



City of Garden Ridge

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

PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, OCTOBER 9, 2018, 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a regular meeting at 6:00 p.m., Tuesday, October 9, 2018, 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 October 5, 2018, before 5:00 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 to the City Secretary 48 hours prior to this meeting.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Citizen Comment Period** – limited to 30 minutes total

Rules for Citizens' Participation:

The Planning and Zoning Commission welcomes citizen participation and comments at all Commission Meetings. The Commission offers citizens the opportunity to address them by signing up to speak prior to the meeting. 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. End your speaking at the time allotted below.
- b) Speaking:
 - i. First citizen comment period
 1. You are required to sign up to speak.
 2. You are limited to one 3 minute period.
 - ii. Business item period
 1. You are required to sign up to speak.
 2. You are limited to one 3 minute period.
 - iii. Second citizen comment period
 1. You are not required to sign up.
 2. You are limited to one 2 minute period.
 - iv. State your name and address before your comments begin.
 - v. You are only allowed to speak once per topic, unless also speaking during a posted Public Hearing.

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

5. Business Items

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

a) Approvals/Recommendations.

- i. Approval of Minutes for September 11, 2018, Planning and Zoning Commission Regular Meeting.
- ii. Receive recommendations and consideration of appointment of Planning and Zoning Commission Chair and Vice Chair for a one-year term.
- ii. Planning and Zoning Commission Place 6 vacancy (term expiring September 30, 2019).
 1. Interview possible candidate/candidates.
 2. Make a recommendation to the City Council for appointment of Commissioner.

b) Discussions/Reports/Updates.

- i. An Ordinance of the City Council of the City of Garden Ridge, Texas amending the Comprehensive Planning and Zoning Ordinance for the City, establishing zoning regulations; providing policies and procedures pursuant to the Texas Local Government Code; comprehensive zoning district regulations; zoning map; general provisions; use, height and area regulations; special uses and structures; conditional uses; site plans; visual screening; off-street parking and loading regulations; non-conforming buildings and uses; zoning district boundary verification procedures; zoning of annexed areas; administrative rules and procedures; definitions; appendices; providing other provisions relating to the subject; providing for the administration, enforcement, and amendment thereof; providing a savings clause and for the repeal of all other ordinances in conflict herewith; prescribing a penalty for violations and establishing each day of such violation as a separate offense; providing for severability; and providing an effective date.
 1. Receive proposed changes and review the proposed Ordinance.
 2. Discuss and make possible recommendation on future meetings or direction regarding Ordinance development process.
 - ii. Fiscal Analysis of Proposed Utility Infrastructure to Support Growth in FM 2252 / FM 3009 Area (Fiscal Impact Analysis)
 - iii. Direction from City Council regarding Zoning and Subdivision Ordinance rewrites.
 - iv. Direction from City Council to amend Ordinance 13-062017, deleting section 5.1.13 regarding the 70-foot Extreme High Voltage electric transmission easement and incorporating flag pole construction and installation as reflected in Resolution 442-102018.
 - v. Items discussed at the October 3, 2018, City Council Regular Meeting.
- ### c) Future Agenda Items.
- i. Commissioners input on agenda items.
 - ii. Announce the date, time and location for next meeting (November 13, 2018, at 6:00 p.m. at City Hall).

6. Citizen's Participation: - limited to 20 minutes total.
See "Rules for Citizen's Participation" under Item 4.
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:

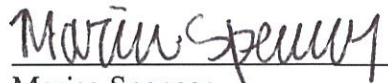
The Council may vote or act upon any item within this Agenda. The Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matter listed above, as authorized by Title 5, Chapter 551, of the Texas Government Code.

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.

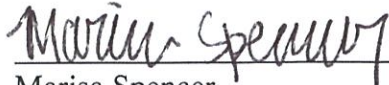
Attendance By Other Elected or Appointed Officials:

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.



Marisa Spencer
Interim City Secretary

This is to certify that I, Marisa Spencer, posted this Agenda at 12:00 p.m. on October 4, 2018, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.



Marisa Spencer
Interim City Secretary



City of Garden Ridge

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

MINUTES PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, SEPTEMBER 11, 2018, 6:00 P.M.

Commissioners Present:

Chair Dr. Jim Miller
Vice-Chair Mark Hausheer
Commissioner Karen Diaz
Commissioner Kitty Owen
Commissioner David Ringle

Commissioners Absent:

Vacant position
Commissioner David Heier – unannounced absence

City Staff Present:

Nancy Cain, City Administrator
Cynthia Trevino, City Attorney
Shelley Goodwin, City Secretary
Marisa Spencer, Assistant City Secretary

Other City Councilmembers or Commissioners Present:

Mayor Larry Thompson
Councilmember Bryan Lantzy
Ken Kneupper, Wildlife Management Advisory Commissioner

1. Call to Order

With a quorum of the Planning and Zoning Commission Members present, Chair Dr. Jim Miller, called the regular meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00 p.m. on Tuesday, September 11, 2018, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Roll Call

See above

3. Pledge of Allegiance

Dr. Jim Miller, Chair, led the Pledge of Allegiance.

4. Citizen Comment Period – limited to 30 minutes total

Astrid Wisser, 9902 Katharine Glen, spoke regarding the Zoning and Subdivision Ordinance change and in opposition of building a hotel in Garden Ridge.

Sibyl Kent, 10020 Calley Circle, spoke in opposition of building a hotel in Garden Ridge.

Jon Janovec, 9944 Michelle Hill, spoke regarding the Zoning and Subdivision Ordinance change and in opposition of building a hotel in Garden Ridge.

Jeff Thomas, 10003 Calley Circle, spoke in opposition of building a hotel in Garden Ridge.

Ken Kneupper, 8891 Schoenthal Road, spoke regarding the Zoning and Subdivision Ordinance change and stated he had a different opinion than others since he has attended previous meetings. He stated that by rewriting the ordinance, the type of hotel or other structures can be dictated. He also spoke regarding the growth in Comal County in general.

5. Business Items

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

a) Approvals/Recommendations.

i. Approval of Minutes for August 14, 2018 Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Commissioner Ringle, seconded by Commissioner Diaz, to approve the Minutes for the August 14, 2018, Planning and Zoning Commission Regular Meeting. The Planning and Zoning Commission voted four (4) for, none (0) opposed. The motion carried unanimously.

ii. Planning and Zoning Commission Place 6 vacancy (term expiring September 30, 2019).

1. Interview possible candidate/candidates.

Dr. Miller, Chair, announced that Mr. Chambers was unable to attend the meeting tonight due to medical reasons and this item will be placed on the October agenda.

2. Make a recommendation to the City Council for appointment of Commissioner.

b) Discussions/Reports/Updates.

i. An Ordinance of the City Council of the City of Garden Ridge, Texas amending the Comprehensive Planning and Zoning Ordinance for the City, establishing zoning regulations; providing policies and procedures pursuant to the Texas Local Government Code; comprehensive zoning district regulations; zoning map; general provisions; use, height and area regulations; special uses and structures; conditional uses; site plans; visual screening; off-street parking and loading regulations; non-conforming buildings and uses; zoning district boundary verification procedures; zoning of annexed areas; administrative rules and procedures; definitions; appendices; providing other provisions relating to the subject; providing for the administration, enforcement, and amendment thereof; providing a savings clause and for the repeal of all other ordinances in conflict herewith; prescribing a penalty for violations and establishing each day of such violation as a separate offense; providing for severability; and providing an effective date.

1. Receive proposed changes and review the proposed Ordinance.

Cynthia Trevino, City Attorney, stated she received the additional homework that Commissioner Diaz performed after the last regular meeting. She provided each Commissioner with copies. (see attached).

2. Discuss and make possible recommendation on future meetings or direction regarding Ordinance development process.

Dr. Miller stated he would like to have more time to review the documents. Cynthia Trevino, City Attorney, suggested putting the attached documents on the next meeting agenda for further discussion among all Commissioners, and the Commission agreed.

ii. Recommendation to extend the October 1, 2018 date for the rewriting of Zoning and Subdivision Ordinances.

The Commission discussed at length the amount of time they felt was needed to complete the ordinance rewrite and the process for completing the document.

Motion: A motion was made by Commissioner Ringle, seconded by Commissioner Owen, to collectively adopt a method of cascading districts into milestones in the order of 5,4,3,2,1 with expected delivery times for each milestone and delivery times will be assigned at the next Planning and Zoning Commission Regular Meeting. The Planning and Zoning Commission voted four (4) for, none (0) opposed. The motion carried unanimously.

iii. Items discussed at the September 5, 2018 City Council Regular Meeting.

Dr. Miller, Chair, stated City Council approved Commissioner Owen for another term in office. He also stated that since the most pressing problem has been getting attendance and having a quorum, City Council approved the request to hold two (2) regular meetings a month.

c) Future Agenda Items.

i. Commissioners input on agenda items.

The Commissioners agreed to take time to go over the proposed homework from Commissioner Diaz in order to discuss the documents during the next meeting, research provisions for Light Industrial Zoning in District Five, and discuss milestones for each zoning district. Commissioner Diaz requested to add the updated Feasibility Study (Fiscal Impact Analysis) to the next agenda packet.

ii. Announce the date, time and location for next meeting (October 9, 2018, at 6:00 p.m. at City Hall).

Dr. Miller, Chair, announced the next Planning and Zoning Commission Regular Meeting is scheduled for October 9, 2018, at 6:00 p.m. at City Hall.

6. Citizen's Participation: - limited to 20 minutes total.

Jeff Thomas, 10003 Calley Circle, spoke regarding concerns for the proposed plan for District Two (2).

Steve Wisser, 9902 Katherine Glen, spoke in opposition of building a hotel in Garden Ridge.

Tracy Brown, 10026 Calley Circle, spoke in opposition of building a hotel in Garden Ridge and stated it would not be positive growth for the City of Garden Ridge.

Astrid Wisser, 9902 Katharine Glen, spoke regarding the neighborhood of Regency Oaks being the only neighborhood that does not have a buffer.

Ken Kneupper, 8891 Schoenthal Road, spoke regarding the idea of possibly adding a hotel in the City and the revenue associated with it.

7. Adjournment

Motion: A motion was made by Commissioner Owen, seconded by Commissioner Hausheer, to adjourn the Planning and Zoning Commission Regular Meeting. The Planning and Zoning Commission voted four (4) for, none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, September 11, 2018, Planning and Zoning Commission Regular Meeting was adjourned at 7:55 p.m. by Dr. Jim Miller, Chair.

Dr. Jim Miller, Chair

ATTEST:

Marisa Spencer
Assistant City Secretary

**SIGN IN TO SPEAK AT THE SEPTEMBER 11, 2018
PLANNING AND ZONING COMMISSION REGULAR MEETING
CITIZEN COMMENT PERIOD**

Rules for Citizens' Participation:

The City Council welcomes citizen participation and comments at all City Council Meetings. The City Council offers citizens the opportunity to address them by signing up to speak prior to the meeting. If you speak, you follow these guidelines:

- a) Respect and courtesy:
 - i. Direct your comments to the entire City Council, not to an individual member, nor to the audience.
 - ii. Show the City Council the same respect that you would like to be shown.
 - iii. End your speaking at the time allotted below.
- b) Speaking:
 - i. First citizen comment period
 - 1. You are required to sign up to speak.
 - 2. You are limited to one 3 minute period.
 - ii. Business item period
 - 1. You are required to sign up to speak.
 - 2. You are limited to one 3 minute period.
 - iii. Second citizen comment period
 - 1. You are not required to sign up.
 - 2. You are limited to one 2 minute period.
 - iv. State your name and address before your comments begin.
 - v. You are only allowed to speak once per topic, unless also speaking during a posted Public Hearing.

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

NAME	ADDRESS	SUBJECT
1. Astrid Wisser	9902 Katherine Glen	Ordinance Change
2. Sibyl Kent	10020 Calley Cir	
3. Jon JAVOREC	9944 MICHELLE HILL	PROPOSED ORD/ZONING CHANGE
4. Jeff Thomas	10003 Calley Circle	" "
5. Ken KUEPPER	8891 SCHONFELDER RD	PROP. 2 ONE CHANGE
6.		
7.		
8.		
9.		
10.		

Sec. 46-142. - C-1a (General commercial - limited) district.

(a) *Purpose.* To establish and preserve areas of low-medium to medium intensity land use primarily devoted to limited general commercial activities.

(b) *Permitted uses.*

(1) The following uses are permitted by right:

Use

Activity centers, children's.

Community services.

Day care.

Funeral home.

Government facilities.

Gymnasiums/sports training facilities.

Kennel, indoor.

Office.

Overnight accommodations.

Park, community.

Park, linear/linkage.

Park, neighborhood.

Place of worship.

Schools: business, trade and post-secondary educational facilities.

Small animal grooming facility.

Veterinary clinic, small animals.

(2) The following uses are permitted with conditions:

Use	Special Standard
Auto service facilities	46-160(d)
Bed and breakfast	46-160(e)
Carwash	46-160(f)
Commercial parking	46-160(g)

Eating establishments	46-160(j)
Indoor entertainment activities	46-160(p)
Office, medical	46-160(s)
Passenger terminals	46-160(v)
Place of worship, with accessory uses not exceeding 2,500 sf.	46-160(w)
Place of worship, with accessory uses exceeding 2,500 sf., but not greater than 10,000 s.f.	46-160(x)
Residential to office conversion	46-160(y)
Retail sales and services	46-160(aa)
School, primary/secondary, private	46-160(bb)(5)
Self-enclosed monopole	46-160(kk)
Single-family attached, two dwelling units	46-160(dd)(1)
Single-family detached	46-160(dd)(1)
Small animal day care and training	46-160(ee-1)
Upper-story residential	46-160(gg)
Utilities, minor	46-160(hh)(1)
Utilities, intermediate	46-160(hh)(2)
Vehicle sales, rental or leasing facilities	46-160(ii)
Wireless transmission facilities, attached	46-160(kk)
Wireless transmission facilities, stealth	46-160(kk)

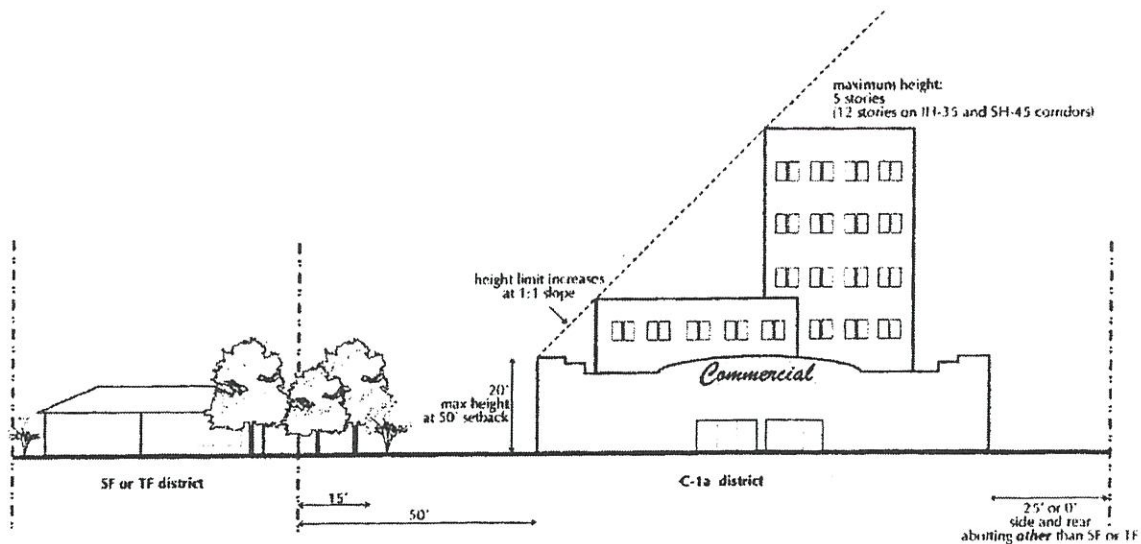
- (c) *Density and development standards.* All development within the C-1a (General commercial—limited) district shall conform to the density, development, and special standards described below:

(1) *C-1a (General commercial—limited) density and development standards.*

Density and Development Standards for C-1a (General commercial) ⁽¹⁾		
Description	Requirement	
	Standard	IH-35/SH45 ⁽²⁾
Minimum lot area	N/A	N/A
Minimum lot width	50 ft.	50 ft.
Minimum setback from street (ROW)	15 ft.	25 ft.
Minimum rear setback	0 or 10 ft. ⁽³⁾	0 or 10 ft. ⁽³⁾
Minimum rear setback abutting SF and TF zoned property when a pre-cast concrete panel fence option is used	50 ft. ⁽⁴⁾	50 ft. ⁽⁴⁾
Minimum rear setback abutting SF and TF zoned property when a masonry fence option is used	40 ft. ⁽⁴⁾	40 ft. ⁽⁴⁾
Minimum side setback	0 or 10 ft. ⁽³⁾	0 or 10 ft. ⁽³⁾
Minimum side setback abutting SF and TF zoned property when a pre-cast concrete panel fence option is used	50 ft. ⁽⁴⁾	50 ft. ⁽⁴⁾
Minimum side setback abutting SF and TF zoned property when a masonry fence option is used	40 ft. ⁽⁴⁾	40 ft. ⁽⁴⁾
Minimum setback for accessory building	0 or 5 ft. ^{(5) (6)}	0 or 5 ft. ^{(5) (6)}
Maximum height of principal building	5 stories	12 stories
Maximum height of accessory building	15 ft.	15 ft.
Maximum height of fence within street yard	3 ft. ⁽⁷⁾	3 ft. ⁽⁷⁾

Maximum height of fence outside street yard	8 ft. ⁽⁷⁾	8 ft. ⁽⁷⁾
⁽¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.		
⁽²⁾ For lots with frontage on IH-35 or SH 45.		
⁽³⁾ The setback shall be ten ft., except that common walls are not required to have a setback. The setback may be increased based on current fire and building codes.		
⁽⁴⁾ See subsection (e)(5) below, and section 46-200 regarding the compatibility buffer and fence requirements. See subsection (8) below for additional setback requirements for structures with a height in excess of 20 ft.		
⁽⁵⁾ The setback shall be five ft., except that common walls are not required to have a setback.		
⁽⁶⁾ Accessory buildings or structures are not permitted in any street yard.		
⁽⁷⁾ All fences shall provide a finished face to abutting streets.		

- (2) *Landscaping.* Landscaping requirements apply to all development in the C-1a (General commercial—limited) district. These requirements for the design, installation and maintenance of landscaping are intended to enhance or develop a unique character, identity, and environment for the city. These regulations are located in section 46-195.
- (3) *Off-street parking and loading.* Off-street parking requirements apply to development in the C-1a (General commercial—limited) district. These regulations are located in section 46-196.



Buffering: C-1a district abutting any SF or TF district

- (4) *Traffic impact studies.* Developments that are projected to generate 100 or more peak hour vehicle trips are required to submit a traffic impact study prior to approval of a development permit. The standards and requirements of the traffic impact study are located in section 46-197.
 - (5) *Access and circulation.* Vehicle access and circulation standards apply to development in the C-1a (General commercial—limited) district. These include requirements for connections to existing and future roads, connection to adjacent development, and design requirements for driveways. These regulations are located in section 46-198.
 - (6) *Outdoor storage and display.* Limited outdoor storage is allowed in the C-1a (General commercial—limited) district. The regulations that apply to outdoor storage are located in section 46-199.
 - (7) *Fire access requirement.* At least one face of the tallest segment of a multi-story building shall front on a designated fire lane.
 - (8) *Additional setback requirements.* All C-1a (General commercial—limited) uses which contain structures in excess of 20 ft. in height and which also abut SF (Single-family) or TF (Two-family) zoned property, shall be required to meet the additional setback requirements set forth herein. For each one foot of height in excess of 20 ft., the structure shall be set back from said abutting property line one extra foot in addition to the minimums set forth in the density and development standards table above.
- (d) *General commercial—limited design standards.* The following design standards apply to all buildings in the C-1a district. These standards are intended to ensure an attractive built environment in Round Rock. Alternative designs may be approved in writing by the zoning administrator in order to implement a specific, recognized architectural style not accommodated by the design standards below, excluding corporate architecture. Additions to sites and projects with existing buildings may continue the design style that has been previously established.
- (1) *Exterior wall finish.* The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.
 - a. For all buildings, except for concrete tilt-wall construction:

1. At least 75 percent of the total exterior wall finish, except for doors, windows, and trim, shall be natural stone, simulated stone, brick, stone-face or split-face concrete masonry unit (CMU); and
 2. No more than 25 percent may consist of stucco, fiber cement siding, architectural steel or metal, CMU other than split-face or stone-face, or glass with steel framing, except as modified by subsection f. below.
- b. For buildings utilizing concrete tilt-wall construction:
1. At least 75 percent of the total exterior wall finish, except for doors, windows, and trim, shall be natural stone, simulated stone, brick, stone-face or split-face concrete masonry unit (CMU), or stucco; and
 2. No more than 25 percent may consist of fiber cement siding, architectural steel or metal, CMU other than split-face or stone-face, or glass with steel framing, except as modified by subsection f. below.
- c. New or emerging materials not explicitly permitted herein may comprise a maximum of 25 percent of the total exterior wall finish if approved in writing by the zoning administrator based upon the product's durability and longevity.
- d. All CMU shall have an ashlar pattern.
- e. Where stucco exceeds 75 percent of the total exterior wall finish, a minimum four-foot wainscot of stone, simulated stone, or brick shall be incorporated.
- f. Glass with steel framing shall not exceed 25 percent of the total exterior wall finish for buildings less than three stories tall. Buildings that are three stories or taller may consist of a maximum 50 percent glass with steel framing.
- (2) *Exterior color.* Day-Glo, luminescent, neon, or similar types of color finishes are prohibited.
- (3) *Glass.* Except for photovoltaic cells, mirrored glass with a reflectivity of 20 percent or more is not permitted on the exterior walls and roofs of all buildings and structures.
- (4) *Orientation requirements.* Building elevations that face a public street shall have at least 15 percent of the wall facing the street consist of windows and/or pedestrian entrance areas.
- (5) *Building articulation.* All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings. Horizontal and vertical elements of exterior walls should vary in height, design and projection to provide substantial architectural interest and style. A minimum of four features from the following list shall be incorporated into the building design:
- a. Arcades/colonnades.
 - b. Decorative cornices.
 - c. Eaves.
 - d. Sloped or unique roof features (e.g., parapets, mansard).
 - e. Variation of roof lines.
 - f. Arched and/or recessed entryway.
 - g. Arched windows.
 - h. Gable windows.
 - i. Oval or round windows.
 - j. Transom windows.
 - k. Stone coursing around windows.

- l. Shutters.
 - m. Stone or brick accent wall.
 - n. Decorative stone or brick band.
 - o. Decorative tile or metal.
 - p. Awnings.
 - q. Canopies.
 - r. Storefronts.
 - s. Other feature as approved by the zoning administrator.
- (6) *Building elevation variation.* The following regulations shall apply to the primary façade and all building elevations facing a public street (right-of-way):
- a. Changes in wall planes shall be provided with a minimum depth of 12 inches at intervals of not more than 80 feet. A depth of 24 inches is recommended.
 - b. Building elevations shall include a change in color, texture, and/or exterior wall finish material at horizontal intervals of not more than 80 feet.
 - c. Building elevations shall include vertical articulation by means of a minimum of one change in color, texture, and/or exterior wall finish material for any structure exceeding 20 feet in height.
- (7) *Roofing materials.* Roofing materials for pitched roofs shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or simulated stone), non-reflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the zoning administrator.
- (8) *Commercial signs.* Signs shall meet the requirements of chapter 30 of this Code and be in harmony with the style and character of the development and should be an integral design component of the building architecture, building materials, landscaping and overall site development.
- (e) *C-1a compatibility standards.* Compatibility standards are intended to protect lower-intensity properties and residential neighborhoods from the adverse impacts sometimes associated with adjacent higher intensity development.
- (1) *Visual screening.* Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground-mounted equipment; and other similar structures and facilities are located in subsection 46-195(d)(2).
 - (2) *Roof-mounted mechanical equipment.* All roof-mounted mechanical equipment shall be screened from public view. Screening shall utilize the same or similar materials as the principal structure.
 - (3) *Noise.* The noise regulations of the Code shall apply, along with the following additional standard for outdoor paging systems and speakers: Outdoor paging systems, speakers, and remote ordering appliances shall not be located within 150 feet of any residential district.
 - (4) *Lighting.*
 - a. *Site lighting design requirements.*
 - 1. *Fixture (luminaire).* The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.
 - 2. *Light source (lamp).* Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master planned development.

3. *Mounting.* Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
 4. *Height of fixture.* The height of a fixture shall not exceed 25 feet.
- b. *Excessive illumination.*
1. *Interferes with use or enjoyment.* Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
 2. *Glares or is excessive.* Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.
- (5) *Compatibility buffer requirement.* All C-1a (General commercial-limited) uses which abut SF (Single-family) or TF (Two-family) zoned property shall be required to install and maintain a compatibility buffer which meets the requirements of section 46-200 along every property line which abuts said uses.

(Code 1995, § 11.409.1; Ord. No. Z-05-12-01-8B5, 12-1-2005; Ord. No. Z-07-11-20-10D3, § II, 11-20-2007; Ord. No. G-08-08-05-9B4, § II, 5-8-2008; Ord. No. G-10-01-28-9A1, § II, 1-28-2010; Ord. No. G-10-01-28-9A2, § II, 1-28-2010; Ord. No. G-10-01-28-9A1, § III, 1-28-2010; Ord. No. G-10-08-26-9C2, arts. 19—21, 8-26-2010; Ord. No. G-11-01-27-13B1, §§ VII—IX, 1-27-2011; Ord. No. G-11-03-10-9A2, § III, 3-10-2011; Ord. No. G-11-05-12-11A2, § VIII, 5-12-2011; Ord. No. G-11-06-23-9A2, § III, 6-23-2011; Ord. No. G-11-08-25-8A8, art. 17, 8-25-2011; Ord. No. G-13-03-14-F2, § VII, 3-14-2013; Ord. No. O-2017-4231, § III, 3-23-2017)

Sec. 46-155.3. - MU-L (Mixed-use limited) district.

- (a) *Purpose.* The purpose of the MU-L district is to allow single-family and limited commercial uses in structures that are single-family residential in style. For the purposes of this district, limited commercial uses include bed and breakfast, office, live/work units, and very limited retail uses including personal services, artisanal production, and boutique shops. Changes from single-family to a limited commercial use shall be considered a conversion.
- (b) *Permitted uses.* The following uses are permitted subject to applicable supplementary use standards provided in section 46-160:

Use	Supplementary Use Standards
Bed and Breakfast	None
Carriage House/Accessory Dwelling Unit	46-160(q-1)
Government Facilities	None
Live/Work	46-160(q)
Office	None
Park, Community	None
Park, Linear/Linkage	None
Park, Neighborhood	None
Place of Worship	None
Public Safety Facility	None
Retail Sales and Services	46-160(aa)
Single-family Detached Home	None
Utilities, Minor	46-160(hh)
Utilities, Intermediate	46-160(hh)
Wireless Transmission Facilities, Stealth	46-160(kk)

--	--

- (c) *Density and development standards.* All development, including expansions and new construction, within the MU-L (Mixed-use limited) district shall conform to the density and development standards described below.

(1) *MU-L (Mixed-use limited) density and development standards.*

Density and Development Standards for MU-L ⁽¹⁾	
Description	Requirement
Minimum front setback from street (ROW)	Contextual ⁽²⁾
Minimum rear setback, garages and carports	5 ft.
Minimum rear setback with alley	5 ft.
Minimum rear setback without alley	20 ft.
Minimum side setback	5 ft.
Minimum setback, accessory buildings	5 ft. ⁽³⁾
Maximum height, principal building	2.5 stories
Maximum height, accessory building	15 ft., or 25 ft. ⁽⁴⁾
Maximum height of fence within street yard	3 ft. (non-wrought iron) 6 ft. (wrought iron)
Maximum height of fence outside street yard	6 ft.

⁽¹⁾ Special purpose lots, such as landscape lots and utility lots, are exempted from these requirements.

⁽²⁾ Buildings shall be subject to a contextual front setback in accordance with subsection 46-163(c)(3).
The contextual setback shall establish the minimum required depth.

⁽³⁾ The setback on all side lot lines shall be 5 feet; the front setback shall be measured from the front

building facade of the principal structure.

- (4) A one-story accessory building shall be no taller than 15 feet. If an accessory dwelling unit is located on top of a garage, the height may be up to 25 feet, or 5 feet taller than the principal building if the principal building is over 25 feet tall.

(2) *Setback requirements.*

- a. Except as provided below, all required setbacks shall be free from all encroachments, such as accessory buildings or structures, eaves, roof overhangs, box windows and fireplaces/chimneys. Air conditioning units and other ground mounted mechanical equipment are exempt from this requirement.
- b. Structures may not encroach on any utility easements and utility setbacks described in the City of Round Rock Design and Construction Standards. Setbacks shall be adjusted to accommodate conflicts with utility easements.

(3) *Parking.* In accordance with the downtown master plan, the following standards are meant to encourage a pedestrian-friendly environment by minimizing curb cuts and the visual presence of on-site parking.

- a. All nonresidential uses shall provide on-street or on-site parking equal to one space per 400 square feet of gross floor area.
- b. An applicant shall be permitted to provide fewer parking spaces than the 1:400 ratio where a site has insufficient driveway capacity and street frontage to accommodate the required parking in those areas.
- c. Parking shall be accommodated in an existing on-site driveway and/or garage first before the applicant improves other areas.
- d. On-street parking shall be created before additional on-site parking is created.
- e. Parking and access shall be permitted only on improved surfaces.
- f. A minimum of two on-site parking spaces shall be required for single-family uses.
- g. For live/work units, parking shall be calculated at the rate indicated above for the gross floor area of the entire structure.
- h. On-site parking, with the exception of parking in an existing on-site driveway or garage, is not required but may be constructed in any amount as desired by the applicant. Where on-site parking is incorporated, it shall be placed in an unobtrusive location that minimizes impacts to pedestrian circulation.
 1. On-site parking is prohibited in the street yard.
 2. On-site parking shall be accessed from an alley or secondary frontage where available.
 3. If a property has an existing driveway, it may be utilized to meet the parking requirement but may not be expanded in the street yard to accommodate additional parking. Slight modifications may be made to the existing driveway to access additional parking located outside the street yard.
 4. A driveway may be constructed in the front street yard only if it is the sole means for accessing on-site parking.

5. A property may have more than one driveway only when the existing driveway accesses a garage and an additional driveway is necessary to access on-site parking.
 6. A driveway shall be no wider than 18 feet within the required front or side setback.
 - i. On-street parking requirements.
 1. Diagonal parking shall be utilized on the following streets: North Lewis Street, North or South Stone Street, North or South Black Street, North Nelson Street, and North College Street.
 2. Parallel parking shall be utilized on the following streets: East Liberty Avenue, East Bagdad Avenue, East Austin Avenue, Park Way, and Timberwood Drive.
 3. On-street parking is prohibited on East Main Street without prior written approval from the transportation director.
 4. The materials and design for all on-street parking shall be approved by the transportation director.
 - j. A new garage shall be permitted with the following standards:
 1. Where an alley exists, garages shall be oriented toward the alley and the alley shall be utilized to access the garage. If an alley does not exist, garages shall be oriented toward a secondary frontage, which shall be utilized to access the garage. If the garage is oriented toward the secondary frontage, the facade that faces the primary frontage shall include articulation such as windows and doors.
 2. No portion of a garage is permitted in any street yard along the primary frontage.
 3. A driveway constructed to access a new garage shall be no wider than 18 feet within the setback, and no wider than the garage at any point.
- (4) *Traffic impact analysis.* A traffic impact analysis (TIA) shall not be required for any development in the MU-L district.
- (5) *Lot fencing standards.*
- a. The following design standards apply to fencing in the MU-L district:
 1. Fences shall be constructed of the following materials: brick, natural stone, simulated stone, wrought iron, or wood. Other decorative masonry materials, reinforced concrete, or wrought iron equivalents may be approved by the zoning administrator.
 2. Fence posts shall be constructed of rust-resistant metal parts, concrete-based masonry or concrete pillars.
 3. Fence posts and fence panels for non-wood fences shall be capped.
 4. All fences shall provide a finished face to all public rights-of-way.
 5. Fences may be eight feet in height to accommodate topographical changes, as approved by the zoning administrator.
 6. Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.
 - b. All nonresidential uses shall be required to install and maintain a fence constructed of masonry materials such as brick, natural stone, simulated stone, decorative reinforced concrete, or other equivalent material approved by the zoning administrator, a minimum of six feet in height, along every property line which is adjacent to a residential use. The zoning administrator may waive the requirement based upon a finding of any of the following:
 1. The zoning administrator determines that due to the site plan layout and/or existing conditions, potential impacts will be negligible;

2. The zoning administrator receives a letter from the adjacent residential property owner(s) requesting that the fence not be installed; or
3. The zoning administrator determines that existing and/or proposed vegetation will serve as an adequate screen.

(6) *Landscaping.*

- a. Landscaping foundation treatment shall be required in accordance with the Category 3 standards in subsection 46-195(h) for all nonresidential uses.
- b. Minor modifications to design and development standards may be adjusted to protect and accommodate protected trees as identified in chapter 43.

- (7) *Outdoor display and storage.* No equipment, goods, supplies or materials associated with the limited commercial use shall be displayed or stored where visible from an abutting right-of-way or at the property line of an abutting property at a point six feet above the finished grade.

(d) *MU-L (Mixed-use limited) district design standards.*

- (1) New construction shall meet the city historic design guidelines for residential properties, except as specifically modified by this Code.
- (2) Architectural changes to an existing building and expansions shall reflect the original architecture, including roof materials, articulation, windows, doors, and exterior finish, and shall be in compliance with the historic residential character recommendations in the downtown master plan where it does not conflict with the standards herein. An appeal to this design requirement shall be heard by the historic preservation commission.
- (3) Pitched roofs shall be required for all detached structures and shall have a pitch equal to or greater than 4:12. The pitch may be 3:12 if the span is greater than 60 feet.
- (4) The exterior finish of all new buildings shall be of natural stone, simulated stone, brick, stucco, fiber cement siding (excluding flat, unarticulated panels), or wood siding. Single-family uses with structures less than 150 square feet shall be exempt from exterior finish requirements.
- (5) New construction on a vacant lot shall consist of detached structures not sharing a common wall and shall have only one entrance fronting on the street bearing the address.
- (6) All signs shall comply with the regulations set forth in chapter 30 of the Code.
- (7) Where ramps or other accessibility-related structures are installed such that they are visible from the right-of-way, they shall be integrated into the building design by facing the structure with the same exterior materials as the building, using the same stone material that was used in the landscape if applicable, or screening structures behind planters and other landscape features.

(e) *MU-L (Mixed-use limited) district compatibility standards.* Compatibility standards are intended to minimize the adverse impacts sometimes associated with adjacent higher intensity development.

- (1) The hours of operation of any nonresidential use shall be limited to 7:00 a.m. to 8:00 p.m. for access by the public. Appeals to these operating hours may be heard by the zoning board of adjustment.
- (2) Visual screening. For conversions from single-family to nonresidential uses, visual screening with landscaping or fencing of trash receptacles, ground-mounted equipment, and other similar features shall be required where visible from any public street.
- (3) All nonresidential uses shall not produce external noise, vibration, smoke, dust, odor, heat, glare, fumes, electrical interference or waste runoff.
- (4) *Lighting.*
 - a. External lighting shall be arranged and controlled so as to deflect light away from any abutting residential uses.

- b. Building illumination. Compact fluorescent, incandescent, or light emitting diode (LED) fixtures appropriate to a residential style of a building shall be used.
- c. Site lighting design requirements.
 - 1. *Mounting.* Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
 - 2. *Height of fixture.* The height of a freestanding fixture shall not exceed eight feet.
- d. Excessive illumination.
 - 1. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
 - 2. Lighting shall not be oriented so as to direct glare or excessive illumination onto the street in a manner that may distract or interfere with the vision of drivers on such streets.
 - 3. The foot candle reading at the property line shall not exceed one foot candle.

(Ord. No. G-13-07-11-H2, § III, 7-11-2013; Ord. No. O-2017-4288, § IV, 4-13-2017)

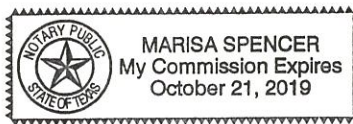
In the name and by the authority of
The State of Texas

OATH OF OFFICE

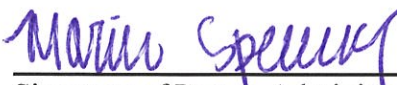
I, Mark Hausheer, do solemnly swear, that I will faithfully execute the duties of the office of Planning & Zoning Commission Member of the City of Garden Ridge, State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.


Affiant

SWORN TO and subscribed before me by affiant on this 11th day of September, 2018.



(Seal)


Signature of Person Administering Oath

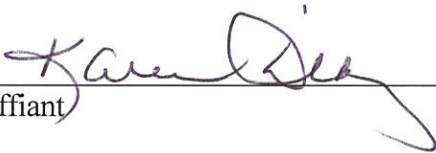
Marisa Spencer
Printed Name

NOTARY PUBLIC
Title

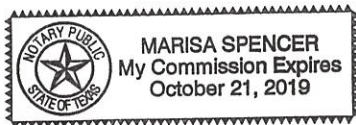
In the name and by the authority of
The State of Texas

OATH OF OFFICE

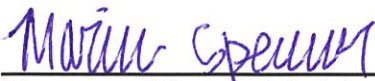
I, Karen Diaz, do solemnly swear, that I will faithfully execute the duties of the office of Planning & Zoning Commission Member of the City of Garden Ridge, State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.


Affiant

SWORN TO and subscribed before me by affiant on this 11th day of September, 2018.



(Seal)


Signature of Person Administering Oath

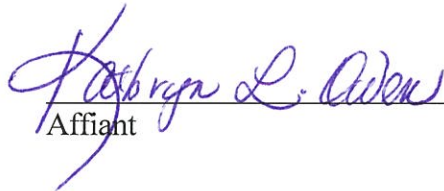
Marisa Spencer
Printed Name

NOTARY PUBLIC
Title

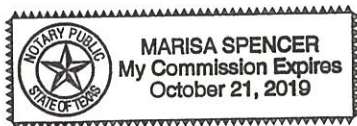
In the name and by the authority of
The State of Texas

OATH OF OFFICE

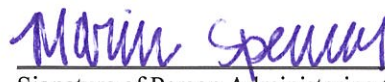
I, Kitty Owen, do solemnly swear, that I will faithfully execute the duties of the office of Planning & Zoning Commission Member of the City of Garden Ridge, State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.


Affiant

SWORN TO and subscribed before me by affiant on this 11th day of September, 2018.



(Seal)


Signature of Person Administering Oath


Printed Name

Notary Public
Title

Planning and Zoning Commission 9/11/18

NAME	ADDRESS	SUBJECT
1. Jeff Thomas	10003 Colley Circle	Area 2
2. STEVE WISSEN	9902 KATHARINE GLEN	
3. Tracy Brown	10026 Colley Cir	
4. Astrid Visser	9902 Katharine Glen	
5. Kew Knepper	8891 SCHWEDTHER RD.	
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		

City Secretary

From: noreply@civicplus.com
Sent: Saturday, July 07, 2018 8:02 PM
To: City Secretary; City Administrator
Subject: Online Form Submittal: City Commission Volunteer Interest Form

City Commission Volunteer Interest Form

City Commission Volunteer Interest Form

Date 7/7/2018

First Name George

Last Name Chambers

Address 9412 Magic Falls

City Garden Ridge

State TX

Zip Code 78266

Phone Number 210-815-2299

Other contact number Field not completed.

Email Address

Occupation Retired Radio-TV owner operator 1982-2017 Part Time pastor
United Methodist Church

Please check which of the following Commission you have a desire to serve on: Any City Commission

Tell us why you desire to serve on a City Commission. Get involved and help better our community

List any Boards, Commissions or Committees you have previously served on in Field not completed.

GEORGE CHAMBERS

9412 MAGIC FALLS, GARDEN RIDGE TX 78266
210-815-2299

EXPERIENCE

1982 TO 2017

**PRESIDENT, CHAMBERS BROADCASTING, TAYLOR COUNTY BROADCASTING, RADIO
DALHART-OWNER OPERATOR OF RADIO & TV STATIONS**

President CEO, Sales Director, Trainer

1993 TO PRESENT

PASTOR, UNITED METHODIST CHURCH

Part-time pastor appointed to local UMC in TX & OK

EDUCATION

1978

FCC FIRST CLASS, RADAR, BROADCAST ENGINEERING TECHNICAL

National Institute of Communications, North Hollywood, CA

1993

LOCAL PASTOR LICENSE

McMurry College-Perkins Theological Seminary Course of Study

ACTIVITIES

Kiwanis, Rotary, Lions, ELKS, Community Theatre Board, Economic Development Committee, Chamber of Commerce, Grand Jury, Local Church, Meals on Wheels, Senior Member Society of Broadcast Engineers, Former Chair of Tulsa, OK Society of Broadcast Engineers, Member of TAB (Texas Assn of Broadcasters) Golden Mic Club

Find messages, documents, photos or people



Home

Compose

[← Back](#) [↶](#) [↷](#) [→](#) [Archive](#) [Move](#) [Delete](#) [Spam](#)

Inbox

1

Unread
Starred
Drafts
Sent
Archive
Spam
Trash
Less

Views

Hide

Photos
 Documents
 Travel
 Coupons
 Purchases
 Tutorials

Folders

Hide

+ New Folder
AARP
accts
Acorn
ADI
Afflovest
AIG
Americas Fund
Amerigroup
Aqua
ATT
banc
BHM
Bio-Concepts
Blue Chip
bone stims
Bright Way Group
Broda
bruno
Burn Clinic
CCI
Chevrolet
CHS
Colours
Comfort Co.

Online Form Submittal: City
Commission Volunteer Interest Form

Yahoo/Inbox



noreply@civicplus.com

To: ddauer13@yahoo.com

Sep 27 at 8:47 PM



City Commission Volunteer Interest Form

City Commission
Volunteer Interest Form

Date	9/27/2018
First Name	David
Last Name	Dauer
Address	20003 Regency Run
City	Garden Ridge
State	Texas
Zip Code	78266

Phone Number

Other contact number

Email Address

Occupation Rehab Engineer/ Certified Burn Compressi

Please check which of the
following Commission you
have a desire to serve on:

Planning and Zoning Commission

Tell us why you desire to
serve on a City Commission.

I have lived in Garden Ridge since July of ;
our city grow & grow. My wife and I have al
interested in how our city grows. My family
Bracken area in the mid 1800's. I have a v
this area and have an extensive knowledge
construction. Also was on the Parks Devel
Converse. I believe I can be an asset to th
my knowledge of business development ar
have knowledge of some of the planning &

List any Boards,
Commissions or Committees
you have previously served
on in Garden Ridge or other
entities.

City of Converse Parks Commission. My w
developed Converse North Park.

Please attach your resume
or a bio.

David L. Dauer Resume.pdf

A resume or a bio is required to be submitted with Volunteer Interes



civicplus

civicplus.com
noreply@civicplus.com
(785) 587-1853



City Secretary

From: noreply@civicplus.com
Sent: Monday, September 17, 2018 9:34 PM
To: jandrews@satx.rr.com; City Secretary
Subject: Online Form Submittal: CITY OF GARDEN RIDGE VOLUNTEER APPLICATION

CITY OF GARDEN RIDGE VOLUNTEER APPLICATION

Name:	David L. Dauer
Address:	20003 Regency Run Garden Ridge Texas 78266
Home Phone:	2107896552
Cell Phone:	210-789-6552
Email:	
Are you at least 18 years of age?	Yes
If 'No', parent/guardian will need to contact City Hall to sign a 'Minor Work Release'.	
Clerical	Field not completed.
Hands on Skills	Carpentry, Landscape/ Gardening
Computer/Software (High Proficiency)	Field not completed.
Library	Field not completed.
General	Field not completed.
Speciality Skills	Field not completed.
City Commissions/Committees	Planning & Zoning Commission
Future Activities	Field not completed.
Special Events (e.g. 4th July)	Field not completed.
If so, which event?	Field not completed.
What special skills, education, training, or	I have knowledge of building construction (residential & commercial) all facets. I have extensive background in

interests do you have that may be beneficial to the city?

landscaping & drainage for commercial/residential properties. My family help found the City of Garden Ridge. I was raised in and around Garden Ridge. I have a very good knowledge of the families in the area as well as a extensive knowledge of the history of the area. Having been on parks planning commissions for the City of Converse, I understand the commitment this requires.

Indicate any languages (other than English) you can speak or write.

Field not completed.

Approximately, how many hours per week are you willing to do volunteer work?

6-10

What times of day and days of the week are you generally available? Check all that apply

Sunday

Evening

Monday

Evening

Tuesday

Evening

Wednesday

Evening

Thursday

Evening

Friday

Evening

Saturday

Afternoon

Are you volunteering

As an individual?

If part of a group, what group?

Field not completed.

(Section Break)

Volunteer Acknowledgements

I certify that my statements in this application and other required forms, are true, complete, and correct to the best of my knowledge.

I understand that the city may do verification on any information provided by me as part of the volunteer process.

I understand that, in some cases, the City may need to do a personal background check prior to my starting any volunteer work. In such cases, I will provide the City

the additional information necessary to complete that check.

I understand that if a medical emergency occurs while I am performing volunteer work, the City will seek emergency medical treatment on my behalf and will also notify the person I designate as my emergency contact.

I understand that, in response to the Texas Public Information Act, situations could arise where the city is required to release to the public information provided by me as part of the volunteer process.

By typing your name David Dauer
below, I confirm I have
read and understand these
acknowledgements.

Date 9/18/2018

Email not displaying correctly? [View it in your browser.](#)

DAVID L. DAUER

20003 Regency Run Garden Ridge Texas 78266 · 210-789-6552



EXPERIENCE

DATES FROM – TO

1972-1975, US NAVY (ACTIVE DUTY)

1975-1977, US NAVY RESERVE

1975-GENERAL ELECTRIC- ELECTRICAL FIELD ENGINEER

PROJECT ENGINEER FOR GE LIGHTING & CONTROL DIVISION

OVERSAW LIGHTING PROJECTS, DEVELOPED FLOOR POWER SYSTEMS.

1980-1982- BLACKBURN DRIVES & CONTROLS- ELECTRONICS DRIVES DEVELOPER

DESIGNED & BUILT CONTROL PANEL DRIVE SYSTEMS FOR CONCRETE MANUFACTURING PLANTS.

1982-1984- HARVEY HUBBELL COMPANY- FIELD PROJECT ENGINEER.

FIELD ENGINEER FOR MANUFACTURING PLANTS (IBM, LOCKHEED, TI),

DEVELOPED FLOOR POWER FLAT WIRE SYSTEMS FOR COMMERCIAL OFFICE BUILDINGS.

RESPONSIBLE FOR WRITING BUILDING SPECIFICATIONS FOR FLOOR POWER SYSTEMS FOR THE CITY OF AUSTIN.

1984-1993- FARRAR WHEELCHAIR COMPANY- REHAB ENGINEERING

CONTRACTED BY BAMC (FT. SAM HOUSTON) TO PROVIDE CUSTOM

WHEELCHAIRS AND MEDICAL DEVICES TO THE HOSPITAL. ALSO DESIGNED SPECIALIZED CUSTOM BURN COMPRESSION GARMENTS FOR ALL BURN INJURY PATIENTS. PROVIDE SAME SERVICES TO OVER 25 FACILITIES IN TEXAS INCLUDING SHRINERS CHILDRENS HOSPITAL IN HOUSTON & BURN UNIT IN GALVESTON.

1993-2002- ASSISTANCE HOME MEDICAL- VICE PRESIDENT- REHAB ENGINEER

CONTINUED TO PROVIDE ALL TYPES OF MEDICAL EQUIPMENT TO OVER 25 HOSPITALS IN TEXAS. BURN COMPRESSION SPECIALIST TO ALL MAIN BURN HOSPITALS IN TEXAS. PROVIDED HOME AUTOMATIONS FOR HOMES BUILT FOR OUR WOUNDED WARRIORS. HELP DESIGN HOMES FOR ALL ADA REQUIREMENTS INCLUDING RAMPS, ELEVATOR SYSTEMS, AND STAIRLIFT SYSTEMS. ALSO PROVIDED VEHICLE DRIVE MODIFICATIONS.

2002-CURRENT- AMERICAN MEDICAL & REHAB COMPANY- OWNER/VP, BURN COMPRESSION/SCAR MANAGEMENT SPECIALIST, REHAB ENGINEER

OWNER/VICE PRESIDENT, MOST OF MY DUTIES ARE SPENT WITH BURN PATIENTS. DESIGN & RESEARCH BURN REHAB TECHNIQS SUCH AS CUSTOM COMPRESION, THE USE OF SILICON PRODUCTS & LASER. MY COMPANY PROVIDES OF 250 PRODUCTS TO OUR MILITARY HOSPITALS AND CIVILIAN FACILITIES. WE WORK

WITH BUILDERS ON HOMES FOR OUR HEROS AS WELL AS CUSTOM HOMES TO MEET ADA STANDARDS.

I HAVE MANY AWARDS OVER MY YEARS IN THE ELECTRICAL ENGINEERING & MEDICAL FIELD FOR PRODUCT DEVELOPMENT, PATEINT CARE PRACTICES, & FOR SERVICES PROVIDED TO OUR COUNTRIES SOLDIERS.

EDUCATION

MAY 1972
GRAGUATED, CANYON HIGH SCHOOL

1974 NAVAL SCHOOL, SAN DIEGO, C ALIFORNIA
ELECTRICAL ENGINEERING
Graduated 2nd in class

MAY 1978
St. Phillips College, San Antonio, Texas
Master Electrician Course

I have over 500 CEU course credits in all aspects of the medical field. To many to list.

SKILLS

- Able to provide knowledge of property development.
- Background knowledge of construction and business development.
- Dedication to finish tasks given
- Organization skills
- Not afraid to take on the hard tasks &
- to put in all the time it takes.

MY PASSION IS TO SERVE OTHERS BEFORE I SERVE MYSELF. MY WIFE & I HAVE STARTED AND DEVELOPED AND MANAGED A NEW CHURCH. ONE OF MY PASSIONS IS MUSIC, I HAVE WRITTEN & RECORDED NEW WORSHIP SONGS. WE LOVE TO SERVE OUR COMMUNITIES WITH FOOD DRIVES, HELP BUILDING RAMPS, PROVIDING HEALTH NEEDS FOR THE COMMUNITY. LOVE TO HELP WHEREEVER POSSIBLE.

Astrid Wisser

9902 Katharine Glen Garden Ridge, TX 78266

Phone: 580-747-6249

Summary

Successful track record with IT-Consulting, Project Management, Product Support and Office Management. Senior technical expert with a broad range of experience in the infrastructure area (Servers, Virtualization, Storage, Backup&Recovery and Networking). Main focus in designing complex solutions and leading technical teams during the implementation. Superb organizer as an Office Manager before switching to the IT-industry.

Professional Strengths

Outstanding customer relationship skills

IT user technology

MS-Office

Self motivated and goal orientated

Project Management

Office Management

Experience

IBM-Basel, Switzerland

2003-2004

Recruited by IBM Switzerland as a Project Manager to re-structure an international data center. Defining and maintaining global IT-Standards for a global outsourcing contract for the pharmaceutical company, Novartis. Building new IT-Solutions in response to Request for Service. Planned, tracked, and managed all aspects of multiple, simultaneous projects to ensure adherence to establish financial and time goals. Team-leader of over 20 IBM engineers.

IBM-Mainz, Germany

2000-2003

IT-Consultant at Landesbank Rheinland Pfalz, one of the largest financial institutes in Germany. Implemented desktop support groups of more than 2000 users across 5 nationwide sites. Designed and executed mail server migration of over 2000 clients and over 200 servers. First and Second level user helpdesk support. Specialist in MS Office products (MS Word, MS Excel, MS PowerPoint, MS Outlook).

Dr. Lauer & Karrenbauer, Birkenfeld, Germany

1998-2000

Assistant Product Manager to assist in designing a Central-Address-Management-System. Responsible for product testing, troubleshooting and advertising. Designed Website for Start-Up-Company.

Dr. Mueller, Idar-Oberstein, Germany

1996-1998

Office Manager for a dental office of over 800 clients. Managed the day-to-day operations in the dental office. Responsible for managing the office budget. Ensuring that all necessary paperwork is completed. Negotiated fees with insurance companies and patients and processed insurance claims. Recruited, hired and developed office teams.

Volunteer Experience

Randolph Field ISD, Randolph AFB, TX

2017-present

PTO Vice President for Middle School and High School

Responsible for overseeing committees, train volunteers and act as liaison between committee chairpeople and the executive board. Responsible for fundraising selection, planning and evaluation.

Garden Ridge Elementary, Garden Ridge, TX

2013-2016

Library Assistant

Responsible for checking new books into the computer system and getting them on the library shelves.

Yellow Ribbon Spouses, Randolph AFB, TX

2010-present

Co-Founder of Yellow Ribbon Spouses

An organization for spouses of deployed military members and their families. A support group program for spouses and children experiencing separation due to deployment, remote assignment or extended TDY.

PTO Randolph ISD, Randolph AFB, TX

2010-2013

Executive board member

Responsible for planning and executing fundraisers and school activities.

Randolph Spouses Officer's Club, Randolph AFB, TX

2010-2013

Corresponding Secretary

Responsible for all correspondence for ROSC, including maintaining and updating Social Media Sites.

Vance Spouses Officer's Club, Vance AFB, OK

2007-2010

Treasurer

Received and disbursed all funds belonging to VOSC. Responsible for keeping an accurate account of all dues, incomes, receipts and expenditures.

Education

Wirtschaftsakademie, Trier, Germany

1992-1996

Bachelor of Science in Information Technology, Minor in Computer Science

Peter-Wust Gymnasium, Wittlich, Germany

1992

Abitur

Born and educated in Germany. German and US citizen. Fluent in German and English.

GARDEN RIDGE, TEXAS

Fiscal Analysis of Proposed Utility Infrastructure to Support Growth in FM 2252 / FM 3009 Area

PREPARED BY



Pegasus Planning and Development

August 30, 2018

Executive Summary

Garden Ridge, Texas, like many cities in Texas, is growing. This residential hamlet in the Northeast San Antonio Region is considering a new utility system to support the first major commercial area in Garden Ridge – the FM2252 / FM3009 area.

The analysis found within this report illustrates that sufficient tax revenue over a ten year period caused by low growth conservative development within the study area would be equivalent or more than the proposed cost estimate for the utility infrastructure.

This 406 acre commercial area currently contains a gas station, restaurant, office and light industrial uses, along with a significant amount of Agricultural Uses. Yet, this area only contributes \$205,000 per year in sales and property tax revenue.

The City of Garden Ridge adopted a Comprehensive Plan and a Future Land Use Plan that will inform the future Zoning Ordinance that the Planning and Zoning Commission is drafting for citizenry and City Council review. The Future Land Use map for this area shows mixed-use development where one could see garden homes next to small retail areas, as well as retail centers with potentially a hotel. The revenues that the City and its citizenry would see from this development would range in the form of sales tax revenues, property tax revenues, franchise tax fees, utility connection fees and others.

The City knows what the utility costs for this project would cost (approximately **\$5.3 Million**). The City hired Pegasus Planning and Development to perform a fiscal analysis to determine what the revenues to the City could be with this new development.

The following report is the analysis of this potential development yet here are highlights from this report:

- Under a Low growth scenario, the City could see **\$8.7 Million** of cumulative revenues over a 10 year period, including \$5.6M in sales tax revenue, property tax revenue of \$618k, Impact Fees of \$2M and Franchise Fees of 538K.
- Sales tax revenues alone are equivalent to the cost estimate for the utility system.
- With the addition of a hotel (both the medium and high growth scenario have a hotel) the City would see approximately \$900k over a 10 year period. These hotel taxes (also known as HOT) can only be used for bringing in tourists and improving the experience while they are in Garden Ridge (eg., improving or expanding local parks and trail systems).

TABLE OF CONTENTS

INTRODUCTION	4
STUDY AREA	4
UTILITY PLAN	5
FISCAL IMPACT ANALYSIS	6
FULL BUILD-OUT	7
METHODOLOGY	6
KEY ASSUMPTIONS	8
REVENUE SOURCES AND HOW THEY WERE CALCULATED	8
SCENARIO ANALYSIS	10
<u>LOW GROWTH SCENARIO</u>	10
<u>MEDIUM GROWTH SCENARIO</u>	12
<u>HIGH GROWTH SCENARIO</u>	14
SCENARIO DIFFERENCES	16
COMPARISON OF REVENUES	19

INTRODUCTION

A vision for Garden Ridge, Texas, was crafted by its citizens as part of the 2017 Comprehensive Plan. This vision included for the first time in the City's history an area for new commercial development with a mixture of uses. (The small amount of commercial space along 2252 is low density due to the fact there is no centralized wastewater).

Now that a new Future Land Use Plan has been adopted as part of the Comprehensive Plan, the Zoning Ordinance must be changed to match the future land use map. The Planning and Zoning Commission is drafting the Zoning Ordinance for the City Council's consideration.

In addition to the zoning changes, the utility system for that area needs to be created. The cost for this utility plan is approximately \$5.3 Million. The following report is a supplement to the Wastewater and Water Utility Plan prepared by Trihydro Corporation for the City of Garden Ridge. It should be used to illustrate the potential public benefits from providing this utility infrastructure to an area of town that will be zoned mixed use / commercial.

STUDY AREA

FM2252/FM3009



The region above represents where FM 2252 and FM 3009 intersect. This is approximately one mile west of I35 in Schertz. Adjacent to this area, in Schertz, is a large retail destination development with some older and some newer projects. Hotels also thrive in this area with high occupancies. Existing uses include Agriculture, some light commercial and industrial but very little retail except for gas station, restaurant and similar uses.

UTILITY PLAN

The City hired Trihydro Corporation to analyze the need and cost estimates for a new water and wastewater utility system that could serve the new future land use plan's potential development. The following is the schematic for that design and the cost for the system:

WATER

This proposed system would include modification to utilize a neighboring system. Costs for increased water infrastructure are approximately \$2.7 Million.

WASTEWATER

The entire area in red in the map to the right is currently using a septic system for their wastewater needs. Due to commercial development standards, these property owners are limited to how much development they can accommodate with septic systems. With the proposed wastewater system, property owners could do much more and the public would have good benefits including direct revenues but also benefits of having services in Garden Ridge. Costs for wastewater are approximately \$2.6 Million.



City of Garden Ridge 2018 Bond Review Statement of Probable Cost Proposed Water System Improvements

Project:	Description	Cost Estimate
Sanitary Sewer System	Sanitary Pressure Sewer	\$ 2,628,145.00
Naco Loop II	12-inch Waterline	\$ 1,001,650.95
FM 2252 (Naco to Schneider)	12-inch Waterline	\$ 1,012,249.85
FM 2252 (Wisper to Naco)	12-inch Waterline	\$ 667,636.50
Total Cost:		\$ 5,309,682.30

Paying for It

The \$5.3 Million is an estimate and does not include any interest payments made over a 20 year period. These proposed utility costs are also one of several public projects the City is reviewing right now. It is possible that the City may combine several public costs into one program to get funded. The program most often used by Cities like Garden Ridge in this situation would be a Certificate of Obligation. This is the method the City's bond advisor has also suggested to the City. The Costs associated with any debt like this should include rates of approximately 4.5% and amortized over a 20-year period. There are other creative mechanisms for financing including developer/landowner participation. All decisions related to this should be advised by the City's financial management consultant.

FISCAL IMPACT ANALYSIS

Pegasus Planning and Development performed a fiscal impact analysis of the proposed utility line plan by Trihydro Corporation. Several assumptions went into this fiscal analysis and the resulting findings are estimates based on these assumptions. No construction should be based solely on these figures found in this report. Pegasus stands behind these numbers with high probability that, given the market conditions experienced by neighboring communities and the San Antonio metropolitan region, that Garden Ridge can expect to see the positive types of fiscal analysis described herein.

The fiscal analysis includes an examination of existing future land use plans, appraisal district data, tax rates, growth history and projections, and many other factors. Pegasus is not an engineer and has only reviewed the costs associated with the proposed utility infrastructure found on the previous pages.

Pegasus spoke with several property owners to understand their plans. The majority of them are awaiting utility infrastructure before they create any plans but most are anxious to build what the future land use plan will allow.

The Study area is roughly 400 undeveloped acres on the eastern edge of Garden Ridge. The wastewater master plan projected a capacity of 745 living unit equivalent. A LUE is equivalent to the wastewater used by a house, 3,000 square feet of office space, or 1,660 square feet of retail space. A hotel uses are one LUE for every two rooms.

The current Future Land Use plan illustrates a mixed-use intersection at FM 2252 / FM 3009. The City's Planning and Zoning Commission is drafting a new Zoning Ordinance to correspond to this future land use plan/map. Pegasus used the current future land use map/plan in the fiscal analysis model to determine different build-out scenarios.

The build-out/growth scenarios are informed by the city's master land use plan, which assigns future land uses to the parcels in this area. Pegasus assigned a low growth, medium growth and high growth scenario to the three different versions of growth that this region of Garden Ridge could experience. Each of these three scenarios is described further below.

METHODOLOGY

With an eye towards full build out potential, Pegasus designed a methodology for the fiscal analysis that included the following:

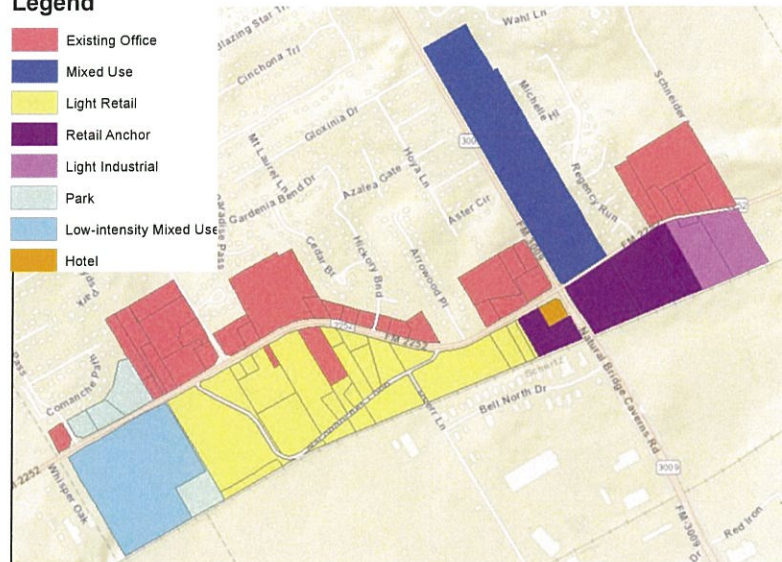
- Review current plans and ordinances for Garden Ridge
- Create baseline analysis of all taxing jurisdictions and tax rates
- Apply standards related to jobs per construction type in Garden Ridge, TX to the subject area
- Apply development yield scenarios (low, medium and high density) to be approved by Client/Engineer
- Apply a combination of extensive qualitative (interviews, surveys) with quantitative (BEA Input/Output, Implan multiplier analysis, regional research) methods
- Estimate annual sales and property taxes from potential development (others if applicable) for 5,10 and 20 years
- Create a "full build-out" scenario that projected the total development if all the land in the study area were developed in accordance with the city's comprehensive plan.

FULL BUILD-OUT

Full buildout assumes the land uses develop as designated in the City Master Land Use plan. The city master land use plan designated several special planning areas including a light retail section, retail anchor, mixed use, and light industrial areas.

Pegasus used those designated land uses (as seen in the map to the right of the Study Area) to develop a scenario where all of the vacant land in the city is developed. It is unclear how long it could take to reach full buildout. Therefore, Pegasus did not estimate year by year revenue or total revenue from 2020 to the year of completion. For the purposes of inflation, these numbers are adjusted up to 2045.

Legend



Land Use Mix (acres)

Existing Office -	124
Light Retail -	121
Retail Anchor -	23
Low Intensity Mixed Use -	
Mixed Use -	62
Light Industrial -	21.5
Hotel -	2.5
Park -	31

Table 1

Total new Square Feet of Retail	1,586,712
Total New Homes	960
Total Square Feet of Light Industrial	322,500
Hotel	1
Total LUEs	2,030
Total Impact Fees	\$ 21,217,163.80

Table 1: Total amount of land developed and impact fees collected at full-buildout.

Table 2

Sales Tax	\$ 16,915,186.32
HOT Tax	\$ 166,854.97
Property Tax	\$ 1,719,688.65
Franchise Fees	\$ 99,895.14
Total	\$ 18,704,641.67

Table 2: Total revenue in the final year at full buildout

Full Build Out would include:

- 960 new residential units, representing a 67% increase in the current number of units in Garden Ridge.
- Full build out would yield at the 10th year of build out approximately \$17 Million just in sales tax that year.
- The full buildout would require the water and wastewater capacity to be expanded from the current plan.

KEY ASSUMPTIONS

Several key assumptions taken in this analysis include:

- **Housing Demand-** The mixed use component of the developing area will include smaller residential units such as town homes and garden homes. This type of housing does not exist in Garden Ridge currently, but may become more popular as the population ages and older citizens want to trade a 3,000 sq ft house on an acre lot for a smaller house. Pegasus projected the average size of these homes to be 1,350 sq ft, with a cost of \$180/sq ft. High school #4, projected to open in 2020, will add to residential demand. The light development scenario assumes 10 new houses/year; the medium development scenario assumes 17 houses/year; the heavy assumes 25/year.
- **Retail Demand –** There is substantial pent-up demand for retail in Garden Ridge. Based on our discussion with developers, they would build retail if wastewater pipes were put on. The light development scenario projects 15,000 sq ft of retail annually; medium projects 20,000 sq ft annually, and heavy projects 25,000 sq ft annually.
- **Hotel Demand –** Garden Ridge does not currently have any hotels, but surrounding cities in Comal County have added over a dozen mid-large hotels since 2010 and Garden Ridge could support one. The light development scenario does not project a hotel; but the medium and heavy scenarios assume new 100-room hotel coming online in 2022.

REVENUE SOURCES AND HOW THEY WERE CALCULATED

- **Property Taxes –** Value/sq ft based on comparison properties. Assumes 3% growth in property value, annually. Pegasus used the current Garden Ridge property tax rate of \$.323146
- **Sales Taxes –** For each commercial property we estimated sales tax receipts by first estimating sales/sq ft. That figure was based on regional figures. In 2017, San Antonio has 46.1 million sq ft of retail space (Weitzman Group) and tallied \$27.8 Bn in sales (Texas State Comptroller). Therefore, each square foot of retail generated \$586 in sales. In Garden Ridge, the city would collect 1% of that figure, or \$.586/sq ft. We increased sales tax receipts at an annual rate of 2.5%.
- **Franchise Fees –** Franchise fees are fees collected by the city from the utility. For water and wastewater, the current fee is \$3.50/meter of line. Pegasus did not apply an annual inflation rate to the franchise fee, as the fee is set by the city.
- **Impact Fees –** The city charges impact fees to developments connecting to its water and wastewater. For wastewater, the fees are \$5,689 per living unit equivalent (LUE). For water, \$4,872 per LUE. We only calculated impacts from new properties hooking up to water/wastewater, not properties that are currently developed. The impact fees are set by ordinance, so Pegasus did not apply an inflation adjustment.

- Converting properties with Agriculture exemptions to current value (back taxes) – given the low taxes in the area, for the properties with agricultural use in the subject area that would end up paying back taxes when the change of use occurs (5 years at current valuation) would be less than \$100,000.

In Texas, properties that are used for agriculture get property tax exemptions that allow the owner to pay a very discounted rate of tax, in some cases as little as .1% of the assessed land value. However, when a property owner changes the use of the land, such that is no longer agricultural, they are required to pay back taxes as if it had not had the exemption for the last 5 years. This is called rollback taxes.

In the study area, a number of properties are claiming an agricultural exemption. When the wastewater infrastructure comes in and the owners switch from agricultural to a different use, they will be required to pay Garden Ridge rollback taxes.

For example, the largest property claiming an agricultural exemption is the 65 acre parcel at the NE corner of FM 2252 and FM 3009. It has a land value of \$1.2 million dollars, but pays property taxes as if it were \$2,000. The difference in value saves the property owner just under \$4,000 annually on their Garden Ridge taxes. When the owner converts that land to commercial, they will owe 5 years at the assessed value of the land, not the agricultural exemption, with a small penalty, or approximately \$21,000.

Based on Pegasus' review of Assessor District data for properties in the study area, we estimate the one-time rollback revenue at \$75,000-\$90,000. In addition, the properties would generate ongoing new revenue of \$14,000/year once those properties convert from agricultural uses.

- Baseline Analysis – the current fiscal return to the City of Garden Ridge for properties in the subject area is less than \$200,000/ year.

	Current	2029	Cumulative, 2020-2029
Sales Tax	\$105,000	\$131,130	\$1,176,335
Property Tax	\$100,667	\$135,288	\$1,154,038
Total	\$205,667	\$236,418	\$2,330,393

- Hotel Occupancy Taxes – we created a “standard hotel” based on comparison properties. We assumed a hotel occupancy tax of 7%, the highest allowed by the state. Occupancy rates in this area of Central Texas are high.

SCENARIO ANALYSIS

Using the scenario modeler created with the assumptions mentioned above, Pegasus examined three different growth scenarios – Low, Medium and High.

LOW GROWTH SCENARIO

The Low Growth Scenario is the most conservative of the three scenarios examined. There is no hotel in this scenario.

Assumptions:

- 1) 10 garden homes/year
 - 2) 15,000 sq ft retail/year
 - 3) No Hotel
- *In the year 2029, we project nearly \$1.45 million in revenues annually, including \$1.1m in sales tax revenue.*

For the years 2020-2029, total revenue is projected as follows:

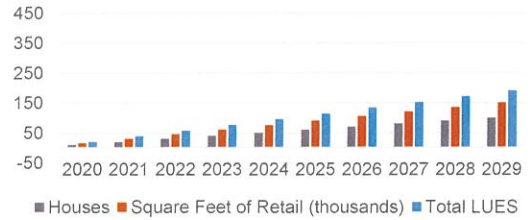
Sales Tax	\$5,616,682.28
Property Tax	\$618,504.11
Impact Fees	\$2,005,307.23
Franchise Fees	\$538,820.00
Hotel Tax	\$0
Total:	<u>\$8,779,310.95</u>

The total LUE count in this scenario is just under 200 LUEs.

Light Development- Revenue/year



Total Development - Light Scenario



Data for the figures above are found in the following table:

	Sales Tax	Property Tax	Impact Fees	Franchise Fees	HOT
2020	\$ 87,900.00	\$ 11,245.48	\$ 200,530.72	\$ 53,882.00	0
2021	\$ 180,195.00	\$ 22,490.96	\$ 200,530.72	\$ 53,882.00	0
2022	\$ 277,049.81	\$ 33,736.44	\$ 200,530.72	\$ 53,882.00	0
2023	\$ 378,634.74	\$ 44,981.92	\$ 200,530.72	\$ 53,882.00	0
2024	\$ 485,125.77	\$ 56,227.40	\$ 200,530.72	\$ 53,882.00	0
2025	\$ 596,704.69	\$ 67,472.88	\$ 200,530.72	\$ 53,882.00	0
2026	\$ 713,559.36	\$ 78,718.37	\$ 200,530.72	\$ 53,882.00	0
2027	\$ 835,883.82	\$ 89,963.85	\$ 200,530.72	\$ 53,882.00	0
2028	\$ 963,878.53	\$ 101,209.33	\$ 200,530.72	\$ 53,882.00	0
2029	\$ 1,097,750.55	\$ 112,454.81	\$ 200,530.72	\$ 53,882.00	0
Total	\$ 5,616,682.28	\$ 618,501.44	\$ 2,005,307.23	\$ 538,820.00	0

MEDIUM GROWTH SCENARIO

The Medium Growth Scenario is slightly more aggressive than the low growth, yet is still relatively conservative. This scenario includes a hotel, so the City will be getting HOT revenue in this scenario.

Assumptions:

- 1) 17 small homes/year
 - 2) 20,000 sq ft retail/year
 - 3) Hotel developed by 2022
- *In the year 2029, we project nearly \$2.19 million in revenues annually, including \$1.4m in sales tax revenue.*

For the years 2020-2029, we project total revenue as follows:

Sales Taxes \$ 7,488,909.70

Property Tax \$ 1,355,471

Impact Fees \$ 3,059,109.64

Franchise Fees \$ 538,820.00

Hotel Tax \$ 857,058.53

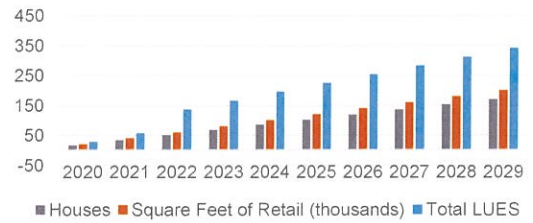
Total: \$ 13,279,369

The total LUE count in this scenario is just under 350 LUEs.

Medium Development - Revenues/year



Total Development – Medium Scenario



Data for the figures above are found in the following table:

	Sales Tax	Property Tax	Impact Fees	Franchise Fees	HOT
2020	\$ 117,200.00	\$ 16,715.08	\$ 305,910.96	\$ 53,882.00	0
2021	\$ 240,260.00	\$ 34,433.07	\$ 305,910.96	\$ 53,882.00	0
2022	\$ 369,399.75	\$ 79,615.51	\$ 305,910.96	\$ 53,882.00	\$ 52,500.00
2023	\$ 504,846.33	\$ 100,269.00	\$ 305,910.96	\$ 53,882.00	\$ 105,000.00
2024	\$ 646,834.35	\$ 122,090.04	\$ 305,910.96	\$ 53,882.00	\$ 108,150.00
2025	\$ 795,606.26	\$ 145,130.11	\$ 305,910.96	\$ 53,882.00	\$ 111,394.50
2026	\$ 951,412.48	\$ 169,442.69	\$ 305,910.96	\$ 53,882.00	\$ 114,736.34
2027	\$ 1,114,511.76	\$ 195,083.42	\$ 305,910.96	\$ 53,882.00	\$ 118,178.43
2028	\$ 1,285,171.38	\$ 222,110.09	\$ 305,910.96	\$ 53,882.00	\$ 121,723.78
2029	\$ 1,463,667.40	\$ 250,582.79	\$ 305,910.96	\$ 53,882.00	\$ 125,375.49
Total	\$ 7,488,909.70	\$ 1,335,471.80	\$ 3,059,109.64	\$ 538,820.00	\$ 857,058.53

HIGH GROWTH SCENARIO

This is the most aggressive of the three scenarios but only represents less than one quarter of the full buildout potential at this area of Garden Ridge.

Assumptions:

1. 25 small homes/year
2. 25,000 sq ft retail/year
3. Hotel developed by 2022

-In the year 2029, we project nearly \$2.62 million in revenues annually, including \$1.8m in sales tax revenue.

For the years 2020-2029, we project total revenue as follows:

Sales Taxes \$ 9,361,137.13

Property Taxes \$ 1,899,186.53

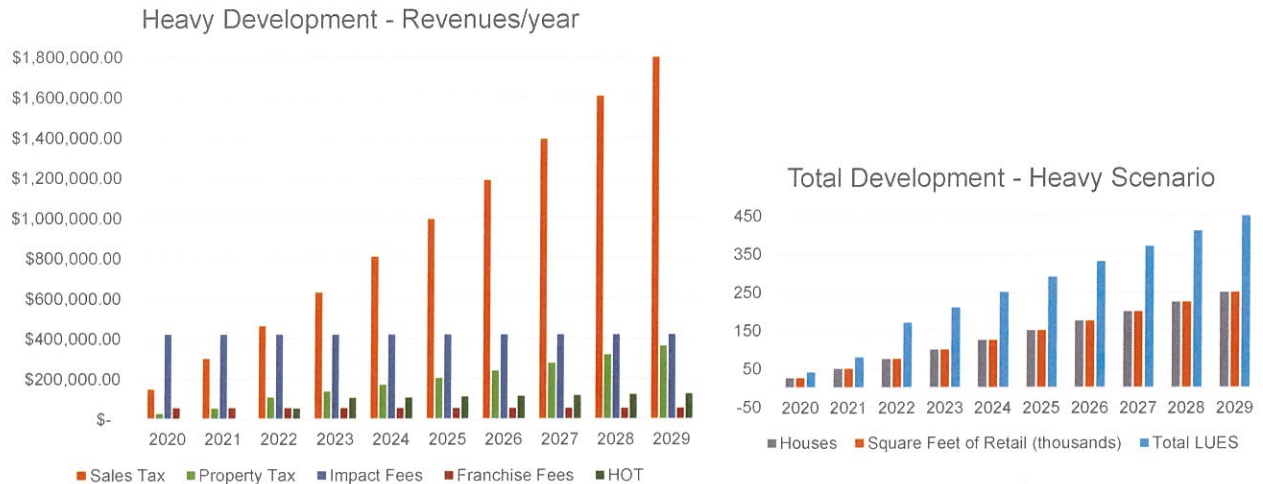
Impact Fees \$ 4,218,012.05

Franchise Fee \$ 538,820.00

Hotel Tax \$ 587,058.53

Total \$ 16,874,844

The total LUE count in this scenario is 450 LUEs.



Data for the figures above are found in the following table:

	Sales Tax	Property Tax	Impact Fees	Franchise Fees	HOT
2020	\$ 146,500.00	\$ 25,286.17	\$ 421,801.20	\$ 53,882.00	0
2021	\$ 300,325.00	\$ 52,089.52	\$ 421,801.20	\$ 53,882.00	0
2022	\$ 461,749.69	\$ 106,894.72	\$ 421,801.20	\$ 53,882.00	\$ 52,500.00
2023	\$ 631,057.91	\$ 137,732.44	\$ 421,801.20	\$ 53,882.00	\$ 105,000.00
2024	\$ 808,542.94	\$ 170,324.23	\$ 421,801.20	\$ 53,882.00	\$ 108,150.00
2025	\$ 994,507.82	\$ 204,747.56	\$ 421,801.20	\$ 53,882.00	\$ 111,394.50
2026	\$ 1,189,265.60	\$ 241,083.01	\$ 421,801.20	\$ 53,882.00	\$ 114,736.34
2027	\$ 1,393,139.70	\$ 279,414.30	\$ 421,801.20	\$ 53,882.00	\$ 118,178.43
2028	\$ 1,606,464.22	\$ 319,828.50	\$ 421,801.20	\$ 53,882.00	\$ 121,723.78
2029	\$ 1,829,584.25	\$ 362,416.08	\$ 421,801.20	\$ 53,882.00	\$ 125,375.49
Total	\$ 9,361,137.13	\$ 1,899,816.53	\$ 4,218,012.05	\$ 538,820.00	\$ 857,058.53

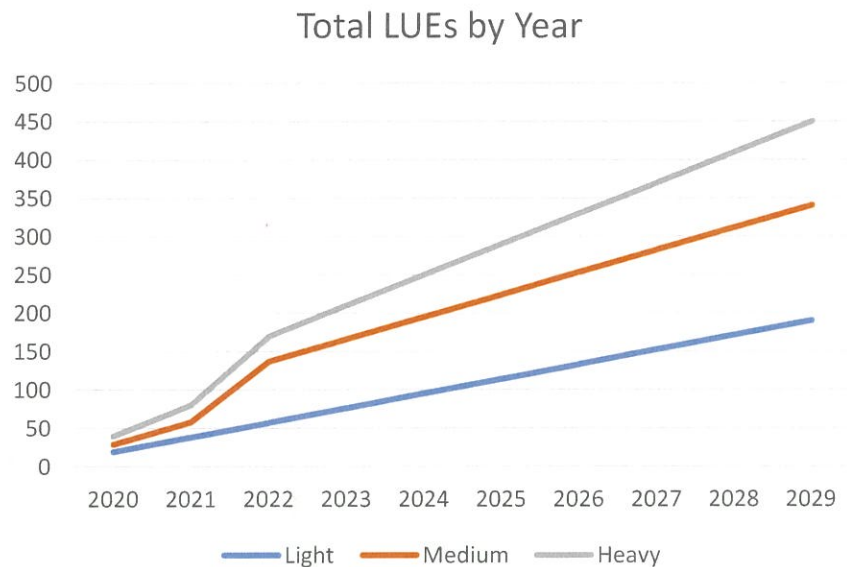
SCENARIO DIFFERENCES

An important aspect of Fiscal Scenario Analysis is to look at the most conservative scenario to see how realistic the assumptions and projections are, relatively to your other fiscal needs.

In reviewing the following pages, it is worth noting that the Low Growth Scenario (the most conservative) yields a solid fiscal revenue to the City.

Even the High Growth Scenario is conservative in its yield, given that it only represents one-quarter of the full build out potential.

- The wastewater system is rated for an initial capacity of 745 LUEs, but can be expanded
- Full buildout is 2030 LUEs



Cumulative development by LUE

	Light	Medium	Heavy
2020	19	29	40
2021	38	58	80
2022	57	137	170
2023	76	166	210
2024	95	195	250
2025	114	224	290
2026	133	253	330
2027	152	282	370
2028	171	311	411
2029	190	340	451

- The three development scenarios are also less than the initial capacity; however, this does not include existing offices that might attach to the system.

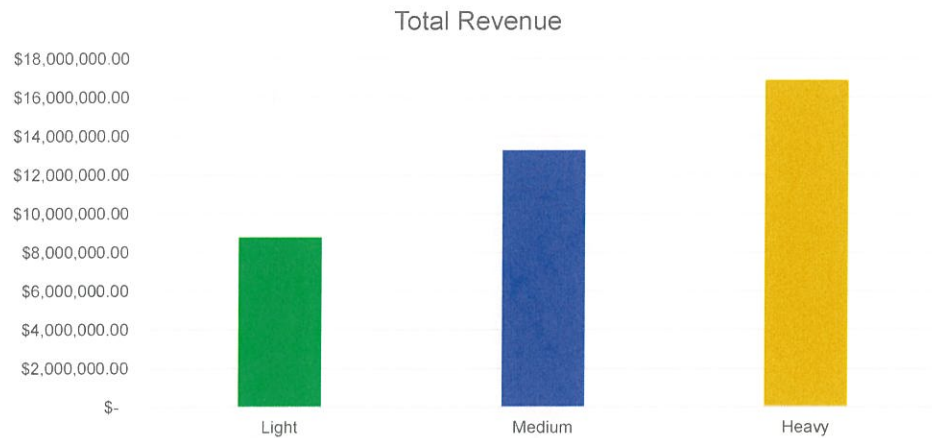
COMPARISON OF REVENUES

In the final year at Full Buildout of the Study Area, revenue is \$18 Million. In the High Growth Scenario the cumulative revenue is less than \$16 Million. The chart below shows cumulative revenue for each scenarios and all combined revenue sources, as follows:

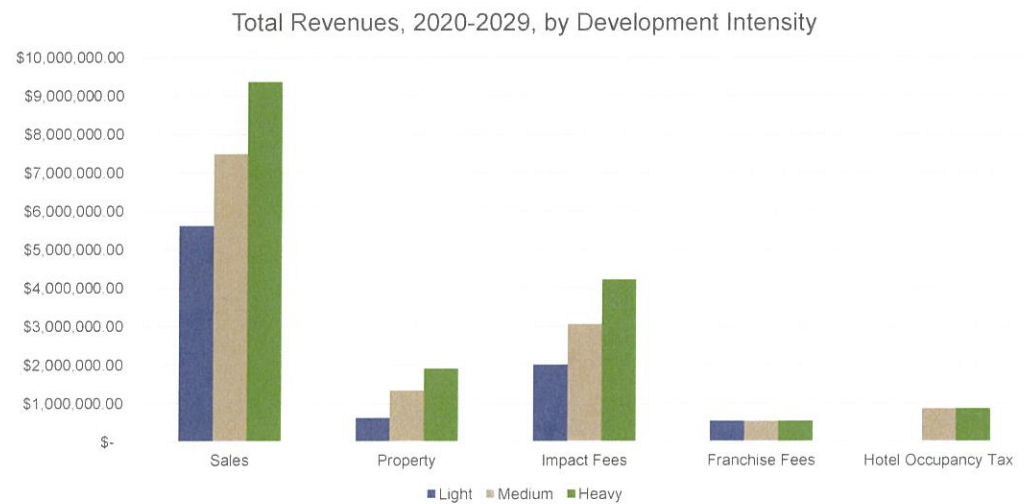
Light: \$ 8,672,195.61

Medium: \$ 12,695,896.49

Heavy: \$ 16,062,963.36



This chart shows the cumulative revenue in each category – sales tax, property tax, etc. for the three levels of intensity. I did not include total revenue from all sources, because that skews the scale. Instead, that is on the next page.



- Sales tax is the largest factor in determining which scenario generated the most revenue. The heavy scenario, with \$9.3m in total revenue, generated 60% more than the light scenario, at \$5.6m. The medium scenario was in between, at \$7.5m.
- The heavy development scenario has 100 more LUEs than the medium scenario, and 250 more than the light scenario. This translates into significantly more impact fee revenue: \$4.2 million, \$3 million, and \$2 million, respectively.
- Both the medium and the heavy scenario have hotel occupancy taxes of approximately \$850,000. The light scenario has no hotel occupancy tax.

5.1.12. Regarding new construction, driveways shall be constructed only of concrete, stone, or brick pavers unless City Engineer approval is given for use of an alternate masonry material. No person shall use asphalt pavement for a driveway surface.

~~5.1.13. Regarding new construction, location of houses, swimming pools, metal fences, metal play-ground equipment and accessory or outbuildings, on any lot having an Extreme High Voltage electric transmission easement shall be at least seventy (70) feet from the center of such easement.~~

5.1.14. Exterior Lighting.

5.1.14.1. Light fixtures shall be below the building roofline.

5.1.14.2. Lights shall not aim beyond the owner's property line nor illuminate adjoining property to more than five (5) foot-candles measured at the point of highest intensity.

5.1.14.3. No single light fixture or cluster of fixtures shall exceed 150-watt capacity.

5.1.14.4. Any variance shall meet the criteria of not causing increased illumination off the property.

5.2. COUNTRY CLUB DISTRICT (CC).

5.2.1. Use Restrictions: The Country Club (CC) District is property for use by country clubs which provide member services such as: social activity (socials, dances, music, art events, legal games); on-premises food and beverage service; space for business meeting and other private functions; sports activities involving indoor or outdoor courts, swimming and fishing; non-motor powered boating.

5.2.1.1. The construction and operation of a golf course, driving range or power boating are prohibited in CC districts.

5.2.2. The Club is responsible for all on-site security. The City will provide police response for emergencies or calls for service.

5.2.3. The City is not responsible, nor liable for roads, parking lots, sidewalks, drainage or water retention structures, or any maintenance thereon within CC districts.

5.2.4. Height Regulation: No structure shall exceed two and one-half (2-1/2) stories (thirty-five feet) in height.

5.2.5. Area Regulations:

5.2.5.1. Lot Size: The minimum area for an CC lot shall be as required for sewerage and waste water treatment of the planned club activity, but in no case less than 32,670 ft² unless located partially or totally over the Edwards Aquifer Recharge Zone, or is not served by a public water supply system, then it shall have a minimum area of 43,560 ft².

5.2.5.2. Front Yard: There shall be a front yard having a minimum setback of forty-five (45) feet for buildings and twenty-five (25) feet for parking areas.

5.2.5.3. Side Yard: None, except where the use sides on a RA or R District, where a minimum side yard of twenty-five (25) feet shall be provided. At least one (1) alley right-of-way of fifteen- (15) feet width shall be provided for access to the rear alley. The City shall determine required right-of-way improvements based upon location, type and density of projected structures.

5.2.5.4. Rear Yard: An alley right of way of fifteen- (15) feet width shall run the length of the rear property line. When the rear yard backs on a RA or R District, a minimum of twenty-five (25)

gravel, pebbles, or any type of small rock as ground cover for front yard lawn areas is restricted to no more than twenty-five (25) percent of the yard area in front of the front wall of the structure, excluding driveways. Xeriscape landscaping techniques shall be used as much as possible.

- 8.5.2. No person shall remove oak trees over ten (10) inch diameter or elm trees over eight (8) inch diameter from any lot except in the area approved by the City Architect for the primary structure, permanent outbuildings, driveways and recreational facilities.

8.6. LINE-OF-SIGHT (SIGHT LINE) REQUIREMENTS.

- 8.6.1. No fence, wall, hedge, or shrub planting which restricts sight-lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded corner, property lines extended (see Figure 2).
- 8.6.2. No fence, wall, hedge, or shrub planting which restricts sight-lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any lot within fifteen (15) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstructions of such sight lines. (see Figure 3)

8.7. FLAG POLES

- 8.7.1. *Flag poles are not considered a structure and may not be installed in an easement or public right-of-way.*
- 8.7.2. *In Residential Zoning Districts flag poles may not exceed twenty-five (25) feet in height and may not be installed no closer than the height of the flag pole from side and rear property lines or from a paved roadway or street.*
- 8.7.3. *In all other Zoning Districts flag may not exceed thirty-five (35) feet in height and may not be installed no closer than the height of the flag pole from side and rear property lines or from a paved roadway or street.*

RESOLUTION NO. 442-102018

**A RESOLUTION OF THE CITY OF GARDEN RIDGE AUTHORIZING
THE CITY BUILDING INSPECTOR TO ISSUE A BUILDING PERMIT
FOR THE CONSTRUCTION OR INSTALLATION OF A FLAG POLE
AT 21400 FAIRVIEW CIRCLE DUE TO SPECIAL CIRCUMSTANCES
RELATED TO LOCATION OF PROPOSED CONSTRUCTION.**

WHEREAS, Ordinance No. 11-032015 requires City Building Inspector (“Inspector”) to issue a building permit only after the Inspector has determined that the proposed construction is in compliance with deed restrictions and City construction requirements; and

WHEREAS, Section 5.1.7.2.3 of Ordinance No. 13-062017 requires that there shall be a front yard having a minimum setback of forty-five (45) feet; and

WHEREAS, the City has received a request for a building permit for construction or installation of a flag pole that will encroach in the front setback; and

WHEREAS, the City Council finds that Section 5.1.7.2.3 will prevent the construction or installation of a flag pole within the forty-five (45) foot front setback due to the residence being constructed at the forty-five (45) foot setback line; and

WHEREAS, the City Council finds that the provisions of Ordinance 13-062017 are in conflict with the flag pole provisions of Ordinance 55-122017; and

WHEREAS, City Council finds that Ordinance 13-062017 should be reviewed for the inclusion of the construction or installation of flag poles to include maximum height and where the poles can be located on properties to prevent damage to adjoining properties and City infrastructure, as well as for the safety of the public; and

WHEREAS, the City Council finds that the requirements of Section 5.1.7.2.3 and the variance requirements of the City Ordinance creates an undue burden on the property owner in light of previous history, pending Ordinance revision and current Sign Ordinance; and

WHEREAS, the City Council finds that this is a novel issue that has not been previously presented to Council and that Council desires to ensure that all residents of Garden Ridge are afforded fair and equitable treatment in the application of the provisions of City Ordinances;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, THAT:

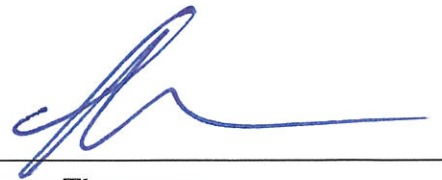
SECTION 1. FINDINGS. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes and findings of fact.

SECTION 2. CONFLICTING ORDINANCES. The City Council finds that the conflicting provisions of the City’s Ordinances should be resolved in favor of the resident.

SECTION 3. PERMIT. The City Council finds that a building permit may be issued for the proposed construction or installation of a flag pole at 21400 Fairview Circle and that the construction or installation of the flag pole must be compliant with the following conditions and any other City building requirements:

- a. Flag Pole may not exceed twenty-five (25) feet in height;
- b. Flag Pole may not be installed in an easement or public right-of-way; and
- c. Flag Pole may not be installed closer than the height of the pole from side and rear property lines or from a paved roadway or street.

PASSED AND APPROVED ON this 3rd day of October, 2018.



Larry Thompson
Mayor

ATTEST:



Marisa Spencer
Assistant City Secretary

September 12, 2018

Mr. Larry Thompson, Mayor
City of Garden Ridge, Texas

Re: Rezoning issue
Corner of FM 3009 & FM 2252

Dear Sir:

I think I speak for everyone in the Regency Oaks neighborhood and likely just about everyone in Garden Ridge. The possibility that a hotel could be built in our city flies in the face of what Garden Ridge is all about. We moved here in 2000 for the express reason that the area was, at that time, more or less rural, quiet, and a breath of fresh air from San Antonio. I am not naïve enough to think that growth would not and could not happen anywhere one lives, but Garden Ridge is unique. We have large lot size minimums, no industry and very little business. It is one of the most family friendly places I know. That's why people move here.

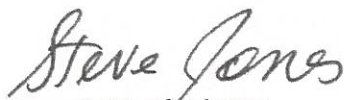
As the city has grown the past 18 years we have gradually had to deal with more traffic along 2252 and 3009, more trucks coming and going from Hanson quarry, fight to keep an asphalt plant out of the area, fight to keep live-in storage units from being built across from our neighborhood entrance and now, again, we are faced with yet another fight to keep a hotel away from our front door. Why is the City so bent on letting anything go up on that property, regardless of current zoning, and not more considerate of the people who live here, pay taxes here and vote for our city officials?

Tax revenue from a hotel may look good but you can get tax money from any business. That property would easily support professional services or even quality retail shops. We don't need or want the added noise, lighting, traffic and 24-hour commotion that a hotel will bring. Least of all I shudder to think of what that will do to the resale value for houses in our neighborhood.

The residents of Garden Ridge are here for a reason. It is to get away from places like San Antonio, Schertz, and all of the other "no holds barred" towns in our area. The City website advertises "A way of life, not just a place to live". If our city officials really believe that, then practice it, if they don't take it off of the website and practice truth in advertising.

I urge City Council to "keep Garden Ridge, Garden Ridge". Let's find a more neighborly use for that land.

Thank you for your consideration in this very important matter.


Steve & Martha Jones
20220 Regency Run
Regency Oaks