



City of Garden Ridge

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

AGENDA

PLANNING AND ZONING COMMISSION REGULAR MEETING

TUESDAY, SEPTEMBER 8, 2020, 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a regular session on Tuesday, September 8, 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. Citizen Comment Period – limited to 30 minutes total

Rules for Citizens' Participation: The 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 must follow these guidelines:

a) Respect and courtesy:

1. Direct your comments to the entire Commission, not to an individual member, nor to the audience.
2. Show the Commission the same respect that you would like to be shown.
3. End your speaking at the time allotted below.

b) Speaking:

1. First citizen comment period.
 - i. You are required to sign up to speak and you are limited to one 3-minute period.
2. Second citizen comment period.
 - i. You are not required to sign up and you are limited to one 2-minute period.
3. State your name and address before your comments begin.
4. 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 following items are for discussion, consideration, and action.

- a) Approval of Minutes for August 11, 2020, Planning and Zoning Commission Regular Meeting.
- b) Petition by Richard R. Winkler for rezoning from Residence-Agriculture (RA) District to Light Industrial (L1) District of 4.761 acres of a 7.141 acre tract of land situated in the Vicente Micheli Survey 114, Abstract 383, the City of Garden Ridge, Comal County, Texas, and 11.178 acres of a 12.79 acre tract of land situated in the City of Garden Ridge, Texas, out of the Vicente Micheli Survey No. 114, Comal County, Texas; both tracts being out of the remainder of that certain 27.594 acre tract described in instrument to Versielene Buehring recorded in Volume 242, Page 143, of the Comal County Deed Records. The property is further located at the southwest corner of the intersection of Nacogdoches Road (F.M. 2252) and Nacogdoches Loop Road, Garden Ridge, Texas.
 1. Hold a public hearing.
 2. Discuss and make a recommendation regarding the petition.

c) Petition by Scott Smith for rezoning from Residence-Agriculture (RA) District to Neighborhood Service (B-1) District of 1.734 acres out of the George M. Dolson Survey 96, Abstract 120, Comal County, Texas and also being out of a 49.850 acre tract described in Volume 194, Page 138, of the Deed Records of Comal County, Texas. The property is further located on the southside of F.M. 2252 across from 19295 and 19269 F.M. 2252 in Garden Ridge, Texas.

1. Hold a public hearing.
2. Discuss and make a recommendation regarding the petition.

d) Discussions/Reports/Updates

1. Items applicable to the Planning and Zoning Commission discussed at the September City Council Meeting.
2. 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 and savings clause; and providing an effective date.
 - i. Discuss expiring terms (September 30, 2020) of Commissioner Diaz, Commissioner Jacaman, and Commissioner Owen.
 - ii. Make recommendations to City Council for consideration of reappointment.
 - iii. Make recommendations related to application of ordinance provisions to commission members, if needed.
3. Draft Zoning Ordinance.
 - i. Discuss and make possible recommendations related to the Draft Zoning Ordinance.
 - ii. Discuss and make possible recommendations related to the Strategic Committee.

b) Future Agenda Items

1. Commissioners input on agenda items.
2. Announce date, time, and location for next meeting (October 13, 2020, at 6:00 p.m. at City Hall).

6. Citizen Comment Period – limited to 20 minutes total

See “Rules for Citizens’ Participation” under Item 4.

7. Adjournment

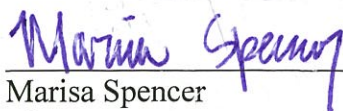
AGENDA NOTICES:

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.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of the City Council, other city boards, commissions, and/or committees may attend the meeting in numbers that may constitute a quorum of the City Council, 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.

This is to certify that I, Marisa Spencer, posted this Agenda at 4:00 p.m. on August 31, 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



City of Garden Ridge

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

MINUTES PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 11, 2020, 6:00 P.M.

Commissioners Present:

Chair Dr. Miller
Vice-Chair Karen Diaz
Commissioner Jesse Valdez
Commissioner Kerim Jacaman
Commissioner David Dauer
Commissioner David Heier
Commissioner Kitty Owen

Commissioners Absent:

None

City Staff, City Councilmembers, or Other Commissioners Present:

Nancy Cain, City Administrator
Marisa Spencer, City Secretary
Kat Balbi, Assistant City Secretary
Cynthia Trevino, City Attorney
Councilmember Kay Bower

1. Call to Order

With a quorum of the Planning and Zoning Commissioners present, Chair Dr. Miller called the regular meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00 p.m. on Tuesday, August 11, 2020, in the City Council Chambers of 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

Tony Frasco, 8802 Wild Wind Park, spoke regarding garden home development, variance requests, and conducting an environmental and economic impact study.

Curt Carter, 21911 Paseo Corto Drive, spoke regarding garden home development and variance requests.

Cherlyn Krivka, 20631 FM 3009, spoke regarding garden home development and high-density housing.

David Pencsak, 19710 Secret Cove, stated he would like to provide his comments during the public hearing.

Astrid Wisser, 9902 Katherine Glen, spoke regarding garden home development.

Carolyn Collins, 9920 Michelle Hill, spoke regarding garden home development.

William Dawson, 9613 Meadow Rue, spoke regarding garden home development.

5. Approvals and Authorizations

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

a) Approval of Minutes for June 10, 2020, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Commissioner Valdez, seconded by Commissioner Dauer, to approve the minutes for June 10, 2020, Planning and Zoning Commission Regular Meeting. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously.

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 cement 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.**

Tony Overman, Overman Properties, spoke regarding the concept plan, petition for variances to Ordinance No. 13-122018 and Ordinance No. 7-042006, and issuance of a Special Use Permit for a Garden Home development on property located at 19780 FM 2252. He presented images of Overman Properties' vision for the development and spoke regarding the cost and aesthetics of the envisioned garden homes. Tony and Chris Overman, Overman Properties, answered questions from Commissioners.

Nancy Cain, City Administrator, spoke regarding the zoning of the property located at 19780 FM 2252.

1. Hold a public hearing.

Chair Dr. Miller opened the public hearing at 6:46 p.m.

Nineteen (19) citizens spoke regarding the petition (see attached).

Marisa Spencer, City Secretary, read written comments received from twenty-four (24) citizens (see attached).

Chair Dr. Miller closed the public hearing at 8:02 p.m.

2. Discuss and make a recommendation regarding the petition.

The Commission discussed the petition as well as current City Ordinances.

Nancy Cain, City Administrator, and Cynthia Trevino, City Attorney, addressed questions from Commissioners.

Tony Overman, Overman Properties, stated he would like to withdraw his request in its entirety at this time and thanked the Commission for their feedback and volunteer service to the City of Garden Ridge.

- 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. Hold a public hearing.

2. Discuss and make a recommendation regarding the petition.

The petitioner withdrew his request; therefore, this agenda item was not discussed, or considered.

Chair Dr. Miller announced the Planning and Zoning Commission at 9:07 p.m. for a 10-minute break. Chair Dr. Miller reconvened the Planning and Zoning Commission Regular Meeting at 9:18 p.m.

6. Business Items

The following are for discussion, consideration, and action.

a) Discussions/Reports/Updates

1. Items applicable to the Planning and Zoning Commission discussed at the July and August City Council Meetings.

Chair Dr. Miller provided the Commission with an update on items applicable to the Planning and Zoning Commission discussed at the July and August City Council Meetings.

2. Update on TxDOT projects.

Nancy Cain, City Administrator, provided the Commission with an update on TxDOT projects.

3. **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.**

- i. **Make recommendations related to application of ordinance provisions to commission members, if needed.**

Chair Dr. Miller stated City Council agreed by consensus to waive the provision in Ordinance No. 210 that requires Commissioners to attend two (2) City Council regular meetings each calendar year during the current public health emergency.

4. **Draft Zoning Ordinance.**

- i. **Discuss and make possible recommendations related to the Draft Zoning Ordinance.**

Cynthia Trevino, City Attorney, provided the Commission with various legal and procedural updates to the Draft Zoning Ordinance and spoke regarding Chapter 380 of the Local Government Code.

The Commission discussed the revised Draft Zoning Ordinance and use charts contained within the Ordinance.

- ii. **Discuss and make possible recommendations related to the Strategic Committee.**

The Commission discussed the role and goals of the Strategic Committee, which is composed of Commissioner Dauer, Commissioner Heier, Mayor Pro-Tem McCaw, and Councilmember Lantzy.

- iii. **Discuss and make possible recommendations related to City Staff's role and future workload.**

The Commission discussed City Staff's role and future workload as it relates to the Draft Zoning Ordinance.

- b) **Future Agenda Items**

1. **Commissioners input on agenda items.**

None at this time.

2. **Announce date, time, and location for next meeting (September 8, 2020, at 6:00 p.m. at City Hall).**

Chair Dr. Miller stated the next Planning and Zoning Commission Regular Meeting is scheduled for Tuesday, September 8, 2020, at 6:00 p.m. at City Hall.

7. **Citizen Comment Period – limited to 20 minutes total**

Rick Cross, 20637 Wahl Lane, spoke regarding lot sizes and garden home subdivisions.

8. **Adjournment**

Motion: A motion was made by Commissioner Owen, seconded by Commissioner Diaz, to adjourn. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, August 11, 2020, Planning and Zoning Commission Regular Meeting was adjourned at 9:41 p.m. by Chair Dr. Miller.

ATTEST:

Dr. Jim Miller
Chair

Marisa Spencer
City Secretary

**SIGN IN TO SPEAK AT THE AUGUST 11, 2020
PLANNING AND ZONING COMMISSION REGULAR MEETING
CITIZEN COMMENT PERIOD**

Rules for Citizens' Participation:

The 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 must 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. Second citizen comment period
 1. You are not required to sign up.
 2. You are limited to one 2-minute period.
- iii. State your name and address before your comments begin.
- iv. 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*

NAME	ADDRESS	TELEPHONE NUMBER (OPTIONAL)	SUBJECT
1. Tony FRASCO	8802 Wild Wind Park	_____	ZONING
2. Curt Carter	21911 Paseo Corto Drive	210-936-4128	Mr. Overman's Request
3. Chenlyn Krivka	20631 FM 3009	210-651-9656	" " "
4. DAVID REASHE	9710 SCEPT W	512-965-8026	ZONING
5. Astrid Wisset	9902 Hawthorne Glen	880-747-6249	Zoning
6. Carolyn Collins	9920 Michelle Hill	571-247-8310	Zoning
7. William Dawson	9613 MEADOW RVE	_____	ZONING VARI
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____

AUGUST 11, 2020, PLANNING AND ZONING COMMISSION REGULAR MEETING

OVERMAN PROPERTIES VARIANCE REQUEST PUBLIC HEARING

PLEASE WRITE YOUR NAME AND ADDRESS.

1. Mrs. Fritz 5927 Garden Ridge Dr.
2. Cheryl Krivka 20631 FM 3009
3. Phil He 20914 Misty Arbor
4. William Danka 91613 MEADOW LANE
5. Leigh Doerr 10009 Calley Circle Garden Ridge Tx
6. Tony Frazee 8802 Wild Wind PARK
7. Asher Wisner 9902 Katharine Glen
8. Ego Dean 10009 Calley Circle,
9. Julia Dauscher 20914 Misty Arbor
10. Todd M. Hill 19870 BAT CAVE RD GR, TX 78266
11. Dave Frazee 19110 SECRET LV GARDEN RIDGE TX 78266
12. Carmen Soto 19459 Arrowood Pl GR TX 78266
13. Rick Cross 20637 Wahl Ln.
14. Carolyn Collins 9920 Michelle Hill, Garden Ridge, Tx 78266
15. Jackie Collins 8835 Garden Ridge Dr
16. Ron Vogel 21450 PARK LANE Ct.
17. Curt Carter 21911 Paseo Corto Drive
18. Amy Friedman 9908 Katharine Glen
19. Stu Gille 20839 FM 3009

AUGUST 11, 2020, PLANNING AND ZONING COMMISSION REGULAR MEETING

OVERMAN PROPERTIES VARIANCE REQUEST PUBLIC HEARING

PLEASE WRITE YOUR NAME AND ADDRESS.

The City Secretary read comments submitted by the following citizens:

- ① Mark Hausheer 20914 Misty Arbor
- ② David and Dawn Hatch 8377 Twisted Oaks
- ③ William J. Dawson 9613 Meadow Rue
- ④ Eric Lamberson 22118 Cristobal Drive
- ⑤ Louis Van de Mark 21942 Paseo Lorto
- ⑥ Jeff Schrantz 21349 Forest Waters Circle
- ⑦ Janice Gail Petro 22023 Deer Canyon Drive
- ⑧ Curtis and Sherry Carter 21911 Paseo Lorto
- ⑨ Vince and Sylvia Guerrero 9215 Bluebell Drive
- ⑩ Erika E. Rodriguez 9328 Blazing Star Trail
- ⑪ Dexter and Catherine Lochnauer 9392 Garden Ridge Drive
- ⑫ Amy Harrell-Lowrimore and Jason Lowrimore 9315 Sumac Lane
- ⑬ Martha Colomere Stipp 24007 Cedar Branch
- ⑭ Sindi and Joe Rosales 21022 Plum Ranch Road
- ⑮ Marianne Sterling 9006 Linnabar Court
- ⑯ Richard Fritz 8927 Garden Ridge Drive
- ⑰ Merlyn and Bourke Corcoran 9545 Goldenrod
- ⑱ Steve Hatley 22117 Paseo Lorto Drive
- ⑲ John Petro 22023 Deer Canyon Drive
- ⑳ Lisa Richter 9241 Garden Ridge Drive
- ㉑ Mary Rethman 9450 Linchona Trail
- ㉒ Jerry Barucky 20806 Woodland Cove
- ㉓ Shannon Brichta 9360 Linchona Trail
- ㉔ Pam Fritz 8927 Garden Ridge Drive

AUGUST 11, 2020
PLANNING AND ZONING COMMISSION REGULAR MEETING
SECOND CITIZEN COMMENT PERIOD

	NAME	ADDRESS	SUBJECT
1.	Rich Cross	20637 Wahl Ln.	Garden Homes
2.			
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LEGAL NOTICE
NOTICE OF PUBLIC HEARING
CITY OF GARDEN RIDGE
PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of the City of Garden Ridge, Texas, will conduct a public hearing on Tuesday, September 8, 2020, at 6:00 p.m. in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The purpose of the public hearing will be to consider a petition by Richard R. Winkler for rezoning from Residence-Agriculture (RA) District to Light Industrial (L1) District of 4.761 acres of a 7.141 acre tract of land situated in the Vicente Micheli Survey 114, Abstract 383, the City of Garden Ridge, Comal County, Texas, and 11.178 acres of a 12.79 acre tract of land situated in the City of Garden Ridge, Texas, out of the Vicente Micheli Survey No. 114, Comal County, Texas; both tracts being out of the remainder of that certain 27.594 acre tract described in instrument to Versielene Buehring recorded in Volume 242, Page 143, of the Comal County Deed Records. The property is further located at the southwest corner of the intersection of Nacogdoches Road (F.M. 2252) and Nacogdoches Loop Road, Garden Ridge, Texas.

The public is invited and welcome to attend the public hearing in person and may submit oral comments on this matter. Alternatively, written comments on this matter may be submitted in accordance with the ***City of Garden Ridge Notice of Procedures for Written Comments during Public Hearings*** posted on the City's Website and on the bulletin board located at the entrance to the Garden Ridge City Hall.

The meeting can be viewed live on the City's YouTube Channel and will be archived on the City's Website for on demand viewing. Please feel free to contact City Hall at 210-651-6632 if you need additional information on this matter.

This is to certify that I, Marisa Spencer, posted this Legal Notice at 2:00 p.m. on August 18, 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



City of Garden Ridge

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

NOTICE OF PROCEDURES WRITTEN COMMENTS DURING PUBLIC HEARINGS

In an effort to protect public health and limit the potential spread of COVID-19, the City of Garden Ridge is offering an additional option to submit comments for a posted public hearing.

The public is invited and welcome to attend the public hearing in person and may submit oral comments on the matter. Alternatively, written comments on a matter contained in a posted **Notice of Public Hearing** may be submitted ***up to two (2) hours before the meeting in which the public hearing will be held*** via email to citysecretary@ci.garden-ridge.tx.us.

If citizens submit a written comment but choose to attend the public hearing and speak in person then be advised the written comment will not be read aloud.

When submitting written comments to be included as an official record during a public hearing, the following guidelines must be strictly adhered to and ***any comments that fail to adequately meet these guidelines will not be read aloud:***

1. Comments must be received by the City Secretary before the deadline stated above.
2. Each citizen is limited to one 3-minute period, which also applies when the City Secretary is reading comments. Therefore, written comments should be limited to approximately 350 words or less.
3. State your name and address before your comments begin.
4. Direct your comments to the entire City Council, not to an individual member, nor to the audience.
5. Show the City Council the same respect that you would like to be shown.

As a reminder, all City Council and Commission meetings can be viewed live on the City's YouTube Channel or the City's Website. Additionally, these videos are bookmarked and archived on the City's Website for convenient on demand viewing.

Please feel free to contact City Hall at 210-651-6632 if you need additional information.

Respectfully,

Marisa Spencer
City Secretary

Planning and Zoning Form 1
APPLICATION FOR CHANGE OF ZONING
(Type or Print)

1. Date: 3-8-2020 Case #: _____
2. Applicant Name: RICHARD R. WINKLER
(First) (Middle) (Last)
3. Mailing Address: 19080 Nacogdoches Loop
(Street)
GARDEN RIDGE, TX 78266
(City) (State) (Zip)
- Phone: (210)- 889-7842
4. Applicant's relationship to property to be rezoned:
Sole owner () Part owner (☒) Other; _____
(Specify)
(If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)
5. Property location: Nacogdoches Loop Road
(Street address or street property front)
6. Legal description:
Plat: Lot(s) _____ Block(s) _____
Subdivision; _____
Acreage: 15.939 ^{acres} (If acreage, provide separate metes and bounds description as attachment 2.)
Property Deed recorded in Comal County Volume # 242 Page # 143
7. Existing use of property: CATTLE GRAZING - RESIDENTIAL / AGRICULTURE
8. Proposed use of property: LIGHT INDUSTRIAL
9. Give dimensioned map with north orientation, scaled 100 or 200 feet per inch, of the property to be rezoned 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 to be rezoned, 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. Reason for requesting zoning change (attach additional sheet if needed): _____

TO AID IN THE PLANNING & DEVELOPMENT FOR
FUTURE USE OF THIS LAND OTHER THAN AGRICULTURE.

(SEE ATTACHED)

13. The undersigned hereby requests that the property identified in this application be reclassified
from: RESIDENCE - AGRICULTURE RA district
to: LIGHT INDUSTRIAL LI district, in accordance
with Garden Ridge City Ordinance 13. I consent to the posting of hearing notices on the said property. I understand
that the information provided herein will be used by the City of Garden Ridge for sending required notices to
adjacent property owners. 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.

14. Applicant Signature Richard Winkler

5 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 zoning change fee per Garden Ridge City Ordinance 11.

----- CITY USE ONLY -----
CHANGE OF ZONING

		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'	_____
	Notice of public hearing	_____
	Public hearing conducted	_____
	P&Z decision on rezoning	_____
City Council:	P&Z recommendation to City Council	_____
	Notice to adjoining property owners'	_____
	Notice of public hearing	_____
City Admin.:	Public hearing conducted	_____
	Applicant notified of Council Decision	_____
	Zoning ordinance change published	_____

REF#: kb1046
OPER. CRUI. VERI. (A)
REF#: kb1046

Ordinance 13-122018

TRAN: 112.0000 P&Z VARIANCE FEES
winkler rezoning fee
P&Z VARIANCE FILING 500.00CR

TENDERED: 500.00 CHECK
APPLIED: 500.00-

CHANGEL

Application for Zoning Change – Question 12 Continued

We are wanting to sell larger lots for businesses to build an office or an office/warehouse similar to what we have done here at Winco. In trying to determine which zoning classification available to us would best describe our vision the best selection would be L-1. Our first office was zoned and is still zoned as B-1, there are several properties along FM 2252 that are zoned B-2 and our present office is zoned L-1. It is my understanding that B-1 and B-2 are no longer available and Light Retail (boutiques, mom & pop shops, small restaurants, coffee shops, etc.) is recommended by the Zoning Committee. I can understand why the people of Garden Ridge would want these shops in their City yet the traffic count along Naco Loop Road cannot and will not support this type of business. Is there another zoning classification other than L-1 that will fit?

As I drive down FM 2252 I see all kinds of vacant land with excellent visibility and access for Light Retail yet the time is not right for development, it maybe years until the development starts and several years after that before these lots are occupied. The land along Naco Loop Road is even farther down the road for Retail site development if ever. As of today the City of Garden Ridge is receiving approximately \$60 per year in tax revenue for the land we are wanting zoning changed, whereas Winco's office is paying \$4,350 per year to the City. If this property was already built out with let's say \$3,000 per lot per year and 8 lots this would create \$24,000 worth of tax revenue to the City verses \$60 it gets today. Carry it out 10 years, which I still think would be a pipe dream for Light Retail at this site, The City would get \$240,000 of tax revenue verses \$600. This land being tucked away in the back corner of Garden Ridge would be a great revenue stream for Garden Ridge and the Citizens of Garden Ridge wouldn't even know it was there.

Thank you,

Richard Winkler

"ATTACHMENT # 1"

Garry Lugar

19080 Nacogdoches Loop
GARDEN RIDGE, TX 78266-2703

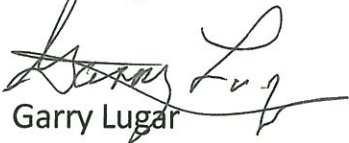
PHONE: 210/651-6783
FAX: 210/651-5857

March 10, 2020

To Whom It May Concern:

I, Garry Lugar, hereby give Richard Winkler full authority to act on my behalf as Partner of any Zoning changes for Garden Ridge property that we are partners in.

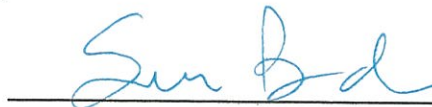
Sincerely,

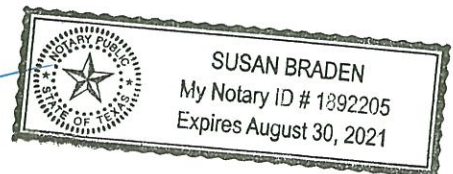

Garry Lugar

STATE OF TEXAS

COUNTY OF COMAL

The foregoing instrument was acknowledged before me on the 10th day of March, 2020
by Garry Lugar.





A Metes and Bounds description of a 7.141 acre (311,074 square feet) tract of land situated in the Vicente Micheli Survey 114, Abstract 383, the City of Garden Ridge, Comal County, Texas; being out of the remainder of that certain 27.594 acre tract described in instrument to Versietene Buehring recorded in Volume 242, Page 143 of the Comal County Deed Records; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking the western-most corner of Lot 2 of Nacogdoches Loop Subdivision, plat of which is recorded as Document Number 201406044659 of the Comal County Map and Plat Records, situated in the northeasterly boundary of Lot 1 of Winco Subdivision, plat of which is recorded in Volume 12, Page 208 of said Comal County Map and Plat Records; said BEGINNING point having Texas State Plane Grid Coordinates: North 13,772,175.99 feet; East 2,189,077.44 feet;

THENCE, North 30°55'50" West, 350.14 feet along the northeasterly boundary of said Lot 1 to a 1/2-inch iron rod (w/cap stamped "JONES & CARTER") set for corner;

THENCE, North 60°41'24" East, 881.67 feet to a 1/2-inch iron rod (w/cap stamped "JONES & CARTER"), set for corner in the southwesterly right-of-way line of Nacogdoches Loop Road (width varies);

THENCE, along said southwesterly right-of-way line of Nacogdoches Loop Road the following two(2) courses and distances:

1. in a southeasterly direction, along the arc of a curve to the right having a radius of 688.66 feet, a central angle of 09°38'34", a long chord bearing South 35°29'27" East, 115.36 feet, a total arc length of 115.50 feet to a 1/2-inch iron rod found at a point of tangency;
2. South 30°08'24" East, 235.33 feet to a 5-inch wood fence corner post found marking the northern-most corner of aforesaid Lot 2 of Nacogdoches Loop Subdivision;

THENCE, South 60°41'24" West, 887.60 feet along the northwesterly boundary of said Lot 2 of Nacogdoches Loop Subdivision to the POINT OF BEGINNING, containing 7.141 acres of land in Comal County, Texas, as shown on drawing filed under Job No. S0752-0012 in the office of Jones & Carter, Inc., San Antonio, Texas.

Note: The bearings, distances, coordinates and areas shown hereon are Texas State Plane Coordinate System grid, South Central Zone (NAD'83), as determined by Global Positioning System (GPS). Use the grid to surface scale factor of 1.000160246 to convert grid distances to surface.



Field Notes of a 20 Foot Waterline Easement

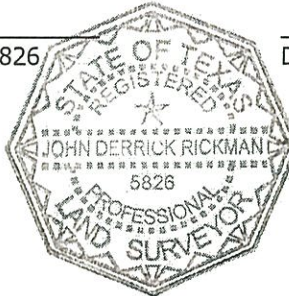
A 0.16 Acre (7,015 square feet, more or less) 20 Foot Wide Waterline Easement situated in the City of Garden Ridge, Texas, out of the Vicente Micheli Survey No. 114, Comal County, Texas, and being out of a 7.141 Acre Tract conveyed to Garry Lugar and Richard Winkler in deed recorded in Document No. 201506017789, Official Public Records, Comal County, Texas, and being more fully described as follows, with bearings based on the Texas Coordinate System as established from the North American Datum of 1983 (CORS96) for the South Central Zone:

- BEGINNING:** At a 1/2" iron rod with cap stamped "RICKMAN RPLS 5826" set in a curve in the southwest right of way line of Old Nacogdoches Loop (Variable Width Right of Way), for the east corner of the Remainder of a 27.594 Acre Tract conveyed to Versielene Buehring in deed recorded in Volume 242, Page 143, Deed Records, Comal County, Texas, and a 0.62 Acre, 20 Foot Wide Waterline Easement, this day surveyed, the north corner of the 7.141 Acre Tract, This Easement, and the POINT OF BEGINNING;
- THENCE:** With the southwest right of way line of Old Nacogdoches Loop, the northeast line of the 7.141 Acre Tract and This Easement, the following calls and distances:
- Southeasterly with a curve to the right with a radius of 681.20 feet, a delta of 9°43'49", a chord bearing and distance of S 35°18'07" E, 115.55 feet, and an arc length of 115.69 feet to a 1/2" iron rod with cap stamped "RICKMAN RPLS 5826" found for a point of tangency;
- S 30°25'56" E, a distance of 235.03 feet to a fence post found for the north corner of Lot 2A, Nacogdoches Loop Subdivision according to plat recorded in Document No. 201606017438, Map and Plat Records, Comal County, Texas, the east corner of the 7.141 Acre Tract and This Easement;
- THENCE:** S 60°41'00" W, departing the southwest right of way line of Old Nacogdoches Loop, with the northwest line of Lot 2A, the southeast line of the 7.141 Acre Tract and This Easement, a distance of 20.00 feet to a point for the south corner of This Easement;
- THENCE:** Departing the northwest line of Lot 2A, across the 7.141 Acre Tract, with the southwest line of This Easement, the following calls and distances:
- N 30°25'56" W, a distance of 234.64 feet to a point for the beginning of a curve to the left;
- Northwesterly with a curve to the left with a radius of 661.20 feet, a delta of 10°03'46", a chord bearing and distance of N 35°28'05" W, 115.98 feet, and an arc length of 116.13 feet to a point in the southeast line of the Remainder of the 27.594 Acre Tract, and the northwest line of the 7.141 Acre Tract, for the south corner of the 0.62 Acre Waterline Easement and the west corner of This Easement;

THENCE: N 60°41'24" E, with the south line of the 27.594 Acre Tract and the 0.62 Acre Easement, the northwest line of the 7.141 Acre Tract and This Easement, a distance of 20.38 feet to the Point of Beginning and containing 0.16 of an acre of land in the City of Garden Ridge, Comal County, Texas, according to a survey made on the ground by Rickman Land Surveying on September 16, 2016.

J. Derrick Rickman

J. Derrick Rickman, RPLS No. 5826



October 4, 2016

Date Signed



Field Notes of a 12.79 Acre Tract

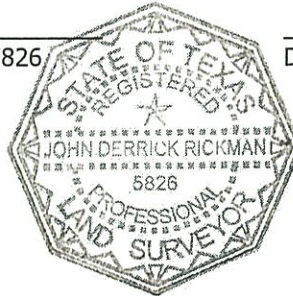
A 12.79 Acre (557,012 square feet, more or less) Tract of land situated in the City of Garden Ridge, Texas, out of the Vicente Micheli Survey No. 114, Comal County, Texas, and being all of the Remainder of a 27.594 Acre Tract conveyed to Versielene Buehring in deed recorded in Volume 242, Page 143, Deed Records, Comal County, Texas, and being more fully described as follows, with bearings based on the Texas Coordinate System as established from the North American Datum of 1983 (CORS96) for the South Central Zone:

- BEGINNING:** At a 1/2" iron rod with cap stamped "RICKMAN RPLS 5826" found in the southeast right of way line of Farm to Market Road 2252 (120' ROW), for the north corner of Lot 1, WINCO Subdivision recorded in Volume 12, Page 208, Map and Plat Records, Comal County, Texas, the west corner of the 27.594 Acre Tract and this Tract and the POINT OF BEGINNING, from which a Texas Department of Transportation Monument found bears S 61°42'15"W, a distance of 25.47 feet;
- THENCE:** N 60°12'10" E, with the southeast right of way line of FM 2252 and the northwest line of the 27.594 Acre Tract and this Tract, a distance of 258.00 feet to a 1/2" iron rod with cap stamped "RICKMAN RPLS 5826" found for the beginning of a non-tangent curve to the right, for an angle point in this Tract;
- THENCE:** Departing the southeast right of way line of FM 2252, with the south right of way line of Old Nacogdoches Loop (ROW varies) and the northeast line of the 27.594 Acre Tract and This Tract, southeasterly with a curve to the right with a radius of 537.96 feet, a delta of 38°37'56", a chord bearing and distance of S 82°38'09" E, 355.89 feet, and an arc length of 362.73 feet to a 1/2" iron rod with cap stamped "RICKMAN RPLS 5826" found for a point of tangency;
- THENCE:** With the south right of way line of Old Nacogdoches Loop and the northeast line of the 27.594 Acre Tract and This Tract, the following calls and distances:
- S 63°19'11" E, a distance of 460.76 feet to a 1/2" iron rod with cap stamped "RICKMAN RPLS 5826" found for the beginning of a curve to the right;
- Southeasterly with a curve to the right with a radius of 681.20 feet, a delta of 23°09'10", a chord bearing and distance of S 51°44'36" E, 273.40 feet, and an arc length of 275.27 feet to a 1/2" iron rod with cap stamped "RICKMAN RPLS 5826" set for the north corner of a 7.141 Acre Tract conveyed to Garry Lugar and Richard Winkler in deed recorded in Document No. 201506017789, Official Public Records, Comal County, Texas, and the east corner of This Tract;
- THENCE:** S 60°41'24" W, departing the southwest right of way line of Old Nacogdoches Loop, with the northwest line of the 7.141 Acre Tract and the southeast line of the Remainder of the 27.594 Acre Tract and This Tract, a distance of 881.68 feet to a 1/2" iron rod with cap stamped "RICKMAN RPLS 5826" set in the northeast line of Lot 1, WINCO Subdivision, for the west corner of the 7.141 Acre Tract and the south corner of the Remainder of the 27.594 Acre Tract and This Tract;

THENCE: N 30°55'24" W, with the northeast line of Lot 1 and the southwest line of the 27.594 Acre Tract and This Tract, a distance of 845.36 feet to the Point of Beginning and containing 12.79 acres of land in the City of Garden Ridge, Comal County, Texas, according to a survey made on the ground by Rickman Land Surveying on September 16, 2016.

J. Derrick Rickman

J. Derrick Rickman, RPLS No. 5826



October 4, 2016

Date Signed



Field Notes of a 20 Foot Waterline Easement

A 0.62 Acre (26,814 square feet, more or less) 20 Foot Wide Waterline Easement situated in the City of Garden Ridge, Texas, out of the Vicente Micheli Survey No. 114, Comal County, Texas, and being out of the Remainder of a 27.594 Acre Tract conveyed to Versielene Buehring in deed recorded in Volume 242, Page 143, Deed Records, Comal County, Texas, and being more fully described as follows, with bearings based on the Texas Coordinate System as established from the North American Datum of 1983 (CORS96) for the South Central Zone:

- BEGINNING:** At a 1/2" iron rod with cap stamped "RICKMAN RPLS 5826" found in the southeast right of way line of Farm to Market Road 2252 (120' ROW), for the north corner of Lot 1, WINCO Subdivision recorded in Volume 12, Page 208, Map and Plat Records, Comal County, Texas, the west corner of the 27.594 Acre Tract, This Easement and the POINT OF BEGINNING, from which a Texas Department of Transportation Monument found bears S 61°42'15"W, a distance of 25.47 feet;
- THENCE:** N 60°12'10" E, with the southeast right of way line of FM 2252 and the northwest line of the 27.594 Acre Tract and This Easement, a distance of 258.00 feet to a 1/2" iron rod with cap stamped "RICKMAN RPLS 5826" found for the beginning of a non-tangent curve to the right, for an angle point in this Easement;
- THENCE:** Departing the southeast right of way line of FM 2252, with the south right of way line of Old Nacogdoches Loop (ROW varies) and the northeast line of the 27.594 Acre Tract and this Easement, southeasterly with a curve to the right with a radius of 537.96 feet, a delta of 38°37'56", a chord bearing and distance of S 82°38'09" E, 355.89 feet, and an arc length of 362.73 feet to a 1/2" iron rod with cap stamped "RICKMAN RPLS 5826" found for a point of tangency;
- THENCE:** With the south right of way line of Old Nacogdoches Loop and the northeast line of the 27.594 Acre Tract and this Easement, the following calls and distances:
- S 63°19'11" E, a distance of 460.76 feet to a 1/2" iron rod with cap stamped "RICKMAN RPLS 5826" found for the beginning of a curve to the right;
- Southeasterly with a curve to the right with a radius of 681.20 feet, a delta of 23°09'10", a chord bearing and distance of S 51°44'36" E, 273.40 feet, and an arc length of 275.27 feet to a 1/2" iron rod with cap stamped "RICKMAN RPLS 5826" set for the north corner of a 7.141 Acre Tract conveyed to Garry Lugar and Richard Winkler in deed recorded in Document No. 201506017789, Official Public Records, Comal County, Texas, the north corner of a 0.16 Acre, 20 Foot Wide Waterline Easement, this day surveyed, and the east corner of the Remainder of the 27.594 Acre Tract and This Easement;
- THENCE:** S 60°41'24" W, departing the southwest right of way line of Old Nacogdoches Loop, with the northwest line of the 7.141 Acre Tract and the southeast line of the Remainder of the 27.594 Acre Tract and This Easement, a distance of 20.38 feet to a point for the west corner of the 0.16 Acre Waterline Easement, the

beginning of a non-tangent curve to the left and the south corner of This Easement;

THENCE: Departing the northwest line of the 7.141 Acre Tract, across the Remainder of the 27.594 Acre Tract, with the southwest line of This Easement, the following calls and distances:

Northwesterly with a curve to the left with a radius of 661.20 feet, a delta of $22^{\circ}49'13''$, a chord bearing and distance of $N\ 51^{\circ}54'35''\ W$, 261.61 feet, and an arc length of 263.35 feet to a point for a point of tangency;

$N\ 63^{\circ}19'11''\ W$, a distance of 460.76 feet to a point for the beginning of a curve to the left;

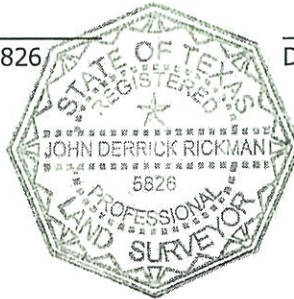
Northwesterly with a curve to the left with a radius of 517.96 feet, a delta of $38^{\circ}17'17''$, a chord bearing and distance of $N\ 82^{\circ}27'49''\ W$, 339.72 feet, and an arc length of 346.13 feet to a point for a point of non-tangency;

$S\ 60^{\circ}12'10''\ W$, a distance of 254.44 feet to a point in the northeast line of Lot 1, WINCO Subdivision, and the southwest line of the 27.594 Acre Tract, for the southwest corner of This Easement;

THENCE: $N\ 30^{\circ}55'24''\ W$, with the northeast line of Lot 1 and the southwest line of the 27.594 Acre Tract and This Easement, a distance of 20.00 feet to the Point of Beginning and containing 0.62 of an acre of land in the City of Garden Ridge, Comal County, Texas, according to a survey made on the ground by Rickman Land Surveying on September 16, 2016.



J. Derrick Rickman, RPLS No. 5826



October 4, 2016

Date Signed

SCHEDULE A

(continued)

4. Legal description of land:

A 4.00 ACRE (174,231 SQUARE FEET +/-) TRACT OF LAND, OUT OF THE VICENTE MICHELI SURVEY NO. 114, ABSTRACT 383, SITUATED IN THE CITY OF GARDENRIDGE, COMAL COUNTY, TEXAS, SAID 4.00 ACRE TRACT ALSO BEING OUT OF A CALLED 7.141 ACRE TRACT AS DESCRIBED IN WARRANTY DEED, RECORDED IN DOCUMENT NO. 201706026657, AND BEING OUT OF A CALLED 12.79 ACRE TRACT AS DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 201706026658, ALL OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-Inch Iron Rod on the South Right-of-Way line of F.M. 2252 and marking the Northwest corner of said 12.79 Acre Tract and marking the Northeast corner of Lot 1, Winco Subdivision, according to plat thereof recorded in Volume 12, Page 208, of the Map and Plat records of Comal County, Texas;

THENCE S 30°55'49" E a distance of 662.06 feet departing the South Right-of-Way line of said F.M. 2252, along and with the Southwest line of said 12.79 Acre Tract to a 1/2-Inch Iron Rod with cap "MBC" Set for the **POINT OF BEGINNING**;

THENCE N 60°41'24" E a distance of 350.00 feet departing the Northeast line of said Lot 1, into and across said 12.79 Acre Tract to a 1/2-Inch Iron Rod with cap "MBC" Set and marking the Northeast corner of this tract;

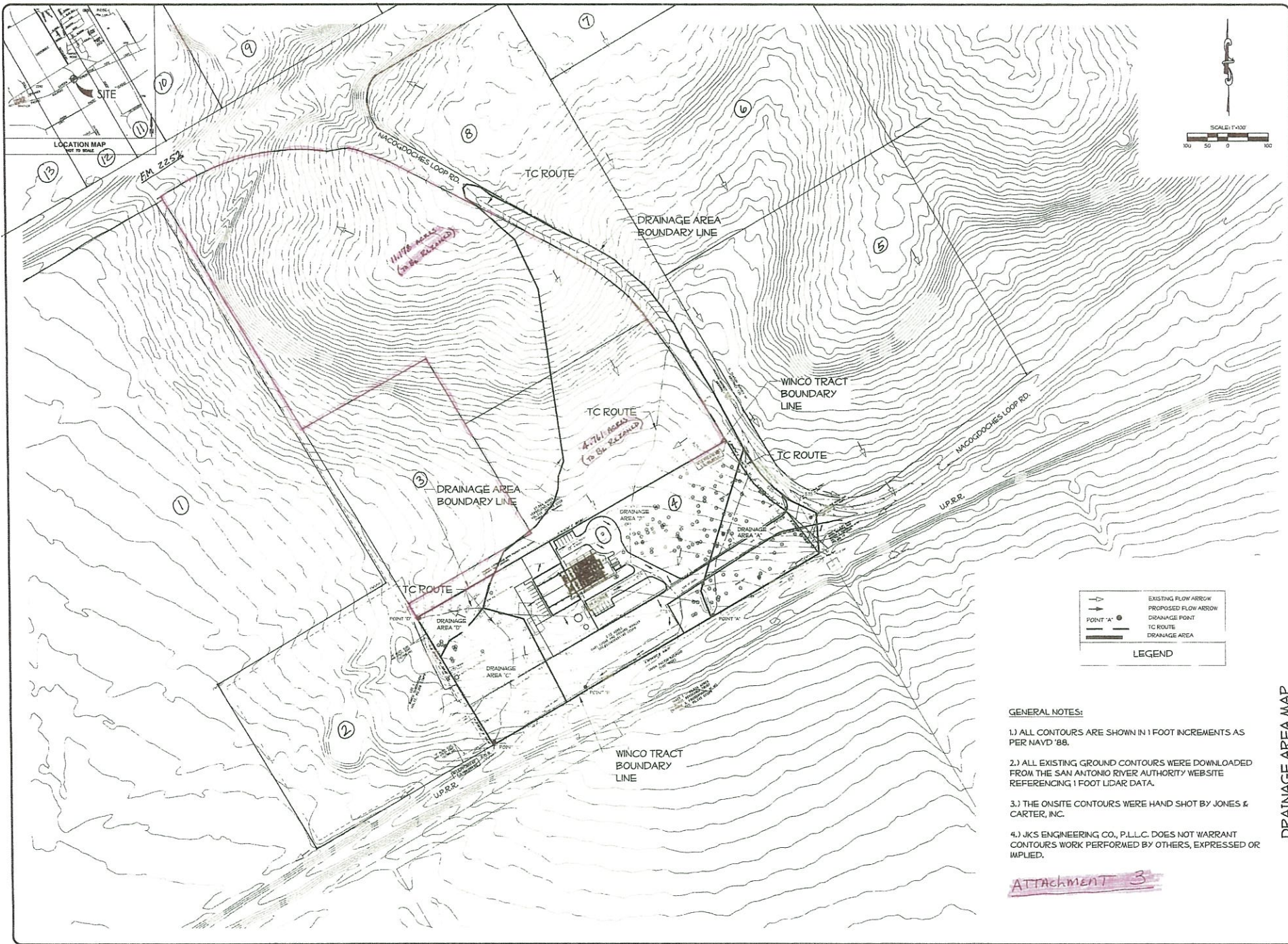
THENCE S 30°55'49" E a distance of 498.00 feet, crossing over and into said 7.141 Acre tract to a 1/2-Inch Iron Rod with cap "MBC" Set on the Northwest line of a 35 foot wide Ingress-Egress Easement, as described in deed recorded in Document No. 201606016606, of the Official Public records of Comal County, Texas;

THENCE S 60°41'24" W a distance of 350.00 feet along and with the Northwest line of said 35 foot wide Ingress-Egress Easement, to a 1/2-Inch Iron Rod with cap "MBC" Set on the Southwest line of said 7.141 Acre Tract and being on the Northeast line of said Lot 1;

THENCE N 30°55'49" W a distance of 498.00 feet along and with the Northeast line of said Lot 1 and with the Southwest line of said 7.141 Acre Tract and continuing along and with the Southwest line of said 12.79 Acre Tract, to the **POINT OF BEGINNING** and containing 4.00 Acres (174,231 Square Feet +/-) of land, more or less.

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.

END OF SCHEDULE A



→ EXISTING FLOW ARROW
 → PROPOSED FLOW ARROW
 ● DRAINAGE POINT
 — TC ROUTE
 — DRAINAGE AREA

LEGEND

GENERAL NOTES:

- 1.) ALL CONTOURS ARE SHOWN IN 1 FOOT INCREMENTS AS PER NAVD '88.
- 2.) ALL EXISTING GROUND CONTOURS WERE DOWNLOADED FROM THE SAN ANTONIO RIVER AUTHORITY WEBSITE REFERENCING 1 FOOT LIDAR DATA.
- 3.) THE ONSITE CONTOURS WERE HAND SHOT BY JONES & CARTER, INC.
- 4.) JKS ENGINEERING CO., P.L.L.C. DOES NOT WARRANT CONTOURS WORK PERFORMED BY OTHERS, EXPRESSED OR IMPLIED.

ATTACHMENT 3

DRAINAGE AREA MAP

JKS ENGINEERING CO., P.L.L.C.
 CIVIL ENGINEERS AND PLANNERS
 1000 MACODUCHES LOOP RD.
 GARDEN RIDGE, TX 78130
 (714) 427-8309

STATE OF TEXAS
 JEFFREY S. SMITH
 07748
 LICENSED PROFESSIONAL ENGINEER

7/2/04

DATE

REVISIONS

WINCO CONTRACTORS
 19080 MACODUCHES LOOP RD.
 GARDEN RIDGE, TX

DESIGNED BY: JSS
 DRAWN BY: JSS
 SCALE: ---
 DATE: 7/2/04
 SHEET NO.

1 OF 1

"ATTACHMENT 4"

Key #

- 1 Cavern Ridge, LLC
20525 FM 3009
Garden Ridge, Texas 78266-2529
- 3 6 H Ventures
4702 West Ave
San Antonio, Texas 78213
- 5 Randy & Caroline Cottingham
19113 Nacogdoches Loop
Garden Ridge, Texas 78266
- 7 City of Garden Ridge
- 9 Cara Graceland, LLC
C/O Heartland Bank
Multifamily Loan Servicing
14125 Clayton Road
Chesterfield, Mo. 63017-8355
- 11 Tony & Dawn Overman
18955 FM 2252
Garden Ridge, Texas 78266
- 13 Garden Ridge Bracken
Home Owners Assoc, Inc
1600 NE Loop 410, Ste 202 & 200
San Antonio, Texas 78209-1613

Key #

- 2 Maverick of Texas, Inc
18954 FM 2252
Garden Ridge, Texas 78266-2703
- 4 Naco Loop, LLC
19080 Nacogdoches Loop
Garden Ridge, Texas 78266
- 6 Mega Spartan, LLC
7870 West Interstate 10
Seguin, Texas 78155-9586
- 8 Sutton Producing, LLC
P.O. Box 701130
San Antonio, Texas 78270-1130
- 10 Tony Overman
18955 FM 2252
Garden Ridge, Texas 78266
- 12 Ratco, LLC
154 Manchester Way
Shavano Park, Texas 78249-2023

4.0 ACRES
(G. H. VENTURES)

4.761 ACRES
7.141 ACRES

0.16 ACRE
20' WIDE WATERLINE
EASEMENT

35' WIDE INSIDE/EASEMENT
TOP OF 201000 1600 C.P.R.

NACOGDOCHES LOOP



LOCATION MAP

ATTACHMENT 5

WATER AND EASEMENTS
TO BE SHOWN AS
4.761 ACRES

CLIENT: JKS ENGINEERING CO.

LAND TITLE SURVEY

7.141 ACRES OF LAND

IN THE

VICENTE MICHELI SURVEY 114, ABSTRACT 383
THE CITY OF GARDEN RIDGE
COMAL COUNTY, TEXAS

SUBJECT TO THE GENERAL NOTES SHOWN HEREON



WINCO CONTRACTORS
19014 NACOGDOCHES LOOP
GARDEN RIDGE, TEXAS

SURVEY OF A 12.79 ACRE (557,012 SQUARE FEET, MORE OR LESS), TRACT OF LAND SITUATED IN THE CITY OF GARDEN RIDGE, TEXAS, OUT OF THE VICENTE MICHELI SURVEY NO. 114, COMAL COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF A 27.594 ACRE TRACT CONVEYED TO VERSELENE BUEHRING IN DEED RECORDED IN VOLUME 242, PAGE 143, DEED RECORDS, COMAL COUNTY, TEXAS, AND A 0.62 ACRE (26,814 SQUARE FEET, MORE OR LESS) 20 FOOT WIDE WATERLINE EASEMENT OUT OF THE REMAINDER OF THE 27.594 ACRE TRACT.

Flood Statement:
According to the Flood Insurance Rate Map (FIRM) No. 48091C0485F, dated September 2, 2009, this property is located in Zone X: Areas determined to be outside the 0.2% annual chance floodplain.



SURVEY NOTES:

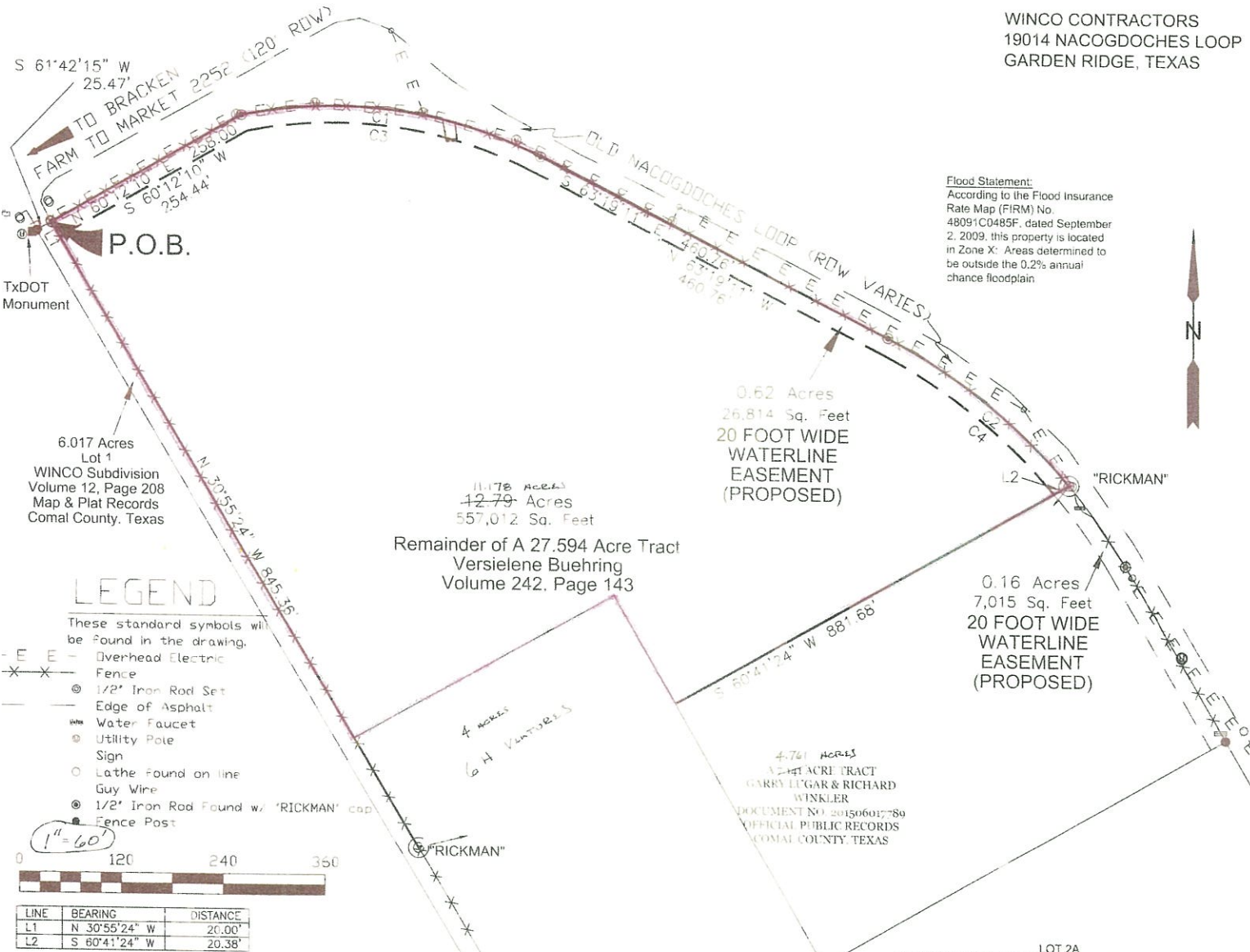
1. Bearing based on State Plane Coordinates NAD83, South Central Zone.
2. No Title Commitment was provided to Surveyor at time of the Survey.
3. Not all improvements shown.

CERTIFICATION:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND ON SEPTEMBER 16, 2016, OF THE PROPERTY SHOWN HEREON.

Derrick Rickman
Derrick Rickman RPLS No. 5826



ATTACHMENT 5



LEGEND

These standard symbols will be found in the drawing.

- E E - Overhead Electric
- X X - Fence
- ⊙ 1/2" Iron Rod Set
- Edge of Asphalt
- ⊙ Water Faucet
- ⊙ Utility Pole
- ⊙ Sign
- Lathe Found on line
- Guy Wire
- ⊙ 1/2" Iron Rod Found w/ 'RICKMAN' cap
- ⊙ Fence Post



LINE	BEARING	DISTANCE
L1	N 30°55'24" W	20.00'
L2	S 60°41'24" W	20.38'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	537.96'	362.73'	355.89'	S 82°38'09" E	38°37'56"
C2	681.20'	275.27'	273.40'	S 51°44'36" E	23°09'10"
C3	517.96'	346.13'	339.72'	N 82°27'49" W	38°17'17"
C4	661.20'	263.35'	261.61'	N 51°54'35" W	22°49'13"

LOT 2A
AMENDING PLAT OF NACOGDOCHES LOOP SUBDIVISION
DOCUMENT NO. 201606017438
MAP AND PLAT RECORDS
COMAL COUNTY, TEXAS

Rickman Land Surveying

419 Big Bend Canyon Lake, Texas 78133 Phone (830) 935-2457
www.rickmanlandsurveying.com TBPLS Firm No. 101919-00



REV	DATE	DESCRIPTION	BY

NACOGDOCHES LOOP SUBDIVISION

PRELIMINARY LAND PLAN

PRELIMINARY
 NOT FOR CONSTRUCTION,
 BIDDING, OR PERMIT
 PURPOSES.

PREPARED UNDER THE
 SUPERVISION OF
 NATASHA F. UHLIRICH,
 P.E. #22502 ON
 July 24, 2019

UP
ENGINEERING

1270 N LOOP 1804 E, SUITE 1310
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 WWW.UPENGINEERING.COM TEXAS REG. NO. F-17992



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

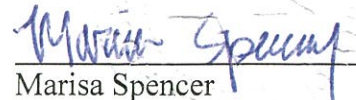
The Planning and Zoning Commission of the City of Garden Ridge, Texas, will conduct a public hearing on Tuesday, September 8, 2020, at 6:00 p.m. in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The purpose of the public hearing will be to consider a petition by Scott Smith for rezoning from Residence-Agriculture (RA) District to Neighborhood Service (B-1) District of 1.734 acres out of the George M. Dolson Survey 96, Abstract 120, Comal County, Texas and also being out of a 49.850 acre tract described in Volume 194, Page 138, of the Deed Records of Comal County, Texas. The property is further located on the southside of F.M. 2252 across from 19295 and 19269 F.M. 2252 in Garden Ridge, Texas.

The public is invited and welcome to attend the public hearing in person and may submit oral comments on this matter. Alternatively, written comments on this matter may be submitted in accordance with the ***City of Garden Ridge Notice of Procedures for Written Comments during Public Hearings*** posted on the City's Website and on the bulletin board located at the entrance to the Garden Ridge City Hall.

The meeting can be viewed live on the City's YouTube Channel and will be archived on the City's Website for on demand viewing. Please feel free to contact City Hall at 210-651-6632 if you need additional information on this matter.

This is to certify that I, Marisa Spencer, posted this Legal Notice at 2:00 p.m. on August 18, 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



City of Garden Ridge

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

NOTICE OF PROCEDURES WRITTEN COMMENTS DURING PUBLIC HEARINGS

In an effort to protect public health and limit the potential spread of COVID-19, the City of Garden Ridge is offering an additional option to submit comments for a posted public hearing.

The public is invited and welcome to attend the public hearing in person and may submit oral comments on the matter. Alternatively, written comments on a matter contained in a posted **Notice of Public Hearing** may be submitted ***up to two (2) hours before the meeting in which the public hearing will be held*** via email to citysecretary@ci.garden-ridge.tx.us.

If citizens submit a written comment but choose to attend the public hearing and speak in person then be advised the written comment will not be read aloud.

When submitting written comments to be included as an official record during a public hearing, the following guidelines must be strictly adhered to and ***any comments that fail to adequately meet these guidelines will not be read aloud:***

1. Comments must be received by the City Secretary before the deadline stated above.
2. Each citizen is limited to one 3-minute period, which also applies when the City Secretary is reading comments. Therefore, written comments should be limited to approximately 350 words or less.
3. State your name and address before your comments begin.
4. Direct your comments to the entire City Council, not to an individual member, nor to the audience.
5. Show the City Council the same respect that you would like to be shown.

As a reminder, all City Council and Commission meetings can be viewed live on the City's YouTube Channel or the City's Website. Additionally, these videos are bookmarked and archived on the City's Website for convenient on demand viewing.

Please feel free to contact City Hall at 210-651-6632 if you need additional information.

Respectfully,

Marisa Spencer
City Secretary

Planning and Zoning Form 1
APPLICATION FOR CHANGE OF ZONING
(Type or Print)

1. Date: 7/22/2020 Case #: _____
2. Applicant Name: Scott " Smith
(First) (Middle) (Last)
3. Mailing Address: 9550 Corporate Dr
(Street)
Selma Texas 78134
(City) (State) (Zip)
- Phone: () -
4. Applicant's relationship to property to be rezoned:
Sole owner () Part owner () Other: Buyer - under contract
(Specify)
(If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)
5. Property location: D FM 2252 Garden Ridge, TX 78266
(Street address or street property front)
6. Legal description:
Plat: Lot(s) _____ Block(s) _____
Subdivision: A-120 SUR-96 G M Dolson, Acres
Acreage: 1.734 (If acreage, provide separate metes and bounds description as attachment 2.)
Property Deed recorded in Comal County Volume # _____ Page # _____
7. Existing use of property: Residential/Ag
8. Proposed use of property: Neighborhood Svc. District (B1)
9. Give dimensioned map with north orientation, scaled 100 or 200 feet per inch, of the property to be rezoned 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 to be rezoned, 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. Reason for requesting zoning change (attach additional sheet if needed): Buyer is
looking to build office/retail space
Property is across the street from other
office Building

13. The undersigned hereby requests that the property identified in this application be reclassified
from: Residential / As district
to: Neighborhood district, in accordance
with Garden Ridge City Ordinance 13. I consent to the posting of hearing notices on the said property. I understand
that the information provided herein will be used by the City of Garden Ridge for sending required notices to
adjacent property owners. 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.

14. Applicant Signature: Mary Dyma for Scott Smith

____ 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 zoning change fee per Garden Ridge City Ordinance 11.

----- CITY USE ONLY -----
CHANGE OF ZONING

		Date
City Admin.:	Application received	_____
	Application verified	_____
	Fee received \$ <u>500</u> Check # <u>3707</u>	_____
	Application sent to P&Z	_____
P&Z:	Owners' acceptance of application	_____
	Notice to adjoining property owners'	_____
	Notice of public hearing	_____
	Public hearing conducted	_____
	P&Z decision on rezoning	_____
City Council:	P&Z recommendation to City Council	_____
	Notice to adjoining property owners'	_____
	Notice of public hearing	_____
City Admin.:	Public hearing conducted	_____
	Applicant notified of Council Decision	_____
	Zoning ordinance change published	_____

REC#: 0021144
OPER: CASH
REF#: kb37

TRAN: 112.0000 P&Z VARIANCE FEES
smith re-zone
P&Z VARIANCE FILING 500.00CR

TENDERED: 500.00 CHECK
APPLIED: 500.00-



Versatile Insurance Planners

Letter of Representation

Date: 07/13/2020

*RE: Maria Reyna
20614 Ashmont
San Antonio, TX 78258*

To Whom it may concern:

This letter is to confirm that Maria Reyna with Vision Real Estate is the realtor that is representing me for the purchase of vacant land and the re-zoning of the said land in the City of Garden Ridge.

*Mreyna1110@outlook.com
210-846-4793*

If further information is needed please e-mail me at scott@vip-satx.com or you can call my office at 210-858-9860.

*Scott Smith
President/CEO
Versatile Insurance Planners LLC
Scott@vip-satx.com*

EXHIBIT "A"

BEING 1.734 ACRES OUT OF THE GEORGE M. DOLSON SURVEY 96, ABSTRACT 120, COMAL COUNTY, TEXAS AND ALSO BEING OUT OF A 49.850 ACRE TRACT DESCRIBED IN VOLUME 194, PAGE 318 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NEW SOUTH R.O.W. LINE OF F.M. 2252, SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF SAID 49.850 ACRE TRACT WITH SAID R.O.W. LINE AND ALSO BEING N 59° 30' 02" W 1117.46 FEET FROM THE SOUTHEAST CORNER OF SAID TRACT;

THENCE WITH SAID R.O.W. LINE, S 81° 59' 46" E 50.72 FEET TO A CONCRETE MONUMENT AND S 74° 42' 26" E 360.23 FEET TO AN IRON PIN FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 18° 02' 52" E 136.87 FEET TO AN IRON PIN FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 67° 24' 10" W 262.32 FEET TO AN IRON PIN FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 31° 29' 03" W 138.53 FEET TO AN IRON PIN AND N 30° 18' 08" W 248.88 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.734 ACRES OF LAND, MORE OR LESS.

ADJACENT PROPERTIES TO 0 FM 2252

- 1. Property ID: 74448**
Site Address: 19186 FM 2252
Garden Ridge, TX. 78266
Owner: Rockem Realty LLC
Mailing Address: 8107 Sky Vis
SA, TX. 78266
- 2. Property ID: 74447**
Site Address: 19195 Nacogdoches Loop
Garden Ridge, TX. 78266
Owner: Salvador & Damaris Gallegos
Mailing Address: Same as above
- 3. Property ID: 74450**
Site Address: 19197 Nacogdoches Loop
Garden Ridge, TX. 78266
Owner: BCRE Properties
Mailing Address: 1126 W. Commerce
San Antonio, TX. 78207
- 4. Property ID: 74429**
Site Address: TBD
Owner: Vaquero Grande LLC.
Mailing Address: 19243 FM 2252
Garden Ridge, TX. 78266
- 5. Property ID: 106270**
Site Address: 19311 FM 2252
Garden Ridge, TX. 78266
Owner: Voeller Properties LLC.
DBA: Hazel Oaks
Mailing Address: Same as above
- 6. Property ID: 101074**
Site Address: 19295 FM 2252
Garden Ridge, TX. 78266
Owner: Mark P. Howell
Mailing Address: Same as above

7. Property ID: 101075
Site Address: 19269 FM 2252
Garden Ridge, TX. 78266
Owner: WMMT Ventures LLC.
Mailing Address: same as above & Ste. 200

8. Property ID: 101076
Site Address: 19243 FM 2252
Garden Ridge, TX. 78266
Owner: Dubois-TXRE LLC.
Mailing Address: 19530 Creekview Oaks
SA, TX. 78266

9. Property ID: 74449
Site Address: 19187 FM 2252
Garden Ridge, TX. 78266
Owner: Mallory Future Concepts, LLC.
Mailing: 19449 FM 2252
Garden Ridge, TX. 78266

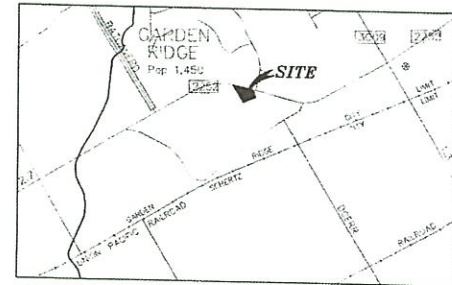


LINE	BEARING	DISTANCE
L1	S 81°59'46" E	50.72'
L2	S 82°27'00" E	50.41'

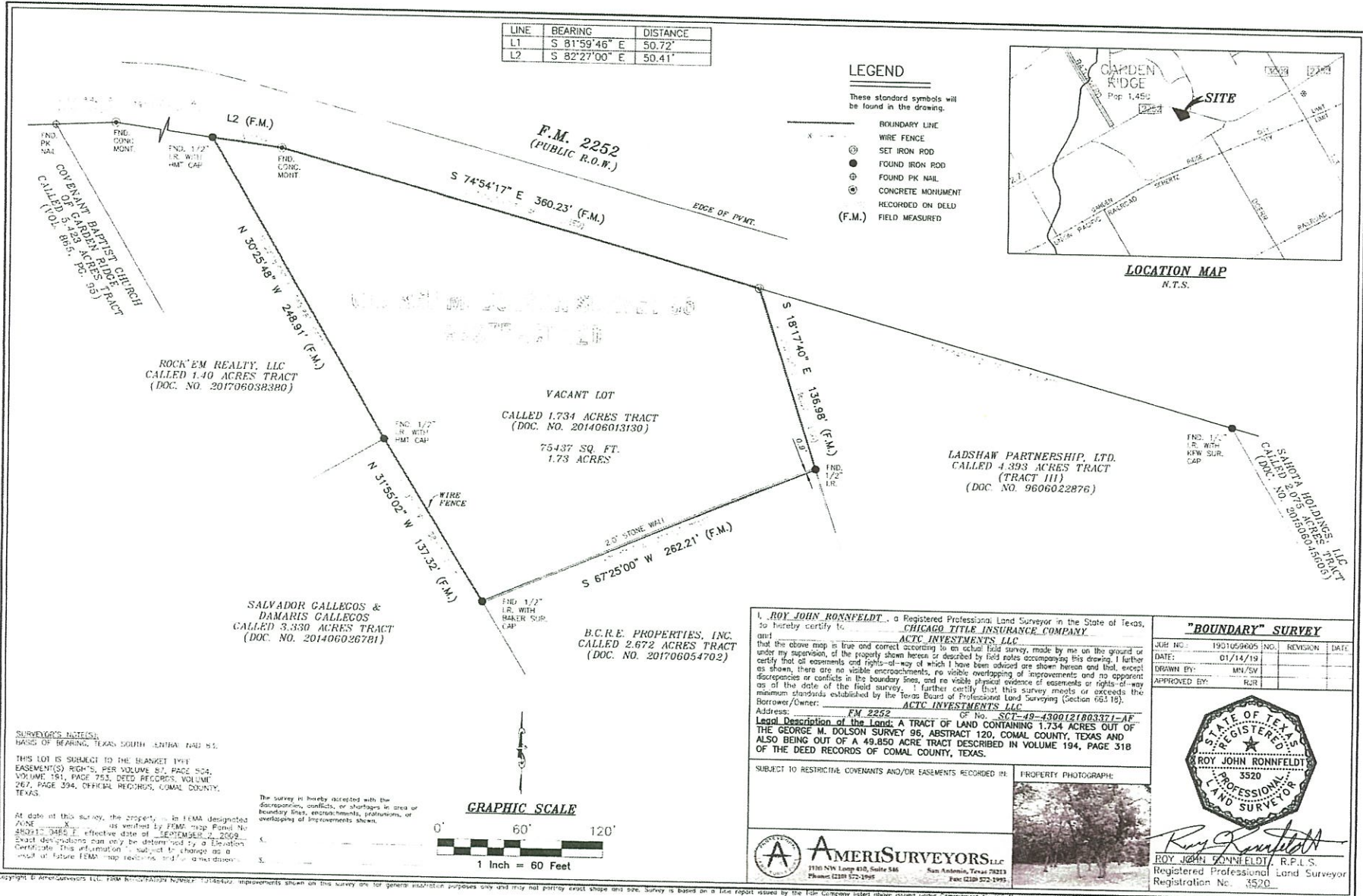
LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- WIRE FENCE
- SET IRON ROD
- FOUND IRON ROD
- FOUND PK NAIL
- CONCRETE MONUMENT
- RECORDED ON DEED
- (F.M.) FIELD MEASURED



LOCATION MAP
N.T.S.



I, **ROY JOHN RONNFELDT**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **CHICAGO TITLE INSURANCE COMPANY**, **ACTC INVESTMENTS, LLC**, and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way minimum standards established by the Texas Board of Professional Land Surveying (Section 661.16). Borrower/Owner: **ACTC INVESTMENTS, LLC**

Address: **F.M. 2252** of No. **SC-49-4300121803371-AE**
Legal Description of the Land: A TRACT OF LAND CONTAINING 1.734 ACRES OUT OF THE **GEORGE M. DOLSON SURVEY 96**, ABSTRACT 120, COMAL COUNTY, TEXAS AND ALSO BEING OUT OF A 49.850 ACRE TRACT DESCRIBED IN VOLUME 194, PAGE 318 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH

AMERISURVEYORS, LLC
3710 NW Loop 410, Suite 546
Phon: (214) 572-3965
San Antonio, Texas 78213
Fax: (214) 572-3993

"BOUNDARY" SURVEY

SURV NO.	1901060605	IND.	REVISION	DATE
DATE:	01/14/19			
DRAWN BY:	MN/SV			
APPROVED BY:	RJR			



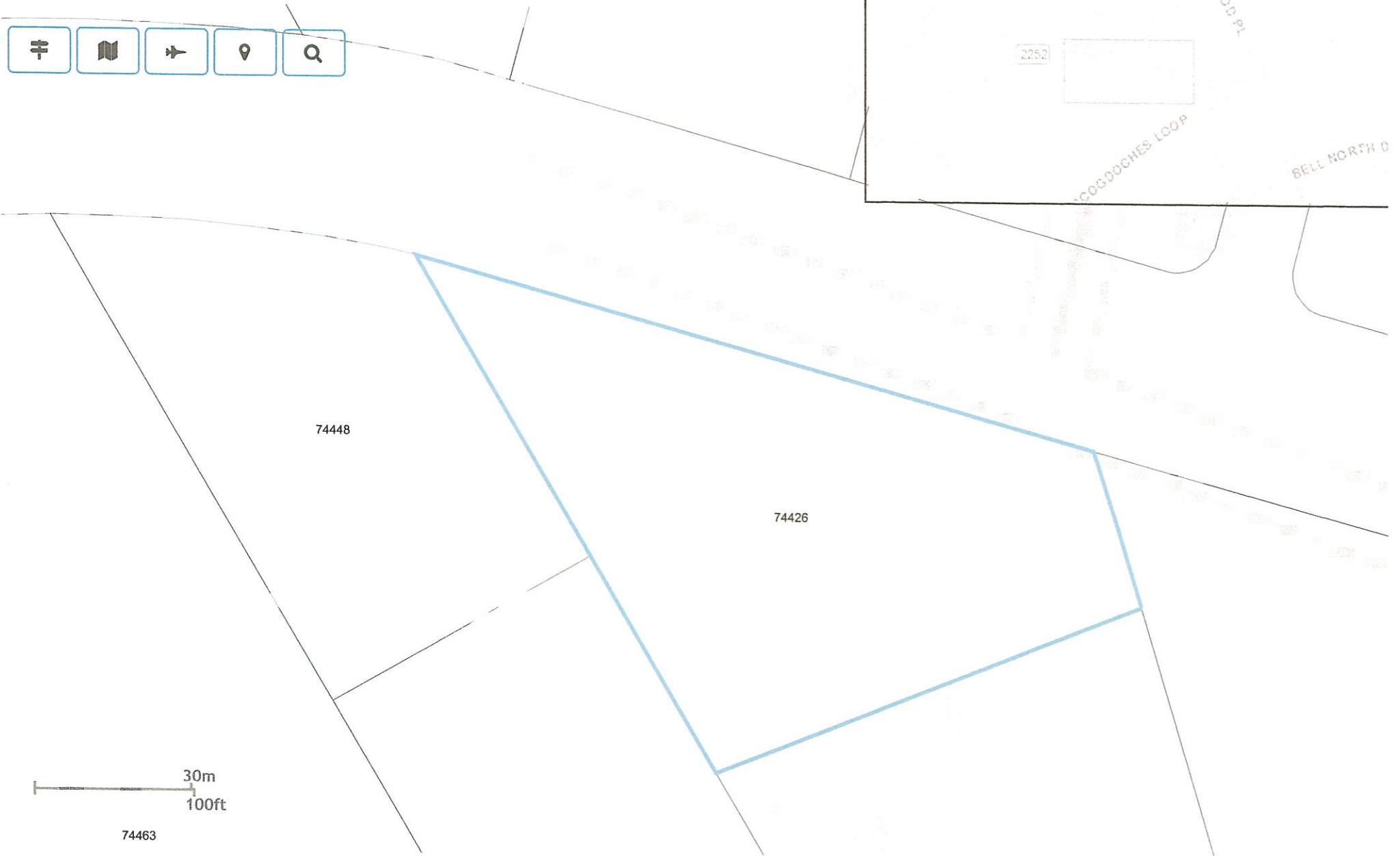
Roy John Ronnfeldt
ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

SURVEYOR'S NOTICE
BASIS OF BEARING, TEXAS SOUTH (ENTIRE MAP S.S.)
THIS LOT IS SUBJECT TO THE HUNTER TRACT
EASEMENT(S) RIGHT'S, PER VOLUME 67, PAGE 524,
VOLUME 181, PAGE 753, DEED RECORDS, VOLUME
267, PAGE 394, OFFICIAL RECORDS, COMAL COUNTY,
TEXAS.

At date of this survey, the property in FEMA designated
ZONE X as verified by FEMA map Panel No.
480215, DATED effective date of SEPTEMBER 2, 2009.
Exact designations can only be determined by a Division
Certificate. This information is subject to change as a
result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the
disclaimer, conflicts, or shortages in area or
boundary lines, encroachments, refinements, or
overlapping of improvements shown.

Smith - Zoning Application



Agent Report



Addr: 0 Fm 2252
Status: Active Option **Class:** CL
Area: 2612 **Grid:** 486F8 **List Price:** \$235,000
Int.St./Dir: Located on the south side of FM 2252 across from Stewart Title and Interline Mortgage, east of Covenant Baptist Church.
City: Garden Ridge **Zip:** 78266 **AdSf:**
County: Comal **CAN#:** 740120002000 **Zoning:** COMMERCIAL
Legal: A-120 SUR- 9 G M DOLSON, ACRES 1.734 **Lease:** \$: \$0 **Currently Leased:**
Utility Suppliers **Land Description**
Gas: N/A **Land SqFt:** 71179
Electric: CPS **Prc/SqFt:** \$0.32
Garbage: **Land Acres:** 1.73
Water: Garden Ridge **Price/Acre:** \$135,838
Sewer: **Front Feet:** 400
Other: **Lot Size:** 1.73
Lot Dimensions: 447x100x285x365

Base Taxes
County: \$707.87
City: \$769.47
School: \$3,360.19
Other: \$289.37
Total: \$5,126.90

Existing Exemptions
Agric: No
Other: No

Type: CMLND

Financials
Preferred Title Co.: CHICAGO TITLE
PrTerms: Cash, Conventional

Owner: GONZO PROPERTIES LLC **SC/\$:** 0 **BC/\$:** 3% **Owner LREA/LREB:** No
List Agent: Sheila Moran Stanush, CRS,E-PRO,GRI,PMN **386905** **(210) 325-6962** **Bonus:** 0
List Office: RE/MAX Access **RACC00** **(210) 657-7500** **Agency Rsv:**
Ph to Show: 210-222-2227 **Showing Contact:** **Lockbox Type:** None
ShowingTime

SSHOWINGASSIST

AgentRmrks: Tax rolls show commercial, however, according to Garden Ridge city it's rural land. Please investigate. Please see Additional Information for Offer Instructions. Email offers to sheila@sheilamoran.com

Remarks: 1.73 acre tract of land with over 400 feet of highway frontage on high traffic FM 2252 in Garden Ridge. Located in one of the fastest growth areas in Central Texas within minutes of San Antonio, New Braunfels, Cibolo, Schertz, Randolph AFB, about an hour from Austin. Business development is underway all around this property.

Present Use: Vacant **Rail:** No
Frontage: State, Paved **Flood:** None
Mineral Rights: None **Misc:** Wooded, Mature Trees (ext feat), Gently Rolling, Level
Docs Avail: Aerial Photo
Restrictions: Deed
Utilities On Site: None
Utility Available: Electricity, Natural Gas, Water, Telephone, Sewer
Easements: Electric

Contingent Info: **DOM/CDOM:** 1086 / 1086 **Sold Price:**
Contract Date: **Sale Trms:** **Sell Points:** **SQFT/Acre:**
Closing Date: **Sell Concess:-** **Price per SQFT:** \$0.32
Sell Ofc: **Selling Agent:** **Source SQFT Acre:**

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2020 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Maria Reyna | Vision Real Estate | 06/18/2020 09:51 AM

City Administrator

From: Mary Reyna
Sent: Thursday, August 13, 2020 5:30 PM
To: City Administrator
Cc: Scott Smith
Subject: [EXTERNAL] Rezoning Request - 0 FM 2252 - Smith
Attachments: Proposed Lay Out.pdf

Good afternoon Nancy,

Attached is the sketch the buyer has provided. Actual site plan will be costly for the buyer and if the re-zoning is not approved the site plan would be useless as he would have to pay for another one for any other property he build on. I hope this will give you an idea of what his intentions are with the property. He will plan to have 10 offices for professional rentals (ie. Tax office, real estate office, architect office) they will be part of the building. His business is an Insurance Company.

The buyer is copied on this email as I am sure you will have additional questions that he may be able to answer better.

Thank you,

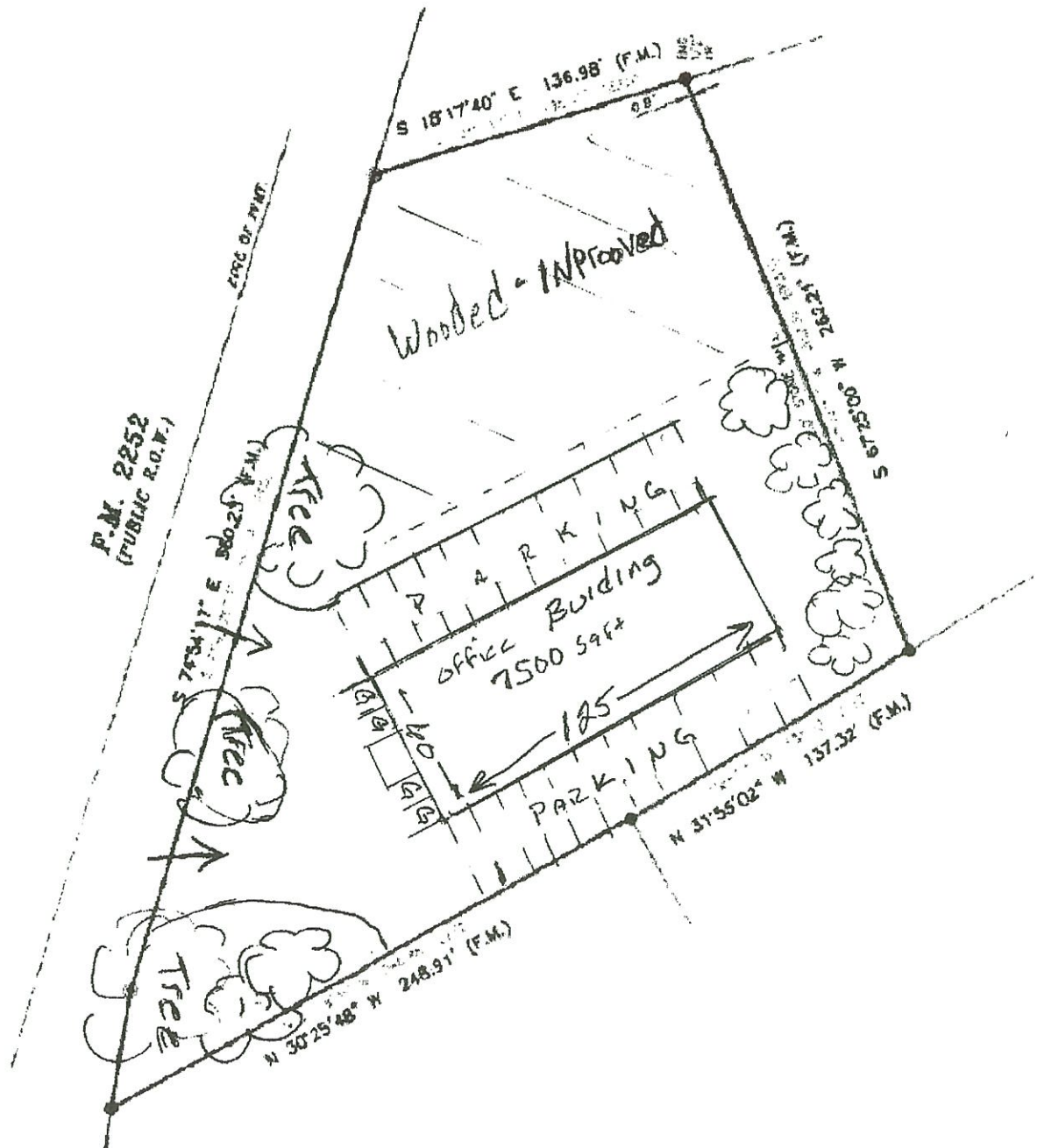
Mary Reyna
Realtor
Vision Real Estate
210-846-4793

Texas law requires all Real Estate License Holders to give the following information about Brokerage Services. [Click here to view](#)

[Texas Real Estate Commission Consumer Information Notice](#)

Sent from [Mail](#) for Windows 10

VERSATILE INSURANCE PLANNERS



PLANNING AND ZONING COMMISSION

Name	Pl	Appt/ Expires	Appt/ Expires	Appt/ Expires	Appt/ Expires	Appt/ Expires	Appt/ Expires	Appt/ Expires	Appt/ Expires	Appt/ Expires	Appt/ Expires	Appt/ Expires	Appt/ Expires
Dr. Jim Miller	1	Mar 16 Sep 17	Sep 17 Sep 19	Sep 19 Sep 21									
Karen Diaz	2	Oct 17 Sep 18 (P)	Sep 18 Sep 20										
Kerim Jacaman	3	July 19 Sep 20											
Jesse Valdez	4	Mar 16 Sep 17	Sep 17 Sep 19	Sep 19 Sep 21									
David Heier	5	July 13 Sep 15	Sep 15 Sep 17	Sep 17 Sep 19	Sep 19 Sep 21								
David Dauer	6	Nov 18 Sep 19 (P)	Sep 19 Sep 21										
Kitty Owen	7	May 98 Sep 98 (P)	Sep 98 Sep 00	Sep 00 Sep 02	Sep 02 Sep 04	Sep 04 Sep 06	Sep 06 Sep 08	Sep 08 Sep 10	Sep 10 Sep 12	Sep 12 Sep 14	Sep 14 Sep 16	Sep 16 Sep 18	Sep 18 Sep 20

(P)= Partial term of less than ½ the term remaining

Planning and Zoning Commission

Rolling Attendance

	9/19/19 Regular Meeting	11/12/19 Regular Meeting	1/14/20 Regular Meeting	2/11/20 Regular Meeting	2/20/20 Regular Meeting	3/10/20 Regular Meeting	6/9/20 Regular Meeting	8/11/20 Regular Meeting	9/8/20 Regular Meeting
Miller	P	P	P	P	P	VAA	P	P	
Diaz	P	P	P	P	P	P	P	P	
Jacaman	P	P	P	P	P	VAA	P	P	
Valdez	P	P	P	P	VAA	P	P	P	
Heier	P	P	VAA	P	P	P	E	P	
Dauer	E	P	P	UA	P	P	P	P	
Owen	P	P	P	P	P	P	E	P	

P: Present

E: Excused allowed in Ordinance 210

VAA: Voluntary Announced Absence

UA: Unannounced Absence

Planning and Zoning Commission's Attendance for 2020 City Council Regular Meetings

	1/2/2020 Regular Meeting	2/5/2020 Regular Meeting	3/4/2020 Regular Meeting	6/3/2020 Regular Meeting	7/1/2020 Regular Meeting	8/5/2020 Regular Meeting	9/2/2020 Regular Meeting	10/7/2020 Regular Meeting	11/4/2020 Regular Meeting	12/2/2020 Regular Meeting	Total for year
Miller	P	P	P	P	P	P					6
Diaz		P		P							2
Jacaman											0
Valdez	P	P	P	P	P	P					6
Heier					P						1
Dauer											0
Owen			P								1

Met requirements in Ordinance 210

NOT met requirements in Ordinance 210

Future Agenda Items

Planning and Zoning Commission

October 13, 2020 Regular Meeting

- 14** days before Meeting (09/29/2020) Commission and Staff items are due
- 8** days before Meeting (10/05/2020) City Administrator and Chair review agenda.
City Attorney is sent the agenda for approval.
- 7** days before Meeting (10/06/2020) Post Agenda and Commission will receive packet
- 4** days before Meeting (10/09/2020) Post Agenda Packet to City Website
- 3** days before Meeting (10/10/2020) (72 hours) – Local Govt. Code requirement for posting

City Council = Red

Quarry Commission = Purple

Planning & Zoning = Green

Water Commission = Blue

Wildlife Management Advisory Commission = Brown

Municipal Court = Gray

City Holiday = Orange

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

Approvals/Discussions/Reports

1. Minutes
2. Freese and Nichols, Inc. / Zoning Ordinance / Ordinance 210
3. Future Agenda Items: Commissioner Input / Set next meeting

November 10, 2020 Regular Meeting

- 14** days before Meeting (10/27/2020) Commission and Staff items are due
- 11** days before Meeting (10/30/2020) City Administrator and Chair review agenda.
City Attorney is sent the agenda for approval.
- 7** days before Meeting (11/03/2020) Post Agenda and Commission will receive packet
- 4** days before Meeting (11/06/2020) Post Agenda Packet to City Website
- 3** days before Meeting (11/07/2020) (72 hours) – Local Govt. Code requirement for posting

City Council = Red

Quarry Commission = Purple

Planning & Zoning = Green

Water Commission = Blue

Wildlife Management Advisory Commission = Brown

City Holiday = Orange

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					

Approvals/Discussions/Reports

1. Minutes
2. Freese and Nichols, Inc. / Zoning Ordinance / Ordinance 210
3. Future Agenda Items: Commissioner Input / Set next meeting

PENDING FUTURE AGENDA ITEMS

- Ordinance No. 55 (temporary signs/time restriction on temporary signs)