

The Garden Ridge City Council will meet in a regular session on Wednesday, March 6, 2024, at 6:00 p.m. in the City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted providing time, place, date, and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

1. Call to Order/Roll Call**2. Pledge of Allegiance****3. Presentations/Proclamations**

- a) Achievement of Excellence in Libraries Award from the Texas Municipal Library Directors Association.

4. Citizen Comment Period – limited to 30 minutes total

Rules for Citizens' Participation: The City Council welcomes citizen participation and comments at all City Council Meetings. If you speak, you must follow these guidelines:

- a) Respect and courtesy:
 - 1. Direct your comments to the entire City Council, not to an individual member, nor to the audience.
 - 2. Show the City Council the same respect that you would like to be shown.
 - 3. End your speaking at the time allotted below.
- b) Speaking:
 - 1. First citizen comment period.
 - 1.1. You are required to sign up to speak and you are limited to one 3-minute period.
 - 2. Second citizen comment period.
 - 2.1. You are not required to sign up and you are limited to one 2-minute period.
 - 3. State your name and address before your comments begin.
 - 4. You are only allowed to speak once per topic, unless also speaking during a posted Public Hearing.

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

5. Consent Agenda

THESE ITEMS MAY BE ACTED UPON IN A SINGLE MOTION. NO SEPARATE DISCUSSION OR ACTION ON THESE ITEMS WILL BE HELD UNLESS REQUESTED BY A COUNCILMEMBER. PUBLIC COMMENT ON THESE ITEMS MAY BE HEARD DURING CITIZENS' PARTICIPATION; HOWEVER, THAT DOES NOT MEAN THE ITEM WILL BE CONSIDERED OUTSIDE THE CONSENT AGENDA.

- a) Approval of Minutes for the February 7, 2024, City Council Regular Meeting.
- b) Financial Statement, Summary Report, and Management's Discussion and Analysis of Results of Operations – January 31, 2024.

6. Staff Reports

- a) City Manager Monthly Activity Report.
 - City/employee recognitions, *Volunteer Garden Ridge!*, Community and Event Center report, building permits, citizen concern/input, upcoming events, personnel updates, and continuity of operations.
- b) Finance/HR Monthly Activity Report.
 - Financial reporting, audits, employee benefits, communication efforts, upcoming events, personnel updates, and continuity of operations.



- c) City Secretary Monthly Activity Report.
 - Administrative operations and projects, records management, communication efforts, citizen concern/input, upcoming events, personnel updates, and continuity of operations.
- d) Police Department Monthly Activity Report.
 - Traffic/code compliance enforcement, criminal activity, upcoming events, personnel updates, and continuity of operations.
- e) Public Works Department Monthly Activity Report.
 - Public Facilities: Street/right-of-way maintenance, drainage facility/easement maintenance, City facilities maintenance, animal services, personnel updates, and continuity of operations.
 - Utilities: Water pumping/usage from City wells, system infrastructure maintenance/repairs/projects, leak adjustments, water/drought management, personnel updates, and continuity of operations.
- f) Library Monthly Activity Report.
 - Upcoming events and continuity of operations.

7. City Engineer Projects Status Reports

- a) FM 2252 TxDOT Project: receive report and provide direction, as needed.
- b) Land Development Projects: receive report and provide direction, as needed.

8. City Commission and Committee Reports/Recommendations/Possible Actions

- a) Planning and Zoning Commission:
 - 1. Development Application by Comal Independent School District for a zoning change (rezoning) from Agriculture and Agricultural Homestead (AG) District to Public and Institutional (P) District, for an 18.00-acre tract known as Lot 1, Block 1, Comal ISD Garden Ridge, located at 9401 Municipal Parkway, Garden Ridge, Texas. The property is further described as the location of Garden Ridge Elementary School.
 - 1.1. Receive recommendation from Planning and Zoning Commission.
 - 1.2. Hold a public hearing.
 - 1.3. Discuss and take action.
 - 2. Receive monthly activity update as applicable.
- b) Water Commission:
 - 1. Receive monthly activity update as applicable.

9. Approvals and Authorizations

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

- a) Request for water loss adjustment for 20950 Klein Circle for the billing period of July 21, 2023 – August 23, 2023.
- b) Natural Features Overlay (NFO) District Technical Committee Update.
- c) Resolution No. 516-032024 A Resolution of the City Council of the City of Garden Ridge, Texas, authorizing and affirming the creation of the City Events Committee; providing for the purpose, organization, appointment, and duties of the committee and other matters in connection therewith.

10. Updates

- a) City Council Projects.
 - 1. Aggregate Production Operations (APO) impacting Garden Ridge (Swint and Erickson).
 - 2. Mitigation of growth and encroachment impacts on Garden Ridge (Swint and Erickson).
 - 3. Economic Development/Council Liaison to Tri-County Chamber of Commerce (Smith and Bower).
 - 4. Council Liaison to the Water Company/Utilities Department (Valdez and Erickson).
 - 5. Council Liaison to Comal ISD (Arvidson and Erickson).
 - 6. Animal Services Enhancements (Bower and Erickson).

11. Discussion of Future Agenda Items

12. Citizen Comment Period – limited to 20 minutes total

See “Rules for Citizens’ Participation” under Item 4.

13. 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:

- 100 Club of Comal County
- Alamo Area Metropolitan Planning Organization/Technical Advisory Committee
- Boy Scouts and/or Girl Scouts
- City of Garden Ridge sponsored events and outreach efforts
- Comal ISD (Garden Ridge Elementary School/Danville Middle School/Davenport High School)
- Counties (Bexar/Comal/Guadalupe)
- Families of Garden Ridge
- Garden Ridge Lions Club and Garden Ridge Women’s Club
- Garden Ridge Citizen Police Academy Alumni Association/Citizen Patrol
- Great Springs Project
- Greater Bexar County Council of Cities
- Hill Country Alliance
- Northeast Partnership
- Texas Department of Transportation (TxDOT)
- Tri-County Chamber of Commerce

14. 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 Council may vote or act upon any item within this Agenda. The Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Title 5, Chapter 551, of the Texas Government Code.

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

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

This is to certify that I, Marisa Spencer, posted this Agenda at 10:00 a.m. on March 1, 2024, on the bulletin board located at the entrance to Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

Marisa Spencer

Marisa Spencer
City Secretary



GARDEN RIDGE TEXAS

Councilmembers Present:

Mayor Robb Erickson
Mayor Pro-Tem Lisa Swint
Councilmember Kelly Smith
Councilmember Jesús Valdez
Councilmember Todd Arvidson
Councilmember Kay Bower

Councilmembers Absent:

None

City Staff Present:

Nancy Cain, City Manager
Marisa Spencer, City Secretary
Michelle Hinojosa, Utility Clerk
Ron Eberhardt, Chief of Police
Steven Steinmetz, Public Works Director
Linda Crosland, Library Director
Charlie Zech, City Attorney

1. Call to Order/Roll Call

With a quorum of the City Councilmembers present, Mayor Erickson called the regular meeting of the Garden Ridge City Council to order at 6:00 p.m. on Wednesday, February 7, 2024, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Pledge of Allegiance

Mayor Erickson led the Pledge of Allegiance and the Texas Pledge.

3. Presentations/Proclamations**a) Presentation from Garden Ridge Lions Club.**

Members from the Garden Ridge Lions Club presented a \$15,000 check to the City of Garden Ridge for sidewalk repairs for accessibility at Paul Davis Park.

4. Citizen Comment Period

Cheryl Bither, 9925 Trophy Oaks Drive, spoke regarding the Garden Ridge Women's Club Valentine's Day Fundraising Event.

5. Consent Agenda

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- a) Approval of Minutes for the January 3, 2024, City Council Regular Meeting.**
- b) Financial Statement, Summary Report, and Management's Discussion and Analysis of Results of Operations – December 31, 2023.**
- c) 2023 Garden Ridge Police Department Racial Profiling Report.**
- d) Ordinance No. 241-022024 An Ordinance of the City Council of the City of Garden Ridge, Texas, ordering a General Election on May 4, 2024, for the purpose of electing City Council Place One, City Council Place Four, and City Council Place Five; making provisions for the conduct of such election; and resolving other matters related to the conduct of such election.**



Motion: A motion was made by Councilmember Valdez, seconded by Mayor Pro-Tem Swint, to approve Consent Agenda items a)-d). The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

6. Staff Reports

a) City Manager Monthly Activity Report.

City Manager Nancy Cain reviewed employee anniversaries. She stated there were 306 *Volunteer Garden Ridge!* hours for the month of January and spoke regarding First Friday, FM 2252 City Sign, and Administrative Staff.

b) Finance/HR Monthly Activity Report.

City Manager Nancy Cain spoke regarding continuity of operations related to the Finance/HR Department.

c) City Secretary Monthly Activity Report.

City Secretary Marisa Spencer reviewed the monthly activity report and spoke regarding continuity of operations related to the Administrative Department.

d) Police Department Monthly Activity Report.

Chief Eberhardt reviewed the monthly activity report and spoke regarding continuity of operations related to the Police Department.

e) Public Works Department Monthly Activity Report.

Public Works Director Steven Steinmetz reviewed the monthly activity report and spoke regarding continuity of operations related to the Public Works Department.

f) Library Monthly Activity Report.

Library Director Linda Crosland reviewed the monthly activity report and spoke regarding continuity of operations related to the Library.

7. City Engineer Projects Status Reports

City Engineer Sam Johnson reviewed the City Engineer monthly activity report and addressed questions from Councilmembers.

8. City Commission and Committee Reports/Recommendations/Possible Actions

a) Planning and Zoning Commission:

Mayor Erickson stated the Commission did not meet in January.

b) Water Commission:

1. Request for water loss adjustment for 20950 Klein Circle for the billing period of July 21, 2023 – August 23, 2023.

1.1. Receive recommendation from Water Commission.

Chair Mueller stated the Water Commission recommends approval of a water loss adjustment for 20950 Klein Circle for the billing period of July 21, 2023 – August 23, 2023 in the amount of \$1,244.20.

City Council discussed the water loss adjustment as it relates to requirements contained in Ordinance No. 54.

1.2. Take action on request.

City Council agreed by consensus to table the request for water loss adjustment for 20950 Klein Circle for the billing period of July 21, 2023 – August 23, 2023, until next month and request the customer to be in attendance to address questions and concerns.

2. Request for appeal on water loss adjustment denial for 9497 Cinchona Trail for the billing period of November 21, 2022 – December 22, 2022.

2.1. Receive recommendation from Water Commission.

Chair Mueller stated the Water Commission recommends denial of the appeal on a water loss adjustment for 9497 Cinchona Trail for the billing period of November 21, 2022 – December 22, 2022.

2.2. Take action on request.

Motion: A motion was made by Councilmember Bower, seconded by Councilmember Valdez, to approve the Water Commission's recommendation and deny the appeal on a water loss adjustment for 9497 Cinchona Trail for the billing period of November 21, 2022 – December 22, 2022. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

3. Receive monthly activity update as applicable.

Chair Mueller provided City Council with an update on topics discussed at the Commission's meeting.

9. Approvals and Authorizations

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

a) Fiscal Year 2023 Audit Report (period ending September 30, 2023).

Karl Goering with Armstrong, Vaughan & Associates, P.C. presented the Fiscal Year 2023 Audit Report and addressed questions from Councilmembers.

Motion: A motion was made by Mayor Pro-Tem Swint, seconded by Councilmember Bower, to approve the Fiscal Year 2023 Audit Report (period ending September 30, 2023) as presented. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

b) Resolution No. 515-022024 A Resolution of the City Council of the City of Garden Ridge, Texas, finding that the statement of intent of CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy to change rates filing within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the Company; finding that the meeting at which this Resolution is passed is open to the public as required by law; requiring notice of this Resolution to the Company and legal counsel.

City Manager Nancy Cain spoke regarding Resolution No. 515-022024 and addressed questions from Councilmembers.

Motion: A motion was made by Councilmember Bower, seconded by Councilmember Smith, to approve Resolution No. 515-022024 A Resolution of the City Council of the City of Garden Ridge, Texas, finding that the statement of intent of CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy to change rates filing within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the Company; finding that the meeting at which this Resolution is passed is open to the public as required by law; requiring notice of this Resolution to the Company and legal counsel. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

10. Updates

a) City Council Projects.

1. Aggregate Production Operations (APO) impacting Garden Ridge (Swint and Erickson).

Mayor Erickson and Mayor Pro-Tem Swint provided updates related to Aggregate Production Operations (APO) impacting Garden Ridge.

2. Mitigation of growth and encroachment impacts on Garden Ridge (Swint and Erickson).

Mayor Erickson and Mayor Pro-Tem Swint provided updates related to mitigation of growth and encroachment impacts on Garden Ridge.

3. Economic Development/Council Liaison to Tri-County Chamber of Commerce (Smith and Bower).

Councilmember Smith and Councilmember Bower provided updates related to Economic Development/Council Liaison to Tri-County Chamber of Commerce.

4. Council Liaison to the Water Company/Utilities Department (Valdez and Erickson).

Mayor Erickson and Councilmember Valdez stated there are no additional updates at this time.

5. Council Liaison to Comal ISD (Arvidson and Erickson).

Mayor Erickson and Councilmember Arvidson provided updates related to Comal ISD.

11. Discussion of Future Agenda Items

Councilmember Valdez requested to add 100 Club of Comal County to future agendas under agenda item 13. Reports and Comments from Mayor and City Councilmembers.

12. Citizen Comment Period

Roxann Dzur, 9207 Blazing Star Trail, spoke regarding the Bulk Dumpster fee.

13. 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/Technical Advisory Committee, Boy Scouts and/or Girl Scouts, City of Garden Ridge sponsored events and outreach efforts, Comal ISD (Garden Ridge Elementary/ Danville Middle School/Davenport High School), Counties (Bexar/Comal/Guadalupe), Families of Garden Ridge, Garden Ridge Lions Club and Garden Ridge Women's Club, Garden Ridge Citizen Police Academy Alumni Association/Citizen Patrol, Great Springs Project, Greater Bexar County Council of Cities, Hill Country Alliance, Northeast Partnership, Texas Department of Transportation (TxDOT), Tri-County Chamber of Commerce.

Councilmember Valdez spoke regarding the Alamo Area Metropolitan Planning Organization Technical Advisory Committee. Mayor Pro-Tem Swint spoke regarding the Great Springs Project. Councilmember Smith spoke regarding Garden Ridge Elementary School Choir and Davenport High School Booster Bash. Mayor Erickson spoke regarding Families of Garden Ridge Adopt-A-Highway Program and Northeast Partnership for Economic Development.

14. Adjournment

There being no further business, the Wednesday, February 7, 2024, City Council regular meeting was adjourned at 7:58 p.m. by Mayor Erickson.

ATTEST

Robb Erickson
Mayor

Marisa Spencer
City Secretary

CITY OF GARDEN RIDGE**MONTHLY ACCOUNT BALANCES & INTEREST RATES**

PERIOD ENDED AS OF 01/31/2024

CITY FUNDS	BALANCE	CURRENT INTEREST RATE
GF OPERATING ACCOUNT	399,011.98	0.40%
GF MONEY MARKET	993,398.49	3.66%
PEG CAPITAL FEES	42,253.52	3.66%
TEXPOOL INVESTMENTS	3,183,773.60	5.35%
2017 I&S	2,176.85	3.66%
2012 I&S	114,582.95	3.66%
2012 REFI	83,214.35	3.66%
2015 I&S	124,342.84	3.66%
TEXPOOL WATER IMPACT FEES	183,015.08	5.35%
TEXPOOL STREET IMPACT FEES	63,338.09	5.35%
AMERICAN RECOVERY ACCT	215,334.97	3.66%
TEXPOOL AMERICAN RECOVERY ACCT	527,280.85	5.35%
ASSET/FORFEITURE - STATE	2,749.66	0.10%
ASSET/FORFEITURE - FED	70,174.96	3.66%
TOTAL CITY FUNDS	\$ 6,004,648.19	

WATER FUNDS	BALANCE	CURRENT INTEREST RATE
OPERATING ACCOUNT	1,299,708.32	3.66%
WATER SURCHARGE	156,326.04	3.66%
TEXPOOL WATER INVEST	1,274,291.60	5.35%
SIB LOAN I&S	3,129.21	3.66%
SIB RESERVE	45,238.66	3.66%
SIB LOAN FUNDS (TXDOT) - <i>Account Closed 10/2023</i>		0.00%
TOTAL WATER FUNDS	\$ 2,778,693.83	

TOTAL ALL ACCOUNTS	\$ 8,783,342.02	
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CITY OF GARDEN RIDGE
CASH & INVESTMENTS STATEMENT
PERIOD ENDED AS OF 01/31/2024

GENERAL FUND	BALANCE
GF Operational Checking	\$ 399,011.98
GF Money Market	993,398.49
GF Peg Capital Fund	42,253.52
TexPool Investments	3,183,773.60
Restricted Amounts:	(303,940.47)
(Including GF Peg Capital Fund)	
TOTAL AVAILABLE FUNDS	\$ 4,314,497.12

WATER FUND	BALANCE
Operational Checking	\$ 1,299,708.32
TexPool Water Invest	1,274,291.60
Water Surcharge	156,326.04
Restricted Amounts	(218,854.69)
TOTAL AVAILABLE FUNDS	\$ 2,511,471.27

CITY OF GARDEN RIDGE
STATEMENT OF ACTIVITIES
PERIOD ENDING AS OF 01/31/2024

GENERAL FUND	Jan-24	YTD	FY 2024 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 883,226.72	\$ 2,228,080.37	\$ 3,589,453.00	62.1%	\$ 1,361,372.63
EXPENDITURES					
ADMINISTRATION	49,193.74	258,910.38	923,937.00	28.0%	665,026.62
COURT	7,191.84	40,688.70	105,062.00	38.7%	64,373.30
POLICE	98,200.27	447,854.61	1,566,928.00	28.6%	1,119,073.39
PUBLIC FACILITIES	47,169.86	248,321.08	766,007.00	32.4%	517,685.92
COMMUNITY CENTER	5,441.08	25,194.35	82,116.00	30.7%	56,921.65
LIBRARY	9,370.02	42,001.93	142,022.00	29.6%	100,020.07
FUND CHANGES/XFER	-	-	-	0.0%	-
TOTAL EXPENDITURES	216,566.81	1,062,971.05	3,586,072.00	29.6%	2,523,100.95
NET POSITION	\$ 666,659.91	\$ 1,165,109.32	\$ 3,381.00		\$ (1,161,728.32)

WATER FUND	Jan-24	YTD	FY 2024 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 124,048.63	\$ 669,281.14	\$ 2,280,328.00	29.4%	\$ 1,611,046.86
EXPENDITURES					
BOND PRINCIPLE PMTS	-	-	533,285.00		533,285.00
ALL OTHER EXPENDITURES	165,378.43	521,144.62	1,721,603.00		1,200,458.38
TOTAL EXPENDITURES	165,378.43	521,144.62	2,254,888.00	23.1%	1,733,743.38
REVENUE +/- EXPENDITURES	(41,329.80)	148,136.52	25,440.00		(122,696.52)

CITY OF GARDEN RIDGE
STATEMENT OF ACTIVITIES - COMMUNITY CENTER
PERIOD ENDING AS OF 01/31/2024

	YTD	Budget
REVENUES		
RENTALS	\$ 23,235.00	56,000.00
DEPOSITS	600.00	4,700.00
CLEAN-UP FEES	2,500.00	6,000.00
DONATIONS	-	-
TOTAL REVENUES	26,335.00	66,700.00
EXPENDITURES		
PAYROLL/TAXES/RETIREMENT	1,761.91	3,136.00
MANAGER FEES	10,920.00	22,800.00
COMPUTER/INTERNET	596.42	1,680.00
TELEPHONE	200.00	600.00
UTILITIES	3,849.90	12,000.00
MAINTENANCE	1,352.04	7,000.00
SUPPLIES	415.08	1,200.00
CLEANING	2,700.00	6,400.00
EQUIPMENT	199.00	6,000.00
MARKETING	-	-
DEPOSITS REFUNDED	3,200.00	21,300.00
DONATION EXPENDITURES	-	-
FACILITY ENHANCEMENTS	-	-
TOTAL EXPENDITURES	25,194.35	82,116.00
NET POSITION	\$ 1,140.65	\$ (15,416.00)

Management's Discussion and Analysis of Results of Operations – 1/31/2024

GENERAL FUND

Cash

Total available funds as of January 31, 2024, are \$4,314,497

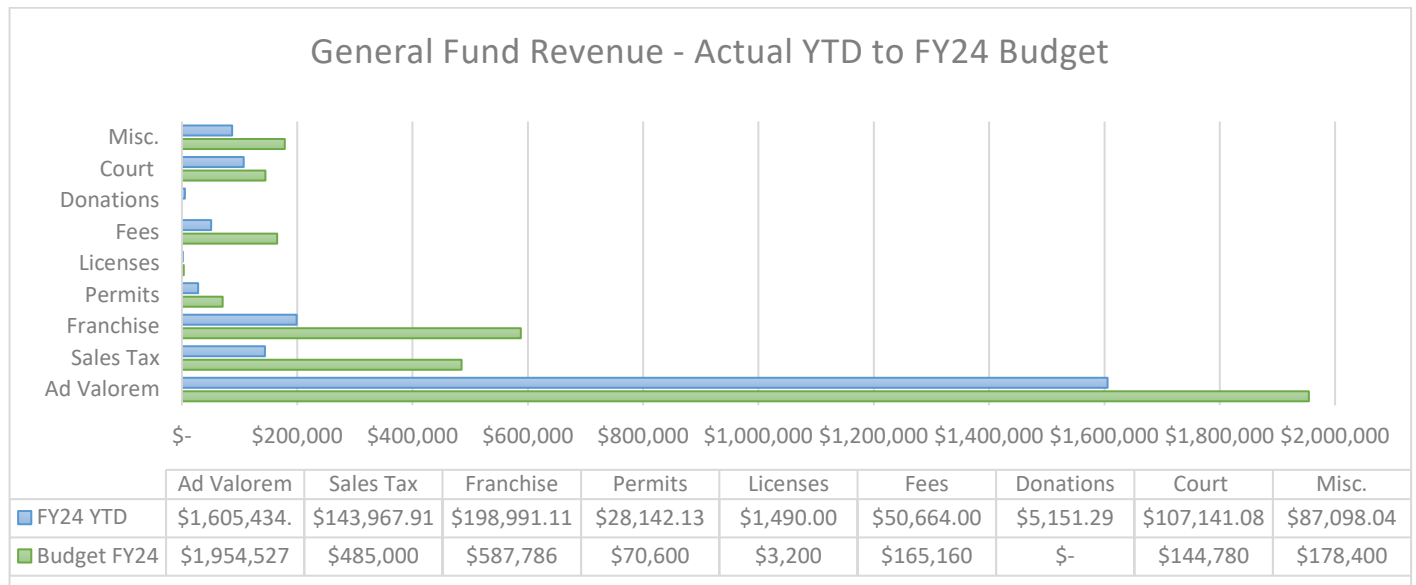
Revenue

Ad Valorem Tax received for January totals \$736,049. YTD collections total \$1,605,435 or 82% of the FY24 budget of \$1,954,527

Sale Tax Revenue received during the month of January totals \$52,629 for FY24. YTD totals \$143,968 or 30% of the \$485,000 budgeted for FY24.

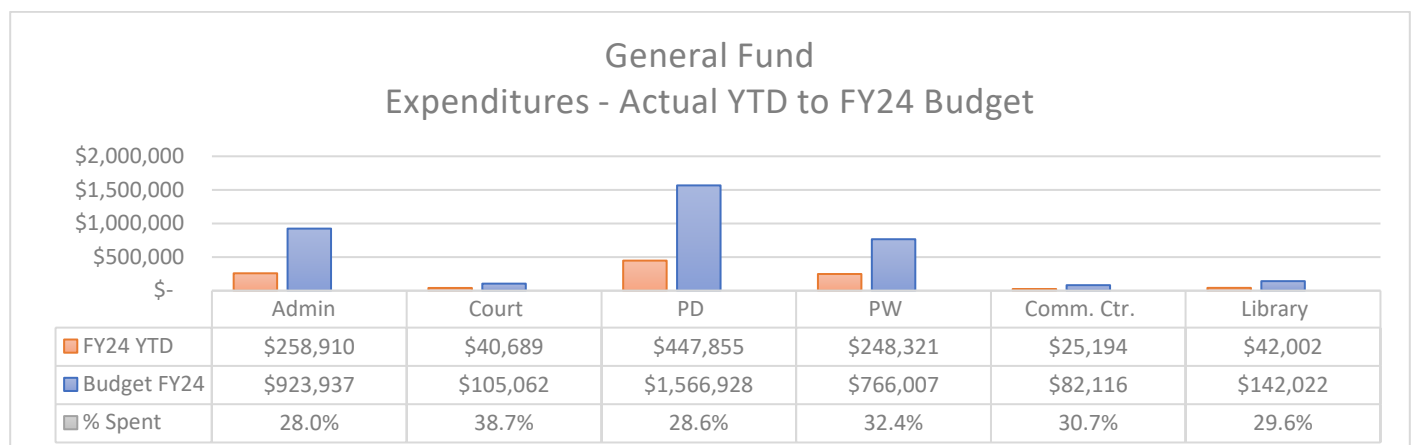
Annual Building Permits revenue totals \$26,467 or 38% of the \$70,000 budgeted for FY24.

Trash Collection YTD totals \$39,148 or 45% of the \$87,466 budgeted for FY24.



Expenditures

Expenditures for the month total \$216,567. YTD expenditures for FY24 total \$1,062,971 or 30% of the \$3,586,072 budget. All departments are operating within the FY24 budget.



WATER FUND

Meters

Current meters for January 2024 total 1693 vs 1687 for January 2023.

Cash

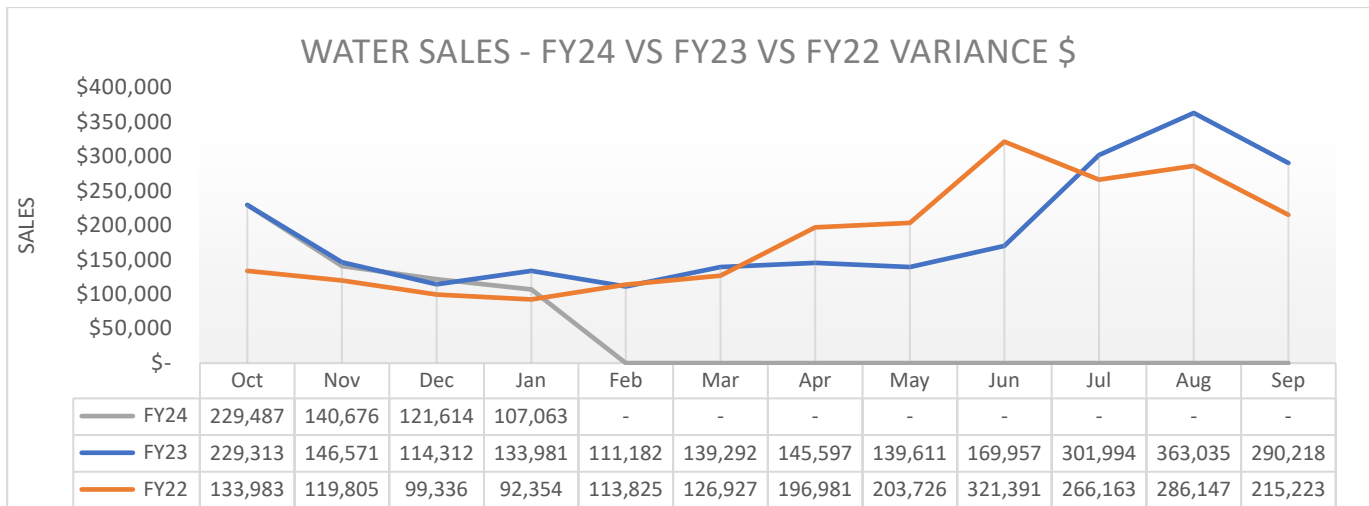
Total available funds as of January 31, 2024, are \$2,511,471.

Revenue

Revenue YTD totals \$669,281 or 30% of the \$2,204,328 budgeted for FY24. Total revenue for the same period last year was \$672,812.

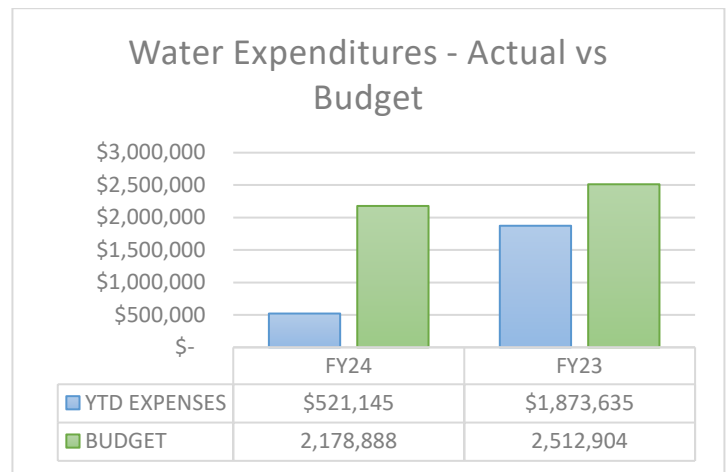
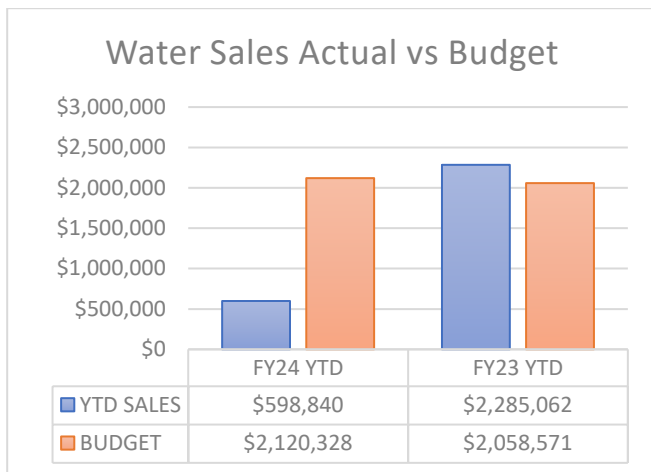
Water Sales for the month total \$107,063. YTD water sales total \$598,840 or 28% of the \$2,120,328 budgeted for FY24.

Meter installation revenue YTD totals \$1,325 or 13% of the \$10,000 budgeted for FY24.



Expenditures

Expenditures for the month total \$165,378. YTD expenditures for FY24 total \$521,145 or 23% of the \$2,254,888 budget.



Interest & Sinking Fund

Revenue

Ad Valorem Tax collections YTD total \$540,268 of the \$660,137 budgeted for FY24.

Expenditures

No expenditures for the month. Next bond payments are due in February 2024.

Capital Improvements Fund – (all accounts are restricted)

Cash Balance

Water Impact Fee Balance is \$183,015.

Street Impact Balance is \$63,338.

American Recovery Acct. Balance is \$742,616.

Revenue

No new revenue other than monthly interest which is included in the balances above to report for the month.

Asset Seizure Fund

Cash Balance

The Restricted Fund Balance is \$72,925.

Revenue

No new revenue other than monthly interest which is included in the balances above to report for the month.

Expenditures

Month expenditures to report is \$6,097

Summary

The City of Garden Ridge is financially sound and operates within the Budget set forth by City Council.

11 Jan 2024

Jim Sturch
8511 Wild Wind Park
Garden Ridge TX 78266

Mayor Rob Erickson
9400 Municipal Parkway
Garden Ridge TX 78266

Dear Mayor,

This letter is to thank and commend your Animal Services staff, especially Eric Lowman and Ryan Ferguson.

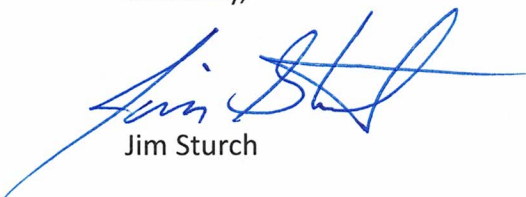
I live in Wild Wind, along the city border and back-up to a wooded area. I naturally have numerous nuisance animals, such as Ferrel hogs, raccoons, possums, skunks, ring-tail cats, armadillos, Ferrel cats and others that scavenge for food and entry around my house each night. I am an avid trapper to keep these animals in-control.

Eric Lowman is an incredible supervisor and leader who responds to every need for animal control and relocation. Last year, he and his team were paramount in helping eliminate 13 Ferrel hogs that destroyed my next door neighbor's back yard. Throughout the year, Eric rapidly responds to my requests to relocate numerous animals that I have live-trapped. I am proud to have people live Eric managing our city services.

Ryan Ferguson is one of the most incredibly motivated, uplifting and positively spirited individuals I have seen in-action. He is usually the on-scene expert who responds to remove/relocate the nuisance animals and quickly returns the cages for another use. I have witnessed Ryan get doused by skunk spray more than once, but he moves back in, engulfs the cage with his tarp and professionally carries the animals off. He is an unsung hero for the work he does and how he does it. Most impressive is his professional and personal attitude and the obvious pride he has in his work.

Please pass my sincere thanks to Eric and Ryan for the work they do for Garden Ridge and our citizens. It does not go unnoticed. They are clear role models for any employee and tremendous members of our Garden Ridge community leadership.

Sincerely,



Jim Sturch

City Secretary

From: City Secretary
Sent: Tuesday, February 6, 2024 11:05 AM
To: City Secretary
Subject: FW: [EXTERNAL] Re: February Complete Calendar

From: City Administrator <administrator@ci.garden-ridge.tx.us>
Subject: FW: [EXTERNAL] Re: February Complete Calendar

Note for March Council meeting packet.

From: Library <library@ci.garden-ridge.tx.us>
Sent: Tuesday, February 6, 2024 10:29 AM
To: City Administrator <administrator@ci.garden-ridge.tx.us>
Subject: FW: [EXTERNAL] Re: February Complete Calendar

Royce often sends short congratulatory notes – he is very kind.



Linda Crosland
LIBRARY DIRECTOR

Office: 210-651-6570
Fax: 210-651-9638
library@ci.garden-ridge.tx.us
9400 Municipal Parkway
Garden Ridge, TX 78266
www.ci.garden-ridge.tx.us

“Books are proof that you can never have too much of a good thing.”

From: Royce S
Sent: Thursday, February 1, 2024 12:09 PM
To: Library <library@ci.garden-ridge.tx.us>
Subject: [EXTERNAL] Re: February Complete Calendar

I am not sure how you come up with all these things but they are fantastic

Sincerely,

Royce Simmonds



Garden Ridge Library News - Mark Your Fe



We hope that every month will be filled with lots of love and sweet surprises
books at the library or in one of the many gro

Garden Ridge Community and Event Center
Monthly Report
February 1st thru February 29th, 2024

Utilization (by Days)

FY 23-24 (Current Month)	FY 22-23 (Current Month)	FY 23-24 (Year to Date)	FY 22-23 (Year to Date)
21	25	116	286

Wildflower (Booked Current Month)

11

Bluebonnet (Booked Current Month)

10

Category Count (by Events)

(Current Month)

(Year to Date)

1. Resident / Non-Resident	6	27
2. City Chartered Non-Profit Organizations	0	10
3. Non-Profit Service Organizations	7	35
4. Non-Profit Associations	5	21
5. City Use	3	23

Administrative Operations and Upcoming Events

City Hall Office Hours

- Monday/Wednesday/Thursday: 8am-5pm, Tuesday: 8am-6pm, and Friday: 8am-4pm.
- Upcoming Holidays (City Hall Closed): Friday, March 29th.
- After hours emergency phone number: 210-651-6831.

City of Garden Ridge General Election

- The City of Garden Ridge holds a General Election annually on the first Saturday of May. City Council Place 1, Place 4, and Place 5 will be on the ballot for the May 4, 2024, General Election.
- The sample ballot will be posted on the City’s Website once finalized by Comal County Elections Office.
- The Early Voting Period begins on Monday, April 22nd and goes through Tuesday, April 30th. See the Elections page on the City’s Website for more details (<https://www.ci.garden-ridge.tx.us/223/Elections>).

First Friday

- There will be no First Friday in April. The next First Friday is scheduled for Friday, May 3rd from 5pm-7pm at Paul Davis Park. First Friday is a great opportunity for the community to come together, and we truly hope to see you there!

Communication Efforts

Water Alerts/Customer Portal: Gain a greater understanding of your water usage by signing up for the customer portal, which allows you to see your water usage 24/7/365! Access your water usage information and configure notification preferences easily and securely from the Get My Meter Info web portal (<https://getmymeter.info>) and integrated smart phone apps. See the Advanced Metering Infrastructure (AMI) page on the City’s Website for more details, including a step-by-step guide on how to register and configure your notification preferences (<https://www.ci.garden-ridge.tx.us/557/Advanced-Metering-Infrastructure-AMI>).

Garden Ridge Emergency Alert System: G.R.E.A.S. enhances the City’s ability to communicate with residents during an emergency by sending direct notifications to your phone. Go to the City’s website and click on the “Emergency Alerts” graphic button on the homepage to SIGN UP/MODIFY your communication preferences.

Notify Me: Stay up-to-date with general news and information from the City by subscribing to Notify Me email and text notifications. By signing up, you can receive automatic notifications for agenda postings, calendar events, general announcements, and other website updates. Go to the City’s website and click on the “Emergency Alerts” graphic button on the homepage to SIGN UP/MODIFY your communication preferences.

Streaming of Meetings: City Council - 88 views / Boards and Commissions - 10 views

Public Information Act Summary	
Year	Number of Requests
2024	19
2023	124
2022	166
2021	146
2020	207
2019	276
2018	225

Social Media Summary	
Social Media Platform	Number of Posts
Facebook	41
Instagram	37
NextDoor	30
X (Twitter)	18
Total for Month	126





POLICE DEPARTMENT MONTHLY BREAKDOWN

February 1 to February 29

Calls for Service

Dispatched: 119

City Ordinance: 20 (0 Water)

False Alarms: 7

Arrests

- * Garden Ridge Officers were able to safely locate and detain a juvenile who fled during a mental health episode. This was greatly due to the utilization of a department drone and the subject was safely transported to the hospital for treatment.

Traffic Enforcement

Crashes: 5

Citations: 126

Warnings: 120

Total: 246

Training

- * Chief Eberhardt completed Patrol Rifle Armorer's Re-certification Course
- * All GRPD personnel attended a CPR / AED re-certification course

Outreach Efforts

- * Coffee with the Cops (Monthly)
- * GRCPAAA Volunteer hours: 64
- * New Citizen Patrol members have all completed their training rides and are actively filling the Citizen Patrol schedule.
- * Garden Ridge Officers, with the assistance of Citizens Patrol members, escorted one of the many trail rides through the city.
- * Garden Ridge Officers attended Cowboy Breakfast events at Blackwell Insurance Group and Graceland Assisted Living.
- * Several GRCPAAA Members joined our Officers in our CPR / AED re-certification courses.

Administrative Comments

- * Thanks to Bracken Fire Chief Zipp for instructing 4 CPR / AED courses throughout the month.
- * The Department continues to experience a shortage of Police Officers and is exploring new ideas for attracting good talent.
- * Asst. Chief Bellingier and Ofc. Abbracciamento went to the San Antonio College Police Academy attempting to recruit new officers.



City of Garden Ridge

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

MONTHLY PUBLIC WORKS REPORT

February 2024

Activities for the month

Public Works Tasks Completed:376

Steven Steinmetz
Public Works
Director

Eric Lowman
Public Facilities
Foreman

Stanley Georg
Manuel Troncoso
Ryan Furgason
Andrew Klein

Ongoing Responsibilities

- Parks maintenance
- Facilities maintenance
- Streets
- All public facilities grass and right-of-way's
- Storm water Drainage
- Animal Control
- Oak Wilt monitoring

Upcoming Events

March Dumpster
Schedule

Mar 09, 8am to 5pm

Mar 10, 12pm to 4pm

Mar 16, 8am to 5pm

Mar 17, 12pm to 4pm

Storm Water Drainage Facility and Easement Maintenance

- Inspected 10 outfalls.
- Inspected 18 detention ponds.
- Stormwater Public Outreach: 2 message displayed on FM 2252 sign.
- Trash removed from right of ways: 16lbs
- Rain fall total: 0.85 in.

Street/Sign Maintenance

- Completed repair of the oak wilt trench street cut.
- Filled potholes on Bindseil Rd.
- Continue to replace old street signs.
- Take down and store the city marquee sign at 2252 Wellsite.

Parks Maintenance

- Replace soap dispensers in restrooms.
- Take down original Davis Park sign.
- Repair the ballfield water fountain.
- Dragged the ballfield twice.
- Ongoing dead tree removal at Davis Park.
- Install new Davis Park Sign.
- Purchase paint for Lions Club building repainting.

City Facility/Property Maintenance

- Complete chiller plant insulation replacement.
- Continue to make AC air handler system repairs.
- Fire alarm systems inspected.

Equipment/Vehicle Maintenance

- Replaced scissor lift deep cycle batteries.
- Installed trailer hitch receiver on Public Works Truck.
- Received delivery of new Case Backhoe.
- Repaired hydraulic turn cylinder on mini excavator.
- New rear tires on the small dump truck.

Oak Wilt

- No new cases.

Continuing Education/Training

- Eric and Robert attended Stormwater Class.
- Robert attended Water Utility Safety Class

Future Projects or Needs

- Sound system upgrades for the Community Center and Paul Davis Park.
- More storage space required.
- Covered equipment storage.

Animal Services Monthly Activities

- 3 Deer carcasses were disposed of, total for the year is 8.
- 3 Live traps loaned out for the month, total for the year is 3.
- 177 Registered animals for the year.

Adoptions

- 1 Dogs; 1 Year To Date
- 0 Cats; 0 Year To Date

Returned To Owners

- 4 Dogs; 6 Year To Date
- 0 Cats; 0 Year To Date

Transferred To Other Agencies

- 0 Dog; 1 Year To Date
- 0 Cat; 1 Year To Date

Currently In City Care

- 2 Dogs
- 2 Cats

Ready For Adoption

- 2 Dogs
- 0 Cats



Year to Date Wildlife Report

[illegible]



BAILEY

READY FOR ADOPTION!

Contact Animal Services

210-651-6831 or email:

animalservices@ci.garden-ridge.tx.us



BEAR

READY FOR ADOPTION!

Contact Animal Services

210-651-6831 or email:

animalservices@ci.garden-ridge.tx.us

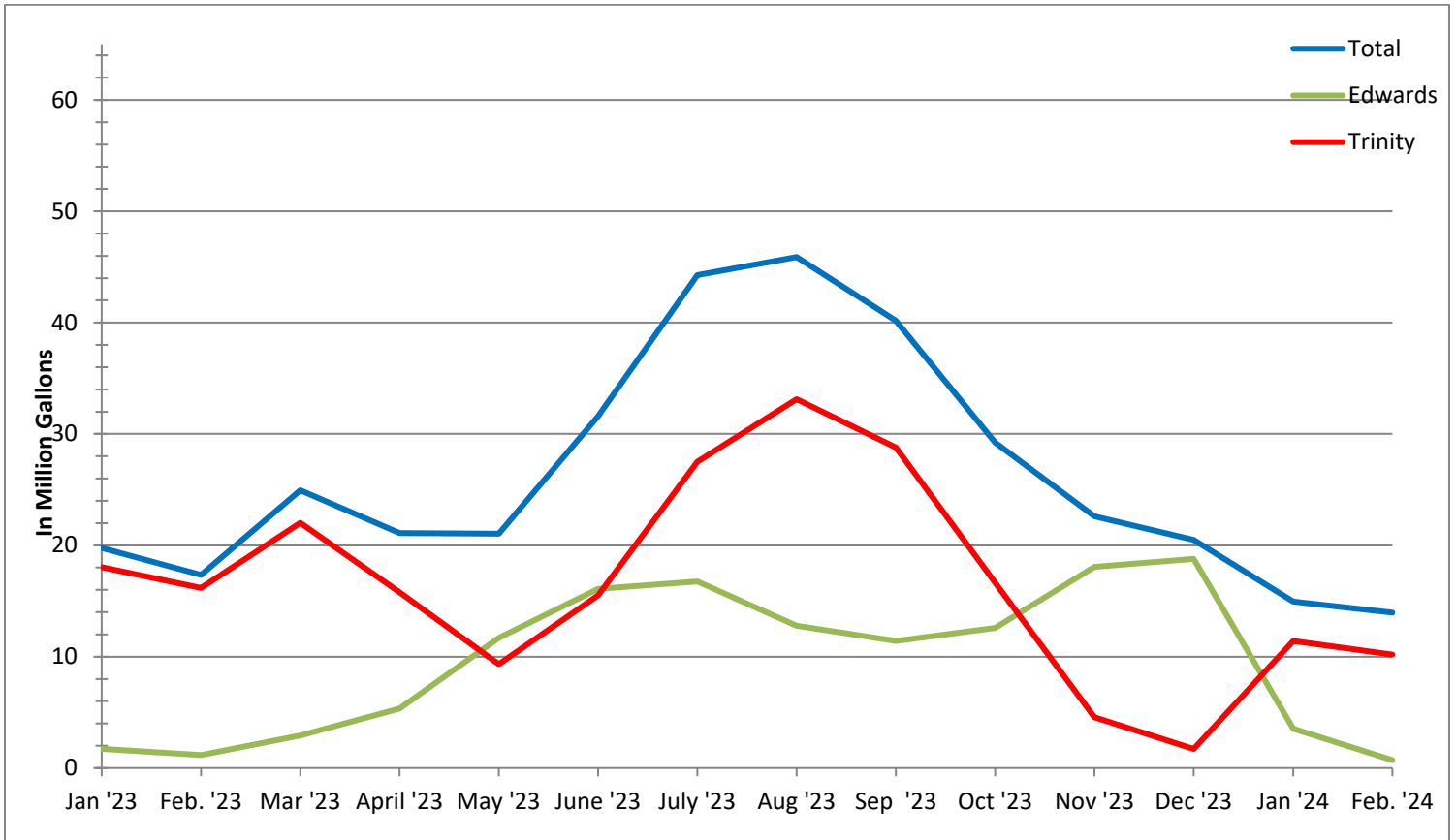




Utilities Department Report

As of February 29, 2024

City of Garden Ridge Aquifer Usage

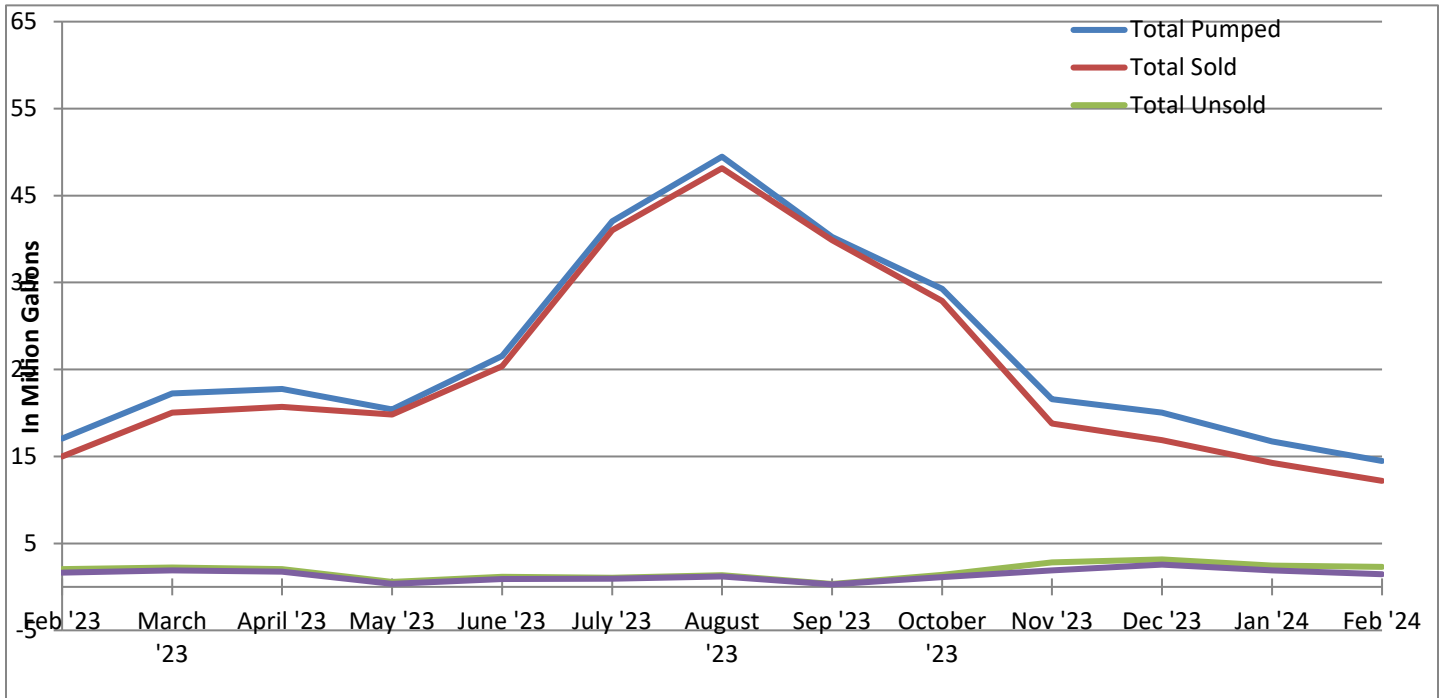


	Month:	Year:	Available:	Stage:
Edwards Well Usage AC/FT:	2.18	12.99	606.85	2
Trinity Well Usage AC/FT:	40.75	75.78	N/A	0

Water Quality

Backteriological Samples	Due :	Missed:	Passed:	Failed:
Distribution Samples :	6	0	6	0
Speacial Samples :	4	0	4	0
Chlorine Residual Test:	29	0	29	0

2023 – 2024 Pumping Report



	Total Pumped (Thousands)	Total Sold (Thousands)	Total Unsold (Thousands)	Unaccountable Unsold (Thousands)	Unaccountable Unsold %
Feb '23	17,052	15,007	2,045	1,645	9.6%
Mar '23	22,232	20,020	2,212	1,895	8.5%
April '23	22,754	20,702	2,052	1,742	7.7%
May '23	20,386	19,834	5,526	362	1.8%
June '23	26,548	25,389	1,159	909	3.4%
July '23	42,053	41,019	1,034	944	2.0%
August '23	49,472	48,143	1,329	1,203	2.4%
September '23	40,223	39,889	334	284	0.7%
Oct '23	34,260	32,874	1,386	1,138	3.3%
Nov '23	21,584	18,777	2,807	1,907	8.0%
Dec '23	20,026	16,868	3,158	2,558	12.0%
Jan '24	16,712	14,276	2,436	1,896	11.3%
Feb '24	14,476	12,191	2,285	1,445	10.0%
Yearly Average	26,752	24,999	2,136	1,379	6.2%
	Yearly national average				16%

Utilities Department Monthly Activities:

New Installed Meters	0	Work Orders	275
Meter Replacements	0	Locates	77
City Owned Leaks	3	Irrigations Permits Issued	0
Meters Read	1700	Total Rebates	0
Meter Tests	0		

AMI Information

	Jan.				Jan.			
Total AMI Notifications	642	435	↓	207	Abnormal Usage	116	133	↑ 17
Automatic Draft Customers	690	696	↑	6	Continuous Flow	146	71	↓ 75
AMI Customer Portal Profiles	812	821	↑	9	Leak Info Code	170	65	↓ 105
E-Billing Customers	409	412	↑	3	Usage Trend	30	19	↓ 11

Stage 2 restriction alerts

February alerts 147

Down 33 from January

*Active Leak Info Code Alerts – The firmware on the meter is measuring the flow rate through the meter and will only be triggered if water is flowing continuously above the configurable parameter of the meter’s max-flow rate threshold for 24 hours. The city has set a standard max-flow rate of .1% and is notified of any triggered alert.

Leak Adjustments

New Requests	0	Waiting for Customer	0	Approved		Amount Approved	0	Denied	0	Sent to Water Commission	0
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Employee Training/certifications

Robert Mann passed the Ground Water C test.





Garden Ridge Library

Volume VIII, Issue 6
March 6 2024

Monthly Library Update

By Linda Crosland, Library Director

For leisure, for learning, for life!

Upcoming Activities for March

Children's Activities

Tuesdays, **Lego Robotics**, 3:15-4:15 pm

Wednesdays, ***Lego Robotics for Home Schoolers**, 10:30-11:30 am

Thursdays, **Mad about Science Club**, 3:15-4:15

Fridays, **Preschool Storytime**, 10:30 am with **Stay & Play** immediately following

Special Storytime: Easter Bunny Storytime and Easter Egg Hunt, March 22, 10:30 am

All Ages Activities

2nd Saturday (Feb. 10), **Advanced Lego Robotics**, 10:00 am—1:00 pm

Adults' Activities

Special Activities

Lunch-n-Learn, "Growing Showcase Tomatoes," March 21, 12:00 noon

Regular Activities

2nd Tuesday, **Card Making for Troops**, 1:00 PM

3rd Tuesdays, **Card-making**, 1:00 PM

Thursdays, **Adult Coloring**, 1:00 PM

Mondays, **Linda reads at Graceland**

Department Statistics for February

Visits to the Library 952

Items Checked Out ,1,965

\$ Saved by checking out hardcopy books
during month \$9,925

\$ Saved by using Libby \$14,463

New Patrons Added 6

New Items Added, Physical books 83

-Libby Books + Libby Advantage

-SimplyE 740

Volunteer Hours 89

Activity Statistics

Children's Preschool Storytime 62

Children's Lego Robotics & Science 161

Adult Classes—Coloring, Graceland,

Book club, crafts, Lunch-n-Learn 68

Activity Totals 291

"Let's be reasonable and add an eighth day to the week that is devoted exclusively to reading." - Lena Dunham

*This month we were honored to be given an Achievement Award of Excellence by the Texas League. The following is an excerpt from Princh, a Danish software company which often has articles on today's libraries. It is my sincere hope that everyone understands that we, along with most libraries today, have made a shift in focus – **it's about more than just books.***

The shift from a transactional library to a relational library

The library is no longer defined by the number of books it has on its shelves, but rather it is **now about being a living space for the users**. When asked why there has been this shift, Mogens adds that *"the libraries have always been good at being aligned with what people want. That is a very important thing. Regarding the technology, libraries were the first movers around '96 – they were the first ones to get computers to the library and to try to educate people on how to use computers. It is the library's obligation to be at the edge of different uses of culture and uses of technologies*."*

Today, people are more focused on learning activities, and they want social interaction together with the possibility to share their knowledge with others. Therefore, the "relational library" is a new development where libraries become a [meeting and interaction place](#) for people. Mogens adds that *"the transactional library is where people are getting in the library, they ask for a book and the librarian gives it to them. As opposed to the relational library, where people enter the library, and they are working together with the librarian. For this to happen, you have to establish a relation with the patron. The library transforms into a meeting place, and you have to facilitate that meeting. This is another way to establish relations. That means you are in need of new competencies."*

Therefore, [the library's physical spaces](#) and the needs of the different target groups of the library must be highly considered when defining the library's structure.

**Our library is teaching children basic coding skills through our popular Lego Robotics classes.*

*Space is something important to think about regarding the City of Garden Ridge Library. There will be more information next month about **The Third Place and Libraries.***



***Easter Bunny Story Time
And Easter Egg Hunt
March 22, 10:30 am***

Easter Story time and Egg Hunt

Friday, March 22, 2024
10:30am

Bring your own basket
Ages 0-5





How to Grow Showcase Tomatoes

Guest Speaker:
Mary Jasik, CMG

 **LUNCH
& LEARN**

**March 21 @ noon
Garden Ridge Library*

When: Thursday, 03/21

@ 12 Noon

Topic: "Showcase
Tomatoes."

About: Learn how to
grow "showcase"
tomatoes at home.





memorandum

To: Garden Ridge City Council
From: Trihydro Corporation
cc: Ms. Nancy Cain, City Manager, City of Garden Ridge
Date: February 22, 2024
Re: Engineering Report for March 2024 Council Meeting

FM 2252 TxDOT Project

- Construction along FM 2252 is 63% complete
- Contractor completed the tie-ins at Sta 207+25 and Sta 207+67

City of Garden Ridge Sewer System

- Force main discharge
 - Need to coordinate with the City of Schertz for a follow up meeting

Land Development Projects

- Potential Developments: The City Engineer has responded to inquiries from developers regarding potential development projects along FM 2252.

00000-000-0000



FM 2252 WATER LINE RELOCATION

Comal County, TX
March 6, 2024



**GARDEN
RIDGE**

Naturally Home.

PROJECT SITE OVERVIEW



WATER LINE INSTALLATION



Alignment Adjustment east of Bat
Cave Road

Approximately STA. 207+25



Alignment Adjustment east of Bat
Cave Road

Approximately STA. 207+67

WATER LINE INSTALLATION



Alignment Adjustment east of Bat
Cave Road

Approximately STA. 207+25



Alignment Adjustment east of Bat
Cave Road

Approximately STA. 207+67

WATER LINE INSTALLATION



Alignment Adjustment east of Bat
Cave Road

Approximately STA. 207+25



Alignment Adjustment east of Bat
Cave Road

Approximately STA. 207+67

CONSTRUCTION SCHEDULE

Project: City of Garden Ridge – FM 2252 Water Line Relocation Project

Start Day - May 18, 2023

Completion Day - May 31, 2024

YEAR		2023																								2024																						
MONTH		MAY		JULY		AUGUST				SEPTEMBER				OCTOBER				NOVEMBER				DECEMBER				JANUARY				FEBRUARY				MART				APRIL				MAY						
#	ACTIVIES DESCRIPTION	15-19	17-21	24-28	31-4	7-11	14-18	21-25	28-1	4-8	11-15	18-22	25-29	2-6	9-13	16-20	23-27	30-3	6-10	13-17	20-24	27-1	4-8	11-15	18-22	25-29	1-5	8-12	15-19	22-26	29-2	5-8	12-16	19-23	26-29	2-4	9-13	16-20	23-27	30-3	6-10	13-17	20-24	27-1	4-8	11-15	18-22	25-29
1	Pre-Construction May 17,2023		X	X																																												
2	Submittals																																															
3	SWPPP																																															
4	Traffic Control																																															
5	12" PVC C909 Water Main																																															
6	24" Bore with Steel Casing																																															
7	24" Steel Split Casing																																															
8	Abandone & Remove Existing Water Lines																																															
9	Repair Asphalt Driveway																																															
10	Repair Concrete Structure																																															
11	Revegetation																																															

NOTES

- 1 CPS Impact: No Defined Time Set for Bracing Electrical Poles
- 2 3 Weeks Added for Work to be Done by Other Contractor
- 3 Rock Excavation is next to Existing Gas Line with other Utilities located in the same Ditch

Clarifications

- 1 Total Revised Time Duration for Proposed Scope is 310 Day

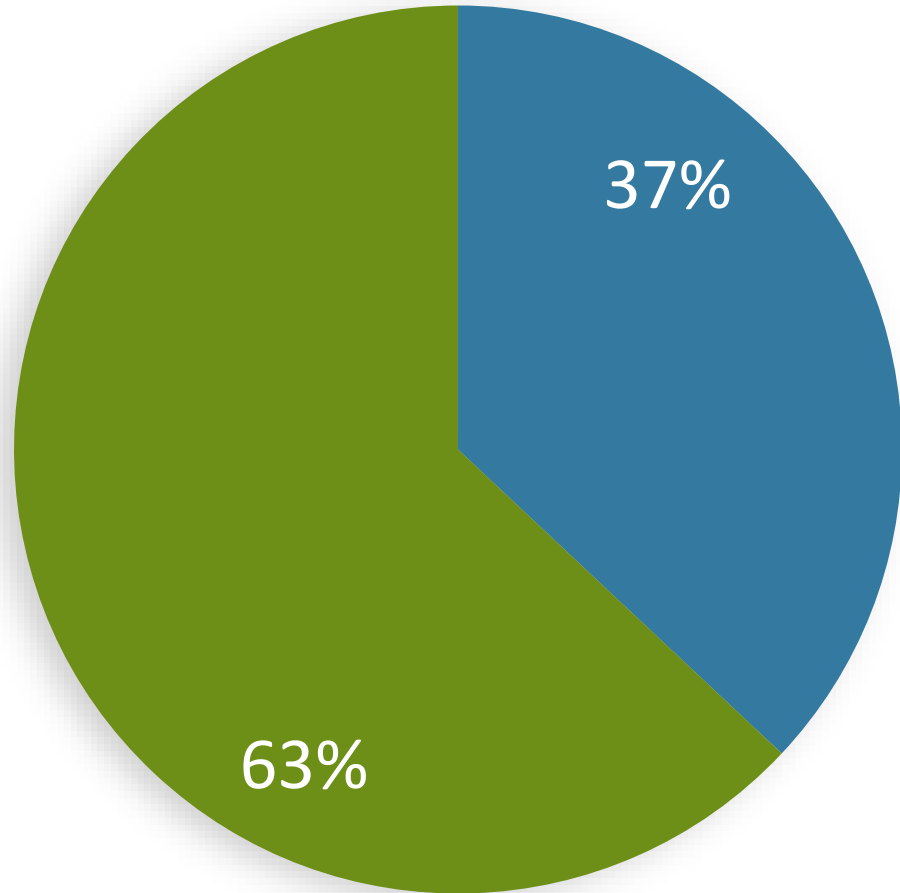
PERCENTAGE OF WORK

63%

Project completion to
date.

37%

Project completion
required to finish.



Questions?

WHAT

WHY

WHERE

WHEN

WHO

HOW



LEGAL NOTICE
NOTICE OF PUBLIC HEARING
CITY COUNCIL

The City Council of the City of Garden Ridge, Texas, will conduct a public hearing on **Wednesday, March 6, 2024, at 6:00 p.m.** in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

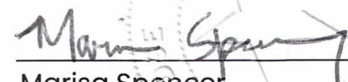
The public hearing will be to consider a Development Application by Comal Independent School District for a zoning change (rezoning) from Agriculture and Agricultural Homestead (AG) District to Public and Institutional (P) District, for an 18.00-acre tract known as Lot 1, Block 1, Comal ISD Garden Ridge and located at 9401 Municipal Parkway, Garden Ridge, Texas. The property is the location of Garden Ridge Elementary School.

The City's current Zoning Map, Development Application for Zone Change, and associated attachments to the application can be viewed on the City's website at <https://www.ci.garden-ridge.tx.us/292/PublicLegal-Notices> or at Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

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

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

This is to certify that I, Marisa Spencer, posted this Legal Notice at 1:00 p.m. on February 15, 2024, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway.


Marisa Spencer
City Secretary





NOTICE OF PROCEDURES WRITTEN COMMENTS DURING PUBLIC HEARINGS

In an effort to further encourage and increase citizen participation, the City of Garden Ridge offers an option to submit written comments for posted public hearings.

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

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

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

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

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

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



Development Application

For Office Use
Case No. _____

Submission of an application does not indicate acceptance by the City of Garden Ridge.

Type of Request:

- | | |
|---|--|
| ☐ Annexation | ☐ Tree Removal Permit |
| ☒ Zone Change | ☐ Preliminary Plat |
| ☐ Zoning Change PUD | ☐ Final Plat |
| ☐ Zoning Variance | ☐ Replat |
| ☐ Zoning Special Exception | ☐ Plat Variance |
| ☐ Specific Use Permit | ☐ Other: _____ |

Project Name/Description: Playground Upgrades at Garden Ridge ES

Site Location Information

Legal Description COMAL ISD GARDEN RIDGE, BLOCK 1, LOT 1

County Appraisal District Parcel ID # (all properties) 371450

Property Deed recorded in Comal County Document # 200906007904

Address: 9401 Municipal Pkwy, Garden Ridge, TX 78266 Number of Lots: 1 Acreage: 18.00

General Location of Property (if no address): _____

Subdivision Name: Comal ISD Garden Ridge Block: 1 Lot: 1

Zoning Information

Current Zoning: Agricultural Homestead (AG) Requested Zoning (if applicable): Public and Institutional (P)

Existing Land Use: Educational Proposed Land Use (if applicable): Educational

Property Owner Information (if not sole owner, a signed development application must be submitted for each owner)

Owner Name: Comal Independent School District

Owner Address: 1404 Ih 35 N New Braunfels, TX 78130-3240
(Street) (City) (State) (Zip)

Phone #: 830-221-2000 Email: Dennis.Vrana@comalisd.org

Applicant Information - ☐ Check box if same as property owner

Name: Edgar Calderon, E.I.T.

Address: 12770 Cimarron Path, Suite 100 San Antonio, TX 78249
(Street) (City) (State) (Zip)

Phone #: 210-698-5051 Email: ecalderon@mtrengineers.com

Engineer/Surveyor Information (if applicable)

Name: MTR Engineers Sean Smith, P.E.
(Company) (Contact Person)

Address: 12770 Cimarron Path, Suite 100 San Antonio, TX 78249
(Street) (City) (State) (Zip)

Phone #: 210-698-5051 Email: ssmith@mtrengineers.com

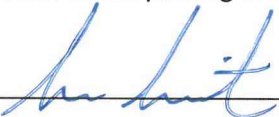
Authorized Agent Information (if applicable)

Name: Sean Smith, P.E.

Address: 12770 Cimarron Path, Suite 100 San Antonio, TX 78249
(Street) (City) (State) (Zip)

Phone #: 210-698-5051 Email: ssmith@mtrengineers.com

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the property owner to submit this application and have attached written evidence of such authorization AND that I have reviewed the application, and all information submitted here in is true and correct. I understand that the information provided herein may be used by the City of Garden Ridge for sending required notices and I consent to the posting of hearing notices on the said property if required.

Signature Owner:  Date: 12/7/23

Printed Name: Sean Smith, P.E.

Office Use Only

Received Date: _____ Date Application Deemed Complete: _____

Case No.: _____ Review By: _____



Zoning Change (Rezone) Checklist

Incomplete submissions will NOT be accepted

For Office Use
Case No. _____

Application Completeness Requirements:

- ☒ Development Application signed by owner
- ☒ This checklist (signed by applicant or authorized representative)
- ☒ Application fees in the form of a check made payable to City of Garden Ridge
- ☒ 3 Copies of a rezoning exhibit prepared in accordance with this checklist
- ☒ Metes and Bounds Description (field notes) - on 8 ½" by 11" paper including surveyor seal and signature.
- ☒ Certified Copy of a Tax Certificate showing no taxes owed (if taxes are owed submit Tax Receipts with the Certificate showing a zero balance owed)
- ☒ Letter of Intent (see letter of intent requirements below)
- ☒ Traffic impact analysis determination form (traffic impact analysis if required by determination form)
- ☒ Agent authorization letter (if required)
- ☒ Digital copy in .pdf format of entire application submission (application, checklist, exhibits, etc.) on CD or USB drive
- ☒ Any additional information required by this application, City Staff, City Council, City Codes & Ordinances and State Statutes, needed to evaluate this request

Submittal Information

- INCOMPLETE APPLICATIONS AND SUBMITTALS WILL BE REJECTED; an application may be deemed incomplete after initial staff review.

Questions shall be directed to, and complete applications shall be submitted in person to the following:

City of Garden Ridge
Attn: City Administration
9400 Municipal Parkway
Garden Ridge, TX 78266
(210) 651-6632
Administrator@ci.garden-ridge.tx.us

Letter of Intent Requirements

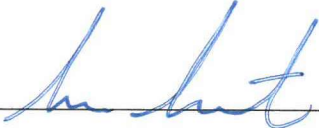
The letter of intent is a narrative to describe the zoning request and generally should contain the following (some items may only be applicable for new development proposals):

- Describe in detail the location of the property (including distance from nearest intersection). Additionally, include the County Appraisal District property identification no. and address when available.
- Define acreage of subject property and current zoning district
- General description of the proposed development
- Specify proposed land uses with specific operations defined.
- Specify if the proposed development will be developed in phases.
- Detail any special considerations.
- Any additional information from the owner/applicant to thoroughly describe the request.
- The letter of intent must provide the signature and contact information of the owner or applicant.

Zoning Exhibit Technical Requirements

Use the following technical checklist in preparing a zoning exhibit:

Applicant		Zoning Exhibit Technical Requirements <u>**Do not leave any items unchecked**</u>	
☒	1)	Title block placed in the lower right corner, with a complete legal description including survey name and abstract number, acreage, city, county, and preparation date	
☒	2)	Location / vicinity map with north arrow and scale and showing all adjacent arterial or collector roadways and City and County limits where applicable	
☒	3)	Location of City limits boundary and/or County boundary if they traverse the property, form part of the boundary of the property or are contiguous to such boundary	
☒	4)	Name, address, and phone number of owner and applicant	
☒	5)	North arrow	
☒	6)	Graphic and written scale, appropriate for level of detail	
☒	7)	Legend containing all symbols and abbreviations used	
☒	8)	Property boundary with bearings and dimensions	
☒	9)	Existing and requested zoning boundary lines	
☒	10)	Total gross and net acreage of existing and requested zoning	
☒	11)	Locations of existing and proposed rights-of-way and easements with filing information	
☒	12)	Location of existing and proposed FEMA 100-year floodplain and floodway limits, if not located in a floodplain provide a note that no 100-year floodplain exists on the property	
☒	13)	Location, dimensions and uses of existing or proposed structures, improvements, and curb cuts on the property to be rezoned	
☒	14)	Owner's name, property ID#, address, current land use, and zoning information for all adjacent properties within 200'	
☒	15)	Any additional information as required to clarify the proposal	

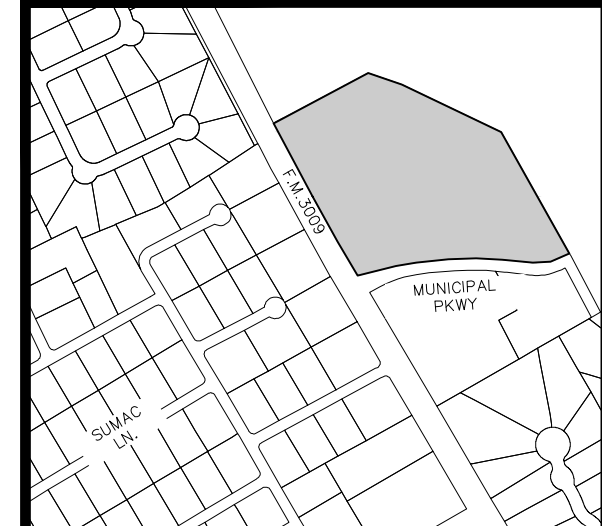
Preparer's Signature: 

Date: 12/7/23

Printed Name: Sean Smith, P.E.

Company Name: MTR Engineers

R:\COMAL ISD\2022 PLAYGROUND UPGRADES - PACKAGE C\DRAWINGS\GARDEN RIDGE ES\EXHIBITS\REZONING EXHIBIT.DWG



LOCATION MAP

NOT TO SCALE

LEGEND

	AREA BEING REZONED (18.00 ACRES)
	ADJACENT PROPERTY
	EASEMENT/SETBACK
	200' RADIUS
	O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS
	DOC. DOCUMENT

KEYNOTES

- 1' NO ACCESS EASEMENT
DOC. #200906030876, O.P.R.C.C.T.
- 15' DRAINAGE/UTILITY EASEMENT
DOC. #200906030876, O.P.R.C.C.T.
- DRAINAGE EASEMENT
DOC. #200906030876, O.P.R.C.C.T.
- 20' WATER EASEMENT
DOC. #200506045755, O.P.R.C.C.T.
- 15' BUILDING SETBACK
- 45' BUILDING SETBACK
- 25' PARKING SETBACK
- EXISTING PARKING/DRIVES
- EXISTING DRIVEWAYS
- EXISTING STRUCTURE
- PROPOSED PLAYGROUND IMPROVEMENTS

FLOODPLAIN NOTE:
NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY BEING REZONED.



- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

TBP/ELS ENGINEERING F-5287/SURVEYING F-10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

APPLICANT:
MOY TARIN RAMIREZ ENGINEERS
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TX 78249
(210)698-5051

OWNER:
COMAL INDEPENDENT SCHOOL DISTRICT
1404 IH 35 NORTH
NEW BRAUNFELS, TX 78130
(830)221-2000

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S66°37'38"W	95.54'
L2	S86°34'13"W	81.16'
L3	N83°53'59"W	140.49'
L4	N86°47'09"W	123.40'
L5	S87°33'53"W	128.28'
L6	S84°08'30"W	150.08'
L7	S79°58'51"W	93.74'
L8	S76°09'57"W	183.97'

CURVE TABLE					
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	2°25'00"	239.14'	5669.58'	N29°13'40"W	239.12'

AARON & NAOMI STAFFORD
PROPERTY ID: 146538
LAND USE: RESIDENTIAL
ZONE: RESIDENTIAL ESTATE

TERESA P & HECTOR Y LEAL
PROPERTY ID: 146537
LAND USE: RESIDENTIAL
ZONE: RESIDENTIAL ESTATE

SARAH M DENUM & ERNEST PADILLA
PROPERTY ID: 28194
LAND USE: RESIDENTIAL
ZONE: RESIDENTIAL ESTATE

BRYAN C & MELANIE L LEE
PROPERTY ID: 28193
LAND USE: RESIDENTIAL
ZONE: RESIDENTIAL ESTATE

LUKE A & WENDY M HUCKABA
PROPERTY ID: 28192
LAND USE: RESIDENTIAL
ZONE: RESIDENTIAL ESTATE

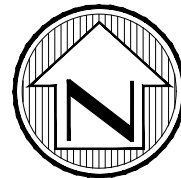
CLIFFORD & BECKY SPAHN
PROPERTY ID: 409179
LAND USE: RESIDENTIAL
ZONE: RESIDENTIAL ESTATE

THE BOARD OF TRUSTEES OF THE COMAL
INDEPENDENT SCHOOL DISTRICT, A POLITICAL
SUBDIVISION OF THE STATE OF TEXAS
SPECIAL WARRANT DEED
DOC. #200906007904
O.P.R.C.C.T.

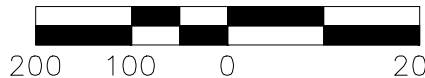
LEHIGH HANSON MATERIALS SOUTH LLC
PROPERTY ID: 141833
LAND USE: COMMERCIAL
ZONE: AGRICULTURE AND AGRICULTURAL HOMESTEAD

CITY OF GARDEN RIDGE
PROPERTY ID: 141833
LAND USE: COMMERCIAL
ZONE: MUNICIPAL USE

CITY OF GARDEN RIDGE
PROPERTY ID: 141834
LAND USE: COMMERCIAL
ZONE: MUNICIPAL USE



SCALE: 1"=200'



CISD - GARDEN RIDGE ES REZONING EXHIBIT

BEING A TOTAL 18.00 ACRES OF LAND, SITUATED IN THE S.A.&M.G. R.R. CO. SURVEY NUMBER 441 1/2, A-581, AND THE CHRISTIAN BUSCH SURVEY NUMBER 441, A-52, ABSTRACT 150167, COMAL COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK 1, AS SHOWN ON SUBDIVISION PLAT OF COMAL I.S.D. GARDEN RIDGE SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 200906030876, AND BEING THE SAME 18.00 ACRES OF LAND AS CONVEYED TO THE BOARD OF TRUSTEES OF THE COMAL INDEPENDENT SCHOOL DISTRICT RECORDED UNDER DOCUMENT NUMBER 200906007904, IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

DATE OF PREPARATION: NOVEMBER 2023

CURRENT ZONING: AGRICULTURE AND AGRICULTURAL HOMESTEAD
PROPOSED ZONING: PUBLIC AND INSTITUTIONAL DEVELOPMENT

Field Notes for a tract of land
Containing 18.00 acre (784,078.86 square feet) tract of land

An 18.00 acre (784,078.86 square feet) tract of land, situated partially in the Christian Busch Survey Number 441, Abstract Number 52, and partially in the SA&MG RR CO Survey Number 441.5, Abstract Number 581, both of Comal County, Texas, being all of Lot 1, Block 1, as shown on plat of Comal I.S.D. Garden Ridge Subdivision – Final Plat, Garden Ridge, Comal County, Texas, Containing 1 Lot, Job No. 1020-009-08-500, as recorded in Document Number 200906030876, as conveyed to The Board of Trustees of the Comal Independent School District, a Political Subdivision of the State of Texas, by Special Warranty Deed as recorded in Document Number 200906007904, both of the Official Public Records of Comal County, Texas, said 18.00 acre (784,078.86 square feet) tract of land being more particularly described as follows:

Beginning at a found 1/2" iron rod with an orange plastic cap stamped "KSC 5960", having Texas State Plane Coordinates of N:13,781,386.72, E:2,190,025.74, being on the northeast right of way line of F.M. 3009, a 120-foot wide right of way, being a southwest corner of a tract of land designated in "Exhibit A" as Real Property by Comal County Tax Assessor Number "73599", as conveyed to Lehigh Hanson Materials South LLC, by Special Warranty Deed as recorded in Document Number 202106050997, of the Official Public Records of Comal County, Texas, and being the northwest corner of the herein described tract;

Thence, leaving the northeast right of way line of said F.M. 3009, with the southwesterly boundary of said Assessor Number "73599", being the northwesterly and northeasterly boundary of said Lot 1, Block 1, the following four (4) courses:

North 62 degrees 03 minutes 28 seconds East, a distance of 495.55 feet to a found 1/2" iron rod with an orange plastic cap stamped "KSC 5960", being the north corner of the herein described tract;

South 70 degrees 59 minutes 10 seconds East, a distance of 164.38 feet to a point, being an angle point in the herein described tract;

South 64 degrees 30 minutes 39 seconds East, a distance of 510.28 feet to a found 1/2" iron rod with an orange plastic cap stamped "KSC 5960", being an angle point in the herein described tract;

South 29 degrees 16 minutes 58 seconds East, a distance of 644.36 feet to a found 1/2" iron rod, being on the north right of way line of Municipal Parkway, a 50-foot wide right of way, as recorded in Document Number 200606015839, being the southeast corner of both said Lot 1, Block 1, and of the herein described tract;

Thence, leaving the southwesterly boundary of said Assessor Number "73599", with the northerly right of way line of said Municipal Parkway, being the southerly boundary of said Lot 1, Block 1, the following eight (8) courses:

South 66 degrees 37 minutes 38 seconds West, a distance of 95.54 feet to a found 1/2" iron rod, being an angle point in the herein described tract;

South 86 degrees 34 minutes 13 seconds West, a distance of 81.16 feet to a found 1/2" iron rod, being an angle point in the herein described tract;

North 83 degrees 53 minutes 59 seconds West, a distance of 140.49 feet to a found 1/2" iron rod, being an angle point in the herein described tract;

North 86 degrees 47 minutes 09 seconds West, a distance of 123.40 feet to a point, being an angle point in the herein described tract;

South 87 degrees 33 minutes 53 seconds West, a distance of 128.28 feet to a found 1/2" iron rod, being an angle point in the herein described tract;

South 84 degrees 08 minutes 30 seconds West, a distance of 150.08 feet to a found 1/2" iron rod, being an angle point in the herein described tract;

South 79 degrees 58 minutes 51 seconds West, a distance of 93.74 feet to a point, being an angle point in the herein described tract;

South 76 degrees 09 minutes 57 seconds West, a distance 183.97 feet to a found 1/2" iron rod, being on the northeast right of way line of said F.M. 3009, and being the southwest corner of both said Lot 1, Block 1 and of the herein described tract;

Thence, with the northeast right of way line of said F.M. 3009, being the southwesterly boundary of said Lot 1, Block 1, the following three (3) courses:

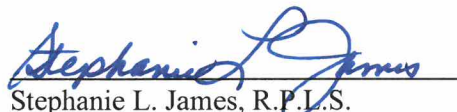
North 30 degrees 26 minutes 14 seconds West, a distance of 182.00 feet to a broken TxDOT 4"x4" Monument, being a point of tangent curvature to the right;

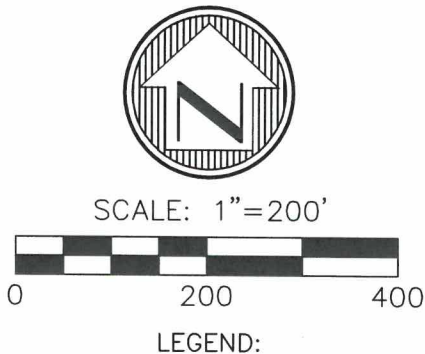
Along the arc of said curve to the right, 239.14 feet, having a radius of 5,669.58 feet, a central angle of 02 degrees 25 minutes 00 seconds, and a chord bearing and distance of North 29 degrees 13 minutes 40 seconds West, 239.12 feet to a found broken TxDOT 4"x4" Monument, being a point of tangency;

North 27 degrees 56 minutes 32 seconds West, a distance of 384.13 feet to the **Point of Beginning**, containing 18.00 acres (784,078.86 square feet) of land.

Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone Surface Units. A Survey of even date was prepared for this description.



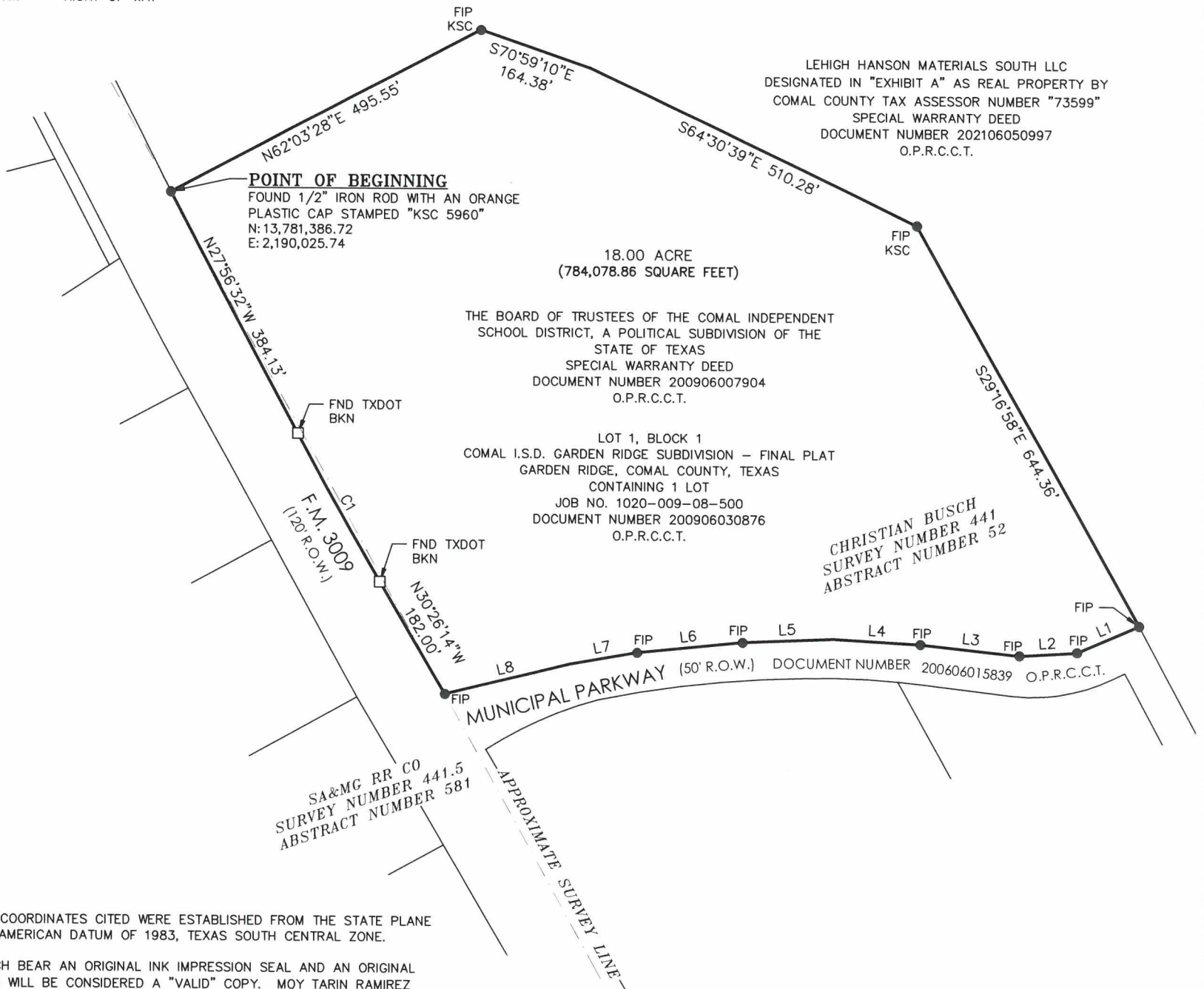

Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2023-10-31 Job No. 22261
ZDI



- LEGEND:
- FIP KSC FOUND 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "KSC 5960"
 - FIP FOUND 1/2" IRON ROD
 - FND TXDOT BKN FOUND BROKEN 4"x4" TXDOT MONUMENT
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - R.O.W. RIGHT OF WAY

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S66°37'38"W	95.54'
L2	S86°34'13"W	81.16'
L3	N83°53'59"W	140.49'
L4	N86°47'09"W	123.40'
L5	S87°33'53"W	128.28'
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CURVE TABLE					
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	2°25'00"	239.14'	5669.58'	N29°13'40"W	239.12'



GENERAL NOTES:

- 1) BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.
- 3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 4) THIS EXHIBIT IS NOT INTENDED TO BE USED FOR THE TRANSFER OF REAL PROPERTY. NO MONUMENTATION HAS BEEN SET.



Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297/SURVEYING NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners



Stephanie L. James

EXHIBIT OF

AN 18.00 ACRE (784,078.86 SQUARE FEET) TRACT OF LAND, SITUATED PARTIALLY IN THE CHRISTIAN BUSCH SURVEY NUMBER 441, ABSTRACT NUMBER 52, AND PARTIALLY IN THE SA&MG RR CO SURVEY NUMBER 441.5, ABSTRACT NUMBER 581, BOTH OF COMAL COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, AS SHOWN ON PLAT OF COMAL I.S.D. GARDEN RIDGE SUBDIVISION - FINAL PLAT, GARDEN RIDGE, COMAL COUNTY, TEXAS, CONTAINING 1 LOT, JOB NO. 1020-009-08-500, AS RECORDED IN DOCUMENT NUMBER 200906030876, AS CONVEYED TO THE BOARD OF TRUSTEES OF THE COMAL INDEPENDENT SCHOOL DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 200906007904, BOTH OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

DATE: 2023-10-31

JOB NO. 22261

Through Tax Year
2023

TAX CERTIFICATE

Certificate #
15153

Issued By:

Comal County Tax Office
PO Box 659480
San Antonio, TX 78265-9480

Property Information

Property ID: 371450 Geo ID: 150167000100
Legal Acres: 0.0000
Legal Desc: COMAL ISD GARDEN RIDGE, BLOCK 1, LOT 1
Situs: 9401 MUNICIPAL PKWY SAN ANTONIO, TX 78266
DBA: GARDEN RIDGE ELEM
Exemptions: EX-XV

Owner ID: 4684 100.00%
COMAL I S D
1404 N INTERSTATE 35
NEW BRAUNFELS, TX 78130-2817

For Entities

Value Information

(ESD6) COMAL COUNTY EMERGEN	Improvement HS:	0
CITY OF GARDEN RIDGE	Improvement NHS:	6,265,010
COMAL COUNTY	Land HS:	0
COMAL COUNTY LATERAL ROAD	Land NHS:	2,531,010
COMAL ISD	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	8,796,020

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 11/15/2023

Total Due if paid by: 11/30/2023 0.00

Tax Certificate Issued for:	Taxes Paid in 2023
COMAL COUNTY	0.00
COMAL COUNTY LATERAL ROAD	0.00
CITY OF GARDEN RIDGE	0.00
COMAL ISD	0.00
(ESD6) COMAL COUNTY EMERGEN	0.00

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

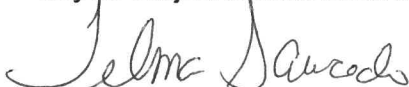
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 11/15/2023
Requested By: MOY TARIN RAMIREZ ENGINEER
Fee Amount: 10.00
Reference #:



Signature of Authorized Officer of Collecting Office

November 29, 2023

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

Re: **Rezoning – Garden Ridge Elementary School**

To whom it may concern,

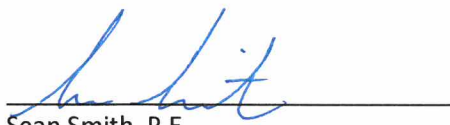
This letter serves as notice of intent for the rezoning of Garden Ridge Elementary School's property. The 18.00-acre property, located at 9401 Municipal Pkwy in Garden Ridge, TX, is currently zoned as Agriculture and Agricultural Homestead (AG) and has a County Appraisal District property identification number of 371450. The property is situated at the intersection of FM 3009 and Municipal Parkway.

The property comprises the current Garden Ridge Elementary School, featuring an educational building, parking lots, asphalt drives, concrete flatwork, and playgrounds. The proposed project aims to enhance the playgrounds by introducing new rubberized play areas and artificial turf play fields, along with associated concrete flatwork.

The intended land use will persist for educational purposes, albeit with proper zoning as a Public and Institutional (P) Development. This zoning modification will enable the school district to proceed with the proposed upgrades, due to the limited impervious cover of the current zoning of Agricultural Homestead (AG).

If you have any questions or concerns, please feel free to reach out.

Sincerely,
Moy Tarin Ramirez Engineers, LLC.



Sean Smith, P.E.
Senior Vice President
210-698-5051



Traffic Impact Analysis Determination Form

For Office Use
Case No. _____

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis (TIA)

Site Location Information

Property Address: 9401 Municipal Pkwy, Garden Ridge, TX 78266

County Appraisal District Parcel ID # 371450

General Location of Property (if no address):

Preparer Information

Name / Company: Sean Smith, P.E.

Address: 12770 Cimarron Path, Suite 100 San Antonio, TX 78249
(Street) (City) (State) (Zip)

Phone #: 210-698-5051 Email: ssmith@mtrengineers.com

Application Type:

☐ Master Develop Plan	☐ Preliminary Plat
☐ Final Plat	☐ Replat
☒ Zoning/Re-Zoning	☐ Other _____

TIA Threshold (please check one):

☒ No TIA (100 or less peak hour trips generated)	☐ Level 1 TIA (101-500 peak hour trips generated)
☐ Level 2 TIA (501-1000 peak hour trips generated)	☐ Level 3 TIA (1001 or more peak hour trips generated)

Previously Approved TIA: Is there a previously approved TIA associated with the property? Yes ☐ No ☒

If yes, please provide a copy of the TIA

Residential Development

Anticipated Land Use	Number of Lots/Units	Tract Acreage	Peak Hour (Weekday) (e.g., 5-6 pm, weekdays)	Peak Hour (Weekend) (e.g., 2-3 pm, weekend)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source (ITE Code)

NOTE: The below is being shown for the existing campus. There is no proposed student count increase and no proposed increase to Peak Hour Trips.

Non-Residential Development

Anticipated Land Use	Project Size			Peak Hour (Weekday/Weekend) (e.g., 5-6 pm, weekdays)	Peak Hour (Weekend) (e.g., 2-3 pm, weekends)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source (ITE Code)
	Acres	GFA	Other					
Elementary School			835 Students	AM Weekday	N/A	.45	376	520

Adjacent Roadways

Street Name	Proposed Access (Yes or No)
Municipal Parkway	No
FM 3009	No

Please check one:

☐ A traffic impact analysis is required. The consultant preparing the study must meet with city staff to discuss the scope and requirements of the study before beginning the study.

☐ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

☐ A traffic impact analysis has been waived for the following reason(s): _____

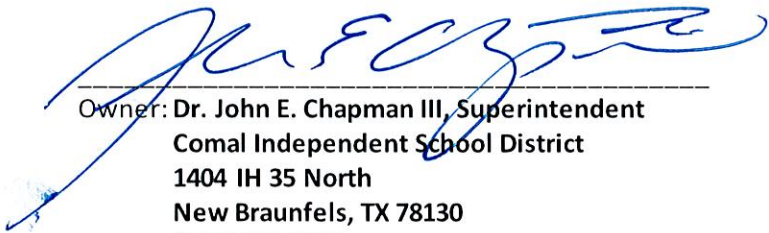
AGENT AUTHORIZATION LETTER

November 29, 2023

Re: Letter of Agent for **Comal Independent School District**, Property Owner, in connect with documents pertaining to a certain "18.00 ACRES OF LAND, WHICH IS THE 18.00 ACRE TRACT DESCRIBED IN THE DEED FROM HANSON AGGREGATES, LLC TO THE BOARD OF TRUSTEES OF THE COMAL INDEPENDENT SCHOOL DISTRICT RECORDED UNDER DOCUMENT NO. 200906007904, IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, IN THE S.A.&M.G. R.R. CO. SURVEY NO. 441 ½, A-581, AND THE CHRISTIAN BUSCH SURVEY NO. 441, A-52, COMAL COUNTY"

**Comal I.S.D. Garden Ridge Subdivision – Final Plat,
Document #200906030876 Official Public Records of Comal County**

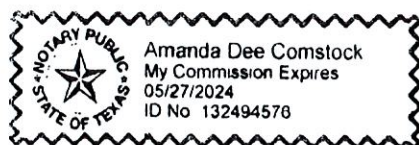
This letter hereby authorizes **Moy Tarin Ramirez Engineers, LLC** to act as signing agent for **Comal Independent School District** for all documents pertaining to the future development of said Property as described above, including but not limited to, rezoning and site work permitting.


Owner: **Dr. John E. Chapman III, Superintendent**
Comal Independent School District
1404 IH 35 North
New Braunfels, TX 78130
(830) 221-2000

The State of Texas §
 §
County of Bexar §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Dr. John E. Chapman III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 5th day of DECEMBER, 2023.



Amanda Dee Comstock
Notary Public, State of Texas

RESOLUTION NO. 516-032024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, AUTHORIZING AND AFFIRMING THE CREATION OF THE CITY EVENTS COMMITTEE; PROVIDING FOR THE PURPOSE, ORGANIZATION, APPOINTMENT, AND DUTIES OF THE COMMITTEE AND OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the City of Garden Ridge (the “City”) provides and plans for several community events annually such as the July 4th Celebration and Parade, the Christmas Tree Lighting Celebration, Trunk or Treat, and other events; and

WHEREAS, the events occur on City owned property and other public property with City departments involved in the event planning and required to perform specific duties for events; and

WHEREAS, community participation at City events is growing and has necessitated the need for City staff participation in planning, implementation, and appropriately budgeting City funds for City events; and

WHEREAS, the use of City staff and funds requires proper oversight and control to ensure that public resources are used for its intended public purpose, to protect the public investment and to receive a return investment; and

WHEREAS, the City Council finds it necessary to authorize and affirm the creation of a City Events Committee and establish guidance for the committee and its assigned tasks and projects.

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

Section 1. City Events Committee Established. The creation of the City Events Committee (“Events Committee”) is hereby authorized and affirmed by the City Council. The purpose of the Events Committee is to provide planning of City events, to coordinate City events held at City facilities and other public property, and provide feedback to City Council on City events.

Section 2. Composition. The Events Committee shall be chaired by the City Manager who shall appoint membership to the Committee based on the event being planned and the needs of the event. Composition of membership shall include members of City staff from City departments that will have specific duties in the event. Volunteers from the community may be appointed to the Committee to assist with event planning. The City Manager may assign a member of City staff to act as chair of the Events Committee in their absence.

Section 3. Responsibilities. The primary responsibility of the Events Committee shall be to plan, coordinate, and implement City events. The City Council may assign additional duties and projects that are related to City and community events.

Section 4. Meetings. The Events Committee will meet as the City Manager deems necessary for event planning, coordination, and event implementation purposes.

Section 5. Budget. Funding for City events will be an amount set by the City Council in the City's annual fiscal year budget. The Events Committee shall prepare and submit an annual budget for consideration during the City's budgeting process. All event expenditures must be submitted to the City Manager for approval. The Events Committee may solicit donations from the public or local organizations to offset or fund any aspect of a City event.

Section 6. Committee Cannot Bind City Council. The Events Committee shall not have the authority to bind or obligate City Council.

Section 7. Recitals. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 8. Conflicts. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 9. Laws. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 10. Severability. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 11. Open Meeting. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, as required by Chapter 551, Texas Government Code, as amended.

Section 12. Effective Date. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED ON this 6th day of March, 2024.

Robb Erickson
Mayor

ATTEST:

Marisa Spencer
City Secretary