



City of Garden Ridge

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

AGENDA REGULAR CITY COUNCIL MEETING, DECEMBER 7, 2016 AT 6:00 P.M.

The Garden Ridge City Council will meet in a regular session on Wednesday, December 7, 2016 at 6:00 p.m. in the City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on December 1, 2016 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Proclamations, Recognitions and/or events
 - a) Employee recognitions and/or City events
 - i. Life Saving Award to Officer Corey Hackenberg
 - ii. Recognitions for City employees
 - b) Proclamation
 - i. Comal County Crime Stoppers 30th Anniversary Proclamation
 - c) Upcoming City events
5. Citizen's Participation - Limit remarks to three (3) minutes per citizen

Rules for Citizen's Participation:

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

- a) Direct your comments to the entire Council, not to an individual member, nor to the audience.
- b) Show the City Council the same respect and courtesy that you would like to be shown.
- c) Limit remarks to three (3) minutes per citizen during Item 5 and to three (3) minutes per citizen during Item 9.
- d) Citizens' comments will be limited to one (1) hour in Item 5 and thirty (30) minutes in Item 9.
- e) Citizen comments may be deferred to a specific Business Item set forth in Section 8, 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.*

6. Business Items

The following items are for discussion, consideration and action.

- a) Deer Management (This Agenda Item will be limited to 1 1/2 hours.)
 - i. Review of Deer Management Program
 - ii. Trap Transport & Process Permit and Program
 - iii. Citizen Comments (Limit remarks to two (2) minutes per citizen)
 - iv. City Council discussion and possible action as necessary to direct staff.

7. Consent Agenda

THE FOLLOWING ITEMS MAY BE ACTED UPON IN A SINGLE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THESE ITEMS WILL BE HELD UNLESS REQUESTED BY A MEMBER OF CITY COUNCIL. PUBLIC COMMENT ON CONSENT AGENDA ITEMS MAY BE HEARD DURING CITIZEN'S PARTICIPATION, BUT COMMENTS HEARD DURING CITIZEN'S PARTICIPATION DOES NOT MEAN THAT THE ITEM WILL BE CONSIDERED OUTSIDE THE CONSENT AGENDA.

- a) Approval of Minutes
 - i. November 2, 2016 City Council Regular Meeting
 - ii. November 7, 2016 City Council and Planning and Zoning Commission Joint Meeting
- b) Financial Statement and Investment Report –October 31, 2016
- c) State of the City
 - i. City Administrator Monthly Activity Report
 - Sign approvals since prior Council meeting
 - Community Center usage and financial report
 - Building Permits issued to date for residential, commercial and minor Construction projects
 - ii. Library Monthly Activity Report
 - New Patrons
 - Old Patrons
 - Library activities and classes
 - iii. Water Manager Monthly Activity Report
 - Water pumping/usage from city wells

- Water system infrastructure maintenance, repairs and/or projects
 - Water and/or Drought Management
- iv. Public Works Monthly Activity Report
 - Street and Right-Of-Way Maintenance
 - Drainage Facility and Easement Maintenance
 - Animal Control (domestic and wild)
 - Public Works Projects
 - v. Police Department Monthly Activity Report
 - Traffic Enforcement
 - Criminal activity within city
 - Code Compliance Enforcement

ACTION ON THE CONSENT AGENDA

8. Business Items (continued)

The following items are for discussion, consideration and action.

- a) Action on items pulled from the Consent Agenda
- b) City Engineer Projects Update:
 - i. CIP Project for 2013
 - a) Status report
 - ii. CIP Project for 2015
 - a) Status report
 - b) Trinity Wells pumpage and infrastructure
 - iii. CIP Project for 2016
 - a) Status report
 - b) Prioritization of additional projects
 - c) Seal coating of Municipal Parkway
 - iv. Water Master Plan
 - v. Sewer System (FM 2252)
 - vi. Hickory Bend
- c) Planning and Zoning Commission Recommendations and Possible Action:
 - i. Consider the recommendation of the Planning and Zoning Commission to hire a Professional Planner to assist with the Land Use Zoning Map and plans for the future of Garden Ridge.
 - ii. Approval/Disapproval of the Final Plat for The Woods of Garden Ridge, Unit 3.
- d) Quarry Commission Recommendations and Possible Action:
 - i. Consider the recommendation of the Quarry Commission to appoint Mark DuBois to fill a vacant position on the Quarry Commission with term of office expiring September 30, 2016.

- e) Water Commission recommendations and Possible Action:
No report.
- f) Resolution 401-122016 banning the use of pesticides containing glyphosate on City owned and maintained property.
- g) Oak Wilt Update
 - i. Clarification on coverage through Homeowners Insurance
- h) Community Center:
 - i. Proposed amendments to Rental Contract
- i) City Council Communication Projects:
 - i. City Council Idea/Suggestions
 - ii. Citizen Concern/Input Process
- j) Status Reports:
 - i. Animal Control Ordinance amendments
 - ii. Sign Ordinance amendments
 - iii. Personnel Policy
- k) Update from the Garden Ridge Parks Committee:
 - i. City Parks plan
 - ii. Christmas Tree Lighting Event
- l) Future Agenda Items requested by City Council:
 - i. Rolling Agenda

9. Citizen's Participation – Limit remarks to three (3) minutes per citizen
See "Rules for Citizen's Participation" under Item 5.

10. Reports and Comments from Mayor and City Councilmembers

The Mayor and/or City Councilmembers may comment, make general announcements and/or provide progress reports on events, activities and/or committees/board meetings concerning the following:

Northeast Partnership
 Schertz-Seguin Local Government Corporation ("SSLGC")
 Cibolo Valley Local Government Corporation ("CVLGC")
 City Water Commission
 City Quarry Commission
 City Planning & Zoning Commission
 Garden Ridge Police Academy Alumni Association
 Citizens on Patrol
 Garden Ridge Lions Club

Comal County
Comal ISD/Garden Ridge Elementary
Guadalupe County
Bexar County
Alamo Area Metropolitan Planning Organization (“MPO”)
TXDOT
Joint Base Land Use Study-Randolph
Greater Bexar County Council of Cities
Lonestar Light Rail
Northeast Lakeview Friends of Nighthawk
Boy Scouts and/or Girl Scouts

11. 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 City Council may vote and/or act upon any item within this Agenda. The Council 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 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 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 11:20 a.m. on December 1, 2016 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 Administrator

From: City Secretary
Sent: Friday, November 18, 2016 4:11 PM
To: City Administrator
Subject: FW: Compliment for Brian

From: Adm Liaison
Sent: Friday, November 18, 2016 2:34 PM
To: City Secretary
Subject: Compliment for Brian

Terri Jarrett phoned (9321 Gardenia) and wanted to compliment Brian on his terrific service during his visit to check on her trees. She knows nobody hesitates to complain and wanted to pass along something positive.

Lori Claus
Administrative Support Liaison
City of Garden Ridge
210-651-6632
AdmLiaison@ci.garden-ridge.tx.us

City Administrator

From: City Secretary
Sent: Friday, November 18, 2016 2:27 PM
To: City Administrator
Subject: FW: New request received
Attachments: ATT00001.bin

This was Brian. Do you want to put this in Council packet for December and mark it confidential?

From: Citizen Concern/Input Form [mailto:do_not_reply@civicplus.com]
Sent: Thursday, November 17, 2016 8:34 PM
To: City Secretary
Subject: New request received

Category Citizen Concern/Input Form has received a new request.

Here is what we have on file:

Citizen Concern/Input Form

#91

SUBMITTER

[View Request](#)

Category: Citizen Concern/Input Form
Priority: 3
Assigned To: Cain Nancy
Submitted: 11/17/2016 8:34 PM
Source: Website 70.123.224.48

CONTACT

REQUEST DETAILS

Description

Should a problem require urgent attention, please call us immediately. For a police emergency, dial 911. Otherwise, call (210)651-6632 during regular business hours or for after hours, holidays or weekends call (210)651-6831.

Got a problem or suggestion?
Help us help you -- use this "Citizen Concern/Input Form"
Fill it in -- Send it in
We will do the rest!

If you are wanting to make a Citizen Quarry Blast Impact Report, see Citizen Blast Report. This form is under the Quick Links on the "home page" of the website.

Contact Information

Your Name
Frances Wiggins
Your Address

21712 Fairview Dr.

Please answer the question

Email Address

Location of Problem

21712 Fairview Dr.

Overhanging trees/shrubs

Brief Description (or other problem not listed)

Please thank the young man who inspected my trimmed trees for spraying the wounds. I was going to borrow a roofing ladder to spray them on Saturday, but he was kind enough to spray them for me.

I really appreciate his kindness!

City Administrator

From: Ron Eberhardt
Sent: Wednesday, November 30, 2016 3:08 PM
To: Kerry Ledford
Cc: City Administrator
Subject: RE: Kudos to officers

Thank you for taking the time to recognize officers. We try very hard to meet the needs of the citizens and I am glad to hear from the citizens when they have a great encounter with them. I will pass on the kind words.

Thank you very much

Ron Eberhardt
Chief of Police
City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, Texas 78266
Ph; (210) 651-6441
Fax; (210) 651-1639

From: Kerry Ledford [REDACTED]
Sent: Wednesday, November 30, 2016 1:10 PM
To: Ron Eberhardt
Subject: Kudos to officers

Chief,

When my family returned from a cruise on Sunday afternoon, I fumbled with my alarm system, and it went off. About 5 minutes later a couple of GRPD officers showed up. The main one, Officer Pelata, investigated what happened and found out that it was OK, just my mistake. He was very courteous, friendly and helpful. Then the other officer, Officer Sanchez, came up. He apparently had arrived separately and went to the back of the house, in case there were any bad guys trying to leave that way.

My family were all impressed by their professionalism.

Just wanted to let you know.

(We were really just testing the alarm system and the response. 😊)

Kerry Ledford
GRCPAAA secretary

PROCLAMATION

Comal County Crime Stoppers 30th Anniversary

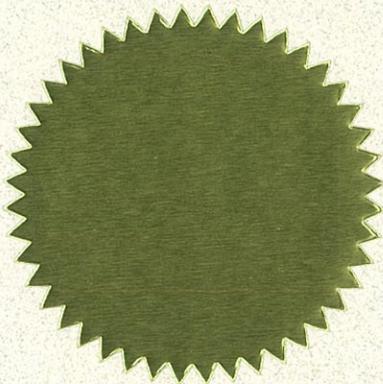
WHEREAS, the dedicated volunteers of the Comal County Crime Stoppers have achieved 30 years of dedicated service to our community; and

WHEREAS, Crime Stoppers programs help law enforcement agencies combat crime and protect Texas neighborhoods, schools, and Citizens; and

WHEREAS, due to the many efforts of Crime Stoppers of Comal County, the City of Garden Ridge is a safer place;

NOW, THEREFORE, I, Nadine L. Knaus, Mayor of the City of Garden Ridge, do hereby proclaim the proud congratulations and sincere thanks of the people of Garden Ridge to Comal County Crime Stoppers for 30 years of service.

Issued this 7th day of December, 2016.



Nadine L. Knaus, Mayor



City of Garden Ridge

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(210) 651-6632
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MINUTES OF CITY COUNCIL REGULAR MEETING, NOVEMBER 2, 2016

Members Present:

Mayor Nadine Knaus
Mayor Pro-Tem John McCaw
Councilmember Todd Arvidson
Councilmember Bryan Lantzy
Councilmember Larry Thompson
Councilmember Shelby Trial

Member Absent:

None

City Staff Present:

Nancy Cain, City Administrator
Cynthia Trevino, City Attorney
Ron Eberhardt, Police Chief
Royce Goddard, Water Department Manager
Steven Steinmetz, Public Works Director
Shelley Goodwin, City Secretary

Commission Chairs Present:

None

1. Call to Order

With a quorum of the City Council members present, Mayor Knaus called the regular meeting of the Garden Ridge City Council to order at 6:00 p.m. on Wednesday, November 2, 2016, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Pledge of Allegiance

Mayor Pro Tem McCaw led the Pledge of Allegiance.

3. Presentation

a. Employee recognitions and/or City events

Nancy Cain, City Administrator stated she received an encouragement letter to keep up the good work for the Police Department.

4. Citizen's Participation- 3 minute limit per citizen

Ken Kneupper, 8891 Schoenthal Road, thanked Public Works crew for taking care of the sidewalk on Schoenthal Road. He also thanked the Police Department for giving promotional goodies so the Citizen on Patrol could handout on Halloween.

5. Consent Agenda

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- a) **Approval of Minutes**
 - i. **October 5, 2016 City Council Regular Meeting**

- b) **Approval of new employee selection with 90-day probationary period at a salary set at 5% less than salary set for position in the 2017 Budget applicable to said position:**
 - i. **Lori Claus as Administrative Support Liaison for Administrative Department (contingent upon passing pre-employment testing and background check) effective November 7, 2016**
 - ii. **Kelly Curtright as part-time Asst. Librarian for the Library Department effective November 3, 2016**

- c) **Resignation of Employment, Gary Olivas, Water Department Rep. II, effective November 4, 2016**

- d) **Financial Statement and Investment Report –September 30, 2016**

- e) **State of the City**
 - i. **City Administrator Monthly Activity Report**
 - Sign approvals since prior Council meeting
 - Community Center usage and financial report
 - Building Permits issued to date for residential, commercial and minor Construction projects

 - ii. **Library Monthly Activity Report**
 - New Patrons
 - Old Patrons
 - Library activities and classes

 - iii. **Water Manager Monthly Activity Report**
 - Water pumping/usage from city wells
 - Water system infrastructure maintenance, repairs and/or projects
 - Water and/or Drought Management

 - iv. **Public Works Monthly Activity Report**
 - Street and Right-Of-Way Maintenance
 - Drainage Facility and Easement Maintenance
 - Animal Control (domestic and wild)
 - Public Works Projects

 - v. **Police Department Monthly Activity Report**

- **Traffic Enforcement**
- **Criminal activity within city**
- **Code Compliance Enforcement**

Councilmember Trial asked that item 5 e) iv. be pulled and Councilmember Thompson asked that item 5 e) v. be pulled to be discussed separately.

Motion: A motion was made by Councilmember Lantzy, seconded by Councilmember Trial, to approve the Consent Agenda items 5 . a) i. - 5. e). iii., remaining items to be considered separately. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

6. Business Items

The following items are for discussion, consideration and action.

5. e) iv. Public Works Monthly Activity Report

- **Street and Right-Of-Way Maintenance**
- **Drainage Facility and Easement Maintenance**
- **Animal Control (domestic and wild)**
- **Public Works Projects**

Councilmember Trial thanked Steven Steinmetz for their work on Hickory Bend and hoped the concrete would be poured soon so the other work that was done would not be washed away.

5. e) v. Police Department Monthly Activity Report

- **Traffic Enforcement**
- **Criminal activity within city**
- **Code Compliance Enforcement**

Councilmember Thompson stated he pulled this item to provide an update regarding a postal out bound drop box in Garden Ridge. He stated he and Chief Eberhardt have been working on this issue due to safety issues for residents' identity theft.

Ron Eberhardt, Police Chief reported the Post Master denied the request for putting a Postal Mail Box in Garden Ridge at City Hall. He encouraged the City of Garden Ridge to contact their Congressman to get them to direct the Post Office to put a Postal Mail Box in Garden Ridge.

The City Council agreed by consensus to send a letter expressing concerns and request of a Postal Mail Box to Congressman Lamar Smith.

Motion: A motion was made by Councilmember McCaw, seconded by Councilmember Thompson, to approve items 5.e) iv. and 5. e) v. pulled from the Consent Agenda. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

d) Approval of playground equipment and soccer goals for Paul Davis Park from CIP Project Funding

Mayor Knaus moved Agenda Item 6. d) up in the Agenda.

Councilmember Trial introduced Lisa Swint from the Parks Committee and Todd Miller from Game Time.

Lisa Swint, Parks Committee, stated she received another bid, but felt Game Time had better options.

Todd Miller, Game Time, provided two quotes (76029 and 76005) with different options and pictures of the additional options to consider. He reviewed quotes, site options and safety surfacing. He stated at the last meeting there was a discussion regarding the life expectancy of a soccer goal, which is 8 to 15 years.

City Council discussed the different options, resurfacing, CIP funding allotted for Parks improvements, and additional surfacing at the other playground site. They also discussed the grant offered by Game Time and cost saving if both quotes were done at the same time. They also discussed waiting on certain equipment until the figures for other CIP projects come in.

Motion: A motion was made by Councilmember Thompson, seconded by Councilmember Lantzy, to approve quote 76029 the Mother Knows Best at \$35,673, Game Time-Surfacing at \$3,480, GT-Impax at \$2,343.47, on quote 76005 the Game Time-Alum Goal at \$2,933 and Game Time Installation on items minus the matching grant. Also with the intent of the remaining items to be considered in the future. The City Council voted two (2) for and three (3) opposed (Councilmembers Trial, McCaw and Arvidson). The motion failed.

Motion: A motion was made by Councilmember Trial, seconded by Councilmember McCaw, to approve quote 76029 and quote 76005 for the estimated \$69,662.84. The City Council voted three (3) for and two (2) opposed (Councilmembers Thompson and Lantzy). The motion passed.

b) City Engineer Projects Update:

i. CIP Project for 2013

i. Status report

ii. CIP Project for 2015

a) Status report

b) Trinity Wells pumpage and infrastructure

iii. CIP Project for 2016

a) Status report

b) Prioritization of additional projects

c) Seal coating of Municipal Parkway

iv. Water Master Plan

v. Sewer System Update (FM 2252)

Garry Montgomery, River City Engineering, reviewed the memo he provided regarding the CIP Projects for Garden Ridge (see attached Memo).

2013 CIP Project Warranty Repairs - He stated he met with the contractor and the new material that will be used does not take as long to cure so traffic will only be blocked for 2 hours. He stated the contractor will then seal coat the other two streets.

2015 CIP Project- He stated the contractor is currently working on the concrete intersection at Forest Waters. He also stated the trench drain has been installed and the flow rate continues to decrease in the areas it needs to. Currently \$513,571.36 has been paid out for this project. He stated we should be receiving a response from TCEQ by the end of the month for Wells 9 & 10. Finalization and working through all the details so the advertising for the Well project can begin soon.

2016 CIP Project- Mr. Montgomery stated he met with Public Works to go through the street project and review driveway and drainage concerns that will need to be addressed. He also stated he has received two bids for the seal coating of Municipal Parkway and will be bringing those to Council to choose and approve.

Water Master Plan- He stated the Plan is completed and now working on the impact fees report for the committee to consider and then forward them to the Water Commission to consider.

Sewer System Update- Mr. Montgomery stated we are ready for the Impact Fee Committee Meetings to begin. He also provided action items that will need to be considered.

The City Council discussed the process, timeline and the requirements that are needed before a Notice to Proceed is issued so the project can begin. They also discussed the bids that were received for the seal coating of Municipal Parkway.

c) Oak Wilt

i. Update on Oak Wilt in Garden Ridge

ii. Discussion on Oak Wilt fund

The City Council discussed an Oak Wilt fund for assistance to residents that become infected as well as if the trees on City property become infected.

Cynthia Trevino, City Attorney, suggested the City start the process to grant funding now.

The City Council agreed by consensus to contact an insurance expert to see if Oak Wilt would be covered under Homeowner's Insurance and then address the need of a possible Oak Wilt fund.

iii. Consider adoption of amending Ordinance 71 dated October 5, 2016 identifying a potentially severe problem in the maintenance of health among the thousands of oak trees within the City of Garden Ridge, Texas; identifying the disease of threat to those trees as Oak Wilt; establishing procedures for control and disposition of diseased trees within the City; keeping of property free from diseased trees; regulating removal and disposal; prohibiting nuisances; providing for notice and abatement; providing for cost recovery; defining terms; providing penalties; providing for enforcement; providing for penalties for this Ordinance; and providing for severability and publication.

Cynthia Trevino, City Attorney stated she provided comments on the marked up Ordinance 71 for the City Council to review and consider.

The City Council discussed the second separate case of Oak Wilt, enforcement of digging a trench and disclosure if an infected owner sells their home. They also discussed who should notify the neighbors of the property with the infected trees and should the Home Owners Association be notified as well.

Cynthia Trevino, City Attorney stated if the Abatement of Nuisance is approved then that gives the City the tool to address these issues.

Motion: A motion was made by Councilmember Lantzy, seconded by Councilmember Thompson, to approve Ordinance 71-112016 identifying a potentially severe problem in the maintenance of health among the thousands of oak trees within the City of Garden Ridge, Texas; identifying the disease of threat to those trees as Oak Wilt; establishing procedures for control and disposition of diseased trees within the City; keeping of property free from diseased trees; regulating removal and disposal; prohibiting nuisances; providing for notice and abatement; providing for cost recovery; defining terms; providing penalties; providing for enforcement; providing for penalties for this Ordinance; and providing for severability and publication, and to amend Section 3.01 c. to the City sending written

notice to all adjacent properties within 100' from dripline of infected trees to advise of nuisance finding. of the City Administrator. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

- iv. **Consider adoption of Resolution 400-112016 urging the citizens of the City of Garden Ridge to work together to abate the threat of Oak Wilt within the City and pledging the cooperation of the City of Garden Ridge to support such efforts**

Motion: A motion was made by Councilmember Thompson, seconded by Councilmember Arvidson, to approve Resolution 400-112016 urging the citizens of the City of Garden Ridge to work together to abate the threat of Oak Wilt within the City and pledging the cooperation of the City of Garden Ridge to support such efforts. **Friendly Amendment:** A Friendly Amendment to the main motion was made by Councilmember Trial and accepted by Councilmembers Thompson and Arvidson, to add "for Oak Wilt" behind the word fungicide in the sixth WHEREAS. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

- e) **Planning and Zoning Commission Recommendations and Possible Action:**
No report.
- f) **Quarry Commission Recommendations and Possible Action:**
No report.
- g) **Water Commission recommendations and Possible Action:**
No report.
- h) **Community Center:**
 - i. **Future enhancements.**

Councilmember Lantzy stated once we know what funding is remaining after the 2015 CIP project have been completed then the remaining of the enhancements will be selected.

- ii. **Marketing of facility for shows and other events.**

Nancy Cain, City Administrator, stated in your agenda packets are some marketing ideas for the Community Center.

- iii. **Proposed amendments to Rental Contract**

Cynthia Trevino, City Attorney stated she provided some suggested edits to the Rental Contract, but she also suggested asking renters to provide event insurance. She also suggested adding a clause regarding the payment of City of Garden Ridge Police Officers.

The City Council agreed by consensus to bring the contract back for consideration in December.

- i) **City Council Communication Projects:**
 - i. **City Council Idea/Suggestions**
 - ii. **Citizen Concern/Input Process**

The City Council reviewed the City Council Communication items.

- j) **Status Reports:**
 - i. **Animal Control Ordinance amendments**
 - ii. **Sign Ordinance amendments**

iii. Personnel Policy

Cynthia Trevino, City Attorney, provided an update on the Animal Control Ordinance amendments, Sign Ordinance amendments and Personnel Policy.

The City Council agreed by consensus to bring back the Animal Control Ordinance amendments, Sign Ordinance amendments and Personnel Policy in December for an update.

iv. Comprehensive Master Land Use Plan (Vision for the Future of Garden Ridge)

Mayor Knaus announced there will be a Special Joint Meeting with City Council and Planning and Zoning Commission on Monday, November 7, 2016 at 6:30 p.m. to discuss the Land Use Map and Vision for the Future of Garden Ridge.

k) Update from the Garden Ridge Parks Committee:

- i. City Parks plan**
- ii. Christmas Tree Lighting Event**

The City Council agreed by consensus to bring the City Parks Committee Updates in December.

l) Update on Deer Management

Ron Eberhardt, Police Chief, stated the Deer Management program this year will begin on November 15, 2016. He stated we are still looking for a few accessible large tracts for the program, so if you are aware of any please contact him.

m) Future Agenda Items requested by City Council:

- i. Rolling Agenda**

The City Council reviewed the Rolling Agenda.

7. Citizen's Participation – Limit remarks to three (3) minutes per citizen

Ken Kneupper, 8891 Schoenthal Rd., stated he has received a positive feedback regarding the Library Science Club.

8. Reports and Comments from Mayor and City Councilmembers

The Mayor and/or City Councilmembers may comment, make general announcements and/or provide progress reports on events, activities and/or committees/board meetings concerning the following:

**Northeast Partnership
Schertz-Seguin Local Government Corporation (“SSLGC”)
Cibolo Valley Local Government Corporation (“CVLGC”)
City Water Commission
City Quarry Commission
City Planning & Zoning Commission
Garden Ridge Police Academy Alumni Association
Citizens on Patrol
Garden Ridge Lions Club
Comal County
Comal ISD/Garden Ridge Elementary**

**Guadalupe County
Bexar County
Alamo Area Metropolitan Planning Organization (“MPO”)
TXDOT
Joint Base Land Use Study-Randolph
Greater Bexar County Council of Cities
Lonestar Light Rail
Northeast Lakeview Friends of Nighthawk
Boy Scouts and/or Girl Scouts**

Councilmember Thompson stated the Citizen on Patrol Academy classes will begin in January and be held on Tuesday nights from 6 p.m. till 9 p.m.

Councilmember Thompson encouraged citizens that have not voted to vote on Election Day, November 8th from 7 a.m. to 7 p.m.

Councilmember Arvidson thanked everyone who attended the Comal School District groundbreaking for the new Middle School that was held on October 18th at 10:00 a.m. He also stated they are still working on a High School location.

Councilmember Arvidson stated he feels the seal coating and redoing the striping on Municipal Parkway will help with the traffic flow.

Councilmember Lantzy thanked the Police Chief for his article in the November Grapevine and encouraged him to send it to the Home Owners’ Associations in Garden Ridge.

Councilmember Trial stated the Parks Committee is still working on the walking trails.

Councilmember Trial stated the 2nd Annual Christmas Tree Lighting Event is to be held on Tuesday, December 6, 2016 beginning at 5:30p.m. and this year the event promises to be Bigger, Better and Louder.

Councilmember Trial stated the Parks Committee is working on new events such as a chili cook-off and movies in the park.

9. Executive Session

**The City Council will recess its open meeting and reconvene in Executive Session:
Pursuant to Texas Government Code § 551.074, to deliberate the evaluation and
duties of the position of City Administrator in connection with the annual review
process as part of the development of the City’s strategic plan.**

Mayor Knaus announced the City Council will recess into Executive Session at 8:16 pm, in accordance with Section Code 552.074, to deliberate the evaluation and duties of the position of City Administrator.

Mayor Knaus adjourned the Executive Session at 8:42 p.m. and the City Council reconvened back into regular session.

10. Reconvene

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

No action taken.

11. Adjournment

There being no further business, the Wednesday, November 2, 2016 Garden Ridge City Council regular meeting was adjourned at 8:42 p.m. by Mayor Knaus.

Nadine Knaus
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary

**SIGN IN TO SPEAK AT THE NOVEMBER 2, 2016
CITY COUNCIL REGULAR MEETING
CITIZEN COMMENT PERIOD**

Rules for Citizen's Participation:

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

- a) Direct your comments to the entire Council, not to an individual member, nor to the audience.
- b) Show the City Council the same respect and courtesy that you would like to be shown.
- c) Limit remarks to three (3) minutes per citizen during Item 5 and to three (3) minutes per citizen during Item 8.
- d) Citizens' comments will be limited to one (1) hour in Item 5 and thirty (30) minutes in Item 8.
- e) Citizen comments may be deferred to a specific Business Item set forth in Section 7, 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.

Disclaimer:

Any disruptive behavior, including shouting or derogatory statements or comments, will 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.

NAME

ADDRESS

SUBJECT

1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____



MEMORANDUM

DATE: OCTOBER 26, 2016
TO: CITY OF GARDEN RIDGE – CITY COUNCIL
FROM: RIVER CITY ENGINEERING (RCE) *GDM*
RE: PROJECT UPDATES FOR NOVEMBER 2016 COUNCIL MEETING

2013 CIP Project – Warranty Repairs

RCE met with the contractor on October 24 to discuss the warranty repair and review the material submittal. We have changed the material that will be used to a product that does not have the curing time of the original submittal. The new material will be applied and can be opened to traffic within 2 hours, versus the original submittal that required 24 hours of cure time. The new material will be applied then swept within a few days to remove any of the loose aggregate. The aggregate being used is similar in size to coarse sand. The contractor indicated that he could apply the seal coat on the two streets next week.

2015 CIP Project – Waterlines, Street and Drainage

The contractor is currently working on the concrete intersection at Forest Waters. The trench drains have been installed and the flowrate continues to decrease as the area is dewatered. The system has worked very well. This intersection will be poured next week and opened to traffic in early November.

Four pay requests have been approved for this project totaling \$513,571.36. No change orders have been requested or approved at this time.

The project continues to progress with waterline installation, drainage improvements and curbing being installed over the project area. As of this update the contractor is working on curbs on Goldenrod. Paving operations will begin once curbing and drainage work is complete within the first phase of the project.

2016 CIP Project – Street improvements

RCE met with Public Works to go through the street projects and reviewed driveway and drainage concerns that need to be addressed during the project. Survey and Geotechnical work will be scheduled soon.

Well 9 & 10 Site Development

The TCEQ registry indicates that we should have a response to their plan review in mid-November. We are finalizing the bid set of plans and working through final details. We anticipate advertising the project by the end of November once the TCEQ approval is in place.

RCE, LBG Guyton, City Staff and the well contractor met last week to discuss the installation of the permanent pumps and discharge header. Once this is complete the contractor will finalize the final testing on the well and LBG Guyton will submit to TCEQ for final well approvals for the two wells.

Commercial Wastewater Service Planning

Action Items:

- Begin Impact Fee Committee Meetings
- Finalize report and address comments from Committee
- Begin design and establish agreement with CCMA
- Verify TxDOT right-of-way expansion limits

Water Master Plan Update

The water master plan report has been completed. We are working on the impact fee report to set the maximum allowable fee for the committee to consider. The impact fee report will be complete by the end of November. RCE will schedule with City Staff to review both reports prior to taking them to the Impact Fee Committee and Water Commission for their consideration and comments.

Hickory Bend Drainage – Retaining Wall Project

The contractor is working on the contract execution, bonds and insurance. He has not indicated a start date at this time.



MINUTES OF CITY COUNCIL AND PLANNING AND ZONING COMMISSION
JOINT MEETING,
NOVEMBER 7, 2016

City Council Members Present:

Mayor Nadine Knaus
Mayor Pro-Tem John McCaw
Councilmember Todd Arvidson
Councilmember Bryan Lantzy
Councilmember Larry Thompson
Councilmember Shelby Trial

City Council Member Absent:

None

Planning and Zoning Commissioners present:

Chairman Sam Stocks
Vice Chairman Frank Dansby
Commissioner Kay Bower
Commissioner Greg Czerniak
Commissioner Shawn Willis

Planning and Zoning Commissioner Absent:

Commissioner David Heier
Commissioner Kitty Owen

City Staff Present:

Nancy Cain, City Administrator
Cynthia Trevino, City Attorney
Charles Zech, City Attorney
Shelley Goodwin, City Secretary

1. Call to Order

With a quorum of the City Council and Planning and Zoning Commission Members present, Mayor Knaus called the Joint meeting of the Garden Ridge City Council and Planning and Zoning Commission to order at 6:30 p.m. on Monday, November 7, 2016, in the City Council Chambers in Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Citizen's Participation- 3 minute limit per citizen

No one wished to speak.

3. Presentation and discussions on Comprehensive Master Land Use Planning, annexation, economic development and zoning principals in a General Law city.

Charles Zech, City Attorney, introduced himself and defined the reasons to have a Comprehensive Master Land Use. He also provided a PowerPoint presentation (see attached) regarding Comprehensive Master Land Use, annexation, economic development and zoning principals.

The City Council and Planning and Zoning Commission discussed timeframe and annexation. They also discussed the three subdivisions along F.M. 2252, traffic and the need for a vision for the development of F.M. 2252.

Charles Zech, City Attorney, recommended hiring a professional Planner with municipal experience and then update the City's Zoning Ordinance for a Planned Development District so changes to the property along F.M. 2252 can be regulated for future development. He suggested when the Land Use Plan is amended it is done in conjunction with amending zoning and subdivision ordinances. He also suggested before going to the City of San Antonio, to have a plan and reasons why it would be better for them to release the Bracken area to Garden Ridge.

4. Citizen's Participation – Limit remarks to three (3) minutes per citizen

Kay Bower, 8947 Garden Ridge Dr., stated she feels amending the Sign Ordinance is also important and needs to be completed.

Olm Culpepper, 22110 Christobal Dr., stated he represents a buyer for a property on F.M. 2252 and it is currently zoned RA and they would like it to be rezoned to B1 so the property can be sold. He stated to rezone the zoning ordinance calls for a Master Plan for the development and he hopes this requirement is eliminated during the zoning ordinance update.

Jean Brannon, Brannon Properties, LLC., she encouraged the City Council to not draw out this process and to consider owners of property who are currently trying to sell along F.M. 2252.

5. Adjournment

There being no further business, the Monday, November 7, 2016 Garden Ridge City Council and Planning and Zoning Commission joint meeting was adjourned at 8:47 p.m. by Mayor Knaus.

Nadine Knaus
Mayor

Sam Stocks
Planning and Zoning Commission Chair

ATTEST

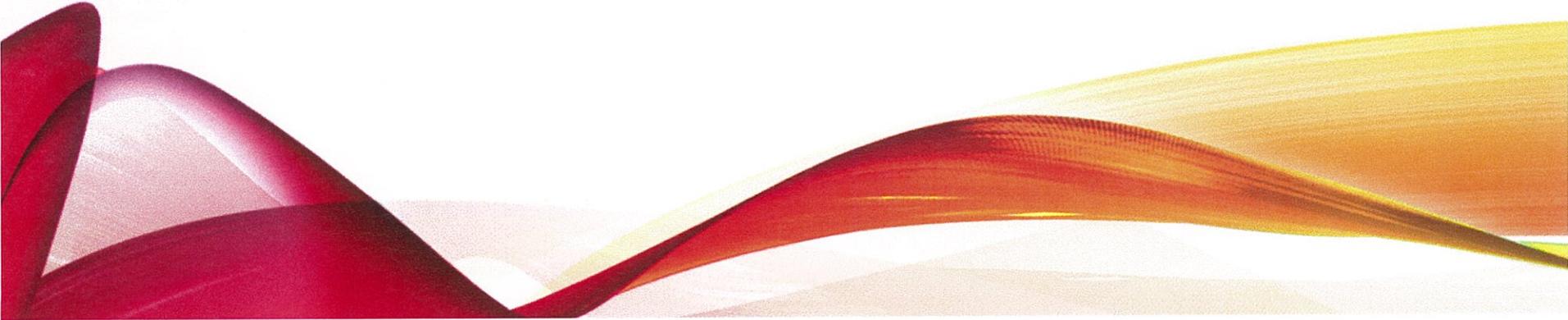
Shelley Goodwin, TRMC
City Secretary



GARDEN RIDGE LAND USE PRESENTATION

Charles E. Zech

Denton Navarro Rocha Bernal Hyde & Zech, P.C.



- 
- Comprehensive Plans
 - Land Use Plans
 - Annexation
 - Zoning
 - Subdivision regulations
 - Economic Development Tools
 - Garden Ridge, Texas – A Vision for the Future Study



COMPREHENSIVE PLANNING

- Texas Local Government Code §213
- The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality.
- A comprehensive plan may:
 - Include but is not limited to provisions on land use, transportation, and public facilities;
 - Consist of a single plan or a coordinated set of plans organized by subject and geographic area, and
 - Be used to coordinate and guide the establishment of development regulations



THE FUTURE LAND USE PLAN

- Most commonly used element of the Comprehensive Plan
- Integrates all of the elements
 - Thoroughfare
 - Housing
 - Parks & Recreation
- NOT a Zoning map; a guidance document
- Can be used for utility studies and impact fees



ANNEXATION

- The Extra-Territorial Jurisdiction
- Corporate Boundaries



ANNEXATION AUTHORITY

- **Home Rule Cities**
 - Local Government Code
 - Charter Provisions
- **General Law Cities**
 - Local Government Code
 - Unilateral / Petition



AREAS APPRAISED FOR AD VALOREM TAX PURPOSES AS AGRICULTURAL, WILDLIFE MANAGEMENT, OR TIMBER MANAGEMENT LGC §43.035

- A city is prohibited from annexing an area that is appraised for ad valorem tax purposes as agricultural, wildlife management, or timber management, unless the city offers a development agreement to the landowner that would:
 - guarantee the continuation of the extraterritorial status of the area; and
 - authorize the enforcement of all regulations and planning authority of the
 - city that do not interfere with the use of the area for agriculture, wildlife management, or timber.
- A landowner may either: (1) accept the agreement; or (2) decline to make the agreement and be subject to annexation. An annexation without offering an agreement is void.



AUTHORITY OF GENERAL LAW MUNICIPALITY TO ANNE AREA LGC §43.033

- A general-law municipality may annex adjacent territory without the consent of any of the residents or voters of the area and without the consent of any of the owners of land in the area provided that the following conditions are met:
- The municipality has a population of 1,000 or more and is not eligible to adopt a home-rule charter;
- The procedural rules prescribed by this chapter are met;
- The municipality must be providing the area with water or sewer service; does not include unoccupied territory in excess of one acre for each service address for water and sewer service; or
- Is entirely surrounded by the municipality and the municipality is a Type A general-law municipality;
- The service plan requires that police and fire protection at a level consistent with protection provided within the municipality must be provided to the area within 10 days after the effective date of the annexation;
- The municipality and the affected landowners have not entered an agreement to not annex the area for a certain time period



AUTHORITY OF GENERAL LAW MUNICIPALITY TO ANNEX AREA LGC §43.024

A municipality may annex an area that:

- (1) is one-half mile or less in width; and
- (2) is contiguous to a Type A general-law municipality.

If a majority of the qualified voters of the area vote in favor of becoming a part of the municipality, any three of those voters may prepare an affidavit to the fact of the vote and file the affidavit with the mayor of the municipality.



AUTHORITY OF GENERAL LAW MUNICIPALITY TO ANNEX AREA LGC §43.028

A General Law Type A municipality may annex an area:

- (1) that is one-half mile or less in width;
- (2) that is contiguous to the annexing municipality; and
- (3) that is vacant and without residents or on which fewer than three qualified voters reside.

The owners of the area may petition the governing body of the municipality in writing to annex the area. The petition must describe the area by metes and bounds and must be acknowledged in the manner required for deeds by each person having an interest in the area.

After the 5th day but on or before the 30th day after the date the petition is filed, the governing body shall hear the petition and the arguments for and against the annexation and shall grant or refuse the petition as the governing body considers appropriate.

If the governing body grants the petition, the governing body by ordinance may annex the area. On the effective date of the ordinance, the area becomes a part of the municipality and the inhabitants of the area are entitled to the rights and privileges of other citizens of the municipality and are bound by the acts and ordinances adopted by the municipality.



ZONING AND PLATTING

- Zoning regulates the use of land. Zoning authority may be extended to areas within a municipality's corporate limits. Once established, the Council has discretion to approve or disapprove requests for changes to the zoning map.
- Subdivision and Platting regulates the subdivision of land. May be extended to a city's extraterritorial jurisdiction. If plat application complies with Chapter 212 and municipality's platting regulations it must be approved.



WHAT IS ZONING?

- Zoning is the division of land into distinct districts and the regulation of certain uses and developments within those districts.
- It is the process to legally control the use that may be made of property and the physical configuration of development
- The power of a municipality to establish zones is a police power and the adoption or amendment of a zoning ordinance is a legislative function.



WHAT CAN ZONING REGULATE?

- Height, number of stories, and size of buildings and other structures;
- Percentage of a lot that may be occupied;
- Size of yards, courts, and other open spaces;
- Population density



WHAT CAN ZONING REGULATE?

- The location and use of buildings, other structures, and land for business, industrial, residential, etc.;
- Construction in areas of historical, cultural, or architectural importance;
- The bulk of buildings (if home-rule).



WHAT MUST ZONING BE DESIGNED TO DO? LGC §211.004

- Lessen congestion in the streets
- Secure safety from fire, panic, dangers
- Promote health & general welfare
- Provide adequate light & air



WHAT MUST ZONING BE DESIGNED TO DO? LGC §211.004

- Prevent overcrowding of land
- Avoid undue concentration of population
- Facilitate adequate provision of transportation, water, sewer, schools, parks, etc.



ZONING AMENDMENTS

LGC §211.006

- A final report must be provided to the City Council before final action on a zoning classification change
- Written protest by 20% of lots or area of land covered or within 200 feet requires a 3/4 vote of all members of the city council
- Council may require 3/4 vote of all members to overrule a recommended denial by the Planning & Zoning Commission (must be in ordinance)



ZONING PROCEDURE AMENDMENTS LGC §§211.006 & .007

- Two Potential Changes to a zoning ordinance
 - Change in Classification (USE)
 - Change in Regulation
- Separate Process for Each
- Different Process depending on existence of Zoning Commission



CLASSIFICATION CHANGE LGC §§211.006 & .007

WITH ZONING COMMISSION

- Public hearings are held to receive input from the public

Zoning Commission

- ✓ 11 days before hearing, written notice to owners within 200 feet
- ✓ Post agenda 72 hours prior to hearing
- ✓ Preliminary Report created from PH

City Council

- ✓ Newspaper notice 16 days prior to hearing
- ✓ Post agenda 72 hours prior to hearing
- ✓ City Council receives Preliminary Report
- ✓ City Council adopts zoning classification change



CLASSIFICATION CHANGE LGC §§211.006 & .007

WITHOUT ZONING COMMISSION

- A public hearing is held to receive input from the public

City Council

- ✓ Newspaper notice 16 days prior to hearing
- ✓ 11 days before hearing, written notice to owners within 200 feet
- ✓ Post agenda 72 hours prior to meeting
- ✓ City Council creates preliminary report
- ✓ 31 days after 11 day notice is given City Council adopts zoning classification change



REGULATORY CHANGE LGC §§211.006 & .007

- A public hearing is held to receive input from the public

Zoning Commission

- ✓ Post agenda 72 hours prior to hearing
- ✓ Preliminary Report created from PH

City Council

- ✓ Newspaper notice 16 days prior to hearing
- ✓ Post agenda 72 hours prior to hearing
- ✓ City Council adopts regulatory Change



SPECIFIC/SPECIAL USE PERMITS (SUP)

- SUPs are uses that a zoning ordinance permits but are screened and specially approved based on particular conditions and suitability.
 - The authority to grant an SUP must be provided for in the zoning ordinance.
 - The ordinance must specify the conditions to be met for the SUP.



PLANNED DEVELOPMENTS

- Development that does not fit the standards within the standard zoning
- Unique circumstances
- Mixed Uses
 - Multi-family
 - Office Developments
 - Retail
 - Hospital Facilities
 - Hotels



PURPOSES OF PLATTING REGULATIONS

- Primary areas that the plat approval process addresses are: ingress and egress; water, sewer, electricity and other utilities; and drainage
- Additional subdivision and platting regulations can include matters such as tree preservation; storm water detention; water quality.



PLAT & SUBDIVISION AUTHORITY

Adoption of Subdivision Regulations

After a Public Hearing on the matter cities may adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the city.

Tex. Loc. Gov't Code § 212.002



ECONOMIC DEVELOPMENT

- Economic Development Corporations
 - Type A
 - Type B
- Municipal Development Districts
- Public Improvement Districts
- Neighborhood Empowerment zones
- Tax Abatements
- Tax Increments Financing
- Development Agreements
- Industrial District Agreements
- 380 Agreements



STUDY RECOMENDATIONS

- Annexation of Bracken
- Development District along proposed Lone Star Rail
- Create Main Street Corridor
 - TIF
- Expand Park and Recreational Opportunities
- Develop Unified Development Code
- Update Zoning to include
 - Historic Preservation
 - Mixed Use
- Plan for Development of Quarry
- Improve Pedestrian and Vehicular Circulation



QUESTIONS?

Charles E Zech

Denton Navarro Rocha Bernal Hyde & Zech, P.C.

2517 N. Main Ave
San Antonio, TX 78212
(210) 227-3243



CITY OF GARDEN RIDGE

MONTHLY ACCOUNT BALANCES & INTEREST RATES

PERIOD ENDED AS OF 10/31/2016

CITY FUNDS	BALANCE	CURRENT INTEREST RATE
GF OPERATING ACCOUNT	\$ 113,170.52	0.0000%
GF MONEY MARKET	250,738.19	0.1500%
TEXPOOL INVESTMENTS	1,075,657.57	0.3800%
ASSET/FORFEITURE - STATE	97.65	0.0000%
ASSET/FORFEITURE - FED	71,815.93	0.1000%
2009 REFI	67,317.59	0.1000%
2009 I&S	45,915.96	0.0500%
2012 REFI	139,365.60	0.1500%
2012 I&S	46,638.23	0.0500%
2015 I&S	5,945.50	0.0500%
2012 CIP PROJECT	49,000.60	0.0500%
2015 CIP PROJECT	6,237,965.21	0.1500%
STREET IMPACT FEES	6,869.88	0.0500%
CONSTRUCTION BOND	312,974.23	0.1500%
TEXPOOL STREET IMPROV	31,283.63	0.3800%
PEG CAPITAL FEES	83,607.00	0.0000%
TOTAL CITY FUNDS	\$ 8,538,363.29	
AVERAGE INTEREST RATES - CITY		0.1293%

WATER FUNDS	BALANCE	CURRENT INTEREST RATE
WATER IMPACT FEES	\$ 6,206.75	0.0500%
TEXPOOL WATER INVEST	2,054,228.23	0.3800%
TEXPOOL IMPACT FEES	317,704.99	0.3800%
TEXPOOL WATER RIGHTS	4,922.97	0.3800%
WATER SURCHARGE	144,653.26	0.1500%
OPERATING ACCOUNT	384,522.59	0.1500%
TOTAL WATER FUNDS	\$ 2,912,238.79	
AVERAGE INTEREST RATES - WATER		0.2483%

TOTAL ALL ACCOUNTS	\$ 11,450,602.08	
AVERAGE INTEREST RATES - ALL ACCOUNTS		0.1537%

CITY OF GARDEN RIDGE
CASH & INVESTMENTS STATEMENT
PERIOD ENDED AS OF 10/31/2016

GENERAL FUND	BALANCE
GF Operational Checking	\$ 113,170.52
GF Money Market	250,738.19
TexPool Investments	1,075,657.57
TOTAL General Fund Reserves	<u>\$ 1,439,566.28</u>

WATER FUND	BALANCE
Operational Checking	\$ 384,522.59
TexPool Water Invest	2,054,228.23
TOTAL Water Company Reserves	<u>\$ 2,438,750.82</u>

CITY OF GARDEN RIDGE
 STATEMENT OF ACTIVITIES
 CURRENT AND YEAR TO DATE AS OF 10/31/2016
 PRE-AUDIT

GENERAL FUND	Oct-16	FY 2017 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 47,844.53	\$ 2,680,097.00	1.8%	\$ 2,632,252.47
EXPENDITURES				
ADMINISTRATION	78,725.31	800,993.00	9.8%	722,267.69
COURT	10,027.76	78,022.00	12.9%	67,994.24
POLICE	115,688.20	1,248,554.00	9.3%	1,132,865.80
PUBLIC FACILITIES	31,500.71	461,510.00	6.8%	430,009.29
COMMUNITY CENTER	2,980.86	60,200.00	5.0%	57,219.14
LIBRARY	3,961.86	59,887.00	6.6%	55,925.14
TOTAL EXPENDITURES	<u>242,884.70</u>	<u>2,709,166.00</u>	9.0%	<u>2,466,281.30</u>
NET POSITION	<u>\$ (195,040.17)</u>	<u>\$ (29,069.00)</u>		<u>\$ 165,971.17</u>

WATER FUND	Oct-16	FY 2017 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 120,742.86	\$ 1,405,596.00	8.6%	\$ 1,284,853.14
EXPENDITURES	74,692.12	1,549,044.00	4.8%	1,474,351.88
NET POSITION	<u>\$ 46,050.74</u>	<u>\$ (143,448.00)</u>		<u>\$ (189,498.74)</u>

CITY OF GARDEN RIDGE
 STATEMENT OF ACTIVITIES - COMMUNITY CENTER
 YEAR TO DATE PERIOD ENDED AS OF 10/31/2016
PRE-AUDIT

REVENUES	YTD
RENTALS	\$ 2,350.00
DEPOSITS	3,200.00
DEPOSITS REFUNDED	(400.00)
DONATIONS	-
TOTAL REVENUES	<u>5,150.00</u>
EXPENDITURES	
MANAGER FEES	861.00
TELEPHONE	47.00
UTILITIES	510.06
MAINTENANCE	732.80
SUPPLIES	-
CLEANING	430.00
EQUIPMENT	-
MARKETING	-
DONATION EXPENDITURES	-
FACILITY ENHANCEMENTS	-
TOTAL EXPENDITURES	<u>2,580.86</u>
NET POSITION	<u><u>\$ 2,569.14</u></u>

City Administrator

From: City Administrator
Sent: Monday, November 28, 2016 10:46 AM
To: 'Dennis&Mary'
Subject: RE: Triumphant Lutheran Christmas Banners

Mrs. Feuge,

The banner requested as submitted is approved.

Thanks,
Nancy Cain
City Administrator
City of Garden Ridge
administrator@ci.garden-ridge.tx.us
210-651-6632

From: Dennis&Mary [REDACTED]
Sent: Wednesday, November 23, 2016 5:07 PM
To: City Administrator
Subject: Triumphant Lutheran Christmas Banners

Dear Ms. Cain,

Triumphant Lutheran Church requests permission from the City of Garden Ridge to place two Christmas banners for up to 30 days announcing our Christmas Services, as follows, beginning Nov 29th:

- One on our own property at 21315 Bat Cave Road, 6' x 3', secured by frames and T-Posts.
- One 10' x 4' banner at the intersection of FM2252 and FM3009 on Mr. Monroe Wetz' property, secured either on the fence or by T-posts. We have spoken to the Wetz family and they agree to our having a sign there.

We value our relationship with the City of Garden Ridge and invite all to join us for our Christmas Services. Thank you for your assistance.

Sincerely,

Mary Feuge
Evangelism Team, Triumphant Lutheran Church
210-599-4812

City Administrator

From: City Administrator
Sent: Monday, November 28, 2016 12:10 PM
To: 'ACKER, WILLIAM P GS-13 USAF AETC AETC/A3Z'
Subject: RE: Wild Game Night Banners

Mr. Acker,

The banner request for the Wild Game Night is approved as requested. We will try to get info about the event into the next Grapevine if there is enough room for inclusion.

Thanks,
Nancy Cain
City Administrator
City of Garden Ridge
administrator@ci.garden-ridge.tx.us
210-651-6632

-----Original Message-----

From: ACKER, WILLIAM P GS-13 USAF AETC AETC/A3Z [redacted]
Sent: Wednesday, November 23, 2016 8:31 AM
To: City Administrator; Kid Acker
Subject: Wild Game Night Banners

Ms Cain,

My name is Bill Acker and I am a resident of Garden Ridge and also I am tasked with coordinating some items for the Wild Game Night Dinner.

This email is to seek permission to put up Wild Game Night Banners for 30 days prior to the event.

In addition, I would like to see about getting some information into the Grapevine for distribution.

Event: Wild Game Night Dinner

When: 4 Feb 2017

Banner locations: (same as previous years) Fm 2252 and Bat Cave Fm 2252 and FM 3009 Fm 3009 and Municipal Pkwy

Banner size: 4X8

Banner dates: 3 Jan 2017 - 3 Feb 2017

Contact info:

Bill Acker
[redacted]

210-501-8199

Thank you for your attention in this matter. The [REDACTED] email is my home email and monitored daily.

V/r,

Bill

Bill "Kid" Acker

**GARDEN RIDGE COMMUNITY CENTER
MONTHLY REPORT**

2016

October 21st thru November 20th, 2016

New Events Booked in Current Month	Charged	7
	No Charge	1

2016-2017

Total Number of Events for the Month	3
Total Number of Days used in the Month	9
Total Number cancelled for the Month	0

2015-2016

Total Number of Events for the Year	74
Total Number of Days Used for the Year	248
Total Number cancelled for the Year	2

Wildflower and Bluebonnet Room

2013-2014

Total Number of Events for the Year	81
Total Number of days Used for the Year	261
Total Number cancelled for the Year	4

Wildflower and Bluebonnet Room

Past years	# of Events	# of Days
2011-2012	76	257
2010-2011	72	241
2009-2010	65	208
2008-2009	67	199
2008	53	190
2007	58	183
2006		139
2005		116
2004		81

CITY OF GARDEN RIDGE BUILDING REPORT

10/21/2015 THRU 11/20/2016

MAJOR PERMITS

Permit #	Address	Builder	Sq Ft.	Value \$	Permit Fees
1097 -16	20910 Misty Arbor	Chesmar Homes	4030	\$ 523,900.00	\$ 3,368.00
1105 -16	9222 Cipriani Way	David Weekley Homes	5578	\$ 725,140.00	\$ 4,296.80
		TOTAL	9,608	\$ 1,249,040.00	\$ 7,664.80

MINOR PERMITS

Permit #	Address	Builder	Project	Permit Fees
1096 -16	8514 Tuscan Hills	G & V Carlson Homes	Patio, Garage, Driveway	\$ 635.72
1098 -16	9606 Aster Circle	Allan Walker	Fence	\$ 125.00
1099 -16	9606 Aster Circle	Allan Walker	Outbuilding	\$ 100.00
1100 -16	19523 Creekview Oaks	Mitch Creel	Spa	\$ 100.00
0039 -16	19302 Bat Cave Rd.	Beyer Boys	Minor HVAC	\$ 100.00
1101 -16	8303 Garden Arbor	Eagle Fence Welding	Fence	\$ 125.00
1102 -16	9351 Cinchona	2nd Opinion Plumbing	Minor Plumbing	\$ 100.00
1103 -16	9606 Aster Circle	Veranda Electric	Minor Electric	\$ 125.00
1104 -16	19410 Arrowood Pl.	Mario Torres	Outbuilding	\$ 100.00
			TOTAL	\$ 1,510.72

TOTAL MAJOR FEES FOR THE MONTH	\$ 7,664.80
TOTAL MINOR FEES FOR THE MONTH	\$ 1,510.72
TOTAL ALL PERMIT FEES FOR THE MONTH	\$ 9,175.52

TOTAL MAJOR PROJECTS VALUE FOR THE YEAR	\$ 10,606,307.40
TOTAL MAJOR PROJECTS SQ FT. FOR THE YEAR	84,851

TOTAL MAJOR PERMIT FEES FOR THE YEAR	\$ 70,958.78
TOTAL MINOR PERMIT FEES FOR THE YEAR	\$ 30,403.79
TOTAL ALL PERMIT FEES FOR THE YEAR	\$ 101,362.57

Library Report, December, 2016

Activities between October 15 and November 15, 2016:

~There were 811 visits to the library.

~There were 1,007 items checked out.

~We added 28 new patrons.

~57 new items were added to the Library Collection.

Classes and Activities

<i>Lunch-n-Learn 10/19 "Organization"</i>	<i>15</i>
<i>Story time 10/21</i>	<i>8</i>
<i>Science Club 10/31 (skip 10/24)</i>	<i>15</i>
<i>Story time 10/28</i>	<i>39</i>
<i>Science Club 11/7</i>	<i>16</i>
<i>Veterans Day 11/10</i>	<i>123</i>
<i>Story time 11/4</i>	<i>4</i>
<i>Science Club 11/14</i>	<i>12</i>

*The **Veterans Day Celebration** on November 10 was a great success. We at the library truly enjoy honoring our veterans. However, I think one of the best parts was the lesson it taught the children. There were 38 students from the elementary school, and they wanted to visit with the veterans. It is wonderful to see their enthusiasm, and for them to know that service and sacrifice for your country is a core value of our American way of life.*

			December			
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				<i>1</i>	<i>2-10:30, Story Time</i>	<i>3</i>
4	<i>5 No Science Club</i>	<i>6</i>	<i>7</i>	<i>8</i>	<i>9-10:30, Story Time</i>	<i>10</i>
11	<i>12 No Science Club</i>	<i>13</i>	<i>14</i>	<i>15</i>	<i>16-10:30, Story Time</i>	<i>17 – 10:30, Elf Pammy Story Time 11:00, Santa Claus</i>
18	<i>19 No Science Club</i>	<i>20</i>	<i>21</i>	<i>22</i>	<i>23 - No Story Time</i>	<i>24</i>
25	<i>26 – Library Closed</i>	<i>27</i>	<i>28</i>	<i>29</i>	<i>30 – No Story Time</i>	<i>31 – Library Closed</i>
			January			
1	<i>2 Library Closed</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>
8	<i>9 Science Club</i>	<i>10</i>	<i>11</i>	<i>12</i>	<i>13</i>	<i>14</i>

Water Managers
Monthly Department Report
Nov-16

	2015						2016							
	Edwards		Trinity		Total	Quarterly	Edwards		Trinity		Total	Quarterly		
	Gallons	Acre Feet	Gallons	Acre Feet	Acre Feet	Acre Feet	Gallons	Acre Feet	Gallons	Acre Feet	Acre Feet	Acre Feet		
January	2,633,000	8.08	11,167,000	34.27	42.35		15,309,000	46.98	431,000	1.32	48.30			
February	324,000	0.99	14,774,000	45.34	46.33		512,000	1.57	19,825,000	60.84	62.41			
March	14,394,000	44.17	1,922,000	5.90	50.07	138.76	3,234,000	9.92	16,359,000	50.20	60.13	170.84		
April	17,561,000	53.89	327,000	1.00	54.90		494,000	1.52	18,620,000	57.14	58.66			
May	8,147,000	25.00	8,066,000	24.75	49.76		4,348,000	13.34	14,693,000	45.09	58.43			
June	1,394,000	4.28	20,378,000	62.54	66.82	171.47	29,247,000	89.76	1,608,000	4.93	94.69	211.78		
July	38,650,000	118.61	10,880,000	33.39	152.00		38,544,000	118.29	12,725,000	39.05	157.34			
August	29,573,000	90.76	30,889,000	94.79	185.55		24,439,000	75.00	7,880,000	24.18	99.18			
September	13,883,000	42.61	28,345,000	86.99	129.59	467.15	23,578,000	72.36	1,715,000	5.26	77.62	334.14		
October	29,538,000	90.65	7,472,000	22.93	113.58		27,951,000	85.78	0	0.00	85.78			
November	16,496,000	50.62	1,000	0.00	50.63		17,312,000	53.13	895,000	2.75	55.88		11/1-11/29	
December	15,997,000	49.09	0	0.00	49.09	213.30	0	0.00	0	0.00	0.00	141.65		
TOTAL	188,590,000	578.76	134,221,000	411.91	990.67		184,968,000	567.65	94,751,000	290.78	858.43		Total EAA Allocations 882.77	
	<i>EAA Stage 3, -35%, Available 630.14 Ac/Ft, Unused 134.96 Ac/Ft</i>							<i>EAA Stage 0, Available 882.77 Ac/Ft, Unused 315.12 Ac/Ft</i>						

Current Edwards Permits

Allocated Pumpage	CO00139	P100-767	511.951	Acre Feet	Year Comparison: January/November	January/November
Purchase	BE 00109I	P100-327	2.000	Acre Feet	2015	2016
Purchase	ME 00417D	P101-185	1.301	Acre Feet	Edwards: 172,596,000 gals 529.67 ac/ft.	184,968,000 gals 567.65 ac/ft.
Purchase	ME 00479I	P101-315	3.895	Acre Feet	Trinity: 134,221,000 gals 411.91 ac/ft.	94,751,000 gals 290.78 ac/ft.
Purchase	UV 00437I	P101-699	2.000	Acre Feet	Total: 306,817,000 gals 941.58 ac/ft.	279,719,000 gals 858.43 ac/ft.
Purchase	UV 00461I	P101-752	4.000	Acre Feet		
Purchase	UV 00478I	P101-801	2.000	Acre Feet	Difference from 2015 – 2016: 27,098,000 gals	83.16 ac/ft. less usage
Purchase	UV 00537H	P101-959	2.000	Acre Feet		
Purchase	UV 00576I	P102-040	14.000	Acre Feet	Water Connections: 2015 – 1560	2016 - 1577
Purchase	UV 00630G	P102-146	1.760	Acre Feet		
Purchase	BE 00081AE	P100-200	62.000	Acre Feet	Avg. usage per connection for November 2016: 11,545.339 gals	
Transfer	CO00119AA	P102-564	0.660	Acre Feet		
Transfer		P103-312	4.500	Acre Feet	Average usage per day for November 2016: 627,827.58 gals	
Transfer		P102-416	2.000	Acre Feet		
Transfer	Keith Zar Pools	P106-186	1.000	Acre Feet	Avg. connections 2015: 1550	Avg. usage per connection for 2015: 208,265.161 gals
Lease	City of Schertz		200.000	Acre Feet		
Lease	M. Friesenhahn	P100-745	65.000	Acre Feet		
Lease	Lloyd Loehman	P107-429	3.000	Acre Feet		
Lease	BVFD	P102-302	-0.300	Acre Feet		

Total Edwards Allocations Available **882.77** Acre Feet

Monthly Well Progress Report

Trinity Well Status:	Static Level: Nov 1 st : 198.0'	Nov 29 th : 199.8'	Diff. of: 1.8'
	GPM: 848	Pumping Level: Nov 1 st : 198.0'	Nov 10 th : 168.8' Diff. of: 0.0'
Edwards Wells Status:	Static Level: Nov 1 st : 126.9'	Nov 29 th : 132.3'	Diff. of: 5.4'

New Meter Installations	3	Meter Replacement	5	Main Breaks	0
New Service Line Inspections	3	Service Line Replacement	0	Service Line Leak Repair	2
Irrigation System Inspections	5	Fire Hydrant Maintenance	2	Leak Adjustment	0
Toilet Rebates	2	Washing Machine Rebates	1	Water Heater Safety Inspections	3

Projects:

CIP. Installing service lines on Teakwood Lane. Installing water main on Teakwood Drive. Trenching on Sumac Cove.

Public Works

October, 2016—November, 20, 2016

Street and Right of Way Maintenance

Right ways mowed: 4
Signs replaced: 3
Medians mowed: 4
Schoenthal Rd: road shoulder work.
City streets: low hanging tree inspections.

Storm water Drainage Facility and Easement Maintenance

Outfalls inspected: 19
Detention/Retention ponds inspected: 18
Trash pickup: FM 3009/Doerr Lane

Park and City Facility/Property Maintenance

City Hall/Community Center mowed: 2
Parks mowed: 2
Paul Davis Park: Installed Expression Swing.
Library: changed out 27 bulbs.
City Hall: Fire alarm serviced.
Community Center: Installed tree base/Drywall work/security camera maintenance.

Animal Control

Domestic Animal Apprehensions:	Dogs 5	Cats 4	YTD Dogs 62	Cats 40
Nuisance Complaint Calls :	0		YTD 0	
Animal Bite Calls :	0		YTD 0	
Deer Carcass Disposals:	17		YTD 152	
Raccoon :	3		YTD 36	
Opossum :	4		YTD 44	
Skunks :	2		YTD 22	
Other:	1 Armadillo-2 hogs		YTD 62	
Hunters for the hungry animal donations : Deer /Wild Hogs			YTD 8	
Total animal control apprehensions/pickups for 2016:			YTD 418	
Animal transferred to adoption agency:	1		YTD 11	
Animals returned to owners:	5		YTD 39	
Animals adopted:	Dogs. 0	Cats 0	YTD 3	
Current animals in city's care:	Dogs. 2	Cats. 7		
Animals ready for adoption:	Dogs. 0	Cats. 0		

Special Note

Oak wilt: None found



GARDEN RIDGE POLICE DEPARTMENT

DECEMBER OCTOBER 21ST – NOVEMBER 20TH CALLS FOR SERVICE

Location	Calls	Code	Water	Total
ARROWOOD	1	0	0	1
BAT CAVE ROAD	5	2	0	7
BINDSEIL	2	0	0	2
COUNTRY OAK ESTATES	0	2	0	2
ENCLAVE AT GARDEN RIDGE	4	0	0	4
FM 2252	12	2	0	14
FM 3009	18	0	0	18
FOREST WATERS	12	0	0	12
GARDEN RIDGE ESTATES	29	8	0	37
GEORG RANCH	18	4	0	22
MUNICIPAL COMPLEX	6	0	0	6
NACOGDOCHES LOOP	0	0	0	0
OAK MEADOW ESTATES	2	0	0	2
PARK LANE ESTATES	1	0	0	1
REGENCY OAKS	2	0	0	2
SCHOENTHAL ROAD	2	0	0	2
THE FOREST OF GARDEN RIDGE	3	0	0	3
THE PARK AT GARDEN RIDGE	0	0	0	0
TROPHY OAKS	4	3	0	7
TWISTED OAKS	0	0	0	0
WILD WIND	4	0	0	4
WOODLANDS OF GARDEN RIDGE	3	1	0	4
COUNTY	14	0	0	14
OTHER	1	0	0	1
TOTALS	143	22	0	165

ARRESTS – 5
ALARM PERMITS – 5
CRASHES – 6

ALARMS – 19
SOLICITOR PERMITS – 0

Location	Units	Injury	Fatal	Type
19100 BLK FM 2252	2 vehicles	0	0	CR3
19500 BLK FM 2252	2 vehicles	0	0	CR3
20700 BLK FM 3009	vehicle vs. deer	0	0	CR2
9000 BLK Tuscan Hills Drive	vehicle vs. deer	0	0	CR2
20000 BLK FM 3009	vehicle vs. deer	0	0	CR2
21300 BLK FM 3009	vehicle vs. deer	0	0	CR2

*ENFORCEMENT (240) *Citations – 103 *Warnings – 137*

INCIDENTS and ARRESTS

- 10/28/2016- After being stopped for failing to signal intent to turn, Ofc. Pelata arrested Jeffrey Thompson for Driving While License Invalid with an Alcohol Related Suspension and Possession of Drug Paraphernalia.
- 11/5/2016- Officers were dispatched to a stolen vehicle and missing person call. The vehicle was recovered and suspect arrested.
- 11/10/2016- After being stopped for a defective headlight, Ofc. McKay arrested Austin Mcleod for Driving While License Invalid with Previous Convictions.
- 11/12/2016- After being stopped for no front license plate, Ofc. Pelata arrested David Raderstorf for Driving While License Invalid with No Insurance.
- 11/18/2016- After being stopped for expired registration, Ofc. McMahan arrested Michael Carroll for Driving While License Invalid with Previous Convictions.

TRAINING

- ◆ **“TAPEIT Conference”**
 - Inv. Spiller
 - Marisa Spencer
- ◆ **“Intermediate Arrest, Search and Seizure”**
 - Ofc. Oehler
 - Ofc. Sanchez
 - Ofc. McKay
- ◆ **“Intermediate Crime Scene”**
 - Ofc. Hackenberg
 - Ofc. McKay
- ◆ **“ALERRT Conference”**
 - Sgt. Dennis



MEMORANDUM

DATE: NOVEMBER 30, 2016
TO: CITY OF GARDEN RIDGE – CITY COUNCIL
FROM: RIVER CITY ENGINEERING (RCE) *[Signature]*
RE: PROJECT UPDATES FOR DECEMBER 2016 COUNCIL MEETING

2013 CIP Project – Warranty Repairs

Placement of seal coat was delayed due to weather. I have not received an updated schedule from the contractor at this time. Pavement must be dry for several days prior to application and temperatures above 60 degrees.

2015 CIP Project – Waterlines, Street and Drainage

The intersection at Forest Waters has been completed and opened to traffic. Additional drainage work will be completed downstream of this intersection soon. The conflicting gas main was relocated by the gas company last week.

Five pay requests have been approved for this project totaling \$866,825.86. No change orders have been requested or approved at this time.

The project continues to progress with waterline installation, drainage improvements, driveway replacement and curbing being installed over the project area. Paving should begin in January.

2016 CIP Project – Street improvements

Survey work has been completed on the Park Lane area. The construction documents are in process.

Well 9 & 10 Site Development

We have not received the TCEQ approval for advertisement as of the date of this memo. We are hoping to receive the approval in the next two weeks. The original response date from TCEQ was scheduled for November 18.

Once we have TCEQ approval on the infrastructure plans and the well contract is complete, we will advertise the project for bid to award the tank, pump station and offsite piping.

Commercial Wastewater Service Planning

Committee meeting scheduled for Dec 12

Begin design and establish agreement with CCMA

Verify TxDOT right-of-way expansion limits

Water Master Plan Update

The water master plan report has been completed. We are working on the impact fee report to set the maximum allowable fee for the committee to consider. The impact fee report will be complete by the end of November. RCE will schedule with City Staff to review both reports prior to taking them to the Impact Fee Committee and Water Commission for their consideration and comments.

Committee meeting scheduled for Dec. 12

Hickory Bend Drainage – Retaining Wall Project

We received the bond documents from the contractor. We have set the following schedule with the contractor by contract:

Signed Contract – December 5

Notice to Proceed/Mobilization – December 12

Completed Construction no later than December 30

The contractor has indicated that the work would take 7-10 business days to complete.

Seal Coat and Striping Municipal Pkwy

We recommend preparing a request for proposal (RFP) for this project and advertising for bid. Of the two bids requested by local contractor only one was responsive to the City's requirement. We also recommend completing this work in the spring. Typically, you seal coat in the March to August timeframe. The application of the seal coat is most effective when the pavement is dry and warm. This work could be scheduled for Spring Break to take advantage of the reduced traffic if Council wishes to provide a schedule in the RFP.

Prepared for Garden Ridge City Council Meeting November 7, 2016

From: Garden Ridge Planning and Zoning Commission
Regular Session Tuesday November 15, 2016

To: Garden Ridge City Council

Subjects:

- a. The Final Plat for the Woods of Garden Ridge, Unit 3
- b. Proposed revisions to Sign Ordinance 55 establishing, regulating and restricting the size, use, height, and the location of signs in the City of Garden Ridge and the extraterritorial jurisdiction area of the City of Garden Ridge, prescribing procedures for requesting sign variances; prescribing an application fee for all signs with the exclusion of residential real estate signs.
- c. Discussion on current zoning ordinance in regards to the number of structures allowed on properties.
- d. Comprehensive Master Land Use Plan
 - i. Goals/plans/timeline to develop recommendations
 - ii. Land Use along F.M. 2252
- e. Nominations and vote on:
 - i. Planning and Zoning Commission Chair
 - ii. Planning and Zoning Commission Vice-Chair

Commission Discussion on a. The Final Plat for the Woods of Garden Ridge, Unit 3.
City Engineer indicated all questions were satisfactorily resolved. After a few additional questions, Commissioners agree.

Motion to approve the Final Plat for the Woods for the Woods of Garden Ridge, Unit 3 was passed by unanimous vote.

Commission Discussion Only on b. Revisions to Sign Ordinance 55.

The City Attorney, Cynthia Trevino, provided a copy of a draft Ordinance 55. Commissioners will study and suggest changes/additions/corrections at the next P&Z Meeting.

Commission Discussion Only on C. Structures allowed on properties.

After discussion, it was moved to carry subject forward to next meeting.
Passed unanimously.

Commission Discussion on Goals/plans/timeline and an initial Recommendation on d. Comprehensive Master Land Use Plan.

The discussion focused on the 1.9-mile corridor along FM 2252. There are numerous existing businesses and two churches along the route. However, much of the land on the corridor is vacant. There are also three subdivisions (Garden Ridge Estates, Arrowood, Regency Oaks) adjacent to the road – all on the western side. Garden Ridge Estates is insulated by one property between them and FM 2252. The other two subdivisions front

the road and will be directly impacted in a negative way by any but the most benign commercial activity.

The collective sense of the Commission, with a total time on the P&Z Commission of over 60 years, and based on personal contact with Garden Ridge residents by our Commissioners, roughly continuous 15 years of P&Z meetings (some quite contentious), and sentiment on social media - all reinforce our belief we need to tread carefully, professionally, and without misstep in allowing the locating any businesses in immediate proximity to our three subdivisions. Two businesses in the last year have presented petitions. Neither was recommended by P&Z for approval. The City Council did not approve either petition.

A few of the considerations and limitations for businesses located in proximity to the three subdivisions include: Smells emanating from the business, Noise generated by the business including traffic, Hours of operation – a 24 hour operation is highly undesirable, Impact of lighting on nearby homes.

How can we restrict the level of light, magnitude of sound, presence of odious smells?

One of our Commissioners suggested we might create special buffer zones around these three subdivisions where we codify in our ordinance the necessity to select business whose impact on the subdivisions will be acceptable to the residents.

Our citizens are quite clear. They are prepared to forgo any “progress” or “development” that adversely impacts what they say to us over and over.

We moved to and selected Garden Ridge because we believed in the City motto:

“A Way of Life, Not Just a Place to Live”

Development of FM 2252 will take place in due course. We do not want nor can we stop development. Our goal is how we can best achieve development without serious discord within the City. We believe we need professional assistance.

It is our recommendation by motion and unanimous vote, the City of Garden Ridge hire a professional planner (or planning firm) to assist in this delicate and highly specialized process.

Commission Discussion Only on e. Nominations and vote on Chair & Vice-Chair.

Sam Stocks was nominated for Chair and Frank Dansby was nominated for Vice-Chair. It was moved and seconded – passed unanimously.

Samuel E. Stocks
Chairman

Attachments:

Agenda P&Z November 15, 2016 w/presentation by City Attorney



November 10, 2016

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

RE: **The Woodlands of Garden Ridge, Unit 3
Final Plat**

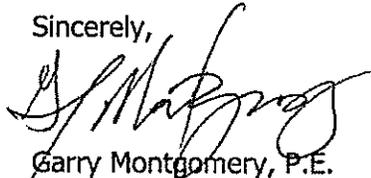
Dear Ms. Cain:

River City Engineering, PLLC. has reviewed the final plat submittal for the referenced subdivision. At this time RCE recommends approval of the Final Plat for Unit 3. The Woods of Garden Ridge, as it conforms to all applicable design requirements and city ordinances.

In conjunction with this plat approval the Developer is responsible for addressing the downstream drainage concerns on Bindseil Lane which are currently under review in our office and by Public Works. Also, all construction traffic during construction of this unit and subsequent home construction shall use the Bindseil entrance to the subdivision.

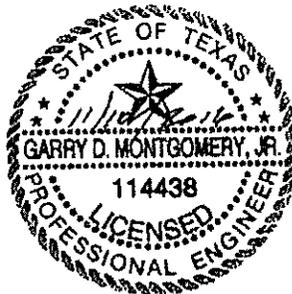
If you have any questions, please do not hesitate to contact us.

Sincerely,



Garry Montgomery, P.E.

Cc: Rick Gray, P.E. – KFW Engineers



Q:\Projects\6092 (City of Garden Ridge)\101-Forest of GR IV\Unit 3\Final Plat Unit 3.doc



October 10, 2016

City of Garden Ridge
Attn: Nancy Cain – City Administrator
9400 Municipal Pkwy
Garden Ridge, TX 78266

Re: The Woodlands of Garden Ridge, Unit 3
Name Change

Dear Ms. Cain,

This letter shall serve as our client's formal notice that the name of the subdivision documents will formally change from "The Woodlands of Garden Ridge" to "The Woods of Garden Ridge" due to legal reasons. The documents affected by the name change will include the Final Plat of The Woodlands of Garden Ridge, Units 2 & 3, and unit 2 has been recorded.

The following documents associated with the Woodlands of Garden Ridge have been recorded in Comal County as follows:

- The Woodlands of Garden Ridge Unit 1, doc #20130645949
- Amending Plat of The Woodlands of Garden Ridge Unit 1, doc #201406036621
- The Woods of Garden Ridge Unit 2, doc #201606029745
- Covenants & Restrictions for The Woodlands of Garden Ridge Subdivision, doc #201306046592

In addition, at the request of the City of Garden Ridge, we will place a note on the final plat of Unit 3 to state:

"The Declaration of Covenants, Conditions and Restrictions for this subdivision has previously been recorded as document number 201306046592, Comal County, Texas."

We appreciate your time a in this matter. Should additional information be required, please contact us.

Sincerely,
KFW Engineers,


Rick Gray, P.E., (CFM)
Sr. Project Manager

Cc: Garry Montgomery
River City Engineering



April 19, 2016

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

**RE: The Woodlands of Garden Ridge, Unit 3
Construction Plan Review**

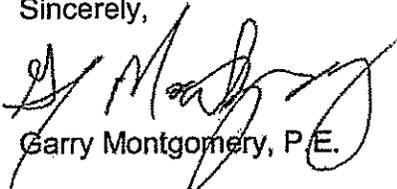
Dear Ms. Cain:

River City Engineering, PLLC. has reviewed the construction plans for Unit 3 of the Woodlands of Garden Ridge. The plans conform to the current subdivision regulation for the City of Garden Ridge. The contractor shall submit material submittals to Public Works and the Water Manager for review prior to construction. The contractor shall also coordinate the start of construction and inspections with the Water Manager. Any infrastructure installed without being inspected will be removed with no expense to the City.

Once construction is complete the contractor and Engineer of Record shall coordinate a walk through inspection with City Staff and provide detailed as-built drawings to the City.

If you have any questions, please do not hesitate to contact us.

Sincerely,



Garry Montgomery, P.E.

Cc: Rick Gray, P.E. – KFW Engineers

Q:\Projects\6092 (City of Garden Ridge)\101-Forest of GR IV\Unit 3\Construction Plans Unit 3.doc



City of Garden Ridge

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

April 7, 2016

KFW Engineers
Rick Gray, P.E.
14603 Huebner
Bldg. 40
San Antonio, Texas 78230

Dear Mr. Gray,

The City of Garden Ridge City Council met in regular session on April 6 2016 and by unanimous vote approved the preliminary plat for The Woodlands of Garden Ridge, Unit 3.

Should have questions or need additional information concerning this matter please feel free to contact me.

Sincerely,

Nancy Cain
City Administrator



6/16/2016

KFW Engineers
Attn: Rick Gray
3421 Paesanos Pkwy
San Antonio, TX 78231

Re: Letter of Certification Recommending Approval

Plat No: The Woodlands of Garden Ridge, Unit 3

Plat Date: 6/15/2016

To Whom It May Concern:

Please accept this Letter of Certification for approval of the above mentioned plat. CPS Energy has no objection to the filing of this plat for consideration by the appropriate governmental entity.

The installation of electric and natural gas (if applicable) facilities is subject to conformance with all legal regulations and requirements relating to platting, subdividing, governmental approvals and permits incidental to installing and maintaining the facilities as planned.

Should changes be made to the approved plat noted and dated above, this letter will be deemed invalid and the updated plat will have to follow the plat review and approval process.

If you should have any questions or concerns regarding this Letter of Certification, please contact our office at (210) 353-4050.

Sincerely,

Gregory Lee

Gregory Lee
Customer Service Supervisor
Customer Engineering Department

REQUEST FOR REVIEW

TO: Centerpoint Energy Date: April 19, 2016

FROM: KFW Engineers (Rick Gray, P.E.) EMAIL: rgray@kfwengineers.com

NAME: The Woodlands Of Garden Ridge, Unit 3 FILE# 205-11-04

RE: PLAT REVIEW

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **CONSULTANT OF RECORD**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By June 28, 2016

- Minor Plat – 10 days Major Plat – 50 days Amending Plats
 Plat deferral – 30 days Variance – 15 days Other – 15 days

I recommend approval

I do not recommend approval

On April 22nd 2016, I notified KFW Engineers the
engineer/subdivider /agent, of the corrections needed to remove this objection. Tel # _____

Comments:

Devin Kleinfelder
Signature

Marketing Consultant
Title

4/22/2016
Date



750 CANYON DR, STE 500
COPPELL, TX 75019

REQUEST FOR REVIEW

TO: KFW ENGINEERS (RICK GRAY,P.E.) Date: APRIL 28, 2016
FROM: Time Warner Cable
PHONE NUMBER: (972)537-5323 FILE# 205-11-04
ITEM NAME: THE WOODLANDS OF GARDEN RIDGE, UNIT 3
RE: PLAT REVIEW

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **ENGINEER OF RECORD**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By: _____, 2016

- Minor Plat-10 days
- Major Plat - 50 days
- Amending Plats – 10 days
- Plat deferral-30 days
- Variance-15 days
- Other-15 days

I recommend approval I do not recommend approval

On APRIL 28, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

[Signature] _____ Data Operation Mgr _____
Signature Title Date

REQUEST FOR REVIEW

TO: AT&T Date: April 19, 2016

FROM: KFW Engineers (Rick Gray, P.E.) EMAIL: rgrav@kfwengineers.com

NAME: The Woodlands Of Garden Ridge, Unit 3 FILE# 205-11-04

RE: PLAT REVIEW

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **CONSULTANT OF RECORD**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By June 28, 2016

Minor Plat – 10 days

Major Plat – 50 days

Amending Plats

Plat deferral – 30 days

Variance – 15 days

Other – 15 days

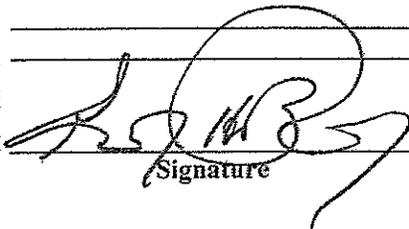
I recommend approval

I do not recommend approval

On _____, I notified _____ the engineer/subdivider /agent, of the corrections needed to remove this objection. Tel # _____

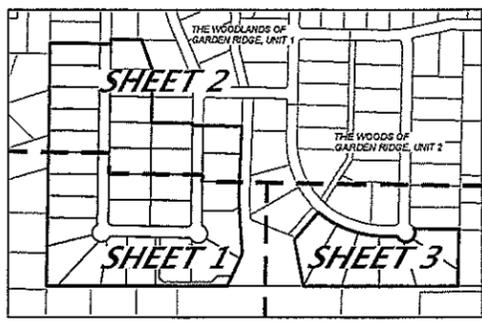
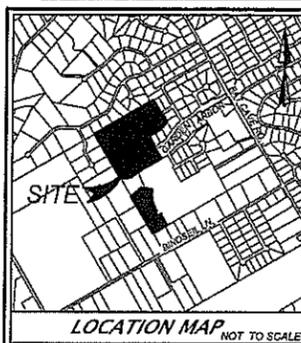
Comments:

Comments: PLEASE INCLUDE AT&T IN ANY ELECTRIC EASEMENTS GRANTED. IF ANY EXISTING AT&T FACILITIES NEED TO BE MOVED, REMOVED, REPLACED OR RELOCATED CWOTS (CUSTOM WORK ORDER/CONSTRUCTION) CHARGES WILL APPLY.


Signature

Mgr Design ENG
Title

5-2-2016
Date



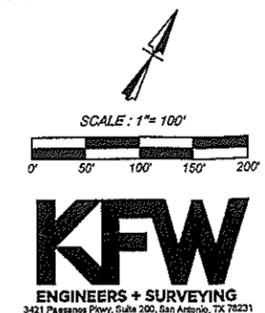
LEGEND

- F.I.R. = FOUND IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
- - - 970 - - - EXISTING MAJOR CONTOURS
- - - EXISTING MINOR CONTOURS
- - - EDWARDS AQUIFER RECHARGE ZONE

SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES

KEY NOTES

1. 12" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 45' BUILDING SETBACK LINE
3. 25' BUILDING SETBACK LINE
4. VARIABLE WIDTH DRAINAGE EASEMENT
5. 10' DRAINAGE EASEMENT
6. 2" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
7. 12" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
8. 16" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
9. 10" GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (DOC. #201306045245)
10. 45' BUILDING SETBACK LINE (DOC. #201306045245)
11. 10" GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (DOC. #201306029745)
12. 45' BUILDING SETBACK LINE (DOC. #201306029745)
13. EDWARDS AQUIFER RECHARGE ZONE
14. 12" GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (DOC. #201306045245)



G.P.S. NOTES:

1. THE CITY OF GARDEN RIDGE AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERLAPPING EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY OPERATIONAL LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAN DOES NOT ABANDON, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

OWNER/DEVELOPER:
DAPHNE DEVELOPMENT, LLC.
 1202 W. BITTERS,
 BLDG 1 SUITE 1200
 SAN ANTONIO, TX 78216
 PHONE: 210-493-2811
 FAX: 210-493-7828

STATE OF TEXAS
 COUNTY OF COMAL
 CITY OF GARDEN RIDGE

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GARDEN RIDGE, TEXAS, FOR USE OF THE PUBLIC FOREVER ALL WATER RIGHTS OF WAY WITHIN THE STREET RIGHT OF WAY AND ALL "DRAINAGE AND WATER UTILITY EASEMENTS" FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE _____ DAY OF _____

OWNER: DAPHNE DEVELOPMENT, LLC.
 1202 W. BITTERS, BLDG 1 SUITE 1200
 SAN ANTONIO, TX 78216
 PHONE: 210-493-2811
 FAX: 210-493-7828

STATE OF TEXAS
 COUNTY OF COMAL
 CITY OF GARDEN RIDGE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

NOTARY PUBLIC
 THE CITY ENGINEER OF THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER _____

THIS PLAT OF _____ THE WOODS OF GARDEN RIDGE, UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF GARDEN RIDGE, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____

BY: _____ MAYOR

BY: _____ CITY SECRETARY

STATE OF TEXAS
 COUNTY OF COMAL
 I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN DOCUMENT NO. _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE. THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, COMAL COUNTY, TEXAS
 BY: _____ DEPUTY

**SUBDIVISION PLAT ESTABLISHING
 THE WOODS OF GARDEN RIDGE, UNIT 3**
 A 33.619 ACRE TRACT OF LAND, CONSISTING OF 27.50 ACRE TRACT AND A 6.119 ACRE TRACT, OUT OF THE CHARLES P. HANLON SURVEY NO. 72, A 107.14 ACRE TRACT, SITUATED IN THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS AND BEING OUT OF A 107.14 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 200806000846 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION HAS PREVIOUSLY BEEN RECORDED AS DOCUMENT NUMBER 201306046592, COMAL COUNTY, TEXAS.

- NOTES:**
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF GARDEN RIDGE AND COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANITORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
 2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 3. ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSOR AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE. THESE AREAS ARE DESIGNATED AS LOT 47, BLOCK 2.
 4. ALL STREETS WITHIN THE SUBDIVISION ARE PRIVATE AND ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSOR AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE.
 5. WATER SERVICE SHALL BE PROVIDED BY THE CITY OF GARDEN RIDGE.
 6. SEWER SERVICE SHALL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
 7. ELECTRIC SERVICE SHALL BE PROVIDED BY C.P.S. AND GAS SERVICE SHALL BE PROVIDED BY CENTER POINT ENERGY.
 8. TELEPHONE/CABLE SERVICE TO BE PROVIDED BY AT&T AND/OR TIME WARNER CABLE.
 9. AN ADEQUATELY SIZED DETENTION POND APPROVED BY THE CITY OF GARDEN RIDGE WILL BE PROVIDED BY THE DEVELOPER PRIOR TO ANY RESIDENTIAL BUILDING PERMITS BEING ISSUED. MAINTENANCE OF THIS DRAINAGE EASEMENT AND DETENTION POND WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH PROPERTY IS DEDICATED TO THE WOODS OF GARDEN RIDGE PROPERTY OWNERS ASSOCIATION.
 10. LOT 47, BLOCK 2 SHALL BE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT.
 11. LOT 1, BLOCK 5 SHALL BE DESIGNATED AS PRIVATE STREET AND AS ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT.

- SURVEYOR NOTES:**
1. 12" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.0001227.
 4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP COMMUNITY PANEL NO. 48029C0415F, DATED SEPTEMBER 2, 2009.
 5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID03).

STATE OF TEXAS
 COUNTY OF BEXAR
 CITY OF SAN ANTONIO

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.

REGISTERED PROFESSIONAL ENGINEER
 KFW ENGINEERS

STATE OF TEXAS
 COUNTY OF COMAL
 CITY OF GARDEN RIDGE

SWORN TO AND SUBSCRIBED BEFORE ME ON THE _____ DAY OF _____

NOTARY PUBLIC
 STATE OF TEXAS
 COUNTY OF BEXAR

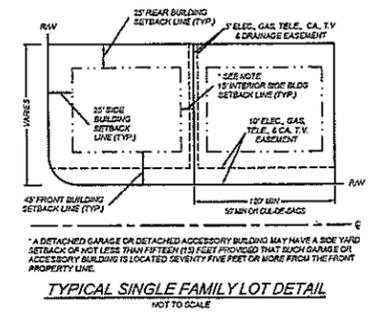
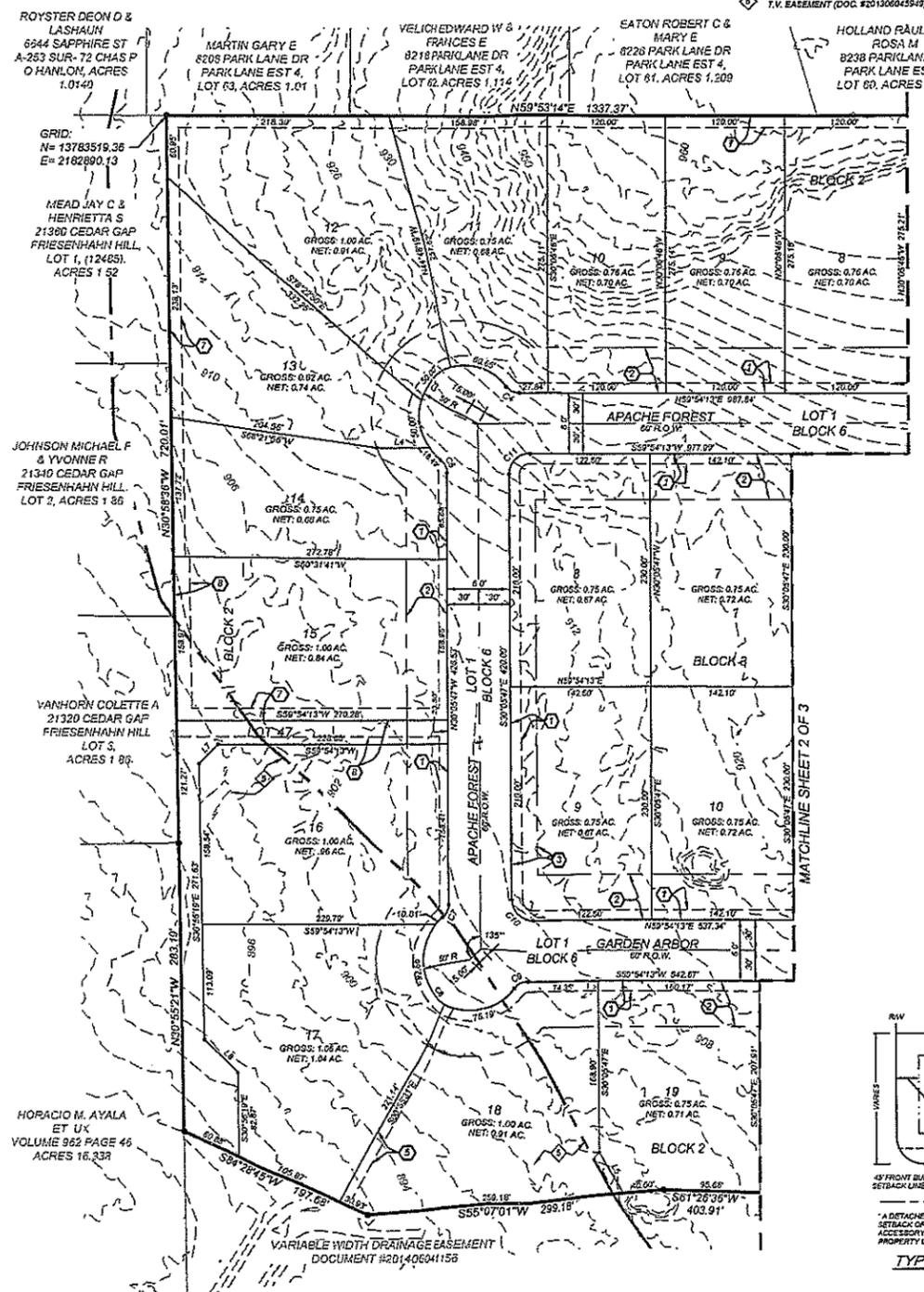
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

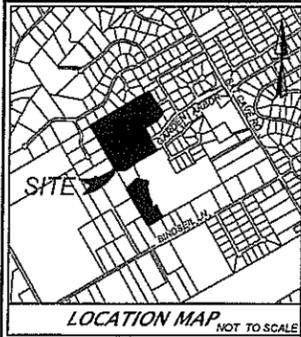
TERESA A. SEIDEL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
 KFW SURVEYING, LLC
 3421 PASSEANOS HWY., SUITE 101
 SAN ANTONIO, TEXAS 78231
 PHONE: 210-979-8444
 FAX: 210-979-8441

STATE OF TEXAS
 COUNTY OF COMAL
 CITY OF GARDEN RIDGE

SWORN TO AND SUBSCRIBED BEFORE ME ON THE _____ DAY OF _____

NOTARY PUBLIC





NOTES:

- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF GARDEN RIDGE AND COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL PRIVATE OPEN SPACE, COMBON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSOR AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE. THESE AREAS ARE DESIGNATED AS LOT 47, BLOCK 2.
- ALL STREETS WITHIN THE SUBDIVISION ARE PRIVATE AND ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSOR AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE.
- WATER SERVICE SHALL BE PROVIDED BY THE CITY OF GARDEN RIDGE.
- SEWER SERVICE SHALL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
- ELECTRIC SERVICE SHALL BE PROVIDED BY C.P.S. AND GAS SERVICE SHALL BE PROVIDED BY CENTER POINT ENERGY.
- TELEPHONE/CABLE SERVICE TO BE PROVIDED BY AT&T AND/OR TIME WARNER CABLE.
- AN ADEQUATELY SIZED DETENTION POND APPROVED BY THE CITY OF GARDEN RIDGE WILL BE PROVIDED BY THE DEVELOPER PRIOR TO ANY RESIDENTIAL BUILDING PERMIT BEING ISSUED. MAINTENANCE OF THIS DRAINAGE EASEMENT AND DETENTION POND WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH PROPERTY IS DEDICATED TO THE WOODS OF GARDEN RIDGE PROPERTY OWNERS ASSOCIATION.
- LOT 47, BLOCK 2 SHALL BE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT.
- LOT 1, BLOCK 6 SHALL BE DESIGNATED AS PRIVATE STREET AND AS ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT.

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.0001227.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP COMMUNITY PANEL NO. 48029C0415F, DATED SEPTEMBER 2, 2009.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD81 (GEOID09).

STATE OF TEXAS
COUNTY OF BEVAR
CITY OF SAN ANTONIO

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.

REGISTERED PROFESSIONAL ENGINEER
KFW ENGINEERS

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

SWORN TO AND SUBSCRIBED BEFORE ME ON THE _____ DAY OF _____

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF BEVAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PASADENS BLVD, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

SWORN TO AND SUBSCRIBED BEFORE ME ON THE _____ DAY OF _____

NOTARY PUBLIC

LEGEND

- F.I.R. - FOUND 1/2" IRON ROD
- S.I.R. - SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. - RIGHT-OF-WAY
- O.P.R. - OFFICIAL PUBLIC RECORDS
- G.E.T.V.E. - GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
- - - 970 - - - EXISTING MAJOR CONTOURS
- - - EXISTING MINOR CONTOURS
- - - EDWARDS AQUIFER RECHARGE ZONE

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

KEY NOTES

- 1" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 45' BUILDING SETBACK LINE
- 25' BUILDING SETBACK LINE
- VARIABLE WIDTH DRAINAGE EASEMENT
- 10' DRAINAGE EASEMENT
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 16' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (DOC. #201306045949)
- 45' BUILDING SETBACK LINE (DOC. #201306045949)
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (DOC. #201606029745)
- 45' BUILDING SETBACK LINE (DOC. #201606029745)
- EDWARDS AQUIFER RECHARGE ZONE
- 12' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (DOC. #201306045949)

OWNER/DEVELOPER:
DAPHNE DEVELOPMENT, LLC.
1202 W. BITTERS,
BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: 210-493-2811
FAX: 210-493-7828

KFW
ENGINEERS + SURVEYING
3421 Pasadena Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TOLP Firm #: 9515 • TOLP Firm #: 1012299

G.P.S. NOTES:
1. THE CITY OF GARDEN RIDGE AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, APPLIANCES OR TRANSFORMERS, EACH WITH ITS NECESSARY RIGHT-OF-WAY. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GARDEN RIDGE, TEXAS, FOR USE OF THE PUBLIC FOREVER ALL WATER RIGHTS OF WAY WITHIN THE STREET RIGHT OF WAY AND ALL "DRAINAGE AND WATER UTILITY EASEMENT" FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE _____ DAY OF _____

OWNER: DAPHNE DEVELOPMENT, LLC.
1202 W. BITTERS, BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: 210-493-2811
FAX: 210-493-7828

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

NOTARY PUBLIC

THE CITY ENGINEER OF THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

THIS PLAT OF THE WOODS OF GARDEN RIDGE, UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF GARDEN RIDGE, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____

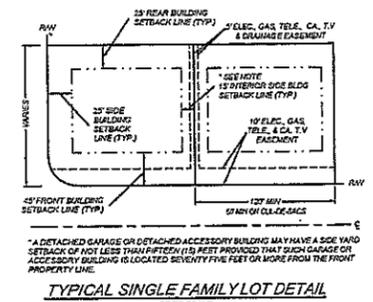
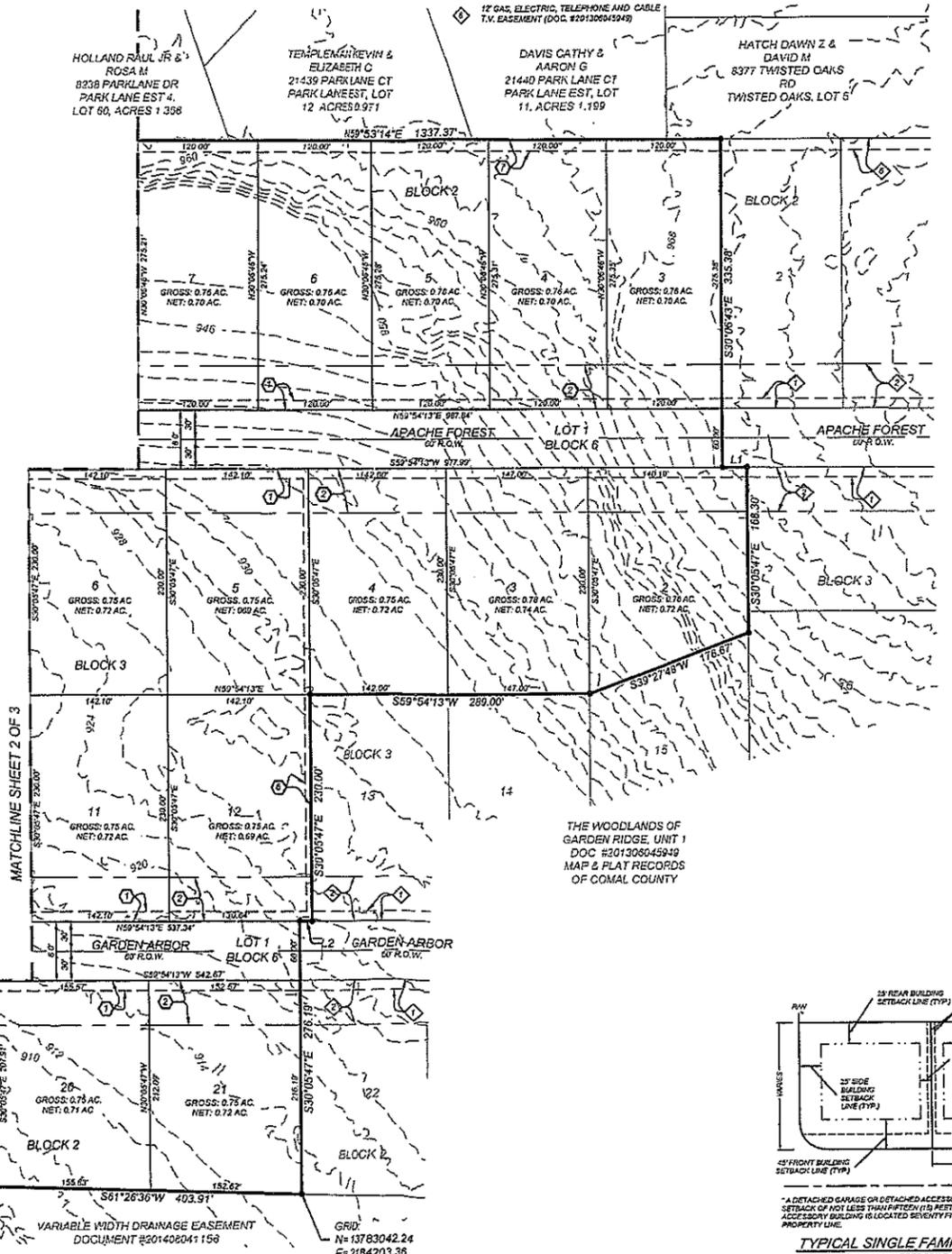
BY: _____
MAYOR
BY: _____
CITY SECRETARY

STATE OF TEXAS
COUNTY OF COMAL

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____ A.D. AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN DOCUMENT NO. _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D.

COUNTY CLERK, COMAL COUNTY, TEXAS
BY: _____, DEPUTY

SUBDIVISION PLAT ESTABLISHING
THE WOODS OF GARDEN RIDGE, UNIT 3
A 33.619 ACRE TRACT OF LAND, CONSISTING OF 27.50 ACRE TRACT AND A 6.119 ACRE TRACT, OUT OF THE CHARLES P. HANLON SURVEY NO. 72, ABSTRACT NO. 253, SITUATED IN THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS AND BEING OUT OF A 107.14 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 200806000846 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION HAS PREVIOUSLY BEEN RECORDED AS DOCUMENT NUMBER 201306046592, COMAL COUNTY, TEXAS.





NOTES:

- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF GARDEN RIDGE AND COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSOR AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE. THESE AREAS ARE DESIGNATED AS LOT 47, BLOCK 2.
- ALL STREETS WITHIN THE SUBDIVISION ARE PRIVATE AND ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSOR AND NOT THE RESPONSIBILITY OF THE CITY OF GARDEN RIDGE.
- WATER SERVICE SHALL BE PROVIDED BY THE CITY OF GARDEN RIDGE.
- SEWER SERVICE SHALL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
- ELECTRIC SERVICE SHALL BE PROVIDED BY C.P.S. AND GAS SERVICE SHALL BE PROVIDED BY CENTER POINT ENERGY.
- TELEPHONE/CABLE SERVICE TO BE PROVIDED BY AT&T AND/OR TIME WARNER CABLE.
- AN ADEQUATELY SIZED DETENTION POND APPROVED BY THE CITY OF GARDEN RIDGE WILL BE PROVIDED BY THE DEVELOPER PRIOR TO ANY RESIDENTIAL BUILDING PERMITS BEING ISSUED. MAINTENANCE OF THIS DRAINAGE EASEMENT AND DETENTION POND WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH PROPERTY IS DEDICATED TO THE WOODS OF GARDEN RIDGE PROPERTY OWNERS ASSOCIATION.
- LOT 47, BLOCK 2 SHALL BE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT.
- LOT 1, BLOCK 6 SHALL BE DESIGNATED AS PRIVATE STREET AND AS ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT.

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.0001227.
- REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP COMMUNITY PANEL NO. 48029C0415F, DATED SEPTEMBER 2, 2009.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

STATE OF TEXAS
COUNTY OF BEXAR
CITY OF SAN ANTONIO

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.

REGISTERED PROFESSIONAL ENGINEER
KFW ENGINEERS

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

SWORN TO AND SUBSCRIBED BEFORE ME ON THE _____ DAY OF _____

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-679-8444
FAX: 210-979-8441

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

SWORN TO AND SUBSCRIBED BEFORE ME ON THE _____ DAY OF _____

NOTARY PUBLIC

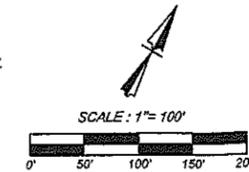
LEGEND

- F.I.R. FOUND 1/2" IRON ROD
- S.I.R. SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. RIGHT-OF-WAY
- O.P.R. OFFICIAL PUBLIC RECORDS
- G.E.T.V.E. GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
- 370 --- EXISTING MAJOR CONTOURS
- - - - - EXISTING MINOR CONTOURS
- - - - - EDWARDS AQUIFER RECHARGE ZONE

KEY NOTES

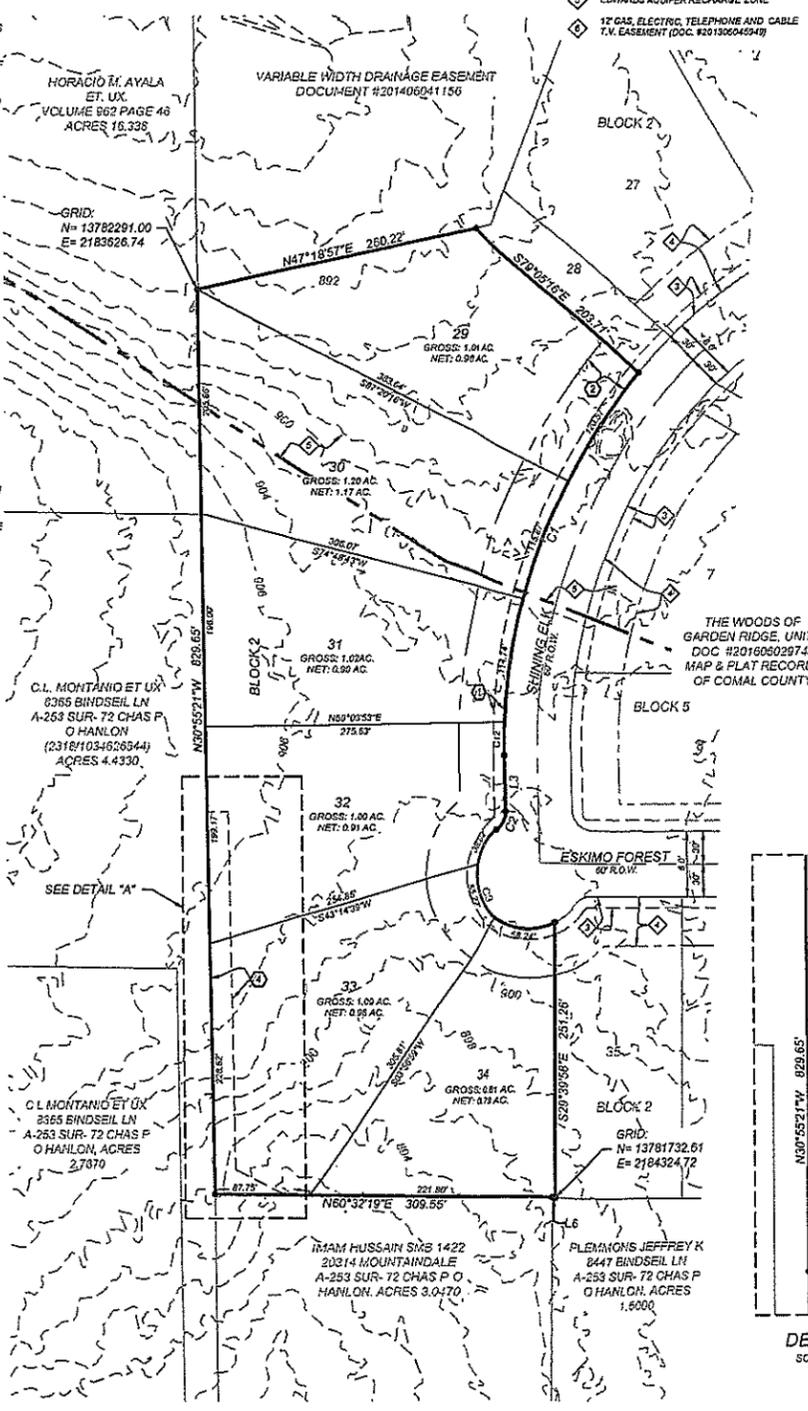
- 19 ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 49 BUILDING SETBACK LINE
- 25 BUILDING SETBACK LINE
- VARIABLE WIDTH DRAINAGE EASEMENT
- 19 DRAINAGE EASEMENT
- 5 ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 12 ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 19 ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 19 GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (DOC. #201306045242)
- 49 BUILDING SETBACK LINE (DOC. #201306045242)
- 19 GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (DOC. #201306029745)
- 49 BUILDING SETBACK LINE (DOC. #201306029745)
- EDWARDS AQUIFER RECHARGE ZONE
- 12 GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (DOC. #201306045242)

OWNER/DEVELOPER:
DAPHNE DEVELOPMENT, LLC.
1202 W. BITTERS,
BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: 210-493-2811
FAX: 210-493-7828



KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 100, San Antonio, TX 78231
Phone #: (210) 979-8444 - Fax #: (210) 979-8441
TSPS Form #: 9513 - TSPS Form #: 1012200

- C.P.S. NOTES:
- THE CITY OF GARDEN RIDGE AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - ANY OCS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OCS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS WHICH LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

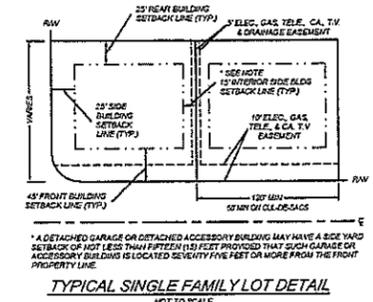
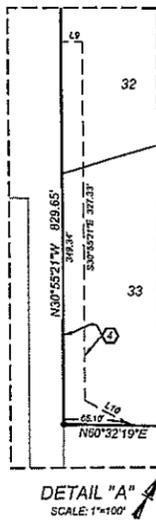


CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	382.10'	530.00'	192.78'	41°18'25"	373.80'	S10°16'55"E
C2	19.50'	20.00'	10.60'	59°52'07"	18.74'	S3°00'04"E
C3	151.42'	50.00'	89.32'	173°34'58"	99.84'	S61°21'30"E
C4	14.34'	15.00'	7.77'	54°47'21"	13.80'	N67°17'53"E
C5	179.14'	50.00'	223.01'	205°16'27"	97.58'	N12°02'20"E
C6	15.83'	15.00'	8.75'	80°29'06"	15.11'	N80°20'20"W
C7	15.17'	15.00'	8.21'	57°52'02"	14.54'	N1°06'37"W
C8	178.88'	50.00'	215.65'	205°08'22"	97.42'	N75°10'30"W
C9	15.22'	15.00'	8.34'	58°08'02"	14.57'	S30°50'12"W
C10	31.42'	20.00'	20.00'	90°00'00"	28.28'	S75°05'47"E
C11	31.42'	20.00'	20.00'	90°00'00"	28.28'	S14°54'13"W
C12	33.37'	530.00'	15.47'	3°20'33"	30.92'	S29°15'50"E

LINE TABLE

LINE	LENGTH	BEARING
L1	28.25'	N59°54'13"E
L2	11.45'	S59°54'13"W
L3	51.49'	S30°50'17"E
L4	50.97'	S59°54'13"W
L5	46.91'	S61°50'20"E
L6	2.35'	S60°21'09"W
L7	37.07'	S14°28'57"W
L8	46.65'	S78°26'19"E
L9	20.00'	N59°04'39"E
L10	51.82'	N86°17'28"E



STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GARDEN RIDGE, TEXAS, FOR USE OF THE PUBLIC FOREVER ALL WATER RIGHTS OF WAY WITHIN THE STREET RIGHT OF WAY AND ALL "DRAINAGE AND WATER UTILITY EASEMENTS" FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE _____ DAY OF _____

OWNER: DAPHNE DEVELOPMENT, LLC.
1202 W. BITTERS, BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: 210-493-2811
FAX: 210-493-7828

STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

NOTARY PUBLIC

THE CITY ENGINEER OF THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

THIS PLAT OF THE WOODS OF GARDEN RIDGE, UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF GARDEN RIDGE, TEXAS AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS _____ DAY OF _____

BY: _____
MAYOR

BY: _____
CITY SECRETARY

STATE OF TEXAS
COUNTY OF COMAL

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN DOCUMENT NO. _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE. THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____ DEPUTY

SUBDIVISION PLAT ESTABLISHING
THE WOODS OF GARDEN RIDGE, UNIT 3
A 33.619 ACRE TRACT OF LAND, CONSISTING OF 27.50 ACRE TRACT AND A 6.119 ACRE TRACT, OUT OF THE CHARLES P. HANLON SURVEY NO. 72, ABSTRACT NO. 253, SITUATED IN THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS AND BEING OUT OF A 107.14 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2008060049 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION HAS PREVIOUSLY BEEN RECORDED AS DOCUMENT NUMBER 201306045592, COMAL COUNTY, TEXAS.

A RESOLUTION BANNING THE USE
OF PESTICIDES CONTAINING GLYPHOSATE ON
CITY OWNED AND MAINTAINED PROPERTY

WHEREAS, several of the pesticides being used by City of Garden Ridge departments tasked with weed and pest control contain the toxin glyphosate;

WHEREAS, there is documented evidence that exposure to glyphosate causes birth defects, fetal deaths, cancer, DNA damage, and other serious illnesses;

WHEREAS, there is no safe dose of exposure to glyphosate because it persists in soil, water, and animal tissue for prolonged periods of time, so even low levels of exposure could still be harmful to humans, animals, and the environment;

WHEREAS, the City Council wishes to implement a program prohibiting the use of pesticides containing glyphosate by city employees and city contractors while performing work for the city;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Garden Ridge, that beginning on the approval date of this resolution, that all weed abatement activities conducted by city employees and city contractors shall not involve the use of any pesticides which contain glyphosate;

BE IT FURTHER RESOLVED, that the City Council, the City Administrator, and the Public Works Department shall not grant any exceptions to allow the use of pesticides containing glyphosate in the eradication of invasive or noxious weeds on city owned property or property the city is charged with maintaining;

BE IT FURTHER RESOLVED, that all purchases by the city of pesticides containing glyphosate shall end immediately, and any remaining stock of pesticides containing glyphosate shall be disposed of immediately following the city's hazardous waste disposal protocols;

BE IT FURTHER RESOLVED, that the City of Garden Ridge will encourage the Comal Independent School District to join this prohibition on pesticides containing glyphosate, and calls on the Comal Independent School District to educate employees, students, and parents about the harmful effects of using toxic pesticides such as those containing glyphosate;

BE IT FURTHER RESOLVED, that this prohibition on the use of products containing glyphosate shall continue until the City Council takes further action;

BE IT FURTHER RESOLVED, that this resolution becomes effective immediately upon approval by the Garden Ridge City Council;

BE IT FINALLY RESOLVED, that Garden Ridge city staff shall use all feasible and affordable means at its disposal to alert residents about the city's decision to end its use of pesticides containing glyphosate, and to encourage residents to follow the city's example.

PASSED AND RESOLVED THIS 7th day of December, 2016.

Nadine L. Knaus
Mayor

ATTEST:

Shelley Goodwin
City Secretary

Council Ideas/Suggestions List by Category

Updated: November 30, 2016

Ongoing items

Items	Status	Completed Council Approval
1. Issues with 2013 CIP project		
a. Warranty issues –		
i. Letter to contractor	Sent	
ii. Meeting with contractor	March 24, 2016	
iii. Status of repairs/corrections	Ongoing and to be completed by May 10	
2. Concealed handguns (Councilman Thompson)		
a. Letter/contact with Judge	Presented at May 5, 2016 Council meeting	Completed-Awaiting Councilman Thompson's approval
b. Cost of wands or other monitoring devices	Presented at May 5, 2016 Council meeting Included in FY 2016 Budget Amendment #1 Equipment installed	Completed-Awaiting Councilman Thompson's approval
3. Sewer Along 2252 (Councilman Lantzy)	City Council, City Engineer, staff, City Attorney, Financial Advisor continue gathering information, discussions and study. Continue as Executive Session item monthly until ready for Council action 6/15/16-City Council authorized staff to move forward with aspects of project Reimbursement Resolution to City Council August 3, 2016 with Council decision on whether	

	<p>to include water line extension on Naco Loop as part of project</p> <p>Reimbursement Resolution approved August 17, 2016 by City Council</p> <p>City Engineer working on Wastewater Master Plan and Impact Fee Study</p> <p>Coordinating Impact Fee Committee Meeting in Dec. 2016</p>	
<p>4. iPerl Meter Installation and registration questions (Councilman Trial)</p>	<p>IPerl meter installation ongoing</p> <p>Audit of 80 random iPerl meters ongoing (in 2nd month)</p> <p>Sensus software update complete</p> <p>Tablets utilized for meter reading in April</p> <p>Audit results will be presented to Council upon completion</p> <p>Working with Sensus on review of Iperl meter readings and billings</p> <p>Sensus reviewing meter reading information</p>	
<p>5. Personnel Policy (Mayor Knaus)</p> <p>Incentive Pay (Councilman Thompson)</p>	<p>Meeting scheduled for May 18, 2016 with City Council, staff, City Attorney to begin review of draft document</p> <p>Incentive Pay will be discussed during Personnel Policy draft document discussions</p> <p>6/15/16 – City Attorney looking at another possible</p>	

	<p>policy for Council Consideration and to bring back to Council upon completion of review</p> <p>City Attorney continues work on revising policy with proposed revised chapters to Council for comment</p>	
<p>6. Hickory Bend erosion /Maintenance (Councilman Thompson)</p>	<p>Meeting with RCE, Staff & homeowners met March 30</p> <p>City Engineer completing plans and acquiring cost estimate</p> <p>Public Works Director contacting contractors for bids on the project</p> <p>Two bids received with City Engineer awaiting one additional bid</p> <p>One additional bid received and City Engineer reviewing contractor's references. Item on September 7, 2016 Council meeting</p> <p>City Engineering discussed lowest bid received for project at Sept. 7, 2016 Council meeting and Council by consensus awarded bid with ratification of bid award to occur at Oct. 5, 2016 Council meeting</p> <p>Bid award ratified 10/5/16 – 45 days to complete project</p>	
<p>7. Council Chamber Sound System (Mayor Knaus)</p>	<p>Met with contractors and awaiting</p>	

	<p>proposals/cost estimates FY 2017 Budget item Postponed due to budgetary constraints</p>	
<p>8. Electronic Payments (Councilman Thompson)</p>	<p>Researched & cost included in FY 2016 Budget Amendment #1 Software upgrade for Incode on May 19 Service Charge and Convenience fee Ordinance to Council June/July Contract with new credit card provider Design website link Goal for full implementation Oct. 1, 2017 Contract with credit card processor completed Possible revisions to Convenience Fee Ordinance may be necessary-to discuss with City Attorney New credit card machine in use</p>	<p>Convenience Fee Ordinance adopted May 2016 Software upgrade completed Cost of project included in FY2016 Budget Amendment #1</p>
<p>Electronic Water Billing (Councilman Thompson)</p>	<p>Software upgrade on May 19 Include in FY 2017 Budget Begin implementation FY 2017 Full implementation TBD Online water bill payments active September 14, 2016 Online Court payments active October 2016</p>	<p>Software upgrade completed</p>

<p>9. Community Center (Councilman Lantzy)</p>	<p>Comparing pricing of similar venues Developing fully loaded cost for facility Acquiring estimates for removal of overhead doors, sound system, commercial stove, AC system Developing list of aesthetical improvements to center that may affect lighting, energy and electrical improvements Staff working on maintenance items Comparing contracts from other venues for revisions to current contract Bring information at hand to Council in June for discussion and direction Councilman Lantzy discussed Community Center with Council on 6/6/16 Proposals for door removal, new air conditioning and ducting received and to be presented to City Council with funding through CIP Council approved funding on August 3, 2016 through CIP. Doors removed, new air conditioning installed. Awaiting install of duct work on September 12, 2016</p>	
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	<p>Duct work installation completed September 12/13, 2016</p> <p>City Attorney revising Community Center Contract per Council direction 10/5/16 – Marketing and future projects being discussed by Council</p> <p>Work continues on revising Community Center Contract</p>	
<p>10. Training for Commissioners (Councilman Thompson)</p>	<p>Continuous/Ongoing Staff will advise Commissioners of training/seminars as information available</p> <p>Budget Training/Travel annually</p> <p>Councilman Thompson to attend TML Newly Elected Officials training August 18</p> <p>Councilmen Thompson and Trial attended August 18, 2016 training</p> <p>Two P&Z members and Councilman attended AACOG Planning &Zoning training</p>	
<p>11. Update Ordinances (Councilmen Thompson and Lantzy)</p>	<p>Cost for Codifying to be included in FY 2017 Budget</p> <p>Work with legal to develop plan for updating</p> <p>Identify ordinances to be updated</p> <p>Codifying of</p>	

	ordinances postponed due to budgetary constraints	
12. Assistant City Administrator (Mayor Knaus and Councilman Lantzy)	City Administrator to develop job description Include position in FY 2017 Budget Postponed due to budgetary constraints	
13. Code Compliance (Councilman Thompson)	City Council discussion on need for Code Compliance Officer Council objectives for Code Compliance Officer Obtain legal requirement for Code Compliance Officer Determine budgetary impact Place on Council agenda in June for discussion of above Possible inclusion in 2017 Budget Postponed due to budgetary constraints	
14. Quarterly Issues Town Hall Meeting (Councilman Lantzy)	Determine dates for Meetings	
15. Interface with Businesses (Councilman Trial)	Review Grapevine Policy with comments from legal Review website link with comments from legal Placement of above on June/July agenda	

16. Bat Cave Road widening (Councilman McCaw)	General briefing on future agenda	
Completed Items	Status	Completed Council Approval
1. City Concerns/Ideas (Councilman Thompson)	Review of existing process Communication with Council Process Improvement	Done Done-Monthly list of complaints/issues submitted to Council Done-Call to citizens in April/May Grapevine to submit qualifications for reengineering experience
2. Agenda Tracking (Mayor Knaus)	Short term – methodology developed and in use Long term – Determination to made if needed at later date	Done
3. Citizen Input to Budget (Councilman Lantzy)	Placed in Grapevine – contact your Councilman	Done
4. Training for Council members (Councilman Thompson)	List of recommended training developed and submitted to Council	Done
5. Grapevine and inserts policy (Councilman Thompson)	Policy sent to Councilman – per Councilman, no action required at this time	Done
6. Freezing of Taxes for persons over 65 and/or disabled (Councilman Lantzy)	Placed on April agenda	Discussed in April Council Meeting –Awaiting Councilman Lantzy's approval - Done
7. Finish seating areas for Community Center (Councilman Trial)	Painting of benches can be accomplished by Public Works Future discussion if necessary when Community Center is discussed	Benches painted in May – Awaiting Councilman Trial's approval Done per Councilman Trial – 6/8/16

Pending	Status	Completed Council Approval
8. Annual or semi-annual inspection of buildings and other City facilities (Councilman Trial)	To be implemented semi-annually	Implemented Monthly
9. Disaster recovery plan for City (Councilman Trial)	Discuss at future Council meeting to determine the scope of recovery plan	
10. Disaster recovery plan for Water Department (Councilman Trial)	Discuss at future Council meeting to determine the scope of recovery plan	
11. Complaint system process reengineering (Councilman Thompson)	Pending citizen volunteer response to determine next step June 2016 citizen volunteer Jessie Valdez met with Mayor and staff to begin review of and analyze process Review of process completed with Staff developing report for Public Works and Water Department employees	
12. Location of middle school (Councilman Arvidson and Councilman Trial)	Discussions have begun with CISD	
13. Interpretive Services for meetings (Councilman Thompson)	Identified source for various interpretive services Devices for hearing impaired could be part of sound system upgrade in Council room	
14. Video stream Council meetings (Councilman Trial)	Discuss with legal pros/cons Sound system in Council room can be planned for future streaming capabilities Requires additional	

	technology upgrades and equipment Budget impact	
15. Permit for feeding deer (Councilman Trial)	Discuss at future Council meeting	
16. Videos for website (Councilman Trial)	Maybe prepared by GRES or students to increase civic involvement	
17. Coffee with Mayor and Council (Councilman Trial)	Discuss at future Council meeting and determine dates	
18. Business outreach by Council – walk businesses (Councilman Trial)	Discuss at future Council meeting	

2017 Rolling Agenda

January 4, 2017

Topics on Rolling Agenda: (21 days before mtg) 12/15/16
Items Due to City Secretary: (15 days before mtg) 12/20/16
Agenda locked @ 10am
CAadm Final Approval: (14 days before meeting) 12/21/16
Draft Agenda to Mayor/City Atty (12 days before mtg) 12/23/16
Agenda posted on (6 days before meeting) 12/29/16

Red=City Council Purple=Quarry Commission
Planning & Zoning =Green Water Commission= Blue

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				

Proclamations/Awards (Before Citizen Comment Period)

Consent Agenda

1. Minutes 12-7-16
2. Financial Report
3. Staff Reports (Admin, Library, Public Works, Water, PD)

Public Hearings

Non-Consent Agenda

Ordinances and Resolutions and CIP presentation

1. CIP
 - CIP Project for 2013
Status report
 - CIP Project for 2015
Status report
Trinity Wells pumpage and infrastructure
 - CIP Project for 2016
Status report
Prioritization of additional projects
 - Water Master Plan
 - Sewer System Update (FM 2252)
2. Election Update

Commission Items

P&Z

Quarry

Water

Discussion

11/30/2016 11:48:39 AM

1. Future Agenda Items requested by City Council

Updates

1. City Attorney Update
 - a. Animal Ordinance
 - b. Sign Ordinance
 - c. Employee Personnel Policy
 - d. Comprehensive Master land Use Plan
2. City Council Communications
 - a. Council Idea/Suggestions
 - b. Citizen/ Issue Process
3. Parks Committee (Trial)
 - a. City Parks Plan
 - b. Christmas Tree Lighting Event
4. Deer Management (Arvidson)
5. Rolling Agenda

Executive Session

February 1, 2017

Red=City Council Purple=Quarry Commission
 Green= Planning & Zoning Blue= Water Commission
 Orange =City Holidays

- Topics on Rolling Agenda: (21 days before mtg) 1/12/17
- Items Due to City Secretary: (15 days before mtg) 1/17/17
- Agenda locked @ 10am
- CAdm Final Approval: (14 days before meeting) 1/18/17
- Draft Agenda to Mayor/City Atty (12 days before mtg) 1/20/17
- Agenda posted on (6 days before meeting) 1/26/17

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				

Proclamations/Awards (Before Citizen Comment Period)

Consent Agenda

1. Minutes 1-7-17
2. Financial Report
3. Staff Reports (Admin, Library, Public Works, Water, PD)

Public Hearings

Non-Consent Agenda

- 1.
- 2.

Ordinances and Resolutions and CIP presentation

1. CIP
 - CIP Project for 2013
Status report
 - CIP Project for 2015
Status report
Trinity Wells pumpage and infrastructure
 - CIP Project for 2016
Status report
Prioritization of additional projects
 - Water Master Plan
 - Sewer System Update (FM 2252)
2. Call May 7, 2017 City Council Election (Mayor, Place 2 and Place 3)

Commission Items

1. P&Z
2. Quarry
3. Water

Discussion

11/30/2016 11:48:39 AM

1. Future Agenda Items requested by City Council

Updates

1. City Attorney Update
 - a. Animal Ordinance
 - b. Sign Ordinance
 - c. Employee Personnel Policy
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 - a. Council Idea/Suggestions
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4. Parks Committee (Trial)
5. Deer Management (Arvidson)
6. Rolling Agenda

Executive Session

PENDING FUTURE AGENDA ITEMS

- 1) 2/2/16 Discussion of issues surrounding Bat Cave Road will be placed on future Council agenda...*J. McCaw*
- 2) Ordinance update plan....*Legal & S. Goodwin*
- 3) 2017 Earth Day Proclamation...*N Knaus*
- 4) Oak Wilt Town Hall
- 5) Daily cost per animal that Garden Ridge keeps....*S. Trial*

Items for further discussion before adding to list

State of City.....*N. Cain*