City of Garden Ridge

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

AGENDA (Amended)
PLANNING AND ZONING COMMISSION
SPECIAL MEETING
THURSDAY, FEBRUARY 16, 2017 -- 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a special meeting at 6:00 p.m., Thursday, February 16, 2017 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 February 10, 2017 before 6:00 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.

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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 4, 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 take possible action on the following items:

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

   i. Consideration on recommendation to the City Council for the petition

b) Interview possible candidates for Planning and Zoning Commission vacancy

   i. Consideration on recommendation to the City Council for appointment of Commissioner.

c) Presentation and update on proposed revisions to Sign Ordinance 55 establishing, regulating and restricting the size, use, height and the location of signs in the City of Garden Ridge and the extraterritorial jurisdiction areas of the City of Garden Ridge; prescribing procedures for requesting sign variances; prescribing an application fee for all signs with the exclusion of residential real estate signs.

5. Administrative Items

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

a) Minutes

   i. January 10, 2017 Planning and Zoning Commission Regular Meeting
   ii. February 7, 2017 Planning and Zoning Commission Special Meeting

b) Items discussed at the February 1, 2017 City Council Regular Meeting and February 13, 2017 City Council Special Meeting.

c) 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 10:00 a.m. on February 10, 2017 and the Amended (day) was posted at 11:40 a.m. on February 13, 2017 on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

Shelley Goodwin, TRMC
City Secretary

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(210) 651-6632
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Shelley Goodwin, TRMC
City Secretary

This is to certify that I, Shelley Goodwin, posted this Agenda at 10:00 a.m. on February 10, 2017 on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

Shelley Goodwin, TRMC
City Secretary

City Administrator

From: Linda Miller <
Sent: Tuesday, January 24, 2017 11:07 PM
To: City Administrator
Subject: Dr. James G. Miller, Jr. MD Resume
Attachments: Dr James Miller Cover Letter.docx

Dr. James (Jim) G. Miller, Jr. MD
9910 Marie Meadow
Garden Ridge, TX 78266
(210) 393-0020
Miller9910@twc.com

January 24, 2017

Ms. Cain
City Administrator
9400 Municipal Pkwy
Garden Ridge, TX 78266
(210) 651-6632
administrator@ci.garden-ridge.tx.us

Dear Ms. Cain:
After some thought, I've decided to throw my hat in the ring for the opening on the Planning and Zoning Commission. I have no particular outstanding skill set other than an interest in serving the community, and the time need to do it effectively. I am highly educated and pledge to do the necessary work to come up to speed quickly.
My resume is attached and I will be happy to meet with you to answer any questions that you may have. I am flexible with the date and time. My contact information is located at the top of the page. Thank you for taking the time in considering me for this position.

Sincerely,

Dr. James G. Miller, Jr. MD
Resume Attached

Dr. James (Jim) G. Miller, Jr. MD
9910 Marie Meadow
Garden Ridge, TX 78266
(210) 393-0020

January 24, 2017

Ms. Cain
City Administrator
9400 Municipal Pkwy
Garden Ridge, TX 78266
(210) 651-6632
administrator@ci.garden-ridge.tx.us

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Sincerely,

Dr. James G. Miller, Jr. MD

Resume Attached

Resume

Dr. James Grant Miller, Jr. MD

Personal Data:

DOB: 7 May 1948
East Orange, NJ

Home Address: (Since Oct '03)
9910 Marie Meadow
Garden Ridge, TX 78266
(210) 637-1194 (h)
(210) 393-0020 (c)
Email: [redacted]

Education:

1966-1970 B.S. Biology
University of Toledo, Toledo, OH
1974-1977 M.D.
The Ohio State University, Columbus, OH
1977-1980 Internship/Residency
Pediatrics, BAMC, Ft. Sam Houston, TX
1988-1992 Residency
Radiology, BAMC, Ft. Sam Houston, TX

Professional Experience:

March 2013 – Present
Retired from civilian and military sectors
Interests: reading, landscaping, tropical fish and volunteerism

August 2004 - March 2013
Staff (contract) Radiologist –
July 2006 – March 2013 Radiologist Ft. Hood, TX
August 2004 - July 2006 Teaching Radiologist Ft. Sam Houston, TX

March 1993 – August 2004
Chief, Dept. of Radiology & Nuclear Medicine Services
Retired Colonel – US Army MEDDAC, Ft. Hood, TX
**Responsible for establishing, implementing and maintaining policies to effectively provide for active duty, retired military and family members of the Ft. Hood communities.

**Direct and indirect leadership of eight radiologist and eighty to one hundred military, professional and technical staff at the hospital and six outlying clinics.

Volunteerism:

March 2015 – Present
President - Regency Oaks Homeowner's Association

2016 – Present
"Hunger Heroes" Bi-weekly member
Westside Community Center, New Braunfels, TX

2016 Deputy Registrar (Volunteer Registration)
Bexar, Comal and Guadalupe Counties

City Administrator

From: Ohm [redacted]
Sent: Monday, January 09, 2017 2:25 PM
To: City Administrator
Cc: shawn.willis@acuform.com
Subject: Planning and Zoning Consideration
Attachments: P&Z Resume.pdf

Hello Nancy,

I would like to be considered for the opening on the Planning and Zoning Commission. Attached is my resume for review and consideration...please let me know if there is anything further I can provided at this time or if there are any further requirements to formally apply for the position. Thank you and have a great day!

V/r,
Ohm Culpepper

O H M C U L P E P P E R

22110 Cristobal Drive, Garden Ridge, TX 78266

(210) 846-2750 • [redacted]

▪ **Loyalty** ▪ **Experience** ▪ **Dedication** ▪ **Leadership**

PROFESSIONAL EXPERIENCE

Realtor/Founder

Unified Realty Group 2014-Present

Represent and advise commercial and residential clients on buying, selling, and investing in real estate to include residential, raw land/acreage, and commercial properties.

Extremities Sales Representative

Smith & Nephew Orthopedics 2013-2014

Sold and promoted new small joint/bone surgical device portfolio to Orthopedic Surgeons. Provided direct OR support and intraoperative advice on an all-encompassing advanced surgical device line to include arthroscopy/visualization, fixation, and soft tissue repair devices.

- Strategically marketed new product line--elevated sales 300% in first 8 months
- Ranked in top 15% of national specialty reps in arthroscopy/soft tissue orthopedic repair sales
- Successfully introduced first ever small joint/bone division in the industry to target accounts and surgeons

Regional Sales Trainer/Marketing Manager

Air Force Recruiting Service, San Antonio, TX 2012-2013

Trained & facilitated the company's primary selling and recruitment system (Achieve Global Professional Selling/Coaching Skills). Oversaw and tracked regional marketing efforts and expenditures.

- Multitasked roles as sales trainer and marketing manager--Ensured training & marketing needs for region's Health Professions Recruiting Team—Benchmarked practices secured #1 National Ranking.
- Managed $300K marketing budget—Targeted strategy increased lead production 25% during budget reduction.
- Organized and conducted sales training seminars for 8 team managers and 43 recruiters--Focused, on time training increased regional FY production by 30%--#1 in national production competition.

Health Professions Recruiter

Air Force Recruiting Service, San Antonio, TX 2009-2012

Utilized professional selling skills to promote service in the United States Air Force Medical Service during the recruitment and hiring of medical professionals. Implemented aggressive advertising, promotion, and public relations program to include university and residency presentations, conventions, and a comprehensive telephone-prospecting plan targeting specific market segments. Established pivotal long-term relationships with key regional influencers.

- #1 Production Recruiter of the Year (National), 2012

- "Rookie of the Year" Award, 2009
- "Special Achievement" Award for Outstanding Production and Leadership, 2012, 2010
- Team's "Recruiter of the Year", 2010
- Recruiter of the Quarter Award x 8
- Top 5% of sales force annually--Exceeded assigned goal 16/16 quarters

Trauma Center / Emergency Medical Services Manager

Air Force Medical Service, Wilford Hall Medical Center, San Antonio, TX 2006-2009

Planned, provided, and managed emergency medical care and treatment in the only Level I Trauma Center in the Air Force. Managed $5.5M operational and maintenance budget to include a $300K fleet of ACLS equipped ambulances. Oversaw provision of Emergency Medical Services for 6.5K ambulance responses annually. Professionally supported over 180 medical personnel and directly oversaw 63 nurses, medics, paramedics, and administrative staff.

- Supported and provided emergency medical care to over 50K patients annually
- Awarded Senior Air Force Medic of the Year, 2007
- Authored pre-hospital critical care protocols

Medical Readiness Training Instructor

Air Force Medical Service, Wilford Hall Medical Center, San Antonio, TX 2003-2006

Researched, developed, and presented field medicine topics/procedures to over 3.5K medical personnel. Directly prepared over 1.8K medical personnel for deployment to Iraq and Afghanistan.

- Selected as 1 of only 6 Medical Readiness Training Instructors in the Air Force
- Traveled abroad to provide field medicine training to U.S. and NATO forces
- Provided Advanced Life Support coverage to the President and Vice President of the United States

Air Force Medic/Paramedic

Air Force Medical Service, Wilford Hall Medical Center, San Antonio, TX 1993-2006

Utilized Paramedic and Nursing training to provide direct patient care to both routine and critically ill/injured patients. Operated state-of-the-art equipment and utilized definitive care techniques to treat a variety of medical emergencies to include multi-system trauma. Clinical experience includes ICU, Family Medicine, Medical-Surgical Ward, Pre-Op, Post-Op, and Emergency Medicine with rotations in Dermatology, Pediatrics, PICU, NICU, OB/GYN and OR.

- Received highest possible performance evaluations annually--Promoted ahead of peers consistently
- Awarded Medic/Non-Commissioned Officer of the Quarter x 11

EDUCATION/TRAINING/CERTIFICATIONS

- **B.S. Human Resource Management (Magna Cum Laude), Columbia Southern University**
- **A.A.S. Allied Health Sciences, Community College of the Air Force**
- **Nationally Registered EMT-Paramedic, San Antonio College**
- **Advanced Professional Selling Skills Certification, Achieve Global**
- **Professional Sales Negotiations Certification, Achieve Global**
- **Advanced Cardiac Life Support Instructor Certification**

01/19/17

RE: Position Open on Zoning Committee
To: City Council Administration
From: David Ringle

Last week council member Shelby Trial made me aware of an opening on the zoning committee for the City of Garden Ridge. Recently I have been attempting to get more involved in my local government and do my part to lend my skills and experience to improving my community. I would like to offer my resume for consideration by the council and request to be considered as a possible member of the zoning committee. As you will see from my resume my technical and problem solving skills have been put to use by many private companies and government agencies to solve complex systems management problems. I am a natural problem solver and work very well with most people in a team environment. I would like to bring these skills to the zoning committee to help out with complex issues that they will deal with in the coming years. Please contact me at 210-620-3441 and let me know if you would like to interview me for the committee. I hope to hear from you in the near future. Thank you for your attention to this correspondence and the attached resume.

David C. Ringle

Chief Technology Officer at Global Virtual Opportunities

Previous	EMC, Match.com, Red 5 Studios, Rackspace
Education	Kansas State University

Professional Summary

Professional with more than 20 years experience in team leadership, IT product/project design, infrastructure engineering, application development, and enterprise architecture implementations on bare hardware and virtual cloud environments. Advanced experience with enterprise level data center architectures and a vast array of hardware and software platform knowledge highlighted with an intimate understanding of cloud technologies and big data solutions.
Extensive experience designing, developing and deploying SQL and No-SQL database solutions on heterogeneous platforms. Enterprise level experience with database systems design, performance analysis, implementation and administration.
Excellent interpersonal skills, coupled with the ability to effectively communicate with team members and motivate them to enhance strategic goals and objectives. Creative problem solver and troubleshooter with a focus on meticulous detail-oriented solutions. Gifted with the talent of making things possible in an impossible world.

IT Skills Overview

UNIX/Linux/Windows server implementation and administration	Security planning and enforcement
Cloud design, implementation and administration	Systems and program analysis
SaaS and IaaS architecture design and planning	Complex problem solving
IT Project organization and leadership	Database design and modeling
Technical writing and publishing	SQL database ETL and migration
Interdepartmental mediation	MySQL and MSSQL database clustering and replication
NOC management and administration	Big Data solutions design and management
Agile SCRUM methodologies	Backup and disaster recovery planning and implementation
WAN/LAN network planning	Application development and testing
	Web design and API programming

Experience

Chief Technology Officer

Global Virtual Opportunities

November 2015 – Present
San Antonio, Texas

Responsibilities:

- Monitor management of all hardware, software, databases and licenses, maintenance, and projections of future needs
- Define technology strategies and ensure that processes meet expectations for federal, state and community privacy and security
- Contribute to senior management team, guiding strategic decisions and resource allocation.
- Lead technology teams in day-to-day operations, provide key expertise, supervise the heads of departments, and set performance goals
- Conduct technical reviews of products or solutions to compare and evaluate their applicability
- Perform duties of COO position due to vacancy

Principal Software Engineer

EMC²/Virtustream/Dell

February 2015 – November 2015
San Antonio, Texas

Achievements:

- Designed and developed BI and billing reporting API for new cloud products using SQL and Python
- Developed code for use in SALT configuration management system using BASH, Python, Jinja and SQL
- Optimized and developed PostgreSQL database resources for TeamCity continuous integration environments and SALT configuration management systems
- Implemented and configured JIRA issue tracking and project management system frontend and backend
- Consulted and gave troubleshooting advice and support for setup and management of Confluence and JIRA development and collaboration resources

Responsibilities:

- Administration of PostgreSQL, MySQL, and MSSQL database issues
- Designing, implementing and testing database API solutions for EMC Cloud Services
- Supporting and maintaining Continuous Integration and Continuous Development resources
- Writing, reviewing, and testing BASH, Python, Jinja and SQL code for CloudOps, ITOps, and DevOps use in SALT configuration management systems
- Managing and negotiating bug fix and feature request against EMC Cloud Services products

- Participating in team AGILE development activities

Senior Administrator, Database Operations

Match.com

May 2013 – February 2015
Dallas, Texas

Achievements:

- Wrote BASH, Python, PowerShell and SQL code for maintenance and monitoring of MSSQL, MySQL, Cassandra, Hadoop, and Kafka database resources
- Implemented and configured Graphite systems and Grafana dashboards for enterprise monitoring of database resources
- Planned and executed the upgrade and migration of 7.2TB of live production databases from MySQL 5.0 to MySQL 5.6.17 from bare hardware to virtual machines
- Trained multiple staff members to become MySQL DBAs
- Consulted and gave troubleshooting advice for setup and management of Big Data assets using Hadoop, MongoDB, Cassandra, and Kafka

Responsibilities:

- Proactively manage MSSQL and MySQL database support issues and effectively take corrective actions as needed
- Planning, designing, implementing and testing of MySQL and MSSQL database projects comprised of various hardware equipment and software technologies including Windows clustering and vSphere infrastructure provisioning
- Install and configure MySQL and MSSQL Server in clustered and standalone environments.
- Manage and test backup/recovery policies and procedures
- Responsible for upgrading/patching MySQL and MSSQL server databases environments with the latest releases
- New MySQL and MSSQL Server builds
- Participate in 24x7 on call rotation
- Maintain and improve performance of MySQL and MSSQL Server databases
- Respond to tickets and system alerts
- Automate manual and repetitive administrative tasks
- Provide LINUX environment provisioning, support and administration for database operations
- Consult with application programmers and participate in continuous code release activities

Technical Operations Database Engineer

Red 5 Studios

January 2013 – May 2013
Laguna Hills, California

Achievements:

- Improved and designed new processeses for provisioning new MySQL server hardware into AWS cloud platform

- Migrated active production data in live systems to expand database cluster resources
- Upgraded live production MySQL 5.6.x clusters in active gaming application world wide without down time
- Streamlined application database access allowing for impressive improvements in latency in multiple time sensitive applications while decreasing code complexity

Responsibilities:

- All standard database administrative tasks, such as: proactive performance tuning, load testing, monitoring and profiling, troubleshooting, back-up and recovery, partitioning, replication, installations, capacity planning, and configurations on an as needed basis as well as applying patches and performing upgrades
- Manage Development, Test, QA, and Production databases and implement future MySQL enhancements to meet business needs
- Monitor and manage databases throughout their lifecycle and validate that technical solutions meet the application requirements
- Assist in overall architecture and infrastructure design
- Implement, monitor, and manage global MySQL 5.6 GTID database replication
- Proactively manage and implement database security and keep abreast of current database security best practices
- Develop documentation and other materials to support ongoing database development, change control, production maintenances and DBA tasks
- Assist with and train developers with advanced table schema, query construction, and optimization, while keeping abreast of emerging technologies and features
- Part of the DBA team 24x7 on-call shift rotation to troubleshoot production / performance issues, including database recoveries and off-hour database maintenance as required

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MySQL Database Administrator III -- Cloud Sites Engineering and Operations

Rackspace Hosting

June 2011 – January 2013
San Antonio, Texas

Achievements:

- Designed, centralized and streamlined the quality control process for provisioning new MySQL server hardware into cloud platform
- Upgraded all new MySQL system provisioning to MySQL 5.1 from MySQL 5.0 and optimized configurations for cloud platform
- Migrated 53,981 live production MySQL databases on 89 servers in San Antonio to a new data center in Chicago with 107 MySQL servers
- Planned and executed the upgrade of 6,823 live production databases from MySQL 4.12 to MySQL 5.0.77 in one month

Responsibilities:

- Ownership and engineering responsibility for Cloud Sites team goals concerning MySQL in the production and testing environments
- Provide "fanatical" support to clients and handle escalated MySQL tickets from System Adminstrators and Program Managers

- Provide support, expert advice and troubleshooting to Cloud Sites developers, system administrators, and engineering team
- Organize and lead all Agile development efforts of the MySQL Technical Team

Software Architect

SumTotal Systems

January 2011 – June 2011
West Des Moines, Iowa

Achievements:
- Designed and implemented replication environments in MS SQL to support expansion and reporting needs of Software as a Service (SaaS)product
- Performance tuned MS SQL and ORACLE 10/11g enterprise environments
- Planned and implemented maintenance procedures to support over 180 MS SQL servers and 28 Oracle servers

Responsibilities:
- Provide technical guidance and leadership for MySQL, ORACLE, and MSSQL database production support
- Maintain MySQL, ORACLE and MSSQL environments for enterprise use.
  Provide consulting, designs, implementation strategies, and documentation for database projects
- Administer MSSQL, ORACLE, and MySQL environments on IBM blade servers and standalone servers

Senior Database Architect

Geolearning Inc

November 2008 – December 2010
West Des Moines, IA

Achievements:
- Designed and implemented multiple MASTER-MASTER replicated environments (13) with multiple chained slaves (4) to support the business need for scaling and expanding SaaS products
- Performance tuned multiple MySQL enterprise environments
- Lead the efforts to update antiquated methods of database administration to improve efficiency, durability, accuracy and profitability of database environments supporting the enterprise SaaS products

Responsibilities:
- Provide technical guidance and leadership for MySQL database production support
- Maintain MySQL and MSSQL environments for enterprise use
- Provide consulting, designs, implementation strategies, and documentation for database projects
- Administer MySQL and MSSQL environments on IBM blade servers and standalone servers
- Provide technical documentation and architectural designs for implementation of MySQL

platforms using up to 5L, and HP-UX platforms using up to 11i v2

- Researched and developed agent-free methods to inventory, record utilization statistics and map physical and logical storage contained within global and local Ethernet /optical network attached EMC, Dell, SUN, and Linux based storage arrays
  INTEL and AMD based Windows and Linux computers using shell and assembly language techniques
- Researched and developed agent-free methods to inventory global and local networks for logical volume management systems on Windows, Linux, UNIX, AIX, HP-UX and SGI platforms and map their logical disks to corresponding NAS and SAN physical extents on EMC CLARiiON, EMC Celerra, EMC Symmetrix, Dell PowerVault, SUN Storage TEK, Sun Fire, and HP Storage systems equipment
- Researched and developed agent-free methods to inventory global and local SAN network equipment including HBAs, SAN switches, and Storage Arrays from Brocade, Net App, IBM,
- Cisco, McData, HP, EMC, Dell, JNI, Emulex, Qlogic; and LSI to map world wide identifiers, record utilization statistics and collect BIOS/firmware information

Responsibilities:

- Lead all development efforts concerning integration of AIX, UNIX, LINUX, and HP-UX enterprise environments.

Senior Systems Engineer

Ready Mobile L.L.C

June 2006 – December 2006
Urbandale, Iowa

Achievements:

- Planned, designed and implemented open source based IT infrastructure for local and remote locations using multiple LINUX (RedHat RHEL and Debian) server technologies
- Reduced company software asset expenditures by more than $500,000 per quarter
- Designed and constructed open source solutions for server OS, secure email, PBX controls for voice/VOIP to PSTN, IM/SMS messaging, ODBC data bridging, WAN/LAN interface routing, platform/network monitoring, security solutions, software version controls, web based enterprise collaboration, backup/archive systems, remote console access, web proxy access, virtual networking, and network file sharing
- Managed and migrated legacy infrastructure to new infrastructure platforms and processes
- Authored technical documentation, IT planning presentations, project proposals and IT training materials

Responsibilities:

- Architect and plan migration of SPRINT based telecommunications server equipment to open source platforms and relocate data center from California to Utah
- Architect and implement web services to meet business needs
- Architect, implement, and manage data warehouse for company and SPRINT business partner data
- Architect, implement, and manage backup and disaster recovery systems to meet business requirements and government regulations

- Write technical and business documentation for use by internal offices and business partners

IT Consultant

Ringletech

July 2005 – December 2006
Multiple Cities in North America

Designed and implemented advanced solutions in IT governance, security, data management, applications and compliance. Worked to address IT security and privacy issues and deploy advanced and customized application and data management structures that not only solved problems, but added value to organizations.

Residential Networking Coordinator

Kansas State University

May 2000 – June 2006
Manhattan, KS

Achievements:

- Increased program revenues by +45% ($216,000) between 2001 and 2002
- Instituted and developed a web API accessed database for problem tracking on Windows 2000 and LINUX server platforms
- Initiated and developed server side LAMP based web APIs for MySQL database cluster access by multiple departments
- Developed and executed a standardized training program for support technicians
- Planned upgrades and managed migration from unmanaged to managed switching environment for 12 residence halls and 3 dining centers across the KSU campus
- Developed and maintained educational computer labs for student residents
- Planned, executed, and maintained a centralized web client connection database with server side API to maintain new and existing customer connections to the network
- Designed and implemented a centralized method for ensuring customer workstation security by automatically handling client software updates and virus definition upgrades
- Developed and maintained IDS and network monitoring equipment to report policy infringement, unlawful computer activity, and user abuse

Responsibilities:

- Manage the Office of Residential Networking for Housing and Dining Services
- Manage and supervise 17+ technicians to provide support for enterprise network
- Design and implement network upgrades to enhance security and efficient bandwidth usage
- Plan and implement centralized data warehouse for multiple departments
- Manage FoxPro, dBase III/IV, MSSQL, and MySQL databases for multiple work units
- Design and implement server and database solutions to meet business requirements
- Create and enforce security polices and procedures for department and clients
- Act as liaison to the KSU Police Department for the resolution of ongoing criminal

investigations

Network Control Technician II

Kansas Department of Administration

July 1999 – May 2000
Topeka, KS

Achievements:

- Monitored State of Kansas WAN for security and network continuity and dispatched repair services to provide network support
- Managed WAN video conference scheduling equipment and provided troubleshooting for remote conferences
- Programmed diverse PBX phone systems and frame relay devices for the State of Kansas offices
- Built and configured UNIX/SOLARIS servers for use in monitoring WAN traffic
- Contributed to Quality Action and Natural Work Teams by applying technical knowledge of microcomputer systems, network configuration, and multiple operating systems to improve and develop program enhancements
- Provided training and assistance to other technicians

Responsibilities:

- Monitor the State of Kansas statewide computer networks from the BOT-DISC-DA NOC using the HP Openview Suite of applications and dispatch repair units when network and server outages are reported
- Program and maintain the telecommunications and video switches at the State of Kansas central phone switch locations and the NOC
- Assist in the setup and maintenance of optical and ethernet networks for the State of Kansas
- Act as primary contact for KBI and FBI during security audits and network service interruptions

RECEIVED

JAN 0 5 2017

PER _____

Planning and Zoning Form 1

APPLICATION FOR CHANGE OF ZONING

(Type or Print)

1. Date: _____ Case #: _____

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

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

Phone: (210)-651-4770

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

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

6. Legal description:

Plat: Lot(s) — Block(s) —

Subdivision; N/A

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

Property Deed recorded in Comal County Volume # 20100602819 Page # _____

7. Existing use of property: AGRICULTURAL / RESIDENTIAL

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

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

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

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

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

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

14. Applicant Signature: Jeary Allen 1/5/17

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

--------- CITY USE ONLY ---------
CHANGE OF ZONING

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

ATTACHMENT 1

Letter of Authorization

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

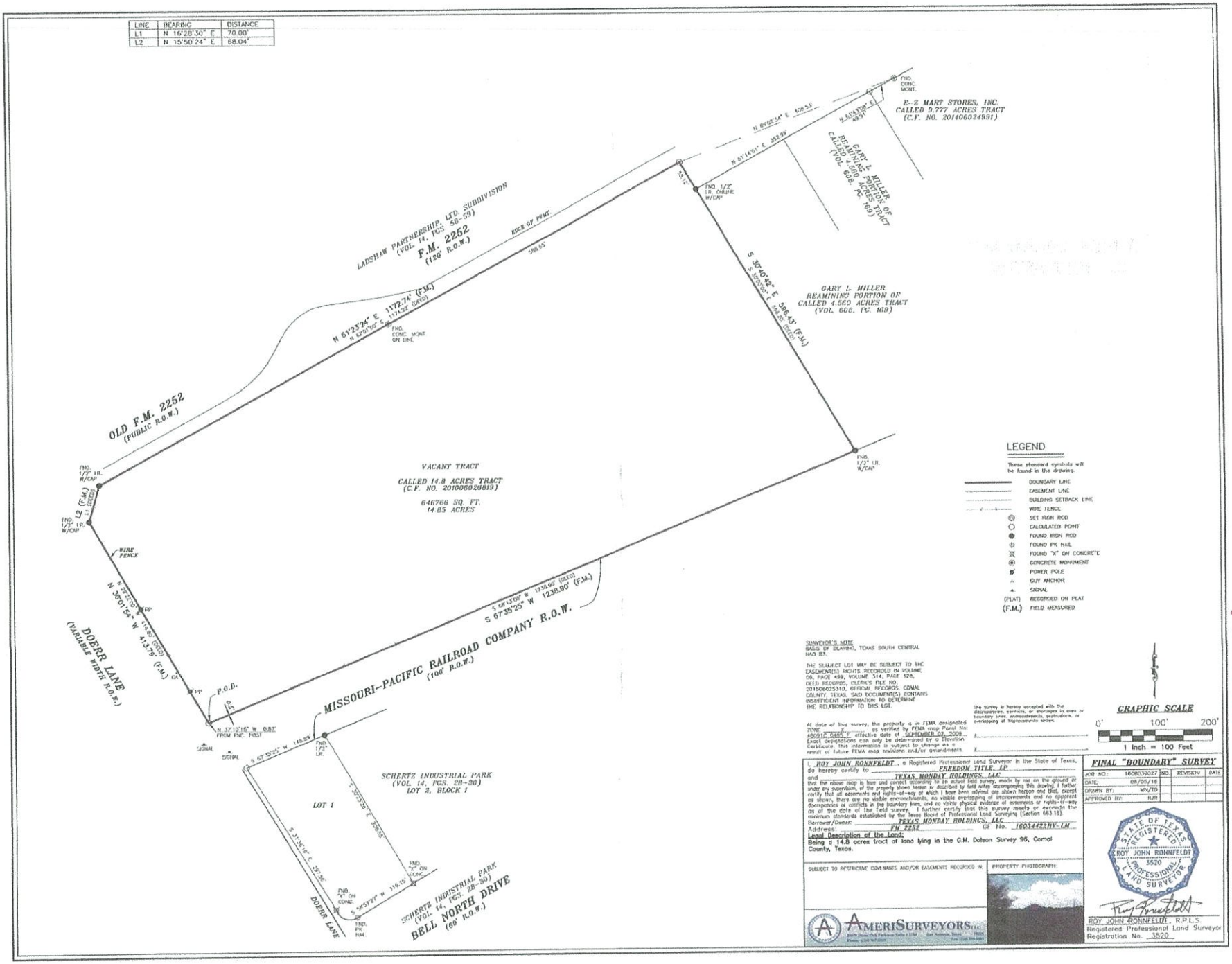
Signed Joan Catheryn Fritze Crowell

Joan Catheryn Fritze Crowell

Texas Notary:

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

DOLORES L. WILLIAMS
Notary Public
STATE OF TEXAS
My Comm. Exp. 12/16/2019
ID# 10390777



ATTACHMENT 2

EXHIBIT A

METES & BOUNDS DESCRIPTION

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

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

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

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

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

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

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

Basis of Bearing: Texas South Central NAD 83

STATE OF TEXAS §

August 10, 2016

COUNTY OF BEXAR §

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

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

ATTACHMENT 3A

SABOR.COM
SAN ANTONIO
BOARD of REALTORS®

Property Map

Print | Email | Save | Copy

Need Help

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

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

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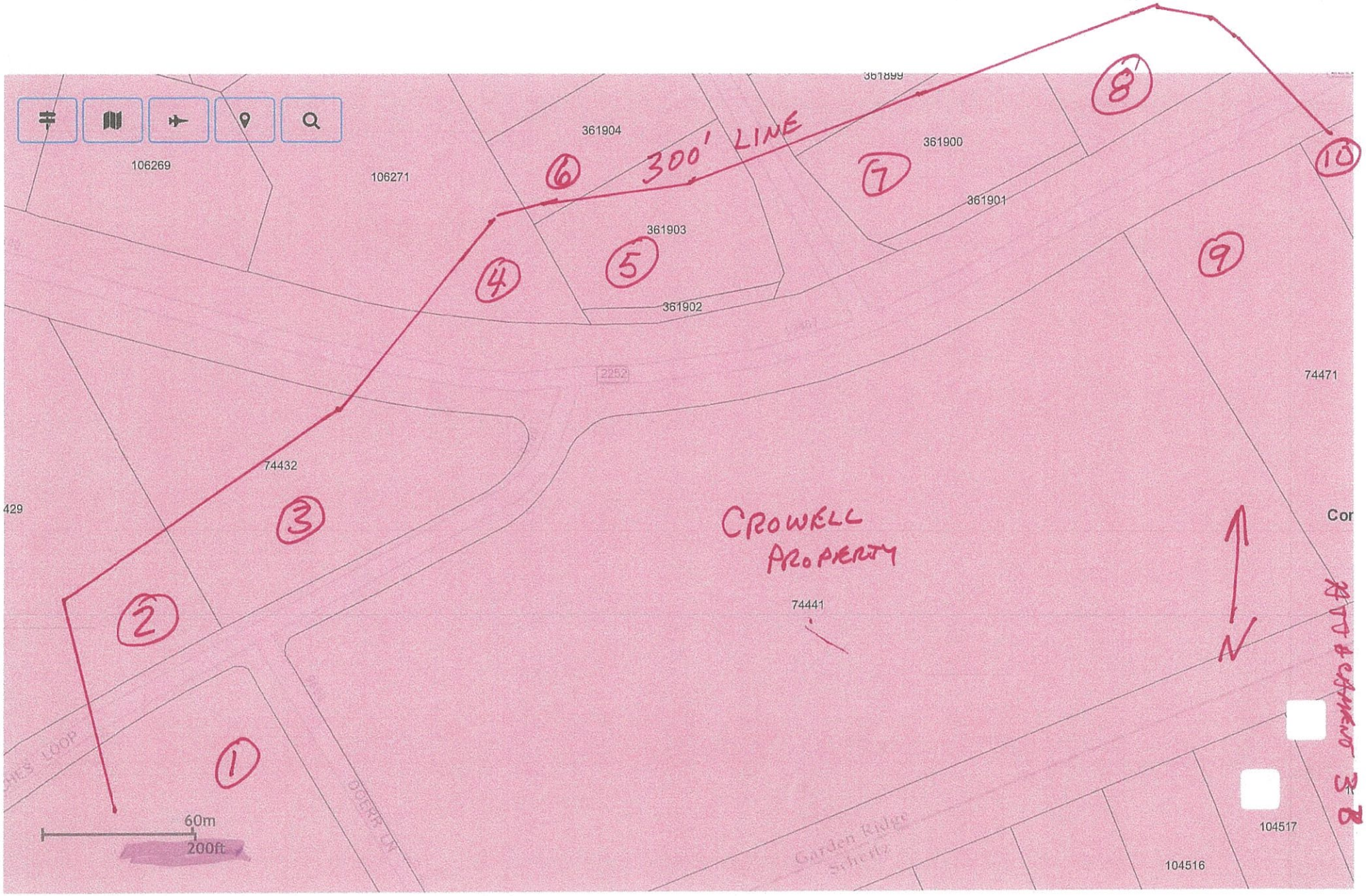
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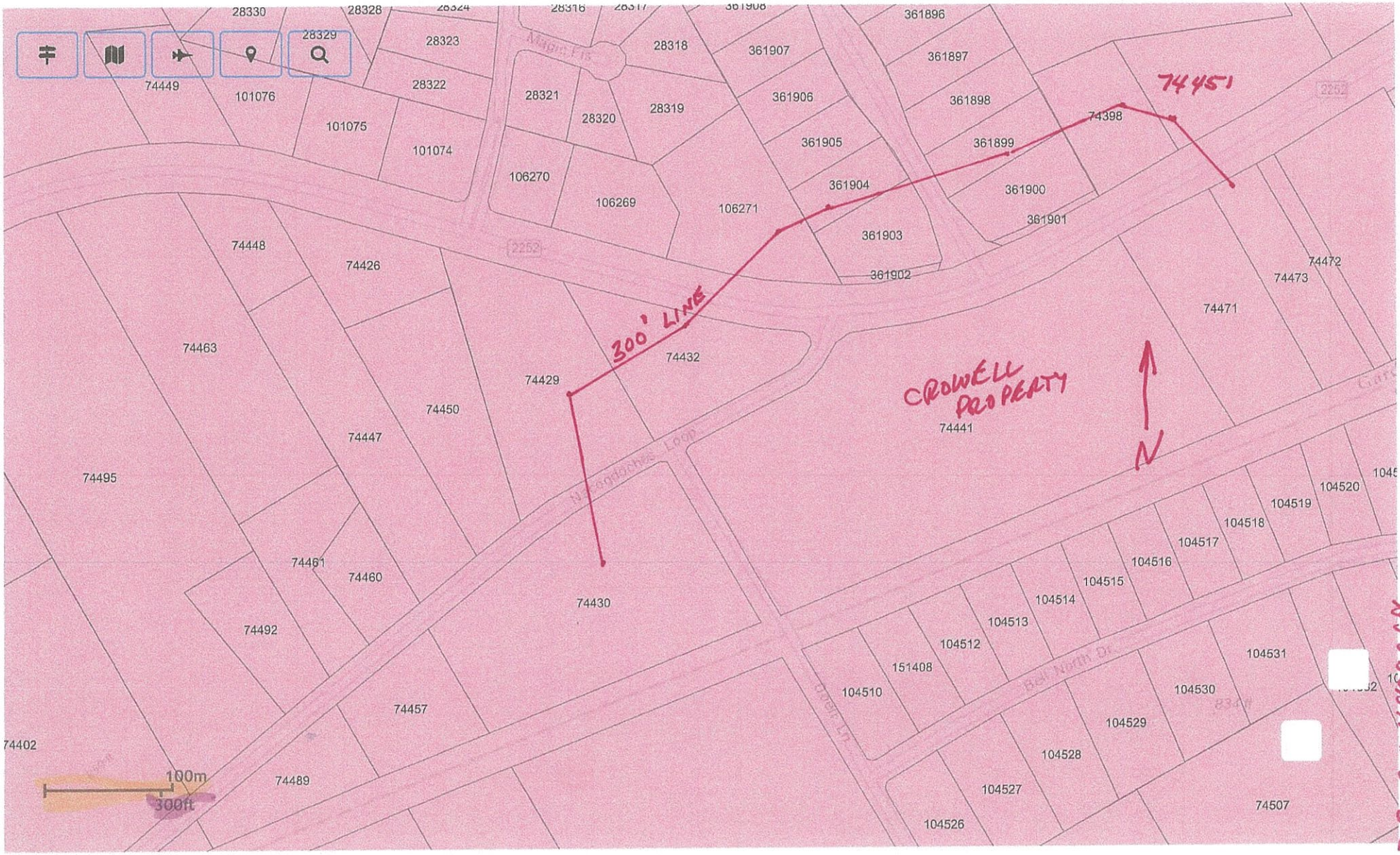
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106271
100m
300ft

Crowell, FM 2252 14.8 Acres, Garden Ridge, TX

Properties Within 300' of Crowell Property Lines

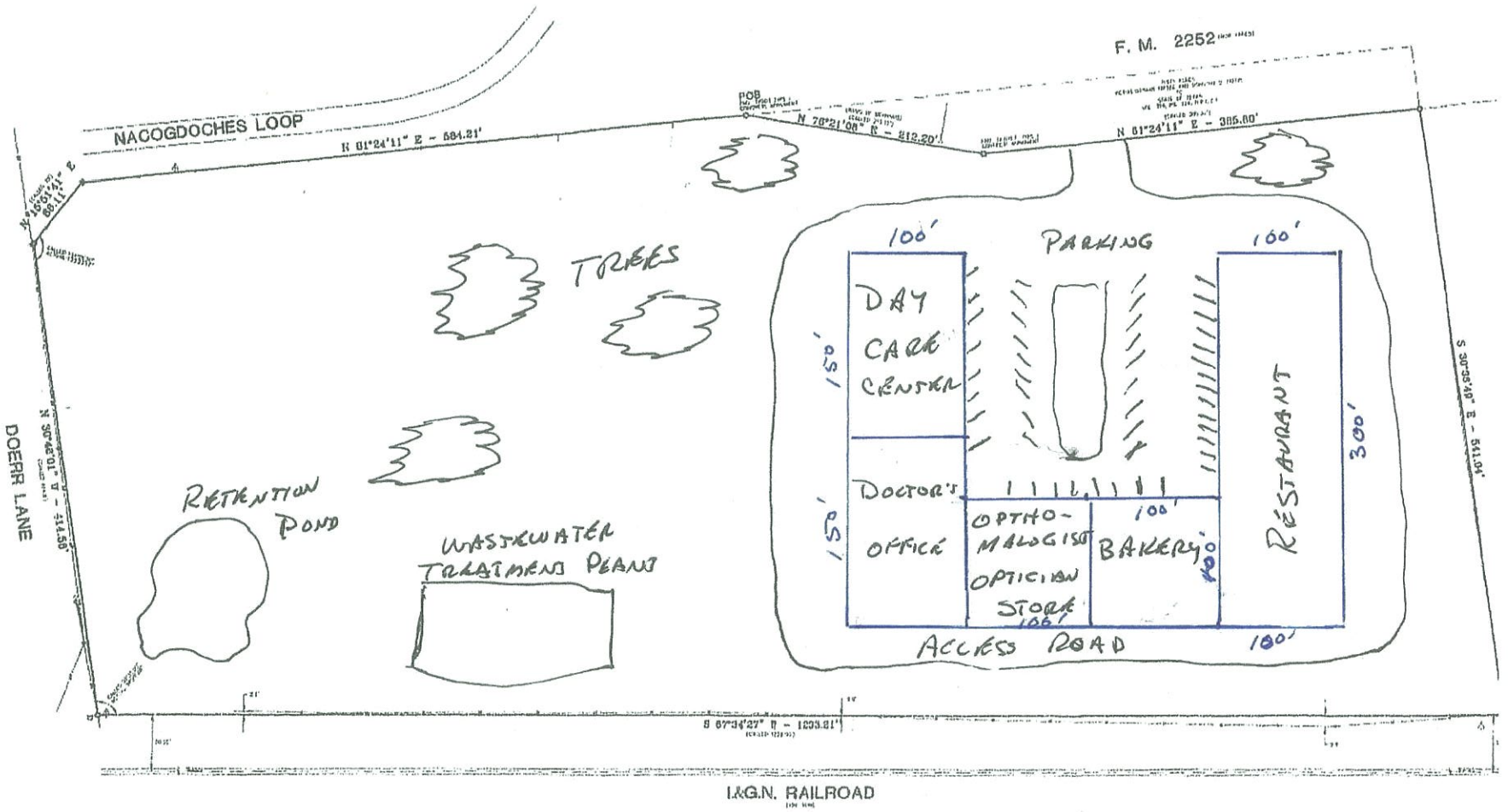
Property Number	Property Address	Owner's Name	Owner's Address
1	Doerr Lane	Marjorie E. Miller	8516 Phoenix Ave, Selma, TX 78148
2	FM 2252	Marjorie E. Miller	8516 Phoenix Ave, Selma, TX 78148
3	FM 2252	Sahota Holdings LLC	P.O Box 592233, San Antonio, TX 78259
4	19365 FM 2252	Overman Properties LLC	18965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

ATT ACHMENT 4

Attachment 5

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

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



SYMBOL LEGEND

- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD
- GAS LINE MARKER
- POWER POLE
- OVER HEAD UTILITY LINE
- GUY WIRE
- UNDERGROUND TELEPHONE MARKER
- SIGN
- BARB FENCE

ABBREVIATION TABLE

POB POINT OF BEGINNING
DRRCC.T DEED RECORDS OF CHEROKEE COUNTY, TEXAS
OPRRCC.T OFFICIAL PUBLIC RECORDS OF CHEROKEE COUNTY, TEXAS

BEARING CONVENTION NOTE:
THE BEARING CONVENTION USED ON THIS SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

CERTIFIED TO: JOAN CATHRIN PRITZE POWELL

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, SURVEY.

D. KEITH PEVETO
2960
LICENSED PROFESSIONAL LAND SURVEYOR

APRIL 26, 2012
CERTIFICATE DATE

D. KEITH PEVETO, R.P.L.S. NO. 2960

THIS SURVEY IS ISSUED IN CONJUNCTION WITH THE TEXAS TITLE

ATTACHMENT 5

City of Garden Ridge

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

January 31, 2017

NOTICE OF PUBLIC HEARING

Dear Property Owner,

The Planning and Zoning Commission of the City of Garden Ridge, Texas will conduct a public hearing on February 16, 2017 at 6:00 p.m. The public hearing will be held in the Garden Ridge City Hall Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas.

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

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

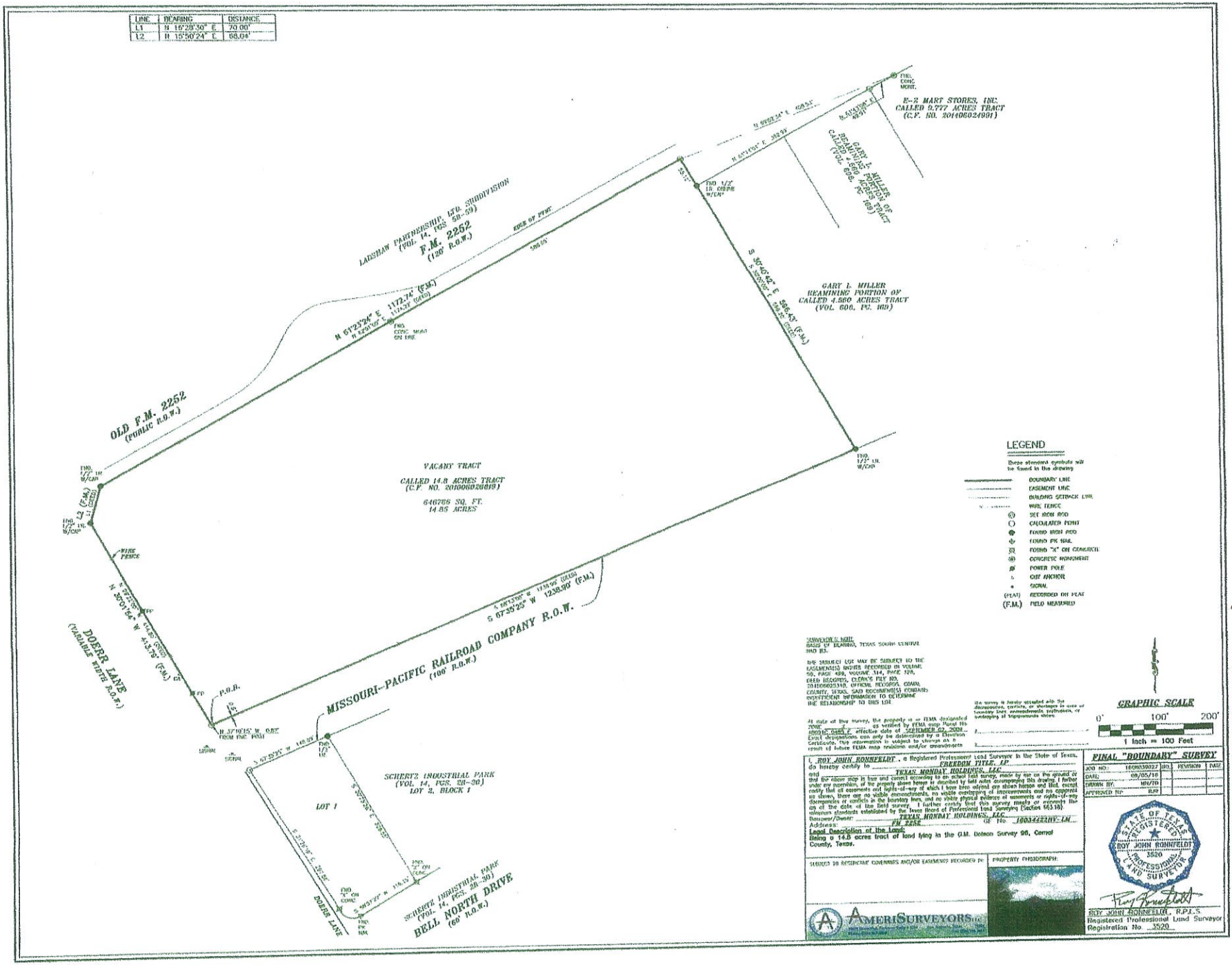
This notice gives you the opportunity to express your support of, or objection to, this proposed action. Please feel free to call City Hall at (210) 651-6632 if you need additional information.

Sincerely,

Shelley Goodwin, TRMC
City Secretary

Enclosures:

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



ATTACHMENT 2

ATTACHMENT 3A

SABOR.com
SAN ANTONIO BOARD of REALTORS®

Property Map

Print | Email | Save | Copy Need Help

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

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Information Deemed Reliable But Not Guaranteed.
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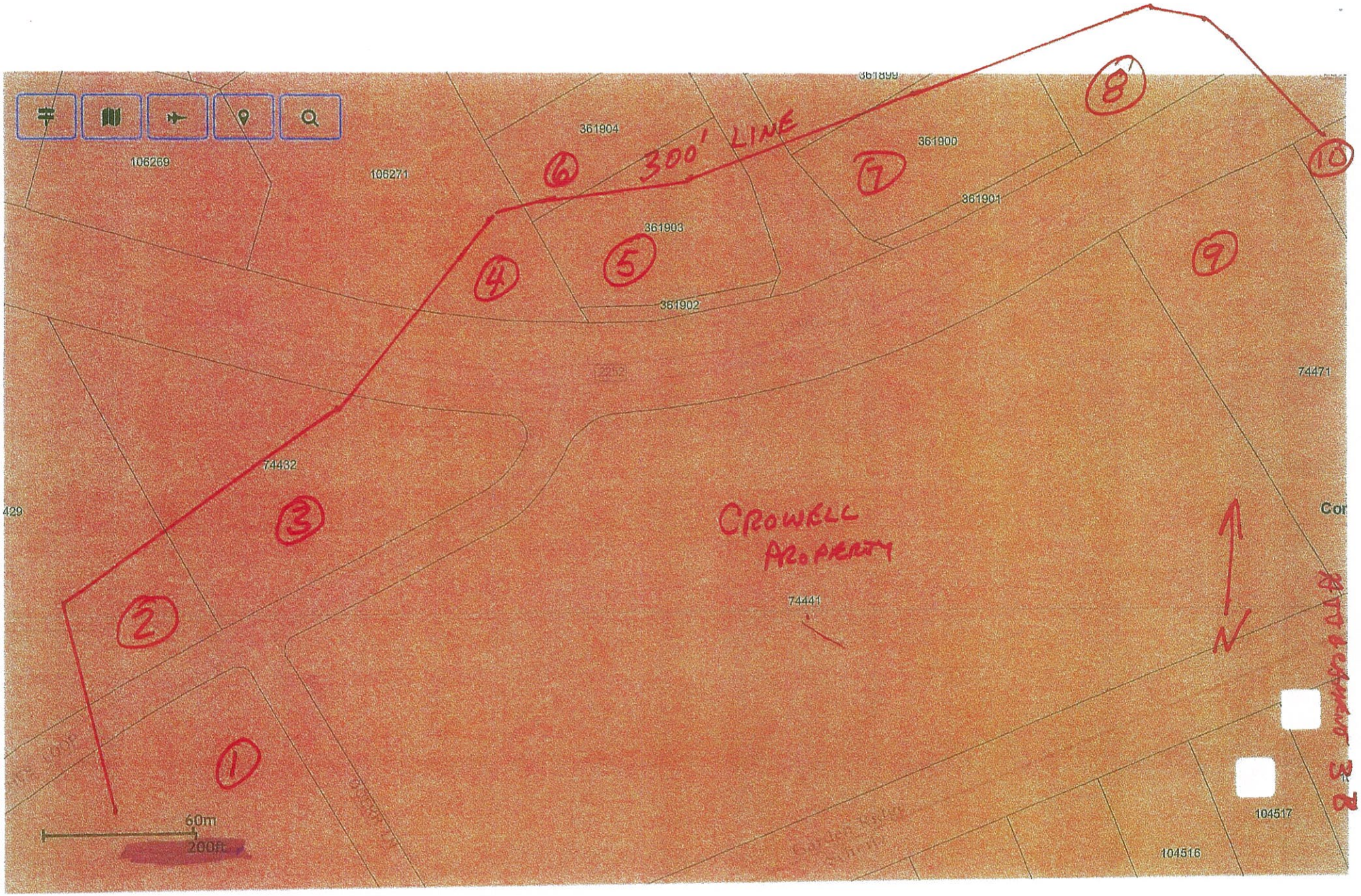
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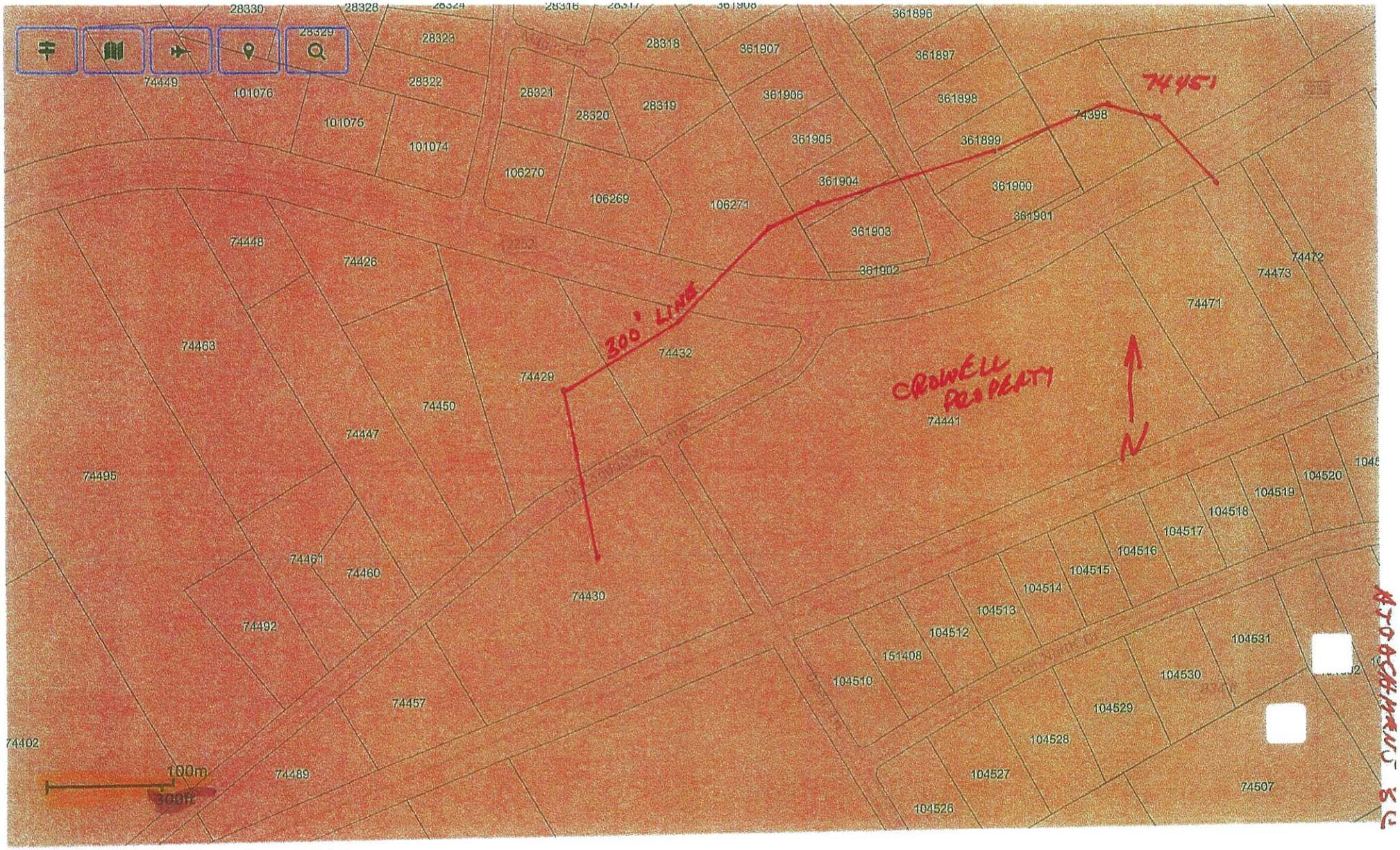
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100m
300ft

Crowell, FM 2252 14.8 Acres, Garden Ridge, TX

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AJ Agenda 4

Attachment 5

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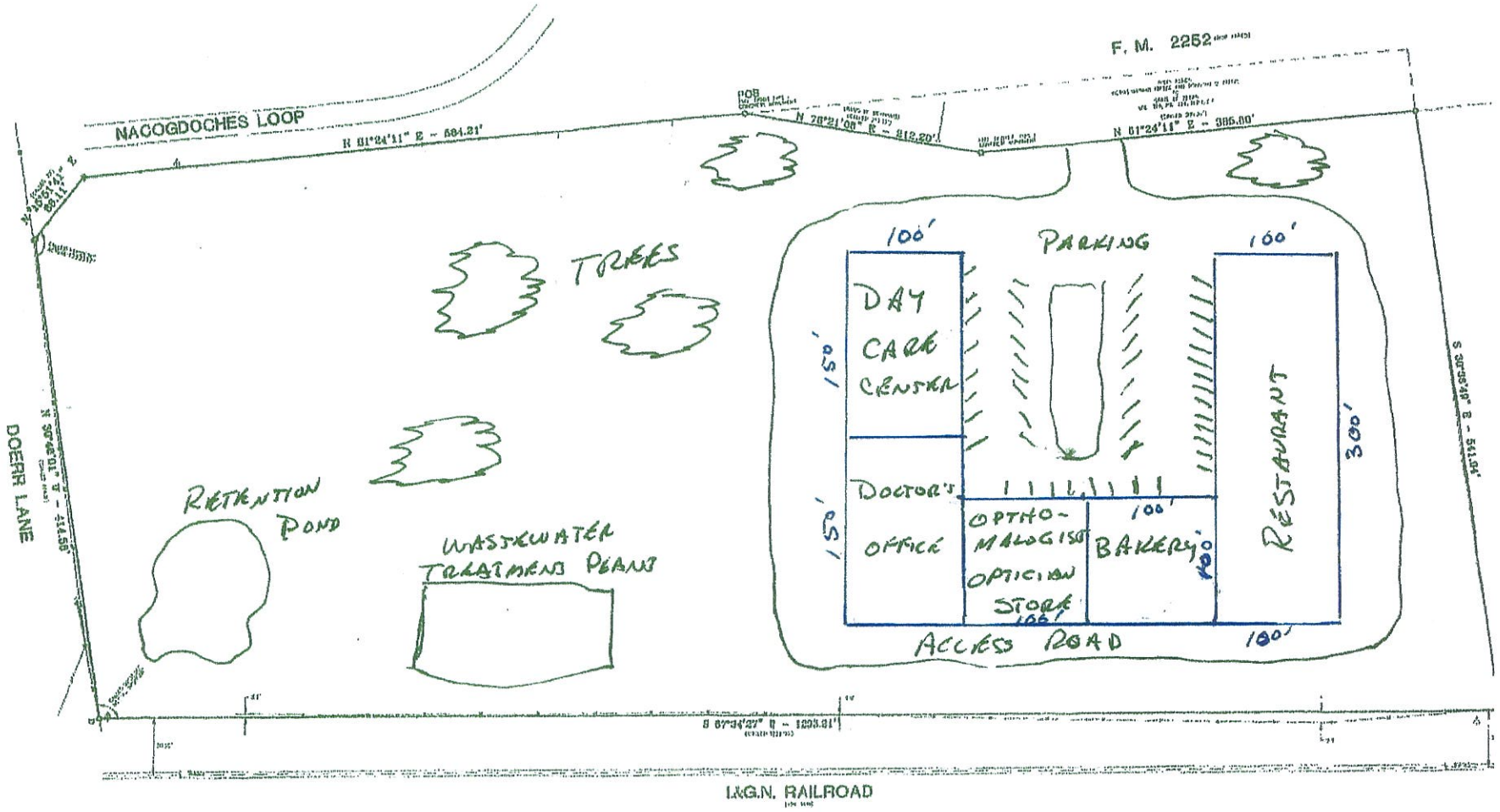

SYMBOL LEGEND

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- POWER POLE
- OVER HEAD WIRE LINE
- GUY WIRE
- UNDERGROUND TELEPHONE MARKER
- SIGN
- WIRE FENCE

ABBREVIATION TABLE

- POB - POINT OF BEGINNING
- D.R.N.C.T. - DEED RECORDS OF CHEROKEE COUNTY, TEXAS
- O.P.R.N.C.T. - OFFICIAL PUBLIC RECORDS OF CHEROKEE COUNTY, TEXAS

GRAPHIC CONVENTION NOTE:
THE BEARING CONVENTION USED ON THIS SURVEY IS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE.

CERTIFIED TO: JON CATHRON DAVIS, P.C.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, SURVEY.

H. KEITH PENNINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 2960

APR 26, 2011
CERTIFICATE DATE

H. KEITH PENNINGTON, R.P.L.S. NO. 2960

THIS SURVEY IS ISSUED IN CONJUNCTION AND IS A PART OF THE TITLE COMMITMENT

ATTACHMENT 2

Attachment 5 Revision
February, 3, 2017

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

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

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

Google Earth

feet 10

meters 5

Google Earth

feet 700

meters 200

Google Earth

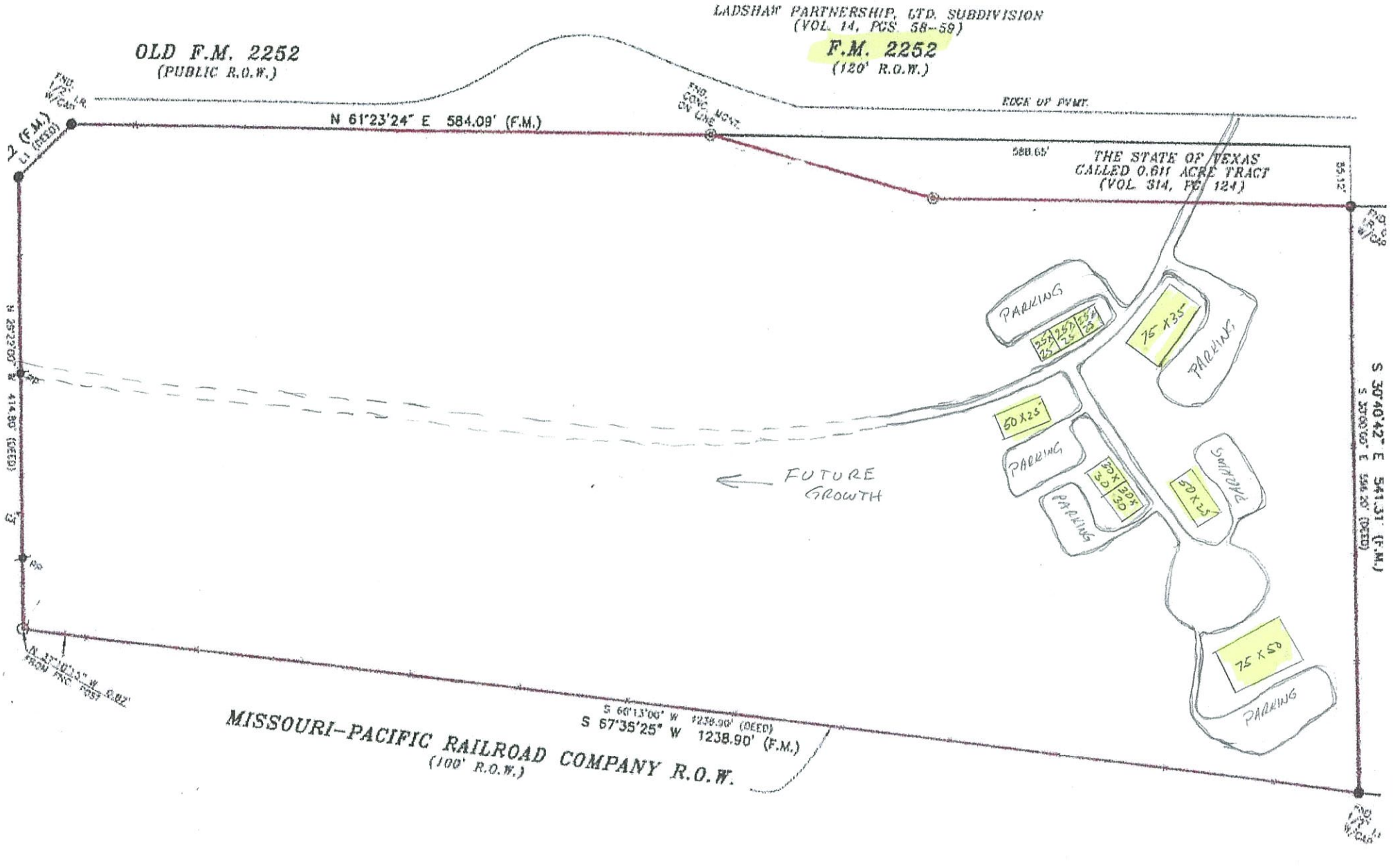
feet 200

meters 70

Google Earth

feet 300

meters 100


LADSHAW PARTNERSHIP, LTD. SUBDIVISION
(VOL. 14, PGS. 58-59)
OLD F.M. 2252
(PUBLIC R.O.W.)
F.M. 2252
(120' R.O.W.)
EDGE OF PVMT.
N 61°23'24" E 584.09' (F.M.)
588.65'
THE STATE OF TEXAS
CALLED 0.611 ACRE TRACT
(VOL. 314, PG. 124)
55.12'
S 30°40'42" E 541.31' (F.M.)
PARKING
75 X 35'
50 X 25'
50 X 30'
SWIMMING POOL
75 X 50'
FUTURE GROWTH
S 60°13'00" W 1238.90' (DEED)
S 67°35'25" W 1238.90' (F.M.)
MISSOURI-PACIFIC RAILROAD COMPANY R.O.W.
(100' R.O.W.)

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

MINUTES OF PLANNING & ZONING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 10, 2017

Commissioners present:
Chairman Sam Stocks
Commissioner Kay Bower
Commissioner Greg Czerniak
Commissioner David Heier
Commissioner Kitty Owen
Commissioner Shawn Willis

Commissioners Absent:
Vice Chairman Frank Dansby

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 6:01 p.m. on Tuesday, January 10, 2017 in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Citizen Comments

Darren Bates, 20103 Regency Run, stated he provided an email to the City Secretary to forward to the Planning and Zoning Commission. He encouraged the Commission to make sure any rezoning is in line with what the residents of Garden Ridge want. He also encouraged the Commission to find the right City Planner that will find out what all of Garden Ridge wants for their future vision of Garden Ridge.

3. Business Items

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

a) **Resignation of Frank Dansby, Planning and Zoning Commissioner effective January 4, 2017, and term of office for the position expiring September 30, 2017.**

Sam Stock, Planning and Zoning Commission Chair, reported Commissioner Dansby has resigned.

b) Interview possible candidates for Planning and Zoning Commission vacancy

i. Consideration on recommendation to the City Council for appointment of Commissioner.

Sam Stock, Planning and Zoning Commission Chair, stated the interviewing of the candidates for Planning and Zoning Commission vacancy will take place at the next regular meeting in February.

c) Nomination and possible election of Planning and Zoning Commission Vice-Chair

Motion: Upon a motion made by Commissioner Willis, and seconded by Commissioner Heier, to appoint Kay Bower as the Planning and Zoning Commission Vice-Chair. The Planning and Zoning Commission voted six (6) for, none (0) opposed. The motion carried unanimously.

d) Petition from Brannon Properties, representing Joan Catheryn Fritze Crowell, for rezoning from Residence-Agriculture (RA) District to Neighborhood Service (B-1) District, 14.8 acre tract of land lying in the G.M. Dolson Survey 98, Comal County, Texas , further located at the southeast corner of the intersection of Nacogdoches Road (F.M. 2252) and Doerr Lane, Garden Ridge, Texas. (This is for discussion only. Public Hearing to be scheduled for the Planning and Zoning Meeting scheduled in February 2017.)

Nancy Cain, City Administrator, stated she has received a rezoning request. She stated the request is to rezone a 14.8 acre tract from Residence-Agriculture to Neighborhood Services.

George Brannon, Brannon Properties, stated he is petitioning for the rezoning on behalf of the property owner. He stated with the current zoning the property is difficult to sell. He reviewed the location, attachments, and site plan. He also reviewed the zoning of the surrounding properties and explained why he feels this area needs to be rezoned.

Jeanne Brannon, Brannon Properties, stated the potential buyer wants to build a restaurant, but the current zoning does not allow for a restaurant.

The Planning and Zoning Commission discussed the rezoning request, attachments and site plan. They also discussed the allowable types of businesses under the current zoning and the proposed zoning.

Sam Stocks stated this request is scheduled for a Public Hearing at the February 2017 Planning and Zoning Commission meeting.

e) Develop list of qualifications for professional planning services and guideline for interviewing of a professional planner for development of a Master Land Use Plan for the City of Garden Ridge

The Planning and Zoning Commission reviewed the qualifications and scope for professional planning services suggestions submitted by Commissioners. The Commission agreed to have the Request For Proposal include the City Profile, Scope of Work, Qualifications, Timeline, Issues and

Considerations, Applicable Documents, Stakeholders, and Selection Process as discussed. They also discussed the submittal requirements.

Nancy Cain, City Administrator, stated she will put the RFP together and then have the City Attorney add the legal requirements.

The Planning and Zoning Commission set the RFP Process timeline:

January 13, 2017	City Staff receive RFP from City Attorney and then post on website and mail to potential candidates for planner position
January 27, 2017 at 4 p.m.	Deadline for submission of RFPs
January 30, 2017	City Staff provide Planning and Zoning Commissioners copies of all submissions
February 7, 2017 at 6 p.m.	Special Meeting to interview candidates for 1 hour each
February 9, 2017 at 6 p.m.	Special Meeting to interview candidates if there are more than 3 candidates
February 13, 2017 at 5 p.m.	Deadline for candidates to return answers or amendments to RFP, if necessary
February 16, 2017 at 6 p.m.	Regular Meeting (recommend to City Council the approval of City Planner, if not done in previous meeting).

f) Develop scope of project to be accomplished by professional planner in the development of a Master Land Use Plan for the City of Garden Ridge

Discussed as part of Agenda 3 e).

g) Presentation and update on proposed revisions to Sign Ordinance 55 establishing, regulating and restricting the size, use, height and the location of signs in the City of Garden Ridge and the extraterritorial jurisdiction areas of the City of Garden Ridge; prescribing procedures for requesting sign variances; prescribing an application fee for all signs with the exclusion of residential real estate signs.

The Planning and Zoning Commission agreed by consensus to bring Sign Ordinance 55 back to the next Planning and Zoning Commission Regular Meeting in February.

4. Administrative Items

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

a) Minutes

i. December 13, 2016 Planning and Zoning Commission Regular Meeting

Motion: Upon a motion made by Commissioner Owen, and seconded by Commissioner Heier, to approve the minutes of December 13, 2016 Planning and Zoning Commission Regular Meeting. The Planning and Zoning Commission voted six (6) for, none (0) opposed. The motion carried unanimously.

b) Items discussed at the December 7, 2016 City Council Regular Meeting

This item was not discussed.

c) Set date, time and location for next meeting

The Planning and Zoning Commission agreed by consensus to hold a Special Meeting on February 7, 2017 at 6:00 p.m. to interview the candidates who submit RFPs and February 9, 2017 at 6:00 p.m. if necessary. They set the Regular Meeting for Thursday, February 16, 2017, at 6:00 p.m.

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

Dr. Jim Miller, 9910 Marie Meadow, stated he has observed the process of hiring a Professional Planner for the purpose of Land Use Master Plan and he encourages the City to continue their transparency efforts to help disclaim some of the rumors in the community.

6. Adjournment

Motion: Upon a motion made by Commissioner Owen and a second by Commissioner Czerniak, the meeting was adjourned at 9:55 p.m.

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Sam Stocks, Chair

ATTEST:

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Shelley Goodwin, TRMC
City Secretary

City of Garden Ridge
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MINUTES OF PLANNING & ZONING COMMISSION
SPECIAL MEETING
TUESDAY, FEBRUARY 7, 2017

Commissioners present:
Chairman Sam Stocks
Commissioner Kay Bower
Commissioner Greg Czerniak
Commissioner David Heier
Commissioner Kitty Owen
Commissioner Shawn Willis

Commissioners Absent:

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 Special Meeting of the Garden Ridge Planning and Zoning Commission to order at 6:01 p.m. on Tuesday, February 7, 2017 in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Executive Session

The Planning and Zoning Commission will recess its open meeting and reconvene in Executive Session:

> **Pursuant to Texas Government Code Chapter 551.074 (personnel) to deliberate the appointment, employment and duties of a land use planner (interviews of the candidates will be conducted at 6:00 p.m. and 7:00 p.m.).**

Sam Stocks, Planning and Zoning Commission Chair, announced the Planning and Zoning Commission will recess into Executive Session at 6:02 p.m., in accordance with Section Code 551.071 to deliberate the appointment, employment and duties of a land use planner (interviews of the candidates will be conducted at 6:00 p.m. and 7:00 p.m.).

Sam Stocks, Planning and Zoning Commission Chair, adjourned the Executive Session at 8:15 p.m. and the Planning and Zoning Commission reconvened back into special session.

3. Reconvene

The Planning and Zoning Commission will reconvene into Regular Session upon conclusion of the Executive Session and may take action as necessary.

a) Recommendation for the candidates to bring back additional information; or

Motion: A motion was made by Commissioner Heier, seconded by Commissioner Owen, to recommend not asking the candidates to bring back additional information. The Planning and Zoning Commission voted six (6) for and none (0) opposed. The motion carried unanimously.

b) Recommend to the City Council the hiring of a City Professional Planner in the development of a Master Land Use Plan for the City of Garden Ridge

Motion: A motion was made by Commissioner Willis, seconded by Commissioner Owen, to recommend to City Council the hiring of Freese and Nichols as the City Professional Planner in the development of a Master Land Use Plan. The Planning and Zoning Commission voted five (5) for and one (1) opposed (Commissioner Czerniak). The motion carried.

4. Adjournment

Motion: Upon a motion made by Commissioner Owen and a second by Commissioner Heier, the meeting was adjourned at 8:20 p.m.

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Sam Stocks, Chair

ATTEST:

_____

Shelley Goodwin, TRMC
City Secretary