



City of Garden Ridge

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

AGENDA CITY COUNCIL SPECIAL MEETING THURSDAY, AUGUST 13, 2020, 6:00 P.M.

The Garden Ridge City Council will meet in a special session on Thursday, August 13, 2020, 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 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. Approvals/Authorizations

The following items are for discussion, consideration, and action.

- a) Proposed Fiscal Year 2021 Budgets for the City of Garden Ridge General Fund, Water Company Operation and Maintenance Fund, Interest and Sinking Fund, and Capital Improvements Fund.
 1. Presentation of budgets.
 2. Hold a public hearing.
 3. Adoption of Fiscal Year 2021 Budgets:
 - 3.1. Resolution No. 465-082020 A Resolution of the City Council of the City of Garden Ridge, Texas, approving Fiscal Year 2021 General Fund Budget for the period of October 1, 2020, through September 30, 2021.
 - 3.2. Resolution No. 466-082020 A Resolution of the City Council of the City of Garden Ridge, Texas, approving Fiscal Year 2021 Water Company Operation and Maintenance Fund Budget for the period of October 1, 2020, through September 30, 2021.
 - 3.3. Resolution No. 467-082020 A Resolution of the City Council of the City of Garden Ridge, Texas, approving Fiscal Year 2021 Interest and Sinking Fund Budget for the period of October 1, 2020, through September 30, 2021.
 - 3.4. Resolution No. 468-082020 A Resolution of the City Council of the City of Garden Ridge, Texas, approving Fiscal Year 2021 Capital Improvements Fund Budget for the period of October 1, 2020, through September 30, 2021.
- b) Petition by Tony Overman for a Garden Home development on property zoned Neighborhood Services (B-1), for a depth into the property along F.M. 2252 of three hundred (300) feet, and remainder of property zoned Office and Professional (B-2), located at 19780 F.M. 2252, Garden Ridge, Texas, further described as Lot 1, Clay Subdivision. The petition requests the following variances to Ordinance No. 13-122018:
 - 5.1.2.4. Garages. Every house shall have at least a two (2) car garage, either attached or detached. The petition requests a minimum of a one (1) car garage.
 - 5.1.2.5.2. Impervious Cover. Total impervious cover for a lot including residence, driveway, pools, outbuildings, and other structures shall not exceed thirty-five (35) percent of the lot area. The petition requests seventy-five (75) percent.
 - 5.1.7.2.1. Lot Size. Any lot or tract of land located within the City of Garden Ridge and served by a public water supply system shall have a minimum area of thirty-two thousand six hundred seventy (32,670) square feet. The petition requests a minimum lot size of four thousand four hundred (4,400) square feet.

- 5.1.7.2.2. Lot Width. Each lot shall front upon a public street and shall have a minimum of one hundred twenty (120) feet at the front property line as shown on the plat. On a cul-de-sac, the frontage shall be a minimum of fifty (50) feet at the front property line. The petition requests a minimum of forty (40) feet per lot fronting a public street and minimum of twenty-eight (28) feet for lots on a cul-de-sac.
- 5.1.7.2.3. Front Yard. There shall be a front yard having a minimum setback of forty-five (45) feet. The petition requests fifteen (15) feet.
- 5.1.7.2.4.1. Side Yards: Corner Lots. The street-adjacent side yards of corner lots shall have a minimum setback of twenty-five (25) feet. The side yard adjacent to the street shall have a minimum setback of fifteen (15) feet, or as modified for interior lots. The petition requests eight (8) feet for corner lot side setback.
- 5.1.7.2.4.2. Side Yards: Interior Lots. There shall be a side yard on each side of all interior lots of not less than fifteen (15) feet. The petition requests a five (5) foot interior lot setback.
- 5.1.7.2.5. Rear Yard. There shall be a rear yard having a depth of at least twenty-five (25) feet. The petition requests a minimum fifteen (15) foot rear yard depth.
- 5.1.9. House Size. The main residential structure on each lot, exclusive of basements, porches, garages, breezeways, and residential outbuildings, shall contain at least two thousand (2,000) square feet of habitable space. The petition requests a minimum of one thousand six hundred (1,600) square feet.
- 8.4.9. Fences. Side or rear fences facing any paved street shall be of metal, rock or brick masonry, cement or stucco finished cement block, wood, or chain link. The petition requests vinyl fences up to a maximum of four (4) feet in height for front, side, and rear yards.
- 8.4.11. Fences. Fences over two (2) foot high and forward of the front plane of the residence shall be metal, brick, rock or cent masonry, columns, or support structure matching that of the main structure. The petition requests vinyl picket fences up to four (4) feet in height for front, side, and rear yards.
- Appendix 2, Sign Regulations. 3.c. Master Pylon Signs. One free standing master pylon sign not exceeding six (6) feet in width and sixteen (16) feet in height. The petition requests to have extended entrance masonry rock signage nineteen (19) feet in length and five (5) feet in height.

The petition requests the following variances to Ordinance No. 7-042006:

- Article 1, Section 3, Definitions. A. Alley: A minor public right of way not intended to provide the primary means of access to abutting lots, which is used primarily for vehicular service access to the back or sides of properties abutting on a street. The petition requests primary access to residences from an alley instead of a street.
 - Section 7. Standards and Specifications. B. Streets. 10.a. All streets in such subdivision shall have a right of way of at least sixty (60) feet and a pavement width (exclusive of curbing) of at least twenty-four (24) feet. The petition requests a forty-six (46) foot right of way and twenty (20) foot pavement width.
 1. Receive recommendation from Planning and Zoning Commission.
 2. Hold a public hearing.
 3. Take action on petition.
- c) Petition by Tony Overman, for the issuance of a Special Use Permit for a Garden Home development consisting of approximately sixty-five (65) to seventy (70) garden homes, with associated streets, alleys, and drainage, on property zoned Neighborhood Services (B-1), for a depth into the property along F.M. 2252 of three hundred (300) feet, and remainder of property zoned Office and Professional (B-2), located at 19780 F.M. 2252, Garden Ridge, Texas, further described as Lot 1, Clay Subdivision.
1. Receive recommendation from Planning and Zoning Commission.
 2. Hold a public hearing.
 3. Take action on petition.

5. Citizen Comment Period – limited to 20 minutes total

Rules for Citizens' Participation: The City Council offers and welcomes citizen participation and comments at all City Council Meetings. If you speak, you must follow these guidelines:

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

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

6. Executive Session

The City Council will recess its open meeting and reconvene in Executive Session:

- a) Pursuant to Texas Government Code Section 551.071(1)– Consultation with Attorney.
 - 1. To seek legal advice regarding requirements for Comal County Emergency Services and authority to contract for such services through an interlocal agreement.

7. Adjournment

AGENDA NOTICES:

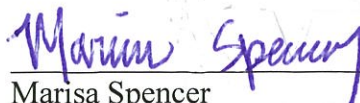
Decorum Required: Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order 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 matters 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 boards, 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 are specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

This is to certify that I, Marisa Spencer, posted this Agenda at 1:00 p.m. on August 6, 2020, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.


Marisa Spencer
City Secretary



ADDENDUM

AGENDA

**CITY COUNCIL SPECIAL MEETING
THURSDAY, AUGUST 13, 2020
6:00 P.M.**

**Garden Ridge City Council Chambers
9400 Municipal Parkway
Garden Ridge, Texas 78266**

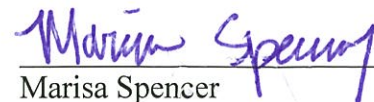
ADDITION

7. Business Items

The City Council will reconvene into Regular Session upon conclusion of the Executive Session and may recall any item posted for Executive Session for action, as necessary.

8. Adjournment

This is to certify that I, Marisa Spencer, posted this Addendum to the Agenda at 4:00 p.m. on August 6, 2020, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.



Marisa Spencer
City Secretary