



**PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 8, 2017 -- 6:00 P.M.**

The Garden Ridge Planning and Zoning Commission will meet in a regular meeting at 6:00 p.m., Tuesday, August 8, 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 August 4, 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 two (2) minutes per citizen during Item 5.
- d) Citizens' comments will be limited to thirty (30) minutes in Item 3 and thirty (30) minutes in Item 5.
- 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) A petition by Anthony J. Colatarci for a variance to Ordinance 13-062017, Section 5, Residential, Paragraph 5.1.7.2.4.2, Interior Lots, there shall be a side yard of all interior lots of not less than fifteen (15) feet. The request is for the encroachment of an existing

storage building into the 15 foot side yard at 8838 Cherokee Path, Garden Ridge, Texas 78266 and further described as Lot 10, Block 10, Forest of Garden Ridge (postponed from July 11, 2017 Planning and Zoning Commission Regular Meeting).

- i. Hold a public hearing to receive comments for or against the petition.
- ii. Consideration on recommendation to the City Council on the petition.

b) Discussion and possible recommendation of reappointment of Commissioners Ringle, Willis, and Heier due to expiring terms of office (September 30, 2017).

c) Nominations and vote on Planning and Zoning Commission Vice-Chair

d) Update on the Land Use Master Plan and announce next meetings.

- i. Public Meeting – August 28, 2017 at 6:30p.m.

e) Administrative Items

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

- i. Minutes- July 11, 2017 Planning and Zoning Commission Regular Meeting.
- ii. Items discussed at the August 2, 2017 City Council Regular Meetings.
- iii. Set date, time and location for next meeting (September 12, 2017).

5. Citizen's Participation: - 2 minute limit per citizen.

See "Rules for Citizen's Participation" under Item 3.

6. Adjournment

AGENDA NOTICES:

Decorum Required:

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

Action by Council Authorized:

The 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 3:45 p.m. on August 3, 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

Planning and Zoning Form 2
APPLICATION FOR VARIANCE
(Type or Print)

1. Date: 5/31/2017 Case #: _____
2. Applicant Name: ANTHONY JOSEPH Colatucci
(First) (Middle) (Last)
3. Mailing Address: 8838 CHEROKEE PATH
(Street)
GARDEN Ridge TX. 78266
(City) (State) (Zip)
- Phone: (757)-310-8331
210 451-9508
4. Applicant's relationship to property:
Sole owner (X) Part owner () Other; _____
(Specify)
(If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)
5. Property location: 8838 CHEROKEE PATH GARDEN Ridge TX. 78266
(Street address or street property front)
6. Legal description:
Plat: Lot(s) #10 Block(s) #10
Subdivision: THE FOREST OF GARDEN Ridge
Acreage: _____ (If acreage, provide separate metes and bounds description as attachment 2.)
Property Deed recorded in Comal County Volume # _____ Page # _____
7. Cite City Ordinance number, page and paragraph from which variance is needed: 5-1.7.2.4.2
Pg 26 THERE SHOULD BE A SIDE YARD ON EACH SIDE OF ALL INTERIOR
LOTS OF NOT LESS THAN FIFTEEN (15) FEET
8. State what you want to do instead: LEAVE THE SHED IN PLACE PLEASE
SEE ATTACHMENTS
9. Give reason why a variance should be granted (cost alone is not acceptable): IT IS BUILT
ONTO CONCRETE AND CANNOT BE MOVED
PLEASE LTR
10. If you are requesting a variance from City Ordinance 13 requirements, give a 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.
11. 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 for which variance is requested, on another map of larger scale, as attachment 5.

12. Identify any deed restrictions on agriculture, residential, business or other use. If none, so state: NONE

13. The undersigned hereby requests that the variance identified in this application are granted, 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 might be used by the City of Garden Ridge for sending required notices to adjacent property owners, if required. 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: [Signature]

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 - within 200ft of property exc. streets
5. Site plan
6. Check for variance fee per Garden Ridge City Ordinance 11. \$500 non refundable

----- CITY USE ONLY -----
VARIANCE REQUEST

		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, if required	
	Notice of public hearing, if required	
	Public hearing conducted, if required	
	P&Z decision on variance	
City Council:	P&Z recommendation to City Council	
	Notice to adjoining property owners, if required	
	Notice of public hearing, if required	
	Public hearing conducted, if required	
City Admin.:	Applicant notified of Council Decision	
	Zoning ordinance change published, if required	

Colatarci, Anthony J.
8838 Cherokee Path
Garden Ridge, TX 78266
757-310-8331

City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, TX 78266
210-651-6632

6/3/2017

City of Garden Ridge Building Inspector,

I am submitting this letter of request for a City Variance for a constructed shed at my residence as listed above. On 6/11/2016 I purchased a 10 x 16 shed from Costco, at the time of purchase I had not had installation plans due to the amount of rain we were experiencing in our area. I requested a permit from the city, which I have done on all other projects done at my home. I obtained the permit on 7/11/16. I also requested permission through my Homeowners association along with the property Platt and where the location would be. I was originally going to have the shed built on block pavers but decided with all the rain and the path the rain takes on our property that would not be a good choice, hence the decision to put on a cement pad.

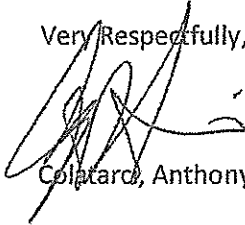
When I requested the Permit, I was only told about the 25' off the back of the property line rule which I figured was for utility and equipment access. I was however not aware of the restrictions on the side property line. I do not recall receiving a copy of a city ordinance at the time of the permit request. I did receive a partial copy (pages 23-28) at the time of the variance request.

As previously noted once the rain stopped I (self) installed a 10 x 16 concrete slab based on the requirements known to me at the time as well as the shed installers requirement of off the fence line (refer to the brochure) it is 6.5' off the fence line (side) and 27' off the fence line (back), this exceeded the minimum shed requirements as well as I thought the city requirement.

The shed was not constructed until November of 2016, by that time I completely had forgotten about the permit work because I thought I had met everyone's requirements, until I was contacted by letter from Mr. Lentz dated 1/12/17 received on 1/23/17 about needing a variance. I immediately called Mr. Lenz who stated that the shed was too close to the side fence and that I would need a variance at a cost of \$400-\$500. I drove to City Hall the next day however the person was already gone for the day and the person manning the desk could not assist. I then received a visit from Officer McMahan ID# 115 who instructed me of a variance violation and cited me. I again went to the City Office the next day 4/20/2017 and even though the contact person for the variance was not available the person in the citation window was able to provide me with the variance paperwork. Due to a scheduling conflict she was also very helpful with changing my court appearance date.

The shed is set over 320' back from the street in the back corner of my property (see Platt), it is only used for lawn equipment and parts storage. The shed cannot be seen from the street and I have supplied letters from my neighbors on either side that have no concern with where the shed resides. I can assure you that at no time did I think I violated any codes as I have had other improvements on my property and have followed all the City and Homeowners policies and procedures. I sincerely apologize for this infraction and respectfully request the variance for the shed.

Very Respectfully,



Colatardo, Anthony J.

Attached:

- 1) Neighbor letter
- 2) Neighbor letter
- 3) Mr. Lenz Letter
- 4) HOA approval letter
- 5) Costco invoice
- 6) Building permit
- 7) Request for continuance
- 8) Permit Application
- 9) Photos X 5
- 10) City/County Platt

To whom this may concern:

In response to the placement of the Shed at 8838 Cherokee path, Garden Ridge TX. I have no issue in the placement of the shed in relative distance from my property (8835 Cherokee Path).

Tony Tunstall

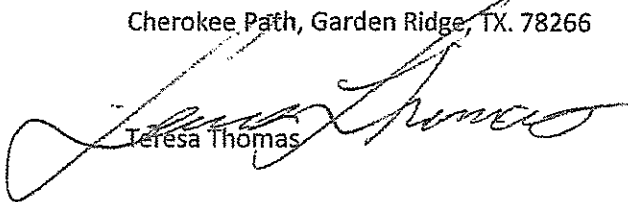
210-775-0006

A handwritten signature in black ink, appearing to read "Tony Tunstall". The signature is fluid and cursive, with a large initial "T" and a stylized "A".

City of Garden Ridge,

6/5/2017

I am a neighbor of Anthony and Teresa Colatarci 8838 Cherokee Path, Garden Ridge, TX. 78266. I have no issues with the placement of the shed in the back far corner of their property. My address is 8834 Cherokee Path, Garden Ridge, TX. 78266


Teresa Thomas

(210)381-6151

Garden Ridge/Bracken HOA

July 14, 2016

Anthony Colatarci
8838 Cherokee Path
San Antonio TX 78266 USA

ACC APPROVAL LETTER

Re: 8838 Cherokee Path

Dear Anthony Colatarci,

Thank you for submitting your Architectural Control Committee Application. Your request has been reviewed and, within the scope of the authority of the Architectural Control Committee (ACC) pursuant to the Declaration of Covenants, Conditions and Restrictions for Garden Ridge/Bracken HOA, your request for a storage shed has been approved.

Approval or disapproval of an Application shall not be deemed to constitute any warranty or representation by the ACC; including, without limitation, any warranty or representation relating to the fitness, design, or adequacy of any proposed construction or compliance thereof with applicable statutes, codes, regulations, or any deed restrictions other than those promulgated by the Association

If you have any questions or concerns, please feel free to contact us at 210-829-7202. As your association management company, we are here to assist you in any way we can.

Sincerely,

Garden Ridge Architectural Committee



City of Garden Ridge

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

1/12/2017

Mr. Anthony Colatarci
8836 Cherokee Path
Garden Ridge, TX 78266

RE: Permit 1040-16

Mr. Colatarci

On August 5, 2016 you obtained a permit for an outbuilding. A setback and final inspection has not been called for.

Ordinance 13 states the following.

5.1.7.2.4.2. Interior Lots. There shall be a side yard on each side of all interior lots of not less than fifteen (15) feet.

Ordinance 19 states the following.

Garages, Workshops, Carports, Sheds, etc. The following inspections are required on the construction of any detached/free standing structure such as a garage, workshop, carport, barn, shed, gazebo, etc.

Setback Inspection. A setback inspection is required after the structure is staked out and rough-in if drain line(s) are completed, as applicable.

It appears that your outbuilding has been completed. However it will not pass final inspection because of the setback required (15') in ordinance 13.

Please correct this issue as soon as possible. If you have any questions please feel free to contact me.

*1/23/17 -
Vernine 4 to 5:00 PM*

Wilbert Lenz
Building Inspector
City of Garden Ridge

FirstService
RESIDENTIAL

1600 NE Loop 410, Suite 202 – San Antonio, TX 78209

210-829-7202 Office * 210-829-5207 Fax

Website - <https://www.fsresidential.com/texas/home> – E-Mail: acc.sa@fsresidential.com

Name of Community: The Forest			
Owner Name: Anthony J. Colatarci	Signature: 	Date: 7/7/2016	
Property Address: 8838 Cherokee Path	City: Garden Ridge	State: Texas	Zip: 78266
Mailing Address: SAA	City: 	State: 	Zip:
Phone: (210)451-9508	Email (Required): XXXXXXXXXXXX		
Briefly describe the improvement you propose: 10X16 Wood shed in the backyard/ Paint to match the house.			

Type of Improvement (check or circle which improvement applies to your request):

- | | |
|---|---|
| ☐ Permanent Basketball Goal | ☐ Pool – Above-Ground |
| ☐ Temporary Basketball Goal (Indicate stored location) | ☐ Pool – In-Ground (Location indicated on official site plan) |
| ☐ Stain Fence (Sample Required) | ☐ Spa/Hot Tub |
| ☐ Fencing/ Extend Fence (Distance from front corner of Home) | ☐ Gutters |
| ☐ Paint Exterior (Sample Required) | ☐ Room Addition (Elevation Drawings) |
| ☐ Porch Railing | ☒ Storage Building (Height, Width and Length and Color) |
| ☐ Play Structure (Height, Width and Length and Color of Tarp) | ☐ Landscaping |
| ☐ Front Yard Statuary/Bird Bath/Water Fountain | ☐ Replace Door |
| ☐ Permanent Gazebo | ☐ Screen/Storm Door |
| ☐ Temporary Gazebo | ☐ Walkway/ Sidewalk |
| ☐ Wall Art/Outside Decor | ☐ Stain/Paint Driveway (Sample Required) |
| ☐ Exterior/Landscape Lighting | ☐ Extend Driveway |
| ☐ Sprinkler System (Show location of lines and heads on site plan) | ☐ Solar Screens/Window Treatments |
| ☐ Deck | ☐ Patio/Patio Cover/Extend Patio–Rear of Home ONLY |
| ☐ Replace Roof (Sample/Warranty Year Required) | ☐ Arbor/Trellis |
| ☐ Other: | |

CARPORTS – NOT ALLOWED

FirstService Residential Architectural Department is paperless please send all request via email – acc.sa@fsresidential.com

Plan Submittal Requirements

Please thoroughly review your applications to ensure that all required information is included. Incomplete applications will not be reviewed.

☐ Site plan (Survey): issued in closing papers showing the building setback lines and easements	Must show exact location of the improvement on the site plan with the distance to each property line.
☐ Materials: List all materials used in the project (ex: type of wood, brick, cement, iron, flagstone, stucco, etc.)	List materials here:
☐ Color Samples: Provide brand/name and color samples for the paint color or stain colors to be used Check website for Associations that have pre-approved stain color lists Roofing – provide samples of material, color/brand/length of warranty (year)	List colors here & provide samples with request:
☐ Photos/Elevation Drawings/Brochures: Elevation drawings needed for building plans and home additions	Include a photo, drawing or brochure showing what the improvement will look like
☐ Dimensions: Needed for all improvements such as outbuildings, play structures, decks, arbors, patio/patio covers, pools, etc. For fence extensions – indicate how many feet from the front corner of the home the new fence line will be	Length Width Height
☐ Other Information Needed: Exterior Lighting – Indicate Wattage Pool Equipment – Indicate location on site plan and screening (if any) Landscape Plans – Include type of sod, irrigation & plant names Fence Requests – Show location of gates on the site plan Solar Panels – Provide a diagram of roof showing where the panels will be located and complete specifications for the panels	Please provide any information that will help the Committee in their review

ARCHITECTURAL REVIEW PROCESS AND PROCEDURES

OBJECTIVES

The overall objective of this document is to serve as a uniform guide to submitting an application for construction in a specific and carefully designed community. This process outlines the standards for which an application will be held to and considered for approval by the Architectural Review Board or Designated Reviewer. The purpose of design controls is to assure the developer, builders, homeowners and residents that the standards of design quality will be maintained. This, in turn, protects property values and enhances the community's overall environment. The authority for maintaining the quality of design in a community is found in the Declaration of Covenants, Conditions and Restrictions and Association By-laws, which are a part of the deed to every property.

FORMAT FOR ARCHITECTURAL REVIEW BOARD APPROVAL SUBMISSIONS

Incomplete applications will not be reviewed.

1. Master plans for each section of the community must be submitted for review and approval.
2. Plot Plan and masonry selections must be submitted for review. Once written approval has been obtained construction may begin.

ACKNOWLEDGEMENTS:

- ☒ I acknowledge receipt of the Architectural Design Guidelines and have read and agree to abide with them in regards to the modification/addition as proposed
- ☒ I understand that a deposit and review fee may be applicable BEFORE my application is reviewed
- ☒ I understand that any contractors that I employ are not permitted to place signs on the property
- ☒ I understand that greenbelt access or adjacent lot access is not granted for construction (ingress, egress or storage included)
- ☒ I hereby agree not to begin any improvements or changes until the Architectural Committee or Reviewer notifies me of their approval
- ☒ I understand that I am responsible for maintaining a clean construction site
- ☒ I understand that Plans and specifications submitted for review are **not** being reviewed for structural integrity; compliance with zoning and building ordinances or any other applicable statutes, ordinances or governmental rules or regulations, compliance with the requirements of any public utility, easement or other agreements, or preservation of any view.

SPECIAL NOTE-CITY APPROVALS. It is the builder's responsibility to obtain all required approvals and permits. Proper authorities should be contacted prior to beginning any work in order to verify what procedures must be followed and obtain required permits. City or County approval does not preclude the need for architectural approval and vice versa.

I hereby acknowledge that I have read the Architectural Process and Procedures and understand the information that has been provided to me regarding the process.



Signature of Applicant

Anthony Colatarci

Print Name

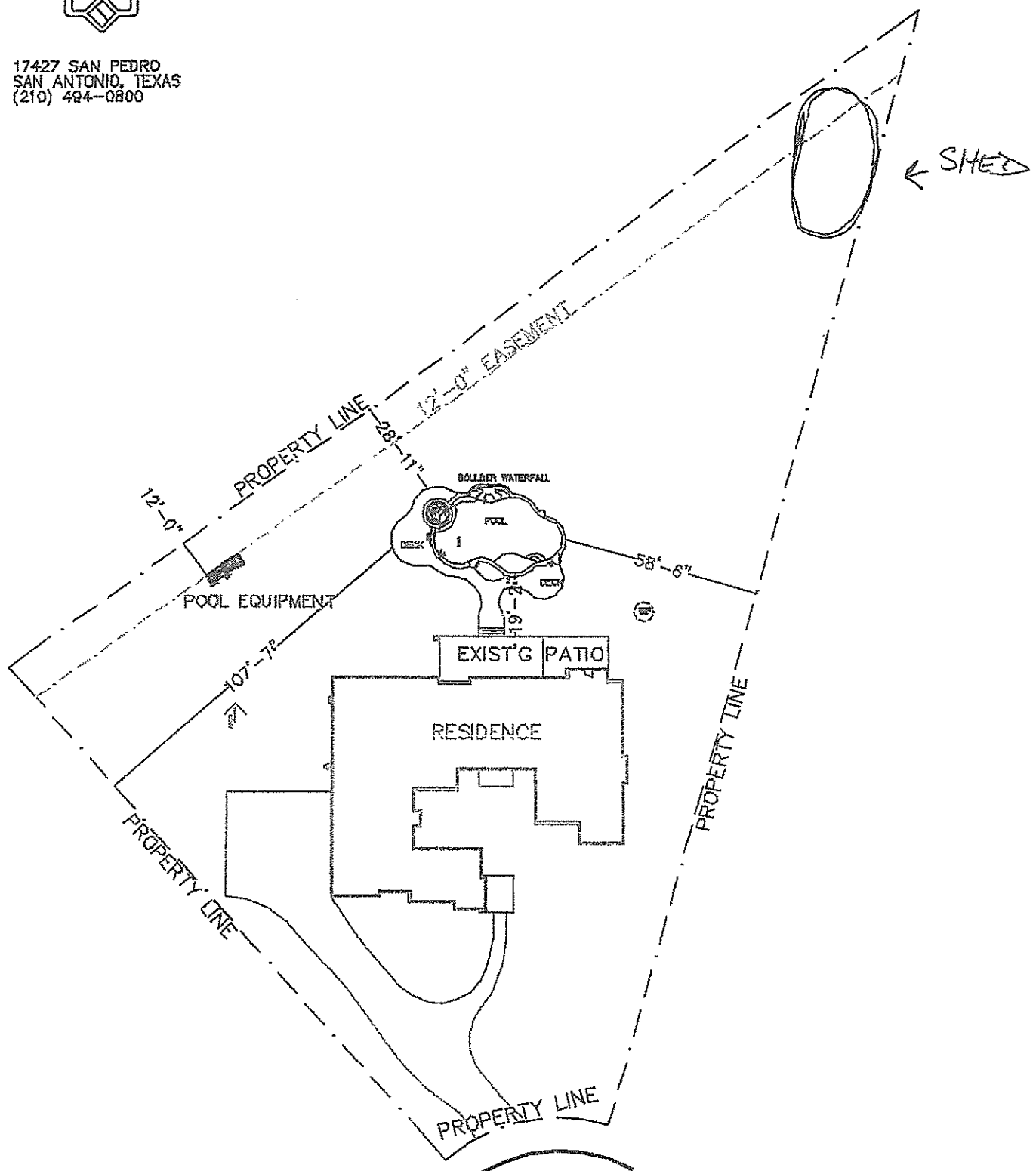
7/7/2016

Date

ESTE DOCUMENTO ES MUY IMPORTANTE. SI USTED NO PUEDE LEER INGLES, POR FAVOR CONSIGA A ALGUIEN PARA QUE LE TRADUZCA ESTE DOCUMENTO



17427 SAN PEDRO
SAN ANTONIO, TEXAS
(210) 494-0800



TONY & TERESA COLATARCI
8838 CHEROKEE PATH
GARDEN RIDGE TEXAS, 78266
LOT#10 BLOCK#10
SUBDIVISION THE FOREST OF GARDEN RIDGE
SCALE: 1" = 40'-0"

8838 CHEROKEE PATH

POOL 22'-9" X 38'-0"
40 SQ. FT. SPA
BOULDER WATERFALL
490 SQ. FT. OF DECK
12" OUT OF GRADE AVERAGE
LICENSE# IC1045



Special Order Purchase Order

PURCHASE DETAILS - To be completed by member. Please print carefully.

Email: ~~XXXXXXXXXXXXXXXXXXXX~~ (required)
Member Number: ~~XXXXXXXXXX~~ Member Name: ANTHONY COLATARCI
Ship to First Name: ANTHONY Ship to Last Name: COLATARCI
Delivery Address: 8838 CHEROKEE PATH (GARDEN RIDGE) Suite/Apt. _____
City: GARDEN RIDGE State: TX ZIP: 78246 Country: USA
Day Phone: (214) 451-9508 Night Phone: (757) 310-8331

COSTCO USE ONLY

WAREHOUSE # _____

Cashier: _____

Date: _____

VALIDATE BELOW LINE

Warehouse Personnel: Verify quantities for each item.

How to purchase:

1. Fill out entire Purchase Order for the item(s) you wish to purchase. For shed purchases please indicate shingle color.
2. Take completed form to cashier for payment.
3. After validation, keep the pink copy for your records.

SLIP PRINT TELETYPE
MEMBER # 111227128452
1046187 BELLINGHAM 3,399.99
KIDSK ORDER 4422015

COSTCO ITEM #	MODEL # AND DESCRIPTION	SHINGLES*	QUANTITY	PRICE
1046187	BELLINGHAM	1046187	1	3399.99
	DRIFTWOOD Shingles	DRDW	—	149.99
TOTAL NUMBER OF ITEMS ORDERED			1	3399.99

*SHINGLE CODES:

BLCK = Black Shingles
DBRN = Dark Brown Shingles
DRDW = Driftwood Shingles
LBRN = Light Brown Shingles
WHITE = White Shingles

If you have any questions regarding your order, please call our

Special Order toll-free number at 1-800-844-9273

Hours of Operation: 8:00 a.m. to 6:00 p.m. EST, Monday through Friday,
8:30 a.m. to 5:00 p.m. EST, Saturday. Please leave a message after hours.

HOMEOWNER RESPONSIBILITIES/DELIVERY EXPECTATIONS:

Paint/painting and caulking are the responsibility of the homeowner. Homeowner is responsible for all permits and/or Homeowners Association approvals that may be required. Allow up to 4 weeks for delivery. Delivery is subject to suitable access. In the event suitable access is not available, the delivery agent reserves the right to refuse delivery and Costco will refund purchaser's money in full.

Members Initials: (Signature)

Members are encouraged to take delivery promptly after receiving notice that the product is available. Member must take completed delivery within 6 months from date of purchase or the order will automatically be canceled and refunded.

CUSTOM OR MODIFIED PRODUCT RETURNS AND REFUNDS:

I understand that I am ordering services and/or custom product(s) manufactured to my personal and unique specifications that cannot be canceled once work has begun. Custom orders cannot be returned or refunded, except for warranty repair/replacements due to failure to meet specifications above.

Please note: If you wish to cancel your order, please notify Costco at 1-866-439-8682 within 72 hours of placing your order.

Members Initials: (Signature)

RETURNS AND REFUNDS:

- For all returns of non-custom or non-modified product, call the Special Order toll-free number at 1-866-439-8682.
- Depending on the status of your order, we will advise you whether your merchandise will be picked up, or your shipment has been canceled. We will then issue an authorization for you to receive your refund at any Costco warehouse.

I HEREBY CONFIRM THE ORDER ABOVE AND UNDERSTAND THAT I WILL BE CONTACTED BY A YARDLINE REPRESENTATIVE FOR DELIVERY:

Date: 6/10/14 Signature: (Signature)

PURCHASE ORDER #

4422015



Costco Wholesale Corporation/999 Lake Drive, Issaquah, WA 98027/Phone: 1-877-483-6226

XXXXXXXXXXXX
XXXXXX

HOME IMPROVEMENT SALES CONTRACT
(Texas—Special Event Sheds)

Print Customer(s) Name: ANTHONY J. COLATARCI Date: 6-11-2016
Address of Property: 8838 Cherokee Path, Garden Ridge, TX 78446 Date Home Built: XXXXXX
Phone: Home 210-451-9508 Work or Cell 757-310-8331 XXXXXX

1. Description of the Project, Materials and Equipment: Costco proposes to furnish you, the Customer, with the materials, labor, equipment and supplies as detailed in the plans and specifications for your project (referred to herein as "Work Order").

2. Installation: Under this Contract, Costco does not perform the installation work. Costco will subcontract the work to an authorized independent third party subcontractor ("Dealer").

3. Contract Price: \$ _____ This Contract will be completed for the Contract Price listed above.

4. Approximate Start Date: TBD
Work is considered to have begun when materials for your Contract have been ordered.

5. Approximate Completion Date: TBD
Work should be substantially completed by the approximate date above unless the work has been delayed due to unforeseen circumstances. You agree not to interfere with or permit others to interfere with, hinder or delay the start or completion of the work.

6. Note about Extra Work and Change Orders: Extra work and change orders become part of this Contract once the order is prepared in writing and signed by you and Costco or Dealer on Costco's behalf. If the parties fail to execute the extra work or change order in writing, you will still be responsible for the cost of the work performed based upon legal and equitable remedies designed to prevent unjust enrichment.

7. Limitation of Liability: TO THE FULLEST EXTENT PERMITTED BY LAW, NEITHER COSTCO NOR DEALER WILL BE LIABLE TO YOU FOR ANY INCIDENTAL, INDIRECT, CONSEQUENTIAL OR SPECIAL DAMAGES AND UNDER NO CIRCUMSTANCE WILL COSTCO'S OR DEALER'S LIABILITY TO YOU EXCEED THE AMOUNT YOU HAVE PAID UNDER THIS CONTRACT.

8. Building Permits: Unless required otherwise by law, the Customer is responsible for obtaining all homeowner association approvals and/or permits required by state or local codes and ordinances, at Customer's sole expense. Dealer can provide assistance with regards to plans, drawings, specifications or other information required to obtain permits.

9. List of Documents to be Incorporated into the Contract: This Contract consists of the terms herein, any change orders, and the following documents: (1) Special Order Purchase Order and (2) additional Costco terms and conditions if any provided to Customer. In the case of inconsistency among any of the documents listed above and the terms of this Contract, the terms of this Contract will control. These documents constitute the entire understanding between the parties, and there are no verbal or written understandings changing or modifying any of the terms of these documents.

10. Costco Return Policy Exception: Special order merchandise, custom merchandise and installed merchandise cannot be returned for credit or refund after the expiration of your right to cancel period below. This is an exception to Costco's standard return policy.

By signing below, you hereby acknowledge that you have read and understand this Contract, and have received a completed, signed and dated copy of this Contract.

Signature of Customer: [Signature] Date: 6-11-2016
Signature of Dealer's Representative on Costco's Behalf: [Signature] Date: 6-11-2016
Print Name of Dealer's Representative: JEVE QUINTROCHI
Dealer Company Name: YARDLINE 8718 BUSINESS CT
Dealer Company Address and Phone Number: CONVERSE, TX 78109
210 659-0588

BUILDING PERMIT

City of Garden Ridge, Texas

9400 Municipal Parkway • Garden Ridge, TX 78266

(210) 651-6632

PERMIT # 1040-16

RECEIVED: 00183258 7/15/16
OWNER: DASH TERM: 612
REF: 750 JH

FROM: 100.0000 BUILDING PERMITS
1040-16 9838 CHEROKEE PATH
BUILDING PERMITS 50.0000

TENDERED: 50.00 CHECK
APPLIED: 50.00

CHANGE: 0.00

ling

ee Path Sub-division: Forest of GR Lot: Block:
BE CURRENT - Fees may be doubled if site activity commences prior to a building permit being issued.
rci W 757-310-8331 H 451-9508
ath (No P.O.) City: Garden Ridge Zip: 78266
d Products W 659-0588 C
t. City: Converse Zip: 78109

r the project(s) noted is based upon approval of the plans and specifications submitted.

CONSTRUCTION TERMS

must comply with applicable City Ordinances and The International Residential Code, including, but not limited to, Building, Plumbing, Mechanical and Electrical Codes. Builder must post this Permit or Permit Card on the project. Builder is responsible for any encroachment into setbacks. Project(s) must be substantially constructed as approved. Substantive changes, e.g. larger slabs, second floor, spa, etc., must be approved by the City. The approval of this permit does not permit violation of any city or state laws. Builder must call for all required inspections in proper sequence.

Builder must comply with all city ordinances and codes.

*****POST PERMIT IN FRONT YARD*****

NOTICE TO PROPERTY OWNER AND BUILDER

This permit gives you notice that this property may be located in a potential flood zone, on or near a known or unknown natural spring, near a known or unknown creek or stream, or in an area of low elevation, where natural water runoff could cause flooding or water damage. The owner and/or builder is solely responsible for any damage to the property or buildings.

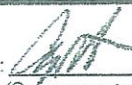
ASSUMPTION OF RISKS - HOLD CITY HARMLESS - RELEASE OF LIABILITY

The owner, or builder (if the house is a "spec" home) assumes all risks of damage or loss, for any reason, to any structure covered under this permit. Owner and builder grant a full and complete release of liability to the City of Garden Ridge and to all persons involved with this permit in any manner whatsoever, for all time, now and in the future.

INTERNATIONAL CODE ADOPTED - OWNER TO SIGN PERMIT

The International Residential Code, Chapter 1, Administration, covers building officials, permits, liabilities, documents, inspections, violations, and related issues. By adopting the most current edition of the Code, the City of Garden Ridge agrees to all language and terms. By the owner and/or builder signing this permit, he/she also agrees to the language and terms in the Code. Both the owner and builder must sign this permit before commencing construction.

CERTIFICATE OF OCCUPANCY: No person may occupy the residence for which this permit is issued, IN ANY MANNER, until a FINAL INSPECTION has been performed by the City Building Inspector and a CERTIFICATE OF OCCUPANCY is issued. Any occupancy violation may result in a fine in accordance with applicable ordinances of the City of Garden Ridge, Comal County, Texas.

Owner Sign Here: 
(Owner agrees to the terms of this permit and all ordinances)

Permit Issued By: Wilbert Lenz Date: 7/11/16

Builder Sign Here: _____
(Builder agrees to the terms of this permit and all ordinances)

Permit Processed and Fees Collected By: 

This Permit is good for 365 days from the above date.

City of Garden Ridge Municipal Court
9400 Municipal Parkway
Garden Ridge, Texas 78266
(210) 651-6632

6.22.17
@ 6pm

REQUEST FOR CONTINUANCE

THE STATE OF TEXAS

VS.

Anthony J. Colatanni

Date: 4.20.17 Citation Number: ECT 31639-1

I understand that my case has been reset until Thursday, June 22, 2017,
at 6:00 p.m. at the request of:

☒ Myself
☐ Prosecutor
☐ Show Cause Hearing

Notes: 1 req. reset

[Signature]
Defendant's Signature
8838 CHEROKEE PATH
Address
CARDEN R. d92 TX. 78266
City, State, Zip



[Signature]
Municipal Court Judge

THE DEFENDANT CAN ONLY REQUEST ONE MOTION FOR CONTINUANCE. IF A SUBSEQUENT CONTINUANCE IS REQUESTED, DEFENDANT MUST POST A CASH BOND.

ALL BUILDING PROJECTS

The IRC and IBC require the following information be provided for all building permits

Permit # _____ (Office) **PERMIT APPLICATION** Attn: _____
Date 7/8/2016 New ☐ As-Built ☐ Remodel ☐ Residence (IRC) ☐ Business (IBC) ☐

Check boxes for items to be permitted. Use **OTHER** for additional items. Check box for ELECTRICAL permit ☐
☐ POOL ☐ SPA ☐ DECK ☐ FENCE (Is Fence a pool barrier? Yes ☐ No ☐ ☐ DRIVEWAY ☐ SIDEWALK

☐ PATIO ☐ ADD-ON ☒ OUTBUILDING ☐ OTHER (describe) 10X16 WOOD SHED

DATE RECEIVED _____ RETURN DATE _____ REASON _____

PROJECT ADDRESS 8838 CHEROKEE PATH GARDEN RIDGE IMPERVIOUS COVER _____ %

SUB-DIVISION THE FOREST BLOCK # _____ LOT # _____ CORNER: Yes ☐ No ☐

OWNER: ANTHONY J. COLATOCI W# (757) 310-8331 H# (210) 451-9508

ADDRESS: 8838 CHEROKEE PATH CITY GARDEN RIDGE STATE TX ZIP 78266

PRIMARY BUILDER YARDLINE (COSTCO) PRODUCTS W# (210) 659-0588 C# _____
LIC # _____ Expires: _____ SUP'S NAME: _____ C# _____

ADDRESS 8718 BUSINESS CT CITY CONVERSE TX ZIP 78109

E-MAIL _____ FAX# _____

OTHER CONTRACTORS - FOUNDATION, PLUMBER, ELECTRICIAN, ETC.

TRADE #1/BUS NAME: _____ W# _____

ADDRESS _____ CITY _____ ZIP _____ SUP _____

LIC # _____ E-MAIL _____ C# _____

TRADE #2/BUS NAME: _____ W# _____

ADDRESS _____ CITY _____ ZIP _____ SUP _____

LIC # _____ E-MAIL _____ C# _____

TRADE #3/BUS NAME: _____ W# _____

ADDRESS _____ CITY _____ ZIP _____ SUP _____

LIC # _____ E-MAIL _____ C# _____

DESCRIBE SCOPE OF WORK (make drawing or rendition on separate page)

10X16 WOOD SHED, PURCHASED FROM COSTCO BUILT BY YARDLINE

NOTE: Read rear side for additional information or requirements. Plans, drawings, etc., required for your project must be submitted with application. The builder must comply with City Ordinances and Codes. Site must be kept free of trash/debris throughout entire project. All projects require a FINAL inspection. Information provided must be legible.

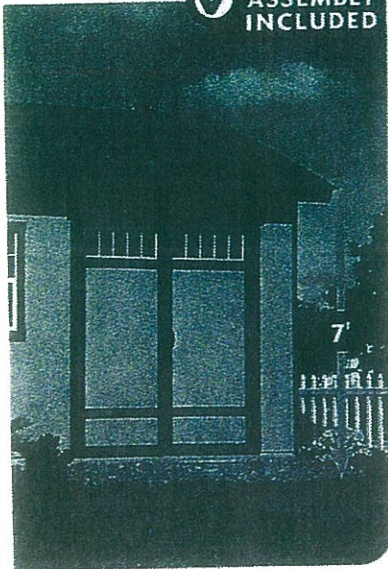
Anthony Colatoci Applicant's Signature Print Name
Processed By _____

NO WORK AT, OR MATERIALS DELIVERED TO, SITE BEFORE A PERMIT IS ISSUED!

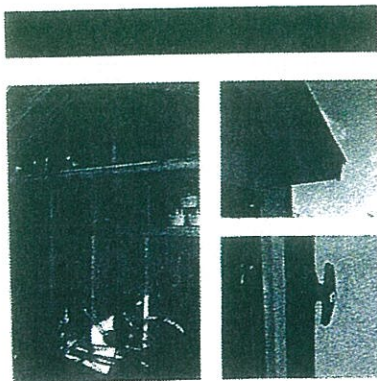
Rev 4/09

\$2699.⁹⁹

 DELIVERY & ASSEMBLY INCLUDED



with full-length continuous hinges –
extra storage space

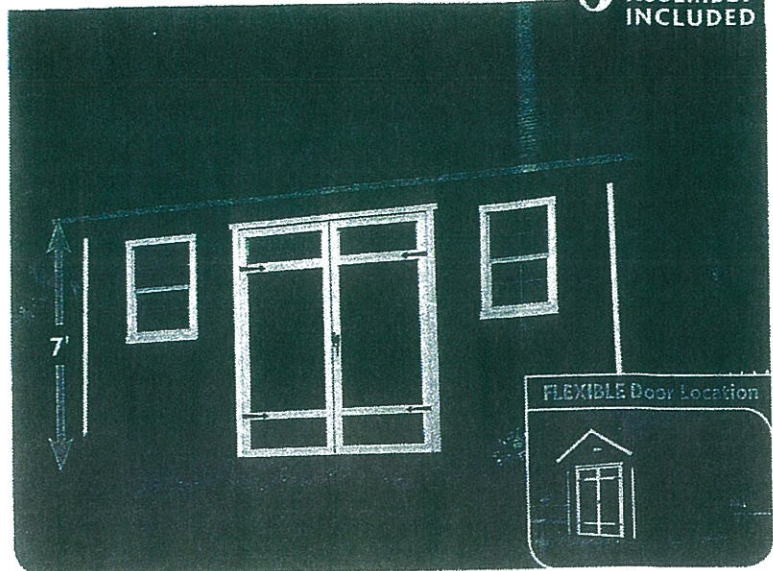


Bellingham

10'W x 16'L

\$3399.⁹⁹

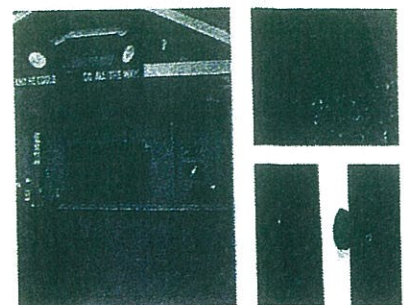
 DELIVERY & ASSEMBLY INCLUDED

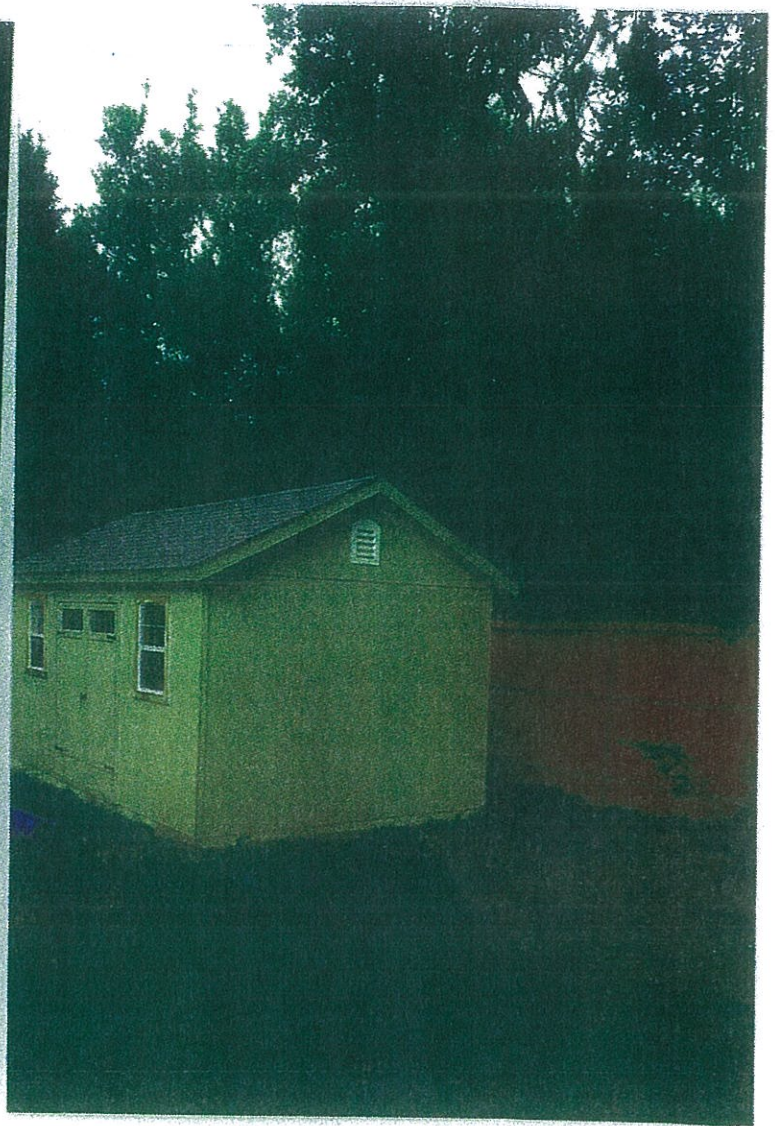
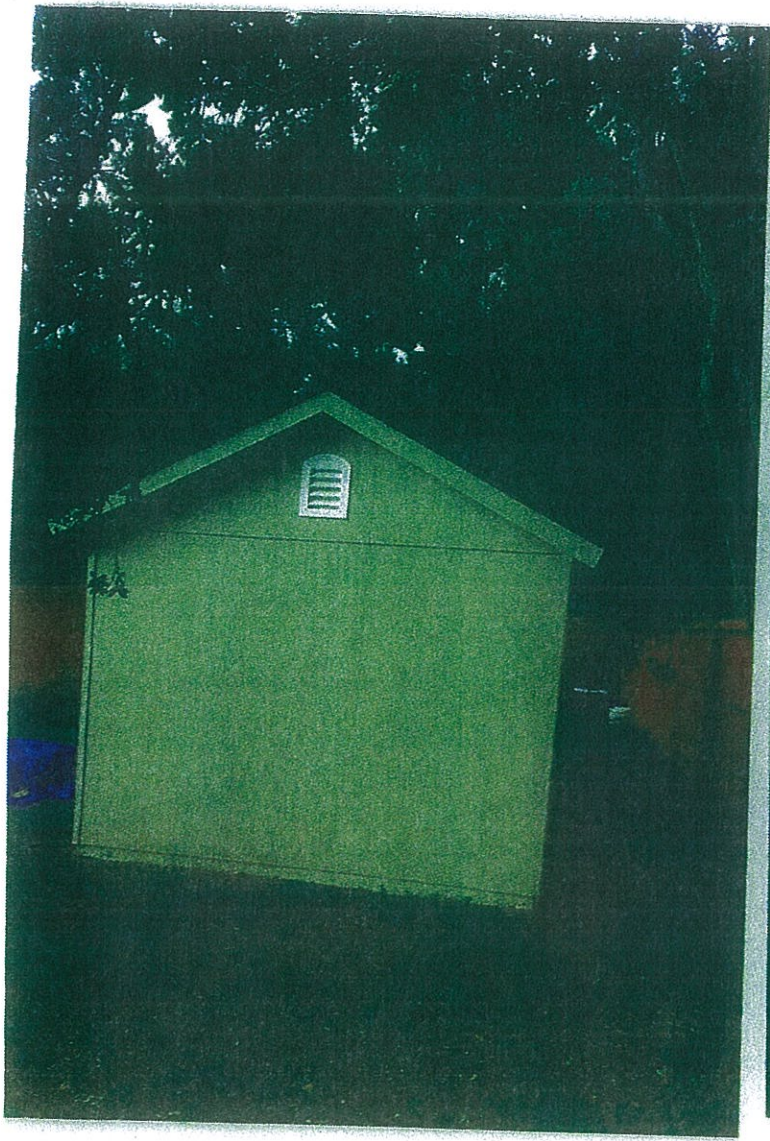


- Extra-large 64" wide double doors with full-length continuous hinges – great for riding mowers
- Generous 7' tall side walls provide extra storage space

Included with Purchase

- Flexible door location
- Two large windows
- Two transom door windows
- Extended roof overhangs
- Premium 3-point door lock
- Two deluxe gable vents
- 2x4 construction
- 10'W x 12"D shelf
- 4' deep storage loft
- Decorative door hinges
- Wall vents
- Roofing felt











City of Garden Ridge

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

July 21, 2017

NOTICE OF PUBLIC HEARING

Dear Property Owner,

The Planning and Zoning Commission of the City of Garden Ridge, Texas will hold a public hearing on Tuesday, August 8, 2017 at 6:00 pm. The hearing will be in the City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas.

The hearing will consider the following:

A petition by Anthony J. Colatarci for a variance to Ordinance 13-062017, Section 5, Residential, Paragraph 5.1.7.2.4.2, Interior Lots, there shall be a side yard of all interior lots of not less than fifteen (15) feet. The request is for the encroachment of an existing storage building into the fifteen (15) foot side yard at 8838 Cherokee Path, Garden Ridge, Texas 78266 and further described as Lot 10, Block 10, Forest of Garden Ridge.

A location map, site plan and a list of adjacent property owners are contained in 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,

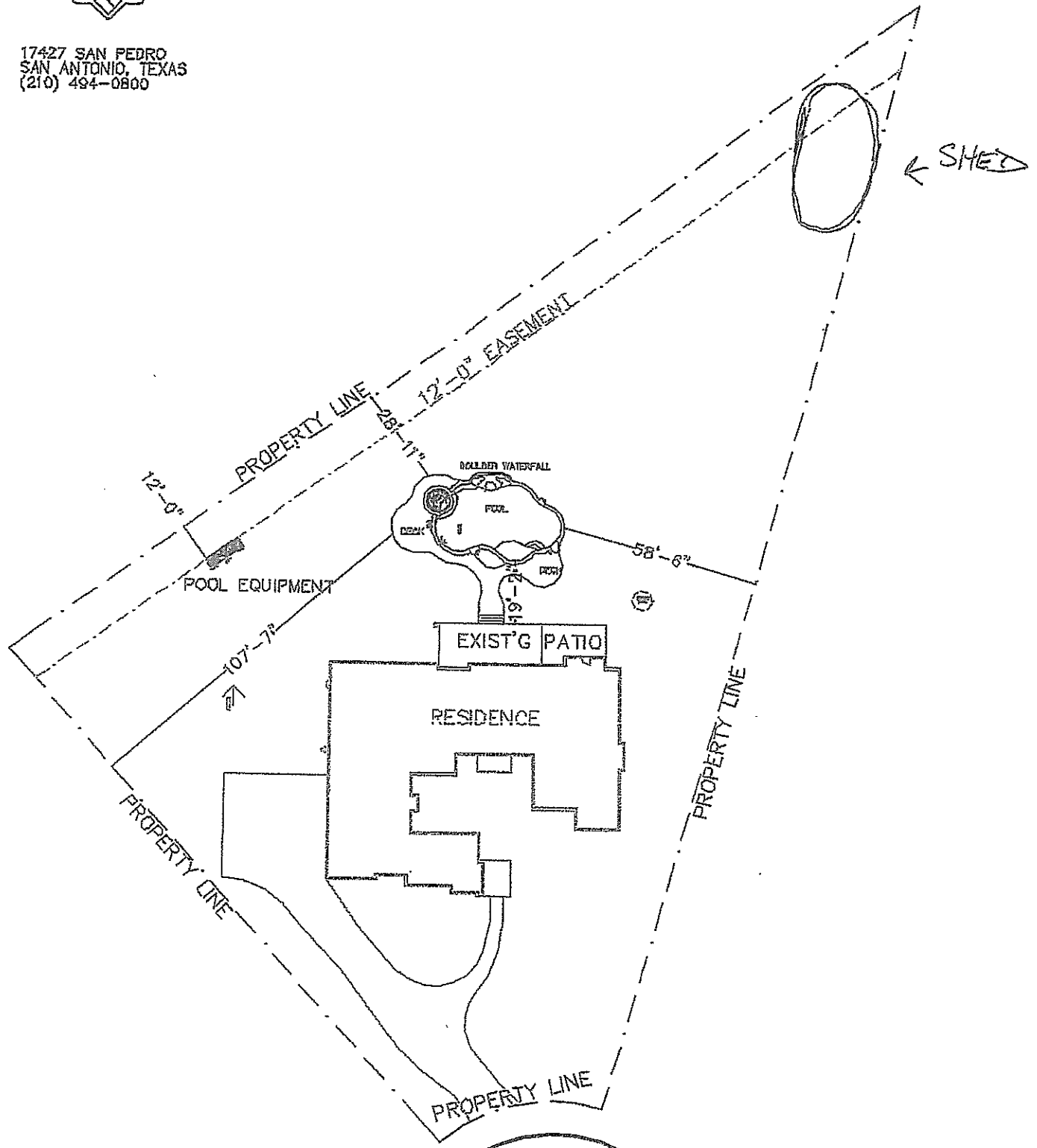
Shelley Goodwin, TRMC
City Secretary

3 Enclosures:

1. Location Map
2. Site Plan
3. Adjacent Property Owner List



17427 SAN PEDRO
SAN ANTONIO, TEXAS
(210) 494-0800

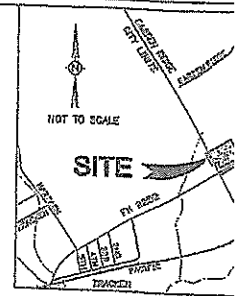
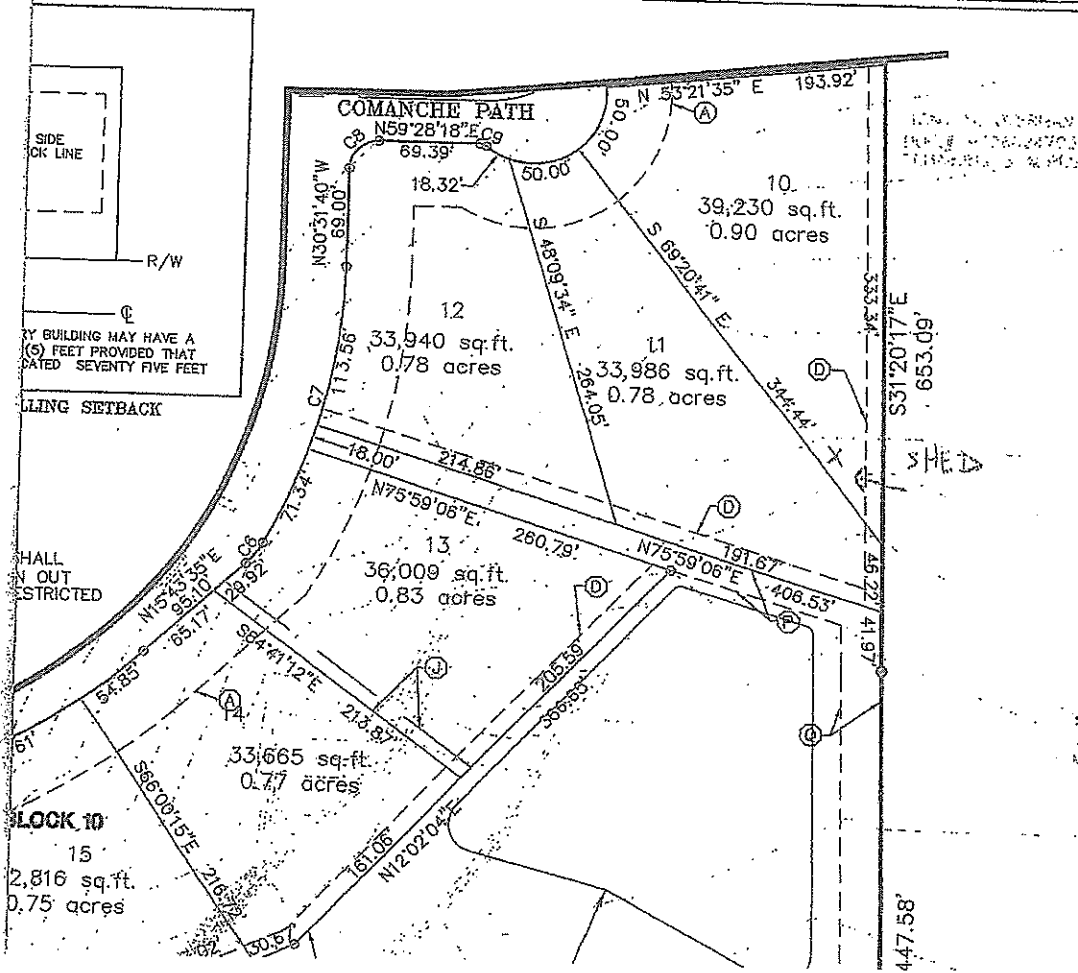


TONY & TERESA COLATARCI
8838 CHEROKEE PATH
GARDEN RIDGE TEXAS, 78266
LOT#10 BLOCK#10
SUBDIVISION THE FOREST OF GARDEN RIDGE
SCALE: 1" = 40'-0"

8838 CHEROKEE PATH

POOL 22'-9" X 38'-0"
40 SQ. FT. SPA
BOULDER WATERFALL
490 SQ. FT. OF DECK
12" OUT OF GRADE AVERAGE
LICENSE# IC1045

200506011615



- LEGEND**
- IRON PIN FOUND
 - 1/2" IRON ROD
 - R.O.W. RIGHT-OF-WAY
 - EXISTING CONTROL
 - E.G.T.CA ELECTRIC, GAS, & CABLE TELEVISION



Neighbors within 200 feet of 8838 Cherokee Path, Garden Ridge, TX. 78266

Tony and Reagan Tunstall

8835 Cherokee Path

Garden Ridge, TX. 78266

Steve and Teresa Thomas

8834 Cherokee Path

Garden Ridge, TX. 78266

Breck and Megan Hale

8830 Cherokee Path

Garden Ridge, TX. 78266

Ronald Richard

8831 Cherokee Path

Garden Ridge, TX. 78266

Pat Ramirez

8827 Cherokee Path

Garden Ridge, TX. 78266

Tony Overman

18955 FM 2252

Garden Ridge, TX. 78266

Ph: (210) 317-1998



City of Garden Ridge

"A way of life, not just a place to live"

MINUTES OF PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JULY 11, 2017

Commissioners present:

Chairman Sam Stocks
Commissioner Dr. Jim Miller
Commissioner David Ringle
Commissioner Shawn Willis

Commissioners Absent:

Commissioner David Heier
Commissioner Kitty Owen
Commissioner Vacant position

Also Present:

Nancy Cain, City Administrator
Cynthia Trevino, City Attorney
Shelley Goodwin, City Secretary

1. Call to Order

With a quorum of the Planning and Zoning Commission Members present, Sam Stocks, Chair called the Regular Meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00 p.m. on Tuesday, July 11, 2017 in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Citizen Comments

No one wished to speak.

3. Business Items

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

- a) A petition by Anthony J. Colatarci for a variance to Ordinance 13-062017, Section 5, Residential, Paragraph 5.1.7.2.4.2, Interior Lots, there shall be a side yard of all interior lots of not less than fifteen (15) feet. The request is for the encroachment of an existing storage building into the 15 foot side yard at 8838 Cherokee Path, Garden Ridge, Texas 78266 and further described as Lot 10, Block 10, Forest of Garden Ridge.
 - i. Hold a public hearing to receive comments for or against the petition.
 - ii. Consideration on recommendation to the City Council on the petition.

Anthony J. Colatarci stated he was the petitioner and was asking for a variance to Ordinance 13-062017 side yard for a storage building. He stated he requested a building permit a year ago and

forgot to request a final inspection until he received a letter from the Building Inspector, but had the building installed within the required 15 foot side yard. He also stated with the shape of his yard the location of the building is the best area for the building.

The Planning and Zoning Commission discussed the location of the storage building and reviewed the site map of the property. They also discussed the visibility of the building from the street and from the surrounding neighbors.

During discussion on the storage building it was discovered that one property owner within 200' had not been included in the property owner list therefore not notified of the variance request. Cynthia Trevino, City Attorney, stated all property owners within 200' of the property must be notified.

Sam Stocks, Chair, opened the public hearing at 6:19 p.m. and asked if anyone wished to speak.

Steve Thomas, 8834 Cherokee Path, stated the Colatarcis have made a lot of improvements to their property and feels the storage building was put in the best location on the property. He also stated he was the closest neighbor to the building and he supports the variance request.

Sam Stocks, Chair, asked if anyone else wished to speak. No one did, so he closed the public hearing at 6:21 p.m.

Motion: Upon a motion made by Commissioner Ringle, and seconded by Commissioner Willis, to postpone until all the property owners are notified and another public hearing is conducted. The Planning and Zoning Commission voted four (4) for, none (0) opposed. The motion carried unanimously.

b) Update on the Land Use Master Plan and announce next meetings.

- i. Steering Committee Meeting - August 7, 2017 at 6:45 p.m.**
- ii. Public Meeting – August 28, 2017 at 6:30p.m.**

Nancy Cain, City Administrator, announced the Steering Committee Meeting on August 7, 2017 at 6:45 p.m. and Public Meeting on August 28, 2017 at 6:30 p.m.

c) Administrative Items

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

- i. Minutes- May 9, 2017 Planning and Zoning Commission Regular Meeting.**

Motion: Upon a motion made by Commissioner Willis, and seconded by Commissioner Miller, to approve the minutes of May 9, 2017 Planning and Zoning Commission Regular Meeting, with amendments. The Planning and Zoning Commission voted four (4) for, none (0) opposed. The motion carried unanimously.

- ii. Items discussed at the June 7, 2017 and July 5, 2017 City Council Regular Meetings.**

Nancy Cain, City Administrator, stated no Planning and Zoning Commission items were discussed at the June 7, 2017 or July 5, 2017 City Council Meetings.

- iii. Set date, time and location for next meeting (August 8, 2017).**

Nancy Cain, City Administrator, stated the next Planning and Zoning Commission Regular Meeting will be held on August 8, 2017 at 6 p.m.

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

No one wished to speak.

6. Adjournment

Motion: Upon a motion made by Commissioner Miller and a second by Commissioner Ringle, the meeting was adjourned at 6:29 p.m.

Sam Stocks, Chair

ATTEST:

Shelley Goodwin, TRMC
City Secretary

**SIGN IN TO SPEAK AT THE JULY 11, 2017
PLANNING AND ZONING COMMISSION REGULAR MEETING**

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.

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 two (2) minutes per citizen during Item 5.
- d) Citizens' comments will be limited to thirty (30) minutes in Item 3 and thirty (30) minutes in Item 5.
- 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.

Disclaimer:

Any disruptive behavior, including shouting or derogatory statements or comments, will 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.

NAME	ADDRESS	SUBJECT
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		