



City of Garden Ridge

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

AGENDA PLANNING AND ZONING COMMISSION REGULAR MEETING THURSDAY, FEBRUARY 21, 2019, 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a regular session on Thursday, February 21, 2019, at 6:00 p.m. in the City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on February 18, 2019, 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 interpretative 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, and/or take action on the following items:

a) Approvals/Recommendations.

- i. Approval of Minutes for January 17, 2019, Planning and Zoning Commission Regular Meeting.
- ii. Planning and Zoning Commission Place 4 vacancy (term expiring September 30, 2019).
 1. Interview possible candidates.
 2. Make a recommendation to City Council for appointment of Commissioner.

b) Discussions/Reports/Updates.

- i. Update on Freese and Nichols, Inc. for Zoning and Subdivision Ordinance rewrite assistance.
- ii. Northeast Bible Church Master Plan for future expansion project.
 1. Review and discuss proposed Master Plan.
 2. Make a recommendation to City Council regarding Northeast Bible Church Master Plan.
- iii. Discussion on development of a Marketing Plan for the City of Garden Ridge.
- iv. 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.
- v. Ordinance No. 210-022018 An Ordinance of the City Council of the City of Garden Ridge adopting board and commission policy and procedures; providing that this Ordinance shall be cumulative of all Ordinances; providing a severability clause; providing a savings clause; and providing an effective date.
 1. Discuss and make possible recommendations regarding matters in Ordinance No. 210-022018.

c) Future Agenda Items.

- i. Commissioners input on agenda items.
- ii. Announce date, time, and location for next meeting (March 12, 2019, at 6:00 p.m. at City Hall).

6. **Citizen Comment Period** – 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 Commission Authorized:

The Commission may vote or act upon any item within this Agenda. The Commission 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 3:00 p.m. on February 15, 2019, 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 THURSDAY, JANUARY 17, 2019, 6:00 P.M.

Commissioners Present:

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

Commissioners Absent:

Commissioner David Heier (Voluntary Announced Absence)
Vacant Position

City Staff Present:

Nancy Cain, City Administrator
Cynthia Trevino, City Attorney
Marisa Spencer, Interim City Secretary

Other City Councilmembers or Commissioners Present:

Councilmember Kay Bower

1. Call to Order

With a quorum of the Planning and Zoning Commission Members present, Chair Dr. Miller, called the regular meeting of the Garden Ridge Planning and Zoning Commission to order at 6:02 p.m. on Thursday, January 17, 2019, 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

Chair Dr. Miller led the Pledge of Allegiance.

4. Citizen Comment Period – limited to 30 minutes total

No one signed up to speak.

5. Business Items

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

a) Approvals/Recommendations.

i. Approval of Minutes for December 20, 2018, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Commissioner Owen, seconded by Commissioner Diaz, to approve the minutes for December 20, 2018, Planning and Zoning Commission Regular Meeting. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

b) Discussions/Reports/Updates.

i. Update on Freese and Nichols, Inc. for Zoning and Subdivision Ordinance rewrite assistance.

Nancy Cain, City Administrator, stated Freese and Nichols, Inc. is making progress and they are hoping to have documentation prepared within the next few weeks to discuss with the subcommittee. Chair Dr. Miller thanked Nancy Cain, City Administrator, for the update.

ii. Ordinance No. 210-022018 An Ordinance of the City Council of the City of Garden Ridge adopting board and commission policy and procedures; providing that this Ordinance shall be cumulative of all Ordinances; providing a severability clause; providing a savings clause; and providing an effective date.

Chair Dr. Miller stated he had a discussion with City staff regarding interpretation of absences in Ordinance No. 210-022018. He stated Commissioner Ringle was automatically terminated when he was absent from the December 20th Planning and Zoning Commission regular meeting due to his five (5) total absences, with four (4) of those being consecutive. Chair Dr. Miller stated the Commission does not have to make any recommendation to City Council. He also stated he received a resignation letter from Mr. Ringle today, but that was after the fact of him being terminated.

The Commission reviewed and discussed other sections of the Ordinance, including: Terms of Office, Vacancies, Types of Absences, and Education/Training.

iii. TxDOT expansion layout as it pertains to the City of Garden Ridge.

Chair Dr. Miller stated all Commissioners in attendance tonight attended the TxDOT Public Hearing last night. The Commission discussed topics covered and information provided at the TxDOT Public Hearing, including: traffic lights, trains, bike lanes, different phases and their dates, and sewer development. The Commission also discussed how these topics could impact the Commission's Zoning and Subdivision Ordinance rewrites.

iv. Ordinance No. 13-122018 An amended comprehensive Planning and Zoning Ordinance for the City of Garden Ridge, Texas; establishes a Planning and Zoning Commission; establishes a board of adjustment; regulates and restricts the use and location of buildings and outbuildings, exterior lighting, fencing and landscaping; includes definitions, divides the City into zoning districts with regulations for each; sets special use permit requirements; sets broadcast and reception antenna rules; adopts a map of the City showing the boundaries and classifications of zoning districts; incorporating sign regulations herein; prescribes a penalty of not less than \$10.00 nor more than \$2000.00 for violation of this Ordinance; and repeals Ordinance 13-062017 adopted on June 7, 2017.

1. Amendments to Section 4 and Section 5 prohibiting use of outbuildings, detached structures, accessory structures, vehicles, and trailers as living quarters or rentals.

Chair Dr. Miller stated the amendments reflect what the Commission discussed and agreed on at the last meeting.

The Commission agreed by consensus to hold a public hearing to receive public input for or against the proposed amendments at the February 12th, 2019, Planning and Zoning Commission Regular Meeting.

v. 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, discussed group and community homes per the Commission's request at the previous meeting (see attached). She also addressed questions from Commissioners.

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

The Commission discussed different uses throughout zoning districts as well as the possibility of districts changing in the future.

c) Future Agenda Items.

i. Commissioners input on agenda items.

Commissioner Diaz requested to add Place 4 vacancy to the agenda.

Chair Dr. Miller requested to discuss Ordinance No. 210-022018 in more depth and be able to make possible recommendations to City Council.

Vice-Chair Hausheer requested to add a sewer update to the agenda. Chair Dr. Miller stated he does not think this would be beneficial to discuss at this time but could be discussed later if something changed.

Commissioner Owen stated update on wifi connections.

Vice-Chair Hausheer stated discussion regarding drones; however, Cynthia Trevino, City Attorney, stated this topic does not fall under Planning and Zoning.

ii. Announce date, time, and location for next meeting (February 12, 2019, at 6:00 p.m. at City Hall).

Chair Dr. Miller announced the next Planning and Zoning Commission Regular Meeting will be on Tuesday, February 12, 2019, at 6:00 p.m. at City Hall.

6. Citizen Comment Period – limited to 20 minutes total

Tracey Blackwell, 9745 Trophy Oaks Drive, spoke regarding the TxDOT expansion plan.

Shelby Trial, 21657 Forest Waters Circle, thanked the Commission for continuing to work hard. He also spoke regarding Ordinance No. 210-022018.

Kay Bower, 8947 Garden Ridge Drive, spoke regarding the TxDOT expansion plan and obtaining documentation from TxDOT.

7. Adjournment

Motion: A motion was made by Commissioner Owen, seconded by Commissioner Dauer, to adjourn. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously. There being no further business, the Thursday, January 17, 2019, Planning and Zoning Commission Regular Meeting was adjourned at 8:04 p.m. by Chair Dr. Miller.

Dr. Jim Miller, Chair

ATTEST:

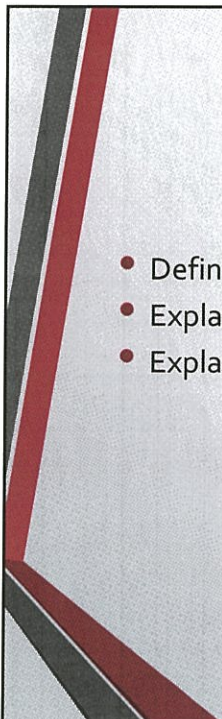
Marisa Spencer
Interim City Secretary



A PRIMER ON REGULATION OF GROUP HOMES and COMMUNITY HOMES

PLANNING & ZONING COMMISSION
JANUARY 17, 2019

1



Presentation

- Definition of Group Home/Community Home
- Explanation of State Law
- Explanation of Federal Law

2

KEY THINGS TO REMEMBER

- TEXAS HUMAN RESOURCES CODE § 123.003
 - (a) The use and operation of a community home that meets the qualifications imposed under this chapter is **a use by right that is authorized in any district zoned as residential.**
 - (b) A restriction, reservation, exception, or other provision in an instrument created or amended on or after September 1, 1985, that relates to the transfer, sale, lease, or use of property may not prohibit the use of the property as a community home.

3

DEFINITION OF GROUP/COMMUNITY HOME

- There is no single state or federal definition of "group homes" or "community homes"
- Texas law contemplates numerous different types of dwellings that may house unrelated persons as "group homes" or "community homes"
- What many people refer to as "group homes" are legally defined as "community homes" under the Texas Human Resources Code Chapter 123

****A residential property that qualifies as a "community home" under Chapter 123 is protected by federal and state law against virtually any restriction against its use, including city ordinances and private deed restrictions.****

4

WHAT IS A COMMUNITY HOME? State Law

- A HOME FOR A "PERSON WITH A DISABILITY"
- A "PERSON WITH A DISABILITY" is a person whose ability to care for himself or herself, perform manual tasks, learn, work, walk, see, hear, speak, or breathe is substantially limited because the person has:
 - (1) an orthopedic, visual, speech, or hearing impairment;
 - (2) Alzheimer's disease;
 - (3) pre-senile dementia;
 - (4) cerebral palsy;
 - (5) epilepsy;
 - (6) muscular dystrophy;
 - (7) multiple sclerosis;
 - (8) cancer;
 - (9) heart disease;
 - (10) diabetes;
 - (11) an intellectual disability;
 - (12) autism; or
 - (13) mental illness.
- Tex. Hum. Res. Code Ann. § 123.002 (West)

5

WHAT IS A COMMUNITY HOME? State Law

- "Family Home" is a residential home that meets the definition of and requirements applicable to a family home under the Community Homes for Disabled Persons - Tex. Prop. Code Ann. § 202.003(b) (West)
- A dedicatory instrument or restrictive covenant may not be construed to prevent the use of property as a family home -Tex. Prop. Code Ann. § 202.003 (b) (West)

6

WHAT IS A COMMUNITY HOME?

State Law

- Other state law that define residential dwellings that may be considered "group homes"
- Texas Human Resources Code § 42.002
 - Child Care Facility
 - General Residential Operation
 - Continuum-of-care Residential Operation
 - Family Home – note this definition is different that the definition contained in the Property Code
 - Agency foster home
 - Residential child care facility

7

WHAT IS A COMMUNITY HOME?

State Law

- Other state law that define residential dwellings that may be considered "group homes"
- Texas Health & Safety Code § 260.001
 - Boarding Home Facility
- Texas Government Code § 509.001
 - Community Corrections Facility

8

WHAT IS A GROUP HOME? FEDERAL LAW

- Does not have a specific legal meaning
- Land use and zoning officials and the courts have referred to some residences for persons with disabilities as group home
- "Group Homes" refers to a dwelling that is or will be occupied by unrelated persons with disabilities
- Disability means a person with a disability to include
 1. individuals with a physical or mental impairment that substantially limits one or more major life activities;
 2. individuals who are regarded as having such an impairment; and
 3. individuals with a record of such an impairment
- See – Joint Statement of the Department of Housing and Urban Development and of the Department of Justice – State and Local Land Use Laws and Practices and the Application of the Fair Housing Act, November 10, 2016

9

WHAT IS A GROUP HOME? FEDERAL LAW

- Fair Housing Amendments Act – intended to "prohibit the application of special requirements through land use regulations, restrictive covenants, and conditional or special use permits that have the effect of limiting the ability of such individuals to live in the residence of their choice in the community." See H.R. Rep. No. 711, 100th Cong. 2d Sess., reprinted in U.S.C. C.A.N. 2173, 2185 n(1988).

10

GOING FORWARD

- Recognize that state and federal law apply to group home regulations
- Recognize that certain sections of the zoning ordinance may need significant legal review
- Continue current practice of group education

11

QUESTIONS AND DISCUSSION

12

Assistant City Secretary

From: noreply@civicplus.com
Sent: Tuesday, January 22, 2019 11:54 AM
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 1/22/2019

First Name Kerim

Last Name Jacaman

Address 8297 Eskimo Forest

City Garden Ridge

State TX

Zip Code 78266

Phone Number

Other contact number

Email Address

Occupation Public Works Coordinator

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 would like to serve on the Planning and Zoning Commission to provide recommendations to the Master Plan implementation in order to help the growth of our city and provide input on future and existing developments.

List any Boards, Commissions or Committees you have previously served on in I have served on several committees from infrastructure planning to water management of the Edwards Aquifer. I have serviced on the San Antonio River Oversight Committee from 2004-2014 and the Edwards Aquifer Recovery Implementation

Garden Ridge or other entities.

Program from 2007 to present representing Bexar County as a stakeholder.

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

Assistant City Secretary

From: noreply@civicplus.com
Sent: Tuesday, January 29, 2019 12:11 AM
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 1/29/2019

First Name Jesus

Last Name Valdez

Address 9035 Cinnabar Ct

City Garden Ridge

State TX

Zip Code 78266

Phone Number

Other contact number

Email Address

Occupation Retired

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 am a Registered Professional Engineer in Texas (Inactive) with a Mechanical Engineering background. I have more 40 years experience in manufacturing operation sites. I believe that my engineering and managerial background can be of benefit to the P&Z Commission meet it purpose of recommending short-term and long-term goals in the planning for the future of Garden Ridge.

List any Boards, Commissions or City of Garden Ridge - City Water Commission (2018-present);
Knights of Columbus Council 6856 - OLPH, Selma (2017 –

Committees you have previously served on in Garden Ridge or other entities.

present); Garden Ridge Citizens Police Academy Alumni Association (2015 – present); Georg Ranch HOA – Chairman Architectural Review Committee (2014 – 2017); Victoria Chamber of Commerce – Board of Directors (2006 – 2008); Victoria Chamber of Commerce – Minority Business Council (2004 – 2008); School of Business Advisory Council – University of Houston – Victoria (2004 – 2008); Making the Grade World Scholars – Steering Committee Member (1993 to 1999)

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



February 15, 2019

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

RE: Northeast Bible Church Site Improvements, 2019 Improvement Site Master Plan

Ms. Cain:

Trihydro Corporation reviewed the Northeast Bible Church (NEBC) Site Improvement Plan (Site Plan) prepared by KFW Engineers, dated January 21, 2019. We are providing the following comments for your consideration.

1. We verified the building square footage and proposed use presented in the Site Plan Parking Tabulation Table are consistent with the City of Garden Ridge (City) Ordinance 13-062017 (Zoning), Table 1, Table of Off-Street Parking Requirements. The site currently provides 332 parking stalls and the total site parking week parking requirement, including existing and proposed buildings, is 271 stalls. Based on the Site Plan building footprints and proposed use, no additional parking stalls are required for the proposed site improvements.
2. We reviewed the Site Plan to verify the proposed impervious cover, building footprints, and watersheds are consistent with the values presented in the October 20, 2006 NEBC Storm Water Drainage Study (2006 Drainage Study) prepared by Matkin-Hoover Engineering. The 2006 Drainage Study detention pond design included two additional future buildings. While the proposed building locations have shifted, the percent of impervious building cover within each watershed remains consistent with the 2006 Drainage Study. Based on the design data presented in the 2006 Drainage Study and the proposed building footprints and locations provided on the Site Plan, no addition stormwater improvements are required to comply with the City drainage requirements presented in Ordinance 7-042006 (Platting), Section 7, F.
3. NEBC has submitted preliminary plans prepared by KFW Engineers to modify the outfall structure of the existing detention pond attempting to reduce the outflow discharge rate from the detention pond to below pre-development conditions. The proposed modification will decrease discharge flowrates for the 2-, 5-, and 10- year storm events by approximately 50 percent.



Ms. Nancy Cain
February 15, 2019
Page 2

Based on our review of the documents provided, we recommend approval of the proposed NEBC Site Plan.

If you have any questions, please do not hesitate to contact us.

Sincerely,
Trihydro Corporation

Daniel C. Mummert
Senior Engineer

609-214-700

January 15, 2019



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

Re: Northeast Bible Church
Master Plan Update

Ms. Cain;

This letter is being submitted as part of the Master Plan update for the Northeast Bible Church property located at 19185 FM 2252. The proposed Master Plan update will include two buildings similar to the latest update in 2009 that was never constructed. The two buildings will include a new Worship Center & Waypoint Lobby.

If you require additional information, please contact our office.

Sincerely,
KFW Engineers

A handwritten signature in blue ink, appearing to read "Frank Corey". The signature is stylized with a large "F" and a cursive "Corey".

Frank Corey, PE
Senior Project Manager



12/17/18

City of Garden Ridge
Administrator Department
9400 Municipal Parkway
Garden Ridge, TX 78266

This letter hereby authorizes KFW Engineering & Surveying to act as an authorized agent for Northeast Bible Evangelical Free Church for all City documents and coordination pertaining to the Northeast Bible Church Site Improvements Project.

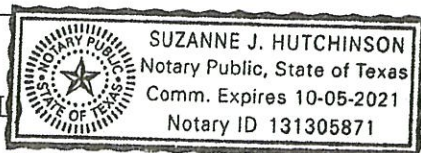

Drew Leaver
Senior Pastor
Northeast Bible Church

State of Texas §
 §
County of Bexar §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared DREW LEAVER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 20 day of December, 20 18

(SEAL)




commission exp. 10/05/2021



• 19185 FM 2252 * Garden Ridge, Texas 78266-2516

• (210) 651-5462 * Fax (210) 651-5136 *

April 1, 2009

City of Garden Ridge Planning and Zoning
9400 Municipal Parkway
Garden Ridge, TX 78266

RE: Northeast Bible Church Parking Master Plan

We are following our master plan as previously submitted to P&Z several years ago as the planned assumptions are still valid.

Currently we have seating capacity for 350 in the existing Sanctuary and 400 in the Fellowship Center for "overflow" that occurs at the same worship hour. We will continue this until such time we can build the Phase 2 Worship Center with a planned capacity of 1,000. When the Phase 2 Worship Center is completed, we will no longer need the smaller existing Sanctuary and Fellowship space for worship activities.

In summary the capacities as they relate to parking requirements are as follows:

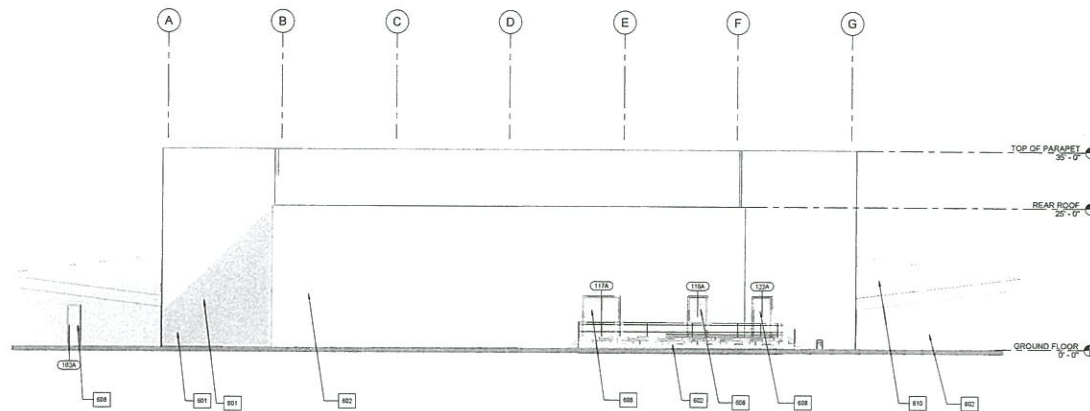
- 1). Phase 1: 350 capacity in existing Sanctuary
 400 capacity in fellowship
 750 total maximum seating capacity
 Required paved parking is $750 / 4 \text{ seats per car} = 188 \text{ parking spaces}$
- 2). Phase 2: 1,000 capacity in new Worship Center
 Required parking is $1000 / 4 \text{ seats per car} = 250 \text{ parking spaces}$.

The existing paved parking spaces on campus is currently 325 paved spaces.

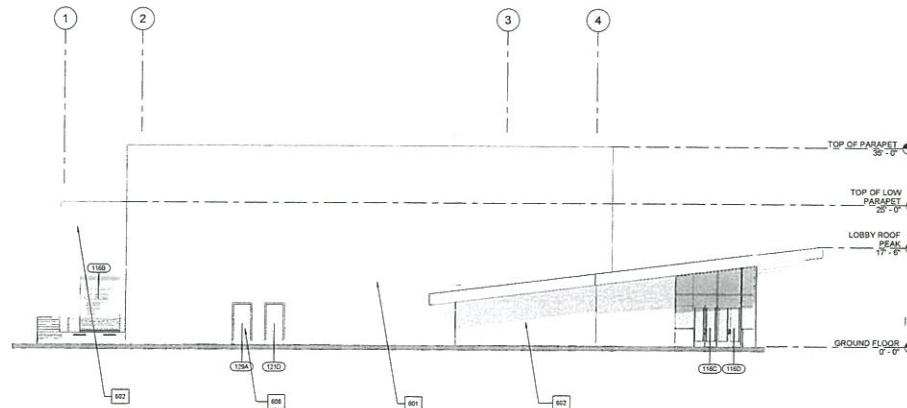
Respectfully,

Brad Sullard
Executive Pastor
Northeast Bible Church

*The mission of NEBC is to guide every person
to a life-changing relationship with Jesus Christ.
Matthew 28:18-20*



WEST ELEVATION SCALE 1/8" = 1'-0" 2



SOUTH ELEVATION SCALE 1/8" = 1'-0" 1

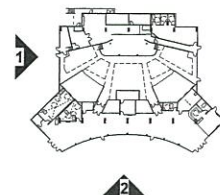
KEYNOTES

- 601 STUCCO FINISH - TO BE PAINTED
- 602 STONE VENEER - REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION
- 608 TYP. METAL DOOR AND FRAME
- 610 STANDING SEAM METAL ROOF

GENERAL NOTES

- 1 REFER TO BUILDING SECTIONS, WALLS, DOOR & WINDOW SCHEDULES, ROOF PLAN ETC. FOR ADDITIONAL DETAIL INFORMATION
- 2 FOR DOOR, WINDOW TYPES AND MISCELLANEOUS DETAIL REFERENCES, SEE SHEETS 1-100
- 3 POST ADDRESS IN A MINOR CLEARLY VISIBLE FROM THE DOMINANT STREET FRONTING THE PROJECT. HANDSHELS SHALL BE A MINIMUM OF 7" TALL AND 1/2" STROKE, INSTALLED ON A CONTRASTING BACKGROUND
- 4 POST ADDRESS IN A MINOR CLEARLY VISIBLE FROM THE DOMINANT STREET FRONTING THE PROJECT. HANDSHELS SHALL BE A MINIMUM OF 7" TALL AND 1/2" STROKE, INSTALLED ON A CONTRASTING BACKGROUND
- 5 PROVIDE A WEEST SCHEDULE FOR STUCCO AT THE FOUNDATION RATE LINE. A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 3 INCHES ABOVE PAVED AREAS. WEEST SCHEDULES SHALL BE OF A TYPE WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. GROUND THESE DIMENSIONS ON A FOUNDATION DETAIL DRAWING SECTION 212.1.2
- 6 PROVIDE ANTI-CORROSION COATING TO ALL EXTERIOR WALLS AND DOORS AT 8" IF WATER PENETRATES
- 7 FOR THE PURPOSE OF STORM WATER TREATMENT, ALL DOWNSPOUTS SHALL BE CONNECTED TO THE EXISTING STORM DRAIN SYSTEM AND RELEASED INTO EXISTING FILTRATION BASINS (SEE CIVIL PLANS FOR DETAILS)

KEY PLAN



plainjoe studios
ARCHITECTURE

WWW.PLANJUESTUDIOS.COM 7345 FITE CREEK, ORANGE, CA 92667

These drawings are the property of plainjoe studios and are to be used only for the project and site specified herein. They are not to be reproduced, copied, or used for any other project without the written consent of plainjoe studios. The user assumes all liability for the use of these drawings.

**NORTHEAST BIBLE CHURCH
WORSHIP CENTER**
GARDEN RIDGE, TX

REVISIONS

NO.	DATE	COMMENT

PROJECT INFORMATION

OWNER NAME: PROJECT ADDRESS: SHEET NAME: SOUTH & WEST ELEVATIONS

BUILDING PERMIT NO. _____

CHECKER: USE PERMIT NO. _____

APPROVER: PROJECT MANAGER _____

DESIGNER: _____

PROJ. NO. C3135

DATE 1/21/2019

PROJECT STATUS: DESIGN DEVELOPMENT

AA6.2

SCALE	2
1/8" = 1'-0"	

601	STUCCO FINISH - TO BE PAINTED
602	STONE VENEER - REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION
606	TYP. METAL DOOR AND FRAME
609	TYP. ALUMINUM DOOR/WINDOW STOREFRONT SYSTEM
610	STANDING SEAM METAL ROOF

REF. TO BUILDING SECTIONS, WALLS SECTIONS, DOOR & WINDOW SCHEDULES,
 ROOF PLANS ETC. FOR ADDITIONAL DETAIL INFORMATION.
 FOR DOOR, WINDOW TYPES AND MISCELLANEOUS DETAIL REFERENCES, SEE
 SCHEDULE A-1, A-2
 1. EXTERIOR FINISH SHALL BE A MANNER CLEARLY VISIBLE FROM THE DOMINANT STREET
 FRONTING THE PROJECT. MATERIALS SHALL BE A MINIMUM OF 4" TALL AND 12" WIDE
 WHEN APPLIED TO A WALL.
 2. PORT ACCESS IN A MANNER CLEARLY VISIBLE FROM THE DOMINANT STREET
 FRONTING THE PROJECT. MATERIALS SHALL BE A MINIMUM OF 4" TALL AND 12" WIDE
 WHEN APPLIED TO A WALL.
 3. PROVIDE A WEIR SCREENED FOR STUCCO AT A FOUNDATION PLATE LINE A
 MINIMUM OF 4" ABOVE THE EARTH OR 2" INCHES ABOVE PAVED AREAS
 WHERE STUCCO SHALL BE APPLIED.
 4. PROVIDE A WEIR WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR
 OF THE BUILDING. PROVIDE DRAINAGE IN A FOUNDATION DETAIL.
 DRAWING (SECTION 2512.2)
 5. PROVIDE ANTI-GRIMING COATING TO ALL EXTERIOR WALLS AND DOORS AT 8" IF
 APPLICABLE.
 6. FOR THE PURPOSE OF STORM WATER TREATMENT, ALL DOWNSPOUTS SHALL BE
 CAPTURED BY THE CURB OR DRAINAGE SYSTEM AND SHALL BE RELEASED INTO
 EXISTING FLOOD BASIN SHED CIVIL PLAN FOR DETAIL.

CLIENT NAME	PROJECT NAME	ADDRESS	SHEET NAME
BUILDING PERMIT NO.			
Checker			
USE PERMIT NO.			
Approver			
PROJECT MANAGER			
Designer			
PROJ. NO.		C3135	
DATE		1/21/2019	
PROJECT STATUS			
DESIGN DEVELOPMENT			

AA6.1

Planning and Zoning Commission Attendance

	2/13/18 Regular Meeting	3/13/18 Regular Meeting	4/10/18 Regular Meeting	5-10-18 Regular Meeting	6-12-18 Regular Meeting	7-10-18 Regular Meeting	8/10/18 Special Meeting	8/14/18 Regular Meeting	08/27/18 Special Meeting	9/11/18 Regular Meeting	10/9/18 Regular Meeting	11/13/18 Regular Meeting	11/15/18 Regular Meeting	12/11/18 Regular Meeting	12/20/18 Regular Meeting	01/08/19 Regular Meeting	01/17/19 Regular Meeting	02/12/19 Regular Meeting
Miller	P	P	P	P	P	P	P-QNM	P	P	P	P	P	P	P	P	P	P	P
Diaz	P	P	P	P	VAA	P	P-QNM	P	P	P	P	VAA	VAA	P	P	P	P	P
Hausheer		P	P	VAA	P	P	P-QNM	P	P	P	P	P	P	P	P	P	P	P
Ringle	P	P	P	P	P	P	UA	UA	P	P	P	P	P	VAA	UA	UA		
Heier	P	P	P	P	P	VAA	P-QNM	P	P	UA	P	P	P	P	P	P	VAA	P
Dauer												P	P	P	P	P		P
Owen	P	P	E	P	VAA	UA	VAA	P	P	P	P	P	P	P	UA	P	P	P

P	Present
P-QNM	Present but quorum not met
E	Excused for reasons allowed in Ord. 210
VAA	Voluntary Announced Absense
UA	Unannounced Absence
	Not member yet

**Planning and Zoning Commission's Attendance at City
Council Regular Meeting**

	1/2/19 Regular Meeting	2/6/19 Regular Meeting										Total for year
Miller	P	P										2
Diaz	P											1
Hausheer	P											1
Vacant												0
Heier	P	P										2
Dauer												0
Owen												0

	Met requirements in Ordinance 210
	NOT met requirements in Ordinance 210

Future Agenda Items

Planning and Zoning Commission

March 12, 2019 Regular Meeting

- | | | |
|------------------------|------------|---|
| 14 days before Meeting | (02/26/19) | Commission and Staff items are due |
| 8 days before Meeting | (03/04/19) | City Administrator and Chair review agenda. City Attorney is sent the agenda for approval. |
| 7 days before Meeting | (03/05/19) | Post Agenda on bulletin board and Commission will receive packet
(allowing a day and half for corrections and to request additional information to be added) |
| 5 days before Meeting | (03/07/19) | Post Agenda Packet to City Website |
| 4 days before Meeting | (03/08/19) | (72 hours) – Local Government Code requirement for posting |

City Council = Red
 Impact Fee Committee = Pink
 Quarry Commission = Purple
 Planning & Zoning = Green
 Water Commission = Blue
 Wildlife Management Advisory Commission = Brown

Sun	Mon	Tues	Wed	Thur	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Approval

1. Minutes 02-12-19

Petition/Public Hearings/Recommendation

Discussion/Reports

1. Freese and Nichols, Inc.
2. City Council Update
3. Future Agenda Items
 - a. Set next meeting (if necessary) March 21, 2019 @ 6

Executive Session

March 21, 2019 Regular Meeting

- | | | |
|-------------------------------|------------|---|
| 14 days before Meeting | (03/07/19) | Commission and Staff items are due |
| 9 days before Meeting | (03/12/19) | City Administrator and Chair review agenda. City Attorney is sent the agenda for approval. |
| 7 days before Meeting | (03/14/19) | Post Agenda on bulletin board and Commission will receive packet
(allowing a day and half for corrections and to request additional information to be added) |
| 6 days before Meeting | (03/15/19) | Post Agenda Packet to City Website |
| 3 days before Meeting | (03/18/19) | (72 hours) – Local Government Code requirement for posting |

City Council = Red
 Impact Fee Committee = Pink
 Quarry Commission = Purple
 Planning & Zoning = Green
 Water Commission = Blue
 Wildlife Management Advisory Commission = Brown

Sun	Mon	Tues	Wed	Thur	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Approval

1. Minutes 02-21-19

Petition/Public Hearings/Recommendation

Discussion/Reports

1. Freese and Nichols, Inc.
2. Future Agenda Items
 - b. Set next meeting (if necessary) April 9, 2019 @ 6

Executive Session

PENDING FUTURE AGENDA ITEMS

1. MLUP Ordinance clean up (Trevino)
2. Freese and Nichols, Inc.
3. Marketing Plan (Heier)