



City of Garden Ridge

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

AGENDA PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, FEBRUARY 8, 2022, 6:00 P.M.

The Planning and Zoning Commission will meet in a regular session on Tuesday, February 8, 2022, at 6:00 p.m. in the City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted providing time, place, date, and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Citizen Comment Period – limited to 30 minutes total

Rules for Citizens' Participation: The Commission welcomes citizen participation and comments at all Commission Meetings. The Commission offers citizens the opportunity to address them by signing up to speak prior to the meeting. If you speak, you must follow these guidelines:

a) Respect and courtesy:

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

b) Speaking:

1. First citizen comment period.
 - i. You are required to sign up to speak and you are limited to one 3-minute period.
2. Second citizen comment period.
 - i. You are not required to sign up and you are limited to one 2-minute period.
3. State your name and address before your comments begin.
4. You are only allowed to speak once per topic, unless also speaking during a posted Public Hearing.

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

5. Business Items

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

- a) Approval of Minutes for January 11, 2021, Planning and Zoning Commission Regular Meeting.
- b) Items applicable to the Planning and Zoning Commission discussed at February City Council Meeting, including possible update on FM 2252 Sewer Project and TxDOT FM 2252 Expansion.
- c) Petition by Michael Domgard for a variance to Ordinance No. 13-122018, Section 5, Residential, 5.1.2.5.2. to allow a fifty-four (54) percent impervious cover limit on property located at 9620 Trophy Oaks Dr. for the construction of a pool with outdoor kitchen, pool house, and garage/shop. The 0.8180 acre property is further known as Lot 38, Block 2, Trophy Oaks Subdivision, Garden Ridge, Texas. Impervious cover limit in Single Family Dwelling (R) District is thirty-five (35) percent of the lot area.
 1. Hold a public hearing.
 2. Discuss and make a recommendation regarding the petition.

- d) Ordinance No. 210-112021 An Ordinance of the City Council of the City of Garden Ridge, Texas, adopting board and commission policies and procedures; providing a cumulative and savings clause; providing for severability; and declaring an effective date.
 - 1. Interview possible candidates for Planning and Zoning Commission Place 5 and Place 7 Vacancies.
 - 2. Make a recommendation to City Council for appointment of Commissioner.
 - e) Draft Zoning Ordinance / Master Land Use Plan.
 - 1. Discuss and make possible recommendations related to the Draft Zoning Ordinance.
 - 2. Discuss and make possible recommendations related to the Master Land Use Plan and Map.
 - f) Future Agenda Items
 - 1. Commissioners input on agenda items.
 - 2. Announce date, time, and location for next meeting (March 8, 2022, at 6:00 p.m. at City Hall).
6. **Citizen Comment Period** – limited to 20 minutes total
See “Rules for Citizens’ Participation” under Item 4.
7. **Adjournment**

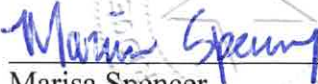
AGENDA NOTICES:

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

Action by Commission Authorized: The Commission may vote or act upon any item within this agenda.

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

This is to certify that I, Marisa Spencer, posted this Agenda at 12:30 p.m. on February 4, 2022, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.



Marisa Spencer
City Secretary



City of Garden Ridge

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

MINUTES PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, JANUARY 11, 2022, 6:00 P.M.

Commissioners Present:

Chair Karen Diaz
Vice-Chair Kerim Jacaman
Commissioner Dr. Jim Miller
Commissioner Todd Hill
Commissioner Roy Leatherberry

Commissioners Absent:

Commissioner Jesse Deaver (resignation submitted)
Vacant Position

City Staff and City Councilmembers Present:

Nancy Cain, City Administrator
Marisa Spencer, City Secretary
Michelle Hinojosa, Utility Clerk
Councilmember Jesse Valdez
Councilmember Kay Bower

1. Call to Order

With a quorum of the Planning and Zoning Commissioners present, Chair Diaz called the regular meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00 p.m. on Tuesday, January 11, 2022, in the City Council Chambers of Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Roll Call: See above.

3. Pledge of Allegiance: Chair Diaz led the Pledge of Allegiance.

4. Citizen Comment Period: No one signed up to speak.

5. Business Items

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

a) Approval of Minutes for December 14, 2021, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Commissioner Dr. Miller, seconded by Vice-Chair Jacaman, to approve the minutes for December 14, 2021, Planning and Zoning Commission Regular Meeting. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

b) Items applicable to the Planning and Zoning Commission discussed at January City Council Meeting, including possible update on FM 2252 Sewer Project and TxDOT FM 2252 Expansion.

Chair Diaz provided the Commission with an update on items applicable to the Planning and Zoning Commission discussed at the January City Council Meeting.

c) Petition by Brenda L. Elliott for a variance to Ordinance No. 13-122018, Section 5, Residential, 5.1.3.4. to allow the parking of a Recreational Vehicle (RV) in a portion of a driveway within the exterior side yard of the property at 9404 Azalea Gate, further known as Lot 4, Block 2, Garden Ridge Estates, Garden Ridge, Texas. Parking of an RV is only allowed in rear or interior side yards.

1. Hold a public hearing.

Chair Diaz opened the public hearing at 6:08 p.m.

Three (3) citizens spoke regarding the petition and City Secretary Marisa Spencer read four (4) written comments submitted by citizens.

Chair Diaz closed the public hearing at 6:19 p.m.

2. Discuss and make a recommendation regarding the petition.

Brenda Elliott spoke regarding the petition for a variance to Ordinance No. 13 to allow the parking of a Recreational Vehicle (RV) in a portion of a driveway within the exterior side yard of the property at 9404 Azalea Gate and addressed questions from the Commission.

Motion: A motion was made by Commissioner Leatherberry, seconded by Commissioner Hill, to recommend to City Council denial of the petition by Brenda L. Elliott for a variance to Ordinance No. 13-122018, Section 5, Residential, 5.1.3.4. to allow the parking of a Recreational Vehicle (RV) in a portion of a driveway within the exterior side yard of the property at 9404 Azalea Gate, further known as Lot 4, Block 2, Garden Ridge Estates, Garden Ridge, Texas. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

d) Final Plat for Pensionmark Office Center located approximately 440 feet southwest of the intersection of Nacogdoches Road (FM 2252) and Nacogdoches Loop (Old Nacogdoches Road).

1. Discuss and make a recommendation regarding the Final Plat.

City Administrator Nancy Cain reviewed the Final Plat for Pensionmark Office Center and stated it has been reviewed by the City Engineer.

Kevin Ethridge, Engineer representing Pensionmark Office Center, spoke regarding the Final Plat for Pensionmark Office Center and addressed questions from the Commission.

Motion: A motion was made by Vice-Chair Jacaman, seconded by Commissioner Hill, to recommend to City Council approval of the Final Plat for Pensionmark Office Center located approximately 440 feet southwest of the intersection of Nacogdoches Road (FM 2252) and Nacogdoches Loop (Old Nacogdoches Road). The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

e) Ordinance No. 210-112021 An Ordinance of the City Council of the City of Garden Ridge, Texas, adopting board and commission policies and procedures; providing a cumulative and savings clause; providing for severability; and declaring an effective date.

1. Make a recommendation regarding the resignation of Jesse Deaver from the Planning and Zoning Commission.

The Commission discussed Ordinance No. 210-112021 and the resignation letter submitted by Jesse Deaver.

Motion: A motion was made by Commissioner Dr. Miller, seconded by Commissioner Hill, to recommend to City Council approval of the resignation of Jesse Deaver from the Planning and Zoning Commission. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

f) Draft Zoning Ordinance / Master Land Use Plan.

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

Chair Diaz stated Bryce Cox, Planner, was unable to attend the meeting so this item would be tabled at this time, and the Commission discussed scheduling a special meeting for Thursday, January 20th at 6pm for a final review of the Draft Zoning Ordinance.

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

The Commission had nothing additional at this time.

g) Future Agenda Items

1. Commissioners input on agenda items.

None at this time.

2. Announce date, time, and location for next meeting (February 8, 2022, at 6:00 p.m. at City Hall).

Chair Diaz stated the next Planning and Zoning Commission Regular Meeting is scheduled for Tuesday, February 8, 2022, at 6:00 p.m. at City Hall.

6. Citizen Comment Period: No one wished to speak.

7. Adjournment

Motion: A motion was made by Commissioner Hill, seconded by Vice-Chair Jacaman, to adjourn. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously. There being no further business, the Tuesday, January 11, 2022, Planning and Zoning Commission Regular Meeting was adjourned at 7:04 p.m. by Chair Diaz.

ATTEST:

Karen Diaz
Chair

Marisa Spencer
City Secretary

JANUARY 11, 2022, PLANNING AND ZONING COMMISSION REGULAR MEETING
PUBLIC HEARING – BRENDA ELLIOTT (9404 AZALEA GATE) VARIANCE REQUEST

PLEASE WRITE YOUR NAME AND ADDRESS.

1. Bill Pugh 21016 Hickory Bend.
2. Dawn Hatch 8377 Twisted Oaks
3. Brenda Elliott 9404 Azalea Gate

4.

5.

City Secretary Marisa Spencer read written comments submitted by the following citizens:

7. Hilbert Lieke Jr. 21025 Hickory Bend
8. Ralph Griffith 9409 Azalea Gate
9. Johnida Evans 9405 Azalea Gate
10. Cynthia and Rickie Baker 21029 Hickory Bend

11.

12.

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18.

19.

20.



memorandum

To: Garden Ridge City Council
From: Trihydro Corporation
cc: Ms. Nancy Cain, City Administrator, City of Garden Ridge
Date: January 24, 2022
Re: Engineering Report for February 2022 Council Meeting

1. FM 2252 TxDOT Project

- Trihydro has started the design of the water line relocation along FM 2252.
- TxDOT provided the updated schematic for the extended project limits (through the intersection of FM 2252 and FM 3009). TxDOT is still working on the drainage design for the intersection of FM 2252 and FM 3009.

2. Land Development Projects

- Kleckly – WMMT Ventures: The master development plan has been approved by City Council.
- Bat Cave Road Master Development Plan: The master development plan has been reviewed by the City Engineer and comments have been provided to the developer's engineer.



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

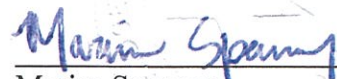
The Planning and Zoning Commission of the City of Garden Ridge, Texas, will conduct a public hearing on Tuesday, February 8, 2022, at 6:00 p.m. in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The purpose of the public hearing will be to consider a petition by Michael Domgard for a variance to Ordinance No. 13-122018, Section 5, Residential, 5.1.2.5.2. to allow a fifty-four (54) percent impervious cover limit on property located at 9620 Trophy Oaks Dr. for the construction of a pool with outdoor kitchen, pool house, and garage/shop. The 0.8180 acre property is further known as Lot 38, Block 2, Trophy Oaks Subdivision, Garden Ridge, Texas. Impervious cover limit in Single Family Dwelling (R) District is thirty-five (35) percent of the lot area.

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

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

This is to certify that I, Marisa Spencer, posted this Legal Notice at 1:00 p.m. on January 12, 2022, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.


Marisa Spencer
City Secretary



City of Garden Ridge

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

NOTICE OF PROCEDURES WRITTEN COMMENTS DURING PUBLIC HEARINGS

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

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

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

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

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

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

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

Respectfully,

Marisa Spencer

Marisa Spencer
City Secretary

Planning and Zoning Form 2
APPLICATION FOR VARIANCE
(Type or Print)

1. Date: 12/10/2021 Case #: _____
2. Applicant Name: Michael Christian Danzard
(First) (Middle) (Last)
3. Mailing Address: 9620 Trophy Oaks Dr
(Street)
Garden Ridge TX 78266
(City) (State) (Zip)
Phone: 402-770-5771

4. Applicant's relationship to property:
Sole owner (X) Part owner () Other: _____
(Specify)
(If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)

5. Property location: 9620 Trophy Oaks Dr. Garden Ridge, TX 78266
(Street address or street property front)

6. Legal description:

Plat: Lot(s) 38 Block(s) 2
Subdivision: Trophy Oaks

Acreage: _____ (If acreage, provide separate metes and bounds description as attachment 2.)

Property Deed recorded in Comal County Volume # _____ Page # _____

7. Cite City Ordinance number, page and paragraph from which variance is needed: Section 5,
Residential, page 22, paragraph 5.1.2.5.2

8. State what you want to do instead: I want to be able to increase the
35% impervious cover restriction to add a pool with outdoor kitchen
and a future pool house and shop if possible.

9. Give reason why a variance should be granted (cost alone is not acceptable): I am beautifying
my property with a pool lagoon style water oasis that will
add value to my property and Trophy Oaks. Am have plans for a
pool house & gazebo.

10. If you are requesting a variance from City Ordinance 13 requirements, give a dimensioned map with north orientation, scaled 100 or 200 feet per inch, of the property to be rezoned showing all streets and parcels of land within 300 feet of the property as attachment 3. Key each adjoining land parcel to a list of current owners and addresses as attachment 4.

11. Give site plan showing location, dimensions and uses of existing or proposed structures, easements, water sources, fences, curb cuts, street and alley right-of-way lines within one foot of property for which variance is requested, on another map of larger scale, as attachment 5.

12. Identify any deed restrictions on agriculture, residential, business or other use. If none, so state: ____

Residential Use

13. The undersigned hereby requests that the variance identified in this application are granted, in accordance with Garden Ridge City Ordinance 13. I consent to the posting of hearing notices on the said property. I understand that the information provided herein might be used by the City of Garden Ridge for sending required notices to adjacent property owners, if required. I bear full responsibility and liability for any losses or costs incurred by the City, or others, caused by errors or omissions in this application.

14. Applicant Signature: 

____ Attachments:

1. Owner(s) letters of authorization, if applicable
2. Metes and Bounds description of property, if applicable
3. Map of property
4. List of adjacent property owners
5. Site plan
6. Check for variance fee per Garden Ridge City Ordinance 11.

----- CITY USE ONLY -----
VARIANCE REQUEST

		Date
City Admin.:	Application received	_____
	Application verified	_____
	Fee received \$_____ Check #_____	_____
	Application sent to P&Z	_____
P&Z:	Owners' acceptance of application	_____
	Notice to adjoining property owners, if required	_____
	Notice of public hearing, if required	_____
	Public hearing conducted, if required	_____
	P&Z decision on variance	_____
	P&Z recommendation to City Council	_____
City Council:	Notice to adjoining property owners, if required	_____
	Notice of public hearing, if required	_____
	Public hearing conducted, if required	_____
City Admin.:	Applicant notified of Council Decision	_____
	Zoning ordinance change published, if required	_____

Trophy Oaks Home Owners Association, Inc.
14603 Huebner Road, Bldg. 40
San Antonio, Texas 78230



**DIAMOND
ASSOCIATION**
MANAGEMENT & CONSULTING
Your Local Experienced Professional Partners

Michael C. Domgard II
9620 Trophy Oaks Drive
Garden Ridge, TX 78266

Date: December 08, 2021
Property 9620 Trophy Oaks Drive
Address: Garden Ridge, TX, 78266
Subject: Architectural Control Application - *Pool*

Architectural Conditional Approval Notice

Dear Michael C. Domgard II

Your application for *Pool* was received on **November 30, 2021**. Thank you for following the proper procedures for architectural review. The Board of Directors and Architectural Control Committee (ACC) at Trophy Oaks Home Owners Association, Inc. have reviewed your application for *Pool* and have **approved** your request as submitted with the following provisions:

- Your approval is based on the Application for Architectural Change submitted on November 30, 2021.
- Approval is contingent on the following condition(s).

Stipulation: This request is approved.

- Your improvement may not affect or impede the drainage of your yard or the neighboring lots.

An approval by the Architectural Committee in no way supersedes the restrictions or requirements of the City or any other governmental authority having jurisdiction over the property for approvals and permits. Please ensure all city permits are in place and that improvements have no adverse effect on drainage.

Please be certain to keep this letter in your permanent file for future reference. A copy will be placed in your individual homeowner file at DAMC.

If you have any questions or concerns regarding this notice, please feel free to contact our me at acc@damctx.com. In order to respond to you in a timely manner please include your name, address and the name of your community.

Sincerely,

DAMC
mary@damctx.com
ACC Coordinator
cc: Applicant File

***Please remember that any approval is based on aesthetics and conformity to the community based on the Declaration for your Association. ACC/ARC approval does not imply that you meet governmental requirements, material soundness,

www.trophyoakshoa.com



14603 Huebner Rd., Building 40  San Antonio, TX 78230

o: 210-561-0606  f: 210-690-1125

www.DAMCTX.com



S29°58'33"E

215.66'

41.5'

37.1'

S59°59'45"W

1/2" ACC. NO.

LOT 19 FOUND

52.3'

42.9'

48.5'

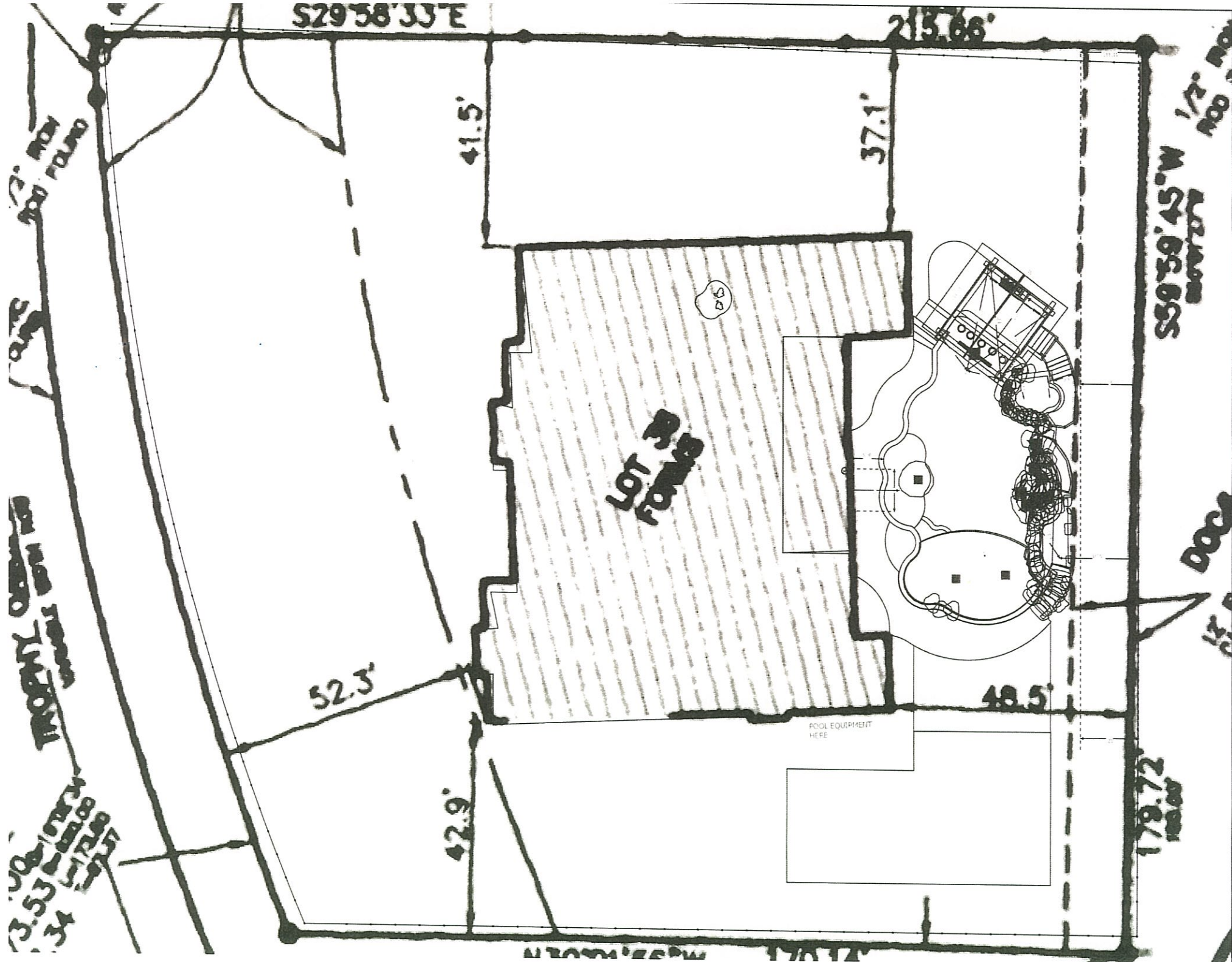
179.72'

POOL EQUIPMENT
HERE

TROPICAL OCEAN VIEW
TERRACE CONDOMINIUMS

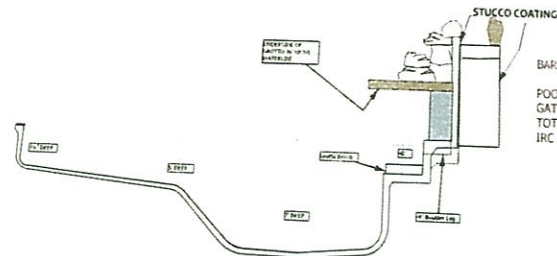
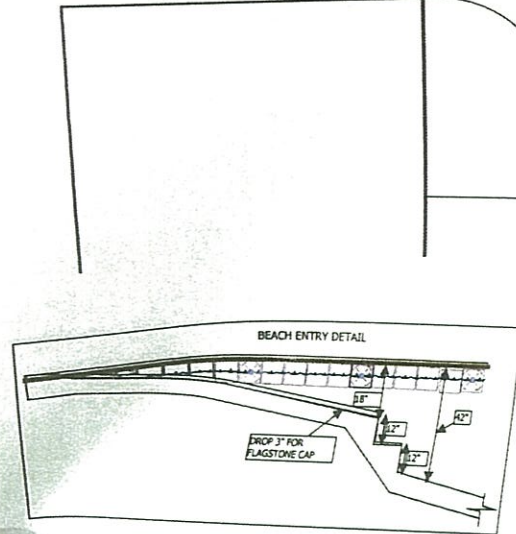
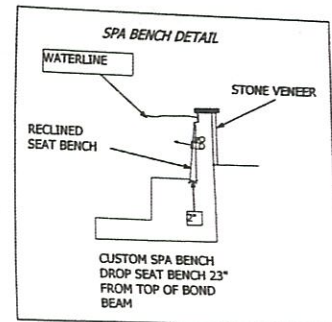
3.53
34
1/2" ACC. NO.

DOC
1/2"



- END
- = 2" SLEEVES
 - = AUTO LEVELER TANK
 - = INLET
 - = 2" SKIMMER
 - = STANDARD 8" DRAIN
 - = NITCHESS LIGHT
 - = LARGE POOL LIGHT
 - = INFLOOR ACTUATOR VALVE
 - = SPA JET
 - = BUBBLER 1.5"
 - = FOOT JET
 - = JUNCTION BOX

12' PUBLIC UTILITY EASEMENT

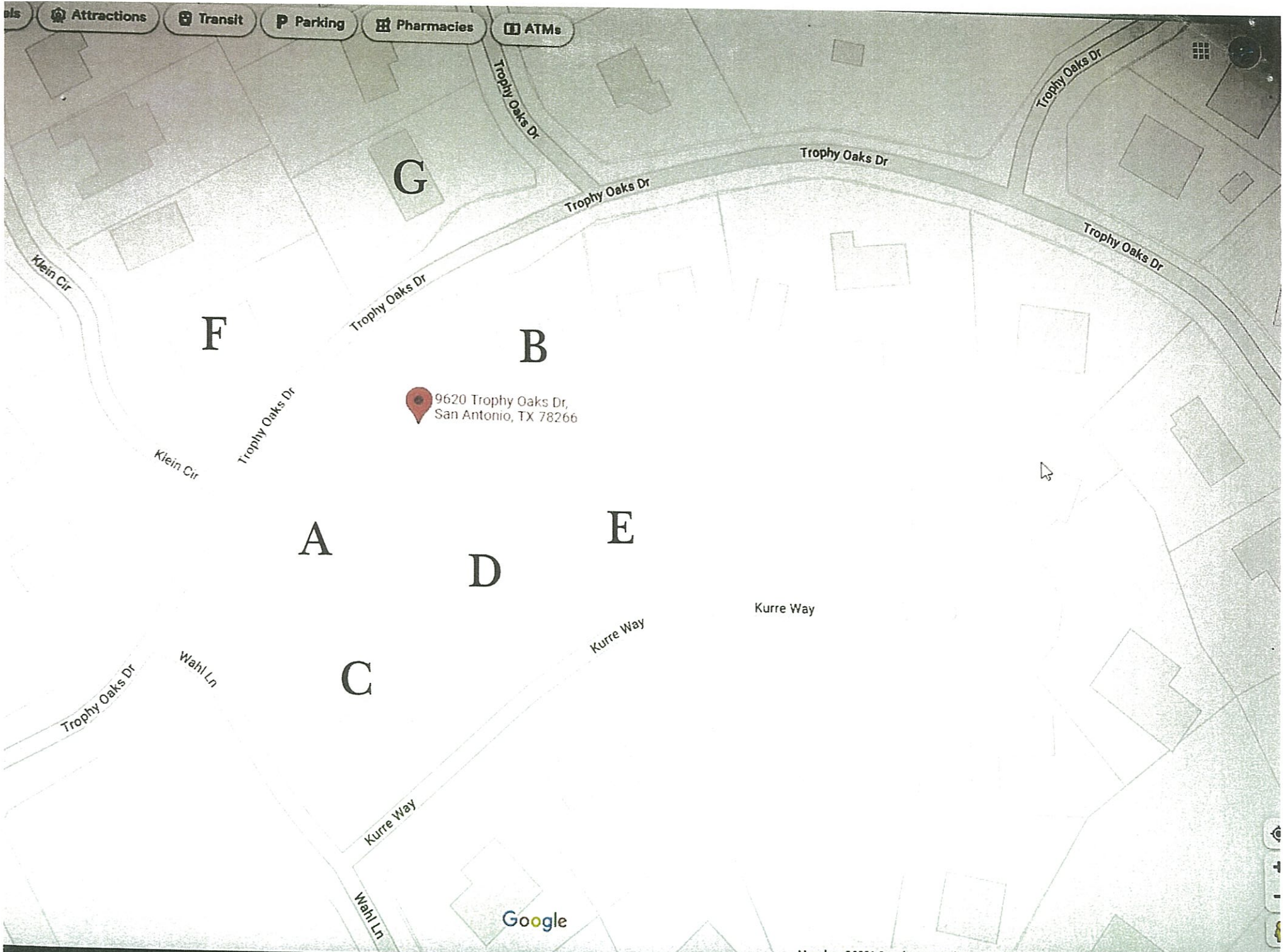


BARRIER NOTES:
 POOL AND SPA TO BE SURROUNDED BY 5' FENCE WITH SELF LATCHING GATES. FENCE WILL NOT HAVE ANY HOLES OR GAPS LARGER THAN 4". THIS TOTAL ENCLOSURE WILL MEET OR EXCEED THE REQUIREMENTS FROM THE IRC 2006 APPENDIX G

Scale: 1/8" = 1 ft



NAME: DOMBARD MIKE
 ADDRESS: 9620 TROPHY OAKS
 CITY: GARDEN RIDGE STATE: TEX
 GATE CODE: #5157
 PHONE: 402-770-5771
 EMAIL:
 SALESMAN: BRITTANY/MARK
 SUPERINTENDENT: MARK DRAIN



9620 Trophy Oaks Dr,
San Antonio, TX 78266

Google

Neighbor Key

- A - 9610 Trophy Oaks Dr - Ryan William
- B - 9630 Trophy Oaks Dr - Rodney and Rose Murphy
- C - 9607 Kurre Way - Jack and Carol Irvin
- D - 9617 Kurre Way - Van and Bich-Hiep Nguyen
- E - 9627 Kurre Way - Sam Lock
- F - 20920 Klein Circle - Terry Anderson
- G - 21015 Gunther Grove - Daniel and Florence Garcia

City of Garden Ridge
Findings Necessary To Grant A Variance To Zoning Ordinance

INQUIRY		FINDINGS
Is the variance a request for a change in “use”? (Zoning Ordinance) If yes, DENY VARIANCE If no, CONTINUE		If yes, describe how. If no, state so.
Is the need for the variance due to unusual physical, topographic, or geographic features which exist on the property? (Zoning Ordinance) If yes, CONTINUE If no, DENY VARIANCE		If yes, describe the unique circumstances. If no, state so.
Are the unique circumstances merely financial in nature? (Zoning Ordinance) If yes, DENY VARIANCE If no, CONTINUE		If yes, describe how. If no, state so.
Are the unique circumstances due to, or the result of, general conditions in the district where the property is located? (Zoning Ordinance) If yes, DENY VARIANCE If no, CONTINUE		If yes, describe how. If no, state so.
Were the unique circumstances created by the owner of the property? (Zoning Ordinance) If yes, DENY VARIANCE If no, CONTINUE		If yes, describe how. If no, state so.
Will the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? (Should consider adding to the Ordinance) If yes, DENY VARIANCE If no, CONTINUE		If yes, describe how. If no, state so.
Will the variance substantially weaken the general purposes of the Ordinance or the regulations established for the specified district? (Standard Ordinance Construction) If yes, DENY VARIANCE If no, CONTINUE		If yes, describe how. If no, state so.
Will the variance adversely affect the public health, safety, or welfare of the public? (Local Gov’t Code 211.009) If yes, DENY VARIANCE If no, CONTINUE		If yes, describe how. If no, state so.
Is the variance contrary to public interest? (Local Gov’t Code 211.009) If yes, DENY VARIANCE If no, GRANT VARIANCE		If yes, describe how. If no, state so.

Print

City Commission Volunteer Interest Form - Submission #3171

Date Submitted: 1/22/2022



City of Garden Ridge

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

City Commission
Volunteer Interest
Form

First Name*

Donald

Last Name

Maloney

Address*

20019 Hickory Bend

Phone Number

210-683-8891

Email Address

[REDACTED]

Date of Birth*

[REDACTED]

Voter Unique Identifier (VUID)

Qualifications from Ordinance No. 210*

Please check all the boxes that apply to you.

- ☒ A registered voter in Garden Ridge, TX
- ☒ Has resided in the City for at least six (6) months
- ☒ Has not been convicted of a felony
- ☒ Has not been found mentally incompetent by a final judgment of a court

Occupation

Sr. Program Manager

Please check which of the following Commission you have a desire to serve on:

☒ Planning and Zoning Commission

☐ Wildlife Management Advisory Commission

☐ Quarry Commission

☐ Any City Commission

☐ Water Commission

Tell us why you desire to serve on a City Commission.

I want to serve and preserve the small-town atmosphere of the city. To provide input into the decisions that impact the residential and commercial properties that wish to help grow our city.

List any Boards, Commissions or Committees you have previously served on in Garden Ridge or other entities.

Please attach your resume or a bio.*

Donald J Maloney Resume 06052013.doc

Date

9/22/2021

A resume or a bio is required to be submitted with Volunteer Interest Form.

Donald J. Maloney, Jr.

20019 Hickory Bend □ Garden Ridge, TX 78266
210-651-0595 (H) 210-683-8891 (M)

EXECUTIVE SUMMARY:

Solution-focused, principle driven **Senior Program Manager** with extensive experience in all aspects of global and domestic information technology operations. Expertise in operations management, financial management, contracts management, and procurement administration, 30+ years. Exceptional skills developing complex (high performing) teams in a dynamic, highly competitive information operations environment. Comprehensive responsibilities and accountabilities for business operations up to \$30M. **Active TOP SECRET Security Clearance through 8/15/2008.**

COMPETENCIES:

- Six Sigma
- Budgeting Initiatives
- Program Management
- Operations Management
- Process Design
- Safety/Environmental Compliance
- Capital Planning & Management
- Organizational Development
- Talent Development/Team Building
- Systems Security Analysis
- Risk Analysis
- Network Architecture
- Systems Architecture
- Requirements Analysis
- Economic Analysis

PROFESSIONAL EXPERIENCE:

Diversified Technical Services, Inc. (DTSI) – San Antonio, TX **2012 – Present**
The DTSI Telecommunications Division Engineers, Furnishes, Installs and Tests (EFI&T) large-scale telecommunications projects for the U.S. Government and its support agencies.

Telecommunications Division Manager

Lead and manage the transport and delivery of enterprise wireless networks. Expertise in Digital Microwave, Land Mobile Radio (LMR) and Wi-Fi is validated through our customer requests for follow-on business. Additionally, I manage highly qualified engineers that engineer/design for Inside and Outside Plant construction projects. Supervise senior engineers.

OBJECT CTALK, INC – San Antonio, TX **2009 - 2012**
IT systems integration company designs, integrates, maintains information technology systems for the Department of Defense. OCTALK specializes in information technology solutions, supply chain management, human capital management and information assurance.

Director Consulting Services

Senior Manager responsible to Lockheed Martin for the existing and new task orders associated with Personnel Service Delivery Transformation (PSDT) program, a \$324M, Human Resources program for the active, guard and reserve components. Lead business development activities for the Air Force, Army, and Navy NSA and other DOD agencies in the San Antonio military complex. Provide management oversight to 15 employees.

- Manage the business development of existing programs activities with PSDT. Provide Lockheed Martin PSDT program manger guidance on new teaming opportunities with OCTALK. Direct all new

business development with DOD agencies in the greater San Antonio area. Consult with Air Force, Army, and Navy Chief of Information to provide them with OCTALK corporate capabilities to satisfy existing and new information technology services.

NORTHROP GRUMAN CORPORATION – San Antonio, TX

1998-2008

Headquartered in the United States, NORTHROP GRUMAN is one of the world's largest, \$30B, global defense and technology companies.

Senior Program Manager

1998-2008

- Managed multiple Air Force (AF) programs on a \$550 Million network infrastructure contract. Directed two major AF programs for one of the government's largest information technology contracts, Network Centric Solutions (NETCENTS), a \$9B, five year products and services contract.
- As Operations Manager, 2003 to 2008, led the Combat Information Transport System/Information Transport System (CITS/ITS) and Network Operations Information Assurance (NOIA) programs. Manage major installations at 3 AF bases valued at \$17M.
- Prepared network architecture design packages inclusive of Inside Plant/Outside Plant cable distribution designs, VLAN, ELAN and WLAN network infrastructure, GIS data collection, and life cycle supportability of network infrastructure and network electronics.
- Developed integrated project schedules, formulated detailed budgets, and negotiated contractual requirements obtaining excellent performance ratings from government evaluators.
- Authored major revisions to government's CITS/ITS implementation process documentation and analyzed CITS/ITS Cost Model to evaluate and verify scoring criteria and cost parameters, which led to major revisions of scoring and cost parameters.
- Managed 24 network engineers through 44 deployments of network management and information assurance tools at AF bases in 25 weeks.
- Authored firm fixed price proposal packages for networking solutions valued at \$2 to \$5M. Developed basis-of-estimate (BOEs), assigned labor categories and rates, calculated all direct cost associated with proposal package.

TRIDENT DATA SYSTEMS, - San Antonio, TX

1996-1998

One of the largest information protection companies globally, dedicated to providing information assurance solutions.

Security Analyst - San Antonio, TX

Lead Security Analyst for Trident Data Systems, an information protection company dedicated to providing its customers with information assurance solutions.

- Performed statistical analysis of computer security incidents for the Air Force's Cryptologic Support Center. Evaluated methods to measure information protection security programs.
- Developed statistical measurements that improved computer security posture and were adopted for Air Force-wide use.
- Created metrics package for Engineering Analysis Directorate and unit self inspection (USI) program, which led to correction of multiple system deficiencies.

UNITED STATES AIR FORCE, OFFICER

1986-1996

1994-1996: Communications Planner, Air Force Personnel Center

- Managed a worldwide, \$5M leased communications infrastructure.

- Evaluated leased long-line requirements for connectivity with asynchronous terminal servers, packet assembler-disassembler servers, concentrators, and network routers.
- Developed expertise with Telecommunications Service Request Editor (FoxPro database). Independent analysis of circuit history files revealed local area network solution more cost effective for certain dedicated circuits. Returned \$50,000 to communications budget within first 30 days on job.

1993-1994: Communications Flight Commander, Eareckson AFS, Alaska

- Supervised 110 technicians across 16 work centers that supported communications/computer, navigational, weather, airfield radar, and radio systems valued at over \$40 million.
- Led 30 Raytheon Contractors on Earth Station Operations upgrade. Expert team installed new parabolic antenna farm and removed and disposed of old antennas without disruption of service to terrestrial telecommunications network.
- Developed and implemented first LAN on station that supported the communications flight of 110 personnel in 16 work centers.
- Planned and prioritized technician work activities on \$3.5 million digital telephone switch installation. Projected installation costs and saved \$40K.

1989-1993: Communications Manager, Air Force Personnel Center

- Supervised five personnel and controlled \$6 million budget.
- Analyzed data communications shortfalls for Operation DESERT STORM. Developed PC-based solution for real-time transmission of classified manpower strength between units and headquarters.
- Created equipment ordering system that tracked \$15 million in communications requirements. Computerized order process eliminated two month backlog saving \$100K in installation cost.

Donald J. Maloney, Jr.

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EDUCATION

Master of Science, Systems Management, St. Mary's University, San Antonio, TX

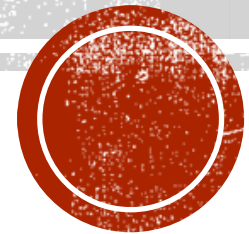
Bachelor of Science, Industrial Operations Management, Auburn University, Auburn, AL

PROFESSIONAL / CIVIC ACTIVITIES

Member, Armed Forces Communications Electronics Association
President, St. Joseph Men's Group, Our Lady of Loretto Catholic Community
Membership Director, Lone Star Auburn Club

DRAFT ZONING ORDINANCE

Planning & Zoning Commission
City of Garden Ridge



ZONING DIMENSIONAL REGULATIONS TABLE

(SEC.2.05.07)

- Decreased Front Yard Setbacks
 - Community Commercial, CC – 20ft (was 40ft)
 - Light Industrial, LI – 30ft (was 40ft)
 - Heavy Industrial, HI – 30ft (was 50ft)
- Decreased Side Yard Setback for Light Industrial (LI) on interior lots from 15ft to 0ft
- Adjusted *Minimum Lot Area* to acreage calculation from square feet, which resulted in minor adjustments minimum lot areas.



ZONING DIMENSIONAL REGULATIONS TABLE (SEC.2.05.07) CONT.

- Maximum Building Coverage removed
- Maximum Impervious Cover limits adjusted
 - Community Commercial, CC – 75% (was 65%)
 - Neighborhood Mixed-Use Overlay District, NMU - 75% (was 65%)
 - Community Mixed-Use Overlay District, CMU - 75% (was 65%)
 - Light Industrial, LI - 75% (was 50%)
 - Heavy Industrial, HI - 75% (was 50%)

STORAGE AND USE OF VEHICLES AND EQUIPMENT IN RESIDENTIAL ZONING DISTRICTS (SEC.2.06.07)

- RV, trailers, boats, commercial/farm vehicles must be concealed from view in a garage or parked behind the front building line of the home (excludes 1-ton or smaller trucks).
- No parking on unpaved areas (vehicles, trailers, RV, etc.).
- Can't use vehicles, trailers, RVs, etc. as temporary or permanent residence.
- Cannot park trailers, RVs, boats, etc. in front of home for more than 10 consecutive days, and not more than 4 times a year.
- Cannot park trailers, RVs, boats, etc. in City right-of-way.



COMMERCIAL BUILDING ARTICULATION

(SEC.2.06.09.G)

- Revised to provide for design flexibility.
- Maintains the spirit of the requirement to provide visual interest and break up the rhythm of long walls.
- No wall shall extend greater than 45 continuous feet without a break in both the vertical and horizontal rhythm of the wall. Breaks in the rhythm of the wall can be accomplished through articulations of the wall and roof line, changes in material, changes in color, the use of major architectural features (such as arcades, porticos, parapets, dormer windows, colonnade, etc.).



COMMON AND CROSS ACCESS EASEMENT (SEC.2.06.12.C)

- Updated to provide additional clarity on how cross access is to be provided
 - Public access or private access easements
 - Timing: dedicated with final plat or prior to Certificate of Occupancy
- Requires the use of shared driveways and cross access between nonresidential and mixed-use developments fronting on any street
- City Administrator authorized to grant exceptions to cross access due to site constraints (such as being adjacent to a creek/waterway)



NATURAL FEATURE OVERLAY (SEC.2.06.15)

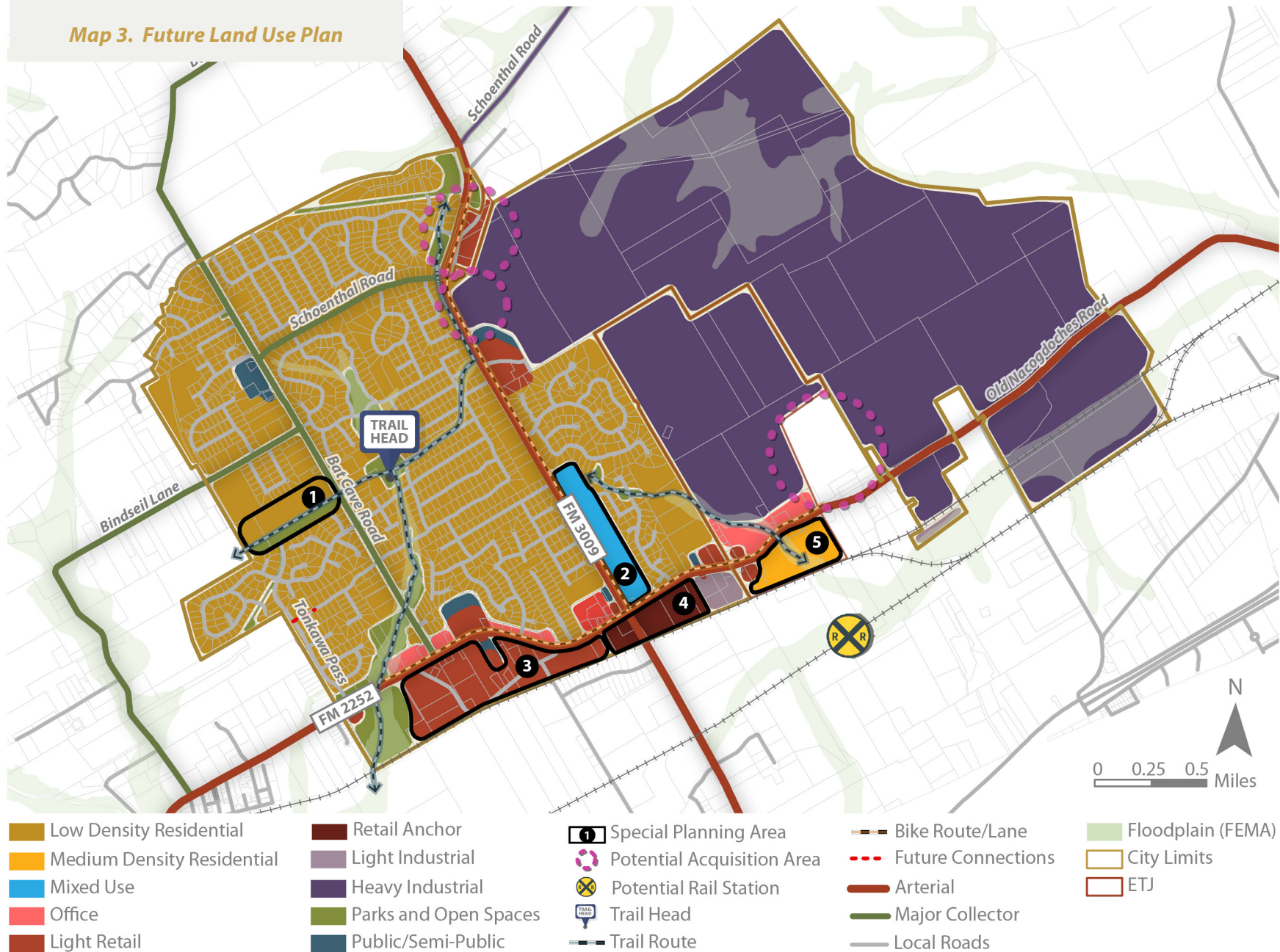
- Reduced tree preservation to 80% (was 100%)
- Added allowance for “Alternative Street Frontage Buffer”
 - alternative does not reduce a standard unless it is, to the greatest extent practical, equally mitigated or improved by increasing standards or other requirements;
 - alternative preserves and enhances quality existing landscaping to the greatest reasonable extent;
 - alternative is in agreement with, and shall promote, the recommendations and policies within the City’s Comprehensive Plan;
 - alternative enhances the site and the overall built environment of the City; and
 - alternative meets the spirit and intent of the NFO overlay district.



NATURAL FEATURE OVERLAY (SEC.2.06.15) CONT.

- Adjustments to Site Design Elements
 - Removed decorative split rail fencing
 - Added pedestrian open space such as a park, square, piazza, green, or plaza.
 - Pedestrian open space shall be programed appropriately with seating and landscaping as to activate the space for pedestrian oriented activity.
- Added public art option including sculpture, mosaics, earthworks, and wall murals
 - Equal to 1% or more of the overall project cost
 - Must be outside and visually and physically accessible to the public
 - Shall not contain advertisements for businesses or products

Map 3. Future Land Use Plan



Future Agenda Items

Planning and Zoning Commission

March 8, 2022, Regular Meeting

14 days before Meeting	(02/22/2022)	Commission and Staff items are due
8 days before Meeting	(02/28/2022)	City Administrator and Chair review agenda. City Attorney is sent the agenda for approval.
7 days before Meeting	(03/01/2022)	Post Agenda and Commission will receive packet
4 days before Meeting	(03/04/2022)	Post Agenda Packet to City Website
3 days before Meeting	(03/05/2022)	(72 hours) – Local Govt. Code requirement for posting

City Council = Red

Quarry Commission = Purple

Planning & Zoning = Green

Water Commission = Blue

Wildlife Management Advisory Commission = Brown

Municipal Court = Gray

City Event = Yellow

City Holiday = Orange

Sun	Mon	Tues	Wed	Thur	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

April 12, 2022, Regular Meeting

14 days before Meeting	(03/29/2022)	Commission and Staff items are due
8 days before Meeting	(04/04/2022)	City Administrator and Chair review agenda. City Attorney is sent the agenda for approval.
7 days before Meeting	(04/05/2022)	Post Agenda and Commission will receive packet
4 days before Meeting	(04/08/2022)	Post Agenda Packet to City Website
3 days before Meeting	(04/09/2022)	(72 hours) – Local Govt. Code requirement for posting

City Council = Red

Quarry Commission = Purple

Planning & Zoning = Green

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17	18	19	20	21	22	23
24	25	26	27	28	29	30

PENDING FUTURE AGENDA ITEMS

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