



City of Garden Ridge

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

PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, SEPTEMBER 12, 2017 -- 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a regular meeting at 6:00 p.m., Tuesday, September 12, 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 September 8, 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 – 30 minute limit.

Rules for Citizen's Participation:

The Commission welcomes citizen participation and comments at all of their Meetings. The Commission offers citizens the opportunity to address them by signing up to speak prior to the meeting. As a courtesy to your fellow citizens and out of respect for our elected officials, we request that if you speak, you follow these guidelines:

- a) Respect and courtesy:
 - i. Direct your comments to the entire Commission, not to an individual member, nor to the audience.
 - ii. Show the Commission the same respect that you would like to be shown.
 - iii. Show the Commission courtesy by ending your speaking at the time allotted below.
- b) Speaking:
 - i. First citizen comment period
 - a. You are required to sign up to speak.
 - b. You are limited to three (3) minutes per citizen.
 - ii. Business item period
 - a. You are required to sign up to speak.
 - b. You are limited to three (3) minutes per citizen.
 - iii. Second citizen comment period
 - a. You are not required to sign up.
 - b. You are limited to two (2) minutes per citizen.
 - iv. State your name and address before your comments begin.
 - v. Citizens are only allowed to speak once, 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 Commission may discuss, consider and/or take possible action on the following items:

- a) A petition by Gary Miller for variances for the establishment of Lot 1RB through the proposed replat of Lot 1, Miller Estates, Comal County, Texas located in the Extraterritorial Jurisdiction (ETJ) of the City of Garden Ridge, Texas and further located on the northeast side of F.M. 3009 and northwest side of Schoenthal Road at the intersection of F.M. 3009 and Schoenthal Road:
 - i. City of Garden Ridge Ordinance 7-042006, 7. I.1. requires a minimum lot size of 32,670 sq. Lot 1RB is 0.039 AC (1,698.84 sq. ft.) and therefore does not meet the minimum lot size requirement.
 - ii. City of Garden Ridge Ordinance 7-042006, 7.I.2. requires each lot to front on a public street and have a 120 foot frontage. Lot 1RB does not front on a public street and does not meet the minimum frontage requirement.
 - iii. City of Garden Ridge Ordinance 7-042006, 2. D.11 requires front setback lines to be provided for all lots. Lot 1RB does not provide building setback lines. Lot 1RB contains a structure and tower, both of which require setbacks from the adjoining property lines.
 - a. Hold a public hearing to receive comments for or against the petitions.
 - b. Make a recommendation to the City Council on the petitions.
- b) A petition by Gary Miller to replat a 1.769 acre tract known as Lot 1, Miller Estates, Comal County, Texas to establish Lot 1RA and Lot 1RB. The property is located in the Extraterritorial Jurisdiction (ETJ) of the City of Garden Ridge, Texas and further located on the northeast side of F.M. 3009 and northwest side of Schoenthal Road at the intersection of F.M. 3009 and Schoenthal Road.
 - i. Hold a public hearing to receive comments for or against the petition.
 - ii. Make a recommendation to the City Council on the petition.
- c) Discussion and possible recommendation of reappointment of Commissioner Miller due to expiring terms of office (September 30, 2017).
- d) Interview possible candidate for Planning and Zoning Commission Place 2 vacancy (term expiring September 30, 2018)
 - i. Consideration on recommendation to the City Council for appointment of Commissioner.
- e) Update on the Land Use Master Plan and announce next meetings.
 - i. Master Land Use Plan Update:
 - a. Steering Committee Meeting-Monday, September 25, 2017, at 6:00 p.m. in the City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas
 - b. Steering Committee Meeting-Public Hearing-Monday, October 23, 2017, at 6:00 p.m. in the City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas

f) Administrative Items

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

- i. Minutes:
 - a. August 7, 2017 Joint City Council and Planning and Zoning Commission (Steering Committee) Meeting
 - b. August 8, 2017 Planning and Zoning Commission Regular Meeting.
- ii. Items discussed at the September 6, 2017 City Council Regular Meeting and August 30, 2017 City Council Special Meeting.
- iii. Set date, time and location for next meeting (October 10, 2017).

5. Citizen's Participation: - 20 minute limit.

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:

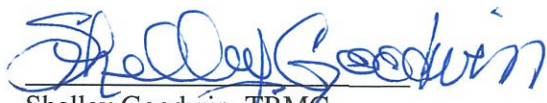
The Council may vote or act upon any item within this Agenda. The Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matter listed below, as authorized by Title 5, Chapter 55, of the Texas Government Code.

Executive Sessions Authorized:

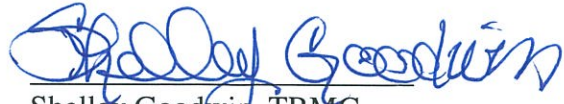
This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the 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 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 3:55 p.m. on September 7, 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



September 5, 2017

Ms. Nancy Cain, City Administrator
City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, Texas 78266

RE: Miller Estates, Lot 1RA & 1RB Re-plat and Variance Request Review

Ms. Cain:

Trihydro Corporation reviewed the Miller Estates, Lot 1RA & 1RB re-plat and variance request submitted by HMT Engineering and Survey on behalf of Mr. Gary Miller. We are providing the following comments for your consideration:

- 1) The City of Garden Ridge (City) Ordinance 7-042006, 7,11 requires a minimum lot size of 32,670 sq.ft. The proposed Lot 1RB is 0.039 AC (1698.84 sq. ft.) and therefore does not meet the minimum lot size requirement as noted in the variance request. While the lot size does not adversely affect the health, welfare and safety of the Garden Ridge residents and visitors, the current property use does raise a safety concern.

A cellular communications tower is currently located within the existing Lot 1 of the Miller Subdivision and would be contained within the proposed Lot 1RA requiring the variance. The City Zoning Ordinance 13-062017, 9.1.3.4 limits the placement of towers to be at least two times the tower height away from the adjoining property line. The proposed Lot 1RA does not provide two times the tower height offset from the proposed property lines. While the proposed lots are located outside the City limits and within the City's extra territorial jurisdiction, where the zoning ordinance is not enforceable, the safety concerns raised under this ordinance should be considered when evaluating whether to grant the variance.

- 2) City Ordinance 7-042006, 7,12 requires each lot to front on a public street and have a 120 foot frontage. Lot 1RB does not front on a public street and does not meet the minimum frontage requirement. A variance request should also be submitted for this item.
- 3) City Ordinance 7-042006, 2, D, 11 requires front setback lines be provided for all lots. Lot 1RB does not provide building setback lines. Lot 1RB contains a structure and tower, both of which require setbacks from the adjoining property lines.



410 N. Seguin Ave.
New Braunfels, TX 78130
HMTNB.COM
830.625.8555 • FAX: 830.625.8556
TBPE FIRM F-10961

August 25, 2017

City of Garden Ridge
Planning Department
9400 Municipal Pkwy
San Antonio, Texas 78266

RE: Waiver Request – Miller Estates, Lot 1RA & 1RB
Re: Lot Size, Lot Frontrage, Front Setback

To Whom It May Concern:

Please accept this letter as a waiver request to the above mentioned Plat. HMT is requesting a waiver per the request of the City of Garden Ridge for this piece of property that is located in the ETJ of the City. This waiver is a request to allow for a reduction in the minimum lot area of Lot 1RB, for lot frontrage for Lot 1RB, and for the front setback on Lot 1RB (please reference the attached plat).

This request is due to the existing cell tower located on the property. The owner would like to retain ownership of the lease area (Lot 1RB) and sell the remainder of the property (Lot 1RA). No other structures will be built on Lot 1RB and it is strictly used for the location of the cell tower making these items that are pertaining to these waivers not necessary for this limited use.

In my professional opinion, the granting of this waiver will not adversely affect the health, welfare and safety of the Garden Ridge residents and visitors. We feel this waiver request is in harmony with the intent of the City of Garden Ridge Platting Ordinance.

Please contact me if you have any questions or comments.

Thank you,

A handwritten signature in blue ink, appearing to read "Mark Conlan".

Mark Conlan, RPLS
Project Manager



410 N. Seguin Ave.
New Braunfels, TX 78130
HMTNB.COM
830.625.8555 • FAX: 830.625.8556
TBPE FIRM F-10961

REC#: 00197600 7/24/2017 11:49 AM
TRAN: 112.0000 P&Z VARIANCE FEES
OPER: CASH TERM: 001
REF#: 1305 LC
REPLAT-MILLER EST.
P&Z VARIANCE FILING 250.00CR
TENDERED: 250.00 1 CHECK(S)
APPLIED: 250.00
CHANGE: 0.00

July 17, 2017

City of Garden Ridge
Planning Department
9400 Municipal Pkwy
San Antonio, Texas 78266

RE: Reason for Platting – Miller Estates, Lot 1RA & 1RB

To Whom It May Concern:

Please accept this letter as an explanation of platting to the above mentioned Plat. HMT is submitting a replat to establish Miller Estates, Lot 1RA & 1RB that is located in the ETJ of the City.

As discussed with City Staff, this plat is due to the existing cell tower located on the property. The owner would like to retain ownership of the lease area around the tower (Lot 1RB) and sell the remainder of the property (Lot 1RA). It is the owners intention to retain ownership of the cell tower lot, as long as the use remains. Once the area is no longer used for the location for a cell tower (Lot 1RB), the intention is for the ownership of the cell tower lot to revert to current owner of the remainder lot (Lot 1RA).

Please contact me if you have any questions or comments.

Thank you,

A handwritten signature in blue ink, appearing to read "Mark Conlan", written over a horizontal line.

Mark Conlan, RPLS
Project Manager



410 N. Seguin Ave.
New Braunfels, TX 78130
HMTNB.COM
830.625.8555 • FAX: 830.625.8556
TBPE FIRM F-10961

July 17, 2017

City of Garden Ridge
Planning Department
9400 Municipal Pkwy
San Antonio, Texas 78266

RE: Waiver Request – Miller Estates, Lot 1RA & 1RB
Re: Lot Area

To Whom It May Concern:

Please accept this letter as a waiver request to the above mentioned Plat. HMT is requesting a waiver per the request of the City of Garden Ridge for this piece of property that is located in the ETJ of the City. This waiver is a request to allow for a reduction in the minimum lot area of Lot 1RB on the attached plat.

This request is due to the existing cell tower located on the property. The owner would like to retain ownership of the lease area (Lot 1RB) and sell the remainder of the property (Lot 1RA).

In my professional opinion, the granting of this waiver will not adversely affect the health, welfare and safety of the Garden Ridge residents and visitors. We feel this waiver request is in harmony with the intent of the City of Garden Ridge Platting Ordinance.

Please contact me if you have any questions or comments.

Thank you,

A handwritten signature in blue ink, appearing to read "Mark Conlan".

Mark Conlan, RPLS
Project Manager



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July 17, 2017

Mr. Gary L. Miller
21111 Tree Top Cove
Garden Ridge, TX 78266

Re: Owner Authorization – Miller Estates. Site located along F.M 3009, Garden Ridge, TX.

I, Mr. Gary Miller, authorize HMT Engineering and Surveying to act as the authorized agent for the platting process with the City of Garden Ridge. The legal description of the property is Lot 1, Miller Estates, City of Garden Ridge, Comal County, Texas.

Thank you,



Gary Miller



City of Garden Ridge

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

August 25, 2017

NOTICE OF PUBLIC HEARINGS

Dear Property Owner,

The Planning and Zoning Commission of the City of Garden Ridge, Texas will conduct public hearings on September 12, 2017 at 6:00 p.m. The public hearings will be held in the Garden Ridge City Hall Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas.

The purpose of the public hearings will be to consider:

1. A petition by Gary Miller for variances for the establishment of Lot 1RB through the proposed replat of Lot 1, Miller Estates, Comal County, Texas located in the Extraterritorial Jurisdiction (ETJ) of the City of Garden Ridge, Texas and further located on the northeast side of F.M. 3009 and northwest side of Schoenthal Road at the intersection of F.M. 3009 and Schoenthal Road:
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A location map, adjacent property owner list and preliminary replat are contained as attachments.

The public is invited to attend and submit oral or written comments on this matter.

Sincerely,

Shelley Goodwin, TRMC
City Secretary

Enclosures:

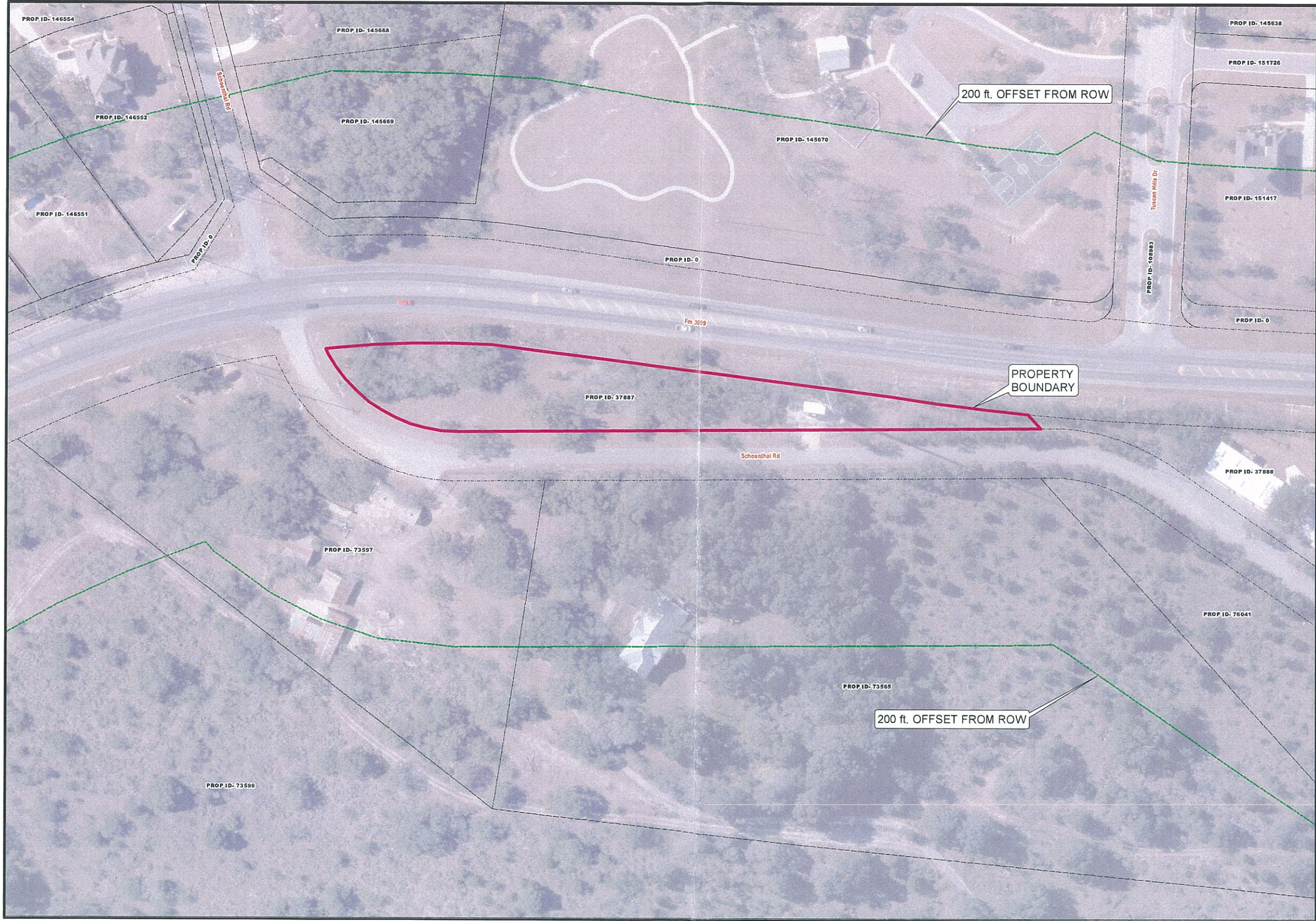
Location Map

Adjacent Property Owner List

Preliminary Replat

Properties adjacent to Miller Estates, Lot 1RA & 1RB						
Address of Property	Owner Name	Address of Owner				
22302 Larmona Cove	William and Queen Edwards	Same as Property				
9200 Tuscan Drive	POA Georg Ranch Inc	6391 De Zavala Road, Ste 223D, San Antonio, TX 78249				
Schoenthal Road	Don Green	979 Oak Park, Schertz, TX 78154				
21326 Hampton Park	Denise and Scott Cooper	Same as Property				
21322 Hampton Park	Helario Melchior Jr	Same as Property				
21318 Hampton Park	Hector and Karen Esteves	Same as Property				
FM 3009	Hanson Aggregates	PO Box 660225, Dallas, TX 75266				
FM 3009	Rittimann Ranches, LLC	875 Coyote Run, New Braunfels, TX 78132				
9292 Schoenthal Road	Rittimann Ranches, LLC	875 Coyote Run, New Braunfels, TX 78132				
9324 Schoenthal Road	Rittimann Ranches, LLC	875 Coyote Run, New Braunfels, TX 78132				
9229 Schoenthal Road	Gary and Paulette Miller	21111 Tree Top CV, Garden Ridge, TX 78266				

Date: 7/19/2017 User Name: barboza Document Path: \\hmt-server-2\Engineering\Projects\Subdivision Platting\PLT14 - Replat Lot 1, Miller Estates\Planning\GIS\MILLER ESTATES REPLAT EXHIBIT.mxd



4014 SEQUOIA AVE
NEW BRAUNFELS
TEXAS, 78130
www.hmt.com
P: 409.242.4255

HMT
ENGINEERING & SURVEYING

1 inch = 50 feet

**MILLER ESTATES REPLAT
(200' BUFFER)**

MARK	DATE	DESCRIPTION	BY

COMAL COUNTY, TEXAS
GARDEN RIDGE, TEXAS
**MILLER ESTATES
REPLAT EXHIBIT**

Project No.: -
Designed By: LB
Cartography By: LB
Checked By: LB

EX 1

TEBPE Firm No. F-10961

PLAT NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED ELECTRIC SERVICE BY CPS. TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR SPECTRUM. WATER SERVICES WILL BE SUPPLIED BY CITY OF GARDEN RIDGE. THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. GRID DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00015.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON PINS WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY LIMITS OF GARDEN RIDGE, TEXAS.
- THIS SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD) AS DEFINED BY THE COMAL COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48091C0420F, EFFECTIVE DATE SEPTEMBER 02, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

CPS NOTES:

- THE CITY OF SAN ANTONIO, AS A PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED MARK F. CONLAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE ON THE GROUND UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

MARK F. CONLAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6342
410 N. SEGUIN AVE., NEW BRAUNFELS, TEXAS 78130

PLAT PREPARED JUNE 21, 2017



410 N. SEGUIN AVE.
NEW BRAUNFELS,
TEXAS 78130
WWW.HMTNB.COM
PH: (830)625-8555
TBPE FIRM F-10961
TBPLS FIRM 10153600

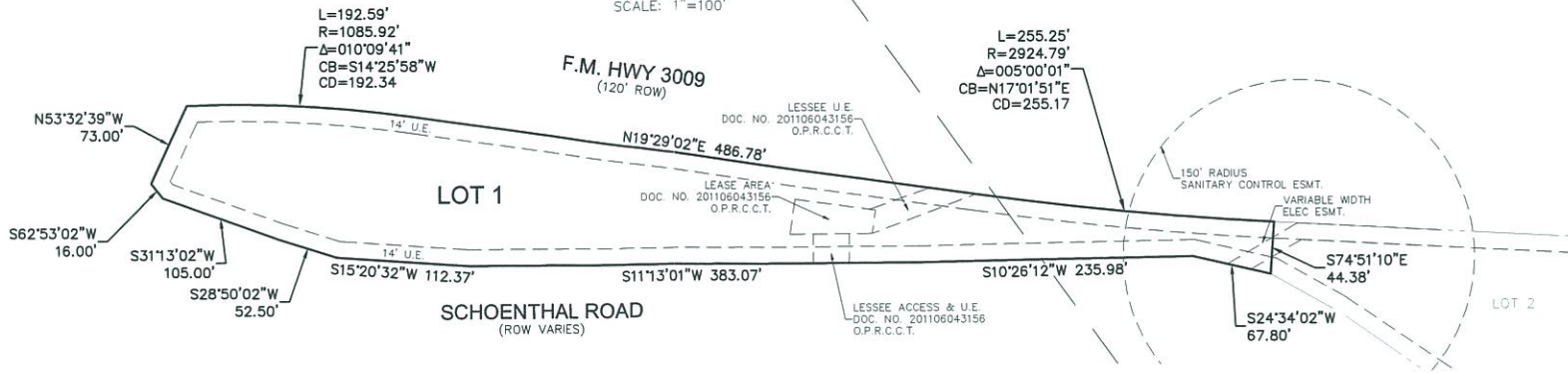
REPLAT ESTABLISHING
MILLER ESTATES,
LOT 1RA & 1RB

BEING LOT 1, MILLER SUBDIVISION, RECORDED IN VOLUME 12,
PAGE 179, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS

AREA BEING REPLATTED

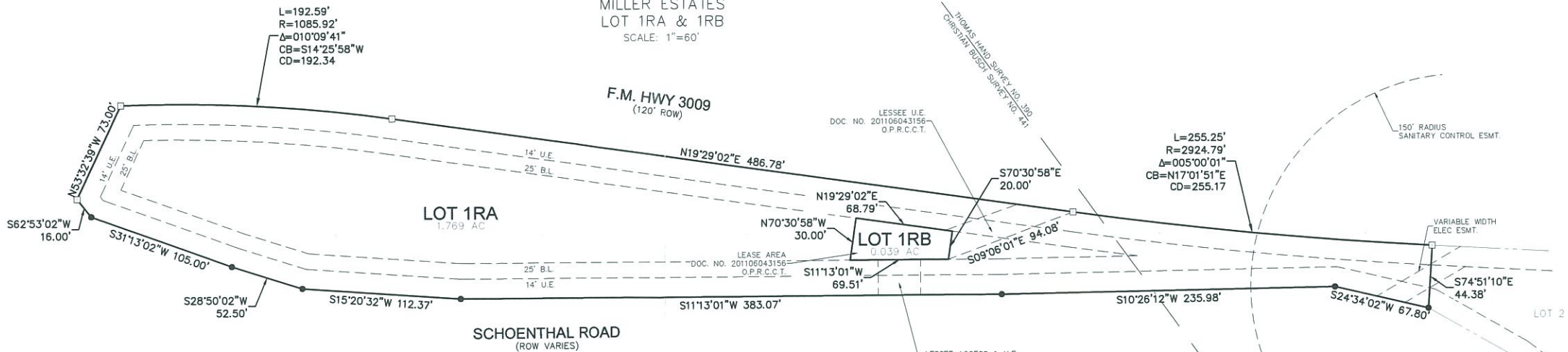
THIS AREA BEING REPLATTED HAS BEEN PREVIOUSLY
PLATTED ON A PLAT KNOWN AS MILLER ESTATES, AS RECORDED IN VOLUME 12,
PAGE 179, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

SCALE: 1"=100'



REPLAT
MILLER ESTATES
LOT 1RA & 1RB

SCALE: 1"=60'



TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE R.O.W. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE R.O.W. WILL NOT BE ALLOWED.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF XXX (?) ACCESS POINT(S), BASED ON OVERALL PLATTED HIGHWAY FRONTAGE APPROXIMATELY 935 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

STATE OF TEXAS
COUNTY OF COMAL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS REPLAT ESTABLISHING MILLER ESTATES, LOTS 1RA & 1RB, A SUBDIVISION TO THE CITY OF GARDEN RIDGE, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL ALLEYS, STREETS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GARY L. MILLER
21111 TREE TOP COVE
GARDEN RIDGE, TEXAS 78266

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS
____ DAY OF _____, 20____
BY _____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

LEGEND:

- = FND 1/2" IRON PIN
- = SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
- U.E. = UTILITY EASEMENT
- B.L. = BUILDING SETBACK LINE
- R.O.W. = RIGHT-OF-WAY
- N.V.A.E. = NON-VEHICULAR
ACCESS EASEMENT
- M.P.R.C.C.T. = MAP AND PLAT RECORDS,
COMAL COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,
COMAL COUNTY, TEXAS
- = FND TXDOT DISK MONUMENT

THE CITY ENGINEER OF THE CITY OF GARDEN RIDGE, COMAL
COUNTY, TEXAS HEREBY CERTIFIES THAT THIS SUBDIVISION
PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE
SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS
APPROVAL IS REQUIRED.

CITY ENGINEER

STATE OF TEXAS
COUNTY OF COMAL

I, _____ DO HEREBY CERTIFY THAT THE FOREGOING
INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS,
DOC# _____ OF COMAL COUNTY ON THE _____ DAY
OF _____, 20____, AT _____
M.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF
_____, 20____,

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY

September 6, 2017

**To the City of Garden Ridge, Texas
Planning and Zoning Commission**

The following is an application to be considered for the current open position on the Planning and Zoning Commission.

My name is Denise Karen Diaz. I live at 21010 Gunther Grove and have been a resident of Garden Ridge since 1999.

I am a former Assistant Vice President of the Federal Reserve Bank of Dallas, San Antonio Office. I retired in 2012 after 32 years of service. I had oversight responsibility for the operations at the Bank, which included Financial Management, Human Resources, Building Services, Law Enforcement and Cash Services.

In addition, during my tenure at the Federal Reserve, I represented the Bank on numerous boards and task forces of civic organizations. Some of which were the following:

Society for Human Resource Management

American Society for Industrial Security

San Antonio Chamber of Commerce – Education Council Task Force

San Antonio Women's Chamber of Commerce

San Antonio ISD – Leadership Team Business Member

Northeast ISD – Community Education Advisory Council

Over the last two years I have been a Board member of the Trophy Oaks Home Owners Association. In year one I served as Secretary, and currently serve as the Vice President and Secretary.

While my previous experience does not include planning and zoning, as can be seen by my previous business and civic experience, I am quite able to study and learn the issues associated with diverse issues. I am most interested in joining the Planning and Zoning Commission, at this time, as I believe this commission is a key player in the City's Master Land Use Plan.



**MINUTES OF PLANNING & ZONING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 8, 2017**

Commissioners present:

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

Commissioners Absent:

Commissioner David Heier
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, August 8, 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 (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.

Sam Stocks, Chair, opened the public hearing at 6:03 p.m. and asked if anyone wished to speak.

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 the building installed encroaches 6.5 feet into 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.

Sam Stocks, Chair, asked if anyone else wished to speak. No one did, so he closed the public hearing at 6:06 p.m.

Motion: Upon a motion made by Commissioner Owen, and seconded by Commissioner Willis, to recommend to City Council the approval of the 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. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion carried unanimously.

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

Motion: Upon a motion made by Commissioner Miller, and seconded by Commissioner Owen, to recommend to City Council the reappointment of Commissioners Ringle, Willis, and Heier due to expiring terms of office September 30, 2017 for a two year term expiring September 30, 2019. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion carried unanimously.

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

Motion: Upon a motion made by Commissioner Ringle, and seconded by Commissioner Miller, to appoint Commissioner Willis as Planning and Zoning Commission Vice-Chair. The Planning and Zoning Commission voted four (4) for, none (0) opposed, and one (1) abstain (Commissioner Willis). The motion carried.

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

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

Sam Stocks, Chair, announced the Public Meeting to be held on August 28, 2017 at 6:30p.m. and encouraged everyone to attend to review the Draft Land Use Master Plan.

The Planning and Zoning Commission discussed the zoning for the proposed zoning areas. They also discussed driveways and proposed sewer lines along F.M. 2252

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.

Motion: Upon a motion made by Commissioner Owen, and seconded by Commissioner Miller, to approve the Planning and Zoning Commission Regular Meeting Minutes of July 11, 2017. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion carried unanimously.

ii. Items discussed at the August 2, 2017 City Council Regular Meetings.

Nancy Cain, City Administrator, stated the City Council did not discuss any Planning and Zoning Commission items at their August 2, 2017 Regular Meeting.

iii. Set date, time and location for next meeting (September 12, 2017).

Nancy Cain, City Administrator, stated the Planning and Zoning Commission's next Regular Meeting is September 12, 2017 at 6:00p.m. and there is also a Steering Committee meeting on August 28, 2017 at 6:30p.m.

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

No one wished to speak.

6. Adjournment

Motion: Upon a motion made by Commissioner Owen and a second by Commissioner Ringle, the meeting was adjourned at 6:28 p.m.

Sam Stocks, Chair

ATTEST:

Shelley Goodwin, TRMC
City Secretary

**SIGN IN TO SPEAK AT THE AUGUST 8, 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.

- 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.*

NAME	ADDRESS	SUBJECT
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