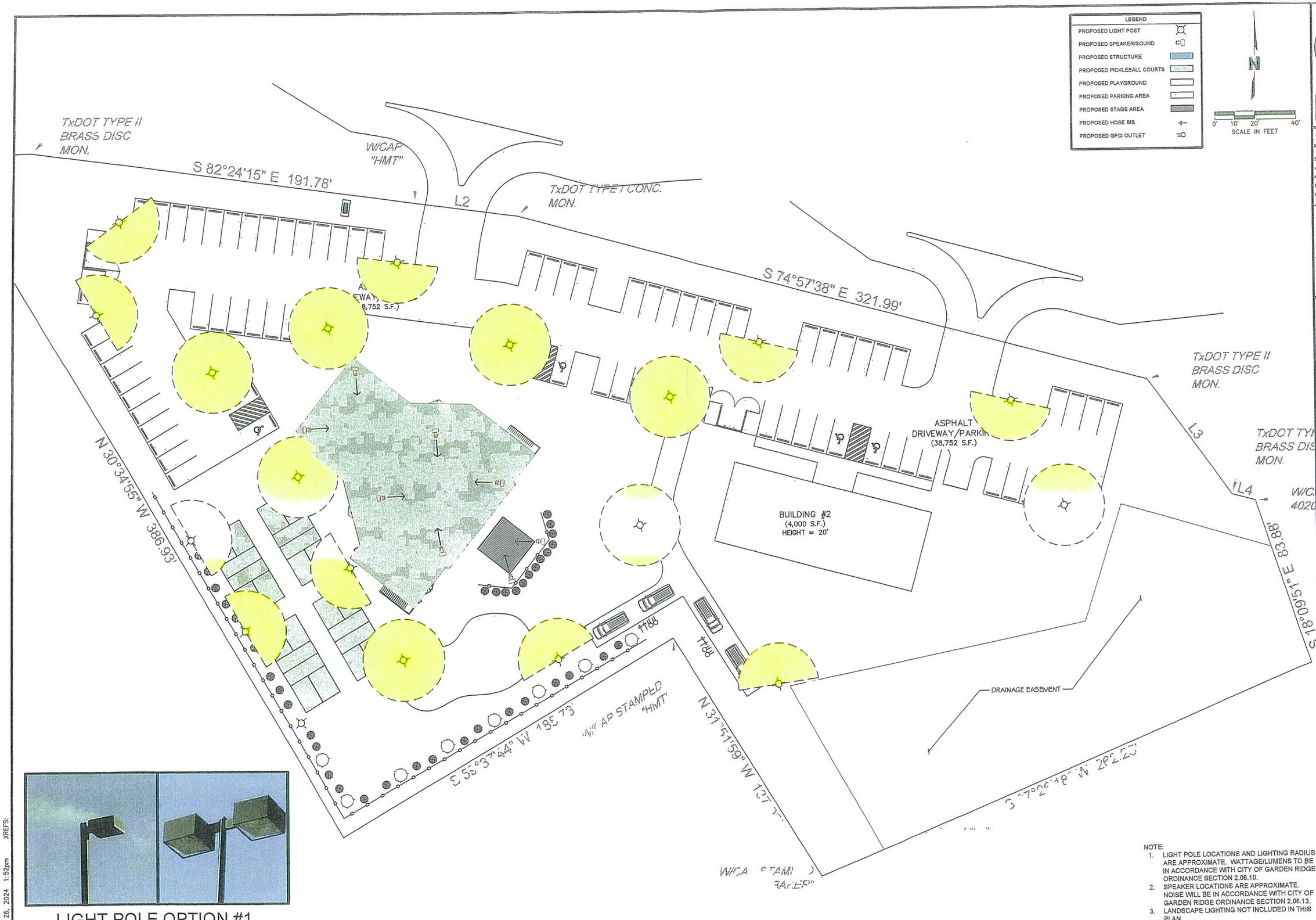



VICINITY MAP
NOT TO SCALE

# THE REVIVAL

3.107 ACRE TRACT OF LAND
SITUATED IN THE GEORGE M.DOLSON
SURVEY NO. 96, ABSTRACT NO. 120, COMAL COUNTY, TEXAS
GARDEN RIDGE TEXAS
PREPARATION DATE: 2024-01-25
OWNER: ROCKEM REALTY LLC
CURRENT LAND USE: VACANT
ZONING: CC - COMMUNITY COMMERCIAL
NOT LOCATED WITHIN THE FLOODPLAIN

USER: cloj
DATE: Mar 26, 2024 1:51pm
XREFS:






LIGHT POLE OPTION #1

SCALE: NTS

NOTE:

1. LIGHT POLE LOCATIONS AND LIGHTING RADIUS ARE APPROXIMATE. WATTAGE/LUMENS TO BE IN ACCORDANCE WITH CITY OF GARDEN RIDGE ORDINANCE SECTION 2.06.10.
2. SPEAKER LOCATIONS ARE APPROXIMATE. NOISE WILL BE IN ACCORDANCE WITH CITY OF GARDEN RIDGE ORDINANCE SECTION 2.06.13.
3. LANDSCAPE LIGHTING NOT INCLUDED IN THIS PLAN.
4. INTERIOR BUILDING LIGHTING AND PORCH LIGHTING NOT INCLUDED IN THIS PLAN.


LAIJAS PROJECT RESOURCE GROUP
LPRG
DESIGN + DEVELOPMENT
P.O. BOX 310394
NEW BRAUNFELS, TX 78130
210-710-2667
claijas20@gmail.com



THIS DOCUMENT IS PROVIDED AS AN INSTRUMENT OF SERVICE AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THE DRAWING REMAINS THE PROPERTY OF LPRG. ALL DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS, INCLUDING THE OVERALL FORM ARRANGEMENT, AND COMPOSITION OF THE SPACES, AND ELEMENTS APPEARING HEREIN, CONSTITUTES THE COPYRIGHT WORK OF LPRG. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF LPRG IS STRICTLY PROHIBITED.


THIS DOCUMENT ISSUED ON 8 June 2023 UNDER THE AUTHORITY OF LPRG IS RELEASED FOR THE PURPOSE OF REVIEW ONLY. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

SINNERS & SAINTS
19186 FM 2252 - GARDEN RIDGE, TX 78266

PROPOSED SITE - LIGHT POLE AND SPEAKERS

GARDEN RIDGE, TX 2023

REVISIONS

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|

AREAS

INFO.

DRAWN BY: CJL
CHECKED BY:
APPROVED BY:
QA/QC BY:
PROJECT NO.: 23SERJ001
DRAWING NO.:
DATE: JAN 2023

SCALE 1" = 20'

SHEET

E1.0

ER: claij
TE: Mar 26, 2024 1:52pm XREFS:

GARDEN RIDGE

# CITY OF GARDEN RIDGE
# SPECIFIC USE PERMIT

Permit Number: The Revival #1 062024
Amendment No:

Council Approval Date: June 5, 2024
Council Approval Date:

Grantee: The Revival
Owned by Eric Fischer

Grantee Mailing Address: 7703 Ramble Ridge
San Antonio, Texas 78266

Use Location/Address: 19186 FM 2252
Garden Ridge, Texas 78266

Legal Description: Lot 1, Block 1, The Revival

Zoning District of Use Location: Community Commercial (CC) District

Specific Use Permit Authorized for Restaurant or Cafeteria, Bar/Tavern.
To be allowed an indoor/outdoor bar area serving beer, wine, and mixed drinks with inside and outside seating on premises.

- The grantee's activities shall be in accordance with the Application for Specific Use Permit dated November 30, 2023, and comply with the attached site and lighting plans.
- The Grantee shall comply with the minimum requirements provided for the zoning district in which the property is located in accordance with City of Garden Ridge Ordinance 13-032023.
- Utility Easements shall be in accordance with the plat approved by the City of Garden Ridge City Council, December 6, 2023, and filed in the Comal County Clerk's Office.

GARDEN RIDGE
TEXAS

- This Specific Use Permit shall automatically expire upon change in ownership.

- This Specific Use Permit shall automatically expire if a building permit is not issued, and construction begun within six (6) months of the granting of the Specific Use Permit.

- The City Council may authorize an extension beyond six (6) months upon recommendation by the Planning and Zoning Commission.

- No building, premises, or land used under this Specific Use Permit may be enlarged, modified, structurally altered, or otherwise significantly changed, unless an amendment to the approved Specific Use Permit is granted for such enlargement, modifications, structural alteration, or change.

As Grantee of this Specific Use Permit, I hereby accept and agree to be bound by and comply with Ordinance 13-032023 and the attached Site Plan and Lighting Plan and further agree to comply with the minimum requirements provided for the zoning district in which the property is located.

E Fischer

Eric Fischer
The Revival

06-12-24
Date

Nancy Cain

Nancy Cain
City Manager
City of Garden Ridge

6/13/24
Date

| PROPOSED PERVIOUS COVER | | |
|---|---|---|
| DESCRIPTION | SQUARE FOOTAGE | ACREAGE |
| NATIVE GRASS/FOLIAGE | 80,835.20 | 1.86 |
| PLAYGROUND | 2,000 | 0.05 |
| TOTAL | 76,733.92 | 1.76 |

| PROPOSED IMPERVIOUS COVER | | |
|---|---|---|
| DESCRIPTION | SQUARE FOOTAGE | ACREAGE |
| BUILDING #1 | 7,360 | 0.17 |
| BUILDING #2 | 4,000 | 0.09 |
| DRIVEWAY/PARKING | 38,752 | 0.89 |
| STAGE | 400 | 0.01 |
| FOOD TRUCK DRIVE | 2,655 | 0.06 |
| PICKLEBALL COURTS | 3,500 | 0.08 |
| TOTAL | 58,607 | 1.30 |

| PROPOSED IMPERVIOUS COVER % | |
|---|---|
| DESCRIPTION | ACREAGE |
| EXISTING PROPERTY | 3.107 |
| TOTAL IMPERVIOUS COVER | 1.34 |
| PERCENTAGE (%) | 43% |

NOTE: PER ORDINANCE 13, 2.05.07, CC, 75% MAX IMPERVIOUS COVER.

LEGEND

- TRAFFIC FLOW ARROW
- PROPOSED STRUCTURE
- PROPOSED PICKLEBALL COURTS
- PROPOSED PLAYGROUND
- PROPOSED PARKING AREA
- PROPOSED STAGE AREA
- EXISTING CONTOURS — 882 —
- EXISTING TREES
- TREES TO BE REMOVED
- PROPOSED WATER LINE — W —
- PROPOSED WASTEWATER LINE — WW —
- PROPOSED FIRE HYDRANT
- PROPOSED EASEMENT

N

0' 10' 20' 40'
SCALE IN FEET
SCALE : 1" = 20'

APPROXIMATE LOCATION OF PROPOSED 12" WATER LINE

WW & ELECTRIC EASEMENT

APPROXIMATE LOCATION OF PROPOSED WASTEWATER LINE EXTENSION & EASEMENTS.

WATER METER

SIGN/MONUMENT

DUMPSTER LOCATION. (SCREENING PER ORDINANCE 2.06.02)

FRONT - 14' UTILITY EASEMENT

FRONT - 45' BUILDING SETBACK

4" WW LINE

ASPHALT DRIVEWAY/PARKING (38,752 S.F.)

GRINDER PUMP

SIDE - 15' BUILDING SETBACK

BUILDING #1
(7,360 S.F.)
HEIGHT = 20'

FOOD TRUCK DRIVE (ASPHALT)

STAGE (400 s.f.)

SPEAKERS

BUFFER WALL (6' TALL WOOD PRIVACY FENCE & BUSHES)

FOOD TRUCKS

GRASS/MULCH PLAYGROUND (2,000 s.f.)

CONCRETE PICKLEBALL COURTS (3,500 s.f. total)

BUFFER WALL - WOOD PRIVACY FENCE (6' TALL - 300 LF)

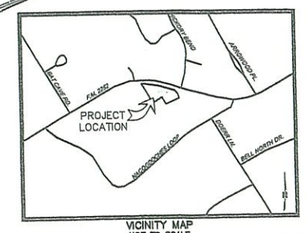
TREES & BUSHES AS REQ. (MAX. 6' TALL)

REAR - 15' BUILDING SETBACK

DUMPSTER LOCATION. (SCREENING PER ORDINANCE 2.06.02) )

BUILDING #2
(4,000 S.F.)
HEIGHT = 20'

DRAINAGE EASEMENT

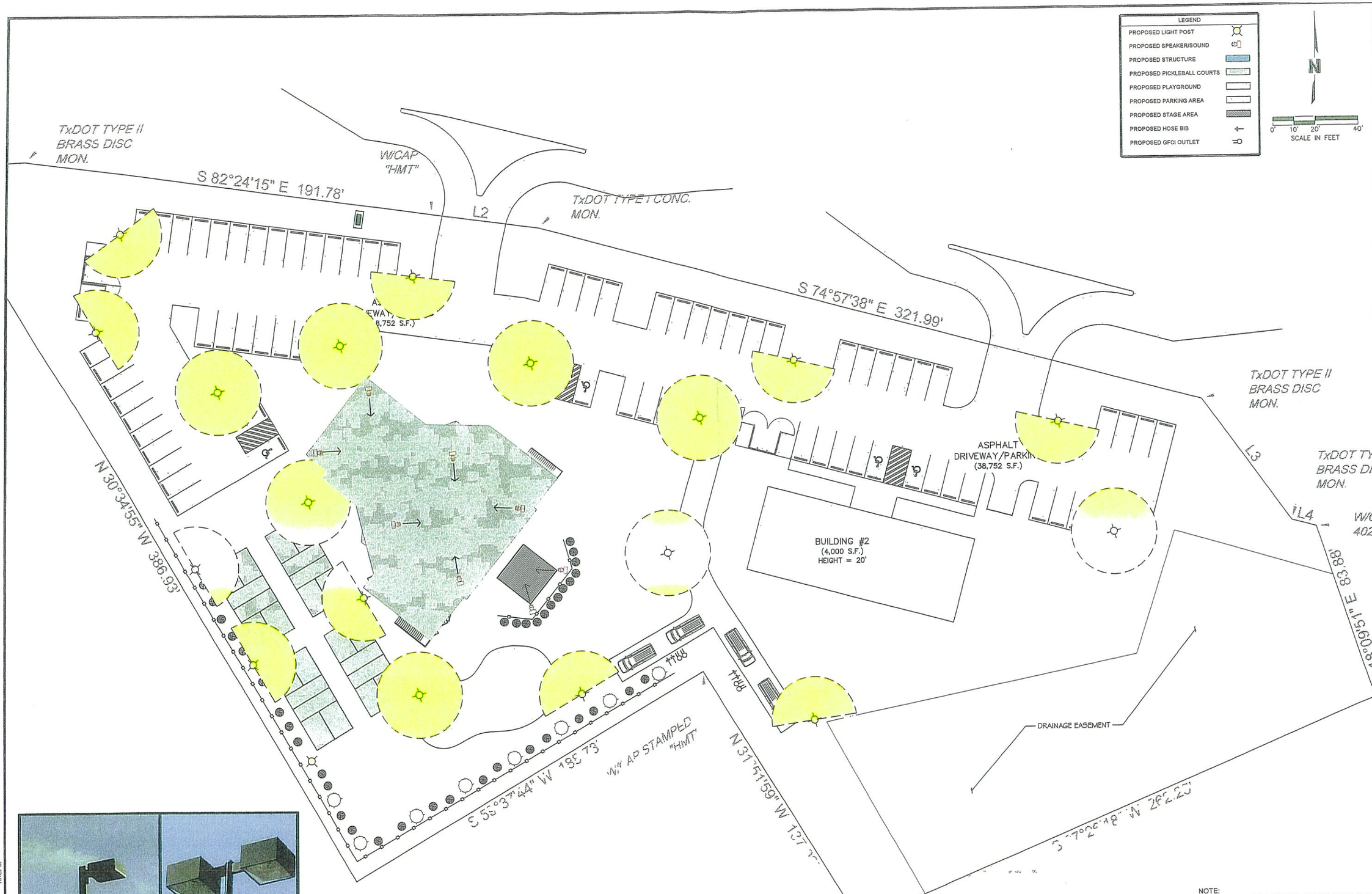


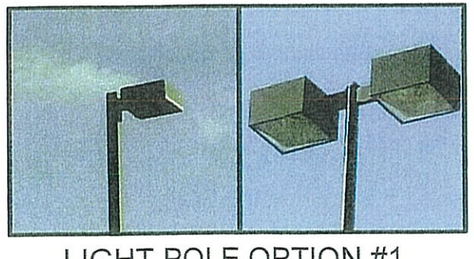

VICINITY MAP
NOT TO SCALE

# THE REVIVAL

3.107 ACRE TRACT OF LAND
SITUATED IN THE GEORGE M.DOLSON
SURVEY NO. 96, ABSTRACT NO. 120, COMAL COUNTY, TEXAS
GARDEN RIDGE TEXAS
PREPARATION DATE: 2024-01-25
OWNER: ROCKEM REALTY LLC
CURRENT LAND USE: VACANT
ZONING: CC - COMMUNITY COMMERCIAL
NOT LOCATED WITHIN THE FLOODPLAIN

USER: cluj
DATE: Mar 26, 2024 1:51pm
XREFS:



LIGHT POLE OPTION #1

SCALE: NTS

NOTE:
1. LIGHT POLE LOCATIONS AND LIGHTING RADIUS ARE APPROXIMATE. WATTAGE/LUMENS TO BE IN ACCORDANCE WITH CITY OF GARDEN RIDGE ORDINANCE SECTION 2.06.10.
2. SPEAKER LOCATIONS ARE APPROXIMATE. NOISE WILL BE IN ACCORDANCE WITH CITY OF GARDEN RIDGE ORDINANCE SECTION 2.06.13.
3. LANDSCAPE LIGHTING NOT INCLUDED IN THIS PLAN.
4. INTERIOR BUILDING LIGHTING AND PORCH LIGHTING NOT INCLUDED IN THIS PLAN.


LAIJAS PROJECT RESOURCE GROUP
LPRG
DESIGN + DEVELOPMENT
P.O. BOX 310394
NEW BRAUNFELS, TX 78130
210-710-2667
claijas20@gmail.com



THIS DOCUMENT IS PROVIDED AS AN INSTRUMENT OF SERVICE AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THE DRAWING REMAINS THE PROPERTY OF LPRG. ALL DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS, INCLUDING THE OVERALL FORM ARRANGEMENT, AND COMPOSITION OF THE SPACES, AND ELEMENTS APPEARING HEREIN, CONSTITUTES THE COPYRIGHT WORK OF LPRG. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF LPRG IS STRICTLY PROHIBITED.


THIS DOCUMENT ISSUED ON 8 June 2023 UNDER THE AUTHORITY OF LPRG IS RELEASED FOR THE PURPOSE OF REVIEW ONLY. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

SINNERS & SAINTS
19186 FM 2252 - GARDEN RIDGE, TX 78266

PROPOSED SITE - LIGHT POLE AND SPEAKERS

GARDEN RIDGE, TX

2023

REVISIONS

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|

AREAS

INFO.
DRAWN BY: CJL
CHECKED BY:
APPROVED BY:
QA/QC BY:
PROJECT NO.: 23SERJ001
DRAWING NO.:
DATE: JAN 2023

SCALE 1" = 20'

SHEET

E1.0

ER: claij
TE: Mar 26, 2024 1:52pm XREFS:

D. Acceptance and Agreed Compliance by the Applicant, Owner, and Grantee

No SUP shall be granted unless the Applicant of the SUP shall be willing to accept and agree to be bound by and comply with the Ordinance adopting the SUP, as well as the attached Site Plan drawings approved by the City Council and shall comply with the minimum requirements provided in the zoning district in which the property is located.

E. Specific Use Permit Expiration and Extension

1. SUP Expiration

a. A SUP shall automatically expire upon change in ownership.

b. A SUP shall automatically expire if a building permit is not issued and construction begun within six (6) months of the granting of the SUP.

2. SUP Extension

The City Council may authorize an extension beyond the six (6) months upon recommendation by the Planning and Zoning Commission.

F. Amendments Required for Changes

No building, premise, or land used under a SUP may be enlarged, modified, structurally altered, or otherwise significantly changed, unless an amendment to the approved SUP is granted for such enlargement, modifications, structural alteration, or change.

G. Prohibition of Board of Adjustment Action

The Board of Adjustment shall not have jurisdiction to hear, review, reverse, or modify any decision, determination, or ruling with respect to the granting, extension, revocation, modification, or any other action taken relating to such SUP.

H. Three-Fourths City Council Vote Required for Planning and Zoning Commission Denial

If the Planning and Zoning Commission has recommended denial of a Specific Use Permit, a three-fourths (3/4) vote of City Council is required to approve the application.