



City of Garden Ridge

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

PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, FEBRUARY 13, 2018 -- 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a regular meeting at 6:00 p.m., Tuesday, February 13, 2018 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 9, 2018 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.

1. Call to Order
2. Roll Call
3. Citizen Comments – 30 minute limit.

Rules for Citizen's Participation:

The Commission welcomes citizen participation and comments at all of their Meetings. The Commission offers citizens the opportunity to address them by signing up to speak prior to the meeting. As a courtesy to your fellow citizens and out of respect for our elected officials, we request that if you speak, you follow these guidelines:

- a) Respect and courtesy:
 - i. Direct your comments to the entire Commission, not to an individual member, nor to the audience.
 - ii. Show the Commission the same respect that you would like to be shown.
 - iii. Show the Commission courtesy by ending your speaking at the time allotted below.
- b) Speaking:
 - i. First citizen comment period
 - a. You are required to sign up to speak.
 - b. You are limited to one three (3) minute period.
 - ii. Business item period
 - a. You are required to sign up to speak.
 - b. You are limited to one three (3) minute period.
 - iii. Second citizen comment period
 - a. You are not required to sign up.
 - b. You are limited to one two (2) minute per period.
 - iv. State your name and address before your comments begin.
 - v. You are only allowed to speak once per topic, unless also speaking during a posted Public Hearing.

*NOTE: The Texas Open Meetings Act permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting. However, any discussion of the subject **must be limited** to a proposal to place the subject on the agenda for a future meeting and any response to a question posed to the City Council is limited to*

either a statement of specific factual information or a recitation of existing policy. TEX. GOV'T CODE § 551.042.

4. Business Items

The following items are for discussion, consideration and action.

a) Approvals

- i. Approval of Minutes for January 9, 2018 Planning and Zoning Commission Regular Meeting
- ii. Receive nominations and consider appointment of Planning and Zoning Commission Chair and Vice Chair for a one year term.
- ii. Set date, time and location for next meeting (March 13, 2018)

b) Petition/Public Hearing/Recommendations

- i. A petition by Gary Miller to replat Lot 1 and Lot 2, Miller Estates, Comal County, Texas to establish Lot 1RA, Lot 1RB and Lot 2R. The property is located in the Extraterritorial Jurisdiction (ETJ) of the City of Garden Ridge, Texas and further located on the northeast side of F.M. 3009 and northwest side of Schoenthal Road at the intersection of F.M. 3009 and Schoenthal Road.
 - a. Hold a public hearing to receive comments for or against the petition.
 - b. Make a recommendation to the City Council on the petition.
- ii. Planning and Zoning Commission Place 3 vacancy (term expiring September 30, 2018)
 - a. Interview possible candidate/candidates
 - b. Consideration on recommendation to the City Council for appointment of Commissioner.

c) Discussions/Reports

- i. Presentation of Planning and Zoning Commission binder of ordinances that apply under the Commissions purview, Commissioners contact information, Commissioners places and terms, and additional information to assist in making Commission recommendations and Commission duties.
- ii. Items discussed at the February 7, 21018 City Council Regular Meeting.
- iii. Discussion of Future Agenda Items

6. Citizen's Participation: - 20 minute limit.
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 Council may vote or act upon any item within this Agenda. The Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matter listed below, as authorized by Title 5, Chapter 55, of the Texas Government Code.

Executive Sessions Authorized:

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

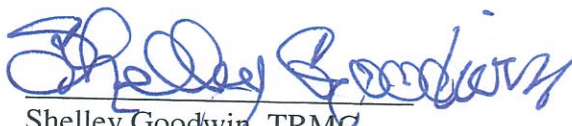
Attendance By Other Elected or Appointed Officials:

It is anticipated that members of the other city 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 5:35 p.m. on February 7, 2018 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 of Garden Ridge

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

MINUTES OF PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JANUARY 9, 2018

Commissioners present:

Commissioner Karen Diaz
Commissioner David Heier
Commissioner Dr. Jim Miller
Commissioner Kitty Owen
Commissioner David Ringle

Commissioners Absent:

Vice Chairman Shawn Willis
Chairman vacant

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, the Regular Meeting of the Garden Ridge Planning and Zoning Commission was called to order at 6:02 p.m. on Tuesday, January 9, 2018 in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

Nancy Cain, City Administrator, explained Vice Chairman Willis is out sick and the Commission will need to elect an acting Chair for this meeting.

Motion: Upon a motion made by Commissioner Dr. Miller, and seconded by Commissioner Heier, to appoint Kitty Owen as acting Chair for this meeting. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion carried unanimously.

2. Citizen Comments

No one wished to speak.

3. Business Items

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

- a) **Receive recommendations and consideration of appointment of Planning and Zoning Commission Chair and Vice Chair for a one year term.**

Motion: Upon a motion made by Commissioner Heier, and seconded by Commissioner Diaz, to postpone the consideration of Planning and Zoning Commission Chair and Vice Chair for a one

year term until Tuesday, February 13, 2018. The Planning and Zoning Commission voted five (5) for, none (0) opposed.

b) Discuss the interview process for vacancy on the Planning and Zoning Commission.
Nancy Cain, City Administrator, stated an article has been published in the Grapevine requesting those who are interested to serve on a Commission to contact her by January 31st. She stated currently she has 2 residents who are interested in serving.

Kitty Owen, Acting Chair, requested Commissioners to assist in finding residents willing to serve on City Commissions.

Motion: Upon a motion made by Commissioner Heier, and seconded by Commissioner Diaz, to postpone the discussion of the interview process for vacancy on Planning and Zoning Commission until Tuesday, February 13, 2018. The Planning and Zoning Commission voted five (5) for, none (0) opposed.

4. Administrative Items

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

a) Minutes:

i. November 14, 2017 Planning and Zoning Commission Regular Meeting.

Motion: Upon a motion made by Commissioner Heier, and seconded by Commissioner Diaz, to approve November 14, 2017 Planning and Zoning Commission Meeting with amendment to “they” in 2nd paragraph. The Planning and Zoning Commission voted five (5) for, none (0) opposed.

ii. Items discussed at the December 6, 2017 and January 3, 2018 City Council Regular Meeting.

Nancy Cain, City Administrator, stated the City Council approved the recommended changes to Ordinance 55 and they also added a 30 day time limit for temporary signs. She also stated the City Council did not approve any Planning and Zoning Commission issues at their January 3, 2018 Regular Meeting.

iii. Set date, time and location for next meeting (February 13, 2018).

Kitty Owen, Acting Chair, stated the next Planning and Zoning Commission Regular Meeting is scheduled for February 13, 2018 at 6p.m., if necessary.

5. Citizen’s Participation: - 20 minute limit.

No one wished to speak

6. Adjournment

Motion: Upon a motion made by Commissioner Heier and seconded by Commissioner Ringle, the meeting was adjourned at 6:14 p.m.

Kitty Owen, Acting Chair

ATTEST:

Shelley Goodwin, TRMC
City Secretary

LEGAL NOTICE

NOTICE OF PUBLIC HEARING
CITY OF GARDEN RIDGE
CITY COUNCIL

The Planning and Zoning Commission of the City of Garden Ridge, Texas will conduct a public hearing on February 13, 2018 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 Gary Miller to replat Lot 1 and Lot 2, Miller Estates, Comal County, Texas to establish Lot 1RA, Lot 1RB and Lot 2R. The property is located in the Extraterritorial Jurisdiction (ETJ) of the City of Garden Ridge, Texas and further located on the northeast side of F.M. 3009 and northwest side of Schoenthal Road at the intersection of F.M. 3009 and Schoenthal Road.

The public is invited to attend and submit oral or written comments on this matter.

S/: Shelley Goodwin, TRMC
City Secretary



December 1, 2017

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

RE: Miller Estates, Lots 1RA, 1RB, and 2R Re-plat

Ms. Cain:

Trihydro Corporation reviewed the Miller Estates, Lots 1RA, 1RB, and 2R re-plat resubmitted by HMT Engineering and Survey on behalf of Mr. Gary Miller. We are providing the following comments for your consideration. Concerning our previous comments:

1. The City of Garden Ridge (City) Ordinance 7-042006, Article 5, Section 7, B10 requires a minimum lot size of 32,670 sq.ft. The proposed Lots 1RA, 1RB, and 2R each meet or exceed the minimum lot size.
2. City Ordinance 7-042006, Article 5, Section 7, I2 requires each lot to front on a public street and have a 120-foot frontage. The proposed Lots 1RA, 1RB, and 2R each front on public streets and with at least 120 feet of frontage.
3. City Ordinance 7-042006, Article 4, Section 2, D11 requires front setback lines be provided for all lots. The proposed Lots 1RA, 1RB, and 2R each provide 25 foot setbacks.

Concerning our new comments:

1. City Ordinance 7-042006, Article 5, Section 2, D through I specify the language for the required signatures and certifications from the Owner, the Surveyor, the Responsible Engineer, the City Engineer, the City Council, and the County Clerk. Not all of these signature and certification blocks, in the language specified, are displayed in the re-plat.

Please provide appropriate space for all required signatures and certifications, in the language specified within the City Ordinance.

2. City Ordinance 7-042006, Article 5, Section 2, C requires the exact dimensions of boundaries and easements within a subdivision. Lot 2R does not provide the exact interior dimensions, specifically the boundaries bordering F.M HWY 3009 and Schoenthal Road. Lot 1RA does not provide exact dimensions of the lessee access or utility easement.

Please provide exact dimensions for the stated items.



Ms. Nancy Cain
December 1, 2017
Page 2

3. As the Miller Estates are within the City of Garden Ridge ETJ, please provide the City of Garden Ridge the right of ingress and egress over the Grantor's adjacent property. Currently such rights belong to the City of New Braunfels per the Plat Notes, No. 8.

If you have any questions, please do not hesitate to contact us.

Sincerely,
Trihydro Corporation

Daniel C. Mummert
Senior Engineer

609-213-700



City of Garden Ridge

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

January 26, 2018

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 13, 2018 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 Gary Miller to replat Lot 1 and Lot 2, Miller Estates, Comal County, Texas to establish Lot 1RA, Lot 1RB and Lot 2R. The property is located in the Extraterritorial Jurisdiction (ETJ) of the City of Garden Ridge, Texas and further located on the northeast side of F.M. 3009 and northwest side of Schoenthal Road at the intersection of F.M. 3009 and Schoenthal Road.

The adjacent property owner list and proposed replat are contained as attachments.

The public is invited to attend and submit oral or written comments on this matter.

Sincerely,


Shelley Goodwin, TRMC
City Secretary

Enclosures:

Adjacent Property Owner List

Proposed Replat

Properties adjacent to Miller Estates, Lot 1RA & 1RB

Address of Property	Owner Name	Address of Owner
22302 Larmona Cove	William and Queen Edwards	Same as Property
9200 Tuscan Drive	POA Georg Ranch Inc	6391 De Zavala Road, Ste 223D, San Antonio, TX 78249
Schoenthal Road	Don Green	979 Oak Park, Schertz, TX 78154
21326 Hampton Park	Denise and Scott Cooper	Same as Property
21322 Hampton Park	Helario Melchior Jr	Same as Property
21318 Hampton Park	Hector and Karen Esteves	Same as Property
FM 3009	Hanson Aggregates	PO Box 660225, Dallas, TX 75266
FM 3009	Rittimann Ranches, LLC	875 Coyote Run, New Braunfels, TX 78132
9292 Schoenthal Road	Rittimann Ranches, LLC	875 Coyote Run, New Braunfels, TX 78132
9324 Schoenthal Road	Rittimann Ranches, LLC	875 Coyote Run, New Braunfels, TX 78132
9229 Schoenthal Road	Gary and Paulette Miller	21111 Tree Top CV, Garden Ridge, TX 78266
22310 Larmona Cove	Christopher & Juanita Cormier	Same as Property
Lot 3, Miller Estates	Gary and Paulette Miller	21111 Tree Top CV, Garden Ridge, TX 78266

PLAT NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED ELECTRIC SERVICE BY CPS. TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR SPECTRUM. WATER SERVICES WILL BE SUPPLIED BY CITY OF GARDEN RIDGE. THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. GRID DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00015.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON PINS WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY LIMITS OF GARDEN RIDGE, TEXAS.
- THIS SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD), AS DEFINED BY THE COMAL COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48091C0420F, EFFECTIVE DATE SEPTEMBER 02, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF GARDEN RIDGE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

CPS NOTES:

- THE CITY OF SAN ANTONIO, AS A PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING INTERVIEWS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCRoACH BY STRUCTURE OR GRADING INTO STATE R.O.W. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE R.O.W. WILL NOT BE ALLOWED.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF XXX (7) ACCESS POINT(S), BASED ON OVERALL PLATTED HIGHWAY FRONTAGE APPROXIMATELY 935 FEET, WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS. THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

STATE OF TEXAS
COUNTY OF COMAL
CITY OF NEW BRAUNFELS

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND MADE UNDER MY SUPERVISION ON THE GROUND.

MARK F. CONLAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6342

STATE OF TEXAS
COUNTY OF COMAL
CITY OF NEW BRAUNFELS

SWORN TO AND SUBSCRIBED BEFORE ME ON THE ____ DAY OF _____

NOTARY PUBLIC

PLAT REVISED DECEMBER 7, 2017
PLAT PREPARED OCTOBER 31, 2017

HMT
ENGINEERING & SURVEYING

410 N. SEQUIN AVE.
NEW BRAUNFELS,
TEXAS 78130
WWW.HMTNB.COM
PH: (830)625-8555
TBPE FIRM F-10961
TBPLS FIRM 10153600

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	75.50'	S44°21'10"W
L2	20.00'	N45°38'50"W
L3	75.50'	N44°21'10"E
L4	12.04'	N45°38'50"W
L5	63.18'	N45°38'50"W
L6	59.72'	S44°11'54"W

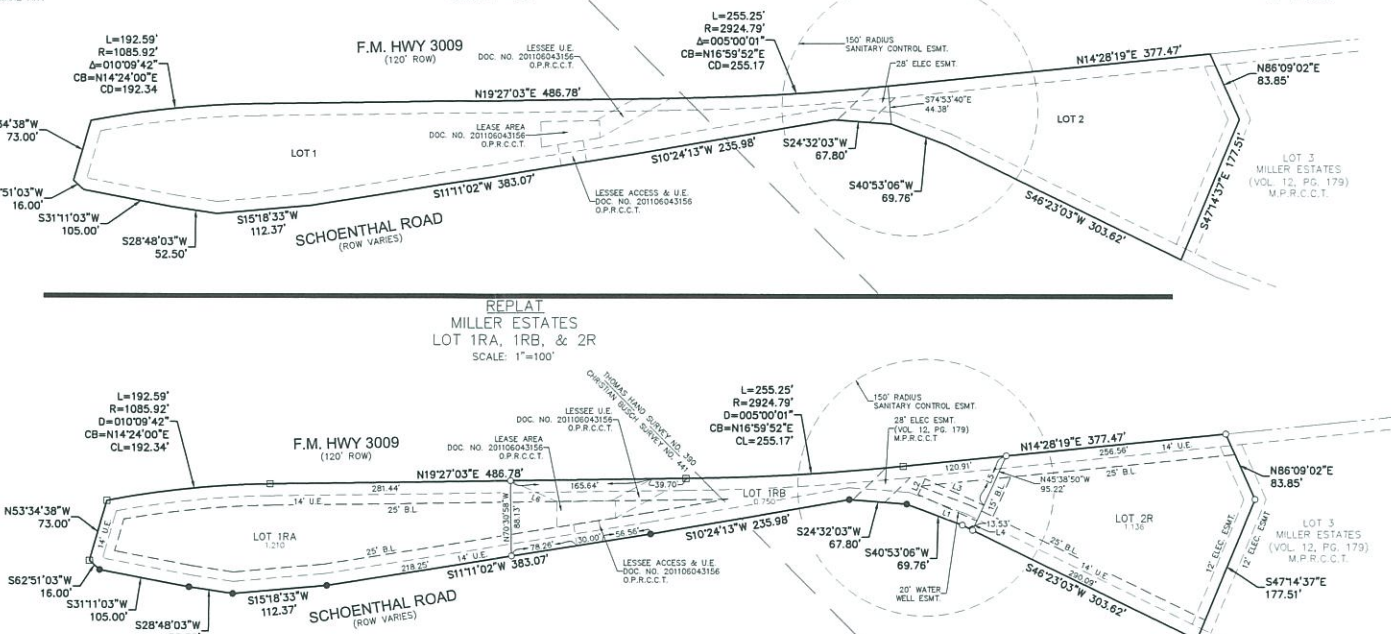
REPLAT ESTABLISHING
MILLER ESTATES,
LOT 1RA, 1RB & 2R

BEING LOTS 1 & 2, MILLER SUBDIVISION, RECORDED IN
VOLUME 12, PAGE 179, MAP AND PLAT RECORDS, COMAL
COUNTY, TEXAS

AREA BEING REPLATTED

THIS AREA BEING REPLATTED HAS BEEN PREVIOUSLY
PLATTED ON A PLAT KNOWN AS MILLER ESTATES, AS RECORDED IN VOLUME 12,
PAGE 179, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

SCALE: 1"=100'



STATE OF TEXAS
COUNTY OF COMAL
CITY OF GARDEN RIDGE

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY OF GARDEN RIDGE, TEXAS, FOR USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS PLAT OF MILLER ESTATES, LOT 1RA, 1RB & 2R HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF GARDEN RIDGE, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS ____ DAY OF _____

BY: _____ MAYOR

BY: _____ CITY SECRETARY

CITY ENGINEER

THE CITY ENGINEER OF THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

STATE OF TEXAS
COUNTY OF COMAL

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THIS ____ DAY OF _____, 20____ AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME _____, ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL, THIS THE DAY OF _____, A.D. 20____

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____ DEPUTY

City Administrator

From: City Administrator
Sent: Wednesday, January 31, 2018 12:28 PM
To: 'Mark Hausheer'
Subject: RE: Planning and Zoning Commission vacancy interview

Thank you!

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

From: Mark Hausheer [REDACTED]
Sent: Wednesday, January 31, 2018 11:57 AM
To: City Administrator
Cc: City Secretary
Subject: Re: Planning and Zoning Commission vacancy interview

I am available and will be at the meeting.

Sent via my Samsung Galaxy, an AT&T 4G LTE smartphone

----- Original message -----

From: City Administrator <administrator@ci.garden-ridge.tx.us>
Date: 1/31/18 10:51 AM (GMT-06:00)
To: [REDACTED]
Cc: City Secretary <CitySecretary@ci.garden-ridge.tx.us>
Subject: Planning and Zoning Commission vacancy interview

Mr. Hausheer,

You recently submitted a resume for consideration as a Commissioner on the City's Planning and Zoning Commission. The Commission does currently have a vacancy and will be interviewing candidates to fill the position at their meeting on February 13, 2018 at 6:00 p.m. If you remain interested in being considered for the vacancy and are available to be interviewed at the Commission meeting on February 13, 2018 please let me know by 5:00 p.m. on February 5, 2018. Should you have any questions please feel free to contact me.

Thanks,

City Administrator

From: City Administrator
Sent: Wednesday, January 31, 2018 10:52 AM
To: [REDACTED]
Cc: City Secretary
Subject: Planning and Zoning Commission vacancy interview

Mr. Hausheer,

You recently submitted a resume for consideration as a Commissioner on the City's Planning and Zoning Commission. The Commission does currently have a vacancy and will be interviewing candidates to fill the position at their meeting on February 13, 2018 at 6:00 p.m. If you remain interested in being considered for the vacancy and are available to be interviewed at the Commission meeting on February 13, 2018 please let me know by 5:00 p.m. on February 5, 2018. Should you have any questions please feel free to contact me.

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

MARK R HAUSHEER
20914 Misty Arbor, Garden Ridge, TX 78266
(210) 241 - 6359 · 

SUMMARY

Seasoned property manager and financial professional offering extensive accounting and property management experience. Proficiencies include expertise in accounting controls, expense and accruals, budgets, forecasting, project management, taxes, general ledger, asset maintenance, asset management, and cost accounting. Accomplished in talent management and development. Focused on helping organizations deliver value and results to customers and stakeholders.

Garden Ridge resident 1993 to 2007 and 2015 to Present. I wish to be part of the Planning & Zoning Commission. I am responding to the Mayor's get involved in the community request in the newsletter.

PROFESSIONAL EXPERIENCE

Mark R. Hausheer Enterprises, President

April 2013 - Present

Specializes in building income streams through marketing, accounting, and investments.

Federal Reserve Bank of Dallas, San Antonio, TX

1981 - Oct. 31, 2014

Accounting and Building Services Manager

2004 - Oct. 31, 2014

Led the Financial Management and Facilities Departments with 20 employees and a budget of \$3 million. Prepared and monitored \$20 million San Antonio Branch budget. Prepared and monitored expense, general ledger, accounts payable, accounts receivable, account reconciliation and analysis, asset management, and capital project accounting for assigned areas of supervision and the Branch. Worked closely with Branch Management on all financial areas. Developed, monitored, and assured compliance with district and system policies, guidelines, and procedures. Managed a 90,000 sf property built in 1956. Principal for FRB in constructing a 21,000 sf facility with the developer that was completed on time and on budget in 2014.

Project Management:

- ♦ Led \$2.8 million new building acquisition project (Tenant Improvement) Build to Suit Lease.
- ♦ Managed and accounted for \$6.5 million building divestiture project.
- ♦ Led consolidations of large functional areas reducing branch expenses by \$17 million annually.
- ♦ Provided extensive input into expense allocation while meeting or exceeding operational and revenue goals.
- ♦ Led numerous building projects that were classified as mechanical system upgrades, refurbishment, or space reconfiguration.
- ♦ Grew Building Services Department from eight to twelve employees while reducing operating costs by \$200 thousand annually.

EDUCATION

Bachelor of Science, Accounting
University of Texas at Dallas

TRAINING

Technology Project Management Certificate, Project Management Institute
Foundations of Leadership, Discover Leadership
High Impact Leadership, Stop at Nothing
Means CostWorks Certification, RS Means
Accounting Professional Certification, Federal Reserve Bank of Philadelphia

COMPUTER SKILLS

Microsoft Office Suite
Oracle PeopleSoft Applications
Lawson Enterprise Resource Planning

City Administrator

From: City Administrator
Sent: Wednesday, January 31, 2018 11:08 AM
To: 'Todd Vagi'
Subject: RE: Planning and Zoning Commission vacancy interview

Thank you!

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

From: Todd Vagi [mailto: [REDACTED]]
Sent: Wednesday, January 31, 2018 11:03 AM
To: City Administrator; [REDACTED]
Cc: City Secretary
Subject: RE: Planning and Zoning Commission vacancy interview

Thanks Nancy – plan on me being there!

From: City Administrator [<mailto:administrator@ci.garden-ridge.tx.us>]
Sent: Wednesday, January 31, 2018 10:55 AM
To: [REDACTED]
Cc: City Secretary <CitySecretary@ci.garden-ridge.tx.us>
Subject: Planning and Zoning Commission vacancy interview

Mr. Vagi,

You recently submitted a resume for consideration as a Commissioner on the City's Planning and Zoning Commission. The Commission does currently have a vacancy and will be interviewing candidates to fill the position at their meeting on February 13, 2018 at 6:00 p.m. If you remain interested in being considered for the vacancy and are available to be interviewed at the Commission meeting on February 13, 2018 please let me know by 5:00 p.m. on February 5, 2018. Should you have any questions please feel free to contact me.

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

City Administrator

From: City Administrator
Sent: Wednesday, January 31, 2018 10:55 AM
To: [REDACTED]
Cc: City Secretary
Subject: Planning and Zoning Commission vacancy interview

Mr. Vagi,

You recently submitted a resume for consideration as a Commissioner on the City's Planning and Zoning Commission. The Commission does currently have a vacancy and will be interviewing candidates to fill the position at their meeting on February 13, 2018 at 6:00 p.m. If you remain interested in being considered for the vacancy and are available to be interviewed at the Commission meeting on February 13, 2018 please let me know by 5:00 p.m. on February 5, 2018. Should you have any questions please feel free to contact me.

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

City Administrator

From:

To:

Sent:

Subject:

Wednesday, January 31, 2018 10:55 AM

Undeliverable: Planning and Zoning Commission vacancy interview

Delivery has failed to these recipients or groups:

The email address you entered couldn't be found. Please check the recipient's email address and try to resend the message. If the problem continues, please contact your email admin.

The following organization rejected your message: mailin-04.mx.aol.com.

Diagnostic information for administrators:

City Administrator

From: [REDACTED]
Sent: Friday, January 05, 2018 10:50 AM
To: City Administrator
Subject: Todd Vagi P&Z
Attachments: 20180105101831111.pdf; ATT00001.htm

I'm happy to forward my husband's resume for consideration on the P&Z commission. Not included is his current position as General Manager and Partner of North Park Audi.

Thanks!
Lisa Swint

Sent from my iPad

Begin forwarded message:

From: [REDACTED]
Date: January 5, 2018 at 10:38:32 AM CST
To: 'Lisa Swint' [REDACTED]
Subject: Vagi P&Z

Todd M. Vagi
General Manager
Audi North Park
tvagi@audinp.com

[REDACTED]

Todd M. Vagi

19810 Wild Hollow, Garden Ridge TX 78266 | 210-485-8311

EXECUTIVE PROFILE

- Highly-dependable, performance driven professional with an established track record of significant deliverables in the automobile industry. A team player who brings a unique blend of successful retail automotive experiences coupled with a distinguished 20-year career with Ford Motor Company in Marketing, Sales and Service.

PROFESSIONAL EXPERIENCE – RETAIL AUTOMOTIVE – KAHLIG AUTOMOTIVE GROUP

GENERAL SALES MANAGER | NORTH PARK LEXUS AT DOMINION | OCTOBER 2014 - PRESENT

- Managed all facets of a \$36M add point, start-up Lexus dealership.
- Achieved Luxury Market Share Leadership of 22.3% in first year of operation (+244 M-B, +445 BMW).
- 97.4% Elite Satisfaction Score in first year of operation.
- One of ten dealerships to be awarded League of Elite for outstanding sales, share and customer satisfaction.
- Profitable in first full year of operation.
- Awarded 'Employee of the Year' for 2015.

RETAIL AUTOMOTIVE TRAINING & DEVELOPMENT PLAN | BLUEBONNET MOTORS | JANUARY 2013 – SEPTEMBER 2014

- Rotated through all key front-end positions to learn retail automotive operations.
 - New and Used Car Sales Consultant
 - Finance and Insurance – New and Used Locations
 - Assistant Used Car Sales Manager
 - Used Car Sales Manager
 - New Car Sales Manager

PROFESSIONAL EXPERIENCE – MARKETING, SALES AND SERVICE – FORD MOTOR COMPANY

REGIONAL SALES MANAGER | HOUSTON REGION – FORD MOTOR COMPANY | MARCH 2009 – AUGUST 2012

- Led the start-up Houston Region for Ford-Lincoln Sales Operations.
- Drove Region to #1 position out of 22 Regional Offices.
- Ranked #1 in share increase and Y-O-Y improvement.
- Ranked #1 of any OEM in total retail market share.
- Ranked #1 in Employee Satisfaction (Ford PULSE Survey)
- Ranked #1 in Dealer Satisfaction (NADA Dealer Attitude Survey)
- Ranked #1 in Regional Management Abilities (NADA Dealer Attitude Survey)

FCSD REGIONAL MANAGER | HOUSTON REGION – FORD MOTOR COMPANY | MARCH 2007 – FEBRUARY 2009

- Led the start-up Houston Region for Ford Customer Service Division.
- Drove Region to #4 position out of 22 Regional Offices.
- Ranked #1 in Parts Profit Contribution at \$76M.
- Championed the Region's ESP Conquest Campaign resulting in \$26M in increased revenue.
- Championed the Region's Quick Lane expansion effort resulting in 11 new Quick Lane's in 2008.

KEY MARKETING, SALES AND SERVICE ASSIGNMENTS | FORD MOTOR COMPANY | APRIL 1993 – DECEMBER 2012

- Entire Ford career in Marketing, Sales and Service.
- Significant time spent in all MS&S Divisions (Ford, Lincoln-Mercury and Ford Customer Service Division).
- Key Field Assignments in Detroit, Memphis, Albuquerque, Denver, Houston and Atlanta.
- Key General Office Assignments in Ford Consumer Marketing, Field Operations and the General Sales Office.
- Position History Includes:
 - FCSD Zone Manager
 - Sales Zone Manager
 - Dealer Operations Manager
 - General Zone Manager
 - Lincoln Mercury Market Area Manager – Western US
 - Ford-Lincoln Market Area Manager – Eastern US
 - National Ford Car Marketing Communications Manager
 - FCSD Regional Manager – Houston Region
 - Regional Sales Manager – Houston and Atlanta Regional Offices

CORE COMPETENCIES AND SKILL HIGHLIGHTS

Sales Management	Customer Satisfaction	Sales Processes
Customer Retention	Team Building	Customer Service
Profit	Dealer Management	New Business Development
Leadership	Forecasting	Fixed Operations
Inventory Management	Market Analysis	Continuous Improvement

EDUCATION

Ferris State University, Big Rapids, MI, 1990 – 1993

B.S. in Automotive Management

Core Curriculum 3.98 / 4.0

Future Agenda Items

MARCH 13, 2018

Agenda deadlines:

14 business days before Meetings	(2/27/18)	Planning & Zoning Commission and Staff items are due
9 business days before Meetings	(3/2/18)	Planning & Zoning Commission Chair review agenda.
		City Attorney is sent the agenda to approval
7 business days before Meetings	(3/6/18)	Post Agenda on bulletin board
		Planning and Zoning Commission will receive packet (allowing a day and half for corrections and additional information to be added)
5 business days before Meetings	(3/8/18)	Post Agenda Packet to City Website @ noon
3 business days before Meetings	(3/10/18)	(72 hours) – Local Government Code requirement for posting

Red=City Council
 Planning & Zoning =Green
 Pink=Impact Fee Committee
 Wildlife Management Advisory Commission=Brown
 City Events= Holiday-President's Day
 Purple=Quarry Commission
 Water Commission= Blue

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

Approval

- Minutes 2-13-18
- Set next meeting (if necessary) April 13, 2018 @6

Petition/Public Hearings/Recommendation

Discussion/Reports

- City Council Update
- Future Agenda Items

Executive Session

April 10, 2018

Agenda deadlines:

- | | | |
|---|-----------|---|
| 14 business days before Meetings | (3/27/18) | Planning & Zoning Commission and Staff items are due |
| 9 business days before Meetings | (3/30/18) | Planning & Zoning Commission Chair review agenda. <ul style="list-style-type: none">• City Attorney is sent the agenda to approval |
| 7 business days before Meetings | (4/3/18) | Post Agenda on bulletin board <ul style="list-style-type: none">• Planning and Zoning Commission will receive packet (allowing a day and half for corrections and additional information to be added) |
| 5 business days before Meetings | (4/5/18) | Post Agenda Packet to City Website @ noon |
| 3 business days before Meetings | (4/7/18) | (72 hours) – Local Government Code requirement for posting |

Red=City Council

Purple=Quarry Commission

Planning & Zoning =Green Water Commission= Blue

Pink=Impact Fee Committee

Wildlife Management Advisory Commission=Brown

City Events=April 21st Household Hazardous Waste, RX drop-off and Shred Day

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

Approval

1. Minutes 3-13-18
2. Set next meeting (if necessary) May 8, 2018 @ 6

Petition/Public Hearings/Recommendation

Discussion/Reports

1. City Council Update
2. Future Agenda Items

Executive Session

PENDING FUTURE AGENDA ITEMS

1. MLUP Ordinance clean up