



City of Garden Ridge

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

AGENDA PLANNING AND ZONING COMMISSION REGULAR SESSION TUESDAY, AUGUST 11, 2015 -- 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a regular session at 6:00 p.m., Tuesday, August 11, 2015 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 August 7, 2015 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting.

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

Rules for Citizen's Participation:

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

- a) Direct your comments to the entire Commission, not to an individual member, nor to the audience.
- b) Show the Commission the same respect and courtesy that you would like to be shown.
- c) Limit remarks to three (3) minutes per citizen during Item 3 and to three (3) minutes per citizen during Item 6.
- d) Citizens' comments will be limited to one (1) hour in Item 3 and thirty (30) minutes in Item 6.
- e) Citizen comments may be deferred to a specific Business Item set forth in Section 5, 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 Commission is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042.*

4. Business Items

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

- a) Update regarding a petition by Carole P. Frisbie for variance to Ordinance 13-122008 Section 5. Residential 5.1.7.2.4.1 Corner Lots in regards to an existing tree house located within the minimum setback of fifteen (15) feet, located at 21710 Forest Waters Circle, Garden Ridge, Texas. Encroachment is 12 feet into sideyard setback.
- b) Request from Bracken United Methodist Church for placement of temporary signs advertising their Pumpkin Patch event for a period of 40 days (September 22nd through October 31, 2015) within the Garden Ridge city limits at the locations of the northeast corner of FM 2252 and FM 3009 and at 19831 FM 2252
- c) Reappointments/Appointments of Commissioners to Planning and Zoning Commission due to expiring terms of office in Places 1, 4, 5 and 6 on Commission with new terms of office being September 30, 2015-September 30, 2017
- d) Interview candidates for Planning and Zoning Commission Place 1 vacancy
- e) Recommendation on possible appointment by City Council to fill Planning and Zoning Commission Place 1 for two year term of office for period of September 30, 2015-September 30, 2017

5. Administrative Items

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

- a) Approve or disapprove the minutes of the July 14, 2015 Regular meeting of the Planning and Zoning Commission
- b) Set date, time and location for next meeting

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

7. Adjournment

AGENDA NOTICES:

Decorum Required:

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

Action by Council Authorized:

The Commission may vote and/or act upon any item within this Agenda. The Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated

litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

Executive Sessions Authorized:

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

Attendance By Other Elected or Appointed Officials:

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


Shelley Goodwin, TRMC
City Secretary

This is to certify that I, Shelley Goodwin, posted this Agenda at 4:45 pm August 6, 2015 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



**Pastor
Chris Bistline**

**Associate Pastor
Bradley DeHaven**

**20377 FM 2252
San Antonio, TX 78266**

**Office
830-606-6717
Fax
830-606-2368
Preschool
830-624-1429**

**Email
Admin@bracken-umc.org**

**Website
www.bracken-umc.org**

**Administrative Assistant
Shelly Morgan**

**Youth & Contemporary
Worship Director
Gabe Rios**

**Preschool Director
Michelle DeLeo**

**Music Ministries
Director
Kathy Roden**

**Traditional Music Director
Mark Hall**

**Children's Ministry Director
Nicole Powell**

Bracken United Methodist Church

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

July 27, 2015

Subject: Placement of Pumpkin Patch signs for Bracken UMC

Dear Ms. Cain:

As Chair of the 2015 Bracken UMC Pumpkin Patch, Bracken UMC is requesting approval from the City of Garden Ridge for the placement of promotional signs for this year's Pumpkin Patch. As in the years past, we will be placing the signs on or in the front of Church member's properties, with their permission. The signage will be up for forty (40) days, starting Tuesday the 22nd of September (our first delivery truck arrives on Monday evening the 21st).

We will place a banner on the fence on the northeast corner of FM 2252 and FM 3009. This property is owned by Dennis Wetz. The banner will be placed next to the permanent Bracken UMC sign currently in place there.

A second Pumpkin shaped wooden sign will be placed in front of the home of Annette Hawkins at 19831 FM 2252. The third sign will be located in front of the home of Greg and Nancy Rathburn at 20218 FM 2252.

Thank you for your consideration of our request for the City's approval of the placement of these signs for our 2015 Pumpkin Patch.

Respectfully,

Steve Rice (256) 533-5996
2014 Pumpkin Patch Chair

Glorifying God by Building Bridges to Christ

- d. Height – the dimension of any sign from the ground to the highest point above the ground, including any type of framing or supporting structures.
4. City Districts. To carry out the purpose of provisions of this ordinance the City is divided into eight (8) districts, as designated below. For the purpose of establishing and maintaining a sound, stable, and desirable development program within the territorial and extra-territorial limits of Garden Ridge, the City Council may, from time to time, amend the boundaries in any city District. The eight (8) districts presently designated in the City are as follows:
 - a. RA Residential/Agricultural District.
 - b. R Single Family Dwelling District.
 - c. CC Country Club District
 - d. B-1 Neighborhood Service District.
 - e. B-2 Office and Professional District.
 - f. LI Light Industrial District
 - g. Z-1 Industrial Zone District
5. Requests For Variances. All requests for variances to this ordinance, with exception in 5.a., shall be made in writing; they must be signed; and they must be filed with the City Secretary for subsequent presentation to the Planning & Zoning Commission for review and consideration. It is the responsibility of the applicant to apply to the Planning & Zoning Commission for a desired presentation of his or her request for variance. The Planning & Zoning Commission shall have a minimum of thirty (30) days and a maximum of ninety (90) days for review and consideration of such requests and will, upon completion of such review and consideration, forward their recommendations to the City Council with a recommendation for approval or disapproval. Any variance approved by the City Council is valid for a period of one year from the date of approval.
 - a. Temporary signs or banners advertising non-profit organizations may be approved by the Mayor or City Administrator if period of display does not exceed 30 days and signs or banners do not exceed three. All other restrictions within this ordinance apply. City Council members shall be notified of such actions taken by the Mayor or City Administrator at the next regular City Council meeting.
6. Sign Regulation in the City's Extra-Territorial Jurisdiction. Signs within the city's extra-territorial jurisdiction must be in full compliance with rules governing signs within the City.
7. Sign Regulations in the RA (Residential/Agricultural), the R (Single Family Dwelling) and the CC (Country Club) Districts are as follows:
 - a. Church or School signs.- One (1) sign, which shall not exceed fourteen (14) feet in perimeter and six (6) feet in height, is authorized for placement on the church or school property.
 - b. Realty or Realtor signs: One (1) unlighted sign, which shall not exceed ten (10) feet in perimeter and six (6) feet in height and is pertaining to the sale or lease of a house/building or premises. The sign must be posted on the property being leased or sold and the sign must be removed

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

CAREER OBJECTIVE

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

DEGREE

Bachelor of Arts – Southwest Texas State University

EDUCATION

1984-88 & 1992-94 Southwest Texas State University / Bachelor of Arts
1987 San Antonio College
1983-84 Laredo Junior College

PROFESSIONAL EXPERIENCE

2006-Current Self-Employed, San Antonio, TX

Investment Manager/Bookkeeper

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

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

Auditor II-III-IV

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

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

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

Custom Mapping Sales; Research Analyst; Sales Associate

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

JAMES E. HUDSON
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2000-2006 Texas Department of Transportation, Austin and San Antonio, TX

Auditor II-III-IV

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

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

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City Administrator

From: Keven Harshbarger <KevenHarshbarger@aol.com>
Sent: Thursday, June 25, 2015 5:59 AM
To: City Administrator
Subject: Re: Volunteer for Planning and Zoning Commission

Very good. Thank you very much!

Keven Harshbarger

Sent from my iPhone

On Jun 23, 2015, at 9:31 AM, City Administrator <administrator@ci.garden-ridge.tx.us> wrote:

Mr. Harshbarger,

Thank you for your interest in serving the City of Garden Ridge. At this time there are not any openings on either the Planning and Zoning Commission or Water Commission but I will keep your resume should one occur.

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

From: Keven Harshbarger [<mailto:kevenharshbarger@aol.com>]
Sent: Monday, June 22, 2015 8:10 PM
To: administrator@ci.garden-ridge.tx.us.
Subject: Volunteer for Planning and Zoning Commission

Hello,

I am interested in serving on the Garden Ridge Planning and Zoning Commission or Water Commission, if a need exists. I have attached a resume for your consideration.

Respectfully,

Keven E. Harshbarger
8514 Tuscan Hills Dr
Garden Ridge, TX 78266
kevenharshbarger@aol.com
(210)352-5009
(402)578-7455 (mobile)

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City Administrator

From: Keven Harshbarger <kevenharshbarger@aol.com>
Sent: Monday, June 22, 2015 8:10 PM
To: administrator@ci.garden-ridge.tx.us.
Subject: Volunteer for Planning and Zoning Commission
Attachments: KHarshbarger_Resume_Jun2015.pdf

Hello,

I am interested in serving on the Garden Ridge Planning and Zoning Commission or Water Commission, if a need exists. I have attached a resume for your consideration.

Respectfully,

Keven E. Harshbarger
8514 Tuscan Hills Dr
Garden Ridge, TX 78266
kevenharshbarger@aol.com
(210)352-5009
(402)578-7455 (mobile)

Keven E. Harshbarger

8514 Tuscan Hills Dr • Garden Ridge, TX 78266 • (210) 352-5009

KevenHarshbarger@aol.com

PROFILE

Creates value through innovation, creative-problem solving, collaboration, and data-driven approaches. Highly skilled educator and executive manager with over 29 years of documented success.

DOW Fellow, National Science Teacher's Association, 2011-2012
College Board Approved Syllabi – AP Physics B, AP Physics C
Physics/Math (Grades 8-12) – Texas Standard Certificate exp 01/31/2017
Generalist (Grades 4-8) – Texas Standard Certificate exp 01/31/2017

EDUCATION

Economics, Master of Arts, University of Oklahoma, 1995

Aerospace Engineering, Bachelor of Science with Highest Honors, University of Texas-Arlington, 1985

SIGNIFICANT ACCOMPLISHMENTS

- Designed innovative "STARS" program—Students and Teachers Achieving Results through STEM—bringing benefits of a STEM Academy to single high school district. Secured 3 year, \$15,000 funding from Alcoa Foundation increasing interdisciplinary project-based learning in the classroom. Planned, organized, recruited, and raised funds for High School's inaugural STEM Club.
- Successfully integrated compliance programs and processes across an Air Force product center managing a \$23B acquisition portfolio by championing the development of web-based tools allowing internal and external inspection findings, audits, and staff assistance recommendations to be holistically managed. Established ground work for evolving the system into a fully-automated suite common across Air Force Materiel Command. Detection and correction of deficiencies now possible at the lowest appropriate management level while identifying common trends, deficiencies, and risks for senior leadership action.
- Led cross-functional team comprised of operations, maintenance, test and evaluation, research and development, and contracting personnel from multiple organizations—mastered \$630M in aircraft modifications and jamming waveform upgrades delivering combat capability 6 months ahead of schedule.
- Turned around struggling unit in 18 months. Established vision and led 16 direct reports managing 176 personnel, \$2.9M annual budget, and \$3B in capital assets providing four unique, high-demand services to government customers. Created fully empowered, accountable teams aligned with production requirements and using data-driven processes. Met 100% of customer requirements, doubled production of one service, improved the availability of a second by 33%, and cut error rate by 50% saving 1,000 man-hours per year.

EXPERIENCE

- ❖ Classroom science teacher for large (5A) high schools. Planned, conducted, and assessed Forensic Science, Physics, Pre-AP Physics, and AP Physics classroom instruction to meet diverse learning needs of 180 students annually. Managed resources to achieve successful learning outcomes including 98% student pass rate on State standardized exams with 10% year over year improvement in commended scores. Developed and implemented district's first AP Physics C course. Coached students in national computer security and rocketry competitions.
- ❖ Provided curriculum management oversight for a Community College of the Air Force satellite campus. Reviewed and approved syllabi and course materials for 13 training programs leading to certification and/or fully accredited Associate's degrees.
- ❖ Inspector General for an Air Force acquisition center. Transformed the internal compliance program allowing detection and correction of deficiencies at the lowest appropriate management level. Minimized both rework and cost, contributing to efficient and effective management of the portfolio.

Keven E. Harshbarger, Page 2

- ❖ Deputy Group Commander for a combined flying and maintenance group providing USAF's sole airborne electronic attack capability to combatant commanders worldwide. Responsible for the combat readiness of 760 personnel, 15 aircraft worth \$1.2B, support equipment, facilities, and a \$24M mission simulator. Developed and executed \$16M flying hour program in concert with a \$4.3M baseline budget. Managed daily operations to meet customer needs on time and budget.
- ❖ Squadron Commander for reconnaissance squadron consisting of 176 personnel, 9 special mission aircraft, operations facility, and support equipment providing four high-visibility, high-demand services to national agency customers. Established vision and direction needed to create and sustain high quality, operational excellence, and constant readiness to respond to short-notice customer requirements. Proactively reinvigorated relationships with key suppliers and customers through open and honest communication, consistent performance, and personal visits building trust, confidence, and mutual understanding.
- ❖ Experienced manager of mishap prevention programs at multiple organizational levels. Managed 14 direct reports engaged in flight, ground, industrial, and weapons mishap prevention supporting 9 distinct flying missions and 93 units with a total served population of 56,000 military, civilian, and dependent personnel.
- ❖ Chief strategic planner for U.S. military cooperation and engagement in Central and South America and the Caribbean. Identified future requirements and measures of effectiveness for a six-year horizon focusing 2,000 deployments, 48,000 personnel, 18 major exercises, and \$868M in annual expenditures.

HONORS AND AWARDS

- ✧ Recipient of 18 Department of Defense commendation medals for superior achievement and outstanding performance of duties across the spectrum of Air Force flying operations.
- ✧ Top Graduate from T-37B Pilot Instructor Training

OTHER CERTIFICATIONS

- Lean, Six Sigma, Continuous Process Improvement – US Air Force Senior Leader Course
- OSHA 10 hour General Industry Course
- Federal Aviation Administration Certified Flight Instructor and Commercial Pilot

EMPLOYMENT HISTORY

2012 – Present Faculty, Smithson Valley High School, AP/Pre-AP Physics, Forensic Science, and CyberPatriot Coach
2010 – 2012 Faculty, East Central High School, AP/Pre-AP Physics, Physics 1, and STEM advisor
2008 – 2010 Inspector General, Wright-Patterson Air Force Base (AFB), Ohio
2006 – 2008 Deputy Group Commander, 55th Electronic Combat Group, Davis-Monthan AFB, Arizona
2004 – 2006 Commander, 45th Reconnaissance Squadron, Offutt AFB, Nebraska
2002 – 2004 Chief of Safety, 55th Wing; Operations Officer, Operations Support Squadron, Offutt AFB, Nebraska
2000 – 2002 Senior Flight Commander and Evaluator Pilot, 38th Reconnaissance Squadron, Offutt AFB, Nebraska
1997 – 2000 Strategic Planner, United States Southern Command, Miami, Florida
1985 – 1997 U.S. Air Force. Positions of increasing responsibility as pilot, instructor pilot, evaluator pilot, safety officer, and flight commander in trainer and reconnaissance aircraft

City Administrator

From: Gregory Czerniak <gczerniak@verizon.net>
Sent: Thursday, April 23, 2015 10:11 PM
To: City Administrator
Cc: Todd Arvidson
Subject: RE: Water Commission Vacancy

Ms. Cain,

Thank you very much for the invitation however I am going to have to respectfully decline at this time. If a position were to open up on the Planning and Zoning Commission I would be interested in that since my job in the Air Force is Installation and Regional Enterprise Planning.

v/r
Gregory Czerniak

From: City Administrator [<mailto:administrator@ci.garden-ridge.tx.us>]
Sent: Tuesday, April 21, 2015 3:47 PM
To: gczerniak@verizon.net
Subject: Water Commission Vacancy

Mr. Czerniak,

You have previously indicated an interest in serving the City of Garden Ridge on a Commission. There is going to be a vacancy on the Water Commission. The Water Commission will be interviewing potential candidates at their next meeting scheduled for April 28, 2015 at 6 p.m. in the City Council Chambers at City Hall. If you are interested in being interviewed for the vacancy please let me know and I will advise the Commission Chairman of your interest.

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

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City Administrator

From: City Administrator
Sent: Tuesday, April 21, 2015 3:47 PM
To: 'gczerniak@verizon.net'
Subject: Water Commission Vacancy

Mr. Czerniak,

You have previously indicated an interest in serving the City of Garden Ridge on a Commission. There is going to be a vacancy on the Water Commission. The Water Commission will be interviewing potential candidates at their next meeting scheduled for April 28, 2015 at 6 p.m. in the City Council Chambers at City Hall. If you are interested in being interviewed for the vacancy please let me know and I will advise the Commission Chairman of your interest.

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

City Administrator

From: Nadine Knaus <nknaus@satx.rr.com>
Sent: Tuesday, September 02, 2014 6:52 AM
To: City Administrator
Subject: FW: Volunteer
Attachments: G Czerniak -Current Resume Aug 2014.doc

This is one of Todd's friends who wants to get involved.

Nadine

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

From: CZERNIAK, GREGORY P GS-13 USAF HAF AFCEC/CPD [mailto:gregory.czerniak.1@us.af.mil]
Sent: Friday, August 29, 2014 5:03 PM
To: nknaus@satx.rr.com
Cc: administrator@ci.garden-ridge.tx.us
Subject: Volunteer

Mayor Knaus,

I apologize about the delay, most of my leadership has been in DC this past week and I wanted to consult with my leadership to ensure no conflict of interest before volunteering.

I have been cleared to volunteer on any of the panels or commissions where you feel my experience and education can best benefit our city and the surrounding community.

I'll plan on attending the Planning and Zoning Commission meeting as an observer Tuesday Sept 9th but may be a little late due to an already scheduled doctor appointment if that is acceptable.

Please find attached a current copy of my resume. My personal email is gczerniak@verizon.net and my cell phone is (210) 441-0718 if you have any questions.

v/r
Gregory P. Czerniak

GREGORY P. CZERNIAK

9419 Gardenia Bend Drive • Garden Ridge, Texas • 78266

Cell: (210) 441-0718 gczerniak@verizon.net

Current Experience

U.S. Air Force Civil Engineer Center (AFCEC) – Joint Base San Antonio (JBSA), TX

August 2013 – Present (40+ hours/week)

Planning and Integration Experience

- Serves as a Geospatial Engineering Manager and Community Planner in the Planning and Integration Directorate working with other Planners, Engineers and GIS technicians on a variety of installation and regional planning issues developing business intelligence models and systems to support a wide array of civil engineering functions such as encroachment, land use planning, capacity analysis, space utilization, transportation engineering, utilities, etc.
- Currently leading the effort to standardize all Air Force Civil Engineering Geospatial data, map templates and tools to increase efficiencies in data management, data integration, analysis and decision making (areas include; Installation and Regional Planning, Environmental, Emergency Management, Facilities, Construction, .
- Currently developing models, policy and tools needed to migrate existing GIS Spatial Data Standards for Facilities, Infrastructure and Equipment (Air Force Adaptation SDSFIE 2.6 & 3.0) formats to a new more improved version of an Air Force adaptation of SDSFIE 3.1
- Recently completed reviewing and standardizing over 500 Geospatial feature classes and over 5000 attributes to be utilized in 60+ standardized map templates for both installation development plans (IDPs) and Installation Complex Encroachment Management Action Plans (ICEMAPs).
- Supervise 7 Geospatial Technicians working on data model development, analysis and tool building.

Recent Experience

U.S. Air Force Air Combat Command– Langley AFB, VA

Feb 2007 – August 2013 (40+ hours/week)

Planning Experience

- Serves as the command's technical authority in the areas of comprehensive planning and community development, land use planning, transportation planning, airfield/heliport planning and design, explosive site planning, and BCP information management systems including cartographic products and the development, use and maintenance of GIS as a comprehensive planning tool.
- Develops Command Comprehensive Planning and Community Development policy, guidance, and procedures
- Develops and manages the ACC Comprehensive Planning Program including programs for air base community development/redevelopment, land use compatibility, and improved utilization of facility assets and resources.
- Responsible for developing, coordinating and conducting complex geographic and community planning studies for a variety of users, including Air Combat Command, National Guard, other DOD and Federal agencies (NASA and USACE), state and local governments, private companies and foreign interests.
- Responsible for developing and recommending standards, procedures and policies for ongoing community planning projects incorporating the Air Force GeoBase and Portal Enterprise Systems.
- Recommends approval/disapproval of facility siting proposals in accordance with the base General Plan and applicable policies.
- Reviews Military Construction (MILCON), Operations and Maintenance (O&M) and Non-Appropriated Funds projects including drawings, specifications, and planning documents prepared by outside design agencies and Base Civil Engineer organizations to ensure compliance with Command, HQ USAF, federal, state, and other government agency requirements as well as professional standards and practices.

- Meets with officials of federal, state, and local governments to discuss/resolve community/comprehensive planning issues between them and ACC installations. Works with these agencies to resolve differences and determines a logical course of action to achieve compatible development or other program objectives.
- Prepares planning studies and analyses, particularly land use planning, for purposes of determining the suitability of installations to accommodate future growth, specific weapons systems, and new missions.
- Ensures that traffic patterns, density of flow and other traffic data is developed in order to provide a sound basis for base development and traffic management and control.
- Studies, interprets, and ensures application of sound airfield/heliport planning principles and pertinent regulations published by higher headquarters or civilian agencies.
- Develops and manages the ACC Airfield Waiver Program including recommending approval/disapproval of waiver requests.
- Develops statements of work, government cost estimates, performance schedules, basis for profit and required other documents. Conducts A/E negotiations and negotiation paperwork representing HQ ACC and USAF with authority to make binding decisions in architectural and multi-engineering disciplines and negotiate paperwork.
- Manage, review, approve, investigate, inspect and coordinate phases of work performed for the Air Force by various governmental agencies. Monitor and review the submission of program documents and cost estimates to ensure they are realistic and incorporate all current Air Force criteria and policies.
- Serves as the ACC A7P Encroachment Program Manager.
- Serves as the ACC A7P representative to the ACC GeoBase Working Group.
- Developed and maintained a GIS Mission Data Set (MDS) consisting of 33 Feature Classes consisting of Planning, Environmental and Transportation data.
- Developed innovative planning GIS data models, procedures, tools and policy (i.e. Traffic Control Management System (TCMS), Micropaver/Arc GIS conversion tool, Land/Building Use analysis tool, Airfield Planning/General Plan/Transportation control documentation.
- Provides guidance in the area of GIS data and application projects as it pertains to community planning, land use planning, airfield/heliport planning and design, explosive site planning and base comprehensive plan information management systems.
- Planning oriented GIS Projects have included Air Combat Command electronic General Plans (eGP), AF Encroachment Management Studies, AICUZ analysis, ACC Campus Space Utilization Study, Airfield/Heliport Planning and Design, Airfield Obstruction Management, Aircraft Parking Plans, Traffic and Transportation Studies, Sustainable Design and Development, Infrastructure Assessments, On/Off Base Land Use Studies, LIDAR Analysis, Carbon Footprints and EIS and NEPA support.

Military Experience

U.S. Army (Numerous Locations)

Sep 1989-Aug 1998 (40+ hours/week)

Executive Officer/Platoon Leader/Squad Leader

- Responsible for the functional and operational planning, coordination, procurement and control of the movement of material, personnel, or personal property on commercial and/or military transport.
- Responsible for all facets of Army transportation pertaining to water, air, highway, rail and multi-modal transport systems including the assessment of transportation capabilities and the integration of transport functions, facilities and plans.
- Managed the daily functions, activities and mission of the company's Nuclear/Biological and Chemical Warfare Office, Training Office, Weapons Armory and Supply Office.
- Maintained accountability for \$10,000,000 of company equipment and managed a \$300,000 annual training budget.
- Managed and conducted daily training and mission planning for over 140 personnel; supervised maintenance of over 50 military vehicles including HUMVEEs, 5-ton cargo trucks and tractor trailers
- designed mission specific air/rail/truck load plans; checked and certified hazardous cargo for shipment; conducted and lead transportation missions involving re-supply, intelligence gathering and offensive/defensive operations; and prepared monthly unit readiness reports.

- Researched, planned and constructed a 9-mile convoy live-fire range facility and exercise scenario at Ft Drum, NY.

Other Experience

Various Private Companies (details available upon request)

Sep 1998 – Feb 2007 (40+ hours/week)

Survey Crew Chief/GIS Analyst/Aquatic Biologist

- Supervised personnel in the preparation, collection and processing of GPS survey data on local, state and federal projects (i.e. – Connecticut Statewide Water Asset Inventory, MacDill AFB CITS Survey, Dept of Homeland Security and National Geospatial Intelligence Agency 21 & 34 Cities projects, Florida Southwest Water Management District Watershed Mapping, Ohio Statewide mapping.
- Routinely used survey methods including conventional, real-time kinematics, real-time differential, variable reference stations, static, radial and others.
- Developed, reviewed, edited, analyzed and encoded private, state and federal GIS deliverables.
- Managed over 60 aquatic accounts with monthly billings in excess of \$20,000.
- Performed water surveys and analysis and determined appropriate management measures to keep various bodies of water in balance in accordance with local, state and federal law.

Education

- Bachelor of Science, Geography – Old Dominion University, Norfolk, Virginia – 2002
- Bachelor of Science, Geology – Old Dominion University, Norfolk, Virginia – 2002
- Geospatial & Remote Sensing Certificate – Old Dominion University, Norfolk, Virginia – 2002
- Associate of Arts – Central Texas College – 2000
- High School Diploma – Thomas Edison High School, Alexandria, Virginia – 1987

Military Education

- US Army Nuclear, Biological and Chemical Defense - January 1998
- US Air Force Air Mobility Command Airlift Load Planner - August 1997
- US Air Force Hazardous Materials Preparer Course - February 1997
- US Army Transportation Officer Basic Course - October 1996
- US Army Officer Candidate School - April 1996
- US Army Air Assault Course - November 1994
- US Army Primary Leadership Development Course - April 1994
- US Army Jungle Operations Training - 1990
- US Army Individual Infantry Training - December 1989

Professional Certifications and Honors

- Geographic Information Systems Professional (GISP) Accreditation – GIS Cert Ins, Des Plaines, IL 2010
- Graduated Cum Laude – Old Dominion University – 2002 (GPA: 3.5 of a maximum 4.0)
- Gamma Theta Upsilon International Geographic Honors Society's Outstanding Graduate of the Year 2002
- Honor Graduate – US Army Officer Candidate School - 1996
- Commandant's List – US Army Primary Leadership Development Course - 1994
- Honor Graduate – US Army Individual Infantry Training - 1989

Job Related Training

- Traffic Engineering and Maintaining Control Workshops – Military Surface Deployment and Distribution Command Transportation Engineering Agency (SDDCTEA) – June 7-10, 2010
- Learning Arc GIS 3D Analyst (9.0-9.1) - July 28, 2008

- Intro to Urban and Regional Planning Using ArcGIS 9 - June 3, 2008
- Learning ArcGIS Desktop (9.0-9.1) - August 9, 2007
- Exploring the VBA Environment - August 2, 2007
- Introduction to ArcGIS Geostatistical Analyst - August 1, 2007
- Introduction to ArcGIS Survey Analyst - August 1, 2007
- Trimble GPS Hardware and Software Training – January 2006 and July 2006

Professional Presentations/Publications

- Air Force Civil Engineering Business Intelligence Presentation/Panel – Aug 2014 Society of American Military Engineers (SAME) Small Business Market Research Fair, San Antonio, TX
- Traffic Control Management System (TCMS) Presentation - 2011 ESRI Users Conference (Air Force Breakout Session), San Diego, California
- Virginia Beach Urban Planning Presentation/Publication - 2002 South Eastern Division of the Association of American Geographers (SEDAAG), Richmond, Virginia

Organization Affiliations/Volunteer

- Den Leader - Cub Scout Pack 828, Garden Ridge, TX – August 2013 to Present
- Assistant Baseball Coach - Buffalo Valley Youth Sports, Schertz, TX – Fall 2013
- Watch Dog (Dads of Great Students), Garden Ridge Elementary – 2013 to Present
- Vice President Poquoson Republican Party, Poquoson Virginia – 2007 to 2012
- Member - American Legion Post 1113 – 2002 to Present
- Member – Sons of the American Legion Post 1113 – 2002 to Present
- Special Guest Lecturer for Geology – Beavercreek Middle School – 2003 & 2004

References

- Mr. Robert Rushing, AICP, LEED-AP – Chief AFCEC/CP robert.rushing@us.af.mil
- Mr. Scott Ensign – GIO, AFCEC/CPAB – scott.ensign.1@us.af.mil
- Mr. Larry Dryden, PE, LEED AP – Chief, HQ ACC A7PS larry.dryden@langley.af.mil
- Mr. Dennis Diamonti – Community Planner, HQ ACC A7PS Dennis.Diamonti@langley.af.mil
- Mr. Joe Zumwald, AICP, GISP – Project Mgr., Woolpert INC. Joe.Zumwald@woolpert.com
- Mr. Jason Kail – Survey/Subsurface Utility Project Manager, Woolpert, INC. jason.kail@woolpert.com
- Mr. Michael Guggino – Vice President Pro Tech Corp. mguggino@snopusher.com



City of Garden Ridge

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MINUTES OF PLANNING & ZONING COMMISSION REGULAR SESSION TUESDAY, JULY 14, 2015

Commissioners present:

Chairman Sam Stocks
Vice Chairman Frank Dansby
Commissioner Harvey Bell
Commissioner Kay Bower
Commissioner Shawn Willis

Commissioners Absent:

Commissioner David Heier
Commissioner Kitty Owen

Also Present:

Nancy Cain, City Administrator
Shelley Goodwin, City Secretary

1. Call to Order

With a quorum of the Planning and Zoning Commission Members present, Sam Stocks, Chair called the Regular Meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00 p.m. on Tuesday, July 14, 2015 in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266

2. Citizen Comments – limited to 3 minutes each

Rules for Citizen's Participation:

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

- Direct your comments to the entire Commission, not to an individual member, nor to the audience.
- Show the Commission the same respect and courtesy that you would like to be shown.
- Limit remarks to three (3) minutes per citizen during Item 3 and to three (3) minutes per citizen during Item 6.
- Citizens' comments will be limited to one (1) hour in Item 3 and thirty (30) minutes in Item 6.

- **Citizen comments may be deferred to a specific Business Item set forth in Section 5, 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 Commission is limited to either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042.

No one wished to speak.

3. Business Items

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

- a) **A petition by Carole P. Frisbie for variance to Ordinance 13-122008 Section 5. Residential 5.1.7.2.4.1 Corner Lots in regards to an existing tree house located within the minimum setback of fifteen (15) feet, located at 21710 Forest Waters Circle, Garden Ridge, Texas. Encroachment is 2 feet within setback.**

(Discussion only item. Public Hearing required and to be scheduled for the September Planning and Zoning Commission meeting)

Jay Lenz, stated he and his wife Carole Frisbie Lenz reside at 21710 Forest Waters Circle and built the existing tree house. He stated he received a citation regarding violating Ordinance 11 and 13. He stated the tree house was built as a temporary structure for his grandchildren. He stated that he has spoken to all his neighbors and only 1 now has an issue since he is selling his home. He also stated originally a steel post was put in by his wife's late husband, which marked the property line and then their neighbor wanted a survey done so he could put in a fence. Since the fence would need to go through a tree they both traded some of their properties to protect the tree. He said they gave 2 feet on the side yard.

Carole Frisbie Lenz, stated she has provided pictures. She stated the tree house was a way for her husband to spoil their grandchildren. She also stated it is covered with vines and it is difficult to see the tree house from the street.

Kelly Smiley stated she is the Lenz's neighbor and they live the closet to the tree house. She stated the Lenz's home and yard is beautiful and they are great neighbors.

Mariel Smiley stated she loves the tree house and the Lenz's are great to live by.

The Planning and Zoning Commission discussed the tree house and the proposed violation.

Nancy Cain, City Administrator, stated she would have Wilbert Lenz, Building Inspector, revisit the property since new information has come to light. She stated if Mr. Lenz re-measures with the new information of the land switch, then she will let the City Attorney know. If the City Attorney determines a variance is not needed then the variance fees will be reimbursed.

4. Administrative Items

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

a) Approve or disapprove the minutes of the November 18, 2014 Regular meeting of the Planning and Zoning Commission

Motion: Upon motion made by Commissioner Bell, and seconded by Commissioner Willis, to approve the minutes of the November 18, 2014 Regular meeting of the Planning and Zoning Commission. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion carried unanimously.

b) Set date, time and location for next meeting

Sam Stocks, Chair, announced the next meeting will be held on August 11, 2015 if necessary.

6. Adjournment

Motion: Upon a motion made by Commissioner Dansby and a second by Commissioner Bower, the meeting was adjourned at 6:37 p.m.

Sam Stocks, Chair

ATTEST:

Shelley Goodwin, TRMC
City Secretary