# City of Garden Ridge

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


## AGENDA
## REGULAR CITY COUNCIL MEETING, JUNE 7, 2017 AT 6:00 P.M.

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The Garden Ridge City Council will meet in a regular session on Wednesday, June 7, 2017 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 June 2, 2017 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.

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1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Proclamations, Recognitions and/or events
   a) Life Saving Award – Sgt. Keith Osborn
   b) Employee recognitions
   c) 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 two (2) 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 6, 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. 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. May 1, 2017 City Council and Planning & Zoning Commission Joint Meeting
   ii. May 3, 2017 City Council Regular Meeting
   iii. May 17, 2017 City Council Special Meeting

b) Financial Statement and Investment Report –April 30, 2017

c) Approval of new employee with 90-day probationary period of a salary set at 5% less than salary set for position in the 2017 Budget applicable to said position:
   i. Christopher Grang for Water Department

d) 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**

7. Business Items

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 #9 and #10 Project

iii. CIP Project for 2016
   a. Status report

iv. Sewer System (FM 2252)

v. Hickory Bend Drainage

vi. Waterline extension project to Winco

c) City Engineer recommendation and possible award of bid for Municipal Parkway seal coating and authorize the City Administrator to execute the contract.

d) Election of Mayor Pro-Tem for a one year period expiring May 2018.

e) Consider consent to assignment of exclusive franchise agreement between the City of Garden Ridge and Bexar Waste to BFI Waste Services of Texas, LP.; the contract will be assigned by Bexar Waste to BFI Waste Service of Texas, LP. who will assume all obligations of the remainder of the current contract.

f) Designation of authorized signers on bank accounts held by the City of Garden Ridge with American Bank of Texas and TexPool.

g) City of Garden Ridge requested assistance of Comal County with Fire Code Enforcement and Fire Investigation assistance.

i. Consider Interlocal Cooperation Agreement between Comal County and the City of Garden Ridge for Fire Code Enforcement.

ii. Consider the approval of Ordinance 201-062017 of the City of Garden Ridge establishing the position of Fire Marshal; authorizing the duly appointed Comal County Fire Marshal to perform the duties of Fire

Marshal on behalf of the City of Garden Ridge; granting the Comal County Fire Marshal the powers, rights and privilege of Fire Marshall; adopting the Comal County Fire Code, as amended; providing for severability; providing a repealing clause and providing an effective date.

h) Discussion and possible direction on a request from Astrid Wisser for City Council assistance concerning TCEQ Air Quality Permits for two rock crushing plants outside of Garden Ridge city limits on Coyote Run and Old Nacogdoches Rd.

i) Discussion and possible direction regarding a single official City of Garden Ridge Seal. (Thompson and McCaw)

j) Discussion and possible direction regarding highlighting the star located on the front of City Hall. (McCaw)

k) Discussion and possible authorization on creation of a 501.(c)3 for the Parks Committee and the Library. (Lantzy)

l) Update on Municipal Court and proposal to solicit applications for Municipal Court Judge.

m) Planning and Zoning Commission Recommendations and Possible Action:

i. Receive a recommendation on the petition from Brannon Properties, representing Joan Catheryn Fritze Crowell, for rezoning from Residence-Agriculture (RA) District to Neighborhood Service (B-1) District, 14.8 acre tract of land lying in the G.M. Dolson Survey 98, Comal County, Texas, further located at the southeast corner of the intersection of Nacogdoches Road (F.M. 2252) and Doerr Lane, Garden Ridge, Texas.

ii. Receive a recommendation and consider amending the City of Garden Ridge Sign Ordinance No. 55-112004; providing for the regulation, installation, and maintenance of signs within the city limits and Extraterritorial Jurisdiction ("ETJ") of the City of Garden Ridge; providing for definitions, exemptions, locations, and size and height restrictions; requiring permits; prohibiting certain types of signs; providing a means for variances thereto; providing a repealing section; providing for enforcement and penalties; providing for severability; and providing for an effective date.

iii. Receive a recommendation and consider amending Ordinance 7-042006, 7-092008 and all amendments thereafter adopted, related to the rules and regulations governing plats, plans and subdivisions of land within the incorporated area and Extraterritorial Jurisdiction of the City of Garden Ridge, Texas; establishing a requirement to provide transferable water rights or other water resource acceptable to the City as an alternate water source to add to the Water System Infrastructure, to allow ample water supply to the subdivision, applicable to all subdivisions of land as

provided; incorporating sign regulations herein; providing a severability clause; and providing an effective date.

iv. Receive a recommendation and consider an amending Comprehensive Planning and Zoning Ordinance 13 of the City of Garden Ridge, Texas; establishes a Planning and Zoning Commission; establishes a Board of Adjustment; regulates and restricts the use and location of buildings and outbuildings, exterior lighting, fencing and landscaping; includes definitions, divides the City into Zoning Districts with regulations for each; sets Special Use Permit requirements; sets broadcast and reception antenna rules; adopts a map of the City showing the boundaries and classifications of Zoning Districts; incorporating sign regulations herein; prescribes a penalty of not less than $10.00 nor more than $2000.00 for violation of this Ordinance; and repeals Ordinance 13-102008 adopted on October 1, 2008.

n) Quarry Commission Recommendations and Possible Action:
No report.

o) Water Commission recommendations and Possible Action:
No report.

p) Impact Fee Committee recommendation and update:

i. Review the proposed amended Water Master Plan and Water Impact Fee

ii. Hold public hearing to receive comments for or against the consideration of the amendment of land use assumptions and a capital improvements plan and the imposition of an impact fee for the City of Garden Ridge Water System (2016 Water Master Plan).

iii. Consider the approval of Ordinance 96-062017 of the City of Garden Ridge, Texas, providing definitions; adopting amendments to the Water Master and Capital Improvements Plan; establishing a Water Impact Fee based upon Living Unit Equivalents; providing construction, severability and Open Meeting clauses; and establishing an effective date; and amending ordinance 96-102009 approved on October 7, 2009.

q) Wildlife Management Advisory Commission:

i. Update on appointed Commissioners' willingness to serve.

ii. Update on first meeting date (June 19, 2017 at 6 p.m.) and meeting items.

iii. Consider the appointment of the City Council Representative position.

r) Update from the Garden Ridge Parks Committee:

i. July 4th Celebration

a. Request for additional funding (Lantzy)

ii. Update on Walking Trails

s) Status Reports:
   i. Animal Control Ordinance amendments

   ii. Personnel Policy

   iii. City Administrator update on status of Senate Bill 2

   iv. Master Land Use Plan Update

   v. Water Manager update on status of Well #2 (at F.M. 2252 site)

t) City Council Communication Projects:
   i. City Council Idea/Suggestions

   ii. Citizen Concern/Inputs

   iii. Update on communication efforts
      a. City Council calendar
      b. City Council Agenda Process

   iv. Future Agenda Items

8. Citizen's Participation – Limit remarks to two (2) minutes per citizen
   See "Rules for Citizen's Participation" under Item 5.

9. 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:

   Alamo Area Metropolitan Planning Organization ("MPO") Northeast Partnership
   Bexar County
   Boy Scouts and/or Girl Scouts
   Cibolo Valley Local Government Corporation ("CVLGC")
   Citizens on Patrol
   City Planning & Zoning Commission
   City Quarry Commission
   City Water Commission
   Comal County
   Comal ISD/Garden Ridge Elementary
   Garden Ridge Lions Club
   Garden Ridge Police Academy Alumni Association
   Greater Bexar County Council of Cities
   Guadalupe County
   Joint Base Land Use Study-Randolph
   Lonestar Light Rail
   Northeast Lakeview Friends of Nighthawk
   Schertz-Seguin Local Government Corporation ("SSLGC")

TXDOT
United States Postal Service

10. Executive Session
The City Council will recess its open meeting and reconvene in Executive Session:

a) Pursuant to Texas Government Code Chapter 551.074 (personnel) and 551.071 (legal advice) to deliberate upon and seek legal advice related to the appointment of candidate to fill the unexpired term for the position of City Council, Place 5.

11. Business Items (continued)

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

12. 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 10:30 a.m. on June 1, 2017 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

# GARDEN RIDGE POLICE DEPARTMENT

FROM: Office of the Chief of Police

May 4, 2017

TO: Sergeant Keith Osborn #104
Patrol Division

SUBJECT: Letter of Commendation

Dear Keith,

On Friday, April 28, 2017, at approximately 1921 hours, you responded to a medical call at 9508 Gloxinia Drive. You were the first responder to arrive on scene and found the unresponsive victim lying face down in the corner of his bedroom. You then moved the victim to an open area of the room and turned him over. At that time, Bracken Fire First Responders arrived. You assisted Bracken Fire with cardiopulmonary resuscitation before you were relieved by additional EMS personnel. EMS personnel were then able to revive the victim after providing a regimen of treatment. The victim regained consciousness before being transported to the hospital.

I commend you for your actions. As Police Officers, our ultimate duty is to protect the lives of our citizens. Your initiative to act and proper application of skills were directly responsible for saving a life the evening of April 28th.

Your actions reflect great credit upon yourself, this department and the City of Garden Ridge. I am proud to have Officers such as you protecting the citizens of our city and the great State of Texas. Thank you for your outstanding service.

Very Sincerely,

Ron Eberhardt
Chief of Police
Garden Ridge Police Department

# GARDEN RIDGE POLICE DEPARTMENT

TO: Chief Ron Eberhardt

05-04-2017

FROM: Lieutenant Dan Bellinger

SUBJECT: Recommendation for Letter of Commendation (Sgt. Keith Osborn #104)

1. On Friday, April 28, 2017, at approximately 1921 hours, Sgt. Osborn responded to a medical call at 9508 Gloxinia Drive. Sgt. Osborn was the first responder to arrive on scene. Sgt. Osborn found the victim lying face down in the corner of his bedroom and unresponsive. Sgt. Osborn moved the victim to an open area of the room and turned him over. At that time, Bracken Fire First Responders arrived. Sgt. Osborn assisted Bracken Fire with cardiopulmonary resuscitation before he was relieved by additional EMS personnel. EMS personnel were then able to revive the victim after providing a regimen of treatment. The victim regained consciousness before being transported to the hospital.

2. I respectfully recommend Sgt. Osborn be considered for a Letter of Commendation. His quick action, keen observation skills and proper application of training were directly responsible for reviving a lifeless individual. I believe his outstanding work on April 28th is an example for other Officers to follow and sheds a very positive light on him and this department.

3. I have included as an attachment to this document a recommended Letter of Commendation for your signature. I have the document on file if you wish any changes to be made.

4. Thank you for consideration of this request. I stand ready to answer any questions or concerns you may have.

Respectfully,

Dan Bellinger, Lieutenant
Patrol Supervisor

## City Administrator

**From:** Charles Flink <ctflink@swbell.net>
**Sent:** Sunday, May 07, 2017 5:03 PM
**To:** City Administrator; City Secretary
**Subject:** CISD Bond Election

Nancy:
Shelly:

I wanted to thank the City staff for helping us with the CISD Bond Election. We appreciate all the help you gave with signs, chairs, tables, etc.

Thanks again,

Charlie Flink

David M. Thomas
9401 South 1st Street 734
Austin, Texas 78748

May 20, 2017

Re: Sergeant Keith Osborn and Officer Joseph Thoemke

Ron Eberhardt
Chief of Police
City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, Texas 78266

Chief Eberhardt,

I apologize for the delayed correspondence. Nevertheless, I would like to take this opportunity to express my sincere appreciation for the outstanding assistance your officers rendered during a civil assist call on the night of May 9, 2017.

Put simply, I locked my keys in my car. I observed several officers in the parking lot, where I was located, and approached them for assistance. Immediately, Sergeant Keith Osborn and Officer Joseph Thoemke advised they would be more than happy to assist.

They were extremely friendly; yet, professional. Their proficiency in unlocking my vehicle allowed me to get back on the road very quickly. I was very impressed and they should be commended for the excellent customer service they delivered that night.

Far too often, we hear case after case of police officers who are just not up to the task of *serving* the public. Consequently, many officers seem to be affected by a negative social narrative that permeates our everyday lives. Thus, I completely understand a police officer's hesitation towards the very citizens he is sworn to protect. That is why, I believe, it is so important to highlight the positive encounters, in hopes that it fosters similar behavior, not just in those officers who have already displayed such conduct, but to those who are hesitant to do so.

Having said that, Sergeant Osborn and Officer Thoemke showed me no hesitation when they easily could have. I applaud their behavior and I respectfully ask that you do the same.

Best Regards,

/s/ David M. Thomas

# City of Garden Ridge

9400 Municipal Parkway
Garden Ridge, Texas 78266-2600
(210) 651-6632
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## MINUTES OF JOINT CITY COUNCIL AND PLANNING AND ZONING COMMISSION MEETING, MAY 1, 2017

**Councilmembers Present**:
Mayor Nadine Knaus
Mayor Pro-Tem John McCaw
Councilmember Todd Arvidson
Councilmember Robb Erickson
Councilmember Bryan Lantzy
Councilmember Larry Thompson

**Members Absent**:
None

**Commissioners Present:**
Chairman Sam Stocks
Vice Chairman Kay Bower
Commissioner David Heier
Commissioner Dr. Jim Miller
Commissioner David Ringle

**Commissioners Absent:**
Commissioner Kitty Owen
Commissioner Shawn Willis

**City Staff Present:**
Nancy Cain, City Administrator
Shelley Goodwin, City Secretary

### 1. Call to Order

With a quorum of the City Councilmembers present and a quorum of 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 6:00 p.m. on Monday, May 1, 2017, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

### 2. Steering Committee –Master Land Use Plan

a. **Project Update**
b. **Review Public Input to Date**
c. **Land Use Exercise**
d. **General Discussion-What's Next?**

Chelsea Irby, Assistant Project Manager, provided a Project Update and citizen input received from the website (see attached).

Everyone in attendance was divided into two teams for a Land Use Exercise. Both teams presented their vision of the future Land Use for the City of Garden Ridge.

Chelsea Irby provided the upcoming timeline.

The City Council and Planning and Zoning Commission discussed the exercise and the timeline. They also discussed what a good percentage of returned surveys would be. The City Council and Planning and Zoning Commission recommended additional ways to get the word out about taking the survey.

**3. Citizen's Participation - 3 minute limit per citizen.**
**See "Rules for Citizen's Participation" under Item 3.**

Ken Kneupper, 8891 Schoenthal Road, stated the Town Hall Meeting was very informative even though the turnout was low. He also stated the turnout will be much higher when it comes to the approval of the Land Use Plan.

**4. Adjournment**

**Motion:** Upon a motion made by Councilmember Lantzy and a second by Councilmember Thompson, the meeting was adjourned at 8:05 p.m.

_____
Larry Thompson, Mayor

_____
Sam Stocks, Chair

ATTEST:

_____
Shelley Goodwin, TRMC
City Secretary

# SIGN IN TO SPEAK AT THE MAY 1, 2017
# CITY COUNCIL & P&Z COMMISSION SPECIAL MEETING

**Rules for Citizen's Participation:**

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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.
d) Citizens' comments will be limited to one (1) hour.

**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. | | |

# City of Garden Ridge

# Master Land Use Plan

Steering Committee Meeting #2 • May 1, 2017

# Agenda

- Project Update
- Review Public Input to Date
- Land Use Exercises
- What's Next?

# Project Update

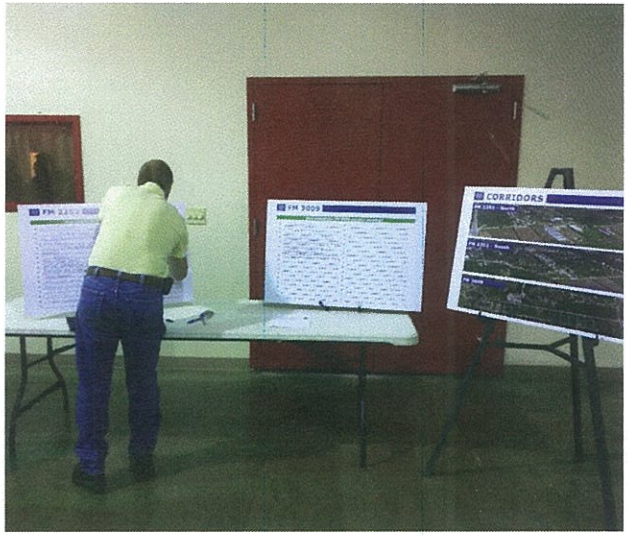
# Update

**What's been done?**

- **April 3** – Steering committee kick-off meeting
- **April 24** – Public meeting #1
- **April 24** – Online survey launched
- **May 1** – Steering committee meeting #2

# Public Input

# Public Input



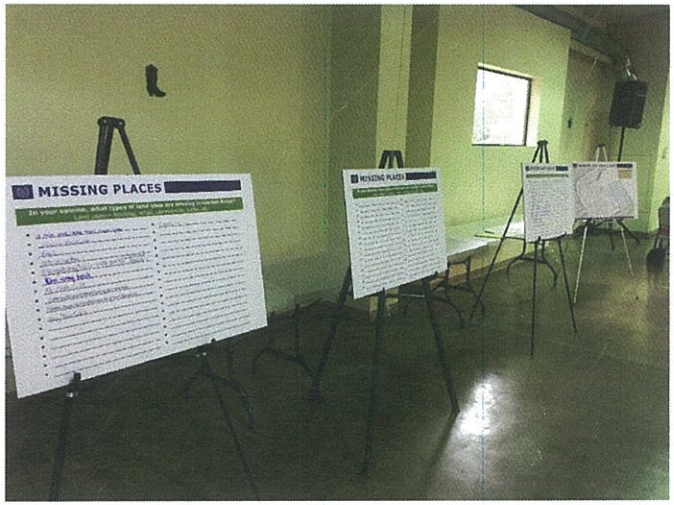

## Public Meeting

**~110 attendees**

# Public Input

**Key Themes:**

» Corridors
» Aging-in-place
» Traffic
» Walkability (sidewalks, bike trails, etc.)
» Future of quarry
» Annexation/growth (Bracken)
» Non-residential uses



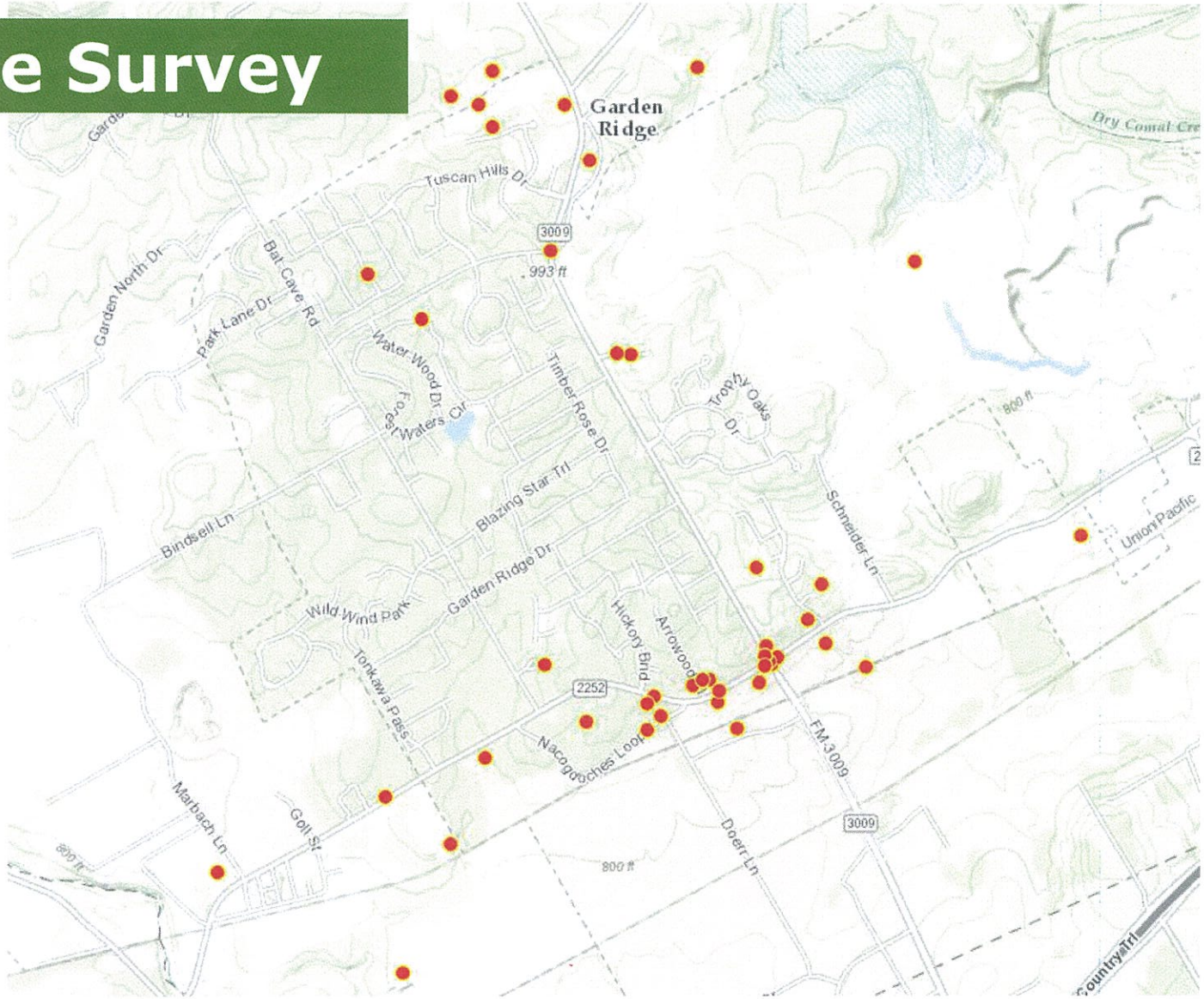

## Public Meeting

# Public Input

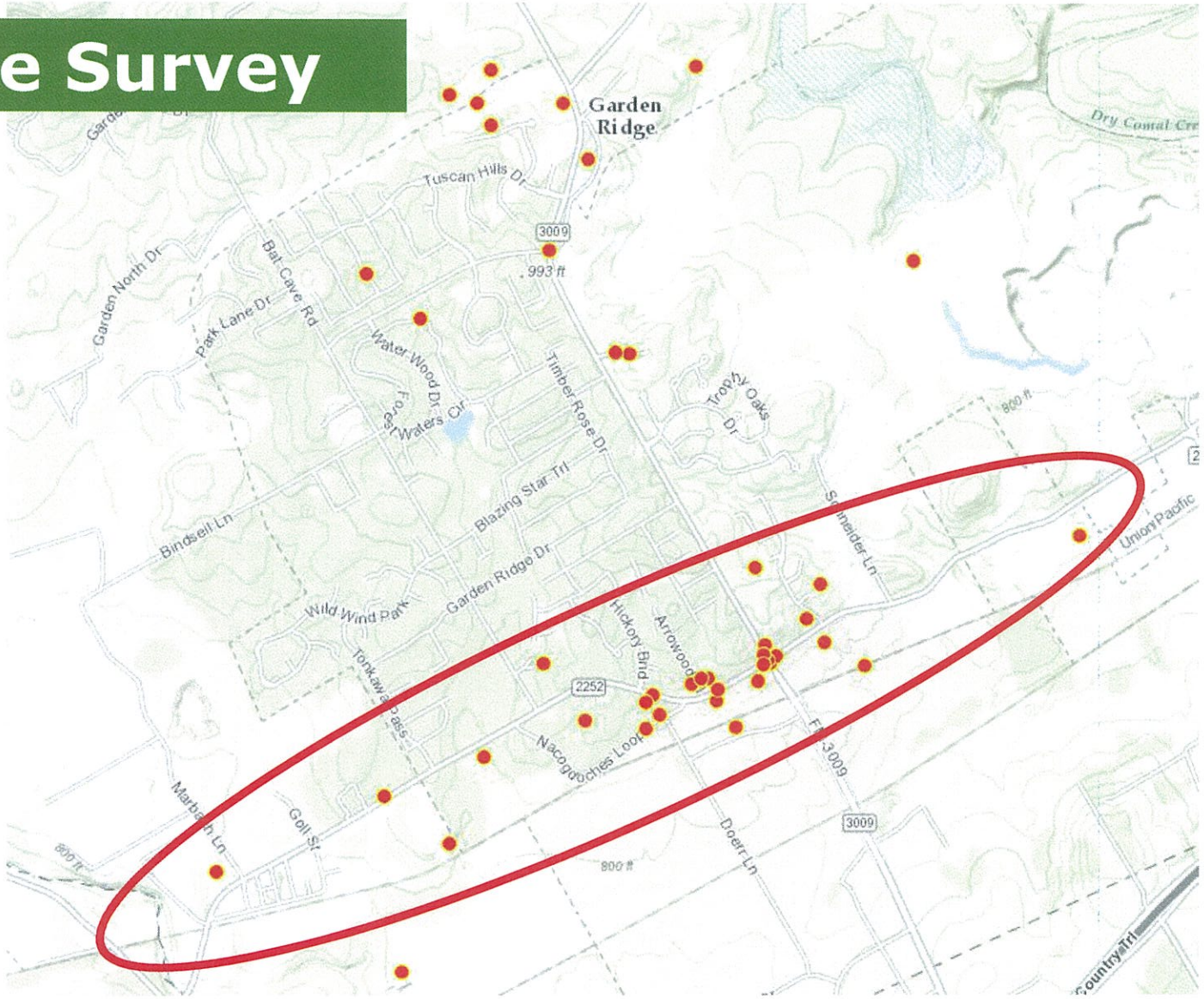
## Online Survey

**89 responses** as of 4/30

# Online Survey



# Online Survey



# Public Input

**47%** Have lived here more than 10 years

**69%** 35-65 years old

**35%** Retired

**30%** Moved here for the aesthetics/ambiance

**Online Survey**

**Closes May 15**

# Public Input

**51%** Rate the appearance of the City as "good"

**65%** Say small town feel makes the City unique

**Top issues** Lack of retail/shopping + roadway condition

**Opportunities** Preserving small town feel + developing FM 2252 corridor

**Online Survey**

**Closes May 15**

# Public Input

**Summary:**

» FM 2252 and FM 3009 (traffic, speed limits)
» Residential adjacency
» Aging-in-place
» Future of quarry
» Non-residential development
» No multi-family/apartments

**Website** clients.freese.com/gardenridge

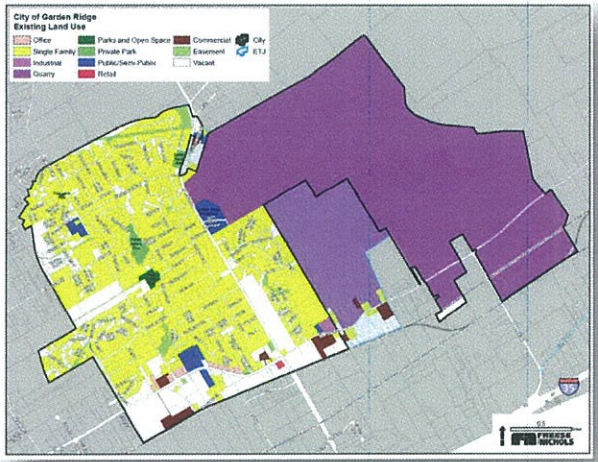
# Land Use Exercise

# Land Use

» Fill in or describe vacant areas with a Future Land Use
» Discuss key elements of each area

**Future Land Uses:**

- Retail/Commercial
- Office
- Single-Family Residential
- Medium-Density Residential
- Mixed Use
- Parks & Open Space
- Sidewalk/Trail Routes
- Industrial



# Land Use

Retail

Office

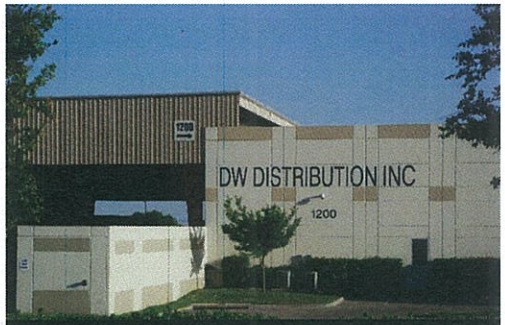
Single-Family

Medium-Density

Mixed Use

Parks & Open Space

Sidewalk/Trail Routes




Industrial

# What's Next?

# What's Next?

- **May/June** – FNI drafts recommendations and plan
- **July 7** – FNI submits draft plan for staff review
- **July 24** – FNI submits draft plan to steering committee
- **August 7** – Steering committee meeting #3
- **August 28** – Public meeting #2

# City of Garden Ridge

# Master Land Use Plan

Steering Committee Meeting #2 • May 1, 2017

## WEBSITE | Comments to Date (05/01/2017)

clients.freese.com/gardenridge

- Lower speed limits in residential area and on FM 2252 and FM 3009 Protect neighborhoods along FM 2252 from heavy truck traffic and the noise and light pollution caused by Schertz industrial park Work together with the city of Schertz so they know how their zoning along FM 3009 and FM 2252 affects the citizens of GR. There are two train crossings within the city of GR. You can hear the horn miles away, day and night. New Braunfels already implemented a quiet zone throughout their city and Schertz is in the process. Having a quiet zone would make a huge quality of life improvement.

- In the planning process and Ordinance 13 governing use districts, would it be possible to add an "hours of operation" section to the Business districts to limit nighttime activity when adjacent to residential area?

- 1. If we're building off the UTSA plan (study) then the UTSA plan should be visible. Currently the plan has been taken down from the city web page. That's fine but it should be posted somewhere. This is an obvious place and whatever disclaimers need to be added that would be fine. 2. I assume because there is no discussion area here and you or someone from the steering committee have posted to GR Next Door you would rather have any discussions take place there. 3. The notes on kick off meeting are bullets. As such they only provide topics and not what was said about the topic. The city does not appear to be duplicating this. If they were we would have some indications of what was said about each or at least pertinent topics, and citizen comments (not saying this isn't bad but more information could be captured, cleaned up and passed on). 4. You could

record the meetings by cam and post them. Some who might have wanted to come to your meetings but can't might watch and it would obviously solve the capture note above. Not saying this has to happen but more needs to be captured from these meetings. 5. Since it is the UTSA plan (study) that is going to be built off of, is it possible to have the steering committee offer statements to what extent each support that plan and a statement to the effect that why the city needs to go this length. I don't think the UTSA study made the case and would be interested in hearing why they think the study did. Statements could be anonymous, joint or what have you but right now I can't find where anyone besides the mayor is in support of the UTSA plan. 6. It would also be informative to see what comments you are capturing here. Other than rants, you could post them raw or cleaned up here. 7. Show a log of city actions that go to furthering or effect the cities Master Land Use Plan. Example the status of Brannon Properties request for change of zoning, the hiring of your company, the hiring of a second lawyer, road expansion on FM2252, Sewer for business on FM2252, status of annexing Bracken. I understand that should likely be the cities business, however the cities agenda and minutes pages are very thick and redundant. I'm not expecting you to act on any of the above, I'm just putting my 2 cents in on the process.

- Being one of the first younger residents that moved to Garden Ridge to raise a family, I understand the concern of the senior community. I was the outlier among them six years ago. The city's demographic have changed rapidly. I want to help the seniors age in place, without multi-family homes. I recommend someone driving out to Hanz Drive in New Braunfels. It's too recent for Google Maps or pictures, but the adult community homes they are building there would be perfect for the character of Garden Ridge and care for our seniors. To clarify, that is Hanz Drive near Loop 337.

There are brand new cottage/garden hardie board homes that cater to seniors. That, combined with a clubhouse and pool, and you have a nice senior community that wouldn't stick out in Garden Ridge. It would add beauty.

- I am sorry I cannot attend the public session on 24 April. As part of our long-range plan, I hope traffic noise reduction will be addressed. I live at 9622 Primrose and my property backs up to FM3009. I contacted my TX representative and was referred to TxDOT, Josh Donat four or five years ago to address traffic noise. Josh told me there was little he could do and that no projects were in the planning phase for FM3009. Since then, FM3009 has been repaved with the same material used previously which is some of the loudest in the industry. I suggested to TxDOT three ways to reduce traffic noise on major thoroughfares through our City. Lowest cost would be to reduce the speed limit. FM3009 transitions from 40mph at the intersection of FM2252 to 55 just prior to Meadow Rue, which means large trucks and motorcycles are accelerating up the hill as they proceed through Garden Ridge residential areas. Keeping the speed limit at 40 or 45 on FM3009 from FM2252 through Municipal Parkway would significantly lower traffic noise in residential areas. Second, the city should require the use of "quiet asphalt pavement" on major traffic ways. The noise in my back yard where we live and play, ranges in noise from 35db when no traffic is present to an average of 62db when normal traffic is present, to as much as 85db when large trucks or motorcycles are accelerating up the hill between Meadow Rue and Gloxinia. My third option for TxDOT was a sound wall, but I understand that would be a very expensive option. But for long term planning, that is certainly a viable option, particularly if plans are to expand FM3009 to four lanes.

- This is more of a comment, than an idea: With increased traffic along FM 3009, how do we work with the state transportation authorities to request a repaving of 3009 near residential areas to an asphalt that lowers traffic noise? Because of the rough surface used throughout Garden Ridge, the tire noise is unbelievably loud. I can only suspect that this is the cheapest, longest-lasting approach to road surfacing.

- Shops, restaurants, and other commercial developments along 2252 will without a doubt make our lives easier and increase our property values. Tired of having to spend my money in surrounding cities and having to drive so far for family friendly restaurants, etc.

- No multi-family residences, no apartments, no condos, no duplexes. Single family homes only. Not being able to shake hands with your neighbor at breakfast, with each at their own home, is what brought me to Garden Ridge. If you don't fix 2252 first, then don't touch the city. Infrastructure, infrastructure.

- A big future problem is the quarry when it is depleted. does city have any say in the sights potential use after it closes?

# City of Garden Ridge

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


## MINUTES OF CITY COUNCIL REGULAR MEETING, MAY 3, 2017

**Members Present**:
Mayor Nadine Knaus
Mayor Pro Tem John McCaw
Councilmember Todd Arvidson
Councilmember Robb Erickson
Councilmember Bryan Lantzy
Councilmember Larry Thompson

**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:**
David Heier, Water Commission Chair

### 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, May 3, 2017, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

### 2. Pledge of Allegiance

Councilmember Thompson led the Pledge of Allegiance.

### 3. Proclamations, Recognitions and/or events

**a) Proclamation**

**i. Put on Purple Day – Lupus Foundation**

Mayor Knaus proclaimed May 19th as Put on Purple Day in awareness of Lupus.

**b) Employee recognitions and/or City events**

**i. Recognitions for City employees**

Nancy Cain, City Administrator stated she had received several thank yous

- Sgt. Dennis and Officer Thoemke for their professionalism and compassion
- (2) Royce Goddard, Water Manager for his assistance

- The City for holding Household Hazardous Waste Day and Shred Day
- Nancy Cain, Shelley Goodwin, Linda Crosland, Kim Ryan, Steve Steinmetz, Officer Hackenberg and Lt. Bellinger for their support with another successful GRCPAAA Car Show

**c) Upcoming City events**

Nancy Cain, City Administrator, reported on the following events:

- May 17th at 6 p.m. Issuing Election Certificates and immediately following the thank you reception for Mayor Knaus and Councilman Trial
- July 4th Celebration
- August 2nd at 6:30 p.m. Town Hall Meeting

**4. Presentation**

**a) Donation presented by the Garden Ridge Women's Club for Library, Parks Committee and Community Center.**

Pat Ramirez, President of the Garden Ridge Women's Club presented the Library, Parks Committee, Community Center, and Animal Services with donations. She stated these funds are raised through dues, craft show, and the garage sale proceeds.

The City Council thanked the Garden Ridge Women's Club for their donations.

**5. Citizen's Participation- 3 minute limit per citizen**

Bill Swint, 8440 Twisted Oaks, stated he has some concerns with the CISD School Bond and the proposed High School #4 which will be located near Garden Ridge. He stated he feels high schools should be within 2 miles of a middle school for bus purposes. He also pointed out his many other concerns with the proposed bond.

Dr. Jim Miller, 9910 Marie Meadow, stated he had attended the Town Hall Meeting and the Joint Meeting with the City Council and Planning and Zoning Commission and was disappointed in the citizen turnout. He stated he also learned that receiving 100 surveys from residents of Garden Ridge would be a good number, which did not sit well with him. He and his wife had begun to create a flyer to pass out in his neighborhood but then he opened his emails and saw the City had already sent a flyer.

Kay Bower, 8947 Garden Ridge Dr., thanked the Garden Ridge Women's Club for donations and she also encouraged others to wear purple on May 19th for Lupus.

**6. 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. March 1, 2017 City Council Regular Meeting**

**ii. March 6, 2017 City Council Special Meeting**

**b) Financial Statement and Investment Report –February 28, 2017**

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**

**Motion:** A motion was made by Councilmember Lantzy, seconded by Councilmember Thompson, to approve the Consent Agenda items 6 a), b), and c). The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

7. **Business Items**

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

a) **Action on items pulled from the Consent Agenda**

No Consent Items were pulled.

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 Drainage**
vii. **Gloxinia Drainage**

Pat Lackey, Trihydro, reviewed his report (see attached) and PowerPoint (see attached). He pointed out the Well 9 & 10 contractor has excavated the foundation for the ground storage tank. The bore crossing of FM 3009 will begin once TxDOT approves the permit and the permanent well pumps have been set. He also reviewed the Municipal Parkway seal coating status and the debt funding remaining and asked if the City Council would like for him to proceed with the bid process.

The City Council agreed by consensus to proceed with the bids for the Seal Coat and Striping of Municipal Parkway.

Pat Lackey, Trihydro, reviewed the proposed Sewer System and Hickory Bend Drainage.

The City Council discussed the additional dirt work and expenses required on Hickory Bend Drainage. They asked for this discussion to continue at the June 7, 2017 Regular Meeting with a clarification on the need for additional funding. The City Council also discussed the concerns with Gloxinia drainage and communicating with residents in the CIP project areas.

c) **Discuss and provide direction regarding extension of 12 inch water line and installation of wastewater lines from 2252 Water Plant to Winco on 19080 Nacogdoches Loop.**

Nancy Cain, City Administrator, stated Winco has inquired about water service at their property located at 19080 Nacogdoches Loop. She stated the cost estimate is $254,218 and Winco is willing to pay $50,000 into the project, plus 5 acre feet of transferable Edwards Water Rights, clear r-o-w, rebuild fences, maintain r-o-w and has dedicated a 20' easement to the City. She also stated if the Council desires they could lay sewer lines at the same time, which would later reduce the expenses in that area, and when the bonds are sold the funds could be reimbursed.

The City Council discussed the request from Winco, laying sewer lines, funding and advantages with looped water systems.

The City Council agreed by consensus to move forward with the bid process for the Winco request for water service to their property.

d) **Consider approval of Resolution 412-052017 of the City of Garden Ridge, Texas, suspending the CenterPoint Energy 2017 Annual Grip adjustment for the South Texas Division in the City of Garden Ridge for a period of 45 (forty-five) days from May 29, 2017.**

Nancy Cain, City Administrator, provided the City Council with the history of the Annual Grip adjustments that are filed by CenterPoint Energy. She stated in the past the City Council has granted a 45 (forty-five) day period suspending the increase for natural gas service customers in Garden Ridge. She stated the increase for the residential customers would be $2.04 per month.

**Motion:** A motion was made by Councilmember McCaw, seconded by Councilmember Thompson, to approve Resolution 412-052017 of the City of Garden Ridge, Texas, suspending the CenterPoint Energy 2017 Annual Grip adjustment for the South Texas Division in the City of Garden Ridge for a period of 45 (forty-five) days from May 29, 2017. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

e) **Update from Jerry Barucky on the status of Oak Wilt Abatement at event site on Glen Cove**

Jerry Barucky reviewed his PowerPoint (see attached) regarding the Oak Wilt Abatement process and expenses for the Glen Cove area. He also provided a list of neighbors who assisted with the project.

The City Council thanked the Baruckys for all the work they have done on the project.

f) **Ordinance 200-052017 adopting a Wastewater Master Plan and Impact Fee Study; establishing a Wastewater Impact Fee based upon Living Unit Equivalents; providing construction, severability and open meeting clauses; and establishing an effective date.**

Nancy Cain, City Administrator, stated Ordinance 200 combines the Wastewater Master Plan and Impact Fee Study into one Ordinance with definitions and other provisions.

**Motion:** A motion was made by Councilmember Thompson, seconded by Councilmember Arvidson, to adopt Ordinance 200-052017 adopting a Wastewater Master Plan and Impact Fee Study; establishing a Wastewater Impact Fee based upon Living Unit Equivalents; providing construction, severability and open meeting clauses; and establishing an effective date. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

g) **Planning and Zoning Commission Recommendations and Possible Action:**
No report.

h) **Quarry Commission Recommendations and Possible Action:**
No report.

i) **Water Commission recommendations and Possible Action:**

i. **Request from Richard Rosen, 21110 Tree Top Cove, for a reduction of water bill for the billing period of January 2017 through March 2017.**

David Heier, Water Manager, stated the Water Commission received a request from Richard Rosen to reduce his water bill. He stated the Rosens had tenants in that house at the time in question and a power outage caused the timer on the sprinklers to reset causing the sprinkler to run more often, so the final bills were extremely high. He stated Ordinance 54 does not allow the Water Commission to make recommendations regarding bill adjustments, so they unanimously recommended this request come before the City Council to make a reduction in the Rosen's water bill if they choose to.

The City Council agreed by consensus to not reduce the Rosen's water bill for the billing period of January 2017 through March 2017

j) **Impact Fee Committee recommendation and update:**

i. **Review the proposed amended Water Master Plan and Water Impact Fee**

ii. **Receive recommendation from Impact Fee Committee to adopt amendment to Water Master Plan and Impact Fee**

Nancy Cain, City Administrator, reviewed the memo from Royce Simmonds, Impact Fee Committee Chair. She stated the Impact Fee Committee recommended setting the Water Impact Fee at $4,581 for new connections to the water system and recommended the approval of the Water Master Plan.
The City Council discussed the Water Master Plan and impact Fee. They also discussed the 85% threshold comment on page 24 of the Water Master Plan and provided directions to correct the statement.

**iii. Consider the approval of Resolution 413-052017 ordering a Public Hearing on amendments to the City of Garden Ridge Land Use Assumptions and Capital Improvements Plan and the Imposition of an Impact Fee for the City of Garden Ridge Water System (2016 Water Master Plan)**

Nancy Cain, City Administrator reviewed Resolution 413 and stated Local Government Code, Chapter 395 provides the process for approval and amendment to our current plan, so the City Council will need to hold a public hearing at 6 p.m. on Wednesday, June 7, 2017.

**Motion:** A motion was made by Councilmember McCaw, seconded by Councilmember Thompson, to accept the recommendation of the Impact Fee Committee to set the Water Impact Fee at $4,581 per connection, amend page 24 in the Water Master Plan and approve Resolution 413 ordering a Public Hearing on amendments to the City of Garden Ridge Land Use Assumptions and Capital Improvements Plan and the Imposition of an Impact Fee for the City of Garden Ridge Water System (2016 Water Master Plan). The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

**k) Wildlife Management Advisory Commission:**

**i. Appointment of members to the Wildlife Management Advisory Commission**

Nancy Cain, City Administrator, reviewed the process that was used to select the Wildlife Management Advisory Commission. She stated the City Council has selected Ken Kneupper, Rick Hannasch, Cynthia Shanahan-Segovia, Desiree Garner, Paul Sullivan, David Krawczynski, and Troy Bippert.

The City Council agreed by consensus to move forward with the seven selected members and to contact them and make sure they are still interested in serving.

**l) City Council Communication Projects:**

**i. City Council Idea/Suggestions**

Nancy Cain, City Administrator, stated the City Council Idea/ Suggestion list has been updated.

The City Council agreed by consensus that an email should be sent to each Councilmember to see if they want to leave their item opened or to close it.

**ii. Citizen Concern/Input Process**

The City Council reviewed and discussed the Citizen Concern/Input Forms and Staff resolutions to the forms.

**iii. Update on communication efforts between City and citizens**

**a. Consider approval of additional social media communication efforts**

Councilmember Erickson stated Website Team held their first meeting with our Project Manager from CivicPlus. He stated they reviewed the timeline and other issues that will need to be addressed, and also reviewed other municipalities' websites like the City of Cody, Wyoming. He encouraged residents to send in photos of Garden Ridge to include on the website.

**m) Update from the Garden Ridge Parks Committee:**

**i. City Parks plan**

**ii. Update on Walking Trails**

Kay Bower, Parks Committee, stated the Parks Committee has been working on the upcoming July 4th Celebration, but they have run into issues with donations and 501.(c)3.

**n) Status Reports:**

**i. Animal Control Ordinance amendments**

Nancy Cain, City Administrator, stated staff is currently reviewing the amendments.

**ii. Personnel Policy**

Nancy Cain, City Administrator, stated she has received a proposal regarding the development of a new Employee Handbook and Personnel Policy.

The City Council discussed the proposal and asked that the City contact other municipalities to see who they used or who they recommend.

**iii. City Administrator update on status of Senate Bill 2**

Nancy Cain, City Administrator, stated there is no new news regarding Senate Bill 2 and she also understands it is not on the calendar to be heard.

**iv. Sign Ordinance (Inclusion of Zoning Ordinance)**

Cynthia Trevino, City Attorney, stated she has provided a draft of Ordinances 7 and 13, but they should go to Planning and Zoning Commission for recommendation to Council.

**v. Ordinance 54-Water Leak Adjustments**

Cynthia Trevino, City Attorney, stated the recent increase of variance requests for water leak adjustment and circumstances are different than the requests the City had received before the water leak adjustments section was removed from the Ordinance. She stated the City Council had previously requested we look at the leak adjustments part of Ordinance 54 again. She also stated the City Council can leave in place or review and provide language to address special circumstance.

The City Council discussed water leak adjustments and felt that a true water analysis should be done regarding water cost before leak adjustments are revisited.

**o) Future Agenda Items requested by City Council:**

**i. Rolling Agenda**

The items that were added to June 7, 2017 City Council Meeting were reviewed.

**8. <u>Citizen's Participation</u> – Limit remarks to three (3) minutes per citizen**

Kay Bower, 8947 Garden Ridge Dr., stated that the Garden Ridge Women Club Cookbook has some nice photos of Garden Ridge and maybe they would share them. She also thanked Mayor Knaus for her service to the City.

Bill Swint, 8440 Twisted Oaks, stated he was not speaking in support of or against the CISD Bond, but he has some concerns with putting a high school on the other side of Garden Ridge. He stated he has some concerns with the traffic, lighting, noise and other issues.

Ken Knuepper, 8891 Schoenthal Road, stated this month is law enforcement week beginning May 15th. He thanked law enforcement and encouraged other residents to do the same.

**9. <u>Reports and Comments from Mayor and City Councilmembers</u>**

**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 Lantzy thanked the Barucky's for all they have done regarding the Oak Wilt event in their neighborhood and for educating the residents of Garden Ridge.

**10. <u>Executive Session</u>**

**The City Council will recess its open meeting and reconvene in Executive Session:**

**a) Pursuant to Texas Government Code Chapter 551.071**
- **i. to seek legal advice in connection with Gloxinia Drainage**
- **ii. to seek legal advice on CIP contract and City's liability regarding possible claim for personal injury**
- **iii. to seek legal advice in connection with settlement negotiations and other issues related to Hanson Aggregates operations, blasting and possible amendments to Ordinance 34.**

**b) Pursuant to Texas Government Code § 551.074 to deliberate the evaluation and duties of the position of City Secretary 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 7:53 p.m., in accordance with Section Code 551.071 (legal advice) to seek legal advice in connection with Gloxinia Drainage, on CIP contract and City's liability regarding possible claim for personal injury, and settlement negotiations and other issues related to Hanson Aggregates operations, blasting and possible amendments to Ordinance 34 and Section 551.074 (personnel) to deliberate the evaluation and duties of the position of City Secretary in connection with the annual review process as part of the development of the City's strategic plan.

Mayor Knaus adjourned the Executive Session at 9:23 p.m. and the City Council reconvened back into regular session.

**11. Reconvene**

**The City Council will reconvene into Regular Session upon conclusion of the Executive Session and may take action as necessary.**

No action taken.

**12. Adjournment**

There being no further business, the Wednesday, May 3, 2017 Garden Ridge City Council regular meeting was adjourned at 9:26 p.m. by Mayor Knaus.

_____
Larry Thompson
Mayor

ATTEST

_____
Shelley Goodwin, TRMC
City Secretary

Trihydro
CORPORATION

# MEMORANDUM

DATE: APRIL 27, 2017

TO: CITY OF GARDEN RIDGE – CITY COUNCIL

FROM: TRIHYDRO

RE: PROJECT UPDATES FOR MAY 3, 2017 COUNCIL MEETING

**2013 CIP Project – Warranty Repairs**

The contractor will schedule the seal coating for this repair once paving has begun in the new CIP project area, pending warmer weather conducive to paving. June 2017.

**2015 CIP Project – Waterlines, Street and Drainage**

The contractor has completed waterline installation, testing and is now completing service installation. The street contractor started concrete curbing 4/20 and is continuing prepping ahead of concrete placement. Progress meeting was held 4/24 to discuss schedules, coordination and project safety. Next meeting is 5/8 3pm.

Ten pay requests have been approved for this project totaling $2,243742.02.

**2016 CIP Project – Street improvements**

RCE has finalized design on this project. Plans are 90% complete now, pending final City staff review. Awaiting schedule to advertise and bid.

**Well 9 & 10 Site Development**

The construction of this site is well underway. The contractor, Pesado, has excavated the foundation of the ground storage tank. DM tank crews will be moving in for concrete foundation construction the bore crossing FM 3009 should begin shortly, pending TX DOT approval of the permit. We have reviewed several material submittals and continues to work with the contractor to move the project forward. We attended Georg Ranch residents meeting to update on construction. We are working on revised bore plan for subdivision entrance to minimize landscape disruption and avoid meandering gas line. C&C has set permanent well pumps.

## Commercial Wastewater Service Planning

City council impact fee hearing was held 4/10. We are coordinating with ongoing planning 4/24 and TX DOT 4/28 meetings to assess effect on plan. CCMA is prepared to meet with City to finalize wholesale service contract. Staff has started discussion with the financial advisor and he is preparing the debt issuance schedule and plan to finance.

## Water Master Plan Update

The Impact Fee committee meeting met 4/18 and approved fee recommendation.

## Seal Coat and Striping Municipal Pkwy

Trihydro has met with staff and incorporated comments to finalize design. We are prepared to bid the project upon consensus of Council.

## Naco Loop Waterline

Developer is anxious for City to move forward with waterline project. Trihydro is prepared to move forward with final design and bid schedule.

# SIGN IN TO SPEAK AT THE MAY 3, 2017
# 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 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.

**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. | Bill Swint | 8440 Twisted Oaks CR | School |
| 2. | Jim Miller | 9910 Marie Meadow | Land use circulation |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |

# City of Garden Ridge

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


## MINUTES OF CITY COUNCIL SPECIAL MEETING, MAY 17, 2017

**Members Present**:
Mayor Nadine Knaus
Mayor Pro-Tem John McCaw
Councilmember Todd Arvidson
Councilmember Robb Erickson
Councilmember Bryan Lantzy
Councilmember Larry Thompson

**Member Absent**:
None

**City Staff Present:**
Nancy Cain, City Administrator
Cynthia Trevino, City Attorney
Ron Eberhardt, Police Chief
Royce Goddard, Water Manager
Steven Steinmetz, Public Works Director
Karen Ford, Finance/HR
Shelley Goodwin, City Secretary

### 1. Call to Order

With a quorum of the City Council Members present, Mayor Knaus called the special meeting of the Garden Ridge City Council to order at 6:00 p.m. on Tuesday, May 17, 2017, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

### 2. Pledge of Allegiance

Councilmember McCaw led the Pledge of Allegiance.

### 3. Business Items

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

a) **Issue the Certificates of Election and Administer Oaths of Office to Robb Erickson for City Council, Place 2, Bryan Lantzy for City Council, Place 3, and Larry Thompson for Mayor**

Mayor Knaus issued the Certificate of Election for Councilmember Place 2 to Robb Erickson. Megan, his wife and Maggie, his daughter administered the Oath of Office to Robb Erickson for City Council, Place 2.

Councilmember Erickson thanked Councilmember Thompson for getting him involved in municipal government and Shelby Trial for all his help and training for the position.

Mayor Knaus issued the Certificate of Election for Councilmember Place 3 to Bryan Lantzy. Shelley Goodwin, City Secretary, administered the Oath of Office to Bryan Lantzy for City Council, Place 3.

Councilmember Lantzy thanked the residents for continuing to allow him to serve.

Mayor Knaus issued the Certificate of Election for Mayor to Larry Thompson. Kanani, his wife and Dee Calabrese, his mom administered the Oath of Office to Larry Thompson for Mayor.

Mayor Thompson thanked his wife and residents for allowing him to serve. He also thanked the Staff for helping with the transition. He stated the City Council might not always agree, but we always come together for the good of the City. He thanked his mom and stepfather for coming to participate in this event.

**4. <u>Adjournment</u>**

There being no further business, the Wednesday, May 17, 2017 Garden Ridge City Council regular meeting was adjourned at 6:13 p.m. by Mayor Thompson.

_____
Larry Thompson
Mayor

ATTEST

_____
Shelley Goodwin, TRMC
City Secretary

# CITY OF GARDEN RIDGE

MONTHLY ACCOUNT BALANCES & INTEREST RATES

PERIOD ENDED AS OF 04/30/2017

| CITY FUNDS | BALANCE | CURRENT INTEREST RATE |
|---|---|---|
| GF OPERATING ACCOUNT | $ 102,810.92 | 0.0000% |
| GF MONEY MARKET | 291,747.22 | 0.1500% |
| TEXPOOL INVESTMENTS | 1,909,325.31 | 0.7121% |
| ASSET/FORFEITURE - STATE | 97.70 | 0.0000% |
| ASSET/FORFEITURE - FED | 96,165.71 | 0.1000% |
| 2009 REFI | 67,734.67 | 0.1000% |
| 2009 I&S | 108,679.86 | 0.1500% |
| 2012 REFI | 153,425.83 | 0.1500% |
| 2012 I&S | 111,753.99 | 0.1500% |
| 2015 I&S | 103,832.76 | 0.1200% |
| 2012 CIP PROJECT | 29,889.59 | 0.0500% |
| 2015 CIP PROJECT | 115,068.16 | 0.1500% |
| STREET IMPACT FEES | 6,871.58 | 0.0500% |
| CONSTRUCTION BOND | 313,203.24 | 0.1500% |
| TEXPOOL 2015 CIP PROJECT | 4,611,251.21 | 0.7121% |
| TEXPOOL STREET IMPROV | 31,368.74 | 0.7121% |
| PEG CAPITAL FEES | 88,445.84 | 0.0000% |
| **TOTAL CITY FUNDS** | **$ 8,141,672.33** | |
| **AVERAGE INTEREST RATES - CITY** | | **0.2469%** |

| WATER FUNDS | BALANCE | CURRENT INTEREST RATE |
|---|---|---|
| WATER IMPACT FEES | $ 6,208.28 | 0.0500% |
| TEXPOOL WATER INVEST | 1,598,274.22 | 0.7121% |
| TEXPOOL IMPACT FEES | 318,568.73 | 0.7121% |
| TEXPOOL WATER RIGHTS | 4,936.41 | 0.7121% |
| WATER SURCHARGE | 144,760.79 | 0.1500% |
| OPERATING ACCOUNT | 338,524.27 | 0.1500% |
| **TOTAL WATER FUNDS** | **$ 2,411,272.70** | |
| **AVERAGE INTEREST RATES - WATER** | | **0.4144%** |

| | | |
|---|---|---|
| **TOTAL ALL ACCOUNTS** | **$ 10,552,945.03** | |
| **AVERAGE INTEREST RATES - ALL ACCOUNTS** | | **0.2830%** |

# CITY OF GARDEN RIDGE

CASH & INVESTMENTS STATEMENT

PERIOD ENDED AS OF 04/30/2017

| GENERAL FUND | BALANCE |
|---|---|
| GF Operational Checking | $ 102,810.92 |
| GF Money Market | 291,747.22 |
| TexPool Investments | 1,909,325.31 |
| **TOTAL General Fund Reserves** | **$ 2,303,883.45** |

| WATER FUND | BALANCE |
|---|---|
| Operational Checking | $ 338,524.27 |
| TexPool Water Invest | 1,598,274.22 |
| **TOTAL Water Company Reserves** | **$ 1,936,798.49** |

# CITY OF GARDEN RIDGE

STATEMENT OF ACTIVITIES

CURRENT AND YEAR TO DATE AS OF 04/30/2017

| GENERAL FUND | Apr-17 | YTD | FY 2017 BUDGET | % OF BUDGET | BUDGET BALANCE |
|---|---|---|---|---|---|
| **REVENUES** | $ 116,189.06 | $ 2,031,205.19 | $ 2,670,121.00 | 76.1% | $ 638,915.81 |
| **EXPENDITURES** | | | | | |
| ADMINISTRATION | 61,457.70 | 340,521.36 | 742,067.00 | 45.9% | 401,545.64 |
| COURT | 7,385.17 | 42,883.51 | 77,592.00 | 55.3% | 34,708.49 |
| POLICE | 111,656.34 | 665,472.58 | 1,206,236.00 | 55.2% | 540,763.42 |
| PUBLIC FACILITIES | 35,195.06 | 223,569.14 | 437,111.00 | 51.1% | 213,541.86 |
| COMMUNITY CENTER | 4,852.85 | 28,525.33 | 59,522.00 | 47.9% | 30,996.67 |
| LIBRARY | 6,148.67 | 29,755.05 | 55,948.00 | 53.2% | 26,192.95 |
| TOTAL EXPENDITURES | 226,695.79 | 1,330,726.97 | 2,578,476.00 | 51.6% | 1,247,749.03 |
| **NET POSITION** | $ (110,506.73) | $ 700,478.22 | $ 91,645.00 | | $ (608,833.22) |

| WATER FUND | Apr-17 | YTD | FY 2017 BUDGET | % OF BUDGET | BUDGET BALANCE |
|---|---|---|---|---|---|
| **REVENUES** | $ 106,189.89 | $ 605,793.61 | $ 1,414,035.00 | 42.8% | $ 808,241.39 |
| **EXPENDITURES** | 54,783.03 | 765,374.31 | 2,906,014.00 | 26.3% | 2,140,639.69 |
| **NET POSITION** | $ 51,406.86 | $ (159,580.70) | $ (1,491,979.00) | | $ (1,332,398.30) |

# CITY OF GARDEN RIDGE

STATEMENT OF ACTIVITIES - COMMUNITY CENTER

PERIOD ENDED AS OF 04/30/2017

| | YTD |
|---|---|
| **REVENUES** | |
| RENTALS | $ 21,700.00 |
| DEPOSITS | 13,900.00 |
| DEPOSITS REFUNDED | (8,500.00) |
| DONATIONS | - |
| TOTAL REVENUES | 27,100.00 |
| | |
| **EXPENDITURES** | |
| MANAGER FEES | 10,005.00 |
| TELEPHONE | 329.00 |
| UTILITIES | 3,331.94 |
| MAINTENANCE | 2,606.34 |
| SUPPLIES | 603.90 |
| CLEANING | 2,960.00 |
| EQUIPMENT | 189.15 |
| MARKETING | - |
| DONATION EXPENDITURES | - |
| FACILITY ENHANCEMENTS | - |
| TOTAL EXPENDITURES | 20,025.33 |
| | |
| **NET POSITION** | $ 7,074.67 |

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

# Agenda Request Form

Meeting Date: June 7, 2017

Subject Matter: New Hire, Christopher Graef

Department: Water Department  Submitted by: Royce E Goddard

☑ Consent Agenda  ☐ Ordinance # _____  ☐ Resolution # _____

☐ Discussion  ☐ Update

Funding Issues: ☐ No impact to budget  ☑ Full amount budgeted - YES/ KF

☐ Funds to be transferred from Account #: _____

Description of item: Christopher Graef is coming from the City of Shavano Park. He has a current Class "D" water license. He is studying for his Class "C" Groundwater operator license. I believe that he will be an asset to the City for many years. His start date will be 30 May 2017. His salary will be $17.02 for his probationary time (90 days), on 28 August 2017 then it will be increased by 5% to $17.92 per hr.

Staff recommendation: Christopher Grang will be filling a vacant position caused be Gary Olivarri's departure. Funds are already budgeted for this position.

City Administrator Approval: Nancy Cain

**ACTION TAKEN**

| APPROVED | SPECIAL INSTRUCTION |
|---|---|
| ☐ YES ☐ NO | |

## City Administrator

**From:** City Administrator
**Sent:** Friday, May 12, 2017 11:26 AM
**To:** 'Cary Corbin'
**Subject:** RE: Permission to Hang Banners In Garden Ridge

Cory,

The temporary banner request for the RACAP food drive is approved as requested as long as the banner requested for placement in front of City Hall is placed in the open area along FM 3009 and does not obstruct visibility for vehicles along Municipal Parkway.

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

---

**From:** Cary Corbin [redacted]
**Sent:** Friday, May 12, 2017 10:58 AM
**To:** City Administrator
**Subject:** Permission to Hang Banners In Garden Ridge

May 12, 2017

Nancy – Hi! It was nice talking with you this morning. Here's the information on hanging RACAP & Hanson Food Drive Banners in the City of Garden Ridge (I've attached a copy of the banner from last year – the only change is the dates):

The dates of the food drive this year is May 15- 19, picking up the food boxes on May 22 & 23

We would like to hang the banner at Garden Ridge City Hall (please give us direction on where) and one at the corning of FM 3009 & FM 2252. We have obtained permission from Deanna Wetz (210-656-3006) to hang the banner on her property.

We would like the banners to hang from May 12 to the week of May 22. Hoping to get all banners down by May 23 or 24.

Our goal is to help RACAP (Randolph Area Christian Assistance Program) a Schertz-based food pantry serving portions of Guadalupe, Comal and Bexar counties feed children/families this summer. That's because during summer, many local children go hungry because they don't have access to regular, nutritious meals through school.

Nancy, please let me know if you need anything else. Thanks again for your help. Cary / 830-708-3940

# GARDEN RIDGE COMMUNITY CENTER
# MONTHLY REPORT
## 2017
## April 21st thru May 20th

| | | |
|---|---|---|
| New Events Booked in Current Month | Charged | 2 |
| | No Charge | 2 |

2016-2017

| | |
|---|---|
| Total Number of Events for the Month | 8 |
| Total Number of Days used in the Month | 10 |
| 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 | |

2014-2015

| | |
|---|---|
| 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 |
|---|---|---|
| 2013-2014 | 77 | 258 |
| 2012-2013 | 73 | 252 |
| 2011-2012 | 76 | 257 |
| 2010-2011 | 72 | 241 |
| 2009-2010 | 65 | 208 |
| 2008-2009 | 67 | 199 |

**CITY OF GARDEN RIDGE BUILDING REPORT**

**4/21/2017 THRU 5/20/2017**

**MAJOR PERMITS**

| Permit # | Address | Builder | Sq Ft. | Value $ | Permit Fees |
|---|---|---|---|---|---|
| 1175 -17 | 21648 Valley Park Dr. | Mark Friesenhahn | 4,414 | $ 573,820.00 | $ 3,598.40 |
| 1184 -17 | 8301 Eskimo Forest | Chesmar Homes | 4,878 | $ 634,140.00 | $ 3,876.80 |
| | | **TOTAL** | **9,292** | **$ 1,207,960.00** | **$ 7,475.20** |

**MINOR PERMITS**

| Permit # | Address | Builder | Project | Permit Fees |
|---|---|---|---|---|
| 1173 -17 | 22411 Oro Viejo Ct. | Miguel Olivares | Patio Cover | $ 100.00 |
| 1174 -17 | 22003 Cristobal | Fencecrete | Fence | $ 40.00 |
| 1176 -17 | 21479 Fairview Cir. | Premier Solar Solutions | Minor Electric | $ 125.00 |
| 1177 -17 | 22411 Oro Viejo Ct. | Plumb Smart Plumbing | Minor Plumbing | $ 100.00 |
| 1178 -17 | 9412 Magic Falls | Quarter Moon Plumbing | Minor Plumbing | $ 100.00 |
| 1179 -17 | 20519 Cedar Cavern | Malcolm French | Patio | $ 100.00 |
| 1180 -17 | 8311 Wild Wind Park | Noble Lisgvbee | Tree House | $ 100.00 |
| 1181 -17 | 9404 Gloxinia Dr. | David Gilbreth | Fence | $ 125.00 |
| 1182 -17 | 21809 Senna Hills | Alamo Fence Co. | Fence | $ 125.00 |
| 1183 -17 | 20085 Hoya Lane | Grand Slam Courts | Sports Court | $ 250.00 |
| 1185 -17 | 21910 Cristobal | 3 R Electric | Minor Electric | $ 125.00 |
| 1186 -17 | 9138 Blazing Star | Tuff Shed | Outbuilding (mu) | $ 100.00 |
| 1187 -17 | 8941 Schoenthal Rd. | Alan Compton | Deck | $ 100.00 |
| 1188 -17 | 8814 Timmerman Cove | A. Arredondo | Outbuilding | $ 102.40 |
| 1189 -17 | 8465 Park Lane | Kustom Construction | Patio | $ 425.41 |
| 1190 -17 | 8966 Garden Ridge Dr. | Lighthouse Solar | Minor Electric | $ 125.00 |
| | | | **TOTAL** | $ 2,142.81 |

| | |
|---|---|
| **TOTAL MAJOR FEES FOR THE MONTH** | **$ 7,475.20** |
| **TOTAL MINOR FEES FOR THE MONTH** | **$ 2,142.81** |
| **TOTAL ALL PERMIT FEES FOR THE MONTH** | **$ 9,618.01** |

| | |
|---|---|
| **TOTAL MAJOR PROJECTS VALUE 10/1/2016 thru 5/20/2017** | **$ 11,362,754.00** |
| **TOTAL MAJOR PROJECTS SQ FT. 10/1/2016 thru 5/20/2017** | **88,089** |

| | |
|---|---|
| **TOTAL MAJOR PERMIT FEES 10/1/2016 thru 5/20/2017** | **$ 69,441.36** |
| **TOTAL MINOR PERMIT FEES 10/1/2016 thru 5/20/2017** | **$ 19,954.81** |
| **TOTAL ALL PERMIT FEES FOR THE FISCAL YEAR** | **$ 89,396.17** |

# Monthly Children's Programs/Attendance

| April | | | | | | |
|---|---|---|---|---|---|---|
| | | | | | | |
| Preschool | 9 | 12 | 31 | 0 | 9 | 61 |
| Lunch-n-Learn | | 11 | spring break | | | 11 |
| Adult Coloring | | | | 3 | 5 | 8 |
| P.A.T.S | | | 3 | | | 3 |
| Volunteer Meeting | | 18 | | | | 18 |
| Pokemon | 20 | 0 | 0 | 0 | 0 | 20 |
| Science Club | | | | 13 | 9 | 21 |
| Lego Robotics | 21 | 10 | 21 | 21 | 0 | 73 |
| Reading Dog | 8 | 7 | 7 | 0 | 4 | 26 |
| | 58 | 58 | 62 | 37 | 27 | 242 |
| | | | | | | |
| | | | | | | |
| **May** | | | | | | |
| | May 1-6 | May 7-13 | May 14-20 | May 21-27 | May 28-31 | |
| Preschool | sick | 11 | | | | 11 |
| Pokemon | | 24 | | | | 24 |
| Science Club | 13 | 15 | | | | 28 |
| Lego Robotics | 22 | 18 | 28 | | | 68 |
| Reading Dog | 7 | 7 | | | | 14 |
| Stuffy Sleepover | | 22 | | | | 22 |
| Card-making | | | 5 | | | 5 |
| Glass Painting | | | 15 | | | 15 |
| Board Game Day | | | | | | |
| | 42 | 97 | 48 | | | 187 |

# Water Managers
## Monthly Department Report
### Dec-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** | | 17,929,000 | 55.02 | 895,000 | 2.75 | **57.77** | | |
| December | 15,997,000 | 49.09 | 0 | 0.00 | **49.09** | **213.30** | 8,555,000 | 26.25 | 888,000 | 2.73 | **28.98** | **172.53** | 12/1-12/20 |
| **TOTAL** | 188,590,000 | 578.76 | 134,221,000 | 411.91 | **990.67** | | 194,140,000 | 595.79 | 95,639,000 | 293.51 | **889.30** | | Total EAA Allocations **882.77** |
| | ***EAA Stage 3***, *-35%, Available 630.14 Ac/Ft, Unused 134.96 Ac/Ft* | | | | | | ***EAA Stage 0***, *Available 882.77 Ac/Ft, Unused 286.98 Ac/Ft* | | | | | | |

**Current Edwards Permits**

| | | | | | |
|---|---|---|---|---|---|
| Allocated Pumpage | | CO00139 | P100-767 | 511.951 | Acre Feet |
| Purchase | | BE 00109I | P100-327 | 2.000 | Acre Feet |
| Purchase | | ME 00417D | P101-185 | 1.301 | Acre Feet |
| Purchase | | ME 00479I | P101-315 | 3.895 | Acre Feet |
| Purchase | | UV 00437I | P101-699 | 2.000 | Acre Feet |
| Purchase | | UV 00461I | P101-752 | 4.000 | Acre Feet |
| Purchase | | UV 00478I | P101-801 | 2.000 | Acre Feet |
| Purchase | | UV 00537H | P101-959 | 2.000 | Acre Feet |
| Purchase | | UV 00576I | P102-040 | 14.000 | Acre Feet |
| Purchase | | UV 00630G | P102-146 | 1.760 | Acre Feet |
| Purchase | | BE 00081AE | P100-200 | 62.000 | Acre Feet |
| Transfer | | CO00119AA | P102-564 | 0.660 | Acre Feet |
| Transfer | | | P103-312 | 4.500 | Acre Feet |
| Transfer | | | P102-416 | 2.000 | Acre Feet |
| Transfer | Keith Zar Pools | | P106-186 | 1.000 | Acre Feet |
| 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** |

| Year Comparsion: | January/December 2015 | | January/December 2016 | |
|---|---|---|---|---|
| Edwards: | 188,590,000 gals | 578.76 ac/ft. | 194,140,000 gals | 595.79 ac/ft. |
| Trinity: | 134,221,000 gals | 411.91 ac/ft. | 95,639,000 gals | 293.51 ac/ft. |
| Total: | 322,811,000 gals | 990.67 ac/ft. | 289,779,000 gals | 889.30 ac/ft. |

Difference from 2015 – 2016: 33,032,000 gals 101.37 ac/ft. less usage

Water Connections: 2015 – 1560 2016 - 1577

Avg. usage per connection for December 2016: 5987.952 gals

Average usage per day for December 2016: 472,150.000 gals

Avg. connections 2015: 1550 Avg. usage per connection for 2015: 208,265.161 gals

# Monthly Well Progress Report

| | | | | |
|---|---|---|---|---|
| Trinity Well Status: | Static Level: | Dec 1st: 199.8' | Dec 20th: 204.3' | Diff. of: 4.5' |
| GPM: 848 | Pumping Level: | Dec 13st: 168.3' | Dec 16th: 168.3' | Diff. of: 0.0' |
| Edwards Wells Status: | Static Level: | Dec 1st: 130.5' | Dec 20th: 136.8' | Diff. of: 6.3' |

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

## Projects:

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

# Public Works

## April, 20 2017—May, 20 2017

## Street and Right of Way Maintenance

| | |
|---|---|
| Streets repairs: | 6 |
| Medians mowed: | 5 |
| Right of ways mowed: | 3 |

Tree height inspections.

## Storm water Drainage Facility and Easement Maintenance

| | |
|---|---|
| Outfalls inspected: | 19 |
| Detention/Retention ponds inspected: | 18 |
| Drainages mowed: | 4 |
| Trash pickup: | FM 3008, FM2252, Nacogdoches Loop, Doerr Lane. |

## Park and City Facility/Property Maintenance

| | |
|---|---|
| Paul Davis Park: | Mowed twice. |
| Community Center: | Electrical outlet installed. |
| | Doors painted. |
| | Carpet cleaned. |
| City Hall: | Office painted. |
| | Chiller plant Maintenance. |

## Animal Control

| | | | | | |
|---|---|---|---|---|---|
| Domestic Animal Apprehensions: | Dogs 2 | Cats 9 | YTD | Dogs 17 | Cats 19 |
| Nuisance Complaint Calls: | 0 | | YTD | 0 | |
| Animal Bite Calls: | 0 | | YTD | 0 | |
| Deer Carcass Disposals: | 14 | | YTD | 43 | |
| Raccoon: | 4 | | YTD | 15 | |
| Opossum: | 10 | | YTD | 29 | |
| Skunks: | 0 | | YTD | 14 | |
| Other: | 2 snake—3 armadillos | | YTD | 15 | |

| | | | | |
|---|---|---|---|---|
| Hunters for the hungry animal donations: | Deer /Wild Hogs | | YTD | 3 |
| Total animal control apprehensions/pickups for 2017: | | | YTD | 152 |
| Animal transferred to adoption agency: | 0 | | YTD | 2 |
| Animals returned to owners: | 1 | | YTD | 14 |
| Animals adopted: | Dogs. 0 | Cats 0 | YTD | 4 |
| Current animals in city's care: | Dogs. 1 | Cats. 21 | | |
| Animals ready for adoption: | Dogs. 0 | Cats. 0 | | |

## Special Note

| | |
|---|---|
| Oak wilt: | No new cases. |

GARDEN RIDGE POLICE DEPARTMENT

## JUNE
## APRIL 21ST – MAY 20TH
## CALLS FOR SERVICE

| Location | Calls | Code | Water | Total |
|---|---|---|---|---|
| ARROWOOD | 1 | 0 | 0 | 1 |
| BAT CAVE ROAD | 5 | 0 | 0 | 5 |
| BINDSEIL | 0 | 1 | 0 | 1 |
| COUNTRY OAK ESTATES | 0 | 0 | 0 | 0 |
| ENCLAVE AT GARDEN RIDGE | 0 | 0 | 0 | 0 |
| FM 2252 | 20 | 0 | 0 | 20 |
| FM 3009 | 13 | 1 | 0 | 14 |
| FOREST WATERS | 7 | 1 | 0 | 8 |
| GARDEN RIDGE ESTATES | 23 | 3 | 0 | 26 |
| GEORG RANCH | 11 | 0 | 0 | 11 |
| MUNICIPAL COMPLEX | 8 | 0 | 0 | 8 |
| NACOGDOCHES LOOP | 1 | 0 | 0 | 1 |
| OAK MEADOW ESTATES | 1 | 0 | 0 | 1 |
| PARK LANE ESTATES | 1 | 0 | 0 | 1 |
| REGENCY OAKS | 6 | 0 | 0 | 6 |
| SCHOENTHAL ROAD | 2 | 0 | 0 | 2 |
| THE FOREST OF GARDEN RIDGE | 2 | 0 | 0 | 2 |
| THE PARK AT GARDEN RIDGE | 3 | 0 | 0 | 3 |
| TROPHY OAKS | 3 | 7 | 0 | 10 |
| TWISTED OAKS | 1 | 0 | 0 | 1 |
| WILD WIND | 6 | 2 | 0 | 8 |
| WOODS OF GARDEN RIDGE | 2 | 0 | 0 | 2 |
| COUNTY | 24 | 0 | 0 | 24 |
| OTHER | 5 | 0 | 0 | 5 |
| **TOTALS** | **145** | **15** | **0** | **160** |

***ARRESTS – 7***
***ALARM PERMITS – 1***
***CRASHES – 4***

***ALARMS – 24***
***SOLICITOR PERMITS –0***

| Location | Units | Injury | Fatal | Type |
|---|---|---|---|---|
| 19500 BLK FM 3009 | 2 vehicles | 0 | 0 | CR2 |
| 9000 BLK Garden Ridge Drive | 2 vehicles | 1 | 0 | CR3 |
| 8900 BLK Schoenthal Road | 2 vehicles | 0 | 0 | CR3 |
| 8600 BLK Schoenthal Road | 2 vehicles | 0 | 0 | CR3 |

***ENFORCEMENT (298) *Citations – 145 *Warnings – 153***

## INCIDENTS and ARRESTS

- 4/27/2017- After being stopped for speeding 52/40, Ofc. McKay arrested Orlando Ramos for Driving While License Invalid with an Alcohol Related Suspension.
- 5/2/2017- After being stopped for reckless driving, Ofc. McKay arrested Wallace Pope for Driving While License Invalid with an Alcohol Related Suspension.
- 5/7/2017- After being stopped for speeding 52/40, Ofc McKay arrested Pedro Rojas for Driving While License Invalid with an Alcohol Related Suspension.
- 5/10/2017- After being stopped for failing to stop at a red light, Ofc. Thoemke arrested Omar Roubert for Driving While License Invalid with an Alcohol Related Suspension.
- 5/11/2017- While conducting a security check, Sgt. Dennis observed an occupied vehicle parked in the parking lot after business hours and arrested Kolton Kaczmarek for Possession of Controlled Substance PG 1 < 1 gram and Possession of Marijuana < 2 oz.
- 5/13/2017- After being stopped for speeding 84/50, Ofc. McMahan arrested Erica Casanova for Driving While Intoxicated and Possession of Controlled Substance PG 3 < 28 grams.
- 5/17/2017- After being stopped for no front license plate, Ofc. Pelata arrested Reid Kamitono for Driving While License Invalid with Previous Convictions and Possession of Controlled Substance PG 1 >=1G<4G.

## TRAINING

- **"Concealed Carry for Law Enforcement Officers"**
  - Sgt. Cox
  - Sgt. Dennis
  - Ofc. Hackenberg
  - Ofc. McKay
  - Ofc. Oehler
  - Sgt. Osborn
  - Ofc. Pelata
  - Ofc. Sanchez
  - Inv. Spiller
  - Ofc. Thoemke
- **"Intermediate Arrest, Search, and Seizure"**
  - Ofc. Hackenberg
- **"Child Safety Check Alert List"**
  - Ofc. Thoemke

# MEMORANDUM

**To:** Nancy Cain, City Administrator – City of Garden Ridge
**From:** Patrick Lackey, P.E. – Trihydro Corporation
**Date:** May 31, 2017
**Re:** Trihydro Corporation –Engineering Report May 31, 2017

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1. **2015 CIP Street, Water and Drainage Project – Qro Mex Construction**
   - See attached schedule for completion
   - Water lines, services and interconnects are in place, tested and in service
   - Final concrete curb and driveway repair and installation are underway and wrapping up
   - Roadway preparation for paving is underway
   - Pay estimate #10, 46% has been approved
2. **2016 Wells and Booster Pump Facility – Pesado Construction**
   - Well construction (C & C Well Services) is awaiting final pump installation. Pay estimate #7 approved, 95% complete
   - Pesado Construction has completed 3009 road bore, and is working toward Schoenthal Road tie-in. Directional bore underway at
   - D & N Tank contractor is erecting 0.5 MG GST on-site. Wall lift scheduled for 5/31/17
   - Booster pump station installation and yard piping to follow completion of tank erection
   - Pay estimate #2 has been approved, 18% complete
3. **Municipal Parkway Project**
   - Bids to be received 5/31/17
   - Award recommendation to be considered at 6/7/17 Council meeting
4. **Naco – Loop Water Line**
   - Design surveys underway from Winco site, along Naco Loop to 3009 well site

## 5. FM 2252 Water and Wastewater Line Projects

- Ongoing coordination with TxDOT on pending roadway project continuing
- Wastewater and water construction and easement cost updates are on-going

## 6. 2017 – 2018 Budget Assistance

- Project support for up-coming annual budget preparation continuing
- Cost estimates being updated for utility rate studies, water and wastewater projects, and street and drainage projects

2801 Prairie Creek Rd., Granite Shoals, Texas 78654
830-598-2268 Office
830-596-2601 Fax
qromex.main@gmail.com

## Phase I Schedule

| Date | Work | Locations |
|---|---|---|
| 05/28/17-06/03/17 | Finishing Curb on Phase I, Misc. Patching and Topsoil | Sorrell, Osage Dr., Osage Circle and Sumac Circle |
| 06/04/17-06/10/17 | Prep Existing Pavement for Paving, Paving Main Lanes, Topsoil | Fairview, Fairview Circle, Osage Dr and Osage Circle |
| 06/11/17-06/17/17 | Prep Existing Pavement for Paving, Paving Main Lanes, Topsoil | Golden Rod Circle, Golden Rod and Forest Waters |
| 06/18/17-06/24/17 | Prep Existing Pavement for Paving, Paving Main Lanes, Topsoil | Sorrell, Sumac Cove and Sumac Lane |
| 06/25/17-07/01/17 | Prep Existing Pavement for Paving, Paving Main Lanes, Topsoil | Teakwood Lane, Sumac Circle, Timberose and Teakwood |

- This should complete Phase I.
- This schedule is subject to change at any time due to inclement weather, material deliveries and conditions which the contractor has no control over.
- The curb trenching, curb installation and street repairs for Phase II will have a tentative start date of 7/5/17-7/10/17. We will keep the City informed before construction is to begin on this phase.

City of Garden Ridge

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

March 28, 2017

County Judge Sherman Krause
Comal County
150 N. Seguin
New Braunfels, Texas 78130

Tilman Roots
Assistant District Attorney
Comal County
150 N. Seguin, Ste. 307
New Braunfels, Texas 78130

Dear Judge Krause and Mr. Roots,

The City of Garden Ridge requests the assistance of Comal County with Fire Code Enforcement and Fire Investigation services. The city further requests that the necessary documents, to accomplish the aforementioned services, be forwarded to the Garden Ridge City Administrator, Nancy Cain, for City Council action.

Please feel free to contact me for any additional information as well as any questions you may have concerning this request.

Sincerely,

Nancy Cain

Nancy Cain
City Administrator

## City Administrator

**From:** Roots, Tillman S. <rootst@co.comal.tx.us>
**Sent:** Wednesday, April 26, 2017 10:52 AM
**To:** City Administrator
**Cc:** Klabunde, Kory W.; Krause, Sherman
**Subject:** FW: Fire Investigation & Enforcement Services Letter
**Attachments:** Garden Ridge -Fire Marshal.doc

Good morning Ms. Cain:

Attached is a copy of the proposed Interlocal Agreement for Fire Code Enforcement. Please note that we did not address investigations in the Agreement because Local Government Code §352.019(d) requires the county fire marshal to aid or conduct an investigation in a municipality if requested by the state fire marshal, the municipality or the fire chief of the municipality.

Please let me know if you have any questions.

Thank you,

**Tillman S. Roots**
Assistant District Attorney
Comal County Criminal District Attorney's Office
150 N. Seguin Avenue, Suite 307 ▪ mailing
100 Main Plaza, Room 302 ▪ office
New Braunfels, Texas 78130
830.221.1300 ▪ telephone
830.608.2008 ▪ facsimile
rootst@co.comal.tx.us

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**From:** City Administrator [mailto:administrator@ci.garden-ridge.tx.us]
**Sent:** Tuesday, March 28, 2017 10:48 AM
**To:** Klabunde, Kory W.
**Subject:** Fire Investigation & Enforcement Services Letter

Per your request is the letter that I have prepared to Judge Krause and Mr. Roots requesting Fire Investigation and Enforcement services to the City of Garden Ridge through Comal County. Original letters to each will be going out in the mail today. Please let me know if there is any additional information that is needed for this request or if there are any questions.

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

**ORDINANCE NO. 201-062017**

**AN ORDINANCE OF THE CITY OF GARDEN RIDGE ESTABLISHING THE POSITION OF FIRE MARSHAL; AUTHORIZING THE DULY APPOINTED COMAL COUNTY FIRE MARSHAL TO PERFORM THE DUTIES OF FIRE MARSHALL ON BEHALF OF THE CITY OF GARDEN RIDGE; GRANTING THE COMAL COUNTY FIRE MARSHAL THE POWERS, RIGHTS AND PRIVILEGE OF FIRE MARSHALL; ADOPTING THE COMAL COUNTY FIRE CODE, AS AMENDED; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER CLAUSE AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** City of Garden Ridge, pursuant to Chapter 22 of the Texas Local Government Code may appoint municipal officers; and,

**WHEREAS,** the City of Garden Ridge does not currently have an appointed Fire Marshal serving the needs of the community; and,

**WHEREAS,** the City Council has determined that for the purpose of promoting the health, safety, welfare and protection of property within the City it is necessary to adopt and provide enforcement regulations regarding fire safety; and,

**WHEREAS**, the City Council has determined that Section 233.061 (b), of the Texas Local Government Code authorizes the County to enter into an agreement to provide Fire Marshall services to the City pursuant to and under provisions of Chapter 791, Texas Government Code, authorizing interlocal agreements; and,

**WHEREAS**, the City and County have determined that it would be mutually advantageous to enter into an interlocal agreement for the enforcement of the Comal County Fire Code within the municipal boundaries of the City; and,

**WHEREAS,** the City Council finds that the adoption of the Comal County Fire Code, as amended, promotes uniform safety standards and fire-protection regulations;

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS:**

Section 1. The findings set out herein are found to be true and correct and are hereby adopted by the City Council and made a part of this Ordinance for all purposes.

Section 2. Creation of Office. In the interest of Fire Prevention and Fire Investigations, the office of Fire Marshal is hereby created pursuant to the Texas Local Government Code, Section 22.071 *et seq.* This office shall be independent of other City departments and the office shall have the powers, rights and privileges as those granted to the Comal County Fire Marshall.

Section 3. Job Summary. The Fire Marshal shall investigate, keep records of, and prosecute all fires and explosions or threats thereof within the City that damage or destroy property. The Fire Marshal shall also inspect for fire hazards and perform duties consistent with the services described in the Interlocal Agreement, attached as Exhibit A, and incorporated herein for all purposes.

Section 4. Duty to Enforce Laws. The Fire Marshall shall enforce all state, federal and local laws pertaining to fire investigation and fire protection.

Section 5. Right of Entry. The Fire Marshall shall have the authority to enter into any building or premises for the purpose of making inspections at any reasonable hour, pursuant to any provision of the Comal County Fire Code, as amended and any relevant City ordinance.

Section 6. Adoption of Fire Code. The Comal County Fire Code adopted May 8, 2008 and last amended on April 2, 2015 with an effective date of May 1, 2015, attached as Exhibit B, is hereby adopted and incorporated herein for all purposes. The provision shall be controlling within the corporate limits of the City of Garden Ridge.

Section 7. Severability Clause. That if any provision, word, sentence, paragraph, clause, phrase or section of this Ordinance or its application to any person or circumstances is adjudged or held invalid, void or unconstitutional, the invalid, void or unconstitutional portion shall not affect the validity of the remaining portions of this ordinance which shall remain in full force and effect.

Section 8. Repealing Clause. All provisions in conflict with the provisions of this Ordinance shall be, and the same are hereby repealed, and all other provisions not in conflict with the provisions of the Ordinance shall remain in full force and effect.

Section 9. Effective Date. This ordinance shall be effective upon passage, approval and publication as provided by law.

PASSED AND APPROVED, the ___ day of _____ 2017.

_____
LARRY THOMPSON, MAYOR

ATTEST:

_____
SHELLEY GOODWIN, CITY SECRETARY

# INTERLOCAL COOPERATION AGREEMENT BETWEEN COMAL COUNTY AND THE CITY OF GARDEN RIDGE FOR FIRE CODE ENFORCEMENT

This Interlocal Agreement is entered into between Comal County, Texas, a political subdivision of the State of Texas ("County") and the City of Garden Ridge, a general law municipality located in Comal County, Texas ("City").

**WHEREAS,** City desires to enter into this Agreement with County for fire code enforcement services; and

**WHEREAS,** City and County have each determined that it would be mutually advantageous for County to enforce the Comal County Fire Code within the municipal boundaries of City; and

**WHEREAS,** County is authorized to provide the services described in this Agreement and to enter into an exclusive agreement with City for the service by Section 233.061 (b), Texas Local Government Code; and

**WHEREAS,** this Agreement is made pursuant to and under the provision of Chapter 791, Texas Government Code.

**NOW THEREFORE,** in consideration of the mutual promises and covenants given and the mutual benefits received, which is hereby acknowledged by Comal County and the City of Garden Ridge, the parties agree as follows:

## ARTICLE 1 – PURPOSE AND OBJECTIVE

The purpose of this Agreement is to define the terms under which the County will provide fire code enforcement services to the City of Garden Ridge.

## ARTICLE 2 – TERM AND TERMINATION

This Agreement begins on the date when it has been executed by both parties and shall be effective for a term of one (1) year. This Agreement may be terminated for any reason at any time by either party upon ninety (90) days written notice to the other party.

## ARTICLE 3 – RESPONSIBILITY OF CITY

3.1 **Exclusive Provider:** City grants County the exclusive right to provide the services described in this Agreement within the City of Garden Ridge.

3.2 **Creation of Fire Marshal's Authority:** Prior to or concurrent with the approval and execution of this Agreement, City shall pass whatever ordinances, orders, rules, or resolutions may be necessary under its governing documents to give the same powers, rights, and privileges to the Comal County Fire Marshal ("Fire Marshal") that the Fire Marshal would have as a designated department of the City. Despite this authority, employees of the Office of the Fire Marshal are not employees of City and work solely for County.

3.3 **Adoption of Comal County Fire Code:** Prior to or concurrent with the approval and execution of this Agreement, City shall pass an ordinance, order, rule or resolution adopting the Comal County Fire Code in City of Garden Ridge. If the Comal County Commissioners Court amends, revises, or replaces the Comal County Fire Code, City Council shall pass an ordinance, order rule or resolution adopting the amended revised or replaced Comal County Fire Code in City of Garden Ridge within thirty (30) days after the Commissioners Court takes its action.

3.4 **Copies of Ordinance, Rule or Resolution:** Prior to or concurrent with the approval of this Agreement, City shall provide County with copies of all ordinances, orders, rules and resolutions initially passed pursuant to this Agreement. Within thirty (30) days after City Council approves an ordinance, order, rule or resolution adopting the amended, revised or replaced Comal County Fire Code, City shall provide County with copies of the ordinances, orders, rules and resolutions adopting the amended, revised or replaced Comal County Fire Code.

3.5 **Establishment of Fees:** City authorizes Commissioners Court to set permit fees in the City of Garden Ridge at the same amount as fees for the unincorporated areas of Comal County set by Commissioners Court as amended from time to time. The initial fees are listed in Attachment A. County may change fees charged under this Agreement at any time.

3.6 **Payment for Services:** City assigns to County its right to receive any permit fees to be paid by applicants for permits under the Comal County Fire Code related to the construction of buildings and any fees payable for any inspections or services provided under this Agreement. City authorizes all applicants to pay the permit fees directly to the County through the Office of the Fire Marshal in accordance with the procedures established by County from time to time. City authorizes all establishments seeking other services under this Agreement to pay the applicable fees directly to the County through the Office of the Fire Marshal in accordance with the procedures established by County from time to time.

3.7 **Fire Code Inspection:** For Fire Code Inspections under this Agreement, City designates the Fire Marshal to receive information for administering the provisions of and prosecuting violations of the Comal County Fire Code. The procedures for requests for hearings and for actions taken as a result of those hearings are set forth in the Comal County Fire Code. City authorizes County to take whatever action is necessary to enforce

the Comal County Fire Code, including imposing any related penalties described in it, within the limits imposed by applicable law.

3.8 **Fire Regulation Inspection:** For Fire Regulation Inspections under this Agreement, City designates the Fire Marshal to receive information for prosecuting violations of any applicable federal, state and local rules or regulations related to fire control and prevention and establishing the requirement for annual permits and fees. City authorizes County to take whatever action is necessary to enforce the applicable rules, including any related penalties described in the other applicable federal, state and local rules or regulations related to fire control and prevention and establishing the requirement for annual permits and fees, within the limits imposed by applicable law.

3.9 **Legal Action:** In any civil legal action which is required as a result of the services provided under this Agreement, City Attorney is responsible for judicial prosecution of violations of the applicable Comal County Fire Code and any applicable federal, state and local rules or regulations related to fire control and prevention and establishing the requirement for annual permits and fees. Prosecution of all violations of the applicable federal, state and local rules or regulations related to fire control and prevention and establishing the requirement for annual permits and fees shall be brought in the Court of competent jurisdiction as set forth in those federal, state and local rules or regulations.

3.10 **Current Revenue:** City shall pay for its obligations under this Interlocal Agreement from current revenue funds available to City.

3.11 **Compliance with Laws:** City shall comply with all applicable laws, rules and regulations in performance of this agreement.

## ARTICLE 4 – RESPONSIBILITIES OF COUNTY

4.1 **Enforcement of Comal County Fire Code:** To the extent allowed by law and this Agreement, County shall administer and enforce the Comal County Fire Code and carry out the following services related to it in City of Garden Ridge:

4.1.1 review plans of applicants for permits under the Comal County Fire Code,

4.1.2 issue building permits under the Comal County Fire Code, and

4.1.3 perform inspections of installations required by the Comal County Fire Code, and

4.1.4 the investigation of complaints and the inspection of establishments upon receipt of requests or complaints about non-compliance with the Comal County Fire Code made to City, with City then contacting the Fire Marshal's Office, including all follow-up necessary to insure compliance with it.

4.2 **Complaint Investigation:** County shall investigate Comal County Fire Code complaints and complaints about violations of any other applicable federal, state and local rules or

regulations related to fire control and prevention that are made directly to City, with City then contacting the Fire Marshal's Office. If the investigations of a complaint reveal a violation of the Comal County Fire Code or any other applicable federal, state and local rules or regulations related to fire control and prevention, County shall enforce these legal requirements to the extent allowed by law, except that County's enforcement shall not include condemnation of buildings, enforcement of zoning ordinances, or enforcement of flood plain ordinances.

4.3 **Other Permit Inspections:** County shall routinely inspect establishments for compliance with any applicable federal, state and local rules or regulations that establish the requirement for permits and fees pursuant to those rules or regulations. These inspections include all follow-up necessary to insure compliance with the applicable federal, state and local rules or regulations. Routine inspections may be either inspection prior to and as part of both the initial state licensing process and all renewals of the state license or the annual inspection and all follow-up necessary to insure compliance with state rules and regulations.

4.4 **Credit for Fees:** County may perform any reasonable activities necessary to collect fees for services provided. County may retain all fees collected.

4.5 **Current Revenue:** County shall pay for its obligations under this Interlocal Agreement from current revenue funds.

4.6 **Compliance with Laws:** County shall comply with all applicable laws, rules and regulations in the performance of this agreement.

## ARTICLE 5 – MISCELLANEOUS

5.1 **Notice:** Any notice required under the provisions of this Agreement shall be in writing and delivered in person or deposited in the United States Mail, registered or certified, return receipt requested. Any such notice must be addressed to the following addresses. Any notice shall be deemed received three days after the date of deposit in the United States Mail, unless proof is offered to the contrary. Unless otherwise provided in this Agreement, all notices shall be delivered to the following addresses:

| COMAL COUNTY: | CITY OF GARDEN RIDGE: |
|---|---|
| Comal County Judge<br>150 N. Seguin Ave.<br>New Braunfels, Texas 78130<br>**With a copy to:**<br>Comal County Fire Marshal<br>145 David Jonas Drive<br>New Braunfels, Texas 78132 | City Administrator<br>9400 Municipal Parkway<br>Garden Ridge, Texas 78266<br>**With a copy to:** |

5.2 **Amendment:** This Agreement may not be amended except in a written instrument specifically referring to this Agreement and signed by the parties hereto.

5.3 **Binding Agreement:** This Agreement has been duly executed and delivered by both parties and constitutes a legal, valid and binding obligation of the parties. Each person executing this Agreement on behalf of each party represents and warrants that they have full right and authority to enter into this Agreement.

5.4 **Severability:** In the event that one or more of the provisions contained in the Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect by a court of competent jurisdiction, this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein, but shall not affect the remaining provisions of this Agreement, which shall remain in full force and effect.

5.5 **Limits of Liability:** Both City and County shall be responsible for the acts or failure to act of their respective employees, agents or servants, provided, however, their responsibility shall be subject to the terms, provisions, and limitations of the Constitution and laws of the State of Texas, particularly the Texas Tort Claims Act.

5.6 **Immunity:** No provision of this agreement shall affect or waive any sovereign or governmental immunity available to either party and/or its elected officials, officers, employees and agents under Federal or Texas law nor waive any defenses or remedies at law available to either party and/or its elected officials, officers, employees and agents under Federal or Texas law.

5.7 **Venue:** This agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with the laws of the State of Texas, without regard to its conflict of laws principles. Exclusive venue shall be in a court of competent jurisdiction in Comal County, Texas.

5.8 **Third Party Rights Not Created:** This agreement is not intended and shall not be construed to create any rights or remedies in any person or legal entity that is not a party to it.

5.9 **Joint Venture and Agency:** The relationship between the parties to this Agreement does not create a partnership or joint venture between the parties. This Agreement does not appoint any party as agent for the other party.

5.10 **Headings:** The headings of this Agreement are for the convenience of reference only and shall not affect in any manner any of the terms and conditions herein.

5.11 **Entire Agreement:** This Agreement contains the entire agreement between the parties and correctly sets forth the rights, duties and obligations of each to the other as of the Effective Date. Any oral representations or modifications concerning this Agreement will be of no force or effect excepting a subsequent written modification executed by both parties.

| | |
|---|---|
| **COMAL COUNTY, TEXAS:**<br><br>**_____, 2017**<br><br>**_____**<br>**COUNTY JUDGE, SHERMAN KRAUSE**<br><br>**_____**<br>**ATTEST: COMAL COUNTY CLERK**<br>**BOBBIE KOEPP** | **CITY OF GARDEN RIDGE, TEXAS:**<br><br>**_____, 2017**<br><br>**_____**<br>**MAYOR, LARRY THOMPSON**<br><br>**_____**<br>**ATTEST: CITY SECRETARY**<br>**SHELLEY GOODWIN** |

## City Administrator

| | |
|---|---|
| **From:** | City Secretary |
| **Sent:** | Tuesday, May 30, 2017 5:14 PM |
| **To:** | City Secretary |
| **Cc:** | City Administrator |
| **Subject:** | FW: TCEQ |
| **Attachments:** | Notice in SA Express 5_15_2017.pdf; ATT00001.htm; Anderson Columbia Air Quality Permit 74746L004.pdf; ATT00002.htm |

**From:** Astrid Wisser [redacted]
**Sent:** Tuesday, May 30, 2017 4:58 PM
**To:** City Secretary
**Subject:** TCEQ

Dear Shelley,

Please forward to our city council.

Thanks,
Astrid

Dear council members,
I've received this e-mail below (also see attached documents). It appears two more rock crushing plants are planning to go up on Coyote Run off of Old Nacogdoches Rd. As you know there are already three asphalt plants located in this same area. One was suppose to be a rock crushing plant as well but operates as an asphalt plant. This will effect our new middle school and our city tremendously. I am not sure how much air pollution and heavy truck traffic Garden Ridge can handle. I respectfully ask you to contact TCEQ and request a public meeting or contested hearing so the city and it's citizens can express their concerns.

Respectfully,

Astrid Wisser
9902 Katharine Glen
Garden Ridge

Here's what I know so far: Anderson Columbia Co Inc (CN603641549) has applied for two (2) air quality permits. Public comments must be submitted separately for each permit.

#1 - Air Quality Permit Number 74746L004:
.. For a change of location of a rock crusher on Coyote Run
.. Notice published in SA Express-News on 5/15/2017

.. Info found at NB Library is attached

.. Public comments and requests for a public meeting or contested case hearing are due to the TCEQ by 5p on 6/13/2016 (must be received by then, not postmarked); by mail or electronically

#2 - Air Quality Permit Number 146806L001

.. For construction of a rock crushing plant at intersection of Coyote Run & Old Nacogdoches

.. Notice not yet published in newspaper

.. Public comment deadline not yet determined but expected soon

I plan to comment on the first one by 6/13 and also on the second (which sounds larger) as soon as more info can be found. Since these are air permits, my comments will probably be about air emissions, fugitive dust (on roads, fence lines, vegetation), concentration of particulate matter already in this area, etc. It has been my experience that the TCEQ does not handle issues about blasting, property values, and traffic safety.

Please feel free to share with the other neighbors. Thank you.

Sharlene Fey
6028 FM 482
New Braunfels Tx 78132

Legals/Public Notices

## NOTICE OF RECEIPT OF APPLICATION AND INTENT TO OBTAIN AIR PERMIT

AIR QUALITY PERMIT
NUMBER 74746L004

APPLICATION ANDERSON COLUMBIA CO., INC., has applied to the Texas Commission on Environmental Quality (TCEQ) for issuance of Air Quality Permit Number 74746L004, which would authorize a change of location of a Rock Crusher. The applicant has provided the following directions to the site: at the intersection of Coyote Run and Old Nacogdoches, go north on Coyote Run 0.4 miles and the plant will be located on the east side of the road, Schertz, Comal County, Texas 78132. This application is being processed in an expedited manner, as allowed by the commission's rules in 30 Texas Administrative Code, Chapter 101, Subchapter J. This link to an electronic map of the site or facility's general location is provided as a public courtesy and not part of the application or notice. For exact location, refer to application. http://www.tceq.texas.gov/assets/public/hb610/index.html?lat=29.65389&lng=-98.23639&zoom=13&type=r. The facility will emit the following contaminants: carbon monoxide, nitrogen oxides, organic compounds, particulate matter including particulate matter with diameters of 10 microns or less and 2.5 microns or less and sulfur dioxide.

This application was submitted to the TCEQ on April 24, 2017. The application will be available for viewing and copying at the TCEQ central office, the TCEQ San Antonio regional office, and the New Braunfels Public Library, 700 East Common Street, New Braunfels, Comal County, Texas, beginning the first day of publication of this notice. The facility's compliance file, if any exists, is available for public review in the San Antonio regional office of the TCEQ.

The executive director has determined the application is administratively complete and will conduct a technical review of the application.

PUBLIC COMMENT/PUBLIC MEETING You may submit public comments, a request for a public meeting, or request a contested case hearing to the Office of the Chief Clerk at the address below. The TCEQ will consider all public comments in developing a final decision on the application. The deadline to submit public comments is 30 days after newspaper notice is published.

The purpose of a public meeting is to provide the opportunity to submit comments or ask questions about the application. A public meeting about the application will be held if the executive director determines that there is a significant degree of public interest in the application or if requested by a local legislator. A public meeting is not a contested case hearing.

If only comments are received on the application, the response to comments, along with notice of the executive director's action on the application, will be mailed to everyone who submitted comments or is on the mailing list for this application.

The executive director will complete the technical review, issue a preliminary decision on the application, and a Notice of Application and Preliminary Decision will be published and mailed to those who are on the mailing list for this application. That notice will contain the final deadline for submitting public comments. If a hearing request is timely filed in Response to this Notice of Receipt of Application and Intent to Obtain Air Permit, the time period for requesting a contested case hearing will be extended to thirty days after the mailing of the executive director's response to comments.

After the final deadline for public comments following the Notice of Application and Preliminary Decision, the executive director will consider the comments and prepare a response to all relevant and material, or significant public comments. If comments are received, the response to comments, along with the executive director's decision on the application, will then be mailed to everyone who submitted public comments or is on a mailing list for this application.

OPPORTUNITY FOR A CONTESTED CASE HEARING You may request a contested case hearing. A contested case hearing is a legal proceeding similar to a civil trial in state district court. A contested case hearing will only be granted based on disputed issues of fact that are relevant and material to the Commission's decisions on the application. Further, the Commission will only grant a hearing on issues submitted by you or others during the public comment period and not withdrawn.

A person who may be affected by emissions of air contaminants from the facility is entitled to request a hearing. If requesting a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number; (2) applicant's name and permit number; (3) the statement "[I/we] request a contested case hearing"; (4) a specific description of how you would be adversely affected by the application and air emissions from the facility in a way not common to the general public; (5) the location and distance of your property relative to the facility; (6) a description of how you use the property which may be impacted by the facility; and (7) a list of all disputed issues of fact that you submit during the comment period. If the request is made by a group or an association, one or more members who have standing to request a hearing must be identified by name and physical address. The interests which the group or association seeks to protect must also be identified. You may also submit your proposed adjustments to the application/permit which would satisfy your concerns.

Following the close of all applicable comment and request periods, the Executive Director will forward the application and any requests for contested case hearing to the Commissioners for their consideration at a scheduled Commission meeting. The Commission may only grant a request for a contested case hearing on issues the requestor submitted in their timely comments that were not subsequently withdrawn. If a hearing is granted, the subject of a hearing will be limited to disputed issues of fact or mixed questions of fact and law relating to relevant and material air quality concerns submitted during the comment period. Issues such as property values, noise, traffic safety, and zoning are outside of the Commission's jurisdiction to address in this proceeding.

MAILING LIST In addition to submitting public comments, you may ask to be placed on a mailing list to receive future public notices for this specific application mailed by the Office of the Chief Clerk by sending a written request to the Office of the Chief Clerk at the address below.

AGENCY CONTACTS AND INFORMATION Public comments and requests must be submitted either electronically at www.tceq.texas.gov/about/comments.html, or in writing to the Texas Commission on Environmental Quality, Office of the Chief Clerk, MC-105, P.O. Box 13087, Austin, Texas 78711-3087. Any personal information you submit to the TCEQ will become part of the agency's record; this includes email addresses. For more information about this permit application or the permitting process, please call the Public Education Program toll free at 1 800 687 4040. Si desea información en Español, puede llamar al 1-800-687-4040.

Further information may also be obtained from ANDERSON COLUMBIA CO., INC., P.O. Box 1829, Lake City, Florida 32056-1829 or by calling Mrs. Katy Sipe, Westward Environmental, Inc., at (830) 249-8284.

Notice Issuance Date: April 27, 2017

Comments or requests for a public meeting/ Contested case hearing

DUE TO TCEQ, OFFICE OF CHIEF CLEK,

→ by JUNE 13, 2017 ←

(end of day, 5p).

Must be received by due date (not postmark)

REFERENCE AIR QUALITY PERMIT NUMBER 74746L004

(a second air permit will be forthcoming - each to be commented on separately)

Posted Date: May 15, 2017

WESTWARD
Environmental. Engineering. Natural Resources.

April 21, 2017

Texas Commission on Environmental Quality
Air Permits Initial Review Team, MC-161
P.O. Box 13087
Austin, Texas 78711-3087

Project No. 10603-093

Attention: Michael Wilson, P.E.

Subject: Change of Location – Permit No. 74746L004 Permit #74746L004
**EXPEDITED PERMITTING REQUEST NOTIFICATION**
Anderson Columbia Co., Inc. – CN603641549
Portable Rock Crushing Plant No. 2 – RN103004081
Tejas Quarry – Schertz, Comal County, Texas

Mr. Wilson,

On behalf of Anderson Columbia Co., Inc., we are submitting this Change of Location application for the above-referenced facility. Anderson Columbia Co., Inc. proposes to relocate a Portable Rock Crushing Plant No. 2 from its current location near Zapata, Zapata County, Texas to the Tejas Quarry located on Coyote Run near Schertz, Comal County, Texas. A Core Data Form, Form PI-1, maps, and supporting documents are attached with this application.

*We respectfully request that the attached permit application's review process be expedited under the Expedited Permitting Program for which a separate fee of $10,000 is included.*

Westward Environmental, Inc. (WESTWARD) will serve as the technical representative for Anderson Columbia Co., Inc. on this project. **Please ensure that WESTWARD is copied on all correspondence including, but not limited to, the public notice packages and the final approval letter.** If you have any questions regarding this application, please contact our office.

Respectfully Submitted,
WESTWARD ENVIRONMENTAL, INC.

Katy Sipe

Katy Sipe
Environmental Specialist

Distribution: Addressee
TCEQ Region 13
New Braunfels Public Library (Public Notice)
Mr. Scott Cleveland – Anderson Columbia Co., Inc.
WEI 10603-093 File

Attachments

# Anderson Columbia Co., Inc.
# EXP Change of Location - Permit No. 74746L
# Portable Rock Crushing Plant #2
# Tejas Quarry - Schertz, Comal County, Texas

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April 2017
***Westward Environmental, Inc.***
Project No.: 10603-093
www.westwardenv.com

# Form APD-EXP Expedited Permitting Request

| | |
|---|---|
| **I. Contact Information** | |
| Company or Other Legal Customer Name: Anderson Columbia Co., Inc. | |
| Customer Reference Number (CN): 603641 549 | |
| Regulated Entity Number (RN): 103004081 | |
| Technical Contact Name: Katy Sipe – Westward Environmental, Inc. | |
| Phone Number: (830) 249-8284 | |
| Email: ksipe@westwardenv.com | |
| **II. Project Information** | |
| Facility Type: NSR | |
| Permit Number: 74746L | |
| Project Number: pending | |
| **III. Economic Justification** | |
| The purpose of the application associated with this request to expedite will benefit the economy of this state or an area of this state. | ☒ YES ☐ NO |
| **IV. Delinquent Fees and Penalties** | |
| Applications will not be expedited if any delinquent fees and/or penalties are owed to the TCEQ or the Office of the Attorney General on behalf of the TCEQ. For more information regarding Delinquent Fees and Penalties, go to the TCEQ Web site at: www.tceq.texas.gov/agency/delin/index.html. | |
| **V. Signature** | |
| The signature below confirms that I have knowledge of the facts included in this application and that these facts are true and correct to the best of my knowledge and belief. As the applicant, I commit to fulfilling all expectations of the expedited permitting program and application requirements promptly. Failure to meet any expectation or requirement may cause my application to be removed from the expedited permitting program and possibly voided at the discretion of the TCEQ Executive Director. The signature further signifies awareness that intentionally or knowingly making or causing to be made false material statements or representations in the application is a criminal offense subject to criminal penalties. | |
| Name: Scott R Cleveland | |
| Signature: S R Cleveland | |
| Date: 4/18/17 | |

## Texas Commission on Environmental Quality
## Form APD-APS Air Permitting Surcharge Payment

| | |
|---|---|
| **I. Contact Information** | |
| Company or Other Legal Customer Name: Anderson Columbia Co., Inc. | |
| Customer Reference Number (CN): 603641549 | |
| Regulated Entity Number (RN): 103004081 | |
| Company Official or Technical Contact Information: (☒ Mr. ☐ Mrs. ☐ Ms. ☐ Other:_____) | |
| Name: Scott Cleveland | |
| Title: Environmental Director | |
| Mailing Address: P.O. Box 1829 | |
| City: Lake City | |
| State: FL | |
| ZIP Code: 32056 | |
| Telephone Number: 386-752-7585 | |
| E-mail Address: 386-755-9132 | |
| **II. Project Information** | |
| Facility Name: Portable Rock Crushing Plant No. 2 | |
| Permit Number: 74746L | |
| Project Number: pending | |
| **III. Surcharge Payment** | |
| Project Type: NSR - CLOC | |
| Fee Amount: $10,000 | |
| Check, Money Order, Transaction Number, and/or ePay Voucher Number: *(below)* | |
| 174632 | |
| Paid Online: | ☐ YES ☒ NO |
| Company Name on Check: Anderson Columbia Co., Inc. | |

TCEQ

# TCEQ Core Data Form

TCEQ Use Only

For detailed instructions regarding completion of this form, please read the Core Data Form Instructions or call 512-239-5175.

## SECTION I: General Information

1. Reason for Submission (*If other is checked please describe in space provided.*)

☒ New Permit, Registration or Authorization (*Core Data Form should be submitted with the program application.*)

☐ Renewal (*Core Data Form should be submitted with the renewal form*) ☐ Other

| 2. Customer Reference Number *(if issued)* | Follow this link to search for CN or RN numbers in Central Registry** | 3. Regulated Entity Reference Number *(if issued)* |
|---|---|---|
| CN 603641549 | | RN 103004081 |

## SECTION II: Customer Information

4. General Customer Information | 5. Effective Date for Customer Information Updates (mm/dd/yyyy)

☐ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership

☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

***The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).***

6. Customer Legal Name (*If an individual, print last name first: eg: Doe, John*) | *If new Customer, enter previous Customer below:*

Anderson Columbia Co., Inc.

| 7. TX SOS/CPA Filing Number | 8. TX State Tax ID (11 digits) | 9. Federal Tax ID (9 digits) | 10. DUNS Number *(if applicable)* |
|---|---|---|---|
| 0010624006 | 15928719358 | | |

11. Type of Customer: ☒ Corporation ☐ Individual Partnership: ☐ General ☐ Limited

Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees

☐ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☒ 501 and higher

13. Independently Owned and Operated? ☐ Yes ☐ No

14. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check one of the following:*

☐ Owner ☐ Operator ☒ Owner & Operator

☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:

| 15. Mailing Address: | | | | | | | |
|---|---|---|---|---|---|---|---|
| | P.O. Box 1829 | | | | | | |
| City | Lake City | State | FL | ZIP | 32056 | ZIP + 4 | 1829 |

| 16. Country Mailing Information *(if outside USA)* | 17. E-Mail Address *(if applicable)* |
|---|---|
| | scott.cleveland@andersoncolumbia.com |

| 18. Telephone Number | 19. Extension or Code | 20. Fax Number *(if applicable)* |
|---|---|---|
| ( 386 ) 752 - 7585 | | ( 386 ) 755 - 9132 |

## SECTION III: Regulated Entity Information

21. General Regulated Entity Information (*If 'New Regulated Entity" is selected below this form should be accompanied by a permit application*)

☐ New Regulated Entity ☐ Update to Regulated Entity Name ☒ Update to Regulated Entity Information

***The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC.)***

22. Regulated Entity Name (*Enter name of the site where the regulated action is taking place.*)

Portable Rock Crushing Plant No. 2

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 23. Street Address of the Regulated Entity: *(No PO Boxes)* | Tejas Quarry | | | | | | | |
| | City | Schertz | State | TX | ZIP | 78132 | ZIP + 4 | |
| 24. County | Comal | | | | | | | |

**Enter Physical Location Description if no street address is provided.**

| | |
|---|---|
| 25. Description to Physical Location: | From the intersection of Coyote Run and Old Nacogdoches, travel N on Coyote Run for 0.4 mi, plant will be located to the East. |

| 26. Nearest City | State | Nearest ZIP Code |
|---|---|---|
| Schertz | TX | 78132 |

| 27. Latitude (N) In Decimal: | 29.6538697 | | 28. Longitude (W) In Decimal: | 29.236282 | |
|---|---|---|---|---|---|
| Degrees | Minutes | Seconds | Degrees | Minutes | Seconds |
| 29 | 39 | 14.03 | 98 | 14 | 10.61 |

| 29. Primary SIC Code (4 digits) | 30. Secondary SIC Code (4 digits) | 31. Primary NAICS Code (5 or 6 digits) | 32. Secondary NAICS Code (5 or 6 digits) |
|---|---|---|---|
| 1422 | | 212312 | |

33. What is the Primary Business of this entity? *(Do not repeat the SIC or NAICS description.)*

Construction Materials

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 34. Mailing Address: | P.O. Box 1829 | | | | | | | |
| | City | Lake City | State | FL | ZIP | 32056 | ZIP + 4 | 1829 |

| 35. E-Mail Address: | scott.cleveland@andersoncolumbia.com |
|---|---|

| 36. Telephone Number | 37. Extension or Code | 38. Fax Number *(if applicable)* |
|---|---|---|
| ( 386 ) 752 - 7585 | | ( 386 ) 755 - 9132 |

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

| | | | | |
|---|---|---|---|---|
| ☐ Dam Safety | ☐ Districts | ☐ Edwards Aquifer | ☐ Emissions Inventory Air | ☐ Industrial Hazardous Waste |
| ☐ Municipal Solid Waste | ☒ New Source Review Air<br>CLOC 74746L | ☐ OSSF | ☐ Petroleum Storage Tank | ☐ PWS |
| ☐ Sludge | ☐ Storm Water | ☐ Title V Air | ☐ Tires | ☐ Used Oil |
| ☐ Voluntary Cleanup | ☐ Waste Water | ☐ Wastewater Agriculture | ☐ Water Rights | ☐ Other: |

## SECTION IV: Preparer Information

| | | | |
|---|---|---|---|
| 40. Name: | Katy Sipe | 41. Title: | Environmental Specialist |

| 42. Telephone Number | 43. Ext./Code | 44. Fax Number | 45. E-Mail Address |
|---|---|---|---|
| ( 830 ) 249-8284 | | ( 830 ) 249-0221 | ksipe@westwardenv.com |

## SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

| | | | |
|---|---|---|---|
| Company: | Anderson Columbia Co., Inc. | Job Title: | Environmental Director |
| Name*(In Print)* : | Scott Cleveland | Phone: | ( 386 ) 752 - 7585 |
| Signature: | SRCleveland | Date: | 4/18/17 |

Important Note: The agency requires that a Core Data Form be submitted on all incoming applications unless a Regulated Entity and Customer Reference Number have been issued and no core data information has changed. For more information regarding the Core Data Form, call (512) 239-5175 or go to www.tceq.texas.gov/permitting/central_registry/guidance.html.

| | | |
|---|---|---|
| I. **Applicant Information** | | |
| A. Company or Other Legal Name: Anderson Columbia Co., Inc. | | |
| Texas Secretary of State Charter/Registration Number (if applicable): 0010624006 | | |
| B. Company Official Contact Information: (☒ Mr. ☐ Mrs. ☐ Ms. ☐ Other:) _____ | | |
| Name: Scott Cleveland | | |
| Title: Environmental Director | | |
| Mailing Address: P.O. Box 1829 | | |
| City: Lake City | State: FL | ZIP Code: 32056 |
| Telephone No.: 386-752-7585 | Fax No.: 386-755-9132 | |
| E-mail Address: scott.cleveland@andersoncolumbia.com | | |
| *All permit correspondence will be sent via regular mail unless electronic copies are specifically requested. The company official must initial here if electronic correspondence is requested.* _____ | | |
| C. Technical Contact Name Information: (☐ Mr. ☒ Mrs. ☐ Ms. ☐ Other:) _____ | | |
| Name: Katy Sipe | | |
| Title: Environmental Specialist | | |
| Company Name: Westward Environmental, Inc. | | |
| Mailing Address: P.O. Box 2205 | | |
| City: Boerne | State: TX | ZIP Code: 78006 |
| Telephone No.: 830-249-8284 | Fax No.: 830-249-0221 | |
| E-mail Address: ksipe@westwardenv.com | | |
| D. Site Name: Portable Rock Crushing Plant #2 | | |
| E. Area Name/Type of Facility: Tejas Quarry | | ☐ Permanent ☒ Portable |
| For portable units, please provide the serial number of the equipment being authorized below. | | |
| Serial No: *unavailable* | Serial No: | |
| F. Principal Company Product or Business: Construction Materials | | |
| Principal Standard Industrial Classification Code (SIC): 1422 | | |
| Principal North American Industry Classification System (NAICS): 212312 | | |
| G. Projected Start of Construction Date: asap | | |
| Projected Start of Operation Date: asap | | |

| | | |
|---|---|---|
| **I. Applicant Information (continued)** | | |
| H. Facility and Site Location Information (If no street address, provide clear driving directions to the site in writing.): | | |
| From the intersection of Coyote Run and Old Nacogdoches, travel N on Coyote Run for 0.4 mi, plant will be located to the East. | | |
| City/Town: Schertz | County: Comal | ZIP Code: 78132 |
| Latitude (nearest second): 29 39' 14.03" | Longitude (nearest second): 98 14' 10.61" | |
| I. Account Identification Number (leave blank if new site or facility): 9502610 | | |
| J. Core Data Form | | |
| Is the Core Data Form (Form 10400) attached? If No, provide customer reference number and regulated entity number (complete K and L). | | ☒ YES ☐ NO |
| K. Customer Reference Number (CN): | | |
| L. Regulated Entity Number (RN): | | |
| **II. General Information** | | |
| A. Is confidential information submitted with this application? If Yes, mark each confidential page confidential in large red letters at the bottom of each page. | | ☐ YES ☒ NO |
| B. Is this application in response to an investigation, notice of violation, or enforcement action? If Yes, attach a copy of any correspondence from the agency and provide the RN in section I.L. above. | | ☐ YES ☒ NO |
| C. Number of New Jobs: unknown | | |
| D. Provide the name of the State Senator and State Representative and district numbers for this facility site: | | |
| State Senator: Donna Campbell | District No.: 25 | |
| State Representative: Kyle Biedermann | District No.: 73 | |
| **III. Type of Permit Action Requested** | | |
| A. Mark the appropriate box indicating what type of action is requested. | | |
| ☐ Initial ☐ Amendment ☐ Revision (30 TAC § 116.116(e) | | |
| ☒ Change of Location ☐ Relocation | | |
| B. Permit Number (if existing): 74746L002 | | |
| C. Permit Type: Mark the appropriate box indicating what type of permit is requested. *(check all that apply, skip for change of location)* | | |
| ☒ Construction ☐ Flexible ☐ Multiple Plant ☐ Nonattainment ☐ Plant-Wide Applicability Limit | | |
| ☐ Prevention of Significant Deterioration (PSD) ☐ Hazardous Air Pollutant Major Source | | |
| ☐ PSD for greenhouse gases (GHGs) ☐ Other:_____ | | |

| III. Type of Permit Action Requested *(continued)* | | |
|---|---|---|
| D. Is a permit renewal application being submitted in conjunction with this amendment in accordance with 30 TAC § 116.315(c). | | ☐ YES ☒ NO |
| E. Is this application for a change of location of previously permitted facilities? | | ☒ YES ☐ NO |
| If Yes, complete all parts of III.E. | | |
| Current Location of Facility (If no street address, provide clear driving directions to the site in writing.): | | |
| Street Address: 6606 N US Hwy 83 | | |
| | | |
| City: Zapata | County: Zapata | ZIP Code: 78076 |
| Proposed Location of Facility (If no street address, provide clear driving directions to the site in writing.): | | |
| From the intersection of Coyote Run and Old Nacogdoches, travel N on Coyote Run for 0.4 mi, plant will be located to the East. | | |
| City: Schertz | County: Comal | ZIP Code: 78132 |
| Will the proposed facility, site, and plot plan meet all current technical requirements of the permit special conditions? If "NO," attach detailed information. | | ☒ YES ☐ NO |
| Is the site where the facility is moving considered a major source of criteria pollutants or HAPs? | | ☐ YES ☒ NO |
| F. Consolidation into this Permit: List any standard permits, exemptions or permits by rule to be consolidated into this permit including those for planned maintenance, startup, and shutdown. | | |
| List: | | |
| | | |
| G. Are you permitting planned maintenance, startup, and shutdown emissions? | | ☒ YES ☐ NO |
| If Yes, attach information on any changes to emissions under this application as specified in VII and VIII. | | |
| H. Federal Operating Permit Requirements (30 TAC Chapter 122 Applicability) | | |
| Is this facility located at a site required to obtain a federal operating permit? | | ☐ YES ☒ NO ☐ To be determined |
| If Yes, list all associated permit number(s), attach pages as needed). | | |
| Associated Permit No (s.): | | |
| | | |
| Identify the requirements of 30 TAC Chapter 122 that will be triggered if this application is approved. | | |
| ☐ FOP Significant Revision | ☐ FOP Minor | ☐ Application for an FOP Revision |
| ☐ Operational Flexibility/Off-Permit Notification | | ☐ Streamlined Revision for GOP |
| ☐ To be Determined | | ☒ None |

| | |
|---|---|
| **III. Type of Permit Action Requested *(continued)*** | |
| H. Federal Operating Permit Requirements (30 TAC Chapter 122 Applicability) *(continued)* | |
| Identify the type(s) of FOP(s) issued and/or FOP application(s) submitted/pending for the site. ***(check all that apply)*** | |
| ☐ GOP Issued ☐ GOP application/revision application submitted or under APD review | |
| ☐ SOP Issued ☐ SOP application/revision application submitted or under APD review | |
| **IV. Public Notice Applicability** | |
| A. Is this a new permit application or a change of location application? | ☒ YES ☐ NO |
| B. Is this application for a concrete batch plant? If Yes, complete all parts of V.D. | ☐ YES ☒ NO |
| C. Is this an application for a major modification of a PSD, nonattainment, FCAA § 112(g) permit, or exceedance of a PAL permit? | ☐ YES ☒ NO |
| D. If this is an application for emissions of GHGs, select one of the following: | |
| ☐ separate public notice (requires a separate application) ☐ consolidated public notice | |
| E. Is this application for a PSD or major modification of a PSD located within 100 kilometers or less of an affected state or Class I Area? | ☐ YES ☒ NO |
| If Yes, list the affected state(s) and/or Class I Area(s). | |
| List: | |
| F. Is this a state permit amendment application? If Yes, complete all parts of IV.F. | |
| Is there any change in character of emissions in this application? | ☐ YES ☐ NO |
| Is there a new air contaminant in this application? | ☐ YES ☐ NO |
| Do the facilities handle, load, unload, dry, manufacture, or process grain, seed, legumes, or vegetables fibers (agricultural facilities)? | ☐ YES ☐ NO |
| List the total annual emission increases associated with the application ***(List all that apply and attach additional sheets as needed):*** | |
| Volatile Organic Compounds (VOC): | |
| Sulfur Dioxide ($SO_2$): | |
| Carbon Monoxide (CO): | |
| Nitrogen Oxides ($NO_x$): | |
| Particulate Matter (PM): | |
| PM 10 microns or less ($PM_{10}$): | |
| PM 2.5 microns or less ($PM_{2.5}$): | |
| Lead (Pb): | |
| Hazardous Air Pollutants (HAPs): | |
| Other speciated air contaminants not listed above: | |

| | | |
|---|---|---|
| **V. Public Notice Information** ***(complete if applicable)*** | | |
| A. Responsible Person: (☐ Mr. ☒ Mrs. ☐ Ms. ☐ Other:) | | |
| Name: Debbi Mathews | | |
| Title: Public Notice Coordinator | | |
| Company Name: Westward Environmental, Inc. | | |
| Mailing Address: P.O. Box 2205 | | |
| City: Boerne | State: TX | ZIP Code: 78006 |
| Telephone No.: 830-249-8284 | Fax No.: 830-249-0221 | |
| E-mail Address: dmathews@westwardenv.com | | |
| B. Technical Contact: (☐ Mr. ☒ Mrs. ☐ Ms. ☐ Other:) | | |
| Name: Katy Sipe | | |
| Title: Environmental Specialist – Westward Environmental, Inc. | | |
| Mailing Address: P.O. Box 2205 | | |
| City: Boerne | State: TX | ZIP Code: 78006 |
| Telephone No.: 830-249-8284 | Fax No.: 830-249-0221 | |
| E-mail Address: ksipe@westwardenv.com | | |
| C. Name of the Public Place: New Braunfels Public Library | | |
| Physical Address *(No P.O. Boxes)*: 700 E Common Street | | |
| City: New Braunfels | County: Comal | ZIP Code: 78130 |
| The public place has granted authorization to place the application for public viewing and copying. | | ☒ YES ☐ NO |
| The public place has internet access available for the public. | | ☒ YES ☐ NO |
| D. Concrete Batch Plants, PSD, and Nonattainment Permits | | |
| County Judge Information (For Concrete Batch Plants and PSD and/or Nonattainment Permits) for this facility site. | | |
| The Honorable: | | |
| Mailing Address: | | |
| City: | State: | ZIP Code: |

| | | | |
|---|---|---|---|
| **V. Public Notice Information *(complete if applicable)*** | | | |
| D. Concrete Batch Plants, PSD, and Nonattainment Permits *(continued)* | | | |
| Is the facility located in a municipality or an extraterritorial jurisdiction of a municipality? ***(For Concrete Batch Plants)*** | | | ☐ YES ☐ NO |
| Presiding Officers Name(s): | | | |
| Title: | | | |
| Mailing Address: | | | |
| City: | State: | ZIP Code: | |
| Provide the name, mailing address of the chief executive for the location where the facility is or will be located. | | | |
| Chief Executive: | | | |
| Mailing Address: | | | |
| City: | State: | ZIP Code: | |
| Provide the name, mailing address of the Indian Governing Body for the location where the facility is or will be located. | | | |
| Indian Governing Body: | | | |
| Mailing Address: | | | |
| City: | State: | ZIP Code: | |
| Identify the Federal Land Manager(s) for the location where the facility is or will be located. | | | |
| Federal Land Manager(s): | | | |
| E. Bilingual Notice | | | |
| Is a bilingual program required by the Texas Education Code in the School District? | | | ☒ YES ☐ NO |
| Are the children who attend either the elementary school or the middle school closest to your facility eligible to be enrolled in a bilingual program provided by the district? | | | ☒ YES ☐ NO |
| If Yes, list which languages are required by the bilingual program? | Spanish | | |
| **VI. Small Business Classification *(Required)*** | | | |
| A. Does this company (including parent companies and subsidiary companies) have fewer than 100 employees or less than $6 million in annual gross receipts? | | | ☐ YES ☒ NO |
| B. Is the site a major stationary source for federal air quality permitting? | | | ☐ YES ☒ NO |
| C. Are the site emissions of any regulated air pollutant greater than or equal to 50 tpy? | | | ☒ YES ☐ NO |
| D. Are the site emissions of all regulated air pollutants combined less than 75 tpy? | | | ☐ YES ☒ NO |

## VII. Technical Information

A. The following information must be submitted with your Form PI-1
*(this is just a checklist to make sure you have included everything)*

- ☒ Current Area Map
- ☒ Plot Plan
- ☒ Existing Authorizations
- ☐ Process Flow Diagram
- ☐ Process Description
- ☐ Maximum Emissions Data and Calculations
- ☐ Air Permit Application Tables
- ☐ Table 1(a) (Form 10153) entitled, Emission Point Summary
- ☐ Table 2 (Form 10155) entitled, Material Balance
- ☐ Other equipment, process or control device tables

B. Are any schools located within 3,000 feet of this facility? ☐ YES ☒ NO

C. Maximum Operating Schedule:

| | |
|---|---|
| Hour(s):12 | Day(s):6 |
| Week(s):52 | Year(s):3744 |

Seasonal Operation? If Yes, please describe in the space provide below. ☐ YES ☒ NO

| | |
|---|---|
| Hour(s): | Day(s): |
| Week(s): | Year(s): |

D. Have the planned MSS emissions been previously submitted as part of an emissions inventory? ☐ YES ☒ NO

Provide a list of each planned MSS facility or related activity and indicate which years the MSS activities have been included in the emissions inventories. Attach pages as needed.

| MSS Facility(s) or Activity | Year(s) |
|---|---|
| | |
| | |
| | |
| | |

E. Does this application involve any air contaminants for which a disaster review is required? ☐ YES ☒ NO

If Yes, list which air contaminants require a disaster review.

| VII. Technical Information *(continued)* | |
|---|---|
| F. Does this application include a pollutant of concern on the Air Pollutant Watch List (APWL)? | ☐ YES ☒ NO |
| G. Are emissions of GHGs associated with this project subject to PSD? | ☐ YES ☒ NO |
| If "yes," provide a list of all associated applications for this project: | |
| | |
| **VIII. State Regulatory Requirements**<br>**Applicants must demonstrate compliance with all applicable state regulations to obtain a permit or amendment.** *The application must contain detailed attachments addressing applicability or non-applicability; identify state regulations; show how requirements are met; and include compliance demonstrations.* | |
| A. Will the emissions from the proposed facility protect public health and welfare, and comply with all rules and regulations of the TCEQ? | ☒ YES ☐ NO |
| B. Will emissions of significant air contaminants from the facility be measured? | ☒ YES ☐ NO |
| C. Is the Best Available Control Technology (BACT) demonstration attached? | ☒ YES ☐ NO |
| D. Will the proposed facilities achieve the performance represented in the permit application as demonstrated through recordkeeping, monitoring, stack testing, or other applicable methods? | ☒ YES ☐ NO |
| **IX. Federal Regulatory Requirements**<br>**Applicants must demonstrate compliance with all applicable federal regulations to obtain a permit or amendment.** *The application must contain detailed attachments addressing applicability or non-applicability; identify federal regulation subparts; show how requirements are met; and include compliance demonstrations.* | |
| A. Does Title 40 Code of Federal Regulations Part 60, (40 CFR Part 60) New Source Performance Standard (NSPS) apply to a facility in this application? | ☒ YES ☐ NO |
| B. Does 40 CFR Part 61, National Emissions Standard for Hazardous Air Pollutants (NESHAP) apply to a facility in this application? | ☐ YES ☒ NO |
| C. Does 40 CFR Part 63, Maximum Achievable Control Technology (MACT) standard apply to a facility in this application? | ☐ YES ☒ NO |
| D. Do nonattainment permitting requirements apply to this application? | ☐ YES ☒ NO |
| E. Do prevention of significant deterioration permitting requirements apply to this application? | ☐ YES ☒ NO |
| F. Do Hazardous Air Pollutant Major Source [FCAA § 112(g)] requirements apply to this application? | ☐ YES ☒ NO |
| G. Is a Plant-wide Applicability Limit permit being requested? | ☐ YES ☒ NO |
| **X. Professional Engineer (P.E.) Seal** | |
| Is the estimated capital cost of the project greater than $2 million dollars? | ☐ YES ☒ NO |
| If Yes, submit the application under the seal of a Texas licensed P.E. | |

| XI. Permit Fee Information | |
|---|---|
| Check, Money Order, Transaction Number, ePay Voucher Number: N/A | |
| Fee Amount: $ 0 | |
| Paid online? | ☐ YES ☐ NO |
| Company name on check: | |
| Is a Table 30 (Form 10196) entitled, Estimated Capital Cost and Fee Verification, attached? | ☐ YES ☐ NO ☒ N/A |

**XII. Delinquent Fees and Penalties**

This form will not be processed until all delinquent fees and/or penalties owed to the TCEQ or the Office of the Attorney General on behalf of the TCEQ is paid in accordance with the Delinquent Fee and Penalty Protocol. For more information regarding Delinquent Fees and Penalties, go to the TCEQ Web site at: www.tceq.texas.gov/agency/delin/index.html.

**XIII. Signature**

The signature below confirms that I have knowledge of the facts included in this application and that these facts are true and correct to the best of my knowledge and belief. I further state that to the best of my knowledge and belief, the project for which application is made will not in any way violate any provision of the Texas Water Code (TWC), Chapter 7; the Texas Health and Safety Code, Chapter 382, the Texas Clean Air Act (TCAA) the air quality rules of the Texas Commission on Environmental Quality; or any local governmental ordinance or resolution enacted pursuant to the TCAA. I further state that I understand my signature indicates that this application meets all applicable nonattainment, prevention of significant deterioration, or major source of hazardous air pollutant permitting requirements. The signature further signifies awareness that intentionally or knowingly making or causing to be made false material statements or representations in the application is a criminal offense subject to criminal penalties.

Name: Scott Cleveland

Signature: SRCleveland

*Original Signature Required*

Date: 4/18/17

**Anderson Columbia Co., Inc.**
**Change of Location for Air Quality Permit No. 74746L**
**Portable Rock Crushing Plant No. 2**
**Tejas Quarry – Schertz, Comal County, Texas**

## Project Description

Anderson Columbia Co., Inc. proposes to change the location of Portable Rock Crushing Plant No. 2 authorized by Air Quality Permit No. 74746L002.

The subject facility is currently located at 6606 N US Hwy 83 near Zapata, Zapata County, Texas. This facility is now proposed to be located on Coyote Run near Schertz, Comal County, Texas.

The proposed site is not for support of a public works project, and a portable facility has not been located here in the last two years. Therefore, this change of location request is being submitted through the TCEQ Air Permits Division in Austin and public notice is presumed to be necessary.

In accordance with Permit No. 74746L002, the crushing plant and all associated sources (screens, transfer points on belt conveyors, feed bins, engine and work areas that are only associated with the facility) shall be located a minimum of 400 feet from the property line and at least 550 feet from any other rock crushing plant, concrete batch plant, or hot mix asphalt plant. If this distance cannot be met, then this rock crushing plant will not operate at the same time as another rock crushing plant, concrete batch plant, or hot mix asphalt plant within this distance. Additionally, stockpiles and vehicle traffic areas (except for entrance and exit to the site) shall be located at least 25 feet from any property line.

Any emissions from startup or shutdown activities are not expected to be any greater over a full hour than emissions during normal operation, and thus should be included in this permit. Any planned maintenance activities for this facility will be considered de minimis (30 TAC 116.119) or authorized under a separate PBR (30 TAC 106) as necessary.

Anderson Columbia Co., Inc. requests to have the review of this permit application expedited under the Expedited Permitting Program, for which the $10,000 surcharge fee is included. The construction of the subject facility will benefit the economy of the State of Texas through providing new jobs and additional tax revenue.

All subparagraphs of Texas Commission on Environmental Quality, Regulation VI, Rule 116.111 for construction permits will be addressed to illustrate the feasibility of granting the permit for Anderson Columbia Co., Inc.

## COMPLIANCE WITH TCEQ REGULATION VI, RULE 116.111(a)(2)

**TCEQ Regulation VI, Rule 116.111(a)(2)(A)(i) states:**

> **"The emissions from the proposed facility will comply with all rules and regulations of the TCEQ and with the intent of the Texas Clean Air Act, including protection of the health and physical property of the public."**

**TCEQ Regulation VI, Rule 116.111(a)(2)(A)(ii) states:**

> **"For issuance of a permit for construction or modification of any facility within 3,000 feet of an elementary, junior high/middle, or senior high school, the commission shall consider any possible adverse short-term or long-term side effects that an air contaminant or nuisance odor from the facility may have on the individuals attending the school(s)."**

Regulation II, III, IV, V, VII, and XII as they relate to the subject facility are detailed below:

- Reg. II - The proposed facility is subject to the Control of Air Pollution from Sulfur Dioxide (SO2) requirements of 30 TAC Chapter 112 because the diesel engine / generator set at the site has the potential to emit SO2. However, based on previous worst case model results for diesel engines / generator sets associated with rock crushers, the SO2 emissions from the diesel engine / generator set will not exceed a net ground level concentration of 0.4 ppmv at the property line as indicated in Chapter 112.3.
- Reg. III - The proposed facility is not subject to the Hazardous Air Pollutant requirements of 30 TAC Chapter 113 because the facility's emissions do not meet the definition of Hazardous Air Pollutants.
- Reg. IV - The proposed facility is not subject to the Control of Air Pollution from Motor Vehicles as required in 30 TAC Chapter 114 because the facility does not meet the definition of a motor vehicle.
- Reg. V - The proposed facility is not subject to the Control of Air Pollution from Volatile Organic Compounds (VOCs) requirements of 30 TAC Chapter 115 because the diesel engine / generator set at the site has the potential to emit VOCs; however, the diesel engine / generator set does not relate to any of the Subchapters of Chapter 115.
- Reg. VII - The proposed facility is not subject to the Control of Air Pollution from Nitrogen Compounds requirements of 30 TAC Chapter 117 because the facility does not relate to acid manufacturing, the facility is not a major source of air contaminants, and the facility is not located in the Houston/Galveston ozone non-attainment area.
- Reg. XII - The proposed facility is not subject to the Federal Operating Permits Program as required in 30 TAC Chapter 122 because the subject facility's emissions level does not trigger an FOP.

**Compliance with the Rules and Regulations of the TCEQ**

This application is being submitted in accordance with Chapter 111 pertaining to *Control of Air Pollution from Visible Emissions and Particulate Matter*. Emission calculations in this application are based on the maximum hourly and annual throughput rates. Anderson Columbia Co., Inc. will comply with the applicable rules of Chapter 111.

The facility is subject to parts of Regulations VI and VIII as detailed below.

This application is being submitted in accordance with Regulation VI (Rule 116) pertaining to *Control of Air Pollution by Permits for New Construction or Modification*. Specific details regarding Regulation VI are noted later in this document.

This application is being submitted in accordance with Regulation VIII (Rule 118) pertaining to *Control of Air Pollution Episodes*. The following air contaminants are subject to Rule 118: Sulfur Dioxide ($SO_2$), Inhalable Particulate Matter ($PM_{10}$), Carbon Monoxide (CO), Ozone, and Nitrogen Oxide (NOx). These air contaminants as listed in Chapter 118 may contribute to a Level 1 or Level 2 Air Pollution Episode as determined by the TCEQ. The proposed facility emits $PM_{10}$, $PM_{2.5}$, $SO_2$, CO, and NOx. Should an Air Pollution Episode be declared by the TCEQ, this facility will comply with rules of Chapter 118.

**Compliance with the Intent of the Texas Clean Air Act (TCAA)**

The subject facility will operate in compliance with the intent of the TCAA and will not adversely affect the health and physical property of the general public.

**Construction within 3,000 Feet of a School**

There are no schools located within 3,000 feet of the facility. The operation of the facility is not expected to result in any short-term or long-term side effects or nuisance odors affecting any individual attending a school facility.

**TCEQ Regulation VI, Rule 116.111(a)(2)(B) states:**

> **"Measurement of Emissions. The proposed facility will have provisions for measuring the emission of significant air contaminants as determined by the executive director. This may include the installation of sampling ports on exhaust stacks and construction of sampling platforms in accordance with guidelines in the "Texas Natural Resource Conservation Commission (TNRCC) Sampling Procedures Manual."**

Anderson Columbia Co., Inc. will keep records on site that indicate the amount of material processed at the facility on a daily and annual basis. The emissions from this facility can be calculated from these records.

Upon request of the TCEQ or the executive director, the holder of this permit shall perform high volume air sampling for ground level concentrations of particulate matter less than 10μm in diameter

($PM_{10}$). The tests shall be performed during normal operation of the facilities and shall be performed in accordance with the appropriate EPA test method.

**TCEQ Regulation VI, Rule 116.111(a)(2)(C) states:**

> **"Best available control technology (BACT). The proposed facility will utilize BACT, with consideration given to the technical practicability and economic reasonableness of reducing or eliminating the emissions from the facility."**

BACT will be used by Anderson Columbia Co., Inc. to control emissions. A review of reasonable and practical pollution control equipment is listed following this section.

**TCEQ Regulation VI Rule 116.111(a)(2)(D) states:**

> **"New Source Performance Standards (NSPS). The emissions from the proposed facility will meet the requirements of any applicable NSPS as listed under Title 40 Code of Federal Regulations (CFR) Part 60, promulgated by the EPA under FCAA, §111, as amended."**

The rock crushing facility is subject to NSPS Subparts A and OOO. Visible emission testing has been performed as necessary in accordance with 40 CFR Part 60 Subparts A and OOO. For facilities manufactured after August 31, 1983 but before April 22, 2008, opacity of emissions from any screen or transfer point on belt conveyors shall not exceed 10% and from any crusher shall not exceed 15%. For facilities manufactured after April 22, 2008, opacity of emissions from any screen or transfer point on belt conveyors shall not exceed 7% and from any crusher shall not exceed 12%.

**TCEQ Regulation VI, Rule 116.111(a)(2)(E) states:**

> **"National Emission Standards for Hazardous Air Pollutants (NESHAP). The emissions from the proposed facility will meet the requirements of any applicable NESHAP, as listed under 40 CFR Part 61, promulgated by EPA under FCAA, §112, as amended."**

There are no applicable NESHAP requirements listed in 40 CFR Part 61, promulgated by the EPA under FCAA ' 112, as amended, for this facility.

**TCEQ Regulation VI, Rule 116.111(a)(2)(F) states:**

> **"NESHAP for source categories. The emissions from the proposed facility will meet the requirements of any applicable maximum achievable control technology standard as listed under 40 CFR Part 63, promulgated by the EPA under FCAA, 112 or as listed under Chapter 113, Subchapter C of this title (relating to National Emissions Standards for Hazardous Air Pollutants for Source Categories (FCAA 112, 40 CFR 63))."**

These rules do not apply to this facility since it is not a major source of Hazardous Air Pollutants.

**TCEQ Regulation VI, Rule 116.111(a)(2)(G) states:**

> **"Performance demonstration. The proposed facility will achieve the performance specified in the permit application. The applicant may be required to submit additional engineering data after a permit has been issued in order to demonstrate further that the proposed facility will achieve the performance specified in the permit application. In addition, dispersion modeling, monitoring, or stack testing may be required."**

Anderson Columbia Co., Inc. will meet the performance criteria represented in this application. Additional information will be submitted, if requested by the Executive Director, to further demonstrate that the proposed facility will achieve the performance specified in the application.

**TCEQ Regulation VI, Rule 116.111(a)(2)(H) states:**

> **"Non-attainment review. If the proposed facility is located in a non-attainment area, it shall comply with all applicable requirements in this chapter concerning non-attainment review."**

These rules are not applicable to the proposed permit application since the subject facility is not located in a non-attainment area. The proposed facility is portable; however, it is not anticipated to relocate to a non-attainment area.

**TCEQ Regulation VI, Rule 116.111(a)(2)(I) states:**

> **"Prevention of Significant Deterioration (PSD) review. If the proposed facility is located in an attainment area, it shall comply with all applicable requirements in this chapter concerning PSD review."**

The facility is not a major source of air contaminant emissions and does not contribute to significant deterioration of air quality; therefore, no PSD application is required.

**TCEQ Regulation VI, Rule 116.111(a)(2)(J) states:**

> **"Air dispersion modeling. Computerized air dispersion modeling may be required by the executive director to determine air quality impacts from a proposed new facility or source modification. In determining whether to issue, or in conducting a review of, a permit application for a shipbuilding or ship repair operation, the commission will not require and may not consider air dispersion modeling results predicting ambient concentrations of non-criteria air contaminants over coastal waters of the state. The commission shall determine compliance with noncriteria ambient air contaminant standards and guidelines at land-based off-property locations."**

If required, the facility will undertake computerized air dispersion modeling to document compliance.

**TCEQ Regulation VI, Rule 116.111(a)(2)(K) states:**

> **"Hazardous air pollutants. Affected sources (as defined in §116.15(1) of this title (relating to Section 112(g) Definitions)) for hazardous air pollutants shall comply with all applicable requirements under Subchapter C of this chapter (relating to Hazardous Air Pollutants: Regulations Governing Constructed or Reconstructed Major Sources (FCAA, §112(g), 40 CFR Part 63))."**

The subject facility is not a source for hazardous air pollutants; therefore this rule does not apply to this facility.

**TCEQ Regulation VI, Rule 116.111(a)(2)(L) states:**

> **"Mass cap and trade allowances. If subject to Chapter 101, Subchapter H, Division 3, of this title (relating to Mass Emissions Cap and Trade Program), the proposed facility, group of facilities, or account must obtain allowances to operate."**

The subject facility is not subject to Chapter 101, Subchapter H, Division 3 because this facility is not proposed to be located in the Houston/Galveston ozone non-attainment area as defined in §101.1.

## EMISSION CONTROLS AND BACT SELECTION

Emission control measures proposed for this facility meet or exceed existing BACT standards for rock crushing facilities.

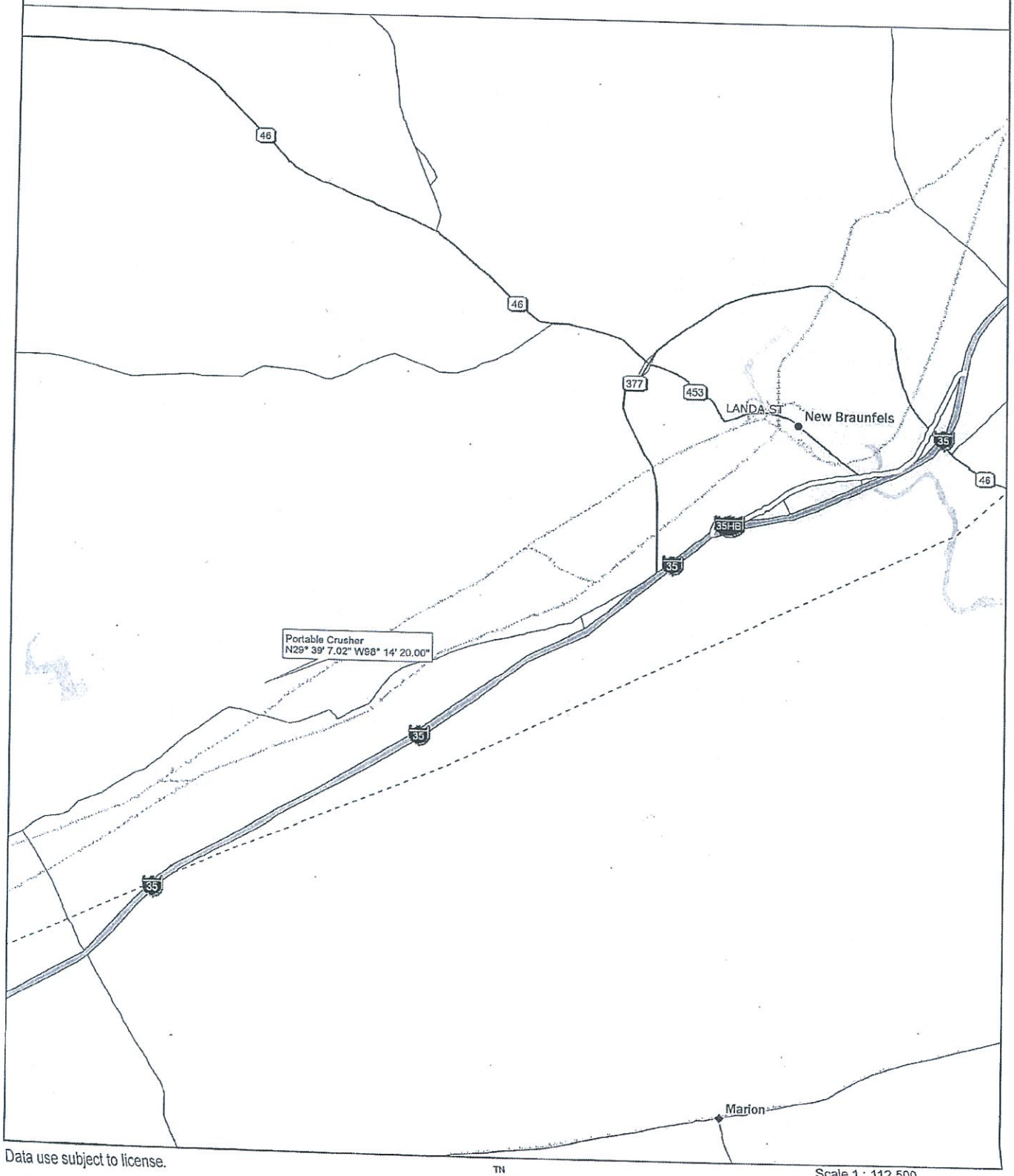
The inlet and outlet of all crushers, all shaker screens, and all material transfer points will be sprayed with water as necessary to control dust. Area-type water sprays shall be installed at all stockpiles and active work areas. All water spray systems shall be operated as necessary to control dust.

Plant roads and aggregate stockpiles shall be sprinkled with water and/or environmentally sensitive chemicals to maintain compliance with all TCQ rules and regulations.

An operation water truck shall be kept onsite full time to provide a capability to employ water for dust control

DeLorme Street Atlas USA® 2011

# Anderson Columbia Co., Inc.
# Schertz, Comal County, Texas

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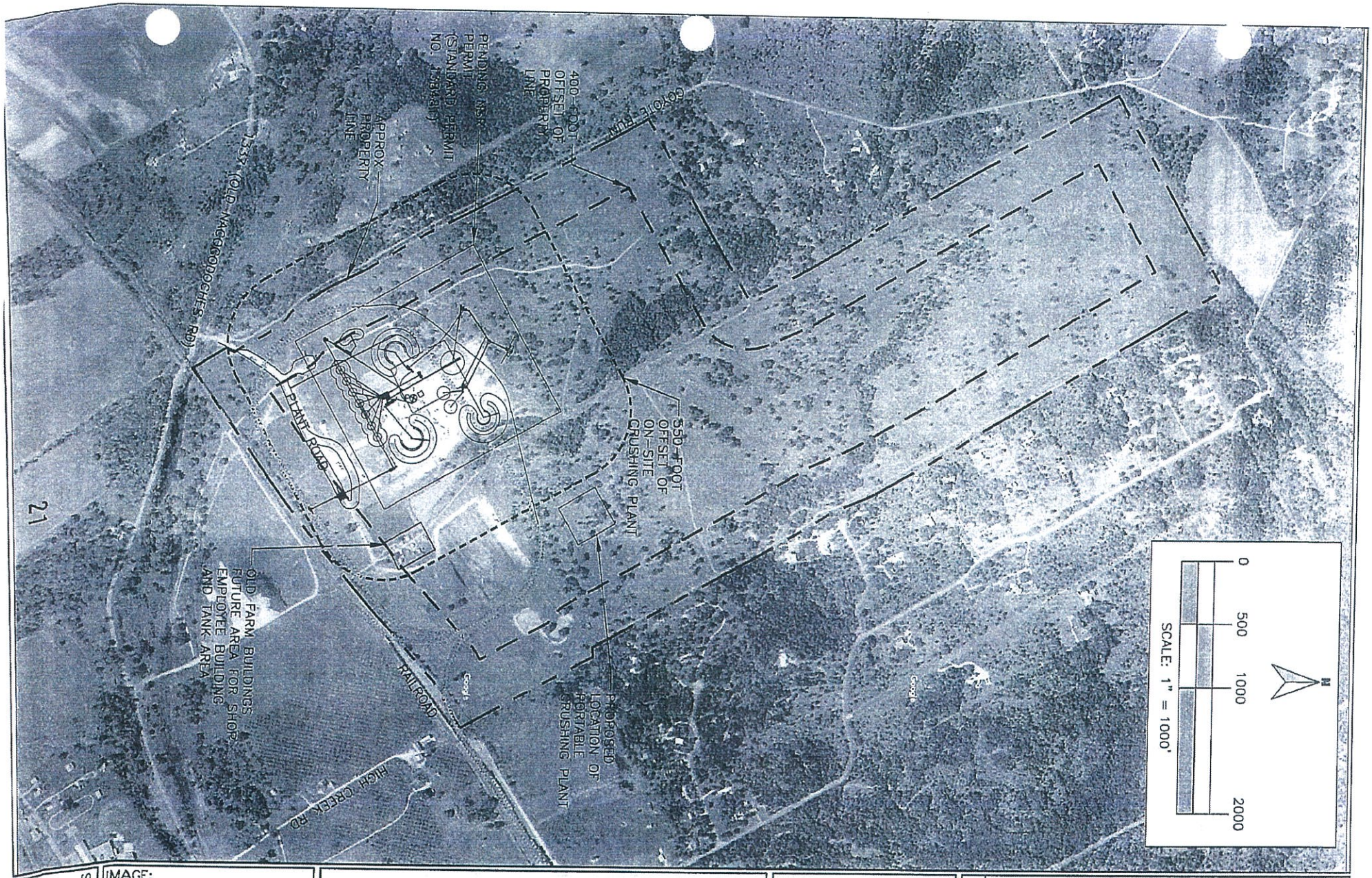
TN

MN (4.1°E)

Scale 1 : 112,500

1" = 1.78 mi

Data Zoom 10-7




21

| | |
|---|---|
| IMAGE: | |
| NEW BRAUNFELS WEST SW | |
| ISSUE DATE: | 04/17/2017 |
| DRAWN BY: | KS |
| CHECKED BY: | MF |
| SCALE: 1" = | 1000' |
| JOB #: | 10603-093 |

SHEET #: 1 OF 1

# PLOT PLAN

CLOC – NSR PERMIT 74746L
ANDERSON COLUMBIA CO., INC.
SCHERTZ, COMAL COUNTY, TEXAS

| REV. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | | | |
| | | | |


WESTWARD
Environmental. Engineering. Natural Resources.
P.O. Box 2205 Boerne, Texas 78006
(830) 249-8284 Fax: (830) 249-0221
TBPE REG. NO.: F-4524
TBPG REG. NO.: 50112

Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Jon Niermann, *Commissioner*
Richard A. Hyde, P.E., *Executive Director*

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

March 22, 2017

Mr. David S. Knollhoff, Modeling Team Leader
Westward Environmental, Inc
PO Box 2205
Boerne, TX 78006

Re: Change of Location Request
Permit Number 74746L002
Portable Rock Crushing Plant #2
Fender Ranch Quarry, Zapata County
Regulated Entity Number: RN103004081

Dear Mr. Knollhoff:

This is to acknowledge receipt of the information required for review by this agency prior to movement of your rock crushing facility to a new site as required by permit 74746L002. We understand the new site location will be at the Fender Ranch Quarry located at 6606 N US Hwy 83 near Zapata County, Texas.

The information submitted in support of your request has been evaluated. Based on the evidence presented and the information gathered by this office, we have determined that authorization can be granted to construct and operate this portable unit at the proposed location. This authorization is contingent upon continued compliance with the special conditions of the permit.

Your cooperation in this matter is appreciated. If you need further information or have any questions, please contact Mr. Rene F. Garza at (956) 791-6611.

Thank you,

Arnaldo Lanese
Section Manager
Laredo Regional Office

AL/rfg

TCEQ Region 16 • 707 E. Calton Rd., Ste. 304 • Laredo, Texas 78041-3887 • 956-791-6611 • Fax 956-791-6716



Printed on recycled paper using vegetable-based ink

Kathleen Hartnett White, *Chairman*
Larry R. Soward, *Commissioner*
H. S. Buddy Garcia, *Commissioner*
Glenn Shankle, *Executive Director*

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

August 29, 2007

MR RAMON SOLIZ
MANAGER
BROTHERS MATERIALS LTD
8114 SH 359
LAREDO TX 78043-4761

Re: Change of Location
Permit Number: 74746L002
Rock Crushing Plant
Laredo, Webb County
Regulated Entity Number: RN103004081
Customer Reference Number: CN601542236
Account Number: 95-0261-O

Dear Mr. Soliz:

A permit for your facility is enclosed. We appreciate your cooperation in sending us the information necessary to evaluate your application.

You are reminded, however, that this facility must be in compliance with all air quality rules and regulations of the Texas Commission on Environmental Quality (TCEQ) and the requirements of this permit at all times. The permit contains several general and special conditions that define the level of operation and allowable emissions. In addition, the construction and operation of the facilities must be as represented in the application.

You are advised that we will void the Permit Number 74746L001 file upon relocation of your facility. If you desire to move back to the previous site, it will be necessary to obtain a permit to operate at that site.

This permit authorization will be automatically void upon the occurrence of any of the following, as indicated in Title 30 Texas Administrative Code § 116.120(a) [30 TAC § 116.120(a)]:

1. Failure to begin construction of the changes authorized by this letter within 18 months from the date of this authorization;

2. Discontinuance of construction of the changes authorized by this letter for a period of 18 consecutive months or more; or

3. Failure to complete the changes authorized by this letter within a reasonable time.

Upon request, the TCEQ Executive Director may grant extensions as allowed in 30 TAC § 116.120(b).

Re: Permit Number 74746L002

You may file a **motion to overturn** with the Chief Clerk. A motion to overturn is a request for the commission to review the TCEQ Executive Director's approval of the application. Any motion must explain why the commission should review the TCEQ Executive Director's action.

A motion to overturn must be received by the Chief Clerk within 23 days after the date of this letter. An original and 11 copies of a motion must be filed with the Chief Clerk in person or by mail. The Chief Clerk's mailing address is Office of the Chief Clerk (MC-105) Texas Commission on Environmental Quality, P.O. Box 13087, Austin, Texas 78711-3087. On the same day the motion is transmitted to the Chief Clerk, please provide copies to Mr. Robert Martinez, Director, Environmental Law Division (MC-173), and Mr. Blas J. Coy, Jr., Public Interest Counsel (MC-103), both at the same TCEQ address above. If a motion is not acted on by the commission within 45 days after the date of this letter, then the motion shall be deemed overruled.

If you need further information or have any questions, please contact Ms. Alyssa Aston at (512) 239-1568 or write to the Texas Commission on Environmental Quality, Office of Permitting, Remediation, and Registration, Air Permits Division (MC-163), P.O. Box 13087, Austin, Texas 78711-3087.

This action is taken under authority delegated by the Executive Director of the TCEQ.

Sincerely,

Richard A. Hyde, P.E., Director
Air Permits Division
Office of Permitting, Remediation, and Registration
Texas Commission on Environmental Quality

RAH/AA/js

Enclosures

cc: Air Section Manager, Region 16 - Laredo

Project Number: 128035

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
# AIR QUALITY PERMIT

*A PORTABLE PERMIT IS HEREBY ISSUED TO*
**Brothers Materials, Ltd.**
*AUTHORIZING THE CONSTRUCTION AND OPERATION OF*
**Rock Crushing Plant**
**Regulated Entity Number: RN103004081**
**Customer Reference Number: CN601542236**

1. **Facilities** covered by this permit shall be constructed and operated as specified in the application for the permit. All representations regarding construction plans and operation procedures contained in the permit application shall be conditions upon which the permit is issued. Variations from these representations shall be unlawful unless the permit holder first makes application to the Texas Commission on Environmental Quality (commission) Executive Director to amend this permit in that regard and such amendment is approved. [Title 30 Texas Administrative Code § 116.116 (30 TAC § 116.116)]

2. **Voiding of Permit**. A permit or permit amendment is automatically void if the holder fails to begin construction within 18 months of the date of issuance, discontinues construction for more than 18 months prior to completion, or fails to complete construction within a reasonable time. Upon request, the executive director may grant an 18-month extension. Before the extension is granted the permit may be subject to revision based on best available control technology, lowest achievable emission rate, and netting or offsets as applicable. One additional extension of up to 18 months may be granted if the permit holder demonstrates that emissions from the facility will comply with all rules and regulations of the commission, the intent of the Texas Clean Air Act (TCAA), including protection of the public's health and physical property; and (b)(1)the permit holder is a party to litigation not of the permit holder's initiation regarding the issuance of the permit; or (b)(2) the permit holder has spent, or committed to spend, at least10 percent of the estimated total cost of the project up to a maximum of $5 million. A permit holder granted an extension under subsection (b)(1) of this section may receive one subsequent extension if the permit holder meets the conditions of subsection (b)(2) of this section. [30 TAC § 116.120(a), (b) and (c)]

3. **Construction Progress.** Start of construction, construction interruptions exceeding 45 days, and completion of construction shall be reported to the appropriate regional office of the commission not later than 15 working days after occurrence of the event. [30 TAC § 116.115(b)(2)(A)]

4. **Start-up Notification**. The appropriate air program regional office shall be notified prior to the commencement of operations of the facilities authorized by the permit in such a manner that a representative of the commission may be present. The permit holder shall provide a separate notification for the commencement of operations for each unit of phased construction, which may involve a series of units commencing operations at different times. Prior to operation of the facilities authorized by the permit, the permit holder shall identify to the Office of Permitting, Remediation, and Registration the source or sources of allowances to be utilized for compliance with Chapter 101, Subchapter H, Division 3 of this title (relating to Mass Emissions Cap and Trade Program). [30 TAC § 116.115(b)(2)(B)]

5. **Sampling Requirements.** If sampling is required, the permit holder shall contact the commission's Office of Compliance and Enforcement prior to sampling to obtain the proper data forms and procedures. All sampling and testing procedures must be approved by the executive director and coordinated with the regional representatives of the commission. The permit holder is also responsible for providing sampling facilities and conducting the sampling operations or contracting with an independent sampling consultant. [30 TAC § 116.115(b)(2)(C)]

6. **Equivalency of Methods.** The permit holder must demonstrate or otherwise justify the equivalency of emission control methods, sampling or other emission testing methods, and monitoring methods proposed as alternatives to methods indicated in the conditions of the permit. Alternative methods shall be applied for in writing and must be reviewed and approved by the executive director prior to their use in fulfilling any requirements of the permit. [30 TAC § 116.115(b)(2)(D)]

7. **Recordkeeping.** The permit holder shall maintain a copy of the permit along with records containing the information and data sufficient to demonstrate compliance with the permit, including production records and operating hours; keep all required records in a file at the plant site. If, however, the facility normally operates unattended, records shall be maintained at the nearest staffed location within Texas specified in the application; make the records available at the request of personnel from the commission or any air pollution control program having jurisdiction; comply with any additional recordkeeping requirements specified in special conditions attached to the permit; and retain information in the file for at least two years following the date that the information or data is obtained. [30 TAC § 116.115(b)(2)(E)]

8. **Maximum Allowable Emission Rates.** The total emissions of air contaminants from any of the sources of emissions must not exceed the values stated on the table attached to the permit entitled "Emission Sources--Maximum Allowable Emission Rates." [30 TAC § 116.115(b)(2)(F)]

9. **Maintenance of Emission Control.** The permitted facilities shall not be operated unless all air pollution emission capture and abatement equipment is maintained in good working order and operating properly during normal facility operations. The permit holder shall provide notification for upsets and maintenance in accordance with §§ 101.201, 101.211, and 101.221 of this title (relating to Emissions Event Reporting and Recordkeeping Requirements; Scheduled Maintenance, Startup, and Shutdown Reporting and Recordkeeping Requirements; and Operational Requirements). [30 TAC § 116.115(b)(2)(G)]

10. **Compliance with Rules.** Acceptance of a permit by an applicant constitutes an acknowledgment and agreement that the permit holder will comply with all rules, regulations, and orders of the commission issued in conformity with the TCAA and the conditions precedent to the granting of the permit. If more than one state or federal rule or regulation or permit condition is applicable, the most stringent limit or condition shall govern and be the standard by which compliance shall be demonstrated. Acceptance includes consent to the entrance of commission employees and agents into the permitted premises at reasonable times to investigate conditions relating to the emission or concentration of air contaminants, including compliance with the permit. [30 TAC § 116.115(b)(2)(H)]

11. This permit may be appealed pursuant to 30 TAC § 50.139.

12. This permit may not be transferred, assigned, or conveyed by the holder except as provided by rule. [30 TAC § 116.110(c)]

13. There may be additional special conditions attached to a permit upon issuance or modification of the permit. Such conditions in a permit may be more restrictive than the requirements of Title 30 of the Texas Administrative Code. [30 TAC § 116.115(c)]

14. **Emissions** from this facility must not cause or contribute to a condition of "air pollution" as defined in TCAA § 382.003(3) or violate TCAA § 382.085, as codified in the Texas Health and Safety Code. If the executive director determines that such a condition or violation occurs, the holder shall implement additional abatement measures as necessary to control or prevent the condition or violation.

PORTABLE PERMIT 74746L002

Date: August 29, 2007

For the Commission

SPECIAL CONDITIONS

Permit Number 74746L002

EMISSION STANDARDS

1. This permit covers only those sources of emissions listed in the attached table entitled "Emission Sources - Maximum Allowable Emission Rates," and those sources are limited to the emission limits and other conditions specified in the attached table.

2. All equipment shall comply with all requirements of the U.S. Environmental Protection Agency (EPA) regulations in Title 40 Code of Federal Regulations Part 60, Subparts A and OOO on Standards of Performance for New Stationary Sources (NSPS) promulgated for Nonmetallic Mineral Processing Plants except as otherwise represented in the permit application.

3. The applicant has represented that the fuel for the generator/engine shall be liquid fuel with a maximum sulfur content of no more than 0.05 percent by weight and shall not consist of a blend containing waste oils or solvents. Use of any other fuel shall require prior written approval of the Executive Director of the Texas Commission on Environmental Quality (TCEQ). Upon request by the Executive Director of the TCEQ or any local air pollution control program having jurisdiction, the holder of this permit shall provide a sample and/or an analysis of the fuel(s) utilized in these facilities or shall allow air pollution control program representatives to obtain a sample for analysis. **(08/07)**

4. Emission rates of nitrogen oxides ($NO_x$), carbon monoxide (CO), and volatile organic compounds (VOC) from the diesel generators shall be reported on a dry basis in brake-specific units of grams per horsepower per hour (g/hp-hr) and in units of pounds per hour.

   Emissions from the engines shall not exceed the following:

| Engine Description | Emissions (g/hp-hr) | | |
|---|---|---|---|
| | $NO_x$ | CO | VOC |
| Cummins Diesel Engine | 11.0 | 3.0 | 0.5 |
| Caterpillar Engine Model 3406 | 11.0 | 3.0 | 0.5 |

   The g/hp-hr limits listed above, along with the hourly and annual emission rate limits referenced in Special Condition No. 1, are applicable at all engine loads except during periods of start-up, shutdown, or maintenance.

OPACITY/VISIBLE EMISSION LIMITATIONS

5. Opacity of emissions from any transfer point on belt conveyors or any screen shall not exceed 10 percent and from any crusher shall not exceed 15 percent, averaged over a six-minute period, and according to the EPA Test Method (TM) 9 or equivalent. **(04/05)**

6. No visible fugitive emissions from the crusher, screens, engine/generator, transfer points on belt conveyors, material storage or feed bins, or stockpiles shall leave the property. Visible emissions are defined as emissions exceeding a cumulative 30 seconds in duration in any six-minute period as determined using EPA TM 22. If this condition is violated, additional controls or process changes may be required to limit visible particulate matter (PM) emissions. **(08/07)**

OPERATIONAL REPRESENTATIONS

7. The company has represented the following to comply with all TCEQ rules and regulations:

   A. The inlet and outlet of all crushers, all shaker screens, and all material transfer points will be sprayed with water as necessary to control dust. Area-type water sprays shall be installed at all stockpiles and active work areas. All water spray systems shall be operated as necessary to control dust.

   B. Plant roads and aggregate stockpiles shall be sprinkled with water and/or environmentally sensitive chemicals to maintain compliance with all TCEQ rules and regulations.

   C. Raw material stockpile heights are site specific and shall not exceed 45 feet in height unless approved by the TCEQ Regional Office and/or any appropriate local air programs with delegation.

   D. An operational water truck shall be kept on-site full time to provide a capability to employ water for dust control.

   E. The company will maintain all abatement systems in good working order and immediately make appropriate corrections and/or repairs to any facility equipment if the opacity/visible emissions limitations conditions listed in this permit cannot be met.

   F. Throughput is limited to 250 tons per hour (tph) and 936,000 tons per year (tpy) for the primary crusher and 175 tph and 655,000 tpy for the secondary crusher. Annual throughput limits apply to any rolling 12-month period. **(08/07)**

DETERMINATION OF COMPLIANCE

8. Upon request by the TCEQ Regional Director having jurisdiction, the holder of this permit shall perform ambient air monitoring, or other testing as required to establish the actual pattern and quantities of air contaminants being emitted into the atmosphere. **(08/07)**

9. The renewal schedule for this permit shall be every five years from the date of approval. No Permit by Rule or Standard Permit shall be issued to the holder of this permit at this site or any future site. The applicant is advised that subsequent non-compliance issues may result in denial of future permit authorizations. The applicant is advised that these facilities must be in compliance with all rules and regulations of the TCEQ and of the U.S. Environmental Protection Agency at all times. **(08/07)**

RECORDKEEPING REQUIREMENTS

10. Records shall be kept for a rolling 24-month period and maintained which reflect compliance with General Condition No. 7, the maximum allowable emission rates table (MAERT), and NSPS requirements, including the following: **(08/07)**

    A. Daily and annual amounts of materials processed;

    B. Daily road watering; **(04/05)**

    C. Engine fuel usage; and

    D. Records of all repairs and maintenance of abatement systems.

11. All stationary equipment authorized by this permit shall be prominently marked to show the assigned TCEQ regulated entity number or permit number, excluding the location suffix (example: L001). These markings must be clearly visible. These identification markings shall be removed from the equipment when it is no longer authorized by the TCEQ. **(04/05)**

MOVEMENT OF A PORTABLE FACILITY **(04/05)**

12. The following requirements pertain to movement of this portable facility.

    A. Prior to moving permitted plants or sources to any new site (even if authorization for

the site has previously been granted), the holder of the permit shall request relocation or change of location authorization and obtain written approval from a delegated representative of the TCEQ Executive Director. Additionally, once construction has begun at any site, the applicant shall notify the appropriate TCEQ Regional Office and local air pollution control programs in writing of the actual dates of start of construction and operation.

B. The TCEQ Regional Office may approve the following types of relocations:

(1) A permitted plant and associated equipment moving to a site temporarily* for support of a public works project when the proposed site is located in or contiguous to the right-of-way of the public works project, or

*Note: A temporary plant is one that occupies a designated site for not more than 180 consecutive days or supplies materials for a single project (single contract or same contractor for related project segments, but not other unrelated projects.) **(08/07)**

(2) A portable facility moving to a site where a portable facility has been located at the site at any time during the previous two years.

C. If the holder of the permit meets either (1) or (2) above, then they shall submit a request letter to the appropriate TCEQ Regional Office prior to relocating. After evaluating the relocation request, the TCEQ Regional Office will send a written response to the permit holder. The permit holder shall submit the following information to the TCEQ Regional Office:

(1) Company name, address, company contact, and telephone number;

(2) Copy of existing permit conditions and the MAERT that are in effect for the permitted facility;

(3) TCEQ account, regulated entity number (RN), customer reference number (CN) and permit number;

(4) Location description of the proposed site (city, county, and exact location description);

(5) A plot plan to scale that identifies the location of all equipment and stockpiles and that the required distances to the property lines can be met;

(6) A scaled area map that identifies the distance and direction to the closest off-property receptor (if required) and clearly indicates how the facility is contiguous or adjacent to a public works project (if required);

(7) Proposed date for start of construction and expected date for start of operation;

(8) Expected time period at the proposed site; and

(9) If applicable, the permit number of the plant that was located at the proposed site in the last two years.

D. To move a permitted plant and associated equipment to a site that does not meet either 12B(1) or (2), the holder of this permit shall submit a change of location request to the TCEQ Air Permits Division, Air Permits Initial Review Team, MC-161, P.O. Box 13087, Austin, Texas 78711-3087 using a Form PI-1, along with all supporting documents. In accordance with the Texas Health and Safety Code § 382.056, the applicant may be required to publish public notice prior to being authorized for a change of location to a new site. **(08/07)**

E. All relocation and change of location applications shall comply with the following conditions.

(1) The rock crushing facility and all associated sources (screens, transfer points on belt conveyors, feed bins, and work areas that are only associated with the facility) shall be located a minimum of 400 feet from the property line and at least 550 feet from any other rock crushing plant, concrete batch plant, or hot mix asphalt plant.

(2) Any rock crusher that is crushing concrete shall be located a minimum of 440 yards (1/4 mile) from any single or multi family residence, school, or place of worship, unless the crusher is:

a. At a location authorized for crushing concrete on or prior to September 1, 2001; or

b. At a location that satisfies this distance requirement at the time the initial application is filed with the TCEQ, and a single or multi family residence, school, or place of worship is subsequently built or put to use within 440 yards of the facility; or

c. Engaged, for not more than 180 days, in crushing concrete produced by the demolition of a structure at the location of the structure and the concrete is being crushed primarily for use at that location.

(3) Stockpiles and vehicle traffic areas (except for entrance and exit to the site) shall be located at least 25 feet from any property line. In lieu of meeting the distance requirements for roads and stockpiles, the following may occur:

a. Roads and other traffic areas within the buffer distance must be bordered by dust suppressing fencing or other barrier along all traffic routes or work areas. These borders shall be constructed to a height of at least eight feet; and

b. Stockpiles within this buffer distance must be contained within a three-walled bunker which extends at least two feet above the top of the stockpile.

Date August 29, 2007

EMISSION SOURCES - MAXIMUM ALLOWABLE EMISSION RATES

Permit Number 74746L002

This table lists the maximum allowable emission rates and all sources of air contaminants on the applicant's property covered by this permit. The emission rates shown are those derived from information submitted as part of the application for permit and are the maximum rates allowed for these facilities. Any proposed increase in emission rates may require an application for a modification of the facilities covered by this permit.

AIR CONTAMINANTS DATA

| Emission Point No. (1) | Source Name (2) | Air Contaminant Name (3) | Emission Rates * lb/hr | TPY** |
|---|---|---|---|---|
| 1 | Jaw Crusher (4) | PM | 0.06 | 0.10 |
| | | $PM_{10}$ | 0.03 | 0.05 |
| 2 | Impact Crusher (4) | PM | 0.21 | 0.39 |
| | | $PM_{10}$ | 0.10 | 0.20 |
| 3 | Screen 1 (4) | PM | 0.44 | 0.82 |
| | | $PM_{10}$ | 0.22 | 0.40 |
| 4 | Screen 2 (4) | PM | 0.39 | 0.73 |
| | | $PM_{10}$ | 0.20 | 0.36 |
| FUG1 | Material Handling (4) (Conveyors 1, 2, and 4 and Loader) | PM | 0.07 | 0.12 |
| | | $PM_{10}$ | 0.04 | 0.05 |
| FUG2 | Stockpiles (4) | PM | | 6.50 |
| | | $PM_{10}$ | | 3.25 |
| CGEN | Impact Crusher Power Generator (CAT 400-HP) | $PM_{10}$ | 0.16 | 0.30 |
| | | $NO_x$ | 9.6 | 17.97 |
| | | CO | 2.12 | 3.96 |
| | | $SO_2$ | 0.04 | 0.07 |
| | | VOC | 0.29 | 0.55 |
| PGEN | 4-60 Power Generator (Cummins 775-HP) | $PM_{10}$ | 0.31 | 0.58 |
| | | $NO_x$ | 18.60 | 34.82 |
| | | CO | 4.10 | 7.68 |
| | | $SO_2$ | 0.07 | 0.13 |
| | | VOC | 0.56 | 1.06 |

## EMISSION SOURCES - MAXIMUM ALLOWABLE EMISSION RATES

| Emission Point No. (1) | Source Name (2) | Air Contaminant Name (3) | Emission Rates * lb/hr | TPY** |
|---|---|---|---|---|
| TNK1 | Diesel Storage Tank | VOC | <0.01 | 0.04 |

(1) Emission point identification - either specific equipment designation or emission point number from a plot plan.
(2) Specific point source names. For fugitive sources, use an area name or fugitive source name.
(3) VOC - volatile organic compounds as defined in Title 30 Texas Administrative Code § 101.1
$NO_x$ - total oxides of nitrogen
$SO_2$ - sulfur dioxide
PM - particulate matter, suspended in the atmosphere, including $PM_{10}$.
$PM_{10}$ - particulate matter equal to or less than 10 microns in diameter. Where PM is not listed, it shall be assumed that no PM greater than 10 microns is emitted.
CO - carbon monoxide
(4) Fugitive emissions are an estimate only.

* Emission rates are based on and the facilities are limited by the following maximum operating schedule and parameters:

12 Hrs/day 6 Days/week 52 Weeks/year or 3,744 Hrs/year

Primary/Jaw Crusher maximum allowable throughput: 250 tons per hour (tph) and 936,000 tons per year (tpy)

Secondary/Impact Crusher maximum allowable throughput: 175 tph and 655,000 tpy

Power generator emissions based on a maximum operating hours of 3,744 hours per year.

** Compliance with annual emission limits is based on a rolling 12-month period.

Dated August 29, 2007

**Anderson Columbia Co., Inc.** • Lake City, Florida

174632

| VENDOR NO. | VENDOR NAME | CHECK NUMBER |
|---|---|---|
| 1501 | TEXAS COMMISSION ON ENVIRONMENTAL QUALITY | 174632 |

| TRANSACTION NUMBER | REFERENCE | DATE | DESCRIPTION | GROSS AMOUNT | DISCOUNT | RETAINAGE | PREVIOUS | BALANCE | NET AMOUNT |
|---|---|---|---|---|---|---|---|---|---|
| 417 | 04/18/17 | 04/18/17 | PERMIT | 10,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 10,000.00 |

10603-93

| VENDOR NO. | | GROSS AMOUNT | DISCOUNT | RETAINAGE | PREVIOUS | BALANCE | NET AMOUNT |
|---|---|---|---|---|---|---|---|
| 1501 | | 10,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 10,000.00 |

FOR SECURITY PURPOSES, THE BORDER OF THIS DOCUMENT CONTAINS MICROPRINTING.

VOID VOID VOID

**Anderson Columbia Co., Inc.**
871 NW Guerdon Street
P.O. Box 1829
Lake City, Florida 32056
(386) 752-7585

WELLS FARGO Wells Fargo Bank, N.A. 64-975/612

174632

| DATE | CHECK NO. | AMOUNT |
|---|---|---|
| 04/18/17 | 174632 | $10,000.00 |

***Ten thousand and xx / 100 Dollars***

VOID VOID VOID

P.
TO THE
ORDER
OF

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
PO BOX 13089
AUSTIN TX 78711-3089

**Anderson Columbia Co., Inc.**

AUTHORIZED SIGNATURE

VOID VOID VOID

FACE OF DOCUMENT IS A COLOR BACKGROUND ON WHITE PAPER

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

**EXAMPLE A**

## NOTICE OF RECEIPT OF APPLICATION AND INTENT TO OBTAIN AIR PERMIT

AIR QUALITY PERMIT NUMBER 74746L004

**APPLICATION** ANDERSON COLUMBIA CO., INC., has applied to the Texas Commission on Environmental Quality (TCEQ) for issuance of Air Quality Permit Number 74746L004, which would authorize a change of location of a Rock Crusher. The applicant has provided the following directions to the site: at the intersection of Coyote Run and Old Nacogdoches, go north on Coyote Run 0.4 miles and the plant will be located on the east side of the road, Schertz, Comal County, Texas 78132. This application is being processed in an expedited manner, as allowed by the commission's rules in 30 Texas Administrative Code, Chapter 101, Subchapter J. This link to an electronic map of the site or facility's general location is provided as a public courtesy and not part of the application or notice. For exact location, refer to application. http://www.tceq.texas.gov/assets/public/hb610/index.html?lat=29.65389&lng=-98.23639&zoom=13&type=r. The facility will emit the following contaminants: carbon monoxide, nitrogen oxides, organic compounds, particulate matter including particulate matter with diameters of 10 microns or less and 2.5 microns or less and sulfur dioxide.

This application was submitted to the TCEQ on April 24, 2017. The application will be available for viewing and copying at the TCEQ central office, the TCEQ San Antonio regional office, and the New Braunfels Public Library, 700 East Common Street, New Braunfels, Comal County, Texas, beginning the first day of publication of this notice. The facility's compliance file, if any exists, is available for public review in the San Antonio regional office of the TCEQ.

The executive director has determined the application is administratively complete and will conduct a technical review of the application.

**PUBLIC COMMENT/PUBLIC MEETING** **You may submit public comments, a request for a public meeting, or request a contested case hearing to the Office of the Chief Clerk at the address below.** The TCEQ will consider all public comments in developing a final decision on the application. **The deadline to submit public comments is 30 days after newspaper notice is published.**

The purpose of a public meeting is to provide the opportunity to submit comments or ask questions about the application. A public meeting about the application will be held if the executive director determines that there is a significant degree of public interest in the application or if requested by a local legislator. A public meeting is not a contested case hearing.

If only comments are received on the application, the response to comments, along with notice of the executive director's action on the application, will be mailed to everyone who submitted comments or is on the mailing list for this application.

The executive director will complete the technical review, issue a preliminary decision on the application, and a Notice of Application and Preliminary Decision will be published and mailed to those who are on the mailing list for this application. That notice will contain the final deadline for submitting public comments. If a hearing request is timely filed in Response to this Notice of Receipt of Application and Intent to Obtain Air Permit, the time period for requesting a contested case hearing will be extended to thirty days after the mailing of the executive director's response to comments.

**After the final deadline for public comments following the Notice of Application and Preliminary Decision the executive director will consider the comments and prepare a response to all relevant and material, or significant public comments. If comments are received, the response to comments, along with the executive director's decision on the application, will then be mailed to everyone who submitted public comments or is on a mailing list for this application.**

**OPPORTUNITY FOR A CONTESTED CASE HEARING You may request a contested case hearing.** A contested case hearing is a legal proceeding similar to a civil trial in state district court. A contested case hearing will only be granted based on disputed issues of fact that are relevant and material to the Commission's decisions on the application. Further, the Commission will only grant a hearing on issues submitted by you or others during the public comment period and not withdrawn.

**A person who may be affected by emissions of air contaminants from the facility is entitled to request a hearing. If requesting a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number; (2) applicant's name and permit number; (3) the statement "[I/we] request a contested case hearing"; (4) a specific description of how you would be adversely affected by the application and air emissions from the facility in a way not common to the general public; (5) the location and distance of your property relative to the facility; (6) a description of how you use the property which may be impacted by the facility; and (7) a list of all disputed issues of fact that you submit during the comment period. If the request is made by a group or an association, one or more members who have standing to request a hearing must be identified by name and physical address. The interests which the group or association seeks to protect must also be identified. You may also submit your proposed adjustments to the application/permit which would satisfy your concerns.**

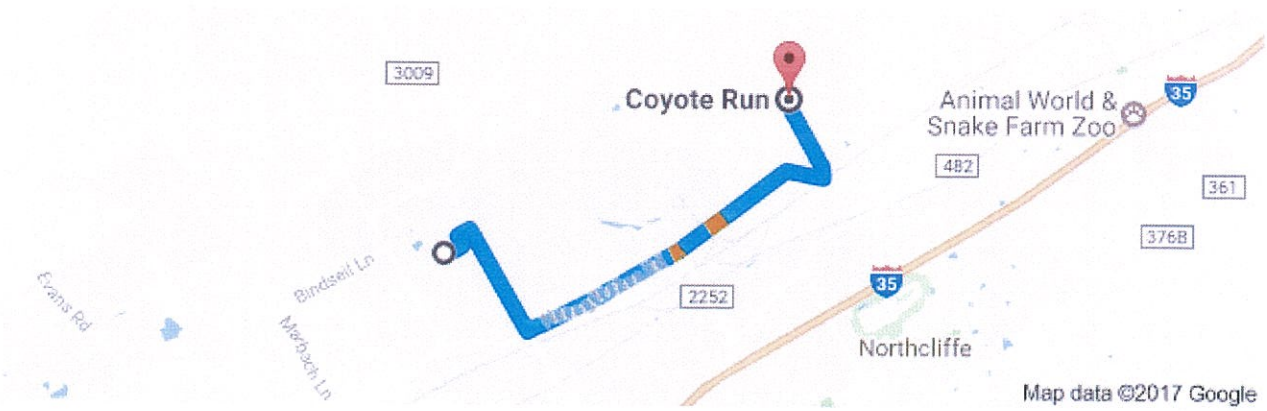
Following the close of all applicable comment and request periods, the Executive Director will forward the application and any requests for contested case hearing to the Commissioners for their consideration at a scheduled Commission meeting. The Commission may only grant a request for a contested case hearing on issues the requestor submitted in their timely comments that were not subsequently withdrawn. **If a hearing is granted, the subject of a hearing will be limited to disputed issues of fact or mixed questions of fact and law relating to relevant and material air quality concerns submitted during the comment period.** Issues such as property values, noise, traffic safety, and zoning are outside of the Commission's jurisdiction to address in this proceeding.

**MAILING LIST** In addition to submitting public comments, you may ask to be placed on a mailing list to receive future public notices for this specific application mailed by the Office of the Chief Clerk by sending a written request to the Office of the Chief Clerk at the address below.

**AGENCY CONTACTS AND INFORMATION** Public comments and requests must be submitted either electronically at www.tceq.texas.gov/about/comments.html, or in writing to the Texas Commission on Environmental Quality, Office of the Chief Clerk, MC-105, P.O. Box 13087, Austin, Texas 78711-3087. Any personal information you submit to the TCEQ will become part of the agency's record; this includes email addresses. For more information about this permit application or the permitting process, please call the Public Education Program toll free at 1-800-687-4040. Si desea información en Español, puede llamar al 1-800-687-4040.

Further information may also be *obtained from ANDERSON COLUMBIA* CO., INC., P.O. Box 1829, Lake City, Florida 32056-1829 or by calling Mrs. Katy Sipe, Westward Environmental, Inc., at (830) 249-8284.

Notice Issuance Date: April 27, 2017


3009
Coyote Run
Animal World &
Snake Farm Zoo
35
482
361
376B
2252
35
Northcliffe
Bindseil Ln
Evans Rd
Marbach Ln
Map data ©2017 Google

1972

# CITY OF GARDEN RIDGE

RECEIVED

JAN 05 2017

PER _____

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

1. Date: _____ Case #: _____

2. Applicant Name: BRANNON PROPERTIES LLC
(First) (Middle) (Last)

3. Mailing Address: 9233 GLOXINIA DR
(Street)
GARDEN RIDGE, TX 78266
(City) (State) (Zip)

Phone: (210)-651-4770

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

5. Property location: FM 2252 14.2 ACRES, GARDEN RIDGE, TX
(Street address or street property front)

6. Legal description:

Plat: Lot(s) — Block(s) —

Subdivision; N/A

Acreage: 14.8 (If acreage, provide separate metes and bounds description as attachment 2.)

Property Deed recorded in Comal County Volume # 201006026819 Page # _____

7. Existing use of property: AGRICULTURAL / RESIDENTIAL

8. Proposed use of property: B-1 BUSINESSES CONSISTING OF UPSCALE RESTAURANTS AND OTHER BUSINESSES CONSISTENT WITH GARDEN RIDGE REGULATIONS

9. Give dimensioned map with north orientation, scaled 100 or 200 feet per inch, of the property to be rezoned showing all streets and parcels of land within 300 feet of the property as attachment 3. Key each adjoining land parcel to a list of current owners and addresses as attachment 4.

10. Give site plan showing location, dimensions and uses of existing or proposed structures, easements, water sources, fences, curb cuts, street and alley right-of-way lines within one foot of property to be rezoned, on another map of larger scale, as attachment 5.

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

12. Reason for requesting zoning change (attach additional sheet if needed): TO MEET THE REQUIREMENTS OF THE BUYER IN ORDER TO PURCHASE / SELL THE PROPERTY

13. The undersigned hereby requests that the property identified in this application be reclassified from: AGRICULTURAL / RESIDENTIAL district to: BUSINESS B-1 district, in accordance with Garden Ridge City Ordinance 13. I consent to the posting of hearing notices on the said property. I understand that the information provided herein will be used by the City of Garden Ridge for sending required notices to adjacent property owners. I bear full responsibility and liability for any losses or costs incurred by the City, or others, caused by errors or omissions in this application.

14. Applicant Signature: [signature] 1/5/17

____ Attachments:

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

-------- CITY USE ONLY --------

CHANGE OF ZONING

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

ATTACHMENT 1

Letter of Authorization

I, Joan Catheryn Fritze Crowell, authorize Brannon Properties, LLC to submit an Application for Change of Zoning for my property with the legal description A-120 SUR-9 G M Dolson, Acres 14.189 located on FM 2252 in Garden Ridge, Texas. I further authorize Brannon Properties, LLC to represent me at meetings with the Garden Ridge Planning and Zoning Commission.

Signed Joan Catheryn Fritze Crowell

Joan Catheryn Fritze Crowell

Texas Notary:

STATE OF TEXAS
COUNTY OF COMAL
SWORN TO AND SUBSCRIBED BEFORE
ME THIS 6TH DAY OF DEC 20 16
Dolores L Williams
NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC
STATE OF TEXAS
DOLORES L. WILLIAMS
Notary Public
STATE OF TEXAS
My Comm. Exp. 12/16/2019
ID# 10399777

**EXHIBIT A**

**METES & BOUNDS DESCRIPTION**

OF A CALLED 14.8 ACRES TRACT OF LAND LYING IN THE G.M. DOISON SURVEY 96, COMAL COUNTY, TEXS, SAME BEING THE 14.8 ACRES OF LAND DESCRIBED AND CONVEYED TO JOAN CATHERINE FRITZE CROWELL, IN CLERK FILE NUMBER 201006026819, COMAL COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

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

**THENCE** with the south right-of-way line of said Old F.M. 2252, North 61°23'24" East, passing at a distance of 584.09 Feet, a concrete monument found, continuing with the south right-of-way line of F.M. 2252 (120' R.O.W.), for a total distance of 1,172.74 Feet, to ½" iron rod with Amerisurveyors cap set, for the northern most northeast corner of the herein described tract, from which a concrete monument found bears, North 69°02'34" East, a distance of 408.53 Feet, for reference,

**THENCE** South 30°40'42" East, passing at a distance of 55.12 feet, a ½' iron rod with cap found for the northwest corner of the remaining portion of a called 4.560 acres tract described in Volume 608, Page 169, Deed Records Comal County, Texas, and continuing for a total distance of 596.43 Feet, to a ½" iron rod found with cap stamped 5960, for the southeastern most corner of the herein described tract;

**THENCE** with the north right-of-way line of said Missouri-Pacific Railroad Company, South 67°35'25" West, a distance of 1,238.90 Feet, to the **POINT OF BEGINNING**, and containing 14.85 acres of land more or less.

Basis of Bearing: Texas South Central NAD 83

STATE OF TEXAS §

August 10, 2016

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520

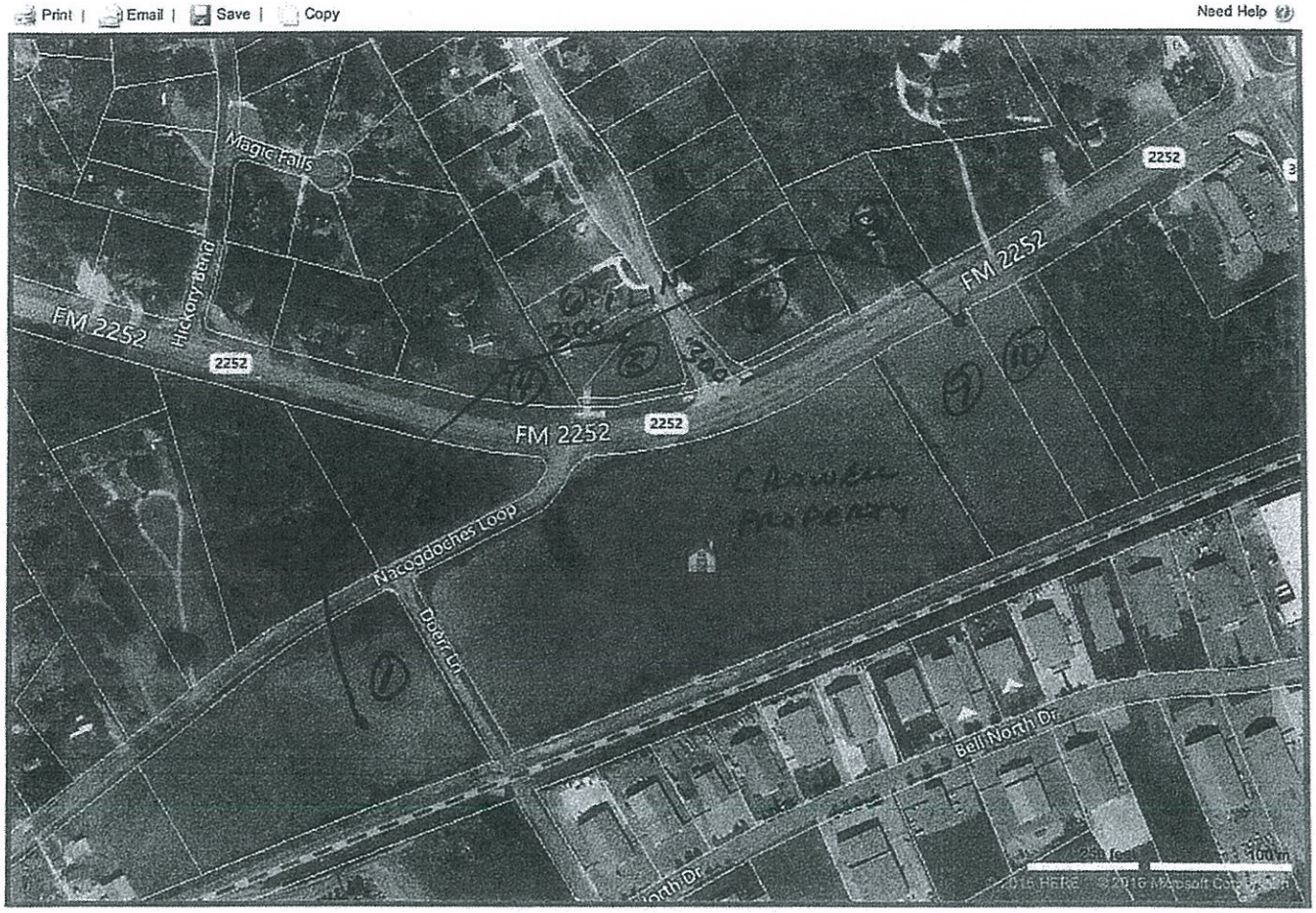
ATTACHMENT 3 A

SABOR.COM
SAN ANTONIO
BOARD of REALTORS®

# Property Map

Print | Email | Save | Copy

Need Help




Map for Parcel Address: Fm 2252 Garden Ridge, TX 78266, Parcel ID: 740-12-000-2703

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Information Deemed Reliable But Not Guaranteed.
Contact SABOR at 210-593-1200 for Help.

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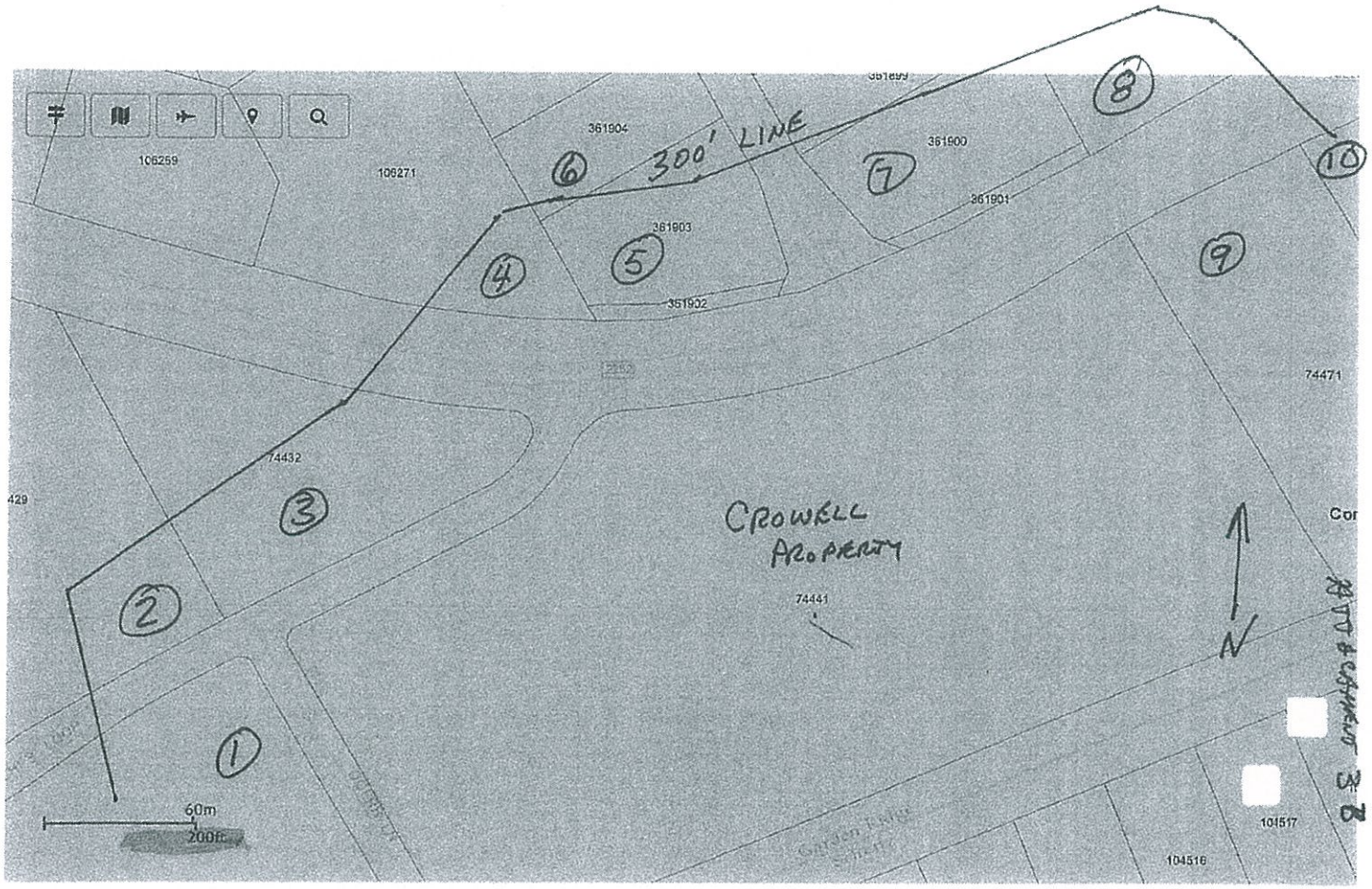
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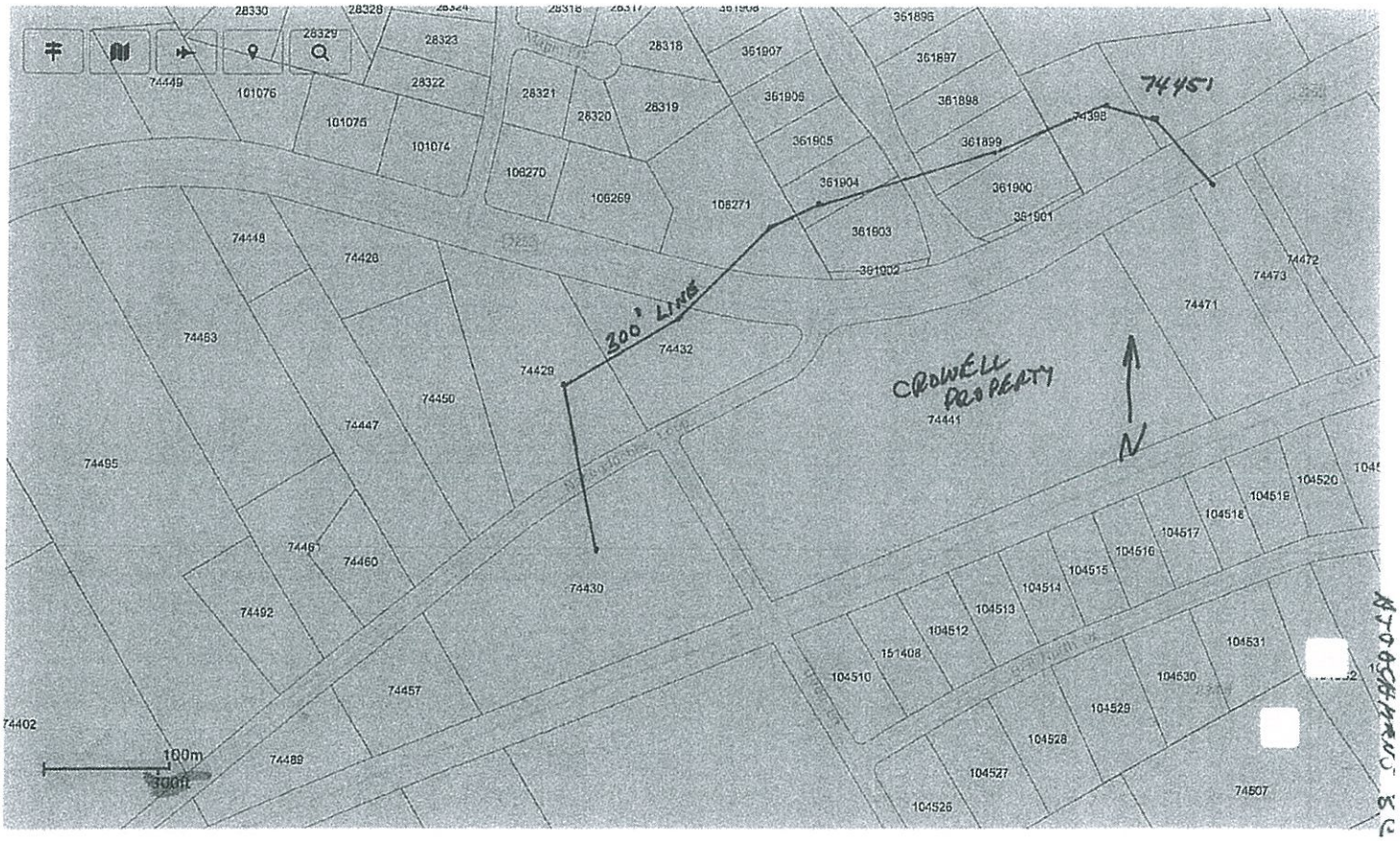
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**Crowell, FM 2252 14.8 Acres, Garden Ridge, TX**

Properties Within 300' of Crowell Property Lines

| Property Number | Property Address | Owner's Name | Owner's Address |
|---|---|---|---|
| 1 | Doerr Lane | Marjorie E. Miller | 8516 Phoenix Ave, Selma, TX 78148 |
| 2 | FM 2252 | Marjorie E. Miller | 8516 Phoenix Ave, Selma, TX 78148 |
| 3 | FM 2252 | Sahota Holdings LLC | P.O Box 592233, San Antonio, TX 78259 |
| 4 | 19365 FM 2252 | Overman Properties LLC | 18965 FM , Garden Ridge, TX 78266 |
| 5 | 19403 Arrowood Pl | Arrowood Management LLC | 2511 N. Loop 1604 W, Suite 101, San Antonio, TX 78258 |
| 6 | 19407 Arrowood Pl | Stephen and Kyong Elsden | 19407 Arrowood Pl, Garden Ridge, TX 78266 |
| 7 | 19402 Arrowood Pl | Jose and Patricia Flores | 19402 Arrowood Pl, Garden Ridge, TX 78266 |
| 8 | 19449 FM 2252 | John M. Mallory Family Trust | 19449 FM 2252, Garden Ridge, TX 78266 |
| 9 | FM 2252 | Gary L. Miller | 21111 Tree Top Cove, Garden Ridge, TX 78266 |
| 10 | FM 2252 | Gary L. Miller | 21111 Tree Top Cove, Garden Ridge, TX 78266 |

ATT ACHMENT 4

Attachment 5

The prospective site plan represents business activities of approximately five enterprises, anchored by an upscale full-service restaurant. The location reflects ingress/egress onto FM 2252. The building is in a "U" shape with parking in the "U" and a utility/access road around the sides and back of the building. The largest stores are approximately 100'x300' with other shops in the 100'x150' and 100'x100' range. The building should have approximately 80,000 square feet of floor space.

A runoff retention pond is shown near the drainage outlet which flows under Doerr Lane at the rear of the property. A wastewater treatment facility is shown; however, should public wastewater capability become available before any construction commences, this method would be selected. The improvement utilization of the 14.8 acres will reflect approximately 33% of the property as impervious cover.

City of Garden Ridge

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

February 24, 2017

NOTICE OF PUBLIC HEARING

Dear Property Owner,

The Planning and Zoning Commission of the City of Garden Ridge, Texas will conduct a public hearing on March 14, 2017 at 6:00 p.m. The public hearing will be held in the Garden Ridge City Hall Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas.

The purpose of the public hearing will be to consider a revised petition by Brannon Properties, representing Joan Catheryn Fritze Crowell, for rezoning from Resident-Agriculture (RA) District to Neighborhood Services (B-1) District, a 14.8 acre tract of land lying in the G.M. Dolson Survey 98, Comal County, Texas, further located at the southeast corner of the intersection of Nacogdoches Road (F.M. 2252) and Doerr Lane, Garden Ridge, Texas.

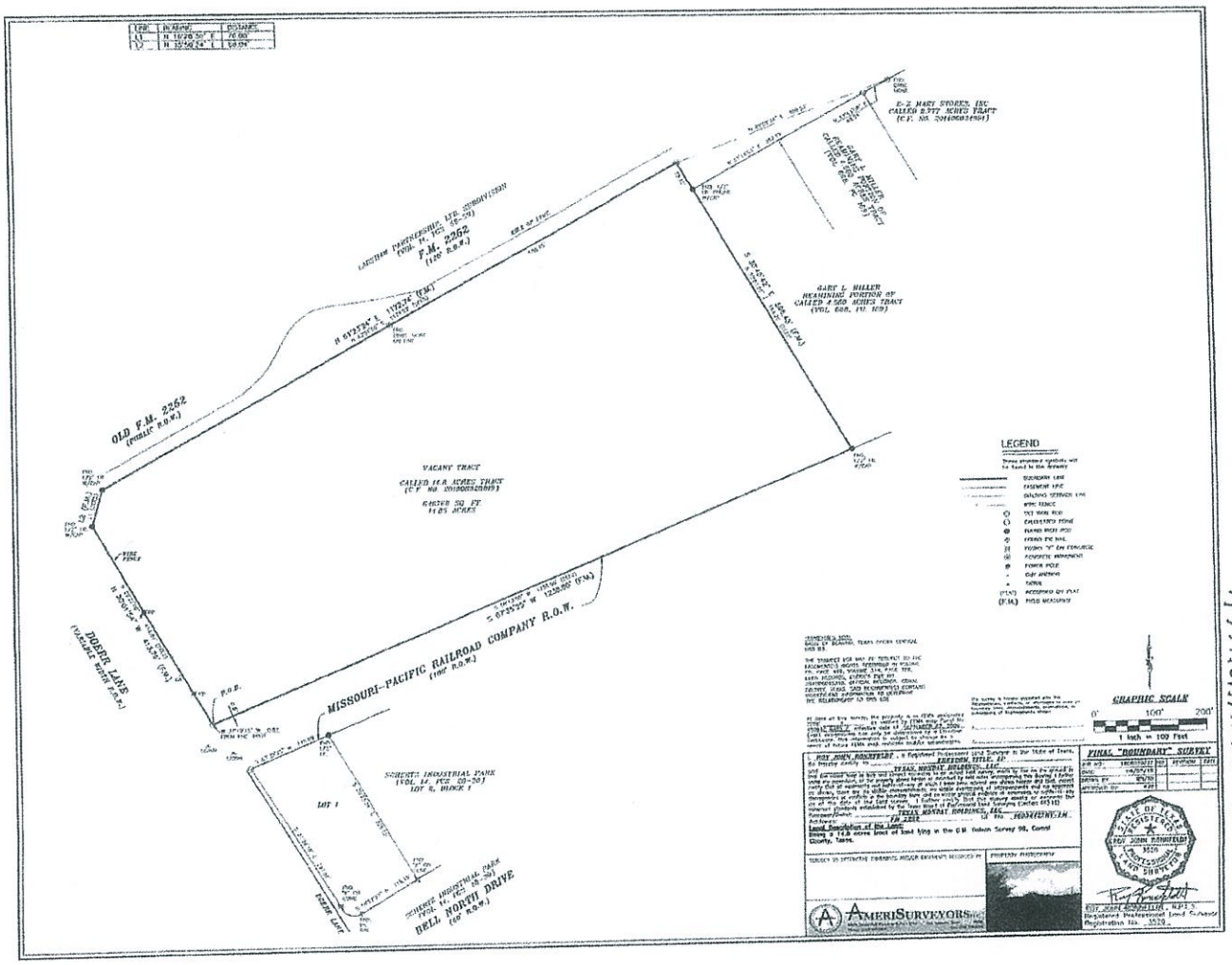
Property survey, map of the property, adjacent property owner list and map, and site plan are contained on the attachments.

This notice gives you the opportunity to express your support of, or objection to, this proposed action. Please feel free to call City Hall at (210) 651-6632 if you need additional information.

Sincerely,

Shelley Goodwin, TRMC
City Secretary

Enclosures:
1. Parcel Survey (1 page)
2. Map of the property (1 page)
3. Adjacent Property Owner Map and List (2 pages)
4. Site Plan (6 pages)




ATTACHMENT 2

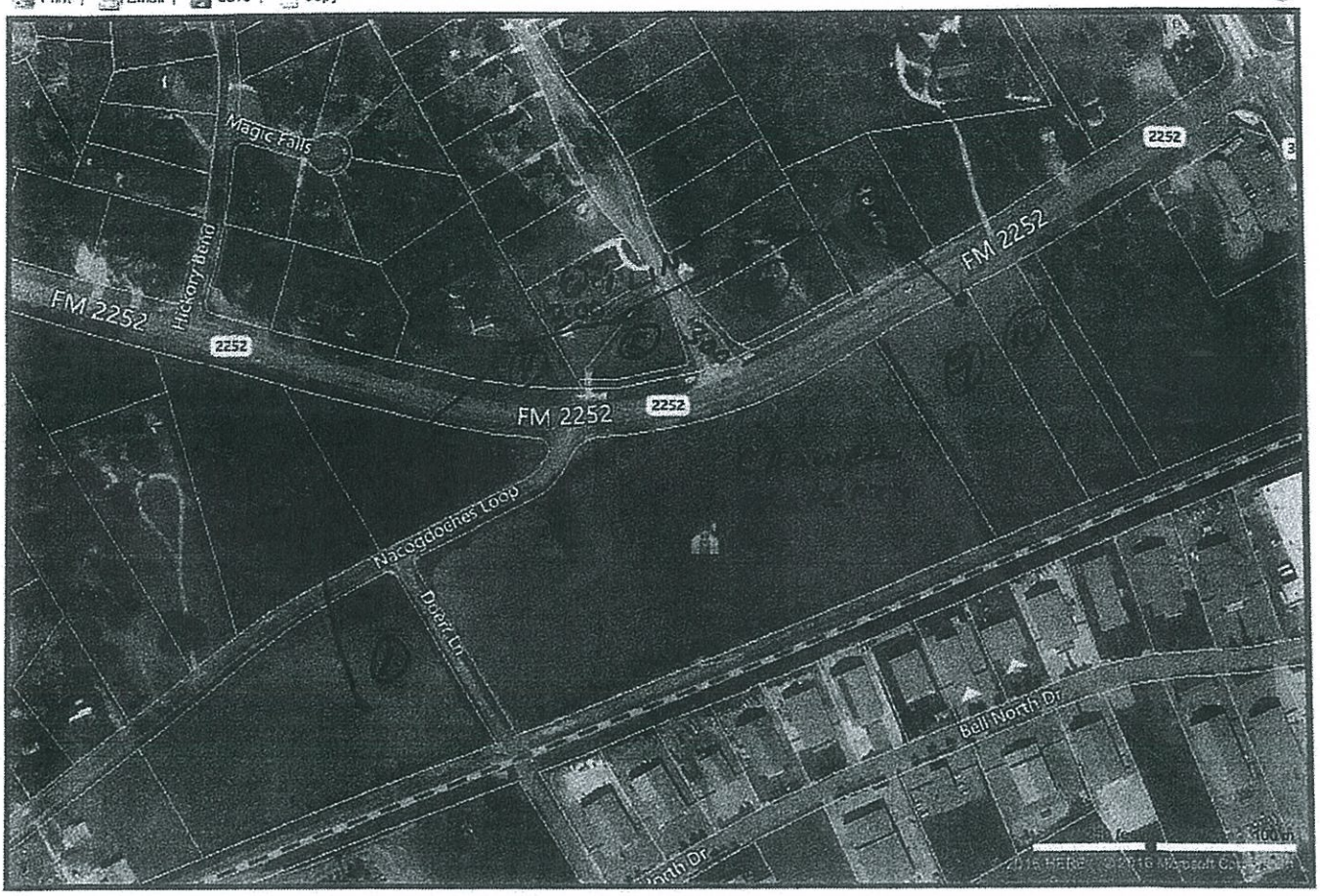
ATTACHMENT 3 A

SABOR.COM
SAN ANTONIO
BOARD of REALTORS®

# Property Map

Print | Email | Save | Copy

Need Help




**Map for Parcel Address:** Fm 2252 Garden Ridge, TX 78266, **Parcel ID:** 740-12-000-2703

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Information Deemed Reliable But Not Guaranteed.
Contact SABOR at 210-593-1200 for Help.

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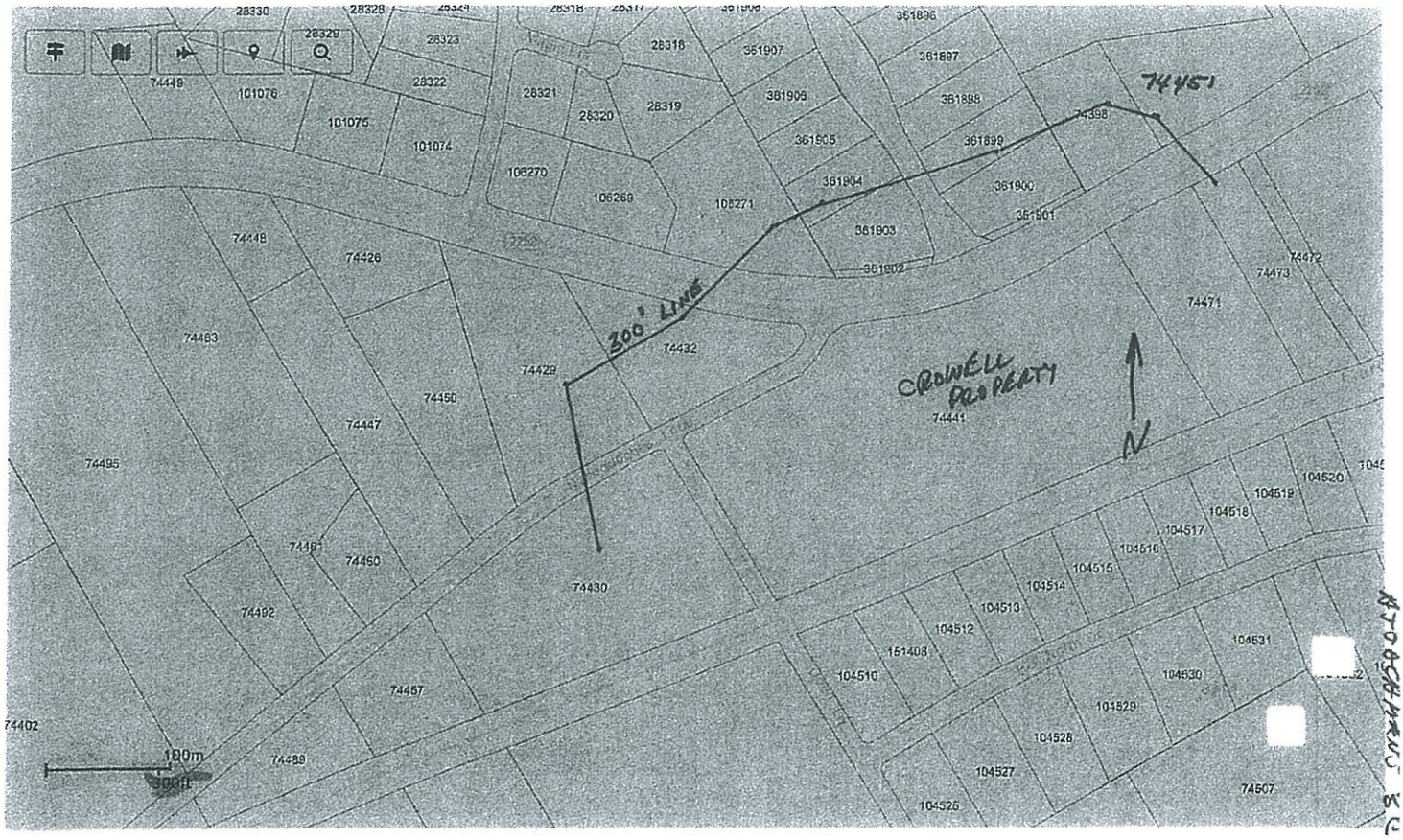
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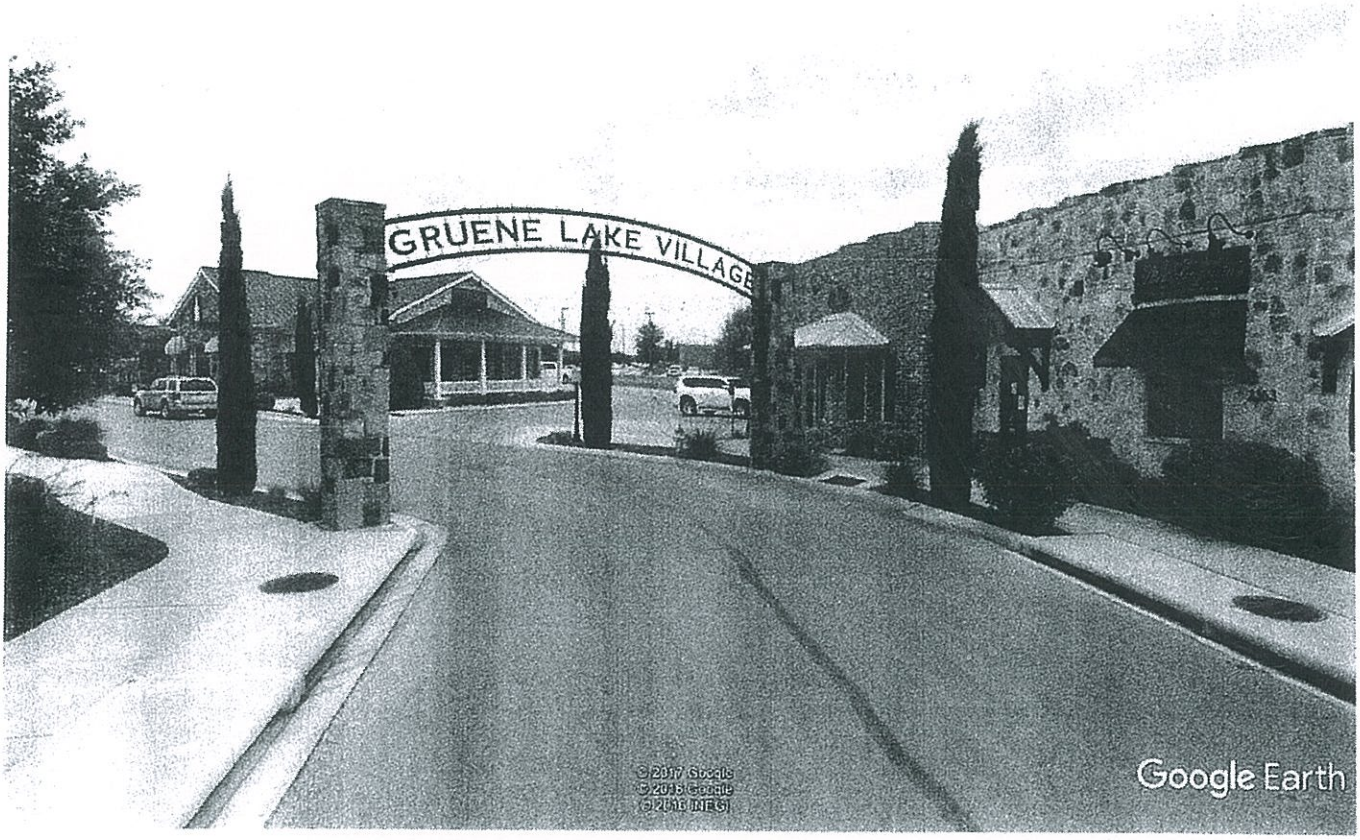
ATTACHMENT 4

Attachment 5 Revision
February, 3, 2017

This revision to the site plan for the proposed rezoning of the Crowell FM 2252 property is largely in response to earlier comments from the Planning and Zoning Commission. This revised site plan encompasses ideas gained from viewing an attractive integrated commercial/residential community in Gruene, TX. The commercial complex, Gruene Lake Village, abuts a residential area, much as a downtown business district blends in with residential areas. Gruene Lake Village has the ambience of a small Hill Country village.

Gruene Lake Village is situated on approximately 5 acres and has a collection of shops and eating places on one street. All parking is to the rear of the business buildings thereby providing a clean and uncluttered appearance. The architectural features of the commercial structures fit well with the architectural features of residential structures.

The site plan is comprised of several photos of Gruene Lake Village and residential areas and a plat showing the placement of roads, structures and parking areas on the Crowell property on FM 2252. Envision the Greune Lake Village type structures on this property. The complex would be anchored by a fine upscale restaurant, boutiques, antique shops, ice cream and popcorn stores, nail and spa shop, sandwich shops, hobby shops, barber shop, hair salon, hardware store, jewelry store, etc. The 14.8 acres of the Crowell property can provide considerably more shops than does Gruene Lake Village. This commercial district would blend in well with surrounding residential areas, would provide desirable services citizens would like to have and would provide additional sales and real estate tax monies for the City.

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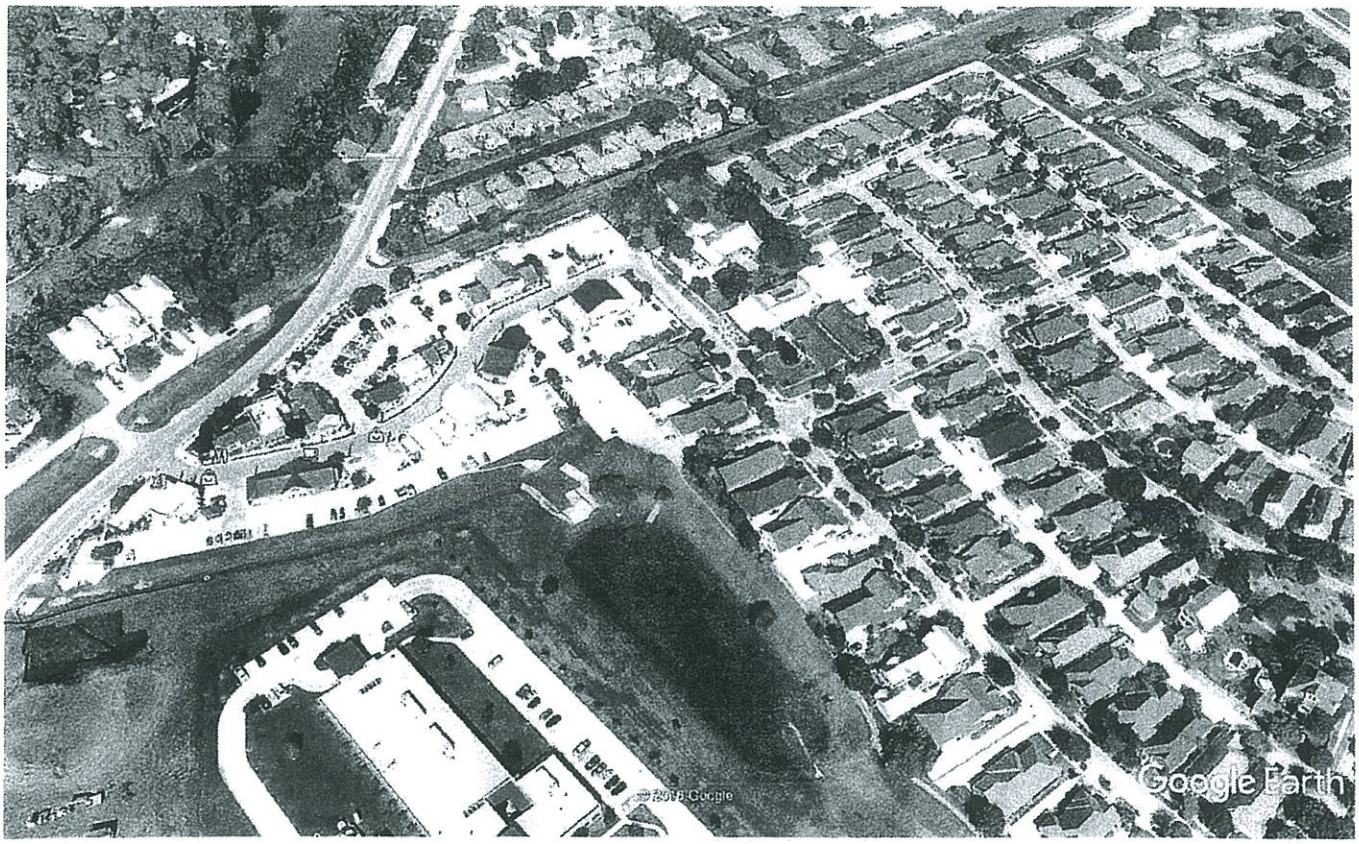


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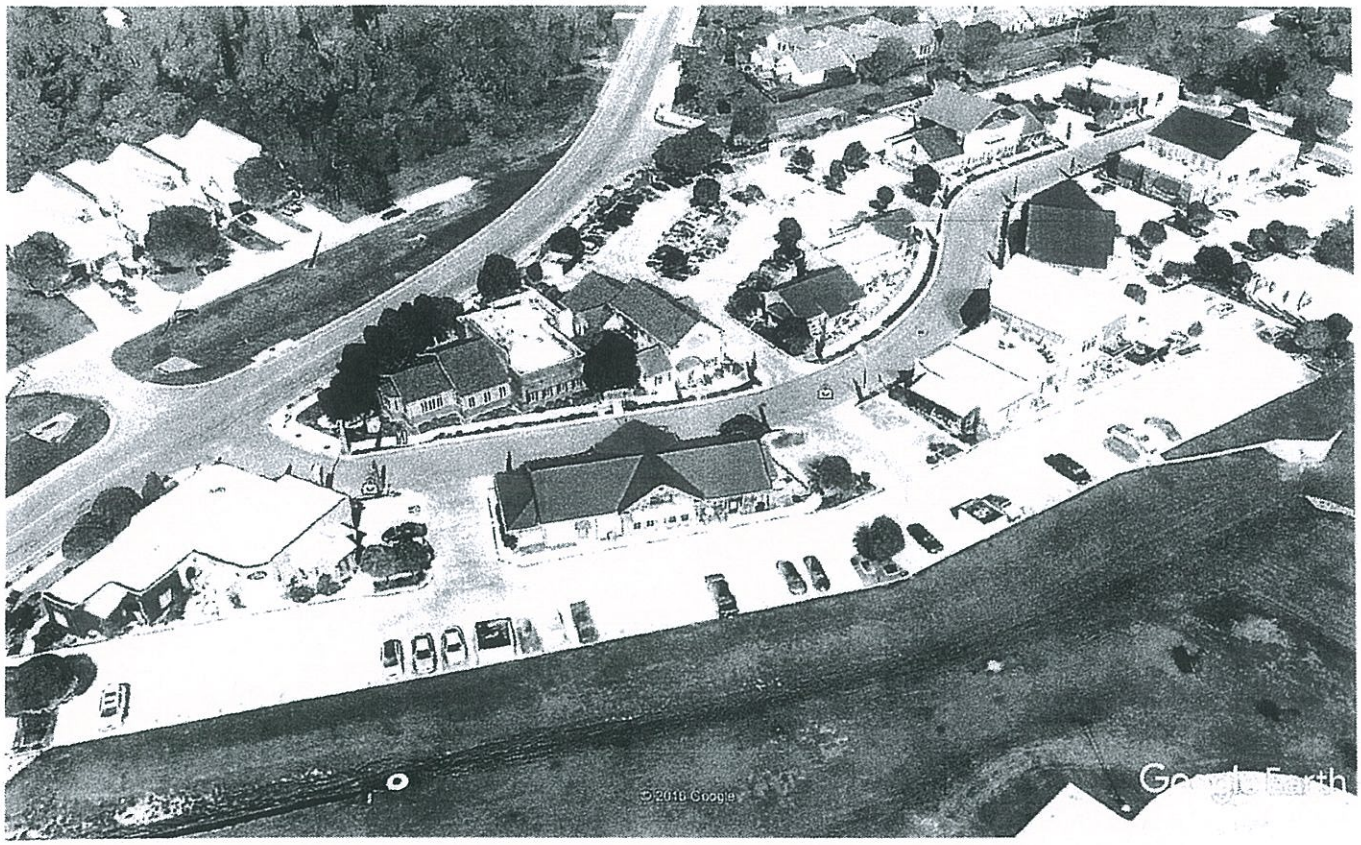


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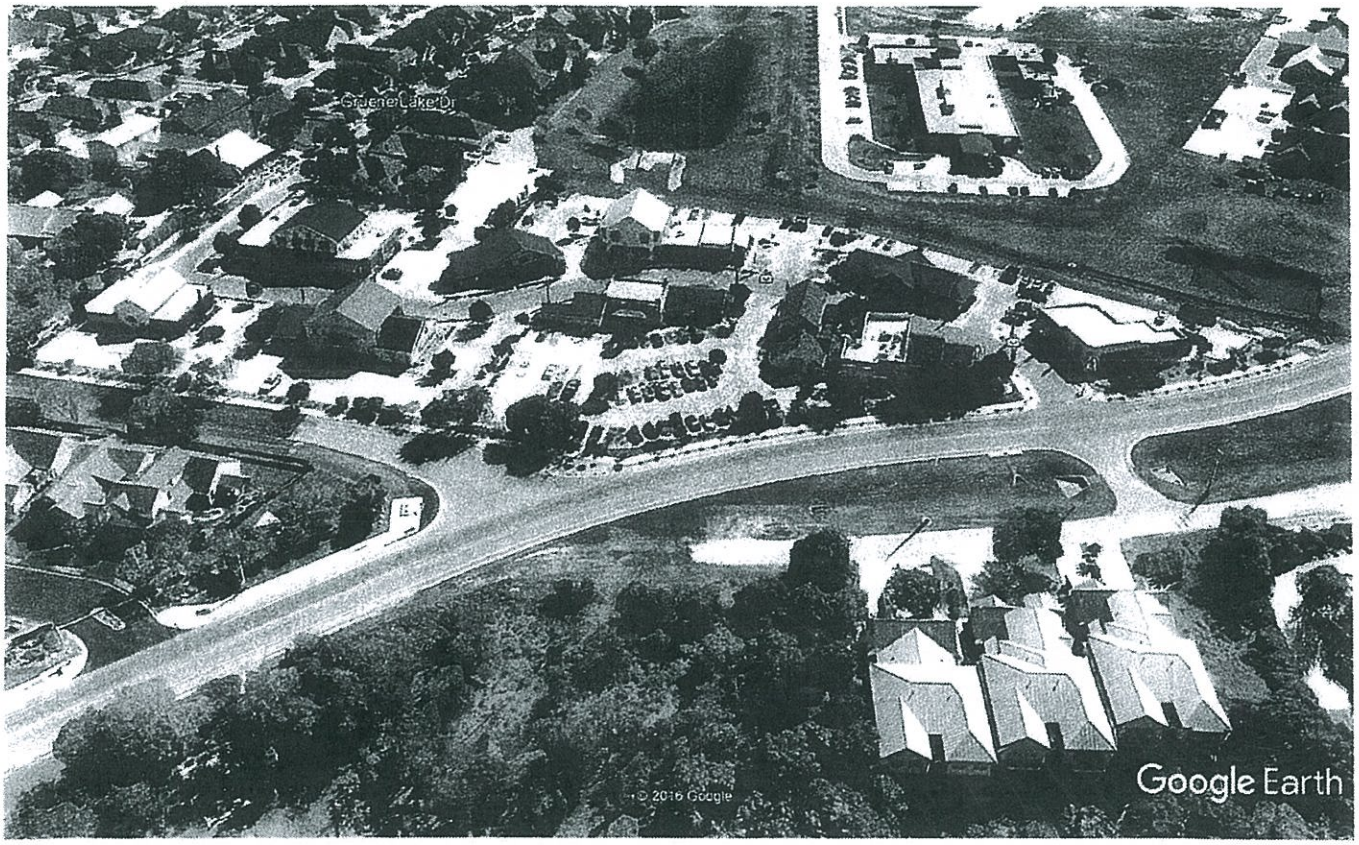


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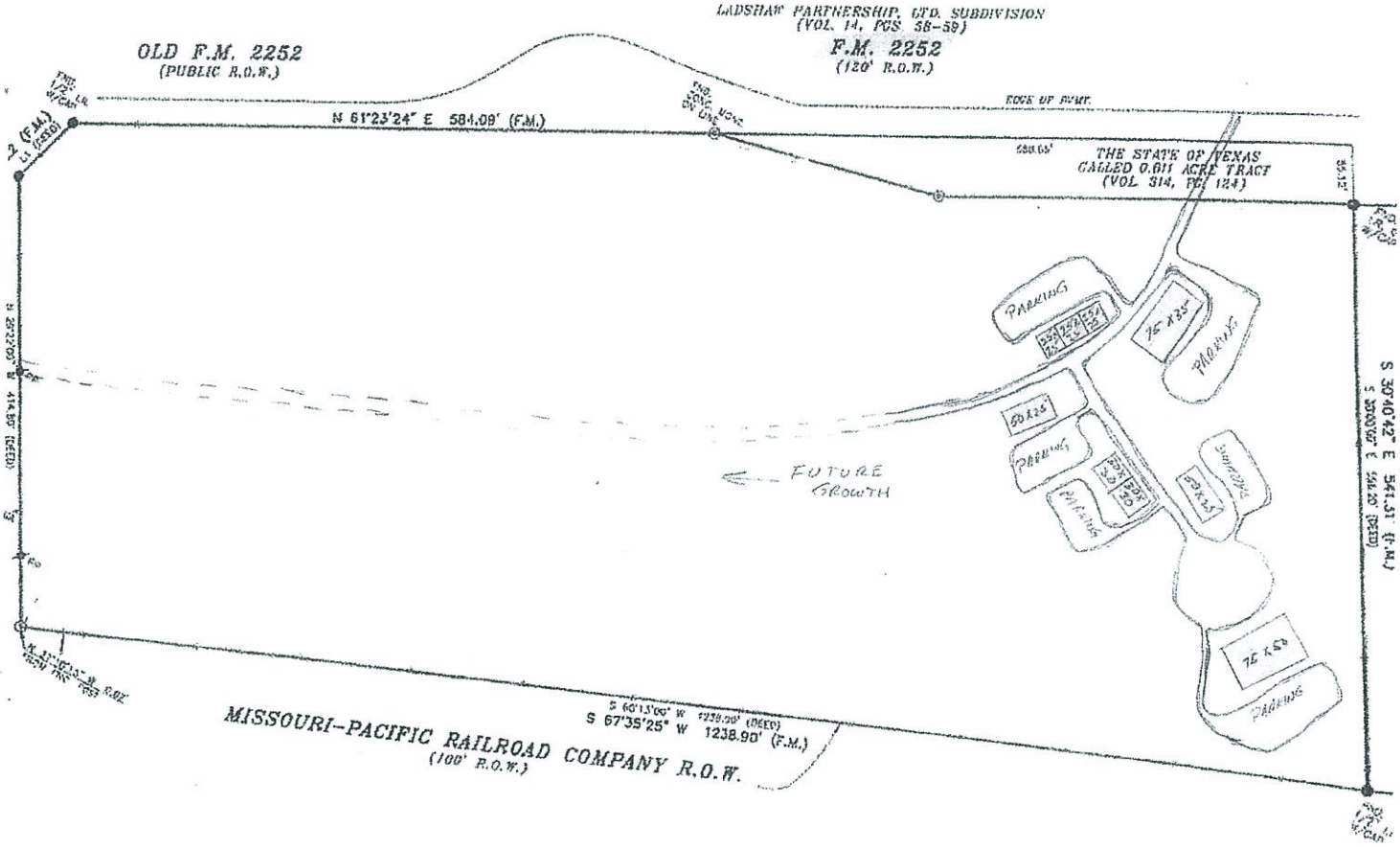
LADSHAW PARTNERSHIP, LTD. SUBDIVISION
(VOL. 14, PGS. 58-59)
F.M. 2252
(120' R.O.W.)
OLD F.M. 2252
(PUBLIC R.O.W.)
EDGE OF PVMT.
N 61°23'24" E 584.09' (F.M.)
THE STATE OF TEXAS
CALLED 0.611 ACRE TRACT
(VOL 314, PG. 124)
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BUILDINGS
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PARKING
FUTURE
GROWTH
S 30°40'42" E 541.51' (F.M.)
S 30°00'00" E 544.00' (DED)
S 60°13'00" W 1238.00' (DEED)
S 67°35'25" W 1238.90' (F.M.)
MISSOURI-PACIFIC RAILROAD COMPANY R.O.W.
(100' R.O.W.)

**ORDINANCE NO. 96-062017**

**AN ORDINANCE OF THE CITY OF GARDEN RIDGE, TEXAS, PROVIDING DEFINITIONS; ADOPTING AMENDMENTS TO THE WATER MASTER AND CAPITAL IMPROVEMENTS PLAN; ESTABLISHING A WATER IMPACT FEE BASED UPON LIVING UNIT EQUIVALENTS; PROVIDING CONSTRUCTION, SEVERABILITY AND OPEN MEETING CLAUSES; AND ESTABLISHING AN EFFECTIVE DATE; AND AMENDING ORDINANCE 96-102009 APPROVED ON OCTOBER 7, 2009**

**Whereas**, the City Council of the City of Garden Ridge, Texas (the "City Council") adopted Ordinance No. 96-102009, in October of 2009, amending Land Use Assumptions and Capital Improvements Plan and Impact Fee for the City of Garden Ridge the Water System Capital Improvement Plan and Impact Fee in accordance with Chapter 395, Texas Local Government Code (Chapter 395);

**Whereas,** the City Council of the City of Garden Ridge, Texas received a recommendation from the City of Garden Ridge Impact Fee Committee on May 3, 2017 recommending amendments to the Land Use Assumptions and Capital Improvements Plan and Impact Fee for the City of Garden Ridge Water System (2016 Water Master Plan);

**Whereas**, after notice of public hearing was published on May 7, 2017, the City Council held such hearing on June 7, 2017 to consider the amendments to the Land Use Assumptions and Capital Improvements Plan and Impact Fee (2016 Water Master Plan) as provided for in Chapter 395:

**Whereas**, in accordance with the above steps, the City Council desires to adopt amendments to the Land Use Assumptions and Capital Improvements Plan and Impact Fee (2016 Water Master Plan) pursuant to Chapter 395;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, THAT:**

## PART 1. GENERAL PROVISIONS.

**Section 1.1. Title.** This ordinance shall be known, and may be cited, as the Water Master Plan and Water Impact Fee ordinance of the City of Garden Ridge, Texas.

**Section 1.2. Purpose.** This Ordinance is intended to assure the provision of adequate public facilities to serve new development in the City's service area by requiring said development to pay is pro rata share of the costs of improvements necessitated by and attributable to such new development.

**Section 1.3. Authority.** This Ordinance is adopted pursuant to Chapter 395, Texas Local Government Code, the Texas Constitution and the general laws of the State of Texas. The provisions of this Ordinance shall not be construed to limit the power of the City to utilize other methods authorized under State law or pursuant to other City powers to accomplish the purposes set forth herein, either in substitution or in conjunction with this Ordinance. Guidelines may be developed by resolution or otherwise to implement and administer this Ordinance.

**Section 1.4. Definitions.** In this Ordinance:

(1) "Advisory Committee" means the City's Impact Fee Advisory Committee appointed by the City Council pursuant to 395.058, Tex. Loc. Gov't. Code, to advise and assist in the adoption of land use assumptions, review and file comments on the capital improvements plan and to

perform the other duties set forth in such section.

(2) "Assessment" means the determination of the amount of the impact fee per service unit and is the maximum amount which can be imposed on new development pursuant to this Ordinance.

(3) "Capital Improvement" means either a water facility, with a life expectancy of three (3) or more years, to be owned and operated by or on behalf of the City and as listed in the Impact Fee Capital Improvements Plan.

(4) "Chapter 395" means Chapter 395, Texas Local Government Code, as amended.

(5) "City" means the City of Garden Ridge, Texas.

(6) "Credit" means the amount of the reduction of an impact fee or fees, payments or charges for the approved construction or provision of the same type of capital improvements for which the fee has been assessed.

(7) "Facilities Expansion" means a water facility expansion.

(8) "Final Plat Approval" or "Approval of a Final Plat" means the point at which the applicant has complied with all conditions of approval and the plat has been released for filing with the County Clerk of Comal County.

(9) "Guidelines" means administrative or procedural guidelines, if any, developed by the City to further the implementation of the provisions of this Ordinance. Said guidelines, as amended from time to time, shall not supersede any provision or alter any substantive procedure established in this Ordinance.

(10) "Impact Fee" means a fee, charge or assessment for water facilities, as appropriately imposed on new development by the City in order to fund or recoup the costs of capital improvements or facilities expansions necessitated by and attributable to such new development. Impact Fees do not include the dedication or rights-of-way or easements for such facilities, the construction of water improvements and other infrastructure within the development to serve the development unless such water improvement is listed on the impact fee capital improvements plan, the dedication of park land or open space, any site-specific facility, or any other work, dedication or improvement that is not a water facility listed on the impact fee capital improvements plan.

(11) "Impact Fee Capital Improvements Plan" means a water improvements plan improvements plan adopted or revised pursuant to this Ordinance.

(12) "Land Use Assumptions" means the projections of population growth and associated changes in land uses and intensities adopted by the City, as may be amended from time to time, upon which the impact fee capital improvements plan is based.

(13) "Living Unit Equivalent (L.U.E.)" means a unit of measure which represents the quantity of water utilized on an average annual daily basis from a single-family, detached residence of average size and occupancy and which is the standardized measure used for service units. The formula for determining Living Unit Equivalents is set out in the Impact Fee Capital Improvements Plan, attached hereto as Exhibit "A".

(14) "New Development" means the subdivision of land, the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure, or any use or extension of the use of land, any of which increases the number of service units.

(15) "Offsite" means located entirely on land which is not included within the bounds of the plat or project being considered for impact fee assessment.

(16) "Platted" means platted in accordance with Chapter 212, Tex. Loc. Gov't. Code, or the applicable subdivision or platting procedures of the City of Garden Ridge.

(17) "Service Area" means the area within which impact fees for capital improvements or facilities expansions will be collected for new development occurring within such area and within which fees so collected will be expended for those types of improvements or expansions identified in the capital improvements plan applicable to the service area.

(18) "Service Unit" means the same as "living unit equivalent", which is the applicable standard units of measure shown in Exhibit "A" hereto.

(19) "Site-Specific Facility" means an improvement or facility which is for the primary use or benefit of a new development and which is not included in the capital improvements plan and for which the developer or property owner is solely responsible under subdivision and other applicable regulations. Site-specific facility may include improvements located offsite, within, or on the perimeter of the new development site.

(20) "Water Facility" means an improvement for providing water service, including, but not limited to, land or easements, water supply, water treatment facilities, water supply facilities, water storage facilities, or water distribution lines. Water facility excludes site-specific facilities constructed by developers.

(21) "Water Facility Expansion" means the expansion of the capacity of any existing water facility, including increasing contract rights for water supply, for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing water facility to serve existing development.

(22) "Water Improvements Plan" means the adopted plan, as may be amended from time to time, which identifies the water facilities or water expansions and their associated costs which are necessitated by and which are attributable to new development projected within a period not to exceed ten (10) years, and which are to be financed in whole or in part through the imposition of community impact fees pursuant to this Ordinance.

(23) Terms used which are defined in 395.001, Tex. Loc. Gov't. Code, shall have the same meaning as they have in said Code.

**Section 1.5. Adoption of Capital Improvements Plan.** The capital improvements plan identifying capital improvements or facility expansions pursuant to which impact fees may be assessed, as considered at the June 7, 2017 public hearing and is set out in Exhibit "A" attached hereto, is hereby adopted.

**Section 1.6. State Law.** Chapter 395 supplements this Ordinance to the extent that its provisions may be applicable hereto and, to such extent, its provisions are incorporated herein.

**Section 1.7. Advisory Committee.** (a) The Advisory Committee shall consist of citizens of the City appointed by the City Council. If the Commission does not include at least one representative of the real estate, development or building industry the City council shall appoint at least one representative, having such qualifications, as a voting member of the Advisory Committee. If any impact fee is to be applied to the extraterritorial jurisdiction of the City, a representative from that area shall be appointed by the City Council.

(b) The duties of the Advisory Committee shall be as follows:

(i) advise and assist the adoption of land use assumptions;

(ii) review the capital improvements plan and file written comments;

(iii) monitor and evaluate implementation of the capital improvements plan;

(iv) file semi-annual reports with respect to the progress of the capital improvements plan and report to the City Council any perceived inequities in implementing the plan or imposing the impact fee; and

(v) recommend to the City Council as necessary and required the timely amendment and/or update of the capital improvements plan and the impact fees.

(c) All information and professional reports concerning the development and implementation of the capital improvements plan shall be made available to the Advisory Committee, and the City staff and contract officers of the City shall provide the committee with such support and assistance as may be required.

## PART 2. COMMUNITY IMPACT FEE ESTABLISHED.

**Section 2.1. Establishment.** There is hereby established a Water Impact Fee which shall be imposed against new development in order to generate revenues for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to such new development.

**Section 2.2. Basis.** The Water Impact Fee shall be assessed on the basis of Living Unit Equivalents. The number of Living Unit Equivalents shall be determined at the time of assessment as hereinafter set out.

**Section 2.3. Amount.** The Water Impact Fee for each Living Unit Equivalent shall, as set forth in Exhibit "A" as amended from time to time in accordance with Chapter 395, be $4,581.00 for water service.

**Section 2.4. Payment.** All payments pursuant to this Ordinance shall be made to the City Secretary or his/her designate.

**Section 2.5. Exemption or Waiver.** (a) Any building permit application which was duly accepted for filing prior to the effective date of this Ordinance and subsequently granted, shall be exempt from the assessment and payment of an impact fee under this Ordinance, unless such application thereafter expires.

(b) The City Council may grant a waiver from any requirement of this Ordinance on other grounds, as may be set forth in administrative guidelines.

(c) If the City Council grants a variance or waiver to the amount of the impact fee due for a new development under this Section, it shall cause to be appropriated from the other City funds the amount of the reduction in the impact fee to the capital improvements account.

**Section 2.6. Establishment of Accounts.**

(a) The City shall establish an account to which interest is allocated for each category of capital facility for which an impact fee is imposed pursuant to this Ordinance. Each impact fee collected within the service area shall be deposited in such account.

(b) Interest earned on the impact fee account shall be considered funds of the account and shall be used solely for the purposes authorized in Section 2.7.

(c) The City shall establish adequate financial and accounting controls to ensure that impact fees disbursed from the account are utilized solely for the purposes authorized in Section 2.7. Disbursement of funds shall be authorized by the City at such times as are reasonably necessary to carry out the purposes and intent of this Ordinance; provided, however, that any fee paid shall be expended within a reasonable period of time, but not to exceed ten (10) years from the date the fee is deposited into the account.

(d) The City shall maintain and keep financial records for impact fees, which shall show the source and disbursement of all fees collected or expended.

**Section 2.7. Use of Proceeds.**

(a) The impact fees collected pursuant to this Ordinance may be used to finance or to recoup the costs of any capital improvements or facilities expansions identified in the impact fee capital improvements plan for the service area, including the construction contract price, surveying and engineering fees, planning fees land acquisition costs (including land , purchases, court awards and costs, attorney's fees, and expert witness fees), and the fees actually paid or contracted to be paid to an independent qualified engineer or other consultants preparing or updating the impact fee capital improvements plan who is not an employee of the City. Impact fees may also be used to pay the principal sum and interest and other finance costs on bonds, notes or other obligations issued by or on behalf of the City to finance such capital improvements or facilities expansions.

(b) Impact fees collected pursuant to this Ordinance shall not be used to pay for any of the following expenses:

(i) construction, acquisition or expansion of capital improvements or assets other than those identified in the capital improvements plan;

(ii) repair, operation, or maintenance of existing or new capital improvements or facilities expansions;

(iii) upgrading, expanding or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental or regulatory standards;

(iv) upgrading, expanding or replacing existing capital improvements to provide better service to existing development; provided, however, that impact fees may be used to pay the costs of upgrading, expanding or replacing existing capital improvements in order to meet the need for new capital improvements generated by new development; or

(v) administrative and operating costs of the city.

## PART 3. APPLICABILITY OF WATER IMPACT FEES.

**Section 3.1** (a) Any land for which a subdivision plat was filed of record prior to the effective date of this Ordinance and for which Water Impact Fees were not paid shall be subject to the payment of Water Impact Fees under this Ordinance unless otherwise mutually agreed upon.

**Section 3.2. Fees under this Ordinance.**

(a) Unless there is executed an agreement for payment of impact fees in another manner, the Water Impact Fee imposed by this Ordinance shall apply to new development not coming under 3.1 above.

(b) The Water Impact Fee for development coming under this section shall be assessed and collected with respect to:

(i) land platted after the adoption of this ordinance, at the time the City releases such plat for recording; and

(ii) development which occurs or is proposed without platting, at the earlier of the time application is made for a building permit or application is made for connection to the City's water.

(c) Impact fees may be assessed but not collected for property where service is not available unless:

(i) the City commits to commence construction of necessary facilities identified in the capital improvements plan within two years and will have service available within a reasonable time not to exceed five years;

(ii) the City agrees in writing to permit the property owner to construct or finance the required capital improvement(s) or facility expansion(s) and that the costs incurred or funds advanced by such owner will either

(A) be credited against the impact fees otherwise due from such owner;

(B) reimburse the owner for such costs from impact fees paid from such owner and other new developments that will use such improvements or expansions, in which case fees shall be reimbursed to the owner as and when collected by the City from new development; or

(C) the owner voluntarily requests the City to reserve capacity to serve future development and the City and the owner enter into a valid written agreement;

provided that any such impact fee assessed but not collected, and for which no written agreement is entered into between the City and the property owner pursuant to this Section 3.2(c), shall be thereafter collected at the earlier of the time the City contracts for the capital improvements necessary to serve the property or service is made available to the property.

(d) A property owner and the City may enter into a valid written agreement providing for the time and method of the payment of impact fees, which agreement shall prevail over any contrary provision of this Ordinance.

**Section 3.3. Calculation of Impact Fees.**

(a) Impact fees shall be calculated based upon the number of service units as determined by using the conversion table provided in Exhibit "A". The impact fee required for any property, development or application shall be determined by multiplying the number of service units in the proposed development by the amount of the respective impact fees per service unit set forth in Section 2.3 and in Exhibit "A".

(b) Should the number of service units required for any property increase after the impact fees for such property are assessed and collected, the impact fees for such property shall be increased in an amount equal to the impact fee established by this Ordinance multiplied by the number of additional service units required for such property.

(c) The total amount of impact fees to be paid to and deposited into the impact fee account by the City for any development shall be reduced by any allowable credits, if any, for the category of capital improvements as provided in Section 3.7.

(d) If at anytime impact fees are assessed against any property but are unpaid, the total amount of such unpaid impact fees shall be attached to the development application, plat and/or other documents applicable to the property and thereafter collected

(i) at the earliest time provided for in this Ordinance; and

(ii) in no event later than the date service is connected to the property.

(e) Replatting shall not require recalculation of impact fees unless the number of service units is increased. If a proposed replat increases the number of service units, the impact fee

shall be recalculated as provided in Section 3.3(b) above.

**Section 3.4. In Addition to Other Fees.** The Water Impact Fee shall be charged in addition to all other fees set out by City Ordinance or regulation including, but not limited to, building permit fees and tap fees, park land dedication requirements and payments in lieu, and dedication of easements and right-of-way.

**Section 3.5. Easement Exclusive of Fees.** If granting of easements or rights-of-way is necessary to construction of an impact fee capital improvement, said easement shall be granted by the record owner of the land so affected, exclusive and in addition to the payment of the impact fee, and at the time of payment of the impact fee, as a condition of service. if construction of an impact fee capital improvement is undertaken by the City in any public right-of-way due to lack of said easement, and subsequent relocation of the improvement is required by any public agency, the record owner of the land shall bear all expense of said relocation.

**Section 3.6. Appeals.**

(a) The property owner or applicant for new development may appeal the following decisions to the City Council: (1) the applicability of an impact fee to the development; (2) the amount of the impact fee due; (3) the availability or the amount of any credit; (4) the application of any credit against an impact fee due; (5) the amount of a refund due, if any.

(b) The burden of proof shall be on the appellant to demonstrate that the amount of the fee or the amount of the credit was not calculated according to the applicable schedule of service units or the guidelines established for determining credits.

(c) The appellant must file a notice of appeal with the City Secretary within thirty (30) days following the decision appealed from. If the notice of appeal is accompanied by a bond or other sufficient surety satisfactory to the City Attorney in an amount equal to the original determination of the impact fee due, the development application may be processed while the appeal is pending.

**Section 3.7. Credits.** If the property owner and the City have entered into a valid written agreement authorized by the City Council, then, in that event, to the extent provided for in such agreement, if any, the property owner shall be entitled to:

(a) an off-set against or credit for the payment of impact fees otherwise payable by such property owner for the land being developed, to the extent of the approved costs and expense of any such construction, contribution, or dedication of any facility appearing on the capital improvements plan which is required to be constructed by the City in order to serve a property owner's development, that is paid or made by such property owner;

(b) A credit against any category of impact fee as provided in the agreement; or

(c) Reimbursement for the costs of capital improvement(s), constructed or paid by the property owner, from impact fees received from other new developments that will use such capital improvement(s) or facility expansion(s).

**Section 3.8. Refunds.**

(a) On the request of an owner of property on which an impact fee has been paid, the political subdivision shall refund the impact fee if existing facilities are available and service is denied or the political subdivision has, after collecting the fee when service was not available, failed to commence construction within two years or service is not available within a reasonable period considering the type of capital improvement or facility expansion to be constructed, but in no event later than five years from the date of the fee payment.

(b) Upon completion of all the capital improvements or facilities expansions identified in

the impact fee capital improvements plan, the City shall recalculate the maximum impact fee per service unit using the actual costs of the capital improvements or expansions. If the maximum impact fee per service unit based on actual cost is less than the impact fee per service unit paid, the City shall refund the difference, if such difference exceeds the impact fee paid by more than ten percent (10%). The refund to the record owner shall be calculated by multiplying such difference by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.

(c) The City shall refund any impact fee or part thereof that is not spent as authorized by this Ordinance within 10 years after the date of the fee payment.

(d) An impact fee collected pursuant to this Ordinance shall be considered expended if the total expenditures for capital improvements or facilities expansions authorized in Section 2.7 within the service area within ten (10) years following the date of collection exceeds the total fees collected for such improvements or expansions during such period.

(e) If a refund is due pursuant to this section, the City shall pro-rate the same by dividing the difference between the amount of expenditures and the amount of the fees collected by the total number of service units assumed within the service area for the period to determine the refund due per service unit. The total refund payable to any such property owner shall be calculated by multiplying the refund due per service unit by the number of service units for the property for which the fee was paid, and interest due shall be calculated upon that amount.

(f) Refunds shall be made only to the record owner of the property at the time of the refund and shall bear interest calculated from the date of collection to the date of refund at the statutory rate as set forth in Article 1.03, Title 79, Revised Statutes (Article 5069-1.03), or its successor.

**Section 3.9. Updates to Plan and Revision of Fees.**

(a) The City shall update its land use assumptions and impact fee capital improvements plan and shall recalculate its impact fees not less than once every three years in accordance with the procedures set forth in Texas Rev. Civil Statutes, Local Government Code, Section 395, or in any successor statute; provided that after giving the required notice the City Council may determine that no changes or amendments are required.

(b) The City may review its land use assumptions, impact fee capital improvements plan, and other factors such as market conditions more frequently than provided in subsection (a) to determine if the land use assumptions and capital improvements plan should be updated and the impact fee recalculated accordingly.

**Section 3.10. Prohibition Against Transfer.** The payment of impact fees and credits earned under this Ordinance shall inure to the benefit of and remain with the land for which such impact fees were paid or credits earned, and may not be sold, assigned, conveyed or transferred for the benefit of any other land or property. No impact fee receipts, LUEs, rights, benefits or credits arising under this Ordinance may be sold, assigned, transferred or conveyed except to a subsequent grantee or purchaser of the land for which such fee was paid or credit earned. All rights or benefits arising from the payment of an impact fee or any credit shall automatically vest in the owner and each subsequent owner of the land for which the fee was paid or credit earned.

## PART 4: CLOSING PROVISIONS.

**Section 4.1. Construction.** The terms and provisions of this Ordinance shall not be construed in a manner to conflict with Chapter 395, as amended, and if any term or provision of this Ordinance shall appear to conflict with any term, provision or condition of Chapter 395, such Ordinance term or provision shall be read, interpreted and construed in a manner consistent with and not in conflict with Chapter 395.

**Section 4.2. Severability.** If any provision of this ordinance or the application of any

provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

**Section 4.4. Effective Date.** This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code, and it is accordingly so ordained.

**Section 4.5. Open Meetings.** It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

**PASSED AND APPROVED** on this day of , 2017.

**City of Garden Ridge, Texas**

_____
Larry Thompson, Mayor

Attest:

_____
Shelley Goodwin, City Secretary

Approved:

_____
City Attorney

# Council Ideas/Suggestions List by Category

Updated: May 30, 2017

**Ongoing items**

| Items | Status | Completed Council Approval |
|---|---|---|
| 1. Personnel Policy (Mayor Knaus)<br><br>Incentive Pay (Councilman Thompson) | Meeting scheduled for May 18, 2016 with City Council, staff, City Attorney to begin review of draft document<br>Incentive Pay will be discussed during Personnel Policy draft document discussions<br>6/15/16 – City Attorney looking at another possible policy for Council<br>Consideration and to bring back to Council upon completion of review<br>City Attorney continues work on revising policy with proposed revised chapters to Council for comment<br>City staff working on plan to complete policy for presentation to Council<br>Presenting City Council (4/5/17) with proposal from SeeKing to complete Employee Handbook and Policy<br>Further discussion and direction on proposal to be provided by City Council on May 3, 2017<br>Staff reviewing a policy reviewed by an attorney at Hogwild for possible presentation to City Council | |
| 2. Electronic Water Billing (Councilman Thompson) | Software upgrade on May 19<br>Include in FY 2017 Budget<br>Begin implementation<br>FY 2017<br>Full implementation TBD<br>Online water bill payments active September 14, 2016<br>Online Court payments active October 2016 | Software upgrade completed |
| 3. Community Center (Councilman Lantzy) | Comparing pricing of similar venues<br>Developing fully loaded cost for facility<br>Acquiring estimates for removal of overhead doors, sound system, commercial stove, AC system<br>Developing list of aesthetical improvements to center that may affect lighting, energy and electrical improvements<br>Staff working on maintenance items<br>Comparing contracts from other venues for revisions to current contract<br>Bring information at hand to Council in June for discussion and direction<br>Councilman Lantzy discussed Community Center with Council on 6/6/16<br>Proposals for door removal, new air conditioning | |

| | | |
|---|---|---|
| | and ducting received and to be presented to City Council with funding through CIP<br>Council approved funding on August 3, 2016 through CIP. Doors removed, new air conditioning installed.<br>Awaiting install of duct work on September 12, 2016<br>Duct work installation completed September 12/13, 2016<br>City Attorney revising Community Center Contract per Council direction 10/5/16 – Marketing and future projects being discussed by Council<br>Work continues on revising Community Center Contract<br>Council to consider revised agreement in Feb. Council meeting<br>Revised agreement approved Feb. 13, 2017 and being utilized | |
| 4. Training for Commissioners (Councilman Thompson) | Continuous/Ongoing<br>Staff will advise Commissioners of training/seminars as information available<br>Budget Training/Travel annually<br>Councilman Thompson to attend TML Newly Elected Officials training August 18<br>Councilmen Thompson and Trial attended August 18, 2016 training<br>Two P&Z members and Councilman attended AACOG Planning &Zoning training<br>P&Z Chair Stocks to attend a training session in February 2017<br>Councilman Trial, P&Z Commissioner Bower, City Secretary and City Administrator participated in a TML Webinar on economic development in February | |
| 5. Update Ordinances (Councilmen Thompson and Lantzy) | Cost for Codifying to be included in FY 2017 Budget<br>Work with legal to develop plan for updating<br>Identify ordinances to be updated<br>Codifying of ordinances postponed due to budgetary constraints | |
| 6. Quarterly Issues Town Hall Meeting (Councilman Lantzy) | Determine dates for Meetings | |
| 7. Bat Cave Road widening (Councilman McCaw) | General briefing on future agenda | |

| Pending | Status | Completed Council Approval |
|---|---|---|
| 1. Annual or semi-annual inspection of buildings and other City facilities (Councilman Thompson) | To be implemented semi-annually | Implemented Monthly |
| 2. Disaster recovery plan for City (Councilman Thompson) | Discuss at future Council meeting to determine the scope of recovery plan | |
| 3. Disaster recovery plan for Water Department (Councilman Thompson) | Discuss at future Council meeting to determine the scope of recovery plan | |
| 4. Video stream Council meetings (Councilman Thompson) | Discuss with legal pros/cons<br>Sound system in Council room can be planned for future streaming capabilities<br>Requires additional technology upgrades and equipment<br>Budget impact | |
| 5. Videos for website (Councilman Thompson) | Maybe prepared by GRES or students to increase civic involvement | |
| 6. Coffee with Mayor and Council (Councilman Thompson) | Discuss at future Council meeting and determine dates | |
| | | |
| 7. Business outreach by Council – walk businesses (Councilman Thompson) | Discuss at future Council meeting | |
| | | |

## 489 responses – online and paper surveys combined

## Survey open from 04/24/17 to 05/15/17

### 1. Which best describes you?

| Answers | Count | Percentage |
|---|---|---|
| I live in Garden Ridge | 121 | 24.74% |
| I live in Garden Ridge and I'm retired | 171 | 34.97% |
| I live and work/go to school in Garden Ridge | 44 | 9.00% |
| I live in Garden Ridge, but work in another city | 125 | 25.56% |
| I work in Garden Ridge, but live in another city | 11 | 2.25% |
| I don't live or work in Garden Ridge | 17 | 3.48% |

Answered: 489 Skipped: 0

### 2. How long have you lived in Garden Ridge?

| Answers | Count | Percentage |
|---|---|---|
| Less than one year | 20 | 4.09% |
| 1-5 years | 96 | 19.63% |
| 6-10 years | 136 | 27.81% |
| More than 10 years | 209 | 42.74% |

Answered: 461 Skipped: 28

**3. What was the most important factor for you when you decided to move to Garden Ridge?**

| Answers | Count | Percentage |
|---|---|---|
| I was born or raised in Garden Ridge | 10 | 2.04% |
| Selection of housing | 84 | 17.18% |
| Small town feel | 115 | 23.52% |
| Parks and recreation | 1 | 0.20% |
| Schools/education | 17 | 3.48% |
| Proximity to San Antonio | 35 | 7.16% |
| Aesthetics/ambiance | 129 | 26.38% |
| Other | 70 | 14.31% |

Answered: 461 Skipped: 28

**Other responses:**

| |
|---|
| Acreage lots |
| schools/education and "the home town feel" |
| Small town feel WITH proximity to SA and other areas. |
| trees, wildlife, friendly people, unique homes, tranquility |
| lower taxes at time moved in |
| Quiet Country living with lots of native wildlife. |
| I wanted to live out in the country and my husband wanted to live in the city near his work. It was a good compromise. |
| Both housing selection and proximity to San Antonio |
| Large lots and quiet atmosphere, country living |
| Large lots |
| My in-laws rented us a house |
| Small, not crowded, treed environment |
| There are several factors, mainly the housing on 3/4 acre lots with lots of trees. followed by close to work |
| Both housing selection and proximity to San Antonio |
| To get away from the city |
| Big lots |
| Told it was a housing only community with restrictions on commercial development |
| Bedroom community |
| Trees and lot sizes |
| Beautiful neighborhood |
| All of the above, except A |

| |
|---|
| Trees, wildlife, friendly people, unique homes, tranquility |
| Acreage lots |
| Wild life |
| Lower property taxes than Bexar County |

**4. Which of the following age groups do you belong to?**

| Answers | Count | Percentage |
|---|---|---|
| Less than 18 years | 1 | 0.20% |
| 18-35 years | 19 | 3.89% |
| 35-65 years | 313 | 64.01% |
| Over 65 years | 156 | 31.90% |

Answered: 489 Skipped: 0

**5. Which best describes you, in terms of employment?**

| Answers | Count | Percentage |
|---|---|---|
| Employed (part-time or full-time) | 209 | 42.74% |
| Self-emploted | 85 | 17.38% |
| Retired | 171 | 34.97% |
| Not employed | 21 | 4.29% |
| Not employed, in school | 3 | 0.61% |

Answered: 489 Skipped: 0

6. **What makes Garden Ridge unique and distinguishable from other communities? (check all that apply)**

| Answers | Count | Percentage |
|---|---|---|
| Small town feel | 269 | 55.01% |
| Natural environment (trees and green space) | 409 | 83.64% |
| Housing choices | 174 | 35.58% |
| School district | 84 | 17.18% |
| Parks and recreation | 39 | 7.98% |
| Other | 77 | 15.75% |

Answered: 489 Skipped: 0

**Other responses:**

| |
|---|
| Low taxes |
| friendliness |
| Clean, well kept, & quiet |
| No retail stores - a good thing |
| love being on the outskirts of bigger communities. Far enough away for solitude, but close enough to get to shops when needed. |
| Close to military facilities, shopping close |
| I enjoy the deer and peaceful atmosphere |
| Deer |
| love the quietness of the neighborhood and country living, not much traffic coming or going |
| 20 yrs ago minimal traffic |
| The isolation from pretty much everything, very few local conveniences."" |
| Larger Lots for Premium Homes |
| again housing on minimum of 3/4 acre lots. Avoids the crowded feel of mass produced houses. |
| Wildlife - especially the deer |
| Community activities, library, police dept, city personnel, friendliness, neighbors |
| Safety |
| Quiet, bedroom community, Country feel. |
| see response above |
| interacting with deer |
| wildlife |
| Country feel w/deer other animals, large lots |
| Grew up in area before Garden Ridge was Incorporated. I still live in area, less than a mile from city limits. |
| minimum lot size requirements |

| |
|---|
| Close to San Antonio |
| wildlife |
| Wildlife |
| Size of residential lots |
| Security |
| The number of churches in one small city. |
| All of the above |
| GRPD |
| Convenient location |
| Proximity to Business/Shopping |
| Lot size |
| quietness |
| relatively good roads for bicycling |
| big lawns |
| Quiet |
| Community spirt |
| Access to shopping and services |
| safety |
| Location |
| consistent quality |
| exclusive |
| Small town way of life with natural beauty |
| lot size, density of population |
| Stop advertising growth |
| Green Space |
| Not built up. |
| Large lots. Not houses on top of each other. |
| Unique qualities developed over the past 40 plus years --- don't change it! |
| The residents |
| Low taxes followed by small town feel & deer! |
| large lots and privacy |
| Land between houses, not cookie cutter |
| Not to be rude, but we gain no benefits from Garden Ridge. We are not located within their city limits. |
| Large lots (not small crowded neighborhoods) |
| semi rural |
| Natural environment (trees and green space),Other |
| All of the above |
| no apartments |
| Deed restrictions on housing, 3/4 acre minimum; side/rear entry garage, 2400 sqft. minimum |
| Community Club with amenities |
| large lot homes, high quality/upkeep of housing |
| library |
| sense of community |
| unique homes, friendly neighborhoods |
| library |
| like-minded residents |
| city facilities - library |

| |
|---|
| security |
| neighborly |
| conservative |
| lot sizes |
| the people |
| large lots |
| lot size |

### 7. How would you rate Garden Ridge in terms of general appearance?

| Answers | Count | Percentage |
|---|---|---|
| Excellent | 194 | 39.67% |
| Good | 245 | 50.10% |
| Fair | 30 | 6.13% |
| Poor | 3 | 0.61% |
| Other | 17 | 3.48% |

Answered: 489 Skipped: 0

**Other responses:**

| |
|---|
| Had natural beauty and peaceful - currently very noisy with decrease in nature |
| a disaster area with our streets all torn up and no sign of completion if it looked like this I never would have bought out here |
| Most of GR is wonderful. GR Estates has no restrictions or rules for upkeep. Many have fallen to disrepair and it is having quite the impact on resale and appearances of our neighborhood |
| Better, if the water project ever ends |
| Very good |
| Commercial district looks disorganized |
| GR is a collection of neighborhoods. There is no "downtown" area which draws people to it throughout the day for local basic needs or casual up scale dining / specialty retail |
| Too many new housing units popping up |
| They must stop feeding the deer. They are a well kept community. |
| Other |
| Right now with water and street projects taking so long, I feel Garden Ridge has low street appeal. |
| Excellent - I don't see much because of gated communities |
| Very good - city offices/library are well-cared for and so are multiple neighborhoods |
| varies significantly by location |
| varies for excellent to good |
| good, but code enforcement problems |

**8. What would you consider the greatest single issue facing Garden Ridge today?**

| Answers | Count | Percentage |
|---|---|---|
| Lack of retail/shopping opportunities | 84 | 17.18% |
| Lack of employment | 0 | 0.00% |
| Lack of activities/entertainment | 51 | 10.43% |
| Roadway condition | 125 | 25.56% |
| Limited housing variety | 24 | 4.91% |
| Other | 205 | 41.92% |

Answered: 489 Skipped: 0

**Other responses:**

| |
|---|
| too much traffic |
| Lack of tax revenue to offset expenses |
| lack of walking trails and bicycle paths |
| Train noise |
| growth -- accommodating growth in the area, such as having not overly crowded schools nearby and improving traffic flow |
| Restaurants |
| Lack of broad tax base. |
| need for garden homes |
| Lack of condos, zero lot line homes for seniors to down size to and continue to live in area. Market is here homes selling in range of $350K to $550K. Need 15 to 20 now. |
| the conversion from quiet to typical rat race |
| Lack of retail revenue to sustain services such as police, public works and libraries. |
| Push to incorporate retail in our community, changing the community in a negative way. |
| Lack of revenue to provide services such as a larger library. |
| small size of our library |
| Increased truck traffic and noise from surrounding industrial area |
| Growth is fast, roads haven't caught up |
| Tax revenue to the City and control of commercial development |
| Kid friendly restaurants |
| crowding |
| The two lane road on 3009 is very frustrating at times. Also, it seems the Garden Ridge Police are always trying to catch someone and give tickets. That is very annoying! |
| trying to be what we are not and don't want to be - a big growing city |
| Lack of growth of public school needs, K-12 |
| growth management |

| |
|---|
| Really all of the above...except employment |
| cheap housing and apartments |
| lack of high end restaurants |
| Proximity to Schertz industrial park and traffic |
| Increasing traffic especially big trucks, increasing city government |
| Over abundance of deer |
| Ability to downsize to a smaller home/lot |
| I don't see any problems. |
| Lack of outdoor walking & cycling trails throughout the city & neighborhoods |
| Paying high property taxes |
| Drainage |
| increasing stress on natural resources |
| Asphalt plants/ industry closing in |
| Water cost. Too high, when it comes to keeping lawns green and flowers beautiful. |
| Lack of schools in close proximity |
| Proximity of schools |
| Traffic |
| Too many restrictions |
| Growth vs. water requirements |
| Train noise!!!!!!! |
| Getting rid of nature (trees, deer, etc) for more stores or homes |
| Restaurants other than fast food |
| No confidence in the leadership i.e. City council |
| Combination of all of the above |
| Trying to change Garden Ridge to be more like other local communities is a problem |
| improper deer management |
| People wanting to change it. |
| lack of a middle/high school nearby |
| Secondary Schools too far away |
| I believe we could attract more small town eateries and businesses. No big box, chain, fast food. |
| Industrial areas surrounding us starts to feel inner city |
| Keeping the "small town" and countryesque feel |
| Traffic |
| I haven't found the right house to move there yet! |
| Haven't been here long enough. We love it |
| Multiple family housing |
| Growing too fast |
| lack of city & council transparancy |
| Too many deer |
| Traffic on 3009 |
| Over development |
| Deer management |
| Trying to incorporate new businesses that are not wanted nor needed |
| Traffic and large industrious trucks |
| Very controlling city bilaws and an anti business attitude |

| |
|---|
| new buildings need to be attractive and conform to a Master Plan |
| increasing tax rate |
| Growth at 2252 and 3009 |
| Water and too much density |
| Too much growth and building |
| Water |
| Needs of sidewalks |
| Protecting our way of life |
| Deer |
| Lack of close by SCHOOLS!!!! |
| Growth |
| Quality of life in terms of significant population growth including problems with traffic on FM 3009, population growth and issues with the quarry |
| Lack of stoplights Batcave/2252 intersection and 3009 W of 2252 |
| FM 2252 must have upgraded storefront standards |
| people feeling that Garden Ridge needs to change/grow |
| lack of small but local feelings restaurants |
| Too Much Growth! |
| Too many houses coming in too quickly |
| Lack of middle schools and high schools |
| Loud Train honking noise at night |
| Train operators beep horn very loudly at night. |
| lack of downtown or central retail/commercial area |
| Growth and water |
| Deer |
| Wildlife control |
| threat of high school coming and causing congestion |
| lack of city income |
| No place to walk safely. I wish there was sidewalks or a track |
| I do not see a problem with being a bedroom community |
| Keeping multifamily housing out i.e. apartment complexes |
| Property Taxes |
| Growth in and around Garden Ridge |
| impact of quarry and land uses for all surrounding area where we have no land use or code enforcement |
| Water source |
| People |
| Roads ability to handle future growth |
| Lack of town center |
| Increasing road traffic |
| City Council 's lack of responsiveness to citizen concerns...the "my way or the highway attitude". |
| Garden homes |
| No issue at all! |
| Overpopulating our small town feel |
| Water and too much construction on 3009 |
| new development, we don't need another Schertz |

| |
|---|
| Lack of quality restaurants |
| Excessive speed limits through residential areas |
| Too many new housing developments |
| Lack of restaurants open for dinner. |
| Lack of sidewalks |
| bringing in unwanted business |
| Increasing traffic |
| Excessive development and out of control city ordinances like the oak wilt ordinance |
| Regulation of water use/air quality. |
| getting to be too much traffic |
| Too many individuals wanting to make changes which impact the very reason that makes Garden Ridge unique and desirable for living conditions while close proximity to shopping and needs. |
| I like the way it is, if you add shopping there would be traffic. |
| commercial development |
| ROadway condition & lack of sidewalks |
| Unwanted growth |
| Need to expand tax base |
| Garden homes |
| Getting too large. Too many home. Too much traffic |
| Lack of a post office |
| New High school possibility and development |
| Excessive Growth. |
| Desire of city council to change the look and feel of this city. Too concerned about growth. |
| excessive growth |
| Lack of quality restaurants |
| traffic on Bat Cave |
| Lack of family friendly dining |
| Too many deer |
| Too many people, which creates too much traffic |
| Too many new people; SATX incorporation |
| Encroachment/need to keep Garden Ridge an area where people can still walk and kids can ride bikes!! |
| Congestion with city expansion |
| Proposed Development |
| too much potential commercial development |
| To not become swallowed up by developers and traffic. |
| Too much growth and traffic, especially Schertz and cibolo drivers using 3009 and 2252 to get to loop 1604. |
| other |
| The loss of the natural & peaceful feel that makes Garden Ridge actually unique. |
| THE QUARRY!!! |
| Threat of bringing in shopping/entertainment areas. Don't want appearance of other surrounding cites, i.e. Schertz, Cibolo, |
| Growth and traffic. |
| Traffic using the FM2252/FM3009 |
| lack of concern for what could be built of FM 2252 near Regency Oaks |
| unwanted business development such as the larger footprint of Hanson, proposed asphalt plant, etc |
| The incursion of business into our residential community. |
| Preserving unique nature of community (small town feel, green space, lack of congestion) |

| |
|---|
| Growth surrounding entities (i.e., Schertz, San Antonio, Braken) |
| city spending |
| proximity and overcrowding of schools |
| schools |
| lack of alternative travel routes |
| too much city oversight/control; need for enhancements to park |
| city council members |
| development hurting natural feel |
| no opinion |
| lack of community involvement programs/opportunities |
| perfect as is |
| lighting and flooding |
| growing too rapidly; losing small town feel |
| trails |
| deer management |
| code enforcement |
| water requirements |
| development interests |
| not enough schools |
| future development and control |
| lack of civic interest or participation |
| water supply |
| property taxes too high; quarry |
| more growth |
| deer |
| sewers |
| too many churches |
| traffic on 3009 |
| balance of land uses/ development; roadway improvements needed |
| need a water plan |
| threat of increasing multifamily |

**9. What would you consider to be Garden Ridge's greatest opportunity?**

| Answers | Count | Percentage |
|---|---|---|
| Preserving the small town feel | 208 | 42.54% |
| Developing the FM 2252 corridor | 75 | 15.34% |
| Developing opportunities for walkability and connectivity | 68 | 13.91% |
| Adding more non-residential uses for sales tax revenue | 54 | 11.04% |
| Broadening the housing variety to accommodate young professionals and seniors | 43 | 8.79% |
| Other | 39 | 7.98% |
| Developing vacant parcels | 2 | 0.41% |

Answered: 489 Skipped: 0

**Other responses:**

| |
|---|
| Broadening the services offered to residents. |
| Post office |
| Providing the city with a larger library |
| Restaurants other than fried chicken, Mexican food or Italian. That is all we have. |
| protecting what we have being satisfied with it and enjoying it stop trying to be Schertz and Cibolo |
| Developing FM 2252 in a responsible manner that will reduce road noise, reduce my property taxes, maintain a clean professional looking corridor |
| Zero lot line smaller square footage requirements |
| I believe there is a need for BOTH preserving the small town feel AND housing opportunities in the way of garden homes for those GR residents who do not want to leave GR but would love something with easier upkeep/maintenance. |
| Keep it the way it is. Single family homes on a minimum of 3/4 of an acre. |
| Conserving natural features |
| Addressing roads and traffic before doing any development. |
| Adding additional restaurants |
| Keeping to strict housing rules |
| do NOT develop FM2252 and no businesses |
| More nice restaurant choices |

| |
|---|
| Garden ridge needs to keep its greatest access that of a small town feel where we can raise our children in a safe environment....the parks and trees add to this feeling. Don't loose it as Schertz and other crowded communities have |
| Infrastructure |
| spruce up all neighborhoods |
| Develop FM 2252 and improve FM 3009 but preserve the small town feel and enhance walkability and connectivity |
| stop any new in city development |
| 55 and over restrictive garden community |
| Maintaining small community feel with nice green space housing...keep out development for the sake to make a buck...need plan to keeps to a hill country feel |
| should have taken in Bracken to control the type of businesses that are coming in |
| Keeping neighborhood feel (would have been great to have put in sidewalks with all this roadwork, goes back to walking and riding bikes |
| Keeping GR rural. We are close to any thing, place or activity and we are still in the country. |
| other |
| To develop with Garden Ridge's unique sylvan feel & natural qualities. As well as push for intellectual and high-income businesses. |
| Developing FM2252 corridor with businesses not related to quarry business or used car dealerships |
| preserving small town feel while developing FM 2252. No strip malls please |
| Developing a city center" of useful shops |
| more housing variety, infill, and development along 2252 but no apartments |
| walkability/connectivity and development of 2252 |
| annexing additional residential areas |
| preserving small town feel while developing 2252 |
| quality development of 2252 |
| all of the above |
| get quarry to pay taxes |

### 10. Is there a need for more parks and open green space in Garden Ridge?

| Answers | Count | Percentage |
|---|---|---|
| Yes | 217 | 44.38% |
| No | 165 | 33.74% |
| No opinion | 78 | 15.95% |
| Other | 29 | 5.93% |

Answered: 489 Skipped: 0

**Other responses:**

| |
|---|
| tennis courts, basketball courts |
| Yes, but justifying the addition of retail seems to be the only purpose of this survey. |
| hiking and biking trails that meander throughout the community. Roads just aren't safe enough to do that. |

| |
|---|
| A nice dog park |
| Yes, to preserve rather than build up |
| There is not a whole lot of open space to utilize, but if there were, walking trails would be nice |
| Maintain and improve upon what we already have. |
| There is a need to make the current parks more usable for residents. once that is accomplished then I would consider more parks. |
| Walking trails |
| Dog Park please! |
| Yes. Biking/walking connectivity |
| Walking and bike trails |
| Yes, and walking trails & bike trails but the city was not designed for any of that. |
| open space needs to be useable by all, not just ball teams. need walkways like solms park |
| 3009 ruff pavement increases noise |
| always but not really - there's a good balance right now |
| Walking or biking trails or both in one. |
| be nice to have city tennis courts, recreation are |
| Parks/shopping...Connected to one another |
| I'm not against parks but how many parks does this community need? Parks require more city maintenance, therefore more money. |
| not familiar enough with what is available now |
| Absolutely, please not just clear cut grass or playgrounds though. |
| garden homes |
| sufficient for size, though more could be added to existing parks |
| yes, specifically a dog park |
| splash pad |
| maintain existing stock |
| yes; community garden |

**11. Is connectivity and walkability needed? (sidewalks, walking trails, and bike paths)**

| Answers | Count | Percentage |
|---|---|---|
| Yes | 278 | 56.85% |
| No | 134 | 27.40% |
| No opinion | 53 | 10.84% |
| Other | 24 | 4.91% |

Answered: 489 Skipped: 0

**Other responses:**

| |
|---|
| we have trails and I find it no problem to walk safely, ride my bike, etc. |

| |
|---|
| Intermittent parcels within walking distance for outdoor activities: Community veg gardens, Community native sustainable gardens with picnic seating |
| If we're talking walking through a shopping mall or retail store, no. |
| We walk 5 miles most days without excess of traffic and enjoy it very much as is |
| Yes, but not if it raises my property taxes |
| Absolutely. There needs to be walking, hiking and biking trails. |
| I do believe some areas need sidewalks. Also, has anyone ever discussed the possibility of golf cart usage? |
| Yes, wherever possible |
| Yes along the major roads FM 2252 & 3009 |
| Bike paths and trails would be value-added and also protect the enthusiast at the same time from not having to ride along 3009/2252 |
| bike paths & trails would be welcomed |
| Not if it infringes on existing properties regardless of right aways. |
| Yes, as well as allowing street/community lighting. |
| Yes, but I think sidewalks would do the trick. I'm not sure folks would actually use paths, bike paths. I'm not sure I'd let my young daughters walk a trail due to the fact that I just perceive it could" be dangerous" |
| Trails for biking/hiking would be a plus |
| other |
| Yes trails would be nice, I find some of the drivers distracted & sometimes dangerous. |
| Bike path on Bat Cave |
| medical offices |
| no sidewalks |
| undecided |
| bike paths on 2252 and 3009 needed |
| no sidewalks |
| left blank |
| would be nice, but is not necessary |

**12. What would cause you to leave Garden Ridge?**

| Answers | Count | Percentage |
|---|---|---|
| Lack of growth | 4 | 0.82% |
| Too much growth | 162 | 33.13% |
| Housing choices | 6 | 1.23% |
| Downsizing | 92 | 18.81% |
| Lack of shopping choices | 10 | 2.04% |
| Traffic congestion | 78 | 15.95% |
| Higher taxes | 67 | 13.70% |
| Other | 70 | 14.31% |

Answered: 489 Skipped: 0

**Other responses:**

| |
|---|
| Loss or reduction in City services |
| crime, lack of good schools |
| Killing off nature. Like the deer. Moved here bc felt like the country but close enough to everything I needed |
| No high school |
| Job change |
| Schools, we already send kids to NBCA for school and spend a lot of time socially in NB. |
| Too much growth, traffic congestion and higher taxes |
| Inappropriate use of land across from Regency Oaks or if I could no longer afford to live here |
| Old people trying to block progression and new things coming to the city |
| The wrong kind of growth --i.e. industrial growth that diminishes our quality of life and property values. |
| higher taxes, don't want apartments, there are plenty of shopping choices within driving distance. Need to reduce traffic noise |
| Oak Wilt |
| Too much growth and traffic congestion |
| School location |
| All of the above! |
| Death |
| The killing and trapping of our deer and wildlife |
| No new high school |
| Hopping to stay for life |
| Desire for a walkable community where restaurants and shopping are nearby and driving is optional. |
| Continued trapping of wildlife & neighbors' lack of property upkeep |

| |
|---|
| No schools |
| Killing the wildlife and traffic congestion. |
| Turning city into a me-to surburb moved here for city convince without being in the city. Enjoy the park like setting of our yard and the wildlife. |
| Changing the nature of the City. |
| death |
| Lack of high school near Garden Ridge |
| nothing other than a major family emergency |
| Loud Train honking noise nightly |
| Loud honking of train operators every night. |
| Housing which impact home values, higher taxes, and road congestion |
| do not plan to leave any time soon |
| loss of residential property values--all friends would leave if they could |
| low income housing units |
| Downsizing because of old age |
| health problems |
| We are actively considering moving and the above is one of the prime reasons. |
| Low income housing being added in the area |
| No job opportunity |
| Crime |
| higher taxes but also allowing large commercial building around residential areas |
| Higher growth as it relates to higher taxes for two more high schools |
| I do not live in Garden Ridge |
| don't live here |
| Too much growth, traffic congestion, higher taxes |
| Nothing-plan to stay in my home until the very end. |
| other |
| lack of good schools |
| development of lower income housing, jeopardizing property value |
| incompatible commercial development-I do not want to see apartments ever. |
| Long-term care (when I need it) |
| I will not leave garden ridge, I am relying on city government to manage negative issues. |
| sandwich/bakery)" |
| housing choices, downsizing |
| not a resident |
| need for local schools |
| will not leave |
| more cement factories |
| job |
| growth and congestion |
| declining health |
| not leaving |
| local government |
| lack of security - burglaries |
| change in life status |
| high school and athletic facilities |
| lack of code enforcements, poor city maintenance, condition of roads and public spaces |
| age |

**13. What type of housing do you want to see in Garden Ridge? (check all that apply)**

| Answers | Count | Percentage |
|---|---|---|
| No change to current housing choices | 300 | 61.35% |
| Starter homes | 7 | 1.43% |
| Larger homes | 44 | 9.00% |
| Apartments | 3 | 0.61% |
| Garden/patio homes | 167 | 34.15% |
| Townhomes | 37 | 7.57% |

Answered: 489 Skipped: 0

**14. Do see growth outside of Garden Ridge (in unincorporated areas) as an issue or a threat to the City?**

| Answers | Count | Percentage |
|---|---|---|
| Yes | 285 | 58.28% |
| No | 121 | 24.74% |
| No opinion | 53 | 10.84% |
| Other | 30 | 6.13% |

Answered: 489 Skipped: 0

**Other responses:**

| |
|---|
| Yes. Asphalt plant. |
| It is not a threat - it is an opportunity to shape those areas into more attractive places. |
| Possibly depending on how it will be used |
| Only where it allows tax dollars to go elsewhere |
| Only if it causes excessive noise or air pollution and ruins the small -town feel. |
| No necessarily a threat, but growth outside needs to be monitored - no more asphalt plants |
| Could be - depending on what and where the "growth" is |
| only if Garden Ridge tried to emulate outside growth |
| I do not know what these areas are or what their are proposed to develop. |

| |
|---|
| Yes the industrial areas and all the 18 wheelers on 2252 and 3009 |
| I see Schertz, New Braunfels, and San Antonio trying to incorporate Garden Ridge as a threat. |
| Potentially depending on what is being built and the type of business |
| possibly |
| Yes because of the dwindling tax base |
| Question didn't match choice of answers. I find growth in unincorporated areas as an issue. |
| YES industrial development to east is destroying roads and air quality; trucks dangerous |
| Construction like asphalt plants |
| Depends on the growth |
| Only if they are industrial. |
| Truck plants (asphalt & aggregate) are annoying |
| Yes. If we can annex more of it, that will keep San Antonio or Schertz from gobbling up the area and overcrowding us. |
| Growth in other areas increases traffic in Garden Ridge along 3009 and 2252. |
| increased traffic |
| only if it causes more traffic |
| Widen 3009 @ Bat Cave to accommodate future traffic from high school |
| incorporate these areas to have control over development quality |
| undecided |
| high school |

**15. Do you agree that the FM 2252 corridor should be developed to increase the tax revenue, while maintaining community character?**

| Answers | Count | Percentage |
|---|---|---|
| Yes | 263 | 53.78% |
| No | 134 | 27.40% |
| No opinion | 39 | 7.98% |
| Other | 53 | 10.84% |

Answered: 489 Skipped: 0

**Other responses:**

| |
|---|
| I think it should be developed to increase tax revenue and prevent a reduction in City services. |
| MUST retain the small texas town charm, with VERY Strict Zoning |
| Yes if it returns a return on investment without increasing taxes more than 2%. |
| Not sure Garden Ridge would gain revenue if additional services will be need to be added to support new growth |
| Is it truly possible to develop it and still maintain the quiet peaceful town we have. I doubt that stores will add to desirability |
| Unsure what that means?!? |
| Again yes if done in a responsible manner and it decreases my taxes! |

| |
|---|
| To an extent, yes, but carefully planned and keep the natural settings as much as possible |
| yes - limited retail and resturants |
| Don't need more offices. Maybe boutique type shopping and restaurants. No chains. |
| yes. But no apartments or Section 8 Housing! |
| Yes, but create/enforce architectural unity |
| Yes, but NOT in the area of apartments. |
| Right now it is tacky - if something nice were built yes |
| Totally depends on the plan |
| NO FAST FOOD |
| Yes, but address roads and traffic first. Road construction can devastate business. |
| Only if road infrastructure precedes it |
| To some extent but not businesses lining the entire road. Preserve the country feel!! |
| 2252 is now a business corridor and should be developed as such |
| Tax revenue should be a secondary goal, maintaining community character should be paramount |
| Tasteful small business |
| no, don't want more traffic on this road |
| Depends on what kind of businesses are put on FM 2252 |
| If mean similar housing, not commercial or rental properties |
| If it's warehouse operations, you will begin to lose residents |
| Depends on the development |
| Not room for much more on GR corridor. |
| I will accept professional offices but not 24/7 retail or apartments which will remove the small town feel |
| I'm against development on FM 2252; however it seems inevitable, so I am against any apartments, any Manufacturing, Freight, or convenience businesses. Professional firms would be the least noxious, a nice restaurant would be acceptable |
| Again, it depends on the development...probably no because the city just goes after dollars with no real concern for future impact |
| Office& professional/selected neighborhood services |
| If the owners of those properties desire to put in professional type establishments fine. Other than that no. |
| If you develop the FM 2252 corridor to raise tax revenue, you will increase traffic congestion, which will kill the ambiance and livability of Garden Ridge. |
| Yes, it would be preferable to building new homes, but I don’t what active shooter scenarios like Rolling Oaks. |
| I'm not sure it needs to be developed for tax" purposes |
| Develop but not close to housing. There are areas that can be, but not next to housing. IE across from Regency Oaks. |
| Yes if taxes stay low and congestion is not out of control |
| If done like the small garden office complexes that are currently existing. |
| no development. leave the green space. |
| I would totally be against having industrial businesses; i.e., large trucking companies, etc., build along this corridor |
| No. It probably won't lower our taxes, and it would turn out ugly like FM 3009 is when you cross into Schertz.. |
| yes, but must have control over architecture, landscaping and type of business. |
| other |
| I think we should encourage computer, tech, or even medical companies to develop along 2252. No fast food or convenience store franchises. |
| really depends on what type of growth we are talking about |
| No and consideration of Arrowood Estates should be included in decisions as it is closest neighborhood to 2252. If we are subjected to development across the street then we should have a wall built by developers to shield from noise and lights. |
| develop the corridor similar to Gruene |

| |
|---|
| yes, if it is best for the city as a whole |
| neighborhood retail/office |
| only if small businesses , high quality |

**16. Do you agree that there is a need for a downtown or central retail/commercial area in Garden Ridge?**

| Answers | Count | Percentage |
|---|---|---|
| Yes | 157 | 32.11% |
| No | 278 | 56.85% |
| No opinion | 27 | 5.52% |
| Other | 27 | 5.52% |

Answered: 489 Skipped: 0

**Other responses:**

| |
|---|
| Only for tax revenue purposes |
| We have Commercial/retail within 5 miles. Let Schertz have it. |
| Not one specific area, no but more retail/commercial YES |
| Limited commercial growth would be best as our proximity to Schertz/Selma/San Antonio provides many options already. |
| No, although it depends how you define central retail/commercial area. |
| If the retail is smaller and upscale vs what is available in Schertz...i.e., strip maul concept. |
| Yes, but NOT big box, fast food, or chain stores. |
| Already have one - Bracken otherwise San Antonio/New Braunfels |
| Might be nice |
| Yes, but it needs to be upscale. |
| We need entertainment options and better restaurants (non-chain) in our community. We desperately need a Post Office. We do NOT need more strip malls and the sort of establishments you can find anywhere up and down I-35. |
| Depends on how it is done |
| No, we're two miles away from a large and congested commercial area (3009/I-35). |
| Reluctantly it may be necessary to increase the tax base, but greater exclusivity and an influx of elderly through retirement friendly garden homes would be nice. Traffic would become a big problem with an increased downtown presence. |
| yes, but still maintaining the small town feel |
| Not opposed if tasteful |
| quite possibly, depending on location and what type of atmosphere |
| Garden/patio_homes,Townhomes |
| where would there be space for this? |
| retail yes; dt no |
| keep GR as-is and stop killing the deer |
| left blank |

| |
|---|
| only if on east side of 2252, high in quality |
| small shops would be nice but that's all that is needed |

### 17. Do you have any other comments, suggestions, or ideas related to the Garden Ridge Master Land Use Plan?

| |
|---|
| The only thing constant in the world is change...let's make the right changes to our city that will satisfy the needs of our citizens. |
| There has to be a great need in order to make any changes that will increase traffic. No changes just to make change to be like all the other cities. I have lived in GR for 13 years. Traffic and encroachment from \other cities is my main concern. Also I do not agree with how the city just killed all the deer. Very short sighted plan. Ready to move out of GR if city stays on this path, |
| If the firm the City hired cannot produce an error free, meaningful survey, they should be replaced! |
| walkable, bikeable, small town charm and feel are all a must! |
| Garden Ridge needs to annex all it can toward San Antonio/Comal Creek before SA does and we suffer the consequences. |
| No high density housing |
| more restaurants |
| You must consider as if you are investing in this as an investor not a city who can cover losses by increasing taxes. Maybe you should take this plan to a midsize to large commercial bank. See how they would review it and approve or not. I am not suggestion financing it. I am asking to have someone to analyze on a credit worthy basis a project like this. |
| Why would a business move to GR? There are plenty of restaurants & etc within 2-3 miles. Will require more infrastructure, personnel, & etc. No break-even point. A small amount of sales tax won't be windfall. |
| Retail: Nursery, UPS, restaurants, boutiques. Other: Indoor/outdoor Sportsplex, Animal Shelter, Pet Boarding/daycare, Activity center for Kids and Seniors |
| I would like to see Bracken cleaned up from the rr tracks to Garden Ridge city limits. If that means annexing that part of the county I'm all for it. Junky used car lots and tin building are popping up all over 2252. I'm definitely in favor of removing even more deer. It was a welcome relief for homeowners and those of us who drive the streets even in our own neighborhoods. |
| If annexing Bracken becomes an option, I believe that we should take it. Some people don't want to claim that area as it doesn't reflect well on G.R. However, we have to pass through it going to San Antonio. It would be better to take control and make it more appealing. |
| It sounds like the sewer system on 2252 is a done deal. Why ask if we want development.? You don't need a sewer system if plans to develop that area won't follow. |
| we moved here for the quiet, small community. I would hate to see it become another Stone Oak area. High density housing, KB homes are all reasons I even hate to see any changes. |
| Need to retain green space adjacent to major highways. Don't want fm2252 to look like a parking lot. Not interested in big box stores or nondescript strip centers. Would like to see high end condos or garden homes. Buffer along rr tracks would be good. Need a walkable downtown retail center connected with walking paths to subdivisions. Need to have a buffer between residential areas and encroachment from San Antonio and Schertz. |
| Not @ this time |
| 2252 developed, Bracken annexed into GF, a large road by the quarry built to control traffic through GR and alleviate traffic on 3009. I would like to plan and control the traffic patterns to prevent traffic in the neighborhoods |
| Don't forget to include a larger, more visible library in the master plan! It needs to be more relevant to the types of libraries we have today. |
| The city needs to find a way to limit truck traffic. And speed. Otherwise we might have high end developments but the feel we try to achieve is still not there due to heavy truck traffic and the noise and pollution that comes up with it. Especially once the road FM3009 to Evans is widened. |

| |
|---|
| Please, please, please - no more service stations, and no storage units or car washes in our community. Plenty in the surrounding area. |
| I would like to have some sidewalks on Bat Cave Road and 3009 to allow for walking, biking and kids to walk to school. A pedestrian bridge to cross over to school and library. It may even help reduce congestion and reduce cost of bus service. |
| Commercial development along 2252 is key for the City to maintain a balanced budget. Public utilities must be put in place for the development to take place. Other concerns for development are the impact fees charged for the utilities and the water rights developers must bring. This could hinder growth as development may be to costly compared to neighboring cities. Zoning ordinances must be updated to guide the commercial growth and protect the existing City feel. Sales tax must be generated but the right types of business must be developed. Citizens must realize professional and service based commercial development doesn't generate the sales tax that retail and other business will. |
| Retail only on 2252 to bring in tax revenue. And some Garden homes on 2252 for accommodate the residents of Garden Ridge who need to downsize not only homes but the yard because of the work required to maintain 3/4 acre lots. |
| We need to plot land for restaurants and retail along 2252 and 3009 passed George Ranch. The city needs to annex more land to protect our home values |
| no |
| Not to much retail. I love being tucked away from the surrounding cities. |
| Yes, stop developing the land. Everyone moved out to the area because of the country feel and beauty of the land. Too much traffic is not appealing to those of us who chose Garden Ridge for the beauty of the land and small town feel. |
| The Garden Ridge library is a wonderful starter for future library related activities. It is well used for meetings, classes and activities for all ages but its size limits the number of people and events that can be held. Expansion is badly needed. Its current size is less than that of a large number of G.R. residences. |
| enlarge he library and stop trying to bring more traffic into the city |
| I thought this was always meant to be a quiet bedroom community. Where is all this need for development or increased tax base coming from. Please don't ruin this and force to move away |
| Highway 3009 traffic is getting really bad. Road noise from large trucks is very disturbing. |
| I volunteer at the library and have since 2007. Our library is booming with children's activities and adult learning opportunities. We do not have a separate space for these activities, so they occur in the middle of the space, blocking access to the computers and card catalog computer. The noise from the activities and members trying to use the library and communicate with library staff can sometimes become difficult due to staff not wanting to disrupt the lunch and learn or children being loud cause the staff to speak at a much louder volume for some of our senior patrons. adding on to the library to include one or two meeting spaces would enhance the facility greatly and allow for more options of activities into the future. |
| Garden Ridge is an upscale rural neighborhood and should remain that way. Commercial properties considered should complement that model (i.e. $$$ - $$$$ restaurants etc. |
| Garden Ridge needs to reconsider widening Bat Cave, developing Tonkawa Pass or creating a new thoroughfare/bypass to ease congestion on FM 3009 and allow for NON-SCHOOL traffic to travel through the city in a TIMELY manner. |
| The key is Planning and Zoning Committee, they really need to listen to the possible developers with an open mind and not judge based on their own thoughts or ideas.... they represent the City residents and in the past have only really represented their own interests, bias or ideas |
| It could benefit from some bike paths and sidewalks in areas. |
| I liked the look of the area as mapped out by UTSA Team. Small Retail Shops, Restaurants and Park Like atmosphere. However, I am worried that the portion of 2252 across from Regency Oaks if not increased from 2 lanes in each direction will get overburdened by traffic going in and out of a retail area. Currently, even with current traffic, if there is a backup on 35S from New Braunfels, there is increasing traffic that comes up this road, as well as the traffic from the quarry and Asphalt Plant. |
| Would be nice to have more retail, and restaurant and bars closer to the area. |

| |
|---|
| Apartments should continue to be banned. Garden Ridge should be for single dwelling. As things increase in Garden Ridge, City Government will also grow to meet needs (or perceived needs) of the community hence additional regulations that will become onerous. Traffic has significantly increased, especially the big trucks, and this makes it a difficult challenge for many in the community. Will you publish the results of this and other surveys? Summarized while maintaining privacy of the person. |
| Many of us moved to Garden Ridge as a refuge from San Antonio's traffic and congestion, so extensive commercial growth is not what my family is hoping for. |
| No street lights please |
| No. |
| Reduce my taxes. Keep the minimum 3/4 acre lot size. There are ways to reduce traffic noise on 2252 and 3009. Grow along 2252 and 3009 in a professional manner that is clean, includes sidewalks, lighting along the roads. Don't have smaller housing. If I need to downsize, then I'll move away, otherwise I can hire people to maintain my property if I can't do it myself. |
| The traffic coming down 3009 towards I-35 is a nightmare in the mornings. Consider a traffic light at 3009 and Schoenthal Rd. (at Georg Ranch), especially if a new high school is going in. Also, Bat Cave Road could do with widening and some sort of shoulder and/or bike lanes. Cyclists often use it, and the road is not wide enough to pass them safely. I'm afraid to ride a bike on it or let my kids ride bikes on it, so we are pretty much stuck in our own little neighborhood if we want to ride bikes. |
| we do not have infrastructure or zoning in place for multi unit housing. |
| I am concerned about traffic especially on FM 2252. We are already getting a lot more traffic no easy accessibility to 35 or 1604. The traffic from those two roads are being diverted to 2252 already. It does not make sense to bring in a new neighborhood or any type of housing. |
| I would like stricter building standards for businesses, ie, using environmentally friendly structures, recycling water towers. Less trees cut down on building sites. "Parks and green space are important to our physical and emotional health. But more important than that, parks have a great democratizing effect on a city. They are places where no matter who you are or where you live, you can gather to enjoy a place of nature's beauty." |
| Garden Ridge needs to take care of , beautify and enhance what they already have. Too much growth will cause us to lose our small" town feel. Most people moved out here because they like the country feel while being close to major cities. My family & friends I know have considered or have already moved away b/c GR has lost some of the character that we were drawn to in the first place. Also |
| First, the roads are horrible. The landscape is deteriorating because of the lack of deer control. Enforce the codes that are in place to force current owners to keep up their property. |
| No apartments please! Only high end individually owned shopping, restaurants, gift, etc stores. |
| Love the small town feel |
| Getting in and out of Trophy Oaks is dangerous! |
| Build retail by the train tracks. We need a fenced dog park for a city this size. That would promote community socializing for many people who are lonely here. Everyone does not have kids at home anymore and still want to get out and meet people. Talking about your pet is a conversation starter. |
| No apartments, preserve as many trees as possible when developing along FM 2252 and other areas, no crowding, would like to see classy" businesses. No more tattoo palors |
| don't have enough knowledge of the master land use plan. |
| no |
| Need more trails for jogging and a dog park |
| Keep it small Keep it Safe |
| The whole process of road work has been a horrific experience for all of us!! Please plan better in the future and take into consideration the fact that construction went on all through the holiday months and caused huge issues for family &friends to visit. I'm also so surprised that we weren't able to access our driveways for 2 days while concrete was poured into the street, but our driveways were not repaired and re-concreated at the same time! Poor planning. |
| no |

| |
|---|
| I would like to see smaller garden homes come to the area so the older neighbors can stay in the community without having the upkeep that comes with large property/home size. |
| no |
| Developing the property along the railroad lines is inevitable. Plan this carefully, and use the opportunity to develop the Doerr Lane crossing into a Quiet Zone. Train noise is #1 quality of life issue. |
| Annex the land areas around Garden Ridge to control what will be built there and Bracken. |
| The police are great but we need more of them and possibly a fire department. |
| Lower speed limit on fm 3009 and traffic lights |
| Adding more shops, restaurants and perhaps a pharmacy would benefit our community as a whole. |
| Garden Ridge us uniquely situated close to shopping, restaurants, churches, and tourist venues. Yet it has a very friendly, small town feel. Crime is relatively low, and people take pride in their community. City laws and ordinances are applied fairly. Let's not make the mistake if making Garden Ridge into something that will cause it to lose its identity as a premiere bedroom community in Northeast San Antonio. |
| We like the quietness of Garden Ridge, and the connection to nature. We would not like to see it grow excessively, or become too busy. |
| Expand business along FM2252 |
| Lack of zoning control in Texas counties creates challenges for small communities. We need to have a good land use plan that can influence decisions. SA is growing this way and we have a great opportunity to preserve and improve Garden Ridge. Thanks for the opportunity to comment. |
| Love the idea of developing a small downtown feel (restaurants, shopping, green areas). I am from the Northeast where that is the norm and I'm miss it. |
| Do no change zoning to allow storage/small industrial businesses like Automotive repair/townhomes/apartments/storage facilities. |
| I see the need for non-residential tax revenue but not if it comes with traffic, chain or big box stores, fast food establishments. I see the need for alternative housing such as garden homes but NOT apartments! My last comment pertains to the lack of the homestead exception in Garden Ridge. Garden Ridge is the only city in Comal, Guadalupe or Bexar Counties to not allow Homestead exemption. This need to change. |
| stop trapping the deer and do not bring apartments to our community. We moved here for the deer and space, we pay ridiculous taxes to stay that way |
| Keep GR small, slow-paced and brimming with charm,natural elements and wildlife - its what attracted us. That may fly in the face of interests in and potential for money-making opportunities for a few, but we didn't move here so we could turn around and improve" GR. Sadly |
| Open and honest communication between taxpayers, City of Garden Ridge and CISD. |
| Leave the deer alone. |
| Leave the deer alone! That is why we moved here, along with the minimum lot size requirement |
| Cities revolve around their schools businesses and churches. We are severely lacking in the first 2! |
| More parks, hiking trails, outdoor areas |
| allowing retail and shopping would allow other improvements without raising taxes |
| No multi family housing. Keep taxes down! |
| would be nice to have a walgreens near by |
| Please limit development along FM 2252. Avoid the nightmare look of Nacogdoches south of 1604. |
| No apartments and/or townhouses |
| You have literally chased future business away with the restricting bilaws and overzealous police activity. The city itself is the worst part of garden ridge |
| Need upscale master planned garden home community for when people want to downsize. Need upscale restaurants, no fast food. Widen 2252, 3009, and Bat Cave. No multifamily or industrial development. No more used car lots. Address lack pf city sewer. Businesses do not want septic. Keep 18 wheelers out of Garden Ridge. Address the growing deer population. No movie theaters. Consider some sort of Wellness" complex. Create a buffer between homes and quarry. Thank you for the opportunity to provide input. Mark Hausheer 20914 Misty Arbor" |

| |
|---|
| Big Retail is not what we need because of the outside traffic, added crime, and additional infrastructure costs, like Police and Fire. |
| We must get the deer overpopulation under control first. Otherwise the first thing we'll need are health facilities for all of the people who will get sick due to the diseases carried by the deer! |
| Develop a Master plan and do not make exceptions, |
| Share all of the survey feedback with residents |
| Do not over build 2252! |
| Keep commercial development along 2252 and 3009, if multi family housing is needed keep it along 2252/3009. Preserve the unique feel of Garden Ridge as an oasis near the city. Even if multi family housing is a reality keep minimum lot size at 3/4 acre per household even if this requires developer to maintain green space. |
| crosswalk to elementary and city offices. some people like to walk instead of getting into our vehicles to just go to the library. |
| Protect the three subdivisions along FM 2252 & the two subdivisions bordering 3009 from intrusive sights, sounds, lights, smell, noise, & general cacophony of congested business/retail areas. |
| If Garden homes were introduced, how do they handle septic? and would that open the door to apartments? Strongly disagree with large scale, multi apartment development!!! I'm open to Senior facilities on a small scale. I think there is a need for that. |
| Traffic on 3009 needs to be controlled. From 0700-0830 and 1600-1730 there is so much traffic on 3009 coming through GR that it is difficult and dangerous to enter the road from the GR side streets. This traffic is not from GR residents but from others passing just passing through. The quarry needs to be restricted from any more blasting. |
| Development of FM 2252 corridor would seem to be a non-starter unless sewer services are provided up and down the corridor on both sides of 3009. |
| No |
| I think more dining options are more important than retail |
| A park with a walking/hiking trail would be nice |
| Bringing in retail and entertainment establishments would only serve to make Garden Ridge like all of the other communities found in the area and would take away the uniqueness to which many residents are drawn. |
| We do not need large scale apartments, retail centers or any of the like. Also, the Bracken VFD needs to be included in any plans for the future. |
| We really need to bring in some businesses to increase our tax base but to also have more for us here in garden ridge (nice shops, rests, coffee shops, etc). Last, as I am getting older I don't want to leave here. I'd like to sell my big house with the big lot and have a garden home! |
| It seems like we could use our part of 2252 to both add tax revenue and add a couple more family style places to eat. Not fast food, just a little variety of food choices that are affordable and kid friendly. |
| No New Growth |
| Schertz is close for those that need sidewalks , apartments, and crowded city life |
| In order to develop FM2252 and FM3009 it may be necessary for over head residence to help support labor resources that could develop along the corridor |
| I want to preserve the large lots, wildlife and natural beauty that defines Garden Ridge and truly sets this area apart. But would also like to see a downtown" area so that it feels more like a true city. It is also essential that a neighborhood middle school and high school are built in order to attract more families to our area and promote a community spirit. Our teens are risking their lives daily to drive IH35 during peak traffic times to attend high school in New Braunfels. Finally |
| More parks and walkways are needed |
| Stop trying to add commercial properties/businesses to the area. We do NOT want that!! |
| I attended the initial presentation of the land use plan at the Community Center. It struck me as an excellent venue of pretty pictures with no hint of a basis in reality; how does garden ridge get anywhere near that level of development in the next 100 years? Unrealistic is the word I'd choose especially the rail connection to Austin. |
| Love our area, dont want to see large commercial growth |
| More green areas |

| |
|---|
| I would hat to see Garden Ridge Ridge start to look like Schertz. Car wash businesses and obscure stores ruined the tranquility and why we left. |
| No apartments or lower end busing. |
| Need more local shopping and recreational areas. Need to take tax burden off of homeowners. Need to stop giving so much of our money to the ISD. |
| if development is necessary use 3009 since no houses back up to it. But its critical that no apartments to bring in crime to our small neighborhood. |
| I wouldn't like to see apartments or starter homes in the area, we moved here to be surrounded by others in the same life season as we are |
| We need a middle and high school that is closer. |
| Worry – building an environment on 2252 that would not be successful. We need to determine which demographic characteristics we want to attract and could that be successful given our location with an associated development plan. |
| Dont make Garden Ridge a shopping site. Let our people live in a peaceful area and travel to other areas to shop. |
| I moved here to get away from traffic and excessive growth. Please keep Garden Ridge peaceful. |
| Adding an area for high end garden homes would be nice. |
| No suggestions, however, I'd like to see more streetlights! |
| Nope. |
| No |
| Something that needs to be addressed is the decibel levels of the road traffic along FM 3009. The noise levels are increasing along with the increase in traffic, but a lot of this could be decreased by simply changing the type of asphalt, road surface. I realize this was just done, but the tire noise is deafening. |
| Review corporate tax code to dissuade large, environmentally unfriendly businesses from being established. Inquire to CPS to reduce projected voltage of overhead power lines so our land easements are more reasonable. Much of our taxable land is not useable. |
| Keep busineses away from housing area |
| Ensure we have taken Wilt, deer (they have and should continue to be a part of GR history), water run-off and traffic flow. All of these things and more will be impacted. How we manage the change is the challenge |
| A walking pat would be wonderful but the lack of lighting is unsafe even today. |
| would be nice to see a small cluster of Garden / Patio homes such as in Gruene. A development that is in harmony with the homes and the values of the real estate in the area. |
| no |
| It would be advantageous to be transparent in the costs associated with what is being spent on this master plan. |
| Vehicular traffic will become a serious problem soon. |
| None |
| Keep any and all construction in the quality and appearance of Garden Ridge |
| no |
| No to annexing bracken. Keep Garden Ridge residential without mix housing or apartments. Shopping is available 4 miles away--do not need it garden ridge. |
| We do not need big box stores/retailers...but need a connectivity to encourage walking, exercise, healthy living within town....big traffic-heavy retail is located close enough. We do not need more traffic...but more peace of mind and calm. |
| Do not add in low income housing, apartments etc. This will ruin the character and charm of Garden Ridge. It will also likely decrease school quality which will in turn lower property values. |
| No |
| Save the Deer and wildlife in our beautiful small town as this is what makes GR such a special place to live. |
| Garden Ridge has a nice country feel. Leave it as is |
| Maintain lot minimum lot size and only single family dwellings. |
| No more construction of housing without triple water rights attached |
| Bjs brew house |

| |
|---|
| Please no townhomes, apartments, small homes - it will ruin this city! |
| Reduce city government. Reduce police dept by 50% |
| Do not increase traffic on 2252. |
| Running trails. More parks for kids. |
| I understand the need for Tax revenue, however to explosion of houses being built in unincorporated areas, as well as developing the 2252 corridor will increase traffic. There is no where to walk or run in the city as it is. I believe that more housing and more business will start to choke the city. |
| Any development of 2252 will greatly influence traffic at Arrow PL With only one entrance and exit it will mean greater wait times for access to 2252. With the development as identified, we would need a traffic light for access and safety. We are against any apartments, manufacturing, freight or convenience stores. Professional buildings such as already in place, would pose no problem. A nice restaurant would be well received. Care should be taken that new businesses reflect the established look, theme of the community. One improvement to our community would be to help restrict Noise Pollution by installing a quiet zone at the RR crossing on Doerr lane. Thank you for the opportunity to express our opinions |
| Fm 3009 runs thru heart of gr...if u expand it beyond 2 lanes for traffic, u kill the feel of gr...do u really want a hwy city... |
| What has been a longtime draw of residents to Garden Ridge area is the rural lanscape while proximity of o shopping and necessities. It controls traffic through the city and impact to potential crime rate. Additionally the home size and lot restrictions ensure and protect property values for the community. Any significant change in projected infrastructure within the city of GR will have a negative impact on existing residents and will drive people away from the community. Families with children understand and make the choice to relocate to this area knowing the educational and school situation. Should they want more robust business and or school choices there are plenty of cities that can accommodate their expectations - Schertz, New Braunfels , etc. let's preserve what made people fall in love with Garden a Ridge and move here in the first place - with eyes wide open. |
| I don't believe Garden Ridge needs more development. I moved here for the quiet, small town feel and can go to Shertz or San Antonio to shop, dine, or for recreation. |
| Leave the way it is, small town feel, safe, no traffic issues. We DO NOT NEED the commercialization of our town. |
| No |
| There are a lot of folks in Garden Ridge who love the area but due to age, can no longer maintain large yards - yet want to stay in GR. A gated Garden Home community with its own amenities would be ideal so the revenue would stay within the city limits as well as the talents of those retirees. There could be structural, price, & size requirements to the homes, yet not be required to be on 3/4 acres and opened only to those retired, 55 years old, or 100% disabled & able to maintain the costs of the home. |
| Please consider allowing communities to have lighting. No lighting restricts social activity and children playing. |
| I understand that CISD is proposing to build a high school down 3009 near Schoenthal. I voted for the school bond with the assumption that the high school was to be built off I-35 where 200 acres was purchased in 2010. That is what the brochure for the school bond stated also. TX Dot is not going to do a thing about widening 3009. If they were going to widen it, they would have done it when they widened it from IH 35. TX Dot also stated that they would possibly be widening 2252 in 2020. That is too late. The traffic in Garden Ridge is already at its max. I think the City of Garden Ridge needs to get in gear and start incorporating more of the property in the area so that large pieces of property outside the city limits do not become subdivisions like San Antonio has. I moved here for the open space, not people on top of people. I would rather have commercial buildings like Schertz than subdivisions with 3,000 homes. |
| Again stressing the concern over commercial development next to residential neighborhoods |
| Don't grow commercially for minimal sales tax revenue. Ad valorum taxes have and can continue to sustain the city. |
| None are as important as development of FM 2252 in my opinion. |
| SLOW THE TRAFFIC DOWN when traveling the collector roads in Garden Ridge proper to at the most 45 miles per hour and with residential streets to 25 mph. |
| Would like to see new library built and a cultural center for the city. |
| Reduce noise on 3009. |
| Incorporate the land to the north of garden ridge on 3009. |

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| We moved away from the city. Don't move the city to us. If you build it they will come and traffic congestion will rise, along with taxes, crime and more growth. The growth of San Anontio and Schertz have had no negligible impact since City inception. Additionally adding in more neighborhoods in the north of City should have increased income to the city as Garden Ridge residents are by and large self sufficient. City services are few because of that, however if you mess with the current demographic that will change quickly. Lastly Tax Increment Financing (TIFs) as an incentive for builders are by and large a sham (ie. California has outlawed new TIFs). Our increased taxes would be real, but any promised pay out at the end of term are not really measurable. Concerning walk/bike trails, connectivity of neighborhoods etc.. Consider City Sanctioned Community Projects with donated time, equipment and materials. |
| Don't want to see excessive growth. We moved here because of the peace and quiet. |
| None |
| As a new family with young children it would be nice to see more places that are family friendly for us to take our children locally. We currently have to drive across town or into neighboring cities to have such a thing. |
| The process is about tax revenue (money). The plan that is going to get the most support from the politicians and the new arrivals to Garden Ridge will be the plan that gets the least support from the old timers (like me) who moved to Garden Ridge because it was quiet and not overly crowded with people and traffic. The last Bond issue for the Comal ISD was passed, because residents like me understand that we are outnumbered and our future in Garden Ridge is fading fast. As long as we can afford our property taxes, we will be welcomed, but once we pass the point where can't afford our property taxes the politicians and the new arrivals will gleefully look forward to our departure from this community. |
| Do not want to see apartment buildings or large commercial buildings within city limits. |
| Close down Bat Cave from Park Lane to Park View to redirect traffic to 2252 & 3009 where the proposed commercialization is to be concentrated. Build jogging trails. Horse riding trails. A bicycle pub/stop @ the intersection of Schoenthal & Bat Cave, or a small set of benches/small grandstand to view the rodeo wagon train when it comes thru for the SATX rodeo. |
| No |
| I bought property in Garden Ridge to get away from the city. I don't want it creeping into Garden Ridge and ruining the small town feel. I wouldn't mind a smaller version of Fredericksburg. |
| This is a single family housing community. I do not believe there is a need for apartment complexes in Garden Ridge. Apartments would only lower property values. There are plenty of retail shopping opportunities within 1-2 miles of our city so there is no need to build retail businesses in our city especially near housing. We don't need to be a New Braunfels or Schertz. |
| The whole reason for people to move in this area, is because the way it currently is. (Out in the country) |
| Who in their right mind would want to hang out at a shopping area that includes a train terminal where the train frequent on avg. 36 trains per day? Not to mention the traffic congestion. Also, it was greedy and inconsiderate of Garden Ridge to publish my mother in law's home, Mrs. Bette Deason, circa 1872 Schoenthal School, without her permission. Nevermind that it is a historical home, (she wrote the history on it and on the Bracken United Methodist Church). She lives in that home alone. What's to prevent curious on lookers from stopping by thanks to your publishing her home, which is NOT in Garden Ridge. |
| More stoplights lead to longer commutes and greater frustration; use traffic circles and keep traffic flowing |
| My husband and I built our home here in hopes of retiring here. What drew us here is the large lots, minimal retail space, traffic (which is decent) and small town atmosphere. There aren't very many places left in the area that have the same feel as Garden Ridge. We are very concerned with growth (lights and traffic) affecting the Bat Caves also. I would like to see Garden Ridge stay as it is. There are nearby areas with smaller lots and more retail space that people have the option of moving to. I don't believe this area or roadways will be able to handle the proposed changes. We just moved from another town in Texas that made similar changes and it caused a lot of residents to move out because they didn't like the change. |
| In all areas in Garden Ridge, maintain its green space. If I need retail/commercial, I can drive 5 minutes to get it. If you must develop" |
| Keep Garden Ridge beautiful and continue with appreciating home values |
| The FM 2252 corridor should be developed as mainly commercial/retail not residential as it is not a safe street. |
| Thank you for taking the time to ask for the community's input. |

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| what are the plans for annexation? And how far out on either direction of FM2252 and how far west on FM3009? |
| Anything that is not harmful to the health of the community, it's people and its animals |
| We have lived in GR over 20 years, and are now ready for independent senior living type housing. We do not want to age in place, because the maintenance and expense of a large house, pool, and yard are too much, and limit the amount of travel we want to see grandkids. We have looked extensively at independent senior housing opportunities in SA & surrounding areas; nothing has enticed us to leave GR. There are seniors living near us who are out and about" less and less |
| The 2252 area, especially between Bat Cave Rd & 3009-- We need to be very careful not to allow this to become a corridor of eyesore businesses/franchises. Development needs to be managed with a plan to encourage intellectual properties, IT & Tech expansion-- this will boost the number of younger intellectuals & green businesses moving to G.R. [more revenue; cleaner facilities, less pollution]. Encouragement of green spaces, plus designing signage, utilities, & infrastructure to maintain a visually pleasing aesthetic. Utilizing entrances/exits not directly on 2252 (such as Nacogdoches Loop) can help cut down on traffic issues. |
| I moved to Garden Ridge because it was not like anywhere else I saw. I do not like the idea of it becoming just like the city I moved to get away from. I enjoy having deer & wildlife in my yard; it is quiet, peaceful, lots of trees, not too many lights, without feeling rural. If Garden Ridge loses such aspects and aesthetics, I will definitely move elsewhere. |
| The most important comment I have to make is that we don't want apartments in Garden Ridge. It will only exacerbate the traffic issues that we are experiencing. In addition, we are going to have to put in sewer if we are going to entice a pharmacy, coffee shop, or restaurant to open in the area. |
| Keep quarry and quarry related business from expanding any further in the City of Garden Ridge |
| New High School... and some form of cvs/walgreens at 2252 & 3009 |
| Build a wall to shield from traffic noise and any future development. |
| I would like a small store with a pharmacy, and a high school with athletic field |
| Keep industries such as cement plants, asphalts plants, big box stores or fast food restaurants etc. out of Garden Ridge. |
| Bringing any kind of commercial activity into the area on FM 2252, across from Regency Oaks would destroy our section of Garden Ridge. We don't want to be sacrificed for the rest of the city. We have had to continually fight for our area of the city. |
| No apartments. Housing should remain single family residences. |
| See comment above |
| The city needs to be more efficient with the city improvement projects they have going on now. Taking way too long and very detrimental to curb appeal in Garden Ridge. |
| 21759 Forest Water Circle |
| Please do not change the prohibition against street lights. Not street lights is a good thing. Do not increase speed limits. (generally 35mph in garden ridge. |
| We need to consider annexation (hills ranches, schoenthal properties, etc.) of areas at our borders if possible, that could make a big difference - Bracken is not appealing |
| Need to pursue annexation of border areas to prevent San Antonio annexing up to current city limits. |
| maintain current standards and stop city spending |
| growth needs to be controlled, planned, and cohesive |
| plan for the future |
| happy to see that the city is planning for the future; need for bigger and more modern library |
| concern about the quality of development that might come to 2252 |
| enlarge the library |
| davis park needs to be expanded; improvements to trails needed; baseball field needed; library needs to be expanded |
| expanding the city will ruin it |
| splash pad at davis park |
| keep north side of 3009 nonresidential |
| increase size of library |
| community theater or music groups |

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| more neighborhood retail |
| keep GR as it is |
| several years ago citizens submitted ideas RE land use. What happened to those ideas or what came of the initiative? |
| increase library size and programming |
| keep GR small town and family friendly |
| no expansion of quarry/ freeze opps |
| quality/compatible development of 2252; too many deer |
| take advantage of etj; need upscale retail |
| street lighting, sidewalks, community activities |
| do not make GR a retirement community; increase provision of everyday amenities and create sales tax base |
| I35 corridor meets commercial needs |
| more development of park |
| post office needed; major corridors need to be widened |
| is bracken going to be annexed? |
| supports: small tax increase to address water supply; larger library and sports complex; continuing education options for adults and technical courses for students |
| expanded library and improved/expanded sports facilities |
| would like to see limited fast food and service stations. Also more trees, landscaping, and greenspace buffering along 2252 with development behind |
| give more resources to the library |
| another swimming pool; picnic tables and picnic areas |
| keep gr the way it is |
| no fast food; existing shell service station needs to be remodeled |
| safety should be a top priority |
| high end restaurants |
| need boutique retail, high end restaurants, specialty grocery stores |
| Very opposed to change/growth |
| more contemporary housing styles would be nice. Retail development long the lines of what is in Greune would be nice. Annex Bracken. Need for restaurants and a fitness club. |
| retirement housing; post office; annex bracken |
| refocus police activity to help prevent property damage |
| make sure any new development is compatible |
| incorporate all available areas |
| briefly state issues of this significance in future water bills |
| please put announcements in the water bill |
| library needs to be bigger |
| keep GR a retreat from SA; develop a stronger tax base wisely |
| Keep GR as it is , nothing is needed |
| annex bracken. address speeding |
| need a better balance of land uses to boost tax base and bring in downsized housing choices |
| do not allow patio homes; do not add additional commercial development; annex strategically |

# 2017 Rolling Agenda

## July 5, 2017

## ****There will be additional Special Meetings and Workshops for budget discussion, budget public hearings and the adoption of Tax Rate and Budget***

**Agenda deadlines**:

14 business days before Meetings (6/21/17) - City Council and Staff items are due

9 business days before Meetings (6/26/17) - City Administrator and Mayor review agenda.
Mayor sets the agenda.
City Attorney is sent the agenda to approval

7 business days before Meetings (6/28/17) - Post Agenda on bulletin board City Council will receive packet (allowing a day and half for corrections and to request additional information to be added)

5 business days before Meetings (6/30/17) @ noon - Post Agenda Packet to City Website

3 business days before (7/2/17) Meetings (72 hours) – Local Government Code requirement for posting

2 business days before (7/3/17)Meeting Monday @ 10 a.m. - Mayor and City Administrator meet with Department Heads

Red=City Council Purple=Quarry Commission
Planning & Zoning =Green Water Commission= Blue
Pink=Impact Fee Committee
Wildlife Management Advisory Commission=Brown

| Sun | Mon | Tues | Wed | Thur | Fri | Sat |
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| 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 6-7-17
2. Financial Report
3. Staff Reports (Admin, Library, Public Works, Water, PD)

**Public Hearings**

Brannon Request

**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. Ordinance - City Seal, Logo and Motto (Thompson, McCaw)
3. Resolution adopting policies and procedures for a Donation Acceptance Program and providing for an effective date.
4. Resolution-Bank signature cards

**Commission Items**

**P&Z-**

**Quarry**

**Water**

**Wildlife Management Advisory Commission**

**Discussion**

1.

**Updates**

1. Status Reports
   a. Animal Ordinance
   b. Employee Personnel Policy
   c. SB 2
   d. Master Land Use Plan

2. City Council Communications
   a. Council Idea/Suggestions
   b. Citizen/ Issue Inputs
   c. Communication/Website
   d. Future Agenda Items

3. Parks Committee
   a. July 4th Celebration
   b. Christmas Tree Lighting Event

**Executive Session**

# August 2, 2017

## ****There will be additional Special Meetings and Workshops for budget discussion, budget public hearings and the adoption of Tax Rate and Budget***

**Agenda deadlines**:

14 business days before Meetings (7/19/17) - City Council and Staff items are due

9 business days before Meetings (7/24/17) - City Administrator and Mayor review agenda.
Mayor sets the agenda.
City Attorney is sent the agenda to approval

7 business days before Meetings (7/26/17) - Post Agenda on bulletin board City Council will receive packet (allowing a day and half for corrections and to request additional information to be added)

5 business days before Meetings (7/28/17) @ noon - Post Agenda Packet to City Website

3 business days before (7/30/17) Meetings (72 hours) – Local Government Code requirement for posting

2 business days before (7/31/17)Meeting Monday @ 10 a.m. - Mayor and City Administrator meet with Department Heads

Red=City Council Purple=Quarry Commission
Planning & Zoning =Green Water Commission= Blue
Pink=Impact Fee Committee
Wildlife Management Advisory Commission=Brown

| Sun | Mon | Tues | Wed | Thur | Fri | Sat |
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| 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 7-5-17
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)

**Commission Items**

**P&Z-**

**Quarry**

**Water**

**Wildlife Management Advisory Commission**

**Discussion**

1.

**Updates**

1. Status Reports
   - e. Animal Ordinance
   - f. Employee Personnel Policy
   - g. SB 2
   - h. Master Land Use Plan

2. City Council Communications
   - a. Council Idea/Suggestions
   - b. Citizen/ Issue Inputs
   - e. Communication/Website
   - f. Future Agenda Items

3. Parks Committee
   - c. July 4th Celebration
   - d. Christmas Tree Lighting Event

**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) Daily cost per animal that Garden Ridge keeps….*S. Trial*
4) FY 2018 Budget Calendar… *N. Cain*
5) Ordinance 54-Water Leak Adjustments….*L. Thompson*

## Items for further discussion before adding to list

State of City…..*N. Cain*

UPCOMING MEETINGS

**Joint City Council and Planning & Zoning Meeting - September 25, 2017**

**Joint City Council and Planning & Zoning Meeting - October 23, 2017**
**Public Hearing and proposed adoption**