



## City of Garden Ridge

9400 Municipal Parkway  
Garden Ridge, Texas 78266-2600  
(210) 651-6632  
Fax (210) 651-9638

### PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, MARCH 14, 2017 -- 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a regular meeting at 6:00 p.m., Tuesday, March 14, 2017 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 on March 10, 2017 before 6:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting.

1. Call to Order
2. Roll Call
3. Citizen Comments – limited to 3 minutes each

#### **Rules for Citizen's Participation:**

The Planning and Zoning Commission welcomes citizen participation and comments at all of their Commission Meetings. As a courtesy to your fellow citizens and out of respect to our elected officials, we request that if you speak, that you please follow these guidelines.

- a) Direct your comments to the entire Commission, not to an individual member, nor to the audience.
- b) Show the Commission the same respect and courtesy that you would like to be shown.
- c) Limit remarks to three (3) minutes per citizen during Item 3 and to three (3) minutes per citizen during Item 6.
- d) Citizens' comments will be limited to one (1) hour in Item 3 and thirty (30) minutes in Item 6.
- e) Citizen comments may be deferred to a specific Business Item set forth in Section 4, below, if such comments pertain to such Business Item

*NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject **must be limited** to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the Commission is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042.*

4. Business Items-

The Commission may discuss, consider and/or take possible action on the following items:

- a) Hold a public hearing to receive comments regarding the petition from Brannon Properties, representing Joan Catheryn Fritze Crowell, for rezoning from Residence-Agriculture (RA) District to Neighborhood Service (B-1) District, 14.8 acre tract of land lying in the G.M. Dolson Survey 98, Comal County, Texas, further located at the southeast corner of the intersection of Nacogdoches Road (F.M. 2252) and Doerr Lane, Garden Ridge, Texas.
    - i. Consideration on recommendation to the City Council for the petition
  - b) Presentation and update on proposed revisions to Sign Ordinance 55 establishing, regulating and restricting the size, use, height and the location of signs in the City of Garden Ridge and the extraterritorial jurisdiction areas of the City of Garden Ridge; prescribing procedures for requesting sign variances; prescribing an application fee for all signs with the exclusion of residential real estate signs.
    - i. Consideration on recommendation to the City Council for the proposed revisions to Ordinance 55
5. Administrative Items
- The Commission may discuss, consider and/or take possible action on the following items:
- a) Minutes
    - i. February 16, 2017 Planning and Zoning Commission Regular Meeting
  - b) Items discussed at the March 1, 2017 City Council Regular Meeting.
  - c) Set date, time and location for next meeting
6. Citizen's Participation: - 3 minute limit per citizen.  
See "Rules for Citizen's Participation" under Item 3.
7. Adjournment

### **AGENDA NOTICES:**

#### **Decorum Required:**

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

#### **Action by Council Authorized:**

The Commission may vote and/or act upon any item within this Agenda. The Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the

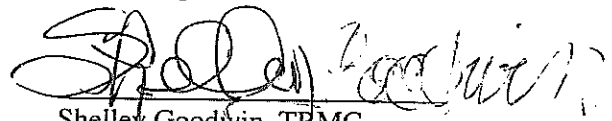
governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

**Executive Sessions Authorized:**

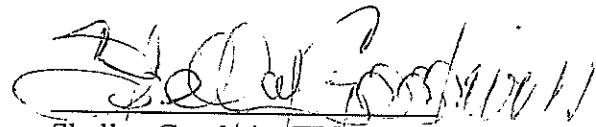
This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the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

**Attendance By Other Elected or Appointed Officials:**

It is anticipated that members of the City Council, other city board, 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 is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

  
Shelley Goodwin, TRMC  
City Secretary

This is to certify that I, Shelley Goodwin, posted this Agenda at 10:50 a.m. on March 9, 2017 on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

  
Shelley Goodwin, TRMC  
City Secretary

RECEIVED

JAN 05 2017

Planning and Zoning Form 1  
**APPLICATION FOR CHANGE OF ZONING**  
 (Type or Print)

PER \_\_\_\_\_

1. Date: \_\_\_\_\_ Case #: \_\_\_\_\_
2. Applicant Name: BRAUNON PROPERTIES LLC  
 (First) (Middle) (Last)
3. Mailing Address: 9233 GLOXINIA DR  
 (Street)  
GARDEN RIDGE, TX 78266  
 (City) (State) (Zip)  
 Phone: (210)-651-4770
4. Applicant's relationship to property to be rezoned:  
 Sole owner ( ) Part owner ( ) Other; REAL ESTATE BROKER  
 (Specify)  
 (If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)
5. Property location: FM 2252 14.2 ACRES, GARDEN RIDGE, TX  
 (Street address or street property front)
6. Legal description:  
 Plat: Lot(s) \_\_\_\_\_ Block(s) \_\_\_\_\_  
 Subdivision: N/A  
 Acreage: 14.8 (If acreage, provide separate metes and bounds description as attachment 2.)  
 Property Deed recorded in Comal County Volume # 201006026819 Page # \_\_\_\_\_
7. Existing use of property: AGRICULTURAL / RESIDENTIAL
8. Proposed use of property: B-1 BUSINESSES CONSISTING OF UPSCALE RESTAURANT AND OTHER BUSINESSES CONSISTENT WITH GARDEN RIDGE REGULATIONS
9. Give dimensioned map with north orientation, scaled 100 or 200 feet per inch, of the property to be rezoned showing all streets and parcels of land within 300 feet of the property as attachment 3. Key each adjoining land parcel to a list of current owners and addresses as attachment 4.
10. Give site plan showing location, dimensions and uses of existing or proposed structures, easements, water sources, fences, curb cuts, street and alley right-of-way lines within one foot of property to be rezoned, on another map of larger scale, as attachment 5.
11. Identify any deed restrictions on agriculture, residential, business or other use. If none, so state: NONE

12. Reason for requesting zoning change (attach additional sheet if needed): TO MEET  
THE REQUIREMENTS OF THE BUYER IN ORDER  
TO PURCHASE / SELL THE PROPERTY

13. The undersigned hereby requests that the property identified in this application be reclassified from: AGRICULTURAL / RESIDENTIAL district, in accordance with Garden Ridge City Ordinance 13. I consent to the posting of hearing notices on the said property. I understand that the information provided herein will be used by the City of Garden Ridge for sending required notices to adjacent property owners. I bear full responsibility and liability for any losses or costs incurred by the City, or others, caused by errors or omissions in this application.

14. Applicant Signature: Deoxy Fnuu 1/5/17

Attachments:

1. Owner(s) letters of authorization, if applicable
2. Metes and Bounds description of property, if applicable
3. Map of property
4. List of adjacent property owners
5. Site plan
6. Check for zoning change fee per Garden Ridge City Ordinance 11.

CITY USE ONLY  
CHANGE OF ZONING

|               |                                        | Date  |
|---------------|----------------------------------------|-------|
| City Admin.:  | Application received                   | _____ |
|               | Application verified                   | _____ |
|               | Fee received \$ _____ Check # _____    | _____ |
|               | Application sent to P&Z                | _____ |
| P&Z:          | Owners' acceptance of application      | _____ |
|               | Notice to adjoining property owners'   | _____ |
|               | Notice of public hearing               | _____ |
|               | Public hearing conducted               | _____ |
|               | P&Z decision on rezoning               | _____ |
| City Council: | P&Z recommendation to City Council     | _____ |
|               | Notice to adjoining property owners'   | _____ |
|               | Notice of public hearing               | _____ |
| City Admin.:  | Public hearing conducted               | _____ |
|               | Applicant notified of Council Decision | _____ |
|               | Zoning ordinance change published      | _____ |

ATTACHMENT 1

### Letter of Authorization

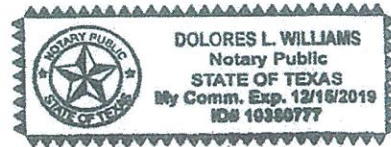
I, Joan Catheryn Fritze Crowell, authorize Brannon Properties, LLC to submit an Application for Change of Zoning for my property with the legal description A-120 SUR-9 G M Dolson, Acres 14.189 located on FM 2252 in Garden Ridge, Texas. I further authorize Brannon Properties, LLC to represent me at meetings with the Garden Ridge Planning and Zoning Commission.

Signed Joan Catheryn Fritze Crowell

Joan Catheryn Fritze Crowell

Texas Notary:

STATE OF TEXAS  
COUNTY OF COMAL  
SWORN TO AND SUBSCRIBED BEFORE  
ME THIS 6<sup>th</sup> DAY OF DEC 20 16  
Dolores L. Williams  
NOTARY PUBLIC SIGNATURE



## EXHIBIT A

### METES & BOUNDS DESCRIPTION

OF A CALLED 14.8 ACRES TRACT OF LAND LYING IN THE G.M. DOISON SURVEY 96, COMAL COUNTY, TEXS, SAME BEING THE 14.8 ACRES OF LAND DESCRIBED AND CONVEYED TO JOAN CATHERINE FRITZE CROWELL, IN CLERK FILE NUMBER 201006026819, COMAL COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a calculated point at the intersection of the northeast right-of-way line of Doerr Lane (variable width R.O.W.) and the north right of way line of Missouri-Pacific Railroad Company (called 100' R.O.W.), being the **POINT OF BEGINNING** and the southwestern most corner of the herein described tract, from which a fence post bears South 37°10'15" East and a found X on concrete bears South 33°35'48" East, for reference;

**THENCE** with the northeastern right-of-way line of said Doerr Lane, North 30°01'54" West, a distance of 413.79 Feet, to a found ½" iron rod with cap stamped 5960, for an angle point in the west line and the western most northwest corner of the herein described tract;

**THENCE** North 15°50'24" East, a distance of 68.04 feet, to a found ½" iron rod with cap stamped 5960, point being on the south right-of-way line of Old F.M. 2252 (Public R.O.W.), and being an angle point in the North line and the northern most northwestern corner of the herein described tract ;

**THENCE** with the south right-of-way line of said Old F.M. 2252, North 61°23'24" East, passing at a distance of 584.09 Feet, a concrete monument found, continuing with the south right-of-way line of F.M. 2252 (120' R.O.W.), for a total distance of 1,172.74 Feet, to ½" iron rod with Amerisurveyors cap set, for the northern most northeast corner of the herein described tract, from which a concrete monument found bears, North 69°02'34" East, a distance of 408.53 Feet, for reference,

**THENCE** South 30°40'42" East, passing at a distance of 55.12 feet, a ½' iron rod with cap found for the northwest corner of the remaining portion of a called 4.560 acres tract described in Volume 608, Page 169, Deed Records Comal County, Texas, and continuing for a total distance of 596.43 Feet, to a ½" iron rod found with cap stamped 5960, for the southeastern most corner of the herein described tract;

**THENCE** with the north right-of-way line of said Missouri-Pacific Railroad Company, South 67°35'25" West, a distance of 1,238.90 Feet, to the **POINT OF BEGINNING**, and containing 14.85 acres of land more or less.

Basis of Bearing: Texas South Central NAD 83

STATE OF TEXAS       §

August 10, 2016

COUNTY OF BEXAR   §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

---

Roy John Ronnfeldt,  
Registered Professional Land Surveyor  
Registration No. 3520

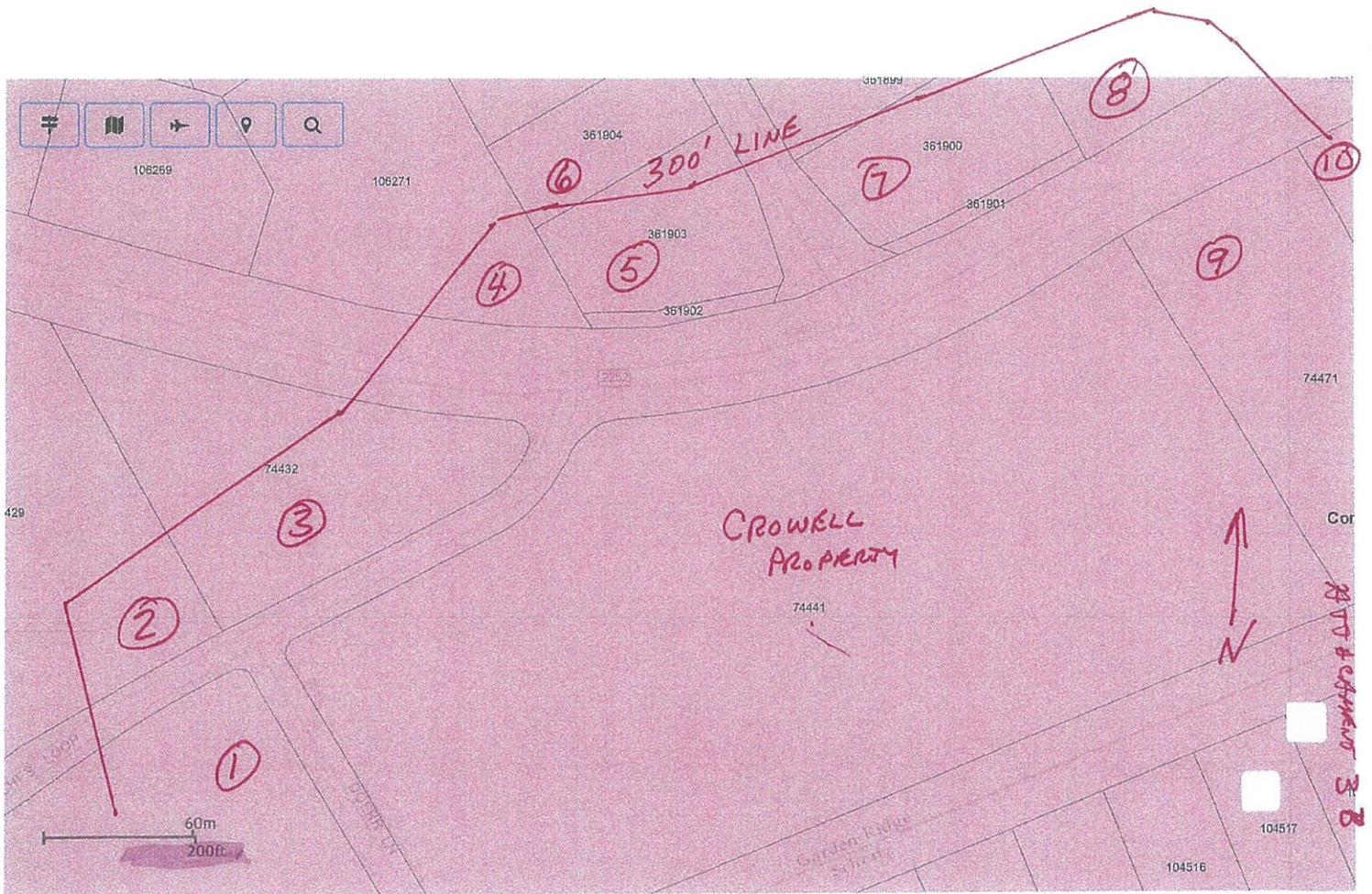


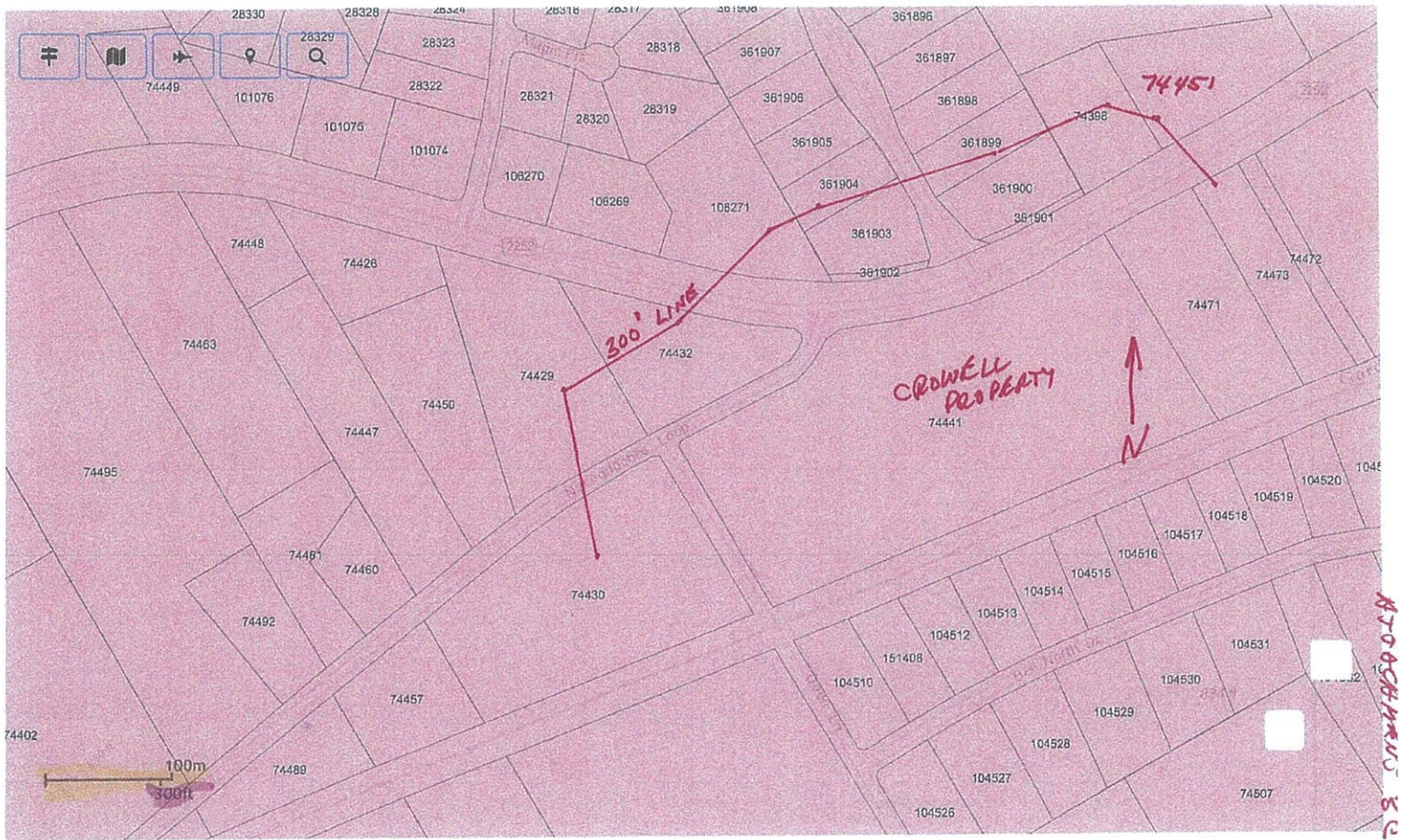


Map for Parcel Address: Fm 2252 Garden Ridge, TX 78266, Parcel ID: 740-12-000-2703

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 Information Deemed Reliable But Not Guaranteed.  
 Contact SABOR at 210-593-1200 for Help.







## Attachment 5

The prospective site plan represents business activities of approximately five enterprises, anchored by an upscale full-service restaurant. The location reflects ingress/egress onto FM 2252. The building is in a "U" shape with parking in the "U" and a utility/access road around the sides and back of the building. The largest stores are approximately 100'x300' with other shops in the 100'x150' and 100'x100' range. The building should have approximately 80,000 square feet of floor space.

A runoff retention pond is shown near the drainage outlet which flows under Doerr Lane at the rear of the property. A wastewater treatment facility is shown; however, should public wastewater capability become available before any construction commences, this method would be selected. The improvement utilization of the 14.8 acres will reflect approximately 33% of the property as impervious cover.



# City of Garden Ridge

9400 Municipal Parkway  
Garden Ridge, Texas 78266  
(210) 651-6632  
Fax: (210) 651-9638

February 24, 2017

## NOTICE OF PUBLIC HEARING

Dear Property Owner,

The Planning and Zoning Commission of the City of Garden Ridge, Texas will conduct a public hearing on March 14, 2017 at 6:00 p.m. The public hearing will be held in the Garden Ridge City Hall Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas.

The purpose of the public hearing will be to consider a revised petition by Brannon Properties, representing Joan Catheryn Fritze Crowell, for rezoning from Resident-Agriculture (RA) District to Neighborhood Services (B-1) District, a 14.8 acre tract of land lying in the G.M. Dolson Survey 98, Comal County, Texas, further located at the southeast corner of the intersection of Nacogdoches Road (F.M. 2252) and Doerr Lane, Garden Ridge, Texas.

Property survey, map of the property, adjacent property owner list and map, and site plan are contained on the attachments.

This notice gives you the opportunity to express your support of, or objection to, this proposed action. Please feel free to call City Hall at (210) 651-6632 if you need additional information.

Sincerely,



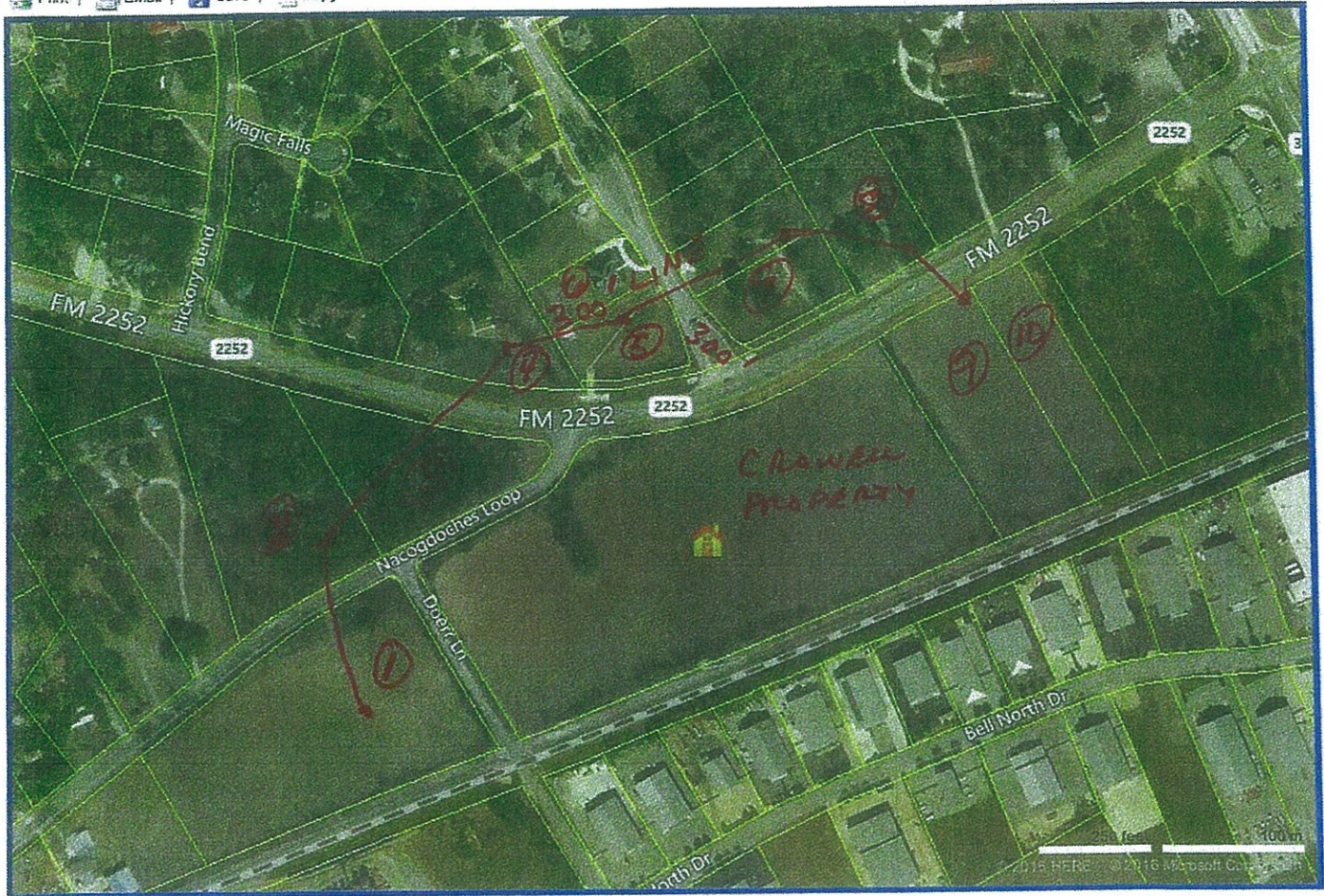
Shelley Goodwin, TRMC  
City Secretary

### Enclosures:

1. Parcel Survey (1 page)
2. Map of the property (1 page)
3. Adjacent Property Owner Map and List (2 pages)
4. Site Plan (6 pages)

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 16°20'30" E | 70.00'   |
| L2   | N 15°50'34" E | 88.04'   |

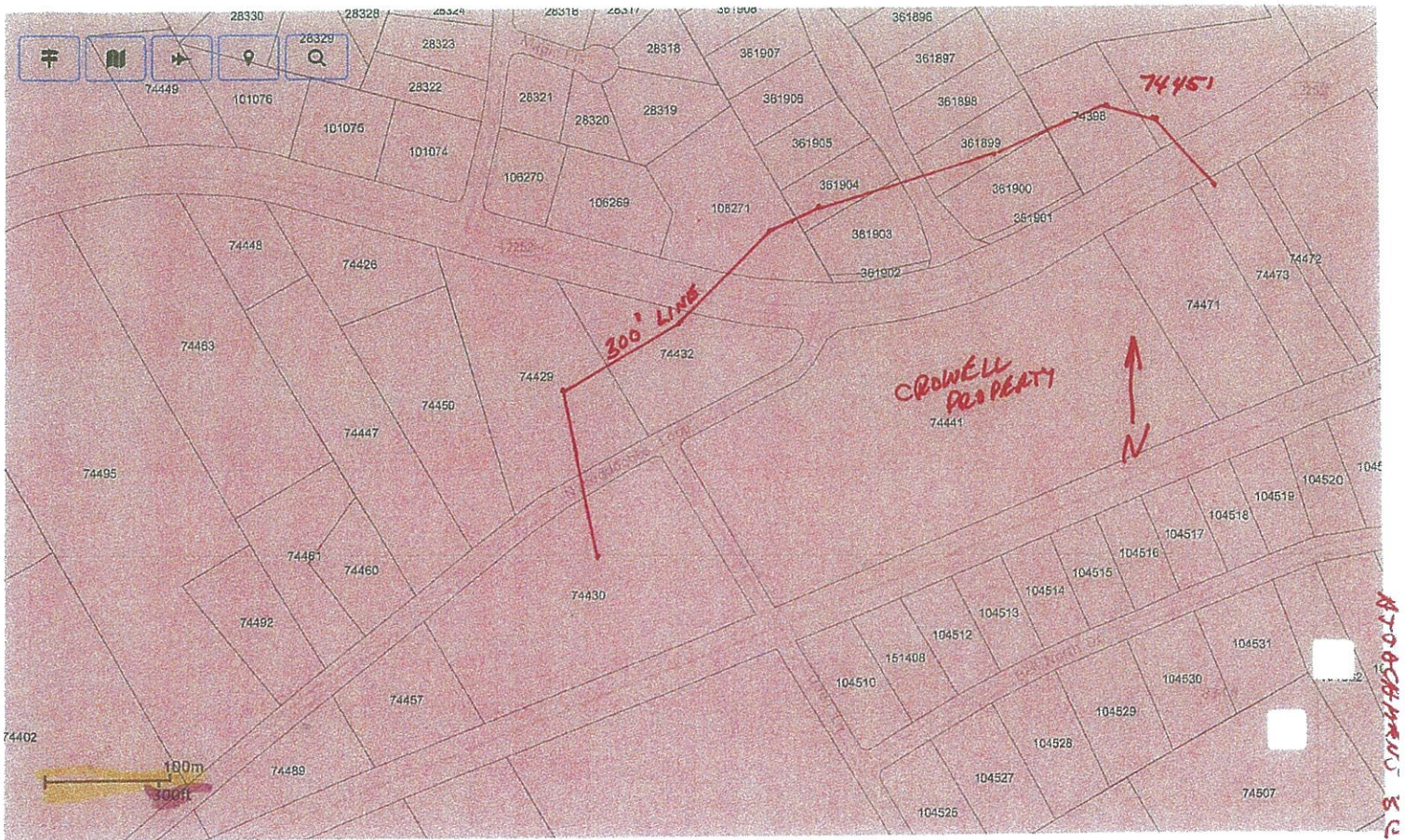
ATTACHMENT 2



Map for Parcel Address: Fm 2252 Garden Ridge, TX 78266, Parcel ID: 740-12-000-2703

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Information Deemed Reliable But Not Guaranteed.  
Contact SABOR at 210-593-1200 for Help.





Crowell, FM 2252 14.8 Acres, Garden Ridge, TX  
Properties Within 300' of Crowell Property Lines

| <u>Property<br/>Number</u> | <u>Property<br/>Address</u> | <u>Owner's<br/>Name</u>      | <u>Owner's<br/>Address</u>                            |
|----------------------------|-----------------------------|------------------------------|-------------------------------------------------------|
| 1                          | Doerr Lane                  | Marjorie E. Miller           | 8516 Phoenix Ave, Selma, TX 78148                     |
| 2                          | FM 2252                     | Marjorie E. Miller           | 8516 Phoenix Ave, Selma, TX 78148                     |
| 3                          | FM 2252                     | Sahota Holdings LLC          | P.O Box 592233, San Antonio, TX 78259                 |
| 4                          | 19365 FM 2252               | Overman Properties LLC       | 18965 FM , Garden Ridge, TX 78266                     |
| 5                          | 19403 Arrowood Pl           | Arrowood Management LLC      | 2511 N. Loop 1604 W, Suite 101, San Antonio, TX 78258 |
| 6                          | 19407 Arrowood Pl           | Stephen and Kyong Elsdon     | 19407 Arrowood Pl, Garden Ridge, TX 78266             |
| 7                          | 19402 Arrowood Pl           | Jose and Patricia Flores     | 19402 Arrowood Pl, Garden Ridge, TX 78266             |
| 8                          | 19449 FM 2252               | John M. Mallory Family Trust | 19449 FM 2252, Garden Ridge, TX 78266                 |
| 9                          | FM 2252                     | Gary L. Miller               | 21111 Tree Top Cove, Garden Ridge, TX 78266           |
| 10                         | FM 2252                     | Gary L. Miller               | 21111 Tree Top Cove, Garden Ridge, TX 78266           |

AS-DEVELOP 4

This revision to the site plan for the proposed rezoning of the Crowell FM 2252 property is largely in response to earlier comments from the Planning and Zoning Commission. This revised site plan encompasses ideas gained from viewing an attractive integrated commercial/residential community in Gruene, TX. The commercial complex, Gruene Lake Village, abuts a residential area, much as a downtown business district blends in with residential areas. Gruene Lake Village has the ambience of a small Hill Country village.

Gruene Lake Village is situated on approximately 5 acres and has a collection of shops and eating places on one street. All parking is to the rear of the business buildings thereby providing a clean and uncluttered appearance. The architectural features of the commercial structures fit well with the architectural features of residential structures.

The site plan is comprised of several photos of Gruene Lake Village and residential areas and a plat showing the placement of roads, structures and parking areas on the Crowell property on FM 2252. Envision the Gruene Lake Village type structures on this property. The complex would be anchored by a fine upscale restaurant, boutiques, antique shops, ice cream and popcorn stores, nail and spa shop, sandwich shops, hobby shops, barber shop, hair salon, hardware store, jewelry store, etc. The 14.8 acres of the Crowell property can provide considerably more shops than does Gruene Lake Village. This commercial district would blend in well with surrounding residential areas, would provide desirable services citizens would like to have and would provide additional sales and real estate tax monies for the City.



Google Earth

feet 10  
meters 5





Google Earth

feet 700  
meters 200





Google Earth

feet  
meters

200

70

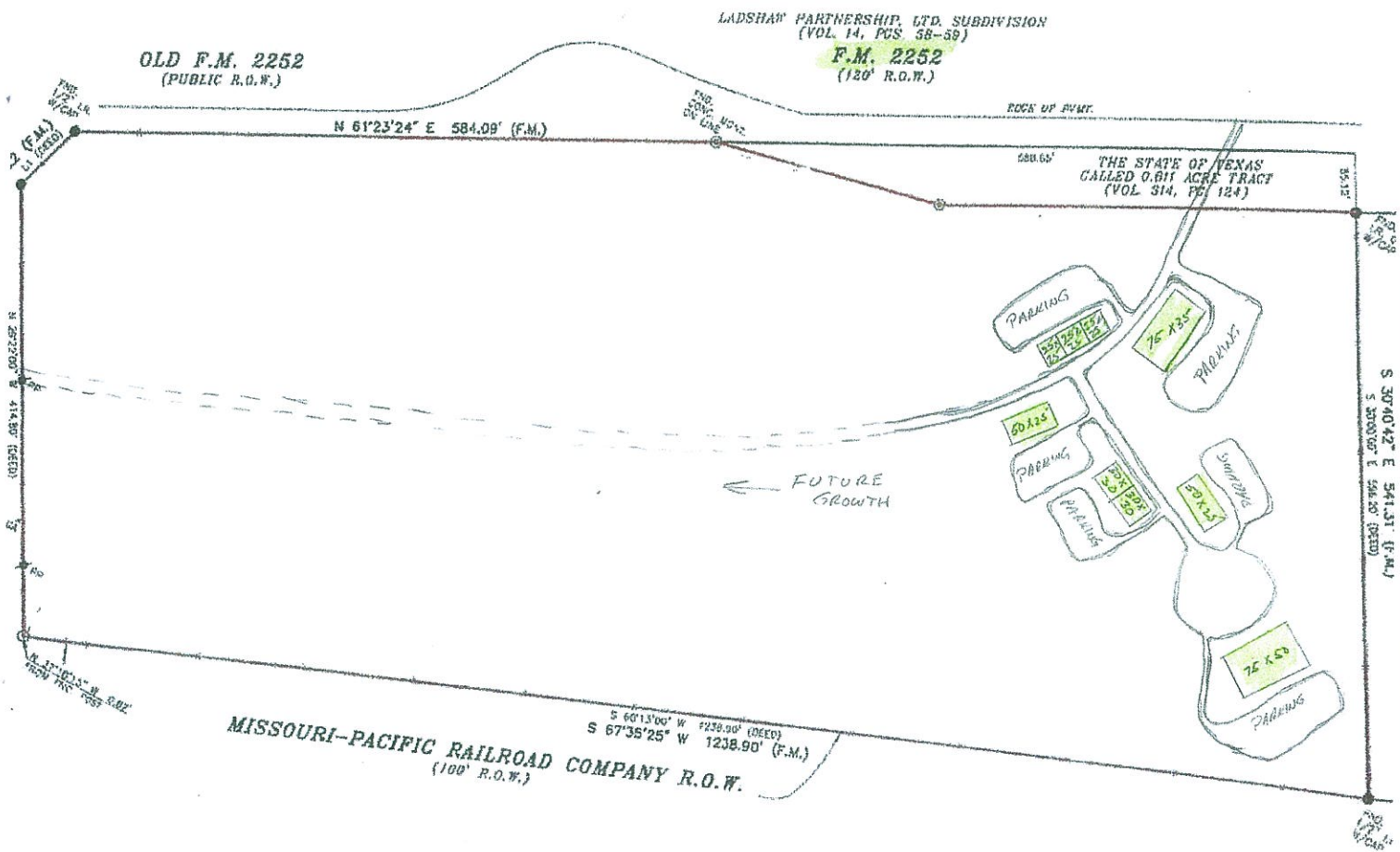




Google Earth

feet  
meters







## City of Garden Ridge

9400 Municipal Parkway  
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### MINUTES OF PLANNING & ZONING COMMISSION SPECIAL MEETING TUESDAY, FEBRUARY 16, 2017

**Commissioners present:**

Chairman Sam Stocks  
Vice Commissioner Kay Bower  
Commissioner David Heier  
Commissioner Kitty Owen  
Commissioner Shawn Willis

**Commissioners Absent:**

Commissioner Greg Czerniak  
Vacant position

**Also Present:**

Nancy Cain, City Administrator  
Shelley Goodwin, City Secretary

**1. Call to Order**

With a quorum of the Planning and Zoning Commission Members present, Sam Stocks, Chair called the Special Meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00 p.m. on Thursday, February 16, 2017 in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

**2. Citizen Comments**

Jose Flores, 19402 Arrowwood, stated he isn't opposed to growth and realizes that the property along F.M. 2252 will be developed, but hopes there will be no development in front of his property. He encouraged the Planning and Zoning Commission to consider having the major developments away from Arrowwood.

**3. Business Items**

The Commission may discuss, consider and/or take possible action on the following items:

- a) Hold a public hearing to receive comments regarding the petition from Brannon Properties, representing Joan Catheryn Fritze Crowell, for rezoning from Residence-Agriculture (RA) District to Neighborhood Service (B-1) District, 14.8 acre tract of land

**lying in the G.M. Dolson Survey 98, Comal County, Texas, further located at the southeast corner of the intersection of Nacogdoches Road (F.M. 2252) and Doerr Lane, Garden Ridge, Texas.**

**i. Consideration on recommendation to the City Council for the petition**

Sam Stocks, Chair, opened the public hearing at 6:05 p.m. and asked if anyone wished to speak.

George Brannon, Brannon Properties, stated he is petitioning for the rezoning on behalf of the property owner. He reviewed the new site plan and pictures of a potential development for of the tract. He stated by bringing small businesses to Garden Ridge it will help serve residents and provide sales tax dollars.

The Planning and Zoning Commission discussed the rezoning request, attachments and new site plan. They also discussed the application, requirements and the documents being different from what was sent to the residents within the 200' required by law. The Commission discussed the site plan including a wastewater treatment plant and the allowable types of businesses under the proposed zoning.

Sam Stocks, Chair, closed the public hearing at 6:45 p.m.

**Motion:** Upon a motion made by Commissioner Heier, and seconded by Commissioner Owen, to postpone the rezoning request until all the requirements of the law are met with the new documents recently submitted. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion carried unanimously.

**b) Planning and Zoning Commissioners**

**i. Resignation of Greg Czerniak, Planning and Zoning Commissioner effective February 13, 2017, and term of office for the position expiring September 30, 2017.**

Sam Stocks, Chair, stated he has received a resignation from Commissioner Czerniak.

**Motion:** Upon a motion made by Commissioner Heier, and seconded by Commissioner Willis, to regretfully accept the resignation from Commissioner Czerniak. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion carried unanimously.

**ii. Interview possible candidates for Planning and Zoning Commission vacancies**

Sam Stocks, Chair, stated the Planning and Zoning Commission currently has two vacant positions.

Dr. Jim Miller, introduced himself and stated he has lived in Garden Ridge for 13 years and regularly attends City Council meetings. He reviewed his resume and stated he wants to learn more about the direction Garden Ridge is going. He stated he wants to serve his community and looks forward to the opportunity to do so.

David Ringle, introduced himself and stated he has lived in Garden Ridge since 2010 and wants to give back to his community. He reviewed his resume and stated he is quick to learn. He stated he feels residents should always be involved in their communities.

**a. Consideration on recommendation to the City Council for appointments of Commissioners.**

**Motion:** Upon a motion made by Commissioner Bower, and seconded by Commissioner Owen, to recommend to City Council the appointment of Dr. Jim Miller to fill the vacancy of Planning and Zoning Commissioner, Place 1, term expiring September 2017. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion carried unanimously.

**Motion:** Upon a motion made by Commissioner Heier, and seconded by Commissioner Willis, to recommend to City Council the appointment of David Ringle to fill the vacancy of Planning and Zoning Commissioner, Place 4, term expiring September 2017. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion carried unanimously.

**c) Presentation and update on proposed revisions to Sign Ordinance 55 establishing, regulating and restricting the size, use, height and the location of signs in the City of Garden Ridge and the extraterritorial jurisdiction areas of the City of Garden Ridge; prescribing procedures for requesting sign variances; prescribing an application fee for all signs with the exclusion of residential real estate signs.**

Cynthia Trevino, City Attorney, reviewed the changes that the Commission had previously requested for the revised sign ordinance.

The Planning and Zoning Commission made some additional recommendations to the definitions, prohibited signs, exemptions, flag poles, and directional signs.

The Planning and Zoning Commission agreed by consensus to bring Sign Ordinance 55 back to the next Planning and Zoning Commission Regular Meeting in March.

**4. Administrative Items**

**The Commission may discuss, consider and/or take possible action on the following items:**

**a) Minutes**

**i. January 10, 2017 Planning and Zoning Commission Regular Meeting**

**Motion:** Upon a motion made by Commissioner Heier, and seconded by Commissioner Owen, to approve the minutes of January 10, 2017 Planning and Zoning Commission Regular Meeting. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion carried unanimously.

**ii. February 7, 2017 Planning and Zoning Commission Special Meeting**

**Motion:** Upon a motion made by Commissioner Owen, and seconded by Commissioner Heier, to approve the minutes of February 7, 2017 Planning and Zoning Commission Regular Meeting. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion carried unanimously.

**b) Items discussed at the February 1, 2017 City Council Regular Meeting and February 13, 2017 City Council Special Meeting.**

Nancy Cain, City Administrator, reported the City Council approved the recommendation of the Planning and Zoning Commission to hire Freese and Nichols, Inc. as the City Planner for the purpose of planning for the future of the City of Garden Ridge. She stated she is currently negotiating the contract with Freese and Nichols, Inc., but anticipates signing the contract soon.

**c) Set date, time and location for next meeting**

The next Planning and Zoning Commission Regular Meeting will be held on March 14, 2017, at 6:00 p.m.

**5. Citizen's Participation: - 3 minute limit per citizen.**

David Ringle, 9234 Blazing Star, stated he feels the differences between structure and signs should be reviewed. He stated there should also be some clarifications so anyone can read and understand Ordinance 55.

**6. Adjournment**

**Motion:** Upon a motion made by Commissioner Owen and a second by Commissioner Bower, the meeting was adjourned at 8:42 p.m.

---

Sam Stocks, Chair

ATTEST:

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Shelley Goodwin, TRMC  
City Secretary