



City of Garden Ridge

9400 Municipal Parkway
Garden Ridge, Texas 78266-2600
(210) 651-6632
Fax (210) 651-9638

AGENDA PLANNING AND ZONING COMMISSION

REGULAR SESSION
TUESDAY, DECEMBER 10, 2013 -- 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in regular session at 6:00 p.m., Tuesday, December 10, 2013 in the City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on December 6, 2013 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting.

1. Call to Order
2. Roll Call
3. Citizen Comments – limited to 3 minutes each

Rules for Citizen's Participation:

The Planning and Zoning Commission welcomes citizen participation and comments at all of their Commission Meetings. As a courtesy to your fellow citizens and out of respect to our appointed officials, we request that if you wish to speak, that you please follow these guidelines.

- a. Direct your comments to the entire Commission, not to an individual member, nor to the audience.
- b. Show the Commission the same respect and courtesy that you would like to be shown.
- c. Limit remarks to three (3) minutes per citizen during Item 3.
- d. Citizen comments may be deferred to a specific Business Item set forth in Section 4, below if such comments pertain to such Business Item.

*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 Council is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042.*

4. Business Items

The Commission may discuss, consider and/or make recommendations to Council to approve or disapprove the following items:

- a) Interview candidates for Planning and Zoning Commission Place 6 vacancy
- b) Recommendation on candidates for interview and possible appointment by City Council to fill Planning and Zoning Commission Place 6 vacancy for two year term of office expiring September 30, 2015

5. Administrative Items

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

- a) Approve or disapprove the minutes of the October 8, 2013 Regular meeting of the Planning and Zoning Commission
- b) Set date, time and location for next meeting.

6. Adjournment

AGENDA NOTICES:

Decorum Required:

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

Action by Council Authorized:

The Commission may vote and/or act upon any item within this Agenda. The Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

Executive Sessions Authorized:

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance By Other Elected or Appointed Officials:

It is anticipated that members of the City Council, other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the City Council, other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.


Shelley Goodwin, TRMC
City Secretary

This is to certify that I, Shelley Goodwin, posted this Agenda at 10:00 a.m. December 6, 2013 on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.


Shelley Goodwin, TRMC
City Secretary



City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, Texas 78266-2600
(210) 651-6632
Fax (210) 651-9638

**MINUTES OF PLANNING & ZONING COMMISSION
REGULAR SESSION
TUESDAY, OCTOBER 8, 2013**

Commissioners present:

Sam Stocks, Chairman
Harvey Bell
Kay Bower
Frank Dansby
David Heier
Walter Lamar
Kitty Owen

Commissioners Absent:

None

Also Present:

Nancy Cain, City Administrator
Shelley Goodwin, City Secretary

1. Call to Order

With a quorum of the Planning and Zoning Commission Members present, Sam Stocks, Chairman called the Regular Meeting of the Garden Ridge Planning and Zoning Commission to order at 6:05p.m. on Tuesday, October 8, 2013 in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266

2. Citizen Comments – limited to 3 minutes each

Rules for Citizen’s Participation:

The Planning and Zoning Commission welcomes citizen participation and comments at all of their Commission Meetings. As a courtesy to your fellow citizens and out of respect to our elected officials, we must request that if you wish to speak, that you follow these guidelines.

- a. Direct your comments to the entire Commission, not to an individual member, nor to the audience.
- b. Show the Commission the same respect and courtesy that you expect to be shown to you.
- c. Limit remarks to three (3) minutes.

*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 Council is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV’T CODE § 551.042.*

3. Business Items

The Commission may discuss, consider and/or make recommendations to Council to approve or disapprove the following items:

- a) **Appointments/reappointments of Planning and Zoning Commissioner's to Place 1, Place 4, Place 5 and Place 6 for two year terms of office expiring September 30, 2015**

The Planning and Zoning Commission discussed the appointments/reappointment of Place 1, Place 4, Place 5 and Place 6. Commissioner Bell, Commissioner Dansby, and Commissioner Heier expressed an interested in wanting to serve another term. Commissioner Lamar stated he would not be seeking another term, the Commission thanked him for his service.

Motion: Upon a motion made by Commissioner Owen and a second by Commissioner Bower, to recommended to the City Council that Commissioner Bell be reappointed to Place 1, Commissioner Dansby be reappointed to Place 4, and David Heier reappointed to Place 5. The Planning and Zoning Commission voted six (6) for and none (0) opposed. The motion carried unanimously.

- b) **Election of Planning and Zoning Commission Chair and Vice Chair**

The Planning and Zoning Commission discussed the Planning and Zoning Commission Chair and Vice Chair election

Motion: Upon a motion made by Commissioner Dansby and a second by Commissioner Bower, to elected Sam Stocks as the Planning and Zoning Commission Chair; Commissioner Owen made a motion and a second by Commissioner Bell, to elect Frank Dansby as the Planning and Zoning the Planning and Zoning Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

- c) **Ordinance regarding organization of, appointment to and responsibilities of city commissions and ad hoc committees of the City of Garden Ridge (Discussion only item)**

Sam Stocks, Chairman, stated he had provided a copy of the proposed Board and Commission Ordinance which the City Council discussed at their last meeting. He also stated Mayor Dalton wanted the Planning and Zoning Commission's input on the proposed Ordinance.

The Planning and Zoning Commission discussed the proposed Ordinance and had concerns with the need for the proposed Ordinance, alternate requirement, attendance requirement, training requirement, term limits, wording regarding representations of members, member authority, and members' responsibilities. They also expressed their concerns about the City Council trying to control their commission.

Mr. Stocks, Chairman, encouraged the members of the Planning and Zoning Commission to attend the next City Council meeting to express their concerns or support of the proposed Ordinance.

4. Administrative Items

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

a. Approve or disapprove the minutes of the August 13, 2013 Regular meeting of the Planning and Zoning Commission

Motion: Upon a motion made by Commissioner Bell and a second by Commissioner Heier, the Planning and Zoning Commission voted five (5) for and none (0) opposed, for the approval the minutes of August 13, 2013 meeting of the Planning and Zoning Commission. The motion carried unanimously.

b. Approve or disapprove the minutes of the September 3, 2013 Special meeting of the Planning and Zoning Commission.

Motion: Upon a motion made by Commissioner Lamar and a second by Commissioner Dansby, the Planning and Zoning Commission voted five (5) for and none (0) opposed, for the approval the minutes of September 3, 2013 meeting of the Planning and Zoning Commission. The motion carried unanimously.

c. Set date, time and location for next meeting.

Sam Stocks, Chairman, reported the next meeting will be held on Tuesday, November 12, 2013 at 6:00p.m. if necessary.

5. Adjournment

Motion: Upon a motion made by Commissioner Dansby and a second by Commissioner Bower, the meeting was adjourned at 7:15 p.m.

Sam Stocks, Chairman

ATTEST:

Shelley Goodwin, TRMC
City Secretary

Nancy Cain

From: James Hudson [jamhud2@yahoo.com]
Sent: Friday, September 02, 2011 10:04 AM
To: administrator@ci.garden-ridge.tx.us
Subject: Call for serving on city commissions
Attachments: James E Hudson Resume.doc

As per the request in the September 2011 issue of 'The Grapevine', I would be willing to serve on a city commission. Please find my resume attached. I would be happy to discuss.

Thank you,
James Hudson
22016 Las Cimas
GR, TX 78266
(210) 260-1769
jamhud2@yahoo.com

JAMES E. HUDSON
22016 Las Cimas
Garden Ridge, TX 78266
Cell: (210) 260-1769; Email: jamhud2@yahoo.com

CAREER OBJECTIVE

To obtain a challenging position that draws on my professional experiences.

DEGREE

Bachelor of Arts – Southwest Texas State University

EDUCATION

1984-88 & 1992-94 Southwest Texas State University / Bachelor of Arts

1987 San Antonio College

1983-84 Laredo Junior College

PROFESSIONAL EXPERIENCE

2006-Current Self-Employed, San Antonio, TX

Investment Manager/Bookkeeper

Coordinates, monitors, executes the purchase and sale of clients' investment portfolio. Coordinates the development and maintenance of an extensive investment portfolio which includes fixed income, mutual funds, bonds, equities, and real estate. Coordinates and monitors cash accounts through on-line brokerage account as well as through direct communication with individual brokers. Executes the purchase and sale of equities for same accounts. Develops and maintains numerous tools to monitor these accounts as well as to provide status reports given to clients during monthly/annual meetings. Status reports have been developed and are maintained within Microsoft Excel and Intuit Quicken software. Acts as point-man for all communication between clients (land owners) and oil and gas company representatives regarding the establishment of mineral rights leases and testing. Receives, reviews, and pays all business related and household bills for clients. Maintains up-to-date financial account information and balance data for clients. Maintains a working relationship with clients' banking representatives in order to monitor financial status. Executes all deposits of income for clients. Receives and pays all credits for same. Provides monthly and annual reports of all income and spending for clients. Data and reports are monitored and produced using Microsoft Excel and Intuit Quicken software. Executes annual federal income taxes for clients review. Maintains all data and identifies amounts for quarterly federal income tax payments. Gathers and enters all pertinent data and forms necessary to enter into Intuit's TurboTax software. Provides clients' with final tax return for review and approval.

2000-2006 Texas Department of Transportation, Austin and San Antonio, TX

Auditor II-III-IV

Performed assigned audit projects to include scope, objective, and methodology. Participated in preliminary planning, individual and group interviews. Provided program development, qualitative and quantitative data collection. Created work paper preparation, indexing and organization. Scheduled, and conducted entrance and exit interviews with senior management. Developed, edited, and distributed final audit reports to executive management, and outside agencies. Developed and distributed memoranda to division management and staff. Reported to Audit Office Director as to project status. Served as committee secretary for one-term during

time spent on Employees' Advisory Committee. Also served as Vice-Chair of committee. Coordinated development of committee brochure. Helped in creation and distribution of committee newsletter distributed to all division employees throughout department. Helped in the coordination and planning of city-wide department blood drives. Served as time-sheet coordinator, tracking and reporting on project budget status using various spreadsheets. Served as coordinator of two separate 'statewide' Audit Conferences to include coordination of travel arrangements, working with hotel staff and conference facilities. Researched for and contracted with various keynote speakers on session topics. Served as TxDOT Audit Office's fraud awareness trainer. Spent one year conducting statewide fraud awareness training sessions both in person as well as via telecommunications. Served as Audit Office team member and worked with human resource trainers and video production staff in the establishment of TxDOT's Fraud Awareness training module viewed statewide by all TxDOT employees as mandated by the Governor's Office. Assisted in numerous internal control studies and risk assessments for various programs.

1996-1999 MAPSCO, Inc., d.b.a. Ferguson Map Company, San Antonio, TX

Custom Mapping Sales; Research Analyst; Sales Associate

Created and maintained customer databases. Established contacts within many state and local governmental agencies as well as private companies for data needed to maintain databases. Served as administrative assistant to general manager in maintaining communication between retail and cartographic staffs in order to verify that the customers' needs were met. Worked as a team member at various public and industry targeted promotional conventions and expositions. Served as customer contact as both a sales associate on the retail floor and as an outside custom map sales representative.

June 11, 2013

City of Garden Ridge City Council
9400 Municipal Parkway,
Garden Ridge, TX 78266

Dear Council Members,

I am interested in serving on the Garden Ridge Planning and Zoning Commission. I have been a Garden Ridge resident for nine years and have served as a member of the Forest Waters Neighborhood Association Board for the last three years. Prior to moving to Garden Ridge, I lived in New Braunfels for 15 years and served on the Education and Workforce Committee of the New Braunfels Chamber. I have recently retired and continue to serve with a number of community organizations in San Antonio, including the Greater Chamber Military Affairs Committee, Health Care and Bioscience Committee, and Education and Workforce Committee. However, I would like to shift some of my community involvement to our own City of Garden Ridge.

From my attached resume, you may see that much of my work experience, including 23 years as an Air Force officer, six years as a senior research scientist, and 11 years with the Alamo Community College District, has involved carrying out studies and analysis of issues leading to recommendations for executive decision makers. A great deal of that effort has been aligned with economic and workforce development issues, employment and education needs analysis, and projections of industrial and occupational growth across a variety of industrial sectors.

I bring extensive experience in gathering information from target constituent groups (e.g., hospital administrators, information technology managers, higher education and public school district administrators, and city and state agencies), to determine the impact of future needs and to recommend strategic planning initiatives for stakeholders. I feel this experience would be helpful in soliciting input from area residents, potential business and residential development stakeholders, and county and state officials and in researching relevant regulations and ordinances pertinent to determining planning and zoning recommendations.

I believe in balanced, considered community development based on a careful review of potential impact to current and future residents, and I would be pleased to be considered for this Commission.

Jerry M. Barucky
20806 Woodland Cove

651-4909
jbarucky@satx.rr.com

BIOGRAPHY

JERRY M. BARUCKY, Ph.D., Lt COL, USAF (Ret)

Dr. Jerry Barucky has spent more than 35 years as an educator, researcher, and military officer, dedicated primarily to improving individual, organizational, and community opportunities for personal, professional, and economic development. He has extensive experience as a teacher, a curriculum and educational program developer and manager, and a research scientist in higher education and community workforce development.

During 23 years as an Air Force officer, Dr. Barucky held increasingly responsible positions allowing him to make unique contributions to both the academic and professional training realms. As the Director of Curriculum for the U.S. Air Force Academy's Military Training Program, he managed a six-person training staff that totally revised and administered leadership, management and military skills training for 4400 cadets. He established that institution's first program to evaluate the performance of graduates and relate the findings to institutional program improvement. Later, as the Deputy Director for Air Force Commissioning Programs, he was responsible for coordinating Air Force-wide efforts to establish and update consistent curriculum goals and instructional methods across all officer commissioning programs, including AFROTC and Officer Training School. He also researched, developed and staffed studies and initiatives for improving minority students' access to, and performance in, officer commissioning programs.

In 1992 Dr. Barucky left the Air Force to help initiate Project QUEST, a new, and ultimately award-winning, workforce development program for the City of San Antonio. As the Director of Occupational Analysis, he and his staff worked with area employers and higher education institutions to identify occupations experiencing shortages of skilled employees and to help develop long-term educational programs that would prepare members of disadvantaged populations to work effectively in a variety of occupations, such as registered nurse, aircraft mechanic, and computer support specialist.

In addition to his work in adult education and workforce development, Dr. Barucky has been continuously involved in a variety of research projects. From 1995-2001, he was employed as a Senior Research Scientist for Metrica, Inc., a national consulting firm. In this position he planned, coordinated, and conducted data collection, analyses, and reporting of findings for research studies related to personnel assessment, selection, and training. Recent projects included focus group studies assessing attitudes of minority community members about flying careers; analysis of cross-cultural models that could be used to help predict psychological operations (PSYOP) outcomes, and development of a prototype planning support system that can help PSYOP planners identify potential PSYOP objectives and help estimate their likelihood of success. He has also continued to do independent consulting in education and training program planning and workforce development. His work in this area included a study of apprentice assessment and training needs required for skilled trades employment in Portland, Oregon and a study of business/industry professional continuing education needs for the University of Portland.

In his position as Liaison for Healthcare Programs for the Alamo Community College District (2001-2012), he coordinated with area healthcare providers and college health occupations programs to determine occupational demands and to ensure that curricular needs are being addressed in the current and future programs of five area community colleges. In 2007 he completed a study, for the Greater San Antonio Hospital Council, of the nursing shortage and future nurse supply and demand for hospitals in the San Antonio region. And in 2010 he assisted as a member of the Texas Workforce Commission's I-35 Corridor Healthcare and Bioscience Needs Analysis. He also served from 2006-2011 with the City of San Antonio Military Transformation Task Force, which conducted planning and preparation for the transfer and integration of all DOD military medical training programs to Ft Sam Houston.

Dr. Barucky received his B.A. and M.A. in English Language and Literature from Bowling Green University in Ohio in 1967 and 1969. He completed a Ph.D. in Adult and Higher Education Curriculum and Instruction at the University of Texas, Austin in 1984. A list of Dr. Barucky's presentations, technical reports and publications is available.

Todd Allen Arvidson

EDUCATION

Masters of Aviation Management (with distinction), Embry Riddle University, April 2006
Bachelor of Applied Science, University of Minnesota-Duluth, 1991

RELATED TRAINING:

Air Education and Training Command Instructor Training School, Randolph AFB, Fall 2008
Air Command and Staff College, Maxwell AFB, 2003
NATO Staff Officer School, Oberammergau Germany, 2002
Squadron Officers School, Maxwell AFB, 1998

EXPERIENCE

From: 04/2012

To: Present

Title: Business Manager/Senior Staff Analyst II

Company: ARINC/Booze Allen Hamilton Engineering Services LLC

In this position I manage 3 other contractors and oversee contract operations totaling \$24 Million. I also provide Subject Matter Expert On flight instruction equipment and flight simulators

From: 04/1992

To: 04/2012

Title: Officer/Flight Instructor

Company: United States Air Force

As an Air Force Officer I served in a variety of rolls to include Branch and Division chief, Flight Commander, Flight Instructor and Evaluator. My final position in the Air Force was as the Chief of Current Operations for 19th Air Force at Randolph AFB. In this position I was directly responsible to the commander for overseeing all Air Education and Training Command flight operations.

MEMBERSHIPS:

Member of the Garden Ridge-Bracken Lions Club

Member of the Military Officers Association

Member of Garden Ridge Citizens Police Academy Alumni Association

Member of Garden Ridge Elementary Parent Teachers Association

Member of Garden Ridge Elementary Watch D.O.G.S.

Married to Virginia Buchner Arvidson, 2 children Tristan and Markus.

After 20+ years in the USAF we were excited to get back to Garden Ridge, settle down and raise our children here. I firmly believe that one should be involved in the community that one lives in. Because of that I am seeking a position on the Planning and Zoning Commission.

Sergio M. Martinez
22215 Quiet Moon Dr.
Garden Ridge, Tx. 78266

01/15/2013

Residence: 22215 Quiet Moon Dr. 04/30/2006 to Present

Married: Elizabeth Martinez 2 Sons Sydney Sowy (engineer) and Stanley Sowy (Vet Student)

Business: Real Estate Brokers License State of Texas 2006

Insurance Brokers License State of Texas 2006

02/2008 to Present

I am presently the Owner/Broker for Help U Sell San Antonio Hill Country located at 290 S. Business 35, New Braunfels, Tx. 78130. I also am the Owner/Broker of QSP Insurance Service located at the same address.

04/1994 to 02/2008

QSP Insurance Service Broker/Owner Insurance Offices thru out the Los Angeles County Area. Also licensed as a Real Estate Broker

Originally born and raised in Brooklyn, New York where I also was in the Insurance and Real Estate Industry . I have also been involved in a few other businesses when I lived in New York .

I am sending this to you for your consideration as a member of the Quarry Commission.

I have been active in the Garden Ridge Lions, and the Citizens on Patrol Program.

City Administrator

From: Shawn Willis [shawn.willis@acuform.com]
Sent: Monday, October 07, 2013 8:45 AM
To: City Administrator
Cc: ajdalton11@gmail.com
Subject: City of Garden Ridge Planning and Zoning Commission
Attachments: S Willis Resume.pdf



Ms. Cain,

I am interested in serving the community on the Planning and Zoning Commission. I understand there will be a vacancy in the commission coming up soon. Please let me know the schedule of the commission and when a vacancy may come available. I have attached my resume for their consideration.

Thanks,
Shawn Willis

Acuform Architecture
10223 McAllister Fwy, Suite 205
San Antonio, Texas 78216
o: [210.829.1600](tel:210.829.1600)
m: [210.262.2346](tel:210.262.2346)
www.acuform.com



Please think before you print.

SHAWN WILLIS

PARTNER

CONTACT:



Address

22119 Cristobal Drive
Garden Ridge, TX 78266



Mobile

(210) 262-2346



Email

shawn.willis@acuform.com

+ EMPLOYMENT HISTORY

- 2007 - PRESENT **ACUFORM ARCHITECTURE, San Antonio, Texas**
 Owner and Partner
 Principal in charge for all aspects of a commercial architecture firm practice including business management and project management. Manage firm with the procurement of professional services including site planning, building design, production of construction documents, and administration of contracts for construction.
- 2002 - 2007 **THORN + GRAVES, PLLC, San Antonio, Texas**
 Project Manager
 Led studio design team on small to medium sized commercial projects including building designs, construction documents, and construction observation. Frequent direct contact with building owners, contractors, and governmental entities.
- 2000 **DREWRY MARTIN, San Antonio, Texas**
 Architectural Intern
 Participated in a variety of design and construction related functions including product research, code analysis, architectural drawings, and maintaining records during construction. Worked under direct oversight of firm principals.

+ EDUCATION

- 2002 **BACHELOR OF SCIENCE IN ARCHITECTURE**
UNIVERSITY OF TEXAS, SAN ANTONIO
 San Antonio, Texas

+ BIOGRAPHY

As the owner of Acuform Architecture, Willis is committed to public service by improving our natural and built environments. His professional experience over the past fifteen years has exposed Mr. Willis to the entire design and construction process. He has an extensive understanding of building codes, master planning concepts, and zoning ordinances.

Willis and his young family are strong advocates for the community and Mr. Willis now seeks to undertake a greater responsibility by improving upon the planning policies that have made Garden Ridge so attractive. Willis' professional experience within the design and construction industry coupled with the flexible schedule afforded to a business owner make him best suited for the Planning & Zoning Commission.

+ CIVIC & PROFESSIONAL INVOLVEMENT

ENTREPRENEURS ORGANIZATION

Accelerator Member (2010 - Present)
 Accelerator Board Member (2011 - Present)

GEORG RANCH ARCHITECTURAL REVIEW COMMITTEE

Member (2009 - Present)
 Committee Chair (2010 - 2012)

AMERICAN INSTITUTE OF ARCHITECTURE STUDENTS

Member (1998 - 2002)
 Chapter President (2000 - 2002)

JOSÉ I. VILLARREAL, PE, PMP, LEED AP
SENIOR ARCHITECTURAL ENGINEER



EDUCATION

- 1981 B.S., Architectural Engineering, University of Texas at Austin, Academic Emphasis: Structural Analysis
- 2013 Working towards M.S. Civil Engineering, University of Texas at San Antonio, Academic Emphasis: Structural Engineering

REGISTRATIONS/CERTIFICATIONS

- 2008 Leadership in Energy and Environmental Design (LEED) Accredited Professional (AP) BD+C
- 2008 Project Management Professional (PMP), 510425, Project Management Institute
- 2003 Professional Engineer, Texas, 91208 / Civil-Structural Engineering
- 2012 Professional Engineer, Oklahoma, 26167 / Civil-Structural Engineering
- 2013 Professional Engineer, AL, 33391; LA, 37815; FL 75761; MS 21155

LANGUAGES

- English- fluent
- Spanish- fluent

SPECIALIZED TRAINING

- Microcomputer-based Applications for MS Office Suite (PC & Mac)
- Proficiency with: Primavera Project Manager (P6), Microsoft Project 2007
- AutoCAD and MicroStation CAD, Revit and ArchiCad BIM
- Finite Element Analysis (FEA) structural building modeling
- Manual drafting

PROFESSIONAL HISTORY

- 2010- Present CAPE Environmental Management, Inc., Design Manager
- 2002 – 2010 TEAM Integrated Engineering, Inc., Sr. Civil Engineer
- 1997 – 2002 A/P Resources Inc., Project Engineer
- 1995 – 1997 University Health System, Project Engineer
- 1992 – 1995 SNAP Contracting Corporation, Project Engineer
- 1990 – 1992 Acoustical Sheet Metal, Inc. (formerly STECA, Inc.), Mechanical Engineer
- 1988 – 1989 The Chapman Company, Architectural Project Captain and CAD trainer
- 1987 – 1988 Designs Unlimited of Virginia, Owner
- 1981 – 1987 United States Navy, Lieutenant (O-3), USNR Lieutenant Commander (O-4)
- 1976 – 1981 Engineering Student, University of Texas at Austin
- 1972 – 1976 Ramiro Villarreal & Bro. Construction, Framing and Trim Carpenter, see list below

REPRESENTATIVE EXPERIENCE:

Mr. Villarreal brings over 25 years experience as a design, construction and project engineer for operations ranging from supporting small contractors performing work for primarily government clients to providing

consulting services to U. S. military infrastructure building organizations reconstructing Iraq. His responsibilities included all aspects of construction management from preparing bids and proposals, to estimating, scheduling, preparing subcontracts, coordinating all field activities, reporting, invoicing and conducting all correspondence with the owner and designers. As CAPE's Design Manager, he is responsible for the oversight of design services procurement, provides technical consulting to all of CAPE's construction divisions and provides structural engineering support. This work includes all vertical construction, utility infrastructure and above ground storage tank design and construction company-wide, both in the continental United States and in conflict zones such as Iraq and Afghanistan. His knowledge of all the applicable building and safety codes, as well as the federal regulations regarding procurement, design and construction, make him a valuable part of the CAPE team.

During the recent 8 years at TEAM Integrated Engineering, Mr. Villarreal has served as a Senior Civil and Architectural Engineer in support of technical assistance and advisory services for the Air Force Civil Engineer Center (formerly AFCEE), at Brooks City-Base, Texas. The primary focus of support has been the military construction projects involving the design and construction of military family housing. In this role, he has produced thorough government design reviews and construction cost estimates using both the Parametric Cost Estimating (PACES) and the R. S. Means CostWorks computer applications. During 2005 and 2008, Mr. Villarreal was a key member of the technical support staff working in Baghdad, Iraq. While there, he assisted in the planning and management of approximately \$2.5 Billion in construction and Ministries of Defense and Interior infrastructure work. The projects included the repair of hundreds of schools and several clinics. This work was in a fast-paced contingency environment in the middle of a highly volatile and potentially dangerous area. The two and one-half years of service in Iraq required close coordination of the expatriate contractors, their plans, review of quality control issues and the meeting of aggressive schedules and time tables. Services include program management, complete design analysis, constructability reviews, project scheduling and technical evaluation of contractor's proposals and studies. Mr. Villarreal frequently traveled to the construction sites to conduct safety and quality oversight. Due to Mr. Villarreal's extensive construction experience, cost estimates are detailed to the level necessary for a construction contractor. Mr. Villarreal has been a key member of the litigation support team assisting the U.S. Air Force in its claims against a construction contractor for numerous foundation failures of the recently constructed military family housing. The support included providing computer-generated graphics, analysis of specifications, and evaluation of foundation designs. Mr. Villarreal authored an article regarding these efforts, published the March/April 2010 issue of *The Military Engineer*, a publication of the Society of American Military Engineers (Vol. 102, No. 664).

In 2006, he was a key member of the Hurricane Katrina Recovery Team in the planning of the housing rebuilding efforts for Keesler AFB in Biloxi, MS. He is also familiar with all current building codes, estimating systems and computerized design systems. In September 2003, Hurricane Isabel caused approximately \$200M worth of damage to Langley Air Force Base in Hampton, Virginia. Mr. Villarreal was a key member of the Hurricane Isabel Recovery Team in support of base engineering needs from December 2003 to February 2004. Customer needs met included design analysis, program management, customer liaison, site planning, facility design and economic alternative analysis.

Mr. Villarreal is a Licensed Professional Civil Engineer specializing in structures. He has been the Engineer of Record for the structural designs of commercial and residential structures to include the complete structural design of a 35,000 square foot medical office building built of structural steel with a precast concrete (tilt-up) panel exterior. He is also experienced in the use of computerized finite element analysis (FEA) structural analysis, Ram Elements by Bentley.

Mr. Villarreal has been trained in mold, its identification, and remediation. He has managed abatement operations for mold-affected residences.

He is a specialist in medical facility design and construction. Mr. Villarreal provides complete management of government construction contracts including: designing, estimating, scheduling, and negotiating various size projects. He has a proven track record in management of general contractors, architects, and engineers in their execution of construction contracts. As a project engineer for the University Health System, in San Antonio, Texas, he represented the owner in the inspection of all disciplines and all phases of design and construction of medical facilities of the following types: hospital physical rehabilitation; complete outpatient clinics; x-ray, fluoroscope and CT Scan rooms; distribution of medical gases and other utilities; and review of all project closeout procedures. Mr. Villarreal has extensive experience in construction project scheduling and has received certified training to use Primavera Project Planner. He has developed comprehensive schedules of more than 1000 activities for the construction of a \$17M medical facility.

As Project Team Leader, he was responsible for a \$2MM Design/Build Prison Camp for Federal Correctional Institution Seagoville, Texas where he hired the A/E team and subcontractors. He recommended an alternative structural system, which saved the project more than \$350,000. The project was on-schedule and within budget. Award was based on best value to the government. As Construction Manager for the SABER office at Brooks AFB, he managed construction Delivery Orders and provided Intergraph/Microstation drafting support to the Base Civil Engineer. Mr. Villarreal was also the Project Manager of multi-task job order contracts at military installations in Virginia and Texas, \$3MM/year. As operations manager for a small construction company (SBA 8(a) participant), he provided complete construction cost estimates for negotiation with the government client. He also provided all contract support with the subcontractors, scheduled the jobs, inspected the quality and ensured overall compliance with the contract..

He has also served as an Architectural Project Captain for a design firm in which he developed CAD templates for the design of commercial shopping centers. He brings experience in architectural and structural design and construction of commercial and residential buildings for federal and private concerns.

Mr. Villarreal has designed and supervised fabrication of weather resistant and sound-attenuating enclosures to meet rigid sound control requirements for diesel powered emergency generators. His duties included preparation of CAD design drawings for submittal, coordinating the design with customers, and inspecting product fabrication. Mr. Villarreal was tasked to verify the wind resistance capacity of the steel frames.

He spent six years as a Naval Officer, providing a services ranging from community economic development to preparation of the national Naval Order of Battle intelligence database. He then served seven years in the Naval Reserve as an active reservist. His current background investigation for security clearance is to Top Secret—SCI.

His success in general contracting comes from several years of direct hands-on construction experience in all aspects of building erection and finishing, having worked directly in the family construction business prior to his university education. Trained by his Master Carpenter father, José became experienced in the following aspects of residential and commercial construction: concrete form setting, rebar tying and installation, foundation preparation, wall framing using wood or cold rolled steel studs, roof framing and decking, roof shingle installation, wall and ceiling insulation installation, drywall installation, door and hardware installation, window unit installation, trim carpentry, and coordination with the other construction trades of masonry, electrical, plumbing and air conditioning, floor finishes and painting.