



City of Garden Ridge

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

AGENDA PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, MARCH 9, 2021, 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a regular session on Tuesday, March 9, 2021, 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 February 9, 2021, Planning and Zoning Commission Regular Meeting.

b) Discussions/Reports/Updates

1. Consider a petition by Shawn Willis on behalf of WMMT Ventures, LLC, for rezoning from Residence-Agriculture (RA) District to Neighborhood Service (B-1) District of a 14.0836 acre tract of land lying in the G.M. Dolson Survey 96, Comal County, Texas, being all of a called 14.8 acres of land described and conveyed to Joan Catherine Fritze Crowell in Clerk's file number 201006026819 of the Official Public Records of Comal County, Texas, SAVE AND EXCEPT a called 0.611 acre tract deeded to the State of Texas in Volume 314, Page 124, of the Deed Records of Comal County, Texas. The property is further located on the east side of FM 2252 across from Arrowood Place located in the Arrowood Estates Subdivision in Garden Ridge, Texas.
 - i. Hold a public hearing.
 - ii. Discuss and make a recommendation to City Council regarding the petition for rezoning.

2. Items applicable to the Planning and Zoning Commission discussed at the March City Council Regular Meeting.
 3. Master Land Use Plan.
 - i. Discuss and make possible recommendations related to the Master Land Use Plan and Map.
 4. 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.
 - iii. Discuss and make possible recommendations related to a Marketing Plan.
 5. 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 and accept the resignation of Commissioner Valdez.
 - ii. Make recommendations related to application of ordinance provisions to commission members, if needed.
- c) Future Agenda Items
1. Commissioners input on agenda items.
 2. Announce date, time, and location for next meeting (April 13, 2021, 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**

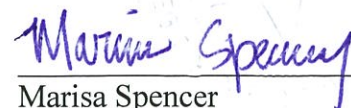
AGENDA NOTICES:

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 5:00 p.m. on March 2, 2021, 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, FEBRUARY 9, 2021, 6:00 P.M.

Commissioners Present:

Chair Dr. Miller
Vice-Chair Karen Diaz
Commissioner Jesse Valdez
Commissioner Kerim Jacaman
Commissioner Art Porter
Commissioner David Heier (arrived at 6:23pm)

Commissioners Absent:

Commissioner David Dauer (Voluntary Announced Absence)

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 Lisa Swint
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, February 9, 2021, 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: No one signed up to speak.

5. Business Items

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

a) Approval of Minutes for January 12, 2021, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Commissioner Valdez, seconded by Vice-Chair Diaz, to approve the minutes for January 12, 2021, Planning and Zoning Commission Regular Meeting. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

b) Discussions/Reports/Updates

1. Consider a petition from Kim Wood for variance requests to Ordinance No. 55, Section 14, Number of Signs, for the placement of five (5) temporary signs advertising Garden Ridge Market Days.

i. Review and discuss documentation.

Kim Wood, Garden Ridge Market Days Manager, spoke regarding Garden Ridge Market Days and stated the event is a monthly farm and artisan market hosted at Northeast Bible Church on the second Saturday of each month. Ms. Wood presented the petition for variance requests to Ordinance No. 55 for the placement of five (5) temporary signs advertising Garden Ridge Market Days and addressed questions from Commissioners.

ii. Make a recommendation to City Council.

Motion: A motion was made by Commissioner Porter, seconded by Commissioner Valdez, to recommend to City Council the approval of Ms. Wood's variance request to display one (1) single-sided banner sign at the intersection of FM 2252 and FM 3009 for the seven (7) consecutive days prior to Garden Ridge Market Days each month. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Commissioner Jacaman, seconded by Commissioner Heier, to recommend to City Council the approval of Ms. Wood's variance request to display two (2) flag banners stating "Farmer's Market" with a total height not to exceed 14.5 feet each at Northeast Bible Church located at 19185 FM 2252 for the second Saturday of each month. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

Motion: A motion was made by Commissioner Valdez, seconded by Commissioner Heier, to recommend to City Council the approval of Ms. Wood's variance request to display two (2) double-sided a-frame banner signs at Northeast Bible Church located at 19185 FM 2252 for the seven (7) consecutive days prior to Garden Ridge Market Days each month. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously.

2. Items applicable to the Planning and Zoning Commission discussed at the February City Council Regular Meeting.

Chair Dr. Miller provided the Commission with an update on items applicable to the Planning and Zoning Commission discussed at the February City Council Regular Meeting.

3. Master Land Use Plan.

i. Discuss and make possible recommendations related to the Master Land Use Plan and Map.

The Commission had nothing additional at this time but requested this item to remain on the agenda.

4. Draft Zoning Ordinance.

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

Chair Dr. Miller provided the Commission with the status of the Draft Zoning Ordinance and Technical Committee meetings and stated further updates will be provided at the next meeting.

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

The Commission discussed the purpose and goals of the Strategic Committee, including public education.

iii. Discuss and make possible recommendations related to a Marketing Plan.

The Commission discussed creating a Marketing Plan for implementing the Draft Zoning Ordinance.

5. 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. Make recommendations related to application of ordinance provisions to commission members, if needed.

None at this time.

c) Future Agenda Items

1. Commissioners input on agenda items.

None at this time.

2. Announce date, time, and location for next meeting (March 9, 2021, at 6:00 p.m. at City Hall).

Chair Dr. Miller stated the next Planning and Zoning Commission Regular Meeting is scheduled for Tuesday, March 9, 2021, at 6:00 p.m. at City Hall.

6. Citizen Comment Period

Kay Bower, 8947 Garden Ridge Drive, spoke regarding ideas to consider for the Marketing Plan.

7. Adjournment

Motion: A motion was made by Commissioner Heier, seconded by Commissioner Valdez, to adjourn. The Commission voted five (5) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, February 9, 2021, Planning and Zoning Commission Regular Meeting was adjourned at 7:05 p.m. by Chair Dr. Miller.

ATTEST:

Dr. Jim Miller
Chair

Marisa Spencer
City Secretary



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

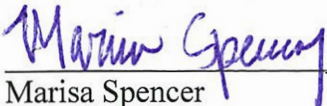
The Planning and Zoning Commission of the City of Garden Ridge, Texas, will conduct a public hearing on Tuesday, March 9, 2021, at 6:00 p.m. in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The purpose of the public hearing will be to consider a petition by Shawn Willis on behalf of WMMT Ventures, LLC, for rezoning from Residence-Agriculture (RA) District to Neighborhood Service (B-1) District of a 14.0836 acre tract of land lying in the G.M. Dolson Survey 96, Comal County, Texas, being all of a called 14.8 acres of land described and conveyed to Joan Catherine Fritze Crowell in Clerk's file number 201006026819 of the Official Public Records of Comal County, Texas, SAVE AND EXCEPT a called 0.611 acre tract deeded to the State of Texas in Volume 314, Page 124, of the Deed Records of Comal County, Texas. The property is further located on the east side of FM 2252 across from Arrowood Place located in the Arrowood Estates Subdivision 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 9:00 a.m. on February 22, 2021, 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

Marisa Spencer
City Secretary

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

1. Date: 2/8/2021 Case #: _____
2. Applicant Name: Shawn Willis
(First) (Middle) (Last)
3. Mailing Address: 10223 McAllister Fwy, Suite 205
(Street)
San Antonio, TX 78216
(City) (State) (Zip)
Phone: (210)-829-1600
4. Applicant's relationship to property to be rezoned:
Sole owner () Part owner () Other: Architect
(Specify)
(If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)
5. Property location: 14.08 acre tract on FM 2252 and Nacogdoches Loop
(Street address or street property front)
6. Legal description: A-120 SUR- 96 G M DOLSON, ACRES 14.0836
Plat: Lot(s) _____ Block(s) _____
Subdivision: _____
Acreage: 14.08 (If acreage, provide separate metes and bounds description as attachment 2.)
Instrument 201706046080 & 202006046495
Property Deed recorded in Comal County Volume # _____ Page # _____
7. Existing use of property: Agriculture. Residence-Agriculture (RA) District - Vacant Tract
8. Proposed use of property: Phase development of multi-building mixed use office and retail complex.
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: _____
No deed restrictions are applicable

12. Reason for requesting zoning change (attach additional sheet if needed): _____

Development of a phase multi-building mixed use office and retail
complex to fit with in the City's Master Land Use Plan

13. The undersigned hereby requests that the property identified in this application be reclassified
from: Residential- Agriculture (RA) District district
to: Neighborhood Services District (B-1) 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: She Willis

____ 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	_____
	Public hearing conducted	_____
City Admin.:	Applicant notified of Council Decision	_____
	Zoning ordinance change published	_____

OWNER AGENT AUTHORIZATION

10223 McAllister Fwy. Ste 205
San Antonio, Texas 78216

210 829 1600 P.
210 829 1603 F.

February 4, 2021



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

Re: WMMT Ventures, LLC
19269 FM 2252, Ste. 200,
Garden Ridge, TX 78266
14.08 Acre Tract on FM 2252, Garden Ridge, Texas 78266

Dear Ms. Cain:

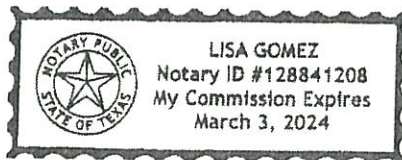
Please be advised that Shawn Willis of Acuform Architecture is hereby authorized to act as my agent in matters pertaining zoning, platting, and building regulatory efforts for the above referenced project. Please don't hesitate to contact me should you have any further questions or concerns.

Respectfully,

Wes Kleckley
WMMT Ventures, LLC

STATE OF TEXAS §
COUNTY OF ~~BEXAR~~ § Comal

On this the 4th day of February, 2021, Wes Kleckley of WMMT Ventures, LLC, personally appeared before me and executed this document.


Notary Public in and for the State of Texas
Lisa Gomez
Notary Public Printed or Typed Name

LINE	BEARING	DISTANCE
L1	N 16°28'30" E	70.00'
L2	N 15°50'24" E	68.04'

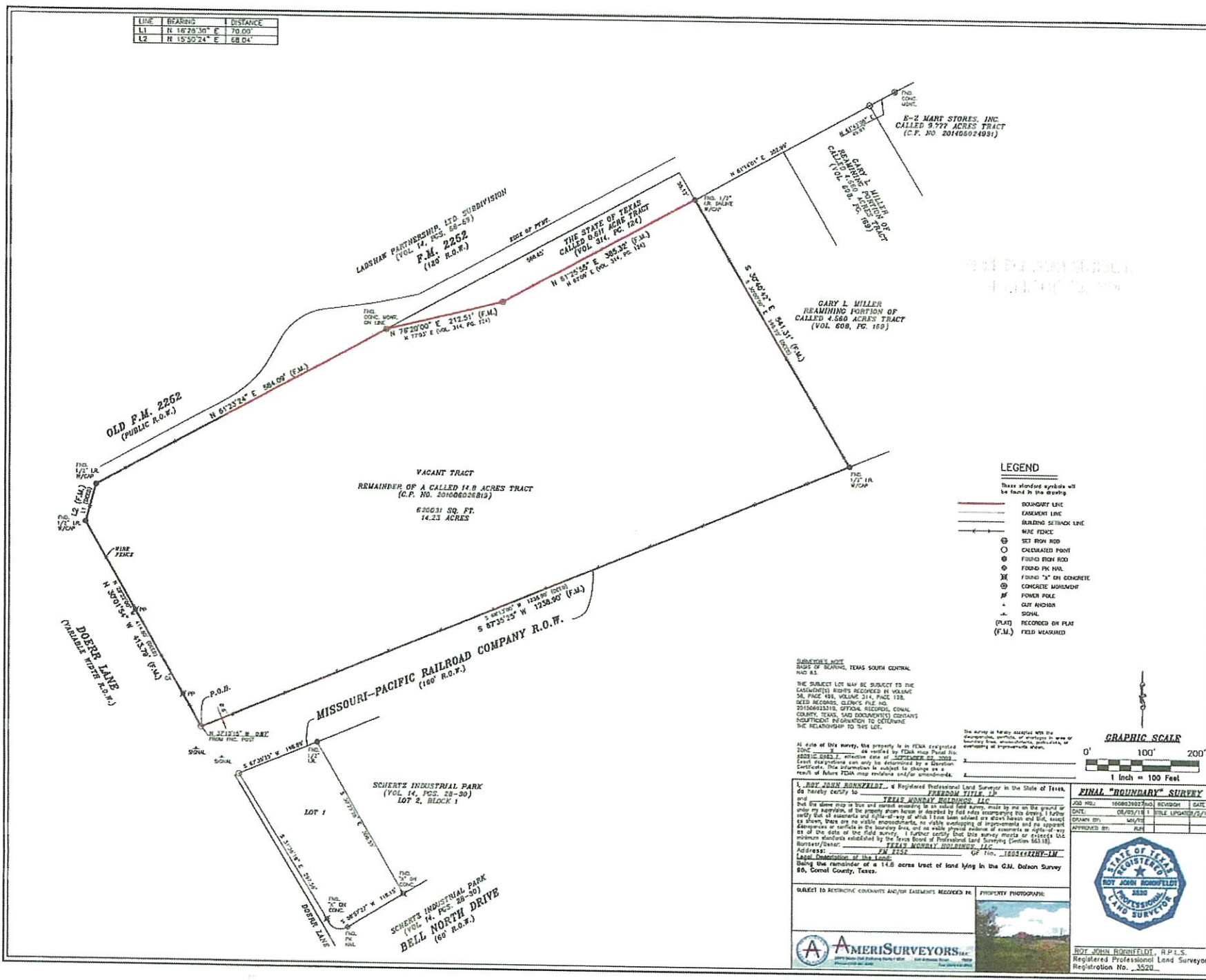


EXHIBIT A

METES & BOUNDS DESCRIPTION

OF A 14.23 ACRE TRACT OF LAND LYING IN THE G.M. DOLSON SURVEY 96, COMAL COUNTY, TEXAS, BEING ALL OF A CALLED 14.8 ACRES OF LAND DESCRIBED AND CONVEYED TO JOAN CATHERINE FRITZE CROWELL, IN CLERK'S FILE NUMBER 201006026819, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, **SAVE AND EXCEPT** A CALLED 0.611 ACRE TRACT DEEDED TO THE STATE OF TEXAS IN VOLUME 314, PAGE 124, DEED RECORDS OF COMAL COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a calculated point at the intersection of the northeast right-of-way line of Doerr Lane (variable width R.O.W.) and the north right of way line of Missouri-Pacific Railroad Company (called 100' R.O.W.), being the **POINT OF BEGINNING** and the southwestern most corner of the herein described tract, from which a fence post bears South 37°10'15" East and a found X on concrete bears South 33°35'48" East, for reference;

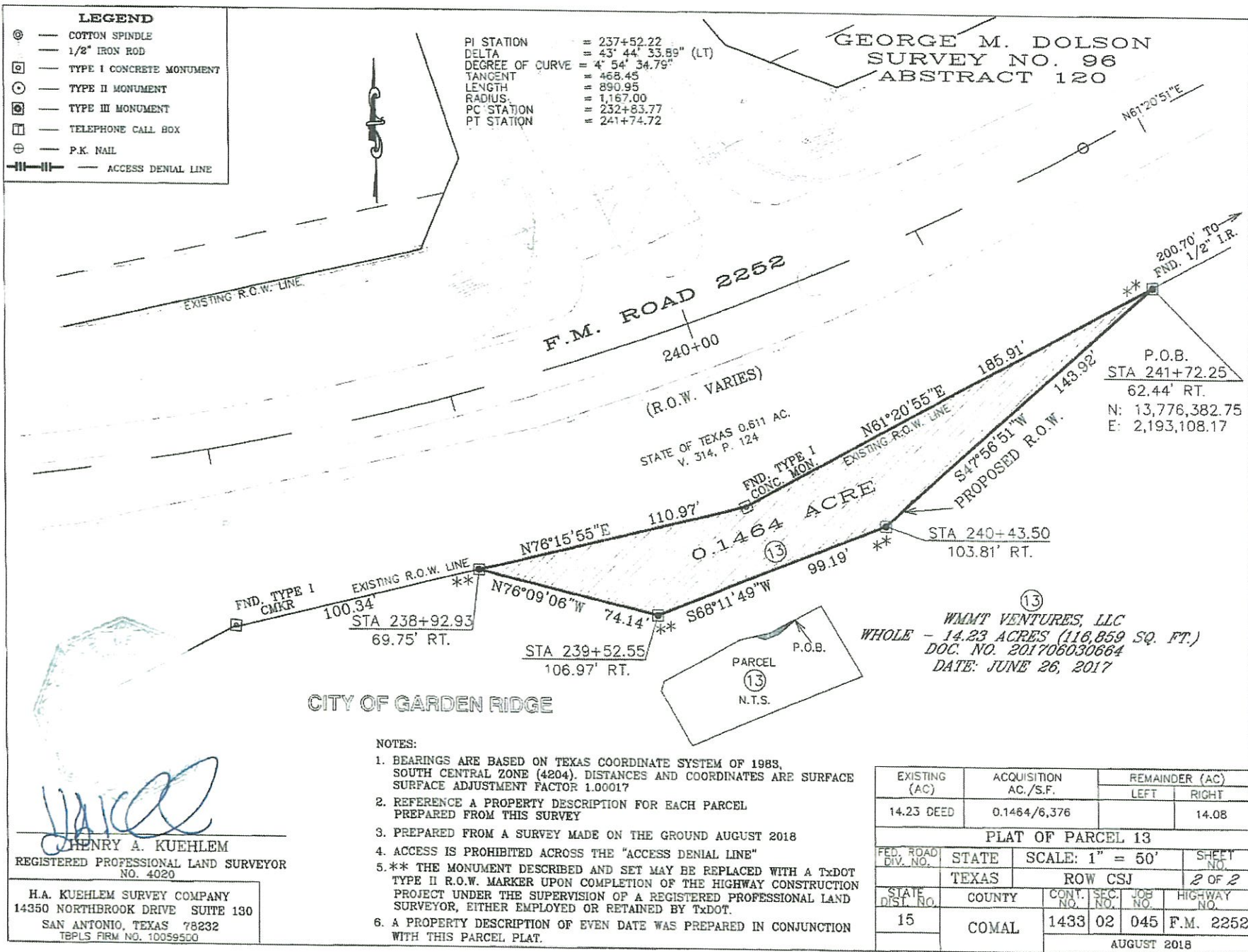
THENCE with the northeastern right-of-way line of said Doerr Lane, North 30°01'54" West, 413.79 feet (called North 29°22'00" West, 414.80 feet) to a found ½" iron rod with cap stamped 5960, for an angle point in the west line and the western most northwest corner of the herein described tract;

THENCE North 15°50'24" East, 68.04 feet (North 16°28'30" East, 70.00 feet) to a found ½" iron rod with cap stamped 5960, said rod being on the south right-of-way line of Old F.M. 2252 (Public R.O.W.), and being an angle point in the North line and the northern most northwestern corner of the herein described tract;

THENCE with the south right-of-way line of said Old F.M. 2252, North 61°23'24" East, 584.09 feet to a concrete monument found, same being the western most point of a called 0.611 acre tract conveyed to the State of Texas in Volume 314, Page 124, Deed Records of Comal County, Texas, and for an angle point in the north line of the herein described tract;

THENCE North 76°20'00" East, leaving the south right-of-way line of Old F.M. 2252, and with the south line of said State of Texas tract, 212.51 feet (North 77°03'00" East, per Vol. 314, Pg. 124) to 1/2" iron rod with Amerisurveyors cap set, for an interior angle point on the north line of the herein described tract;

THENCE North 61°25'55" East, continuing with the south line of said State of Texas tract, 385.32 feet (North 62°08'00" East, per Vol. 314, Pg. 124) to ½' iron rod with cap found for the northwest corner of the remaining portion of a called 4.560 acres tract described in Volume 608, Page 169, Deed Records Comal County, Texas, and the northern most northeast corner of the herein described tract of land, from which a



LEGEND

- ⊙ — COTTON SPINDLE
- 1/2" IRON ROD
- — TYPE I CONCRETE MONUMENT
- — TYPE II MONUMENT
- ⊗ — TYPE III MONUMENT
- ☎ — TELEPHONE CALL BOX
- ⊕ — P.K. NAIL
- ACCESS DENIAL LINE

PI STATION = 237+52.22
DELTA = 43° 44' 33.89" (LT)
DEGREE OF CURVE = 4° 54' 34.79"
TANGENT = 468.45
LENGTH = 890.95
RADIUS = 1,167.00
PC STATION = 232+83.77
PT STATION = 241+74.72

GEORGE M. DOLSON
SURVEY NO. 96
ABSTRACT 120

P.O.B.
STA 241+72.25
62.44' RT.
N: 13,776,382.75
E: 2,193,108.17

WMVT VENTURES, LLC
WHOLE - 14.23 ACRES (116,859 SQ. FT.)
DOC. NO. 201706030664
DATE: JUNE 26, 2017

CITY OF GARDEN RIDGE

NOTES:

1. BEARINGS ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204). DISTANCES AND COORDINATES ARE SURFACE SURFACE ADJUSTMENT FACTOR 1.00017
2. REFERENCE A PROPERTY DESCRIPTION FOR EACH PARCEL PREPARED FROM THIS SURVEY
3. PREPARED FROM A SURVEY MADE ON THE GROUND AUGUST 2018
4. ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE"
5. ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TxDOT TYPE II R.O.W. MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.
6. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

EXISTING (AC)	ACQUISITION AC./S.F.	REMAINDER (AC)	
		LEFT	RIGHT
14.23 DEED	0.1464/6,376		14.08
PLAT OF PARCEL 13			
FED. ROAD DIV. NO.	STATE	SCALE: 1" = 50'	SHEET NO.
	TEXAS	ROW CSJ	2 OF 2
STATE DIST. NO.	COUNTY	CONT. NO.	SEC. NO.
15	COMAL	1433	02
		JOB NO.	HIGHWAY NO.
		045	F.M. 2252
AUGUST 2018			

HENRY A. KUEHLEM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4020

H.A. KUEHLEM SURVEY COMPANY
14350 NORTHBROOK DRIVE SUITE 130
SAN ANTONIO, TEXAS 78232
TEPLS FIRM NO. 10059500

EXHIBIT "A"

ROW CSJ: 1433-02-045

County: Comal

Highway: FM Road 2252

Limits: Evans Road to F.M. Road 3009

Date: August 2018

Property Description for Parcel 13

0.1464 of an acre of land (6,376 sq. ft.), situated in the City of Garden Ridge, Comal County, Texas, said 0.1464 of an acre tract being part of that 14.23 acre tract, out of the George M. Dolson Survey No. 96, Abstract 120, said 14.23 acre tract conveyed to WMMT Ventures, LLC, by deed executed June 26, 2017 and recorded as Document No. 201706030664, Official Public Records of Comal County, Texas, said 0.1464 of an acre of land (6,376 sq. ft.) being more particularly described by metes and bounds as follows:

Beginning a TxDOT Type III aluminum disk monument set** (N: 13,776,382.75 E: 2,193,108.17) in the existing southeast right of way line of F.M. Road. 2252 (width varies) at the east corner of this parcel and being 62.44 feet right of and radial to Engineers Centerline Station 241+72.25, said POINT OF BEGINNING being South 61° 20' 55" West 200.70 feet from a 1/2" inch iron rod found at the northeast corner of said 14.23 acre tract;

1. THENCE, along the proposed southeast right-of-way line of F.M. Road 2252 as follows:
 - a) South 47° 56' 51" West. 143.92 feet to a TxDOT Type III aluminum disk monument set** at an angle point;
 - b) South 68° 11' 49" West. 99.19 feet to a Type III aluminum disk monument set** at an angle point;
 - c) N76° 09' 06" West. 74.14 feet to a Type III aluminum disk monument set** in the existing southeast right of way line of F. M. Road 2252 at the west corner of this parcel;
2. THENCE, along the existing southeast right of way line of F.M. Road 2252, as follows:
 - a.) North 76° 15' 55" East. 110.97 feet to a TxDOT Type I concrete monument found at an angle point;
 - b) North 61° 20' 55" East. 185.91 feet to the POINT OF BEGINNING and containing 0.1464 of an acre of land (6,376 sq. ft.).

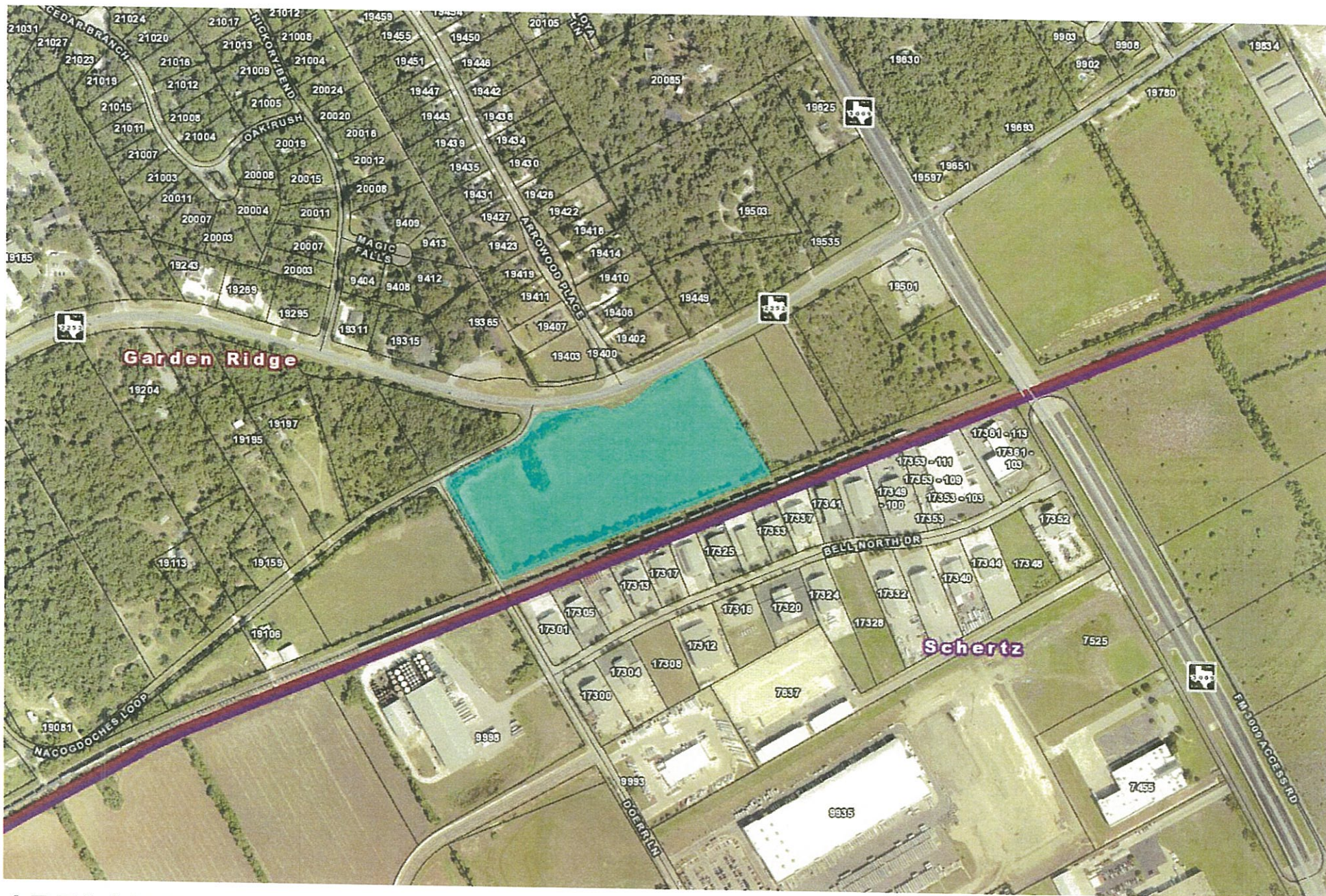
Basis of bearings are NAD 83(2011) – Texas Coordinate System – South Central Zone (4204)

Coordinates are surface - Surface Adjustment Factor: 1.00017 – Ref. Plat dated August 2018

** The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT. Access will be permitted to the remainder property abutting the highway facility.


Henry A. Kuehlem
Registered Professional Land Surveyor No. 4020
H.A. Kuehlem Survey Company
14350 Northbrook Drive Suite 130
San Antonio, Texas 78232
TBPLS Firm No. 10059500





AREA MAP

NOT TO SCALE

NAME & ADDRESS OF OWNERS WITHIN 300' OF SUBJECT PARCEL

The names, addresses and zip codes listed below are those listed on the latest adopted ad valorem tax rolls as reflected by Comal Appraisal District for the current tax year.

1

NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
NAME:	LADSHAW PARTNERSHIP LTD ET AL	74430
ADDRESS:	393 LANDA ST	A-120 SUR- 96 G M DOLSON, ACRES 6.494
CITY, STATE:	NEW BRAUNFELS, TX	ZIP: 78130-5407

2

NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
NAME:	VAQUERO GRANDE LLC	74429
ADDRESS:	19243 FM 2252 #300	A-120 SUR- 96 G M DOLSON, ACRES 4.2313
CITY, STATE:	GARDEN RIDGE, TX	ZIP: 78266

3

NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
NAME:	SAHOTA HOLDINGS LLC	74432
ADDRESS:	PO BOX 592233	A-120 SUR- 96 G M DOLSON, ACRES 2.075
CITY, STATE:	SAN ANTONIO, TX	ZIP: 78259-0161

4

NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
NAME:	FINDERS REAL ESTATE LLC	106271
ADDRESS:	1001 PAT BOOKER RD STE 100	ASHLEY OAKS EXECUTIVE CENTER, LOT 3
CITY, STATE:	UNIVERSAL CITY, TX	ZIP: 78148-4147

5

NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
NAME:	ARROWOOD ESTATES HOA INC	361903
ADDRESS:	300 E SONTERRA BLVD STE 250	ARROWOOD ESTATES, BLOCK 1, LOT 20
CITY, STATE:	SAN ANTONIO, TX	ZIP: 78258-3986

6

NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
NAME:	FLORES JOSE L III & PATRICIA G	361900
ADDRESS:	19402 ARROWOOD PL	ARROWOOD ESTATES, BLOCK 1, LOT 17
CITY, STATE:	GARDEN RIDGE, TX	ZIP: 78266-6400

7

NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
NAME:	CONFIDENTIAL	361899
ADDRESS:	19406 ARROWOOD PLACE	ARROWOOD ESTATES, BLOCK 1, LOT 16
CITY, STATE:	GARDEN RIDGE, TX	ZIP: 78266

8

NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
NAME:	MALLORY JOHN M 1996 FAMILY TRUST	74398
ADDRESS:	19449 FM 2252	A-120 SUR- 96 G M DOLSON, ACRES 1.108
CITY, STATE:	GARDEN RIDGE, TX	ZIP: 78266-2568

9

NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
NAME:	MILLER HAROLD A	74451
ADDRESS:	8546 MARATHON DR	A-120 SUR- 96 G M DOLSON, ACRES 4.716
CITY, STATE:	UNIVERSAL CITY, TX	ZIP: 78148-2630

10

NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
NAME:	MILLER GARY L	74471
ADDRESS:	21111 TREE TOP CV	A-120 SUR- 96 G M DOLSON, ACRES 2.28
CITY, STATE:	GARDEN RIDGE, TX	ZIP: 78266-2772

11

NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
NAME:	MILLER GARY L	74473
ADDRESS:	21111 TREE TOP CV	A-120 SUR- 96 G M DOLSON, ACRES 2.28
CITY, STATE:	GARDEN RIDGE, TX	ZIP: 78266-2772

12

NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
NAME:	ALEXANDER LOIS MARIE	104521
ADDRESS:	1711 SUMMERWOOD DR	SCHERTZ INDUSTRIAL PARK, BLOCK 1, LOT 12
CITY, STATE:	SAN ANTONIO, TX	ZIP: 78232-2334

13

NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
NAME:	IRONSTONE MANAGEMENT LLC	104520
ADDRESS:	12011 TONNE DRIVE E	SCHERTZ INDUSTRIAL PARK, BLOCK 1, LOT 11
CITY, STATE:	NEW BRAUNFELS, TX	ZIP: 78132

14

NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
NAME:	MCKNIGHT JEFFREY W & KAREN A	104519
ADDRESS:	907 113TH ST	SCHERTZ INDUSTRIAL PARK, BLOCK 1, LOT 10
CITY, STATE:	ARLINGTON, TX	ZIP: 76011-5406

15

NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
NAME:	FRIESENHAHN GLENN D & ANITA L	104518
ADDRESS:	17333 BELL NORTH DR	SCHERTZ INDUSTRIAL PARK, BLOCK 1, LOT 9
CITY, STATE:	SCHERTZ, TX	ZIP: 78154-3326

16

NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
NAME:	BELLE NORTH LLC	104517
ADDRESS:	17333 BELL NORTH DR	SCHERTZ INDUSTRIAL PARK, BLOCK 1, LOT 8
CITY, STATE:	SCHERTZ, TX	ZIP: 78154-3326

17

NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
NAME:	17325 BELL NORTH GROUP LLC	104516
ADDRESS:	302 PRINZ DR	SCHERTZ INDUSTRIAL PARK, BLOCK 1, LOT 7
CITY, STATE:	SAN ANTONIO, TX	ZIP: 78213-2001

18

NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
NAME:	FOUR S'S INC	104515
ADDRESS:	8165 WHISPER OAK	SCHERTZ INDUSTRIAL PARK, BLOCK 1, LOT 6
CITY, STATE:	SAN ANTONIO, TX	ZIP: 78266-4411

19

NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
NAME:	HI RIVET LLC	104514
ADDRESS:	17317 BELL NORTH DR	SCHERTZ INDUSTRIAL PARK, BLOCK 1, LOT 5
CITY, STATE:	SCHERTZ, TX	ZIP: 78154-3326

20

NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
NAME:	INNOVATIVE KITCHENS & BATHS LTD	104513
ADDRESS:	17313 BELL NORTH DR	SCHERTZ INDUSTRIAL PARK, BLOCK 1, LOT 4
CITY, STATE:	SCHERTZ, TX	ZIP: 78154-3326

21

NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
NAME:	DICKEY PROPERTIES LP	104512
ADDRESS:	PO BOX 81496	SCHERTZ INDUSTRIAL PARK, BLOCK 1, LOT 3
CITY, STATE:	AUSTIN, TX	ZIP: 78708-1496

22

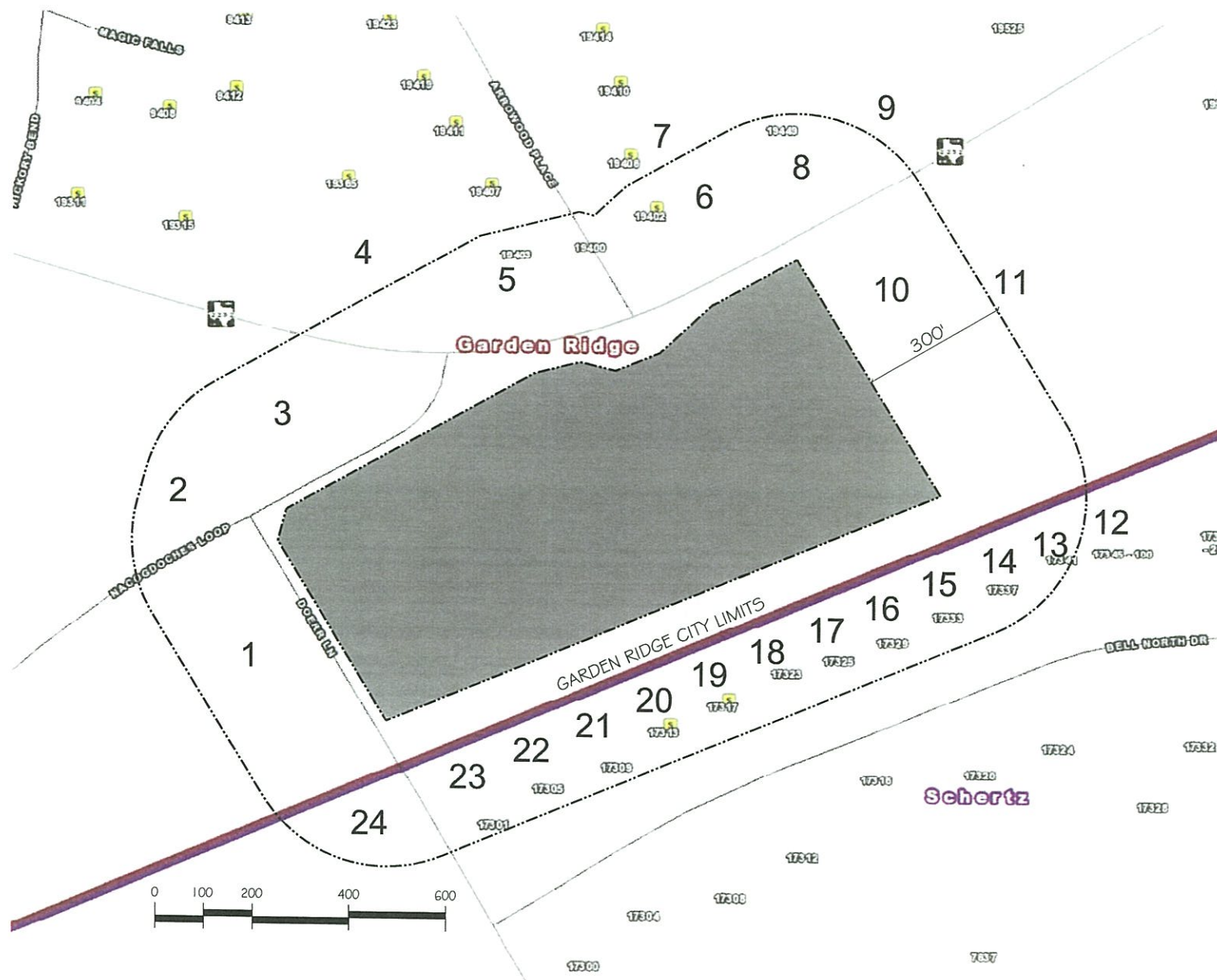
NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
NAME:	RATCO LC	151408
ADDRESS:	154 MANCHESTER WAY	SCHERTZ INDUSTRIAL PARK, BLOCK 1, LOT 2A
CITY, STATE:	SHAVANO PARK, TX	ZIP: 78249-2023

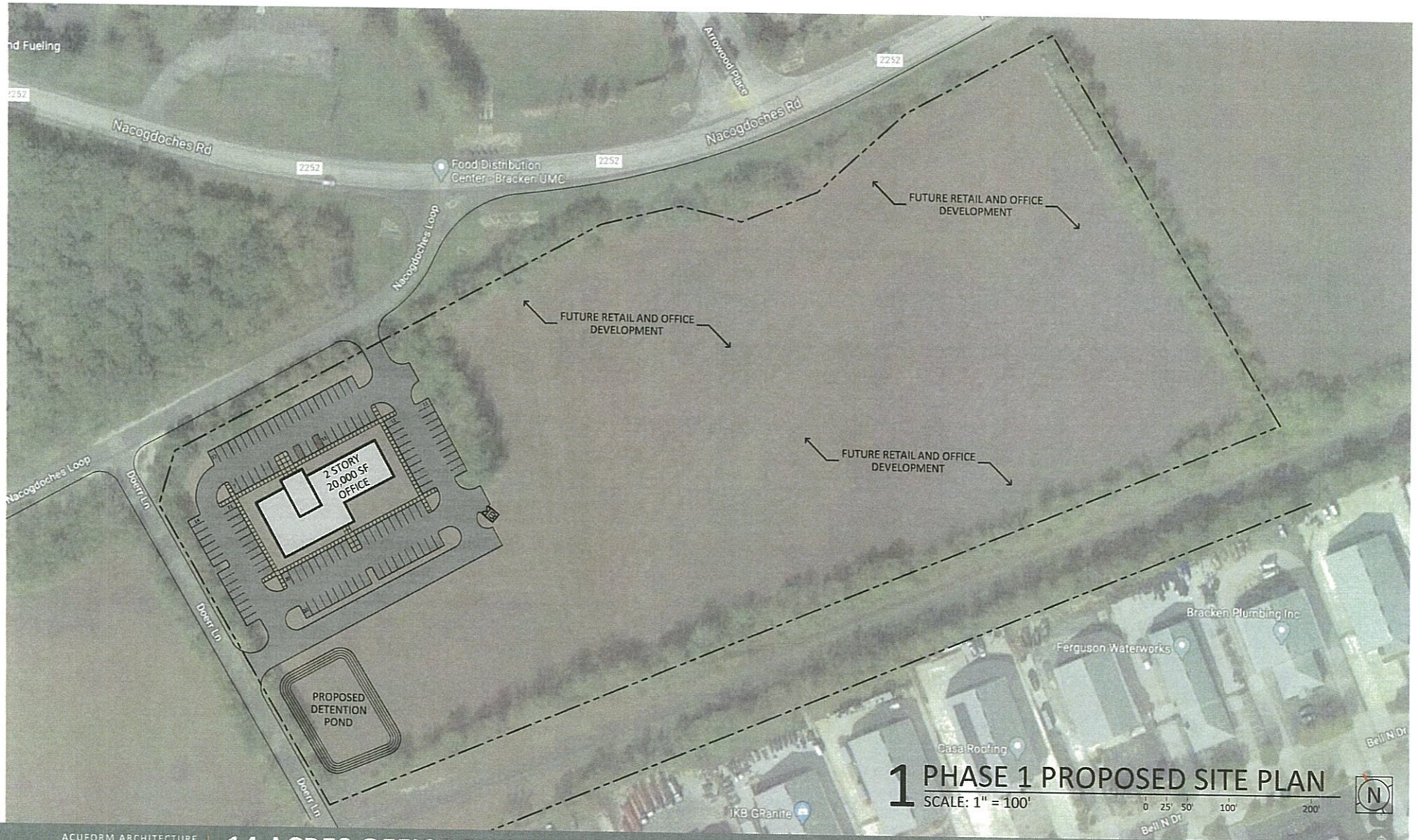
23

NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
NAME:	FTTX LLC	104510
ADDRESS:	ATTN JOHN FALLENSTEIN 2020 7TH ST W	SCHERTZ INDUSTRIAL PARK, BLOCK 1, LOT 1A
CITY, STATE:	SAINT PAUL, MN	ZIP: 55116-3204

24

NAME AND ADDRESS OF OWNER		PROPERTY IDENTIFICATION #
NAME:	ROYAL AXEL SCHERTZ LLC	431729
ADDRESS:	1440 ERIE ST	ROYAL MANUFACTURING, BLOCK 1, LOT 2, LAND ONLY
CITY, STATE:	NORTH KANSAS CITY, MO	ZIP: 64116-3941



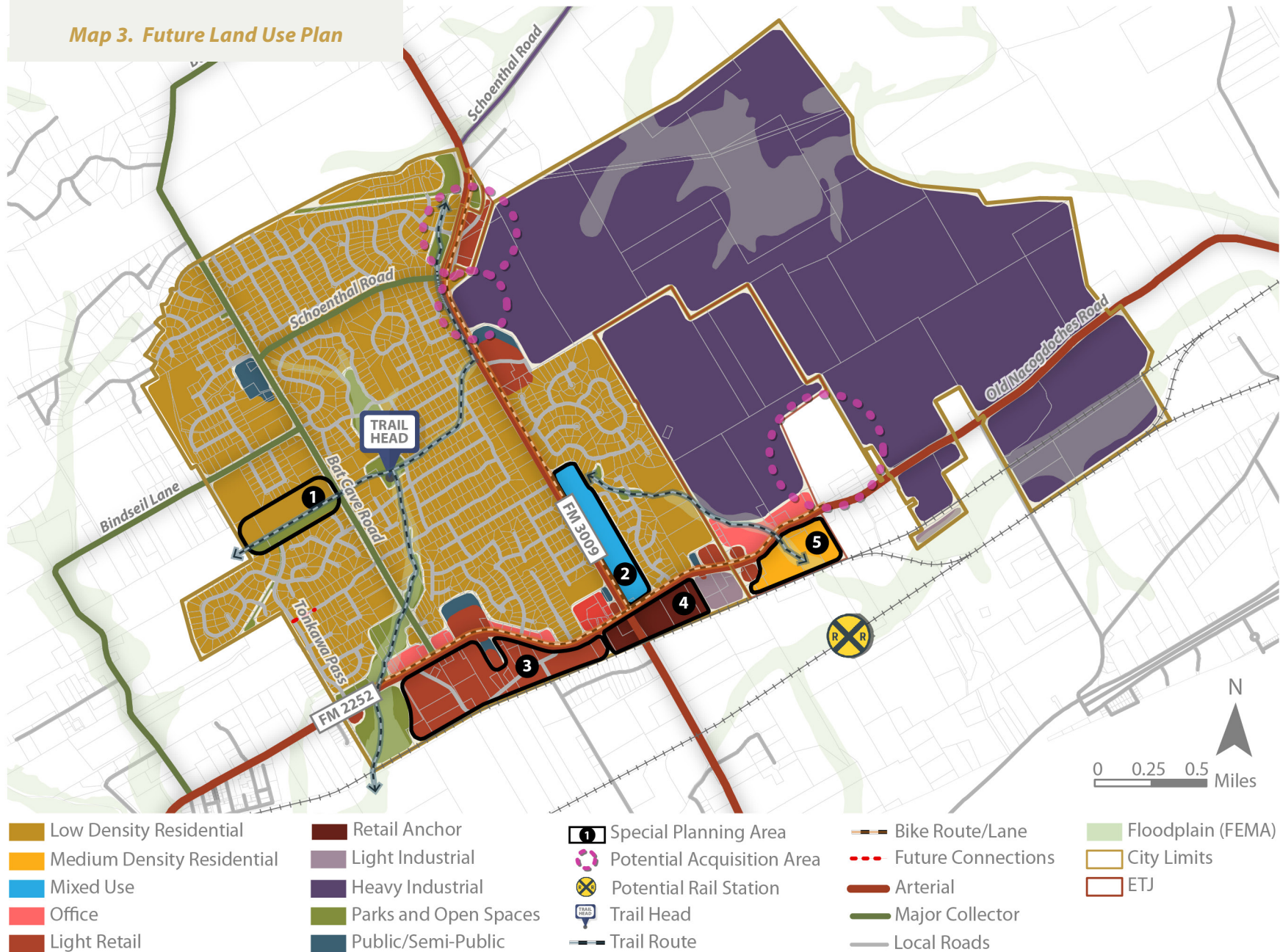


ACUFORM ARCHITECTURE
10223 McALLISTER FWY., SUITE 205
SAN ANTONIO, TEXAS 78216
210 829 1600

14 ACRES OFFICE BUILDING
FEBRUARY 4, 2021

acuform
ARCHITECTURE

Map 3. Future Land Use Plan





City of Garden Ridge

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

Cc: Kat Balbi, Assistant City Secretary

March 2, 2021

Nancy Cain, City Administrator
Marisa Spencer, City Secretary
Dr. Jim Miller, Chair Planning and Zoning Commission

I hereby submit my resignation from the Planning and Zoning Commission effective April 30, 2021.

Thank you for the opportunity to serve the City of Garden Ridge on the Planning and Zoning Commission. I am looking forward to continuing to serve the City in a new role.

Sincerely,

Jesus Valdez

Planning and Zoning Commission

Rolling Attendance

	3/10/20 Regular Meeting	6/9/20 Regular Meeting	8/11/20 Regular Meeting	9/8/20 Regular Meeting	10/13/20 Regular Meeting	11/10/20 Regular Meeting	12/8/20 Regular Meeting	1/12/21 Regular Meeting	2/9/21 Regular Meeting	3/9/21 Regular Meeting
Miller	VAA	P	P	P	P	E	E	P	P	
Diaz	P	P	P	P	P	P	P	P	P	
Jacaman	VAA	P	P	P	P	P	VAA	P	P	
Valdez	P	P	P	P	P	P	P	P	P	
Heier	P	E	P	P	P	VAA	P	P	P	
Dauer	P	P	P	E	P	P	P	E	VAA	
Porter						P	P	P	P	

P: Present

E: Excused allowed in Ordinance 210

VAA: Voluntary Announced Absence

UA: Unannounced Absence

Gray: Not member yet

Planning and Zoning Commission's Attendance for 2021 City Council Regular Meetings

	1/6/21 Regular Meeting	2/3/21 Regular Meeting	3/3/21 Regular Meeting	4/7/21 Regular Meeting	5/5/21 Regular Meeting	6/2/21 Regular Meeting	7/7/21 Regular Meeting	8/4/21 Regular Meeting	9/1/21 Regular Meeting	10/6/21 Regular Meeting	11/3/21 Regular Meeting	12/1/21 Regular Meeting	Total for year
Miller		P											1
Diaz	P												1
Jacaman													0
Valdez	P	P											2
Heier													0
Dauer													0
Porter													0



Met requirements in Ordinance 210
NOT met requirements in Ordinance 210

Future Agenda Items

Planning and Zoning Commission

April 13, 2021 Regular Meeting

- | | | |
|-------------------------------|--------------|---|
| 14 days before Meeting | (03/30/2021) | Commission and Staff items are due |
| 8 days before Meeting | (04/05/2021) | City Administrator and Chair review agenda.
City Attorney is sent the agenda for approval. |
| 7 days before Meeting | (04/06/2021) | Post Agenda and Commission will receive packet |
| 4 days before Meeting | (04/09/2021) | Post Agenda Packet to City Website |
| 3 days before Meeting | (04/10/2021) | (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	

Approvals/Discussions/Reports

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

May 11, 2021 Regular Meeting

- | | | |
|-------------------------------|--------------|---|
| 14 days before Meeting | (04/27/2021) | Commission and Staff items are due |
| 8 days before Meeting | (05/03/2021) | City Administrator and Chair review agenda.
City Attorney is sent the agenda for approval. |
| 7 days before Meeting | (05/04/2021) | Post Agenda and Commission will receive packet |
| 4 days before Meeting | (05/07/2021) | Post Agenda Packet to City Website |
| 3 days before Meeting | (05/08/2021) | (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

Election Day = Yellow

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

PENDING FUTURE AGENDA ITEMS

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