



AGENDA
PLANNING AND ZONING COMMISSION REGULAR MEETING
TUESDAY, APRIL 9, 2019, 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a regular session on Tuesday, April 9, 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 April 5, 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 should 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 February 21, 2019, Planning and Zoning Commission Regular Meeting.
- ii. Consider a petition by Northeast Bible Church for issuance of a Special Use Permit for the addition of a proposed Worship Center of approximately 14,295 square feet and a Waypoint Lobby of approximately 4,225 square feet and to include modification of the outfall structure of the existing detention pond to reduce the outflow discharge rate from the pond. Northeast Bible Church is located on Lot 1, Block 1, Northeast Bible Church Subdivision, further located at 19185 F.M. 2252, Garden Ridge, Comal County, Texas, on property zoned Residence-Agriculture (RA).
 1. Review and discuss documentation.
 2. Hold a public hearing to receive comments for or against the petition.
 3. Make a recommendation to the City Council.
- iii. Consider a petition by Wilfredo Aguayo for the installation of an amateur communications antenna. Antenna will be a self-support crank up tower with maximum extension height of 33 feet supporting a 10-foot mast for total height of 40 to 45 feet and 12 feet in height when fully retracted. Antenna will be located on a concrete footing approximately 7 feet behind the rear plane of the residence at 20740 Timber Rose. Antenna tower will be further located 150 feet from street, over 100 feet from side property lines and 75 feet from rear property line. The property location is further described as Garden Ridge Estates 4, Block 1, Lot 36 and 37 and A-581 Sur 441 ½, Garden Ridge, Comal County, Texas, on property zoned Single Family Dwelling (R) District.
 1. Review and discuss documentation.
 2. Hold a public hearing to receive comments for or against the petition.
 3. Make a recommendation to the City Council.

b) Discussions/Reports/Updates.

- i. Freese and Nichols, Inc. for Zoning Ordinance rewrite assistance.
 1. Update on technical committee meetings.
 2. Discussion of items related to Zoning Ordinance rewrite, if needed.
- ii. Items discussed at the April 3, 2019, City Council Regular Meeting.
- iii. TxDOT expansion layout as it pertains to FM 2252 in the City of Garden Ridge.
- iv. 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 recommendations related to application of ordinance provisions to commission members, if needed.

c) Future Agenda Items.

- i. Commissioners input on agenda items.
- ii. Announce the date, time, and location for next meeting (April 18, 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 Council Authorized:

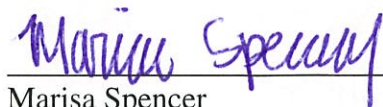
The Council may vote or act upon any item within this Agenda. The Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matter listed above, as authorized by Title 5, Chapter 551, of the Texas Government Code.

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.

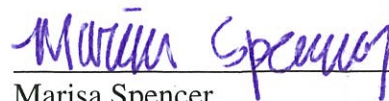
Attendance By Other Elected or Appointed Officials:

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
City Secretary

This is to certify that I, Marisa Spencer, posted this Agenda at 5:30 p.m. on April 1, 2019, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.



Marisa Spencer
City Secretary



City of Garden Ridge

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

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

Commissioners Present:

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

Commissioners Absent:

Commissioner David Dauer (Excused Absence)
Vacant Position

City Staff Present:

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

Other City Councilmembers or Commissioners Present:

Councilmember Kay Bower
Jesse Valdez, Water Commissioner

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 6:00 p.m. on Thursday, February 21, 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 January 17, 2019, Planning and Zoning Commission Regular Meeting.**

Motion: A motion was made by Commissioner Owen, seconded by Commissioner Diaz, to approve the minutes for January 17, 2019, Planning and Zoning Commission Regular Meeting. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

ii. Planning and Zoning Commission Place 4 vacancy (term expiring September 30, 2019).

1. Interview possible candidates.

Chair Dr. Miller stated the candidates would come up to the podium one at a time in the order in which the Commission received their applications then both candidates would come up together to allow each applicant to address questions from the Commissioners.

The Commission interviewed and reviewed resumes from Kerim Jacaman and Jesus Valdez in that order. Commissioners then asked additional questions and allowed each candidate to provide their responses.

Chair Dr. Miller thanked the Commissioners for their inquisitive questions and the candidates for their time. He stated this would be a difficult decision since there is only one vacancy, but encouraged the candidates to continue seeking opportunities to get involved in the City.

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

Motion: A motion was made by Commissioner Diaz, seconded by Commissioner Owen, to recommend to City Council the appointment of Jesus Valdez for the Planning and Zoning Commission Place 4 vacancy with term expiring September 30, 2019. 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. provided the technical committee with a 186-page draft document and the technical committee has a meeting scheduled for Thursday, February 28th. She stated depending on the discussions during the technical committee meeting, the Planning and Zoning Commission could receive a document to discuss at the March 12th regular meeting.

The Commission discussed moving the discussion to the Planning and Zoning Commission regular meeting on March 21st at the earliest to allow Commissioners time to review the draft document.

ii. Northeast Bible Church Master Plan for future expansion project.

1. Review and discuss proposed Master Plan.

Nancy Cain, City Administrator, stated the proposed Northeast Bible Church Master Plan for a future expansion project was thoroughly reviewed by staff and the City Engineer. She stated the letter from the City Engineer addressed the main comments for consideration regarding the proposed Master Plan.

Eric Wilbert, Northeast Bible Church, along with a representative from KFW Engineers addressed questions and comments from the Commission.

2. Make a recommendation to City Council regarding Northeast Bible Church Master Plan.

Motion: A motion was made by Vice-Chair Hausheer, seconded by Commissioner Owen, to recommend to City Council the approval of the proposed Northeast Bible Church Master Plan for a future expansion project. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

iii. Discussion on development of a Marketing Plan for the City of Garden Ridge.

Commissioner Heier stated constructing a Marketing Plan and having a Marketing Event would be beneficial for the City of Garden Ridge, adding the City may need professional help but without that it will be haphazard. The Commission discussed the purpose, needs, and possible professional assistance in developing a Marketing Plan for the City of Garden Ridge.

Cynthia Trevino, City Attorney, stated developing a Marketing Plan for the City of Garden Ridge would not fall under the Planning and Zoning Commission's purview unless the Commission is directed to do so by City Council.

The Commission agreed by consensus to bring the idea of developing a Marketing Plan to City Council and recommend City Council begin discussing 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.

Chair Dr. Miller stated the Commission does any have anything to discuss at this time.

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.

Chair Dr. Miller stated past discussions have revolved around attendance requirements relating to the Planning and Zoning Commission versus other Commissions, and the Commission previously agreed to have Nancy Cain, City Administrator, discuss the Commission's concerns with Mayor Thompson.

Nancy Cain, City Administrator, explained this item will be carried on each Commission's agenda in the event that a Commission needs to discuss and make a recommendation regarding enforcement of this Ordinance as applied to Commission members.

c) Future Agenda Items.

i. Commissioners input on agenda items.

None at this time.

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

6. Citizen Comment Period – limited to 20 minutes total

Pam Fritz, 8927 Garden Ridge Drive, spoke regarding real estate property and development in the City of Garden Ridge.

Kay Bower, 8947 Garden Ridge Drive, spoke regarding the Commission's discussion of Ordinance No. 210-022018.

7. Adjournment

Motion: A motion was made by Commissioner Owen, seconded by Vice-Chair Hausheer, to adjourn. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously. There being no further business, the Thursday, February 21, 2019, Planning and Zoning Commission Regular Meeting was adjourned at 7:41 p.m. by Chair Dr. Miller.

Dr. Jim Miller, Chair

ATTEST:

Marisa Spencer
City Secretary



City of Garden Ridge

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

LEGAL NOTICE **NOTICE OF PUBLIC HEARING** **CITY OF GARDEN RIDGE** **PLANNING AND ZONING COMMISSION**

The City of Garden Ridge Planning and Zoning Commission will conduct a Public Hearing on **Tuesday, April 9, 2019, at 6:00 p.m. in the City Council Chambers** of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The public hearing will be to consider:

A petition by Northeast Bible Church for issuance of a Special Use Permit for the addition of a proposed Worship Center of approximately 14,295 square feet and a Waypoint Lobby of approximately 4,225 square feet and to include modification of the outfall structure of the existing detention pond to reduce the outflow discharge rate from the pond. Northeast Bible Church is located on Lot 1, Block 1, Northeast Bible Church Subdivision, further located at 19185 F.M. 2252, Garden Ridge, Comal County, Texas, on property zoned Residence-Agriculture (RA).

The public is invited to attend and submit oral or written comments on these matters.

This is to certify that I, Marisa Spencer, posted this Legal Notice at 9:30 a.m. on March 22, 2019, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

Marisa Spencer

City Secretary

citysecretary@ci.garden-ridge.tx.us



City of Garden Ridge

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

March 22, 2019

NOTICE OF PUBLIC HEARING

Dear Property Owner,

The Planning and Zoning Commission of the City of Garden Ridge, Texas will conduct a public hearing on Tuesday, April 9, 2019 at 6:00 p.m. The public hearing will be held in the City Council Chambers in the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The public hearing will be to consider:

A petition by Northeast Bible Church for issuance of a Special Use Permit for the addition of a proposed Worship Center of approximately 14,295 square feet and a Waypoint Lobby of approximately 4,225 square feet and to include modification of the outfall structure of the existing detention pond to reduce the outflow discharge rate from the pond. Northeast Bible Church is located on Lot 1, Block 1, Northeast Bible Church Subdivision, further located at 19185 F.M. 2252, Garden Ridge, Comal County, Texas on property zoned Residence-Agriculture (RA).

The Master Plan, approved by the City Council on March 6, 2019, depicting the locations of the proposed Worship Center and Waypoint Lobby as well as a map and list of adjacent property owners are contained as enclosures.

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

Sincerely,

Marisa Spencer
City Secretary

2 enclosures

1. Master Plan
2. Map and list of adjacent property owners

SECTION 12 CONDITIONAL USES

12.1. SPECIFIC USE PERMITS.

12.1.1. Authority to Issue. Use shall not be made of any property in commercial or industrial districts, nor shall any buildings be constructed thereon, added to, or altered in any way (maintenance and repairs alone excepted) without the prior issuance of a specific use permit. The City Council may, upon notice to adjoining property owners and after public hearings before the Planning and Zoning Commission and City Council, authorize the issuance of a specific use permit for use allowed in the governing Zoning District. The issuance of such specific use permit shall, in each case, be deemed to constitute an amendment to this ordinance. Possession of a specific use permit for existing structures shall not be construed as meeting this requirement. Significant changes in use activity resulting in increased emissions (air, water, waste etc.), physical agent (noise, light, heat vibration etc.) levels at the property line, or increase in commercial vehicle traffic by more than twenty percent, shall require a new specific use permit. Upon application, Council may approve transfer of an existing Permit expiring solely because of a change in property or business ownership to a new owner without hearings provided that there shall be no change in the kind and level of permitted activity.

12.1.2. Purpose of Hearing. The purpose of such hearings by the Planning and Zoning Commission and by the City Council shall be to determine that the granting of the Specific Use Permit will not adversely affect the character and appropriate use of the adjoining area or neighborhood; will not substantially depreciate the value of adjacent and nearby properties for the use in accordance with the regulations in the zoning district in which they are located; will be in keeping with the spirit and intent of this Ordinance; will not adversely affect the implementation of the Comprehensive Plan; will comply with the applicable standards of the district in which located; and will not adversely affect traffic, public health, public utilities, public safety, and the general welfare.

12.1.3. Application for Specific Use Permit.

12.1.3.1. All applications for Specific Use Permits shall be submitted with site plans drawn to scale and showing the general arrangement of essential the project, together with essential requirements such as off-street parking facilities, locations of buildings and uses to be permitted, means of ingress and egress to public streets, and type of visual screening such as walls, planting and fences, the location of adjacent residences and buildings and the location and area coverage of all outside lighting.

12.1.3.2. No Specific Use Permit shall be granted unless the applicant, owner and the grantee of the Specific Use Permit shall in writing accept to be bound by and comply with the terms of the Specific Use Permit, in such form as may be approved and provided by the City Council. Specific Use Permits expire upon change in property ownership.

12.1.3.3. All applications for Specific Use Permits shall be in writing, signed and filed with the City Secretary for presentation to the Planning and Zoning Commission for official processing using Planning and Zoning Form 3. The Planning and Zoning Commission shall have a minimum of thirty (30) days for processing.

12.2. CERTIFICATES OF OCCUPANCY.

12.2.1. In granting a Specific Use Permit, the City Council may impose conditions which shall be complied with by the grantee before a certificate of occupancy may be issued by the Council for the use of such buildings on such property pursuant to such permit. Such conditions shall not be construed as conditions precedent to the granting of the Specific Use Permit or the change in zoning of such property, but shall be construed as conditions precedent to the granting of a Certificate of Occupancy.

12.2.2. No person shall use, occupy or change the use of a building hereafter erected or structurally altered in any district, until a Certificate of Occupancy shall have been issued by the City Council, stating that such building complies with all applicable provisions and regulations of the City.

12.3. CHURCHES AND SCHOOLS.

- 12.3.1. Churches and schools are subject to the above requirements for Special Use Permits regardless of the District in which they are located. The following applies as minimum requirements for granting a Special Use Permit for churches and schools located in the Residence-Agriculture District, the Single Family Dwelling District, the Office and Professional District and the Neighborhood Service District.
- 12.3.2. The land area of churches and schools located within residential districts shall not exceed three (3) percent of the residential district area.
- 12.3.3. Height Regulation: No structure shall exceed two and one-half (2-1/2) stories (thirty-five feet) in height.
- 12.3.4. Area Regulations:
 - 12.3.4.1. Lot Size. The minimum lot size shall be as required for sewerage and waste water treatment of the maximum level of church or school activity, but in no case less than 32,670 square feet (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.
 - 12.3.4.2. 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.
 - 12.3.4.3. Side Yard: None, except where the use sides on a RA or R District, where a minimum side yard of fifteen (15) 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.
 - 12.3.4.4. 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) feet including alley right-of-way shall be provided. The City shall determine required right of way improvements based upon location, type and density of projected structures.
- 12.3.5. Impervious Cover: Impervious coverage (buildings, pavements etc.) shall not be more than one-half (1/2) of the lot area and must, in any case, allow adequate open area for wastewater treatment and disposal.
- 12.3.6. Parking: See Table 1. Off Street Parking Requirements.
- 12.3.7. Construction Standards: Buildings shall be of not less than ninety (90) percent masonry or masonry veneer construction on the first floor level excluding openings.
- 12.3.8. Exterior Lighting:
 - 12.3.8.1. Light fixtures shall be below the building roofline.
 - 12.3.8.2. 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.
 - 12.3.8.3. No single light fixture or cluster of fixtures shall exceed 150-watt capacity.
 - 12.3.8.4. Any variance shall meet the criteria of not causing increased illumination off the property.

Planning and Zoning Form 3
APPLICATION FOR SPECIAL USE PERMIT
(Type or Print)

1. Date: 12/18/18 Case #: _____
2. Applicant Name: Northeast Bible Church
(First) (Middle) (Last)
- Doing Business as: _____
(First) (Middle) (Last)
- Texas Sales & Use Tax Permit Number: N/A
3. Mailing Address: 19185 FM 2252
(Street)
Garden Ridge, TX 78266
(City) (State) (Zip)
- Phone: (210)-651-5462
4. Physical Address of Business: 19185 FM 2252
(Street) Garden Ridge, TX 78266
(City) (State) (Zip)
- Phone: (210)-651-5462
5. Applicant's relationship to property or business:
Sole owner ☒ Part owner ☐ Other; _____
(Specify)
(If not sole owner, furnish a notarized letter of authorization from all owners as attachment I.)
6. Legal description of property on which business is to be located:
Plat: Lot(s) 1 Block(s) 1
Subdivision North East Bible Church
Acreage: 19.12 (If acreage, provide separate metes and bounds description as attachment 2.)
Property Deed recorded in Comal County Doc # 200706009318
7. Existing use of property; Church
8. Use of property being requested (Be specific and give details - attach additional sheets as needed):
Church

9. Give dimensioned map with north orientation, scaled 100 or 200 feet per inch, of the property showing all streets and parcels of land within 300 feet of the property as attachment 3. Key each adjoining land parcel to a list of current owners and addresses as attachment 4.

10. Give site plan showing location, dimensions and uses of existing or proposed structures, easements, water sources, fences, curb cuts, street and alley right-of-way lines within one foot of property for which variance is requested, on another map of larger scale, as attachment 5.

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

12. The undersigned hereby requests that the property identified in this application be approved for the Special Use(s) requested above in accordance with in accordance with Garden Ridge City Ordinance 13, section 12. I consent to the posting of hearing notices on the said property. I understand that the information provided herein might be used by the City of Garden Ridge for sending required notices to adjacent property owners, if required. I bear full responsibility and liability for any losses or costs incurred by the City, or others, caused by errors or omissions in this application.

13. Applicant Signature: [Signature] 12/19/18

Attachments:

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

----- CITY USE ONLY -----
Special Use Permit

		Date
City Admin.:	Application received	_____
	Application verified	_____
	Fee received \$_____ Check #_____	_____
	Application sent to P&Z	_____
P&Z:	Owners' acceptance of application	_____
	Notice to adjoining property owners, if required	_____
	Notice of public hearing, if required	_____
	Public hearing conducted, if required	_____
	P&Z decision on Special use Permit	_____
City Council:	P&Z recommendation to City Council	_____
	Notice to adjoining property owners, if required	_____
	Notice of public hearing, if required	_____
City Admin.:	Public hearing conducted, if required	_____
	Applicant notified of Council Decision	_____

REC#: 00221007 2/27/2019 1:59 PM
TRAN: 112.0000 P&Z VARIANCE FEES
OPER: DASH TERM: 001
REF#: 121760
REC SPECIAL USE PERMIT
P&Z VARIANCE FILING 250.0000
TENDERED: 250.00 1 CHECK(S)
APPL ID: 250.00
CHANGE: 0.00
55



12/17/18

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

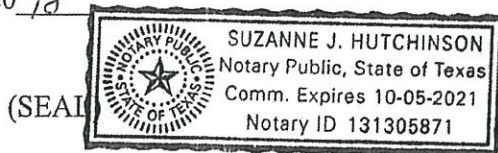
This letter hereby authorizes KFW Engineering & Surveying to act as an authorized agent for Northeast Bible Evangelical Free Church for all City documents and coordination pertaining to the Northeast Bible Church Site Improvements Project.


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, 2018




commission exp. 10/05/2021



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.

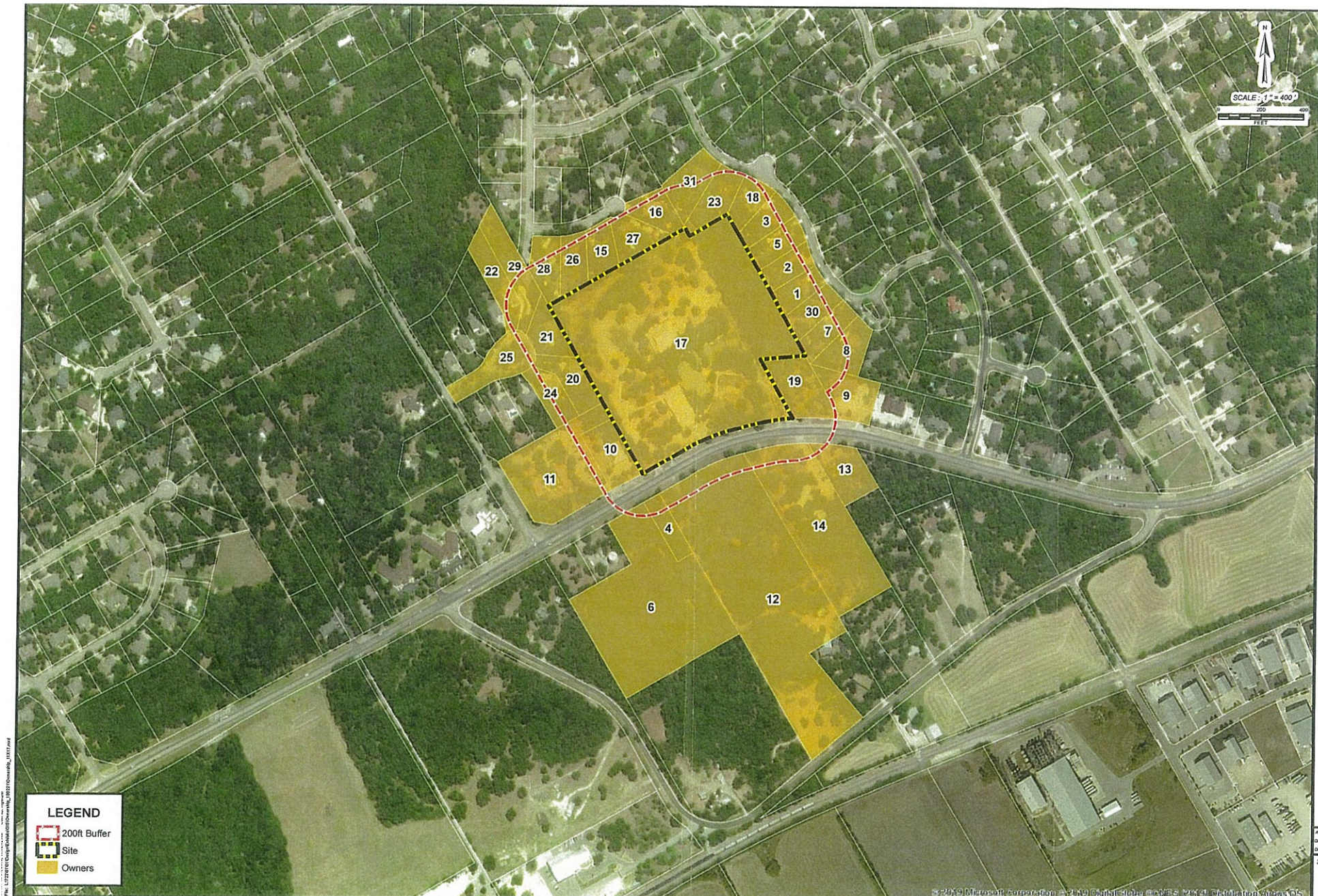
Sincerely,
Trihydro Corporation

Daniel C. Mummert
Senior Engineer

609-214-700



SP1.1



File: L:\2010\722-01-01\722-01-01.dwg
User: mscott
Date: 2/10/2010 10:10:10 AM
Plot: 722-01-01.dwg
Scale: 1"=400'

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Label	Owner Name	Owner Address	City	St	Zip
1	STIPP OLIVER R & MARTHA C	21007 CEDAR BR	GARDEN RIDGE	TX	78266
2	BRITAN JOSEPH K & DENISE G	21011 CEDAR BR	GARDEN RIDGE	TX	78266
3	SHEEL CLARENCE A & JEAN A	21019 CEDAR BR	GARDEN RIDGE	TX	78266
4	BUCHNER HELMUT J & EDDA M	20506 BAT CAVE RD UNIT 1	SAN ANTONIO	TX	78266
5	GREEN KENNETH F & MARY JO	21015 CEDAR BR	GARDEN RIDGE	TX	78266
6	MEGA SPARTAN LC	7870 W INTERSTATE 10	SEGUIN	TX	78155
7	MILLER EVELYN	20011 CEDAR BR	GARDEN RIDGE	TX	78266
8	FISHER O THEODORE JR & NANCY B	20007 CEDAR BR	GARDEN RIDGE	TX	78266
9	DUBOIS-TXRE LLC	19530 CREEKVIEW OAKS	SAN ANTONIO	TX	78266
10	TEMPLEMAN PROPERTIES LLC	19121 FM 2252	GARDEN RIDGE	TX	78266
11	OVERMAN PROPERTIES III LLC	18955 FM 2252	GARDEN RIDGE	TX	78266
12	COTTINGHAM RANDY L & CAROLINE S	19113 NACOGDOCHES LOOP	GARDEN RIDGE	TX	78266
13	ROCKEM REALTY LLC	8107 SKY VIS	SAN ANTONIO	TX	78266
14	COVENANT BAPTIST CHURCH OF GARDEN RIDGE	19204 FM 2252	SAN ANTONIO	TX	78266
15	MILLER SCOTT A & CANDACE L	9312 BEREAN WAY	GARDEN RIDGE	TX	78266
16	VAZQUEZ KAREN & MIGUEL	9320 BEREAN WAY	GARDEN RIDGE	TX	78266
17	NORTHEAST BIBLE EVANGELICAL FREE CHURCH	19185 FM 2252	GARDEN RIDGE	TX	78266
18	HILL HANNELORE I REV TRUST A	21023 CEDAR BR	GARDEN RIDGE	TX	78266
19	MALLORY FUTURE CONCEPTS LLC	19449 FM 2252	GARDEN RIDGE	TX	78266
20	DUBOIS MARK W & JULIE A ALMS-DUBOIS	19530 CREEKVIEW OAKS	SAN ANTONIO	TX	78266
21	PITZEN RAYMOND E & PAMELA S	19534 CREEKVIEW OAKS	SAN ANTONIO	TX	78266
22	ARCHONDIS KAREN ANN	19527 CREEKVIEW OAKS	SAN ANTONIO	TX	78266
23	RIVERA JOHN R & BETTY L	21027 CEDAR BR	GARDEN RIDGE	TX	78266
24	HARRIS SHIRLEY & ROBERT BRYANT	19526 CREEKVIEW OAKS	SAN ANTONIO	TX	78266
25	PARK OF GARDEN RIDGE HOMEOWNERS ASSOC INC	19534 CREEKVIEW OAKS	GARDEN RIDGE	TX	78266
26	NILAND JOSEPH A JR & LAURA J	9308 BEREAN WAY	GARDEN RIDGE	TX	78266
27	FRIEDEL ROBERT & KIMBERLY	9316 BEREAN WAY	GARDEN RIDGE	TX	78266
28	DENIS CLARENCE D SR & FLORES MARY L	9304 BEREAN WAY	GARDEN RIDGE	TX	78266
29	NEELY MATTHEW & KAREN C	19531 CREEKVIEW OAKS	SAN ANTONIO	TX	78266
30	HUDSON THOMAS N & BEVERLY S WYBLE	21003 CEDAR BR	GARDEN RIDGE	TX	78266
31	BENSON LINDA L LIVING TRUST	21031 CEDAR BR	GARDEN RIDGE	TX	78266



City of Garden Ridge

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

LEGAL NOTICE **NOTICE OF PUBLIC HEARING CITY OF GARDEN RIDGE PLANNING AND ZONING COMMISSION**

The City of Garden Ridge Planning and Zoning Commission will conduct a Public Hearing on **Tuesday, April 9, 2019, at 6:00 p.m. in the City Council Chambers** of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The public hearing will be to consider:

A petition by Wilfredo Aguayo for the installation of an amateur communications antenna. Antenna will be a self-support crank up tower with maximum extension height of 33 feet supporting a 10-foot mast for total height of 40 to 45 feet and 12 feet in height when fully retracted. Antenna will be located on a concrete footing approximately 7 feet behind the rear plane of the residence at 20740 Timber Rose. Antenna tower will be further located 150 feet from street, over 100 feet from side property lines and 75 feet from rear property line. The property location is further described as Garden Ridge Estates 4, Block 1, Lot 36 and 37 and A-581 Sur 441 ½, Garden Ridge, Comal County, Texas, on property zoned Single Family Dwelling (R) District.

The public is invited to attend and submit oral or written comments on these matters.

This is to certify that I, Marisa Spencer, posted this Legal Notice at 9:30 a.m. on March 22, 2019, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

Marisa Spencer

City Secretary

citysecretary@ci.garden-ridge.tx.us



City of Garden Ridge

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

March 22, 2019

NOTICE OF PUBLIC HEARING

Dear Property Owner,

The Planning and Zoning Commission of the City of Garden Ridge, Texas will conduct a public hearing on Tuesday, April 9, 2019 at 6:00 p.m. The public hearing will be held in the City Council Chambers in the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The public hearing will be to consider:

A petition by Wilfredo Aguayo for the installation of an amateur communications antenna. Antenna will be a self-support crank up tower with maximum extension height of 33 feet supporting a 10 foot mast for total height of 40 to 45 feet and 12 feet in height when fully retracted. Antenna will be located on a concrete footing approximately 7 feet behind the rear plane of the residence at 20740 Timber Rose. Antenna tower will be further located 150 feet from street, over 100 feet from side property lines and 75 feet from rear property line. The property location is further described as Garden Ridge Estates 4, Block 1, Lot 36 and 37 and A-581 Sur 441 ½, Garden Ridge, Comal County, Texas on property zoned Single Family Dwelling (R) District.

A site plan depicting the location of the amateur communications tower base and a map with adjacent property owners are contained as enclosures.

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

Sincerely,

Marisa Spencer
City Secretary

2 enclosures

1. Site Plan
2. Map with adjacent property owners

SECTION 12 CONDITIONAL USES

12.1. SPECIFIC USE PERMITS.

12.1.1. Authority to Issue. Use shall not be made of any property in commercial or industrial districts, nor shall any buildings be constructed thereon, added to, or altered in any way (maintenance and repairs alone excepted) without the prior issuance of a specific use permit. The City Council may, upon notice to adjoining property owners and after public hearings before the Planning and Zoning Commission and City Council, authorize the issuance of a specific use permit for use allowed in the governing Zoning District. The issuance of such specific use permit shall, in each case, be deemed to constitute an amendment to this ordinance. Possession of a specific use permit for existing structures shall not be construed as meeting this requirement. Significant changes in use activity resulting in increased emissions (air, water, waste etc.), physical agent (noise, light, heat vibration etc.) levels at the property line, or increase in commercial vehicle traffic by more than twenty percent, shall require a new specific use permit. Upon application, Council may approve transfer of an existing Permit expiring solely because of a change in property or business ownership to a new owner without hearings provided that there shall be no change in the kind and level of permitted activity.

12.1.2. Purpose of Hearing. The purpose of such hearings by the Planning and Zoning Commission and by the City Council shall be to determine that the granting of the Specific Use Permit will not adversely affect the character and appropriate use of the adjoining area or neighborhood; will not substantially depreciate the value of adjacent and nearby properties for the use in accordance with the regulations in the zoning district in which they are located; will be in keeping with the spirit and intent of this Ordinance; will not adversely affect the implementation of the Comprehensive Plan; will comply with the applicable standards of the district in which located; and will not adversely affect traffic, public health, public utilities, public safety, and the general welfare.

12.1.3. Application for Specific Use Permit.

12.1.3.1. All applications for Specific Use Permits shall be submitted with site plans drawn to scale and showing the general arrangement of essential the project, together with essential requirements such as off-street parking facilities, locations of buildings and uses to be permitted, means of ingress and egress to public streets, and type of visual screening such as walls, planting and fences, the location of adjacent residences and buildings and the location and area coverage of all outside lighting.

12.1.3.2. No Specific Use Permit shall be granted unless the applicant, owner and the grantee of the Specific Use Permit shall in writing accept to be bound by and comply with the terms of the Specific Use Permit, in such form as may be approved and provided by the City Council. Specific Use Permits expire upon change in property ownership.

12.1.3.3. All applications for Specific Use Permits shall be in writing, signed and filed with the City Secretary for presentation to the Planning and Zoning Commission for official processing using Planning and Zoning Form 3. The Planning and Zoning Commission shall have a minimum of thirty (30) days for processing.

12.2. CERTIFICATES OF OCCUPANCY.

12.2.1. In granting a Specific Use Permit, the City Council may impose conditions which shall be complied with by the grantee before a certificate of occupancy may be issued by the Council for the use of such buildings on such property pursuant to such permit. Such conditions shall not be construed as conditions precedent to the granting of the Specific Use Permit or the change in zoning of such property, but shall be construed as conditions precedent to the granting of a Certificate of Occupancy.

12.2.2. No person shall use, occupy or change the use of a building hereafter erected or structurally altered in any district, until a Certificate of Occupancy shall have been issued by the City Council, stating that such building complies with all applicable provisions and regulations of the City.

12.3. CHURCHES AND SCHOOLS.

- 12.3.1. Churches and schools are subject to the above requirements for Special Use Permits regardless of the District in which they are located. The following applies as minimum requirements for granting a Special Use Permit for churches and schools located in the Residence-Agriculture District, the Single Family Dwelling District, the Office and Professional District and the Neighborhood Service District.
- 12.3.2. The land area of churches and schools located within residential districts shall not exceed three (3) percent of the residential district area.
- 12.3.3. Height Regulation: No structure shall exceed two and one-half (2-1/2) stories (thirty-five feet) in height.
- 12.3.4. Area Regulations:
- 12.3.4.1. Lot Size. The minimum lot size shall be as required for sewerage and waste water treatment of the maximum level of church or school activity, but in no case less than 32,670 square feet (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.
- 12.3.4.2. 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.
- 12.3.4.3. Side Yard: None, except where the use sides on a RA or R District, where a minimum side yard of fifteen (15) 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.
- 12.3.4.4. 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) feet including alley right-of-way shall be provided. The City shall determine required right of way improvements based upon location, type and density of projected structures.
- 12.3.5. Impervious Cover: Impervious coverage (buildings, pavements etc.) shall not be more than one-half (1/2) of the lot area and must, in any case, allow adequate open area for wastewater treatment and disposal.
- 12.3.6. Parking: See Table 1. Off Street Parking Requirements.
- 12.3.7. Construction Standards: Buildings shall be of not less than ninety (90) percent masonry or masonry veneer construction on the first floor level excluding openings.
- 12.3.8. Exterior Lighting:
- 12.3.8.1. Light fixtures shall be below the building roofline.
- 12.3.8.2. 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.
- 12.3.8.3. No single light fixture or cluster of fixtures shall exceed 150-watt capacity.
- 12.3.8.4. Any variance shall meet the criteria of not causing increased illumination off the property.

SECTION 9
SPECIAL REGULATIONS

9.1. OUTDOOR ANTENNAS.

9.1.1. Direct-Broadcast System (DBS) Video Reception.

9.1.1.1. Direct-Broadcast System antennas one meter (39.37 inches) or less in diameter and other antennas are allowed in all zoning districts for the receipt of local Very High Frequency (VHF) and Ultra High Frequency (UHF) and direct-broadcast television signals.

9.1.1.1.1. In residential districts, antennas shall be mounted below the roofline and to the side or rear of the residence when reception quality allows. Where reception quality requires placement above the roof line or the front of the home, visibility of the antenna shall be minimized by painting or screening.

9.1.1.1.2. Pole or mast mounted antennas extending more than twelve (12) feet above the roofline of the building or other surface to which the pole or mast is attached shall be installed only according to instructions sealed by a licensed structural engineer. Copy of instructions shall be filed with the City building inspector prior to installation. Pole or mast mounted antennas shall not be located closer than twice their height to any adjoining property line.

9.1.1.1.3. Installations shall conform to applicable safety and electrical codes.

9.1.2. Other Video or Internet Reception Systems.

9.1.2.1. Antennas less than one meter in diameter are allowed in all zoning districts. In residential districts the antennas shall be mounted below the roofline and to the rear or side of the house.

9.1.2.2. Antennas greater than one meter in diameter are allowed in all zoning districts. Antennas located in residential districts or located on lots adjoining a residential district shall be subject to City granting a Special Use Permit for same setting forth the conditions of such use as to type, size, location, screening and the like. The City will not grant a Permit for locating this size antenna in the front yard of a residential lot. An application for such a Special Use Permit shall be considered and processed as a zoning amendment case.

9.1.2.3. Installations shall conform to applicable safety and electrical code.

9.1.3. Personal Wireless Communication Service Towers.

9.1.3.1 Towers are allowed in all zoning districts subject to the City granting a Special Use Permit. An application for such a Special Use Permit shall be considered and processed as a zoning amendment case.

9.1.3.2 Electromagnetic radiation levels produced by tower power supplies, wave guides and other power transmission components and emitters shall conform to Federal Communications Commission regulations.

9.1.3.3 The City may require operators to share space on existing towers before allowing the construction of additional wireless towers.

9.1.3.4 Towers shall not be located closer than twice their height to any adjoining property line unless worst case failure analysis demonstrates a lesser distance to be safe. In no case shall this distance be less than the height of the tower.

9.1.4. Amateur Communications.

9.1.4.4 Amateur antennas are allowed in all zoning districts. In residential districts, antennas shall be mounted below the roofline and to the side or rear of the house.

9.1.4.2 Antenna structures, such as yagi antennas, more than twelve feet long shall require a Special Use Permit for same setting forth the conditions of such use as to type, size, location, screening and the like. The City will not grant a Permit for locating this size antenna in the front yard of a residential lot. An application for such a Special Use Permit shall be considered and processed as a zoning amendment case.

9.1.4.3 Pole, mast or tower structures extending more than twelve (12) feet above the roofline of shall require a Special Use Permit and shall be installed only according to instructions sealed by a licensed structural engineer. Copy of instructions shall be filed with the City building inspector prior to installation.

9.1.4.4 Towers shall not be located closer than twice their height to any adjoining property line unless worst case failure analysis demonstrates less distance to be safe. In no case shall this distance be less than the height of the tower.

9.1.4.5 Installations shall conform to applicable safety and electrical codes.

9.1.5. Commercial and Industrial Radio Service.

9.1.5.1 Towers and antennas for commercial or industrial radio service are not allowed in residential districts.

9.1.5.2 Pole, mast or tower structures extending more than twelve (12) feet above the roofline of shall require a Special Use Permit and shall be installed only according to instructions sealed by a licensed structural engineer. Copy of instructions shall be filed with the City building inspector prior to installation.

9.1.5.3 Towers shall not be located closer than twice their height to any adjoining property line unless worst case failure analysis demonstrates a lesser distance to be safe. In no case shall this distance be less than the height of the tower.

9.2. HOME BUSINESS OR OCCUPATION. An enterprise carried on within a home that is not detrimental or injurious to adjoining property or within the area of the immediate neighborhood.

9.2.1 These businesses or occupations may include: custom dressmaking; millinery; tailoring; sewing of fabric for custom apparel and custom home furnishings; washing and ironing; any office in which chattels or goods, wares, or merchandise are not commercially created, exchanged, or sold provided that such uses are located in the dwelling used by such person as their private residence, and provided that no assistant, not a member of the family residing on the premises be employed. Such incidental uses shall never be permitted as a principal use, and cannot involve the conduct of a retail business.

9.2.2 The home business or occupation shall not utilize more than fifteen (15) percent of the gross floor area of the residence.

9.2.3 Home businesses, occupations or professions shall not include, for example, barber shops, plumber/plumbing shops, tin shops, auto sales, auto repairing shops, carpenter shops, electrician shops, auto painting shops, furniture repairing or sign painting. All home businesses and occupations must meet the following criteria:

9.2.3.1 No manufacturing shall be allowed.

9.2.3.2 No repair workshops prohibited in this ordinance shall be allowed.

9.2.3.3 No stock-in-trade shall be kept and sold on the premises.

9.2.3.4 No mechanical equipment not customarily found in the home shall be employed.

9.2.3.5 No interior or exterior alterations shall be permitted and no construction features shall be permitted which are not customarily found in a dwelling.

CITY OF GARDEN RIDGE SPECIAL USE PERMIT

Permit Number:
Amendment No:

Council Approval Date:
Council Approval Date:

Issued to: Wilfredo Aguayo

Mailing Address: 20740 Timber Rose
Garden Ridge, Texas 78266

Use Location/Address: Garden Ridge Estates 4, Block 1, Lot 36 and 37 and
A-581 Sur 441 1/2
20740 Timber Rose
Garden Ridge, Texas 78266

Zoning District of Use Location: Single Family Dwelling (R) District

Authorized Use: Installation of an amateur communications antenna. Antenna will be a self-support crank up tower with maximum extension height of 33 feet supporting a 10 foot mast for total height of 40 to 45 feet and 12 feet in height when fully retracted. Antenna will be located on a concrete footing approximately 7 feet behind the rear plane of the residence at 20740 Timber Rose. Antenna tower will be further located 150 feet from street, over 100 feet from side property lines and 75 feet from rear property line.

Conditions:

1. Permittee shall comply with all requirements of City Zoning Ordinance 13-122018, including, but not specifically limited to the following:
 - a. Installation of a self-support crank up amateur communications antenna tower with maximum extension height of 33 feet supporting a 10 foot mast for total height of 40 to 5 foot and 12 feet in height when fully retracted.
 - b. Antenna will be located on a concrete footing approximately 7 feet behind the rear plane of the residence.
 - c. Antenna will be located 150 feet from street, over 100 feet from side property lines and 75 feet from rear property line.
 - d. Antenna shall be installed according to instructions sealed by a licensed structural engineer.

2. Prior to any construction on the property the following will be required:
 - a. Instructions for installation of the radio antenna sealed by a licensed structural engineer shall be filed with the City Building Inspector prior to installation.
 - b. Issuance of a building permit for the installation of the radio antenna.
3. Utility easements shall be in accordance with the plat approved by the Garden Ridge City Council and filed with the Comal County Clerk's Office.
4. Permittee's activities shall be in accordance with application dated March 8, 2019.
5. This permit may not be amended nor transferred without prior approval of the City Council of Garden Ridge, Texas, in accordance with Ordinance 13-122018, Section 12.1.1.
6. This permit shall terminate automatically upon:
 - a. Permittee failing to comply with any condition listed above, or
 - b. Change in property ownership.

Nancy Cain
City Administrator

Date

I hereby acknowledge receipt of this Special Use Permit and agree to be bound by the terms and conditions thereof.

Permittee:

Wilfredo Aguayo

Date

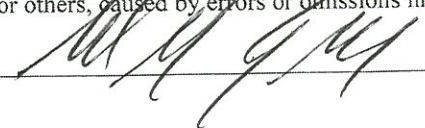
\$250 non-refundable fee

Planning and Zoning Form 3
APPLICATION FOR SPECIAL USE PERMIT
 (Type or Print)

1. Date: 03-08-2019 Case #: _____
2. Applicant Name: Wilfredo Aguayo
 (First) (Middle) (Last)
 Doing Business as: N/A
 (First) (Middle) (Last)
 Texas Sales & Use Tax Permit Number: None
3. Mailing Address: 20740 Timber Rose
 (Street)
Garden Ridge Texas 78266
 (City) (State) (Zip)
 Phone: 210 - 748-3607
4. Physical Address of Business: Not a business
 (Street)
 (City) (State) (Zip)
 Phone: () -
5. Applicant's relationship to property or business:
 Sole owner ☒ Part owner () Other; _____
 (Specify)
 (If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)
6. Legal description of property on which business is to be located:
 Plat: Lot(s) 36 & 37 Block(s) 1
 Subdivision Garden Ridge Estates
 Acreage: 1.64 (If acreage, provide separate metes and bounds description as attachment 2.)
 Property Deed recorded in Comal County Volume # 6 Page # 49
7. Existing use of property; Single one story family home
8. Use of property being requested (Be specific and give details - attach additional sheets as needed):
Excavate 3'WX3'L X5'Deep hole, rebar and frame. Install T-Base and reinforce 1/2" rebar cage
as per drawing Fig.1,2. See Attachment 5. Install 3 ea 1 -1/8th X 27 inch reinforcing iron rods.
Pour 3,000 pounds concrete mix and let set or @ 28 days

9. Give dimensioned map with north orientation, scaled 100 or 200 feet per inch, of the property showing all streets and parcels of land within 300 feet of the property as attachment 3. Key each adjoining land parcel to a list of current owners and addresses as attachment 4.
10. Give site plan showing location, dimensions and uses of existing or proposed structures, easements, water sources, fences, curb cuts, street and alley right-of-way lines within one foot of property for which variance is requested, on another map of larger scale, as attachment 5.
11. Identify any deed restrictions on agriculture, residential, business or other use. If none, so state: None

12. The undersigned hereby requests that the property identified in this application be approved for the Special Use(s) requested above in accordance with in accordance with Garden Ridge City Ordinance 13, section 12. I consent to the posting of hearing notices on the said property. I understand that the information provided herein might be used by the City of Garden Ridge for sending required notices to adjacent property owners, if required. I bear full responsibility and liability for any losses or costs incurred by the City, or others, caused by errors or omissions in this application.

13. Applicant Signature: 

Attachments:

1. Owner(s) letters of authorization, if applicable
- ✓ 2. Metes and Bounds description of property, if applicable
- ✓ 3. Map of property
- ✓ 4. List of adjacent property owners within 200' of property
- ✓ 5. Site plan
6. Check for Special Use Permit fee per Garden Ridge City Ordinance 11.

----- CITY USE ONLY -----
Special Use Permit

		Date
City Admin.:	Application received	_____
	Application verified	_____
	Fee received \$ _____ Check # _____	_____
	Application sent to P&Z	_____
P&Z:	Owners' acceptance of application	_____
	Notice to adjoining property owners, if required	_____
	Notice of public hearing, if required	_____
	Public hearing conducted, if required	_____
	P&Z decision on Special use Permit	_____
City Council:	P&Z recommendation to City Council	_____
	Notice to adjoining property owners, if required	_____
	Notice of public hearing, if required	_____
City Admin.:	Public hearing conducted, if required	_____
	Applicant notified of Council Decision	_____

Building Permit Application
City Of Garden Ridge
9400 Municipal Parkway
Garden Ridge, TX 78266

February 13, 2019

Subj: Building Permit Application

Dear Sir,

The proposed installation uses amateur ham radio TMM-433HD self support crank up tower built by US Towers of Visalia, CA. At maximum extension the tower is 33 feet tall and @12 feet when fully retracted . The tower will support an amateur radio yagi antenna and will be installed on a 10 foot mast atop the tower for a total height of @ 40 to 45 feet. About 3 feet of the 10 foot mast will rest inside the top section of the tower. Fig 1 shows the basic installation of the model TMM-433HD and Figure 2 and 3 shows the details of the concrete footing used to support the tower.

The proposed tower and antenna location will be @150 feet from the front of the street, over 100 feet to either side and @ 75 feet from the back property line as plotted on the enclosed map. Please find enclosed a copy of my ham radio license, my permit application all necessary documentation.

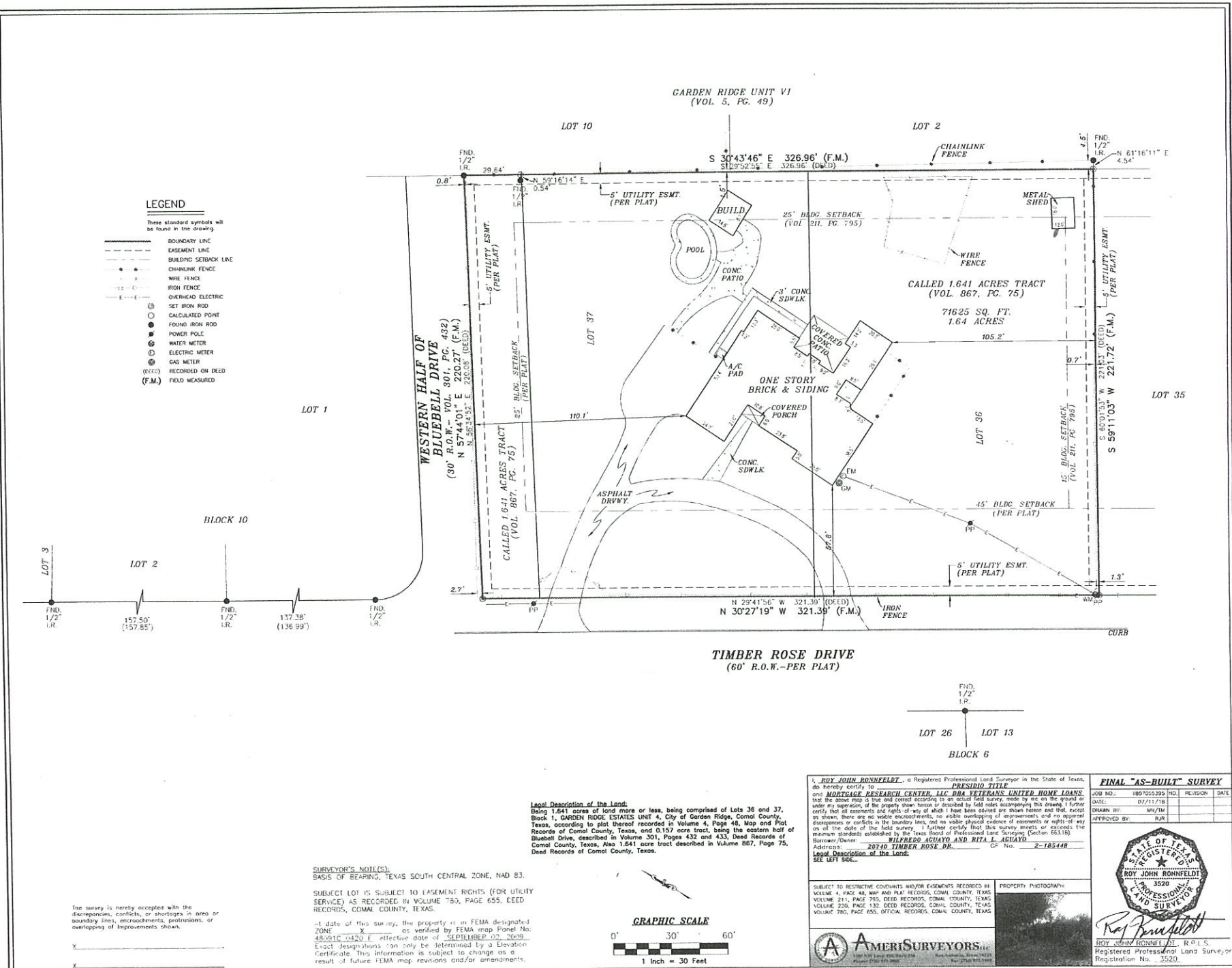
Materials needed

3 ea. 1-1/8 inch X 27 inch Anchor Bolts
Tower T-base with 1 inch Nuts
30 feet of 1/2 in. rebar
12 feet of 2x4 studs
10 feet of 3/8 in steel tie bars
3,000 Lbs Concrete mix to be delivered by Portland cement

Sincerely Yours,

Wilfredo Aguayo
20740 Timber Rose
Garden Ridge, Texas 78266
210-748-3607
Wagua50@gmail.com

Attachment # 2



Attachment #3

Teakwood Dr.

Google Maps

Teakwood

Trevino Juan
20810 Timber Rose

20740 Timber Rose
20740 Timber Rose

SZYMANSKI PETER & SUSAN E
20730 Timber Rose

Blasing Star Dr.

Timber Rose

Blasing Star trl

Map data ©2019 Google 100 ft

Attachment 3

Scale
1inch=200ft

Attachment #4

SZYMANSKI PETER & SUSAN E
20730 Timber Rose

TREVINO JUAN A JR & SANDRA L
20810 Timber Rose

Google Maps

Tea

Ln

ELIZABETH
21165 FM 3009

CRISP HAROLD N JR
20830 Timber Rose

del Rose

JETTER GERALD L &
TERESA M
20859 FM 3009

3009

TREVINO JUAN A JR
& SANDRA L
20810 Timber Rose

NELSON THOMAS
9433 Bluebell Dr

Bluebell Dr

Bluebell Dr

ZAMORA VINCENT
EDWARD
9438 Bluebell Dr

Timber Rose

20740 Timber Rose

BARROW STERLING E
20731 FM 3009

3009

FILIPSKI TERRI L &
DONNA S BIGGS
20721 FM 3009

SZYMANSKI PETER & SUSAN E
20730 Timber Rose

INGLIS ROBERT MCGOWAN
20720 Timber Rose

3009

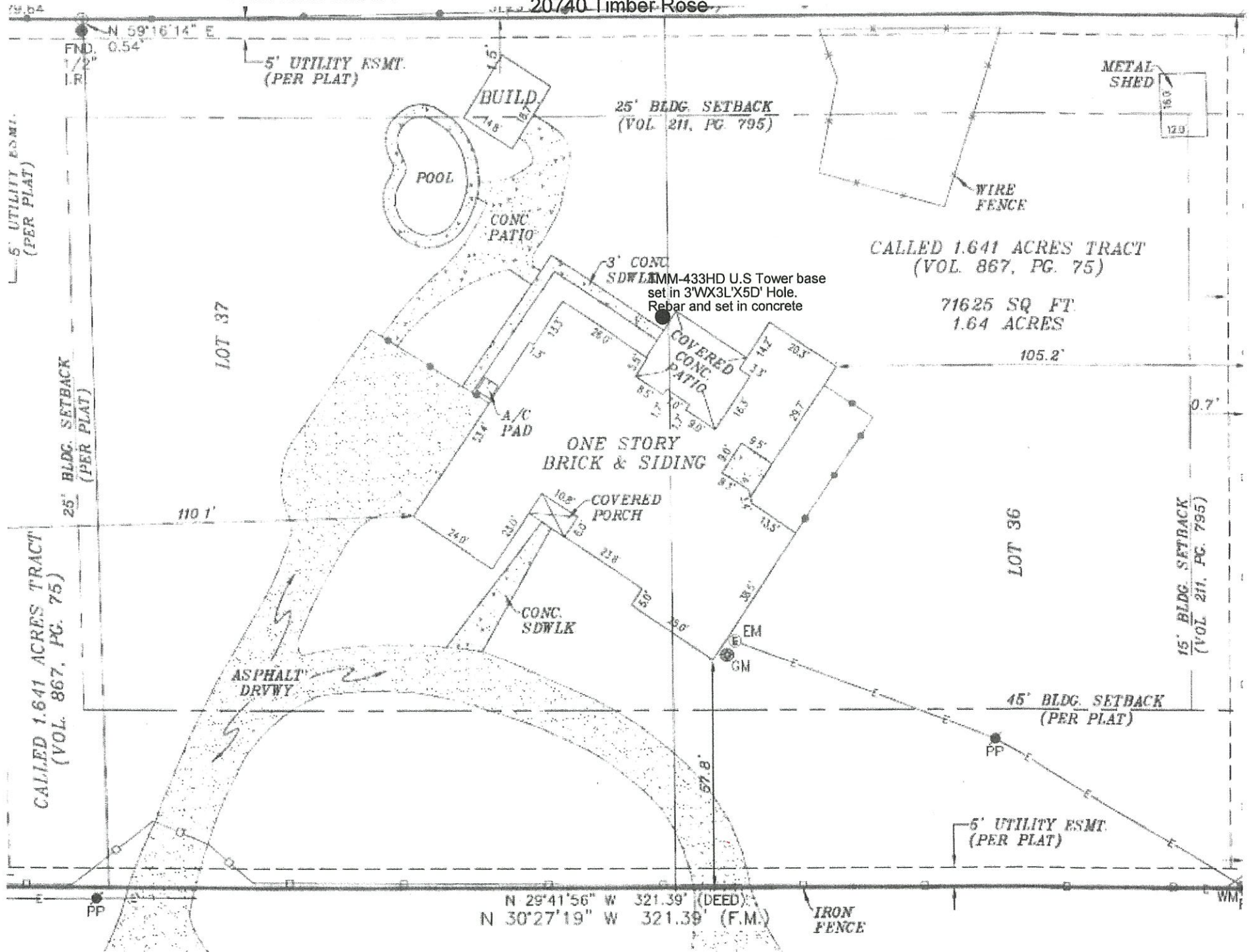
EASLEY CHRISTINE B & DONALD Z
9425 Blazing Star Trail

ing Star Trail

Map data ©2019 Google 100 ft

Attachment #5

Wilfredo Aguayo
20740 Timber Rose





Self Support Crank Up

TMM Series

US Tower's latest design includes the compact TMM Series towers giving Hams in restricted areas an alternative. The TMM Series has a minimum retracted height of 11'4" (may vary, depending on rotor used) and a maximum height of 47' including mast. At the towers' retracted height, visual impact is reduced to a minimum and antenna servicing is made easier. Typically, the tower and antenna are below the roof line of your home when the tower is fully retracted.

The TMM Series towers are lightweight, freestanding crank-up towers that allow up to 18 sq. feet of antenna in 50 mph winds per EIA specifications. The TMM 433HD offers 24 sq. feet. These lightweight towers should provide many years of trouble free service. All of our towers have a hot dipped galvanized finish inside and out.

The TMM-433SS and 541SS have a 10" top section which will permit installation of most Alliance and other similar sized rotors inside the top section. Oversized rotors will prevent full retraction of your tower, however, they may be used if full retraction is not required. This restriction is dependent on location of rotor plate. All TMM Series towers include anchor bolts, rotor plate, hinged T- base, load actuated winch, and eight feet of 2" OD x .120" antenna mast.

The TMM-433SS will accept the MD-75 motor drive accessory. The TMM-433HD and 541SS will accept the MD-75 and MDP-750 accessory motor drives. The MDP-750 motor drive accessory is compatible with both of our MCL-100 and RMC- 1000 limit switch packages (see accessories).

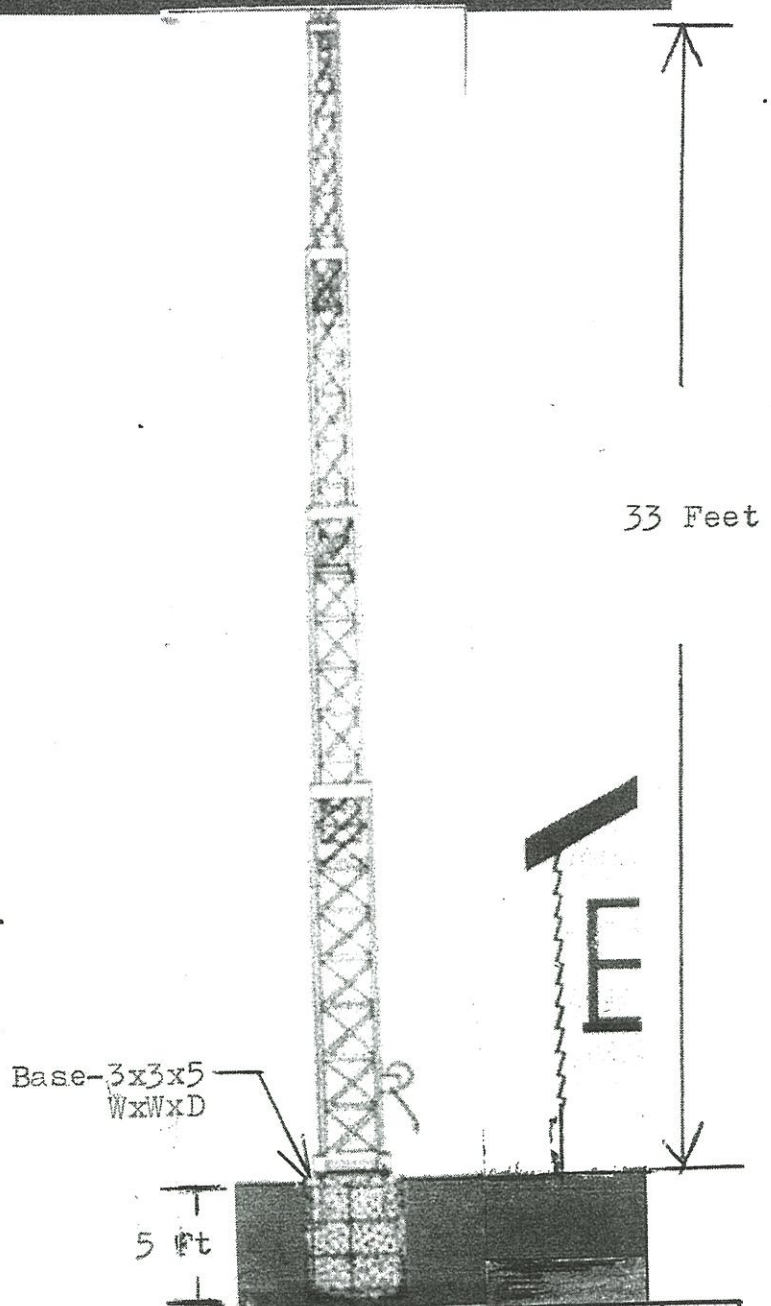
TX Series

US Tower's freestanding TX Series crank-up towers are as strong or stronger than most competitors' heavy-duty models. The TX Series towers have 21 foot sections with 4 foot overlap to provide extra height and strength. In addition the overlap helps prevent binding while lowering your tower in high wind and conditions.

The TX Series towers have a large enough top section (12'2") to permit installation of most rotors inside the section for maximum strength while allowing the section to fully retract. Cross bracing at critical points on the tower ensures safety and additional strength. All US Towers' crank-up towers have a heavy-duty hot dipped galvanized finish both inside and out, which should provide many years of trouble free service.

The TX Series towers come complete with rotor plate and base hardware which includes, large steel anchor bolts and heavy-duty steel T-base that allows the tower to hinge on for easy installation. All T-bases will accept the TRX Series raising fixtures for easy one man installation. All TX Series towers include Fulton hand winches (except MDP and MDLP models) which feature automatic load actuated brakes for maximum safety. Masts and motor drives are available as accessories (see accessory page).

The TX-472MDP comes complete with MDP-750 motor drive and limit switch brackets. The TX-489MDPL includes the MDPL- 1000 motor drive and limit switch brackets. Limit



MODEL NO.	HEIGHT MAX.	HEIGHT MIN.	SECTIONS	WEIGHT POUNDS	SEC. O.D. TOP	SEC O.D. BOT.
COMPACT TMM-SERIES CRANK-UP TOWERS Will handle 18 sq. ft. antennas at 50 mph (433hd will handle 24 sq.)						
TMM-433SS	33'w/o Mast	11'4"	4	315	10"	18'
TMM-433HD	33'w/o Mast	11'4"	4	400	12 1/2"	21 5/8"
TMM-541SS	33'w/o Mast	12'	5	430	10"	21 5/8"

Wilfredo Aguayo

A19-1

4/11/01 10:13 AM

TMM SERIES

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TX SERIES

US Tower's freestanding TX Series crank-up towers are as strong or stronger than most competitors' heavy-duty models. The TX Series towers have 21 foot sections with 4 foot overlap to provide extra height and strength. In addition the overlap helps prevent binding while lowering your tower in high wind and conditions.

The TX Series towers have a large enough top section (12½") to permit installation of most rotors inside the section for maximum strength while allowing the section to fully retract. Cross bracing at critical points on the tower ensures safety and additional strength. All US Towers crank-up towers have a heavy-duty hot dipped galvanized finish both inside and out, which should provide many years of trouble-free service.

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bases will accept the TRX Series raising fixtures for easy one man installation. All TX Series towers include Fulton hand winches (except MDP and MDLP models) which feature automatic load actuated brakes for maximum safety. Masts and motor drives are available as accessories (see accessory page).

The TX-472MDP comes complete with MDP-750 motor drive and limit switch brackets. The TX-489MDPL includes the MDPL-1000 motor drive and limit switch brackets. Limit switch assemblies and remote raising devices are available (MCL-100) (RMC-1000) for all MDP-750 and MDPL-1000 motor drive units (see accessory page for description).

U.S. Tower's TX Series requires no guying. The wind loading is calculated at 18 sq. feet of antenna in 50 mph winds per EIA specifications. To assist you in applying for necessary construction permits, Uniform Building Code calculations are available for most models.

HDX SERIES

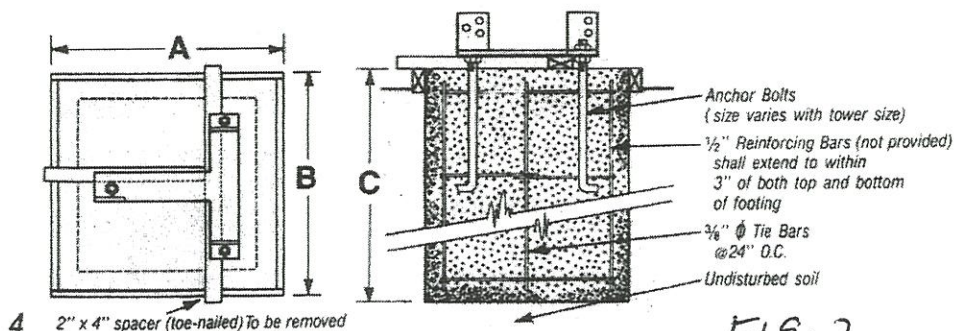
US Tower's HDX Series heavy-duty crank-up towers have up to 2½ times more windloading capacity than others commonly advertised. This superior strength allows for large stacked arrays, while using our commercial type bases and anchor bolts that can be easily installed and vertically adjusted. All HDX Series T-bases are designed to use our TRX Series raising fixtures which make installations and antenna servicing a one man job.

Modified top sections for the HDR-300 rotors are available at a small additional cost. US Tower carries as accessories many different sizes and strengths of masts which can be used with the HDX Series towers. The HDX-572MDPL and 589MDPL motorized towers provide dual level wind, positive pull down and heavy duty gear box features. The HDX-572MDPL comes only with limit switch brackets. The

HDX-589MDPL comes complete with the MCL-100, limit switch package. All towers using MDP-750 and MDPL-1000 motor drives may use the RMC-1000 accessory limit switch package which allows the raising and lowering of your tower from the comfort of your ham shack or any remote location. MCL-100 is also available (see accessory page).

All HDX Series towers come complete with rotor plate, anchor bolts and heavy-duty T-base (doubles as template). US Tower's special T-base design allows the tower to hinge for easy installation. US Tower's crank towers require no guying. The HDX Series towers are rated at 30 sq. feet of antenna at 50 mph winds per EIA specifications. To assist you in getting a construction permit, Uniform Building Code calculations are available for most towers.

CRANK-UP TOWER BASE INFORMATION



Model	A	B	C
TMM-433SS	3'	3'	4'
TMM-541SS	3'	3'	4'6"
TMM-433HD	3'	3'	5'
TX-438	3'	3'	5'
TX-455	3'	3'	6'
TX-472	4'	4'	7'
TX-489	4'	4'	7'
HDX-538	3'	3'	6'
HDX-555	4'	4'	6'
HDX-572	4'	4'	7'
HDX-589	5'	5'	7'6"

FIG. 2

switch assemblies and remote raising devices are available (MCL-100) (RMC-1000) for all MDP-750 and MDPL-1000 motor drive units (see accessory page for description).

US Towers' TX Series requires no guying. The wind loading is calculated at 18 sq. feet of antenna in 50 mph winds per EIA specifications. To assist you in applying for necessary construction permits, Uniform Building Code calculations are available for most models.

HDX Series

US Towers' HDX Series heavy-duty crank-up towers have up to 2 1/2 times more wind loading capacity than others commonly advertised. This superior strength allows for large stacked arrays, while using our commercial type bases and anchor bolts that can be easily installed and vertically adjusted. All HDX Series T-bases are designed to use our TRX Series raising fixtures which make installations and antenna servicing a one man job.

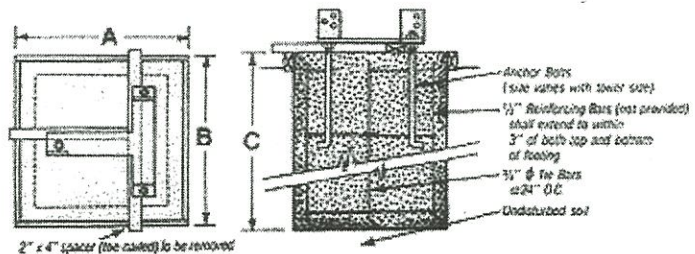
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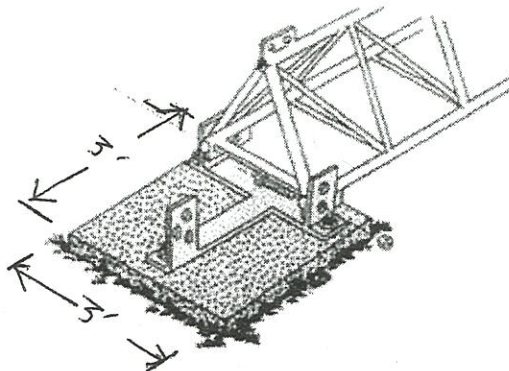
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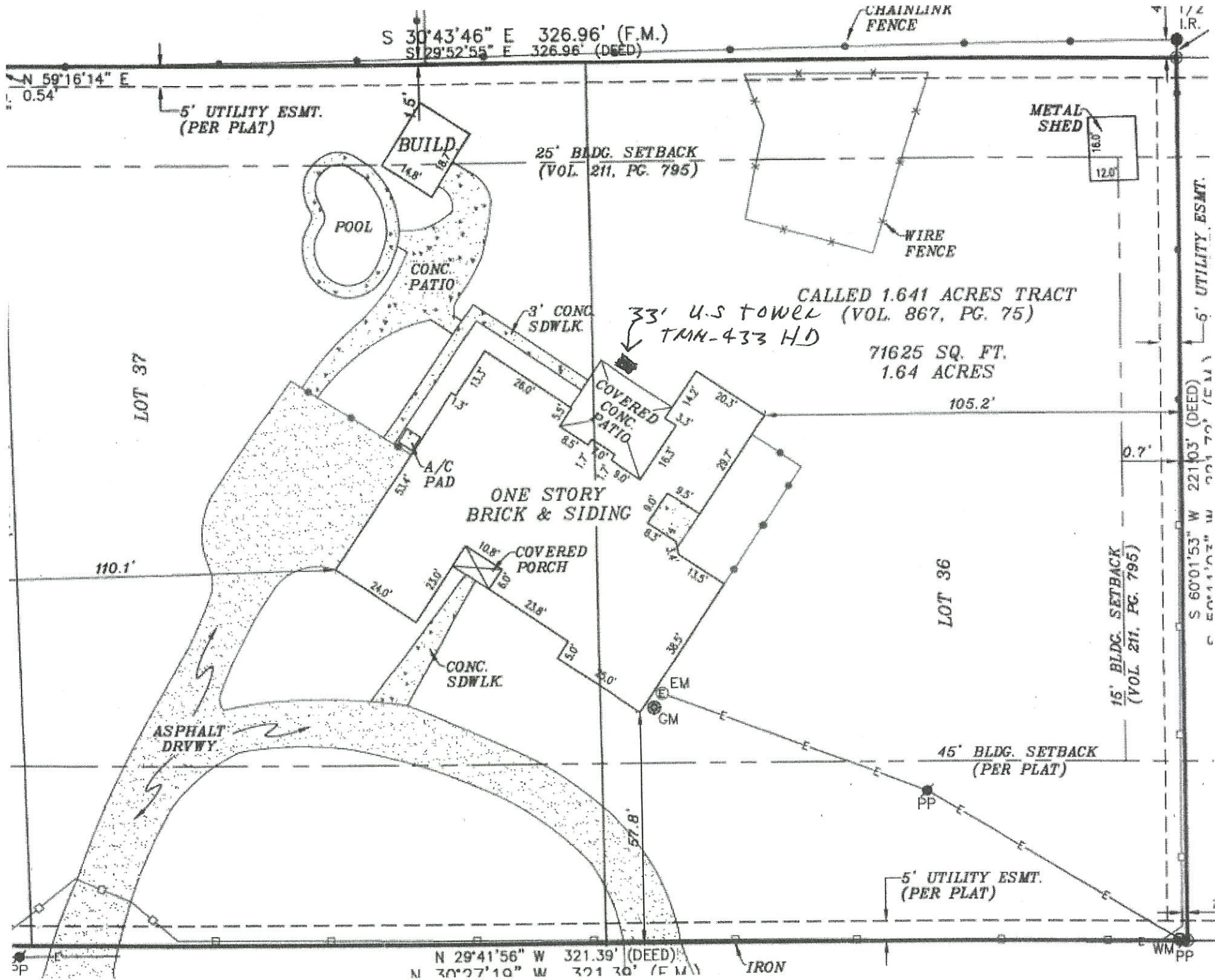
[Click here to see the Crank Up Accessories](#)

Crank Up Tower Base Information



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Planning and Zoning Commission Rolling 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	P
Owen	P	P	E	P	VAA	UA	VAA	P	P	P	P	P	P	P	UA	P	P	P

	2/21/19 Regular Meeting	3/12/19 Regular Meeting	4/9/19 Regular Meeting															
Miller	P	P																
Diaz	P	P																
Hausheer	P	P																
Valdez		P																
Heier	P	P																
Dauer	E	P																
Owen	P	P																

P	Present
P-QNM	Present- no quorum
E	Excused allowed in Ord. 210
VAA	Voluntary Announced
UA	Unannounced Absence
	Not member yet

Planning and Zoning Commission's Attendance at 2019 City Council Regular Meetings

	1/2/19 Regular Meeting	2/6/19 Regular Meeting	3/6/19 Regular Meeting	4/3/19 Regular Meeting								Total for year
Miller	P	P	P									3
Diaz	P		P									2
Hausheer	P											1
Valdez	P	P	P									3
Heier	P	P										2
Dauer			P									1
Owen												0

	Met requirements in Ordinance 210
	NOT met requirements in Ordinance 210

Future Agenda Items

Planning and Zoning Commission

April 18, 2019 Regular Meeting

- | | | |
|-------------------------------|------------|---|
| 14 days before Meeting | (04/04/19) | Commission and Staff items are due |
| 9 days before Meeting | (04/09/19) | City Administrator and Chair review agenda. City Attorney is sent the agenda for approval. |
| 7 days before Meeting | (04/11/19) | 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 | (04/12/19) | Post Agenda Packet to City Website |
| 3 days before Meeting | (04/15/19) | (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

City Holiday = Orange

Municipal Court = Gray

Early Voting = Yellow

- 8am-5pm: 4/22, 4/29, & 4/30
- 8am-4pm: 4/23 & 4/25
- 7am-7pm: 4/24 & 4/26

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				

Approval

1. Minutes 03-12-19

Petition/Public Hearings/Recommendation

Discussion/Reports

1. Freese and Nichols, Inc.
2. Future Agenda Items
 - a. Discuss May meeting dates and set next meeting

Executive Session

PENDING FUTURE AGENDA ITEMS

1. MLUP Ordinance clean up (Trevino)
2. Freese and Nichols, Inc.