



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

**AGENDA
REGULAR SESSION
GARDEN RIDGE QUARRY COMMISSION MEETING
Monday, March 13, 2017 at 6:00 p.m.**

The Garden Ridge City Quarry Commission will meet in regular session on Monday, March 13, 2017 at 6:00 p.m. in the City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted on or before March 10, 2017 before 5:00 p.m., providing time, place, date and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting.

1. Call to Order :
2. Roll Call:
3. Approval of Minutes:
 - a. January 9, 2017 Regular Quarry Commission Meeting
4. Citizens Comments:

Rules for Citizen's Participation:

The Quarry 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 4 and to three (3) minutes per citizen during Item 6.
- d. Citizens' comments will be limited to one (1) hour in Item 4 and thirty (30) minutes in Item 6.
- e. Citizen comments may be deferred to a specific Business Item set forth in Section 5, below, if such comments pertain to such Business Item

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

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

5. Business Items:

The City Quarry Commission may discuss, consider, and /or take possible action for possible recommendation to the City Council for the following items:

- a. Review and discussion on the monthly Hanson Quarry blasting analysis data reported by Vibratex. Discussion with Hanson Servtex and Blasting contractors, on recent quarry operations, including any unusual blasts that occurred during reported month/s and/or current month.
- b. Review individual citizen blast report/s, follow up on citizen blast report/s and/or assign Quarry Commission member contact with citizen/s, as necessary.
- c. Discussion on number of, placement and location of monitors and other matters related to monitoring of blasts by Vibratex and notification to residents of monitor placements.
- d. Request from Buckley Powder Co. for a Partial Exemption Permit to conduct blasting activities at the Hanson Quarry until September 30, 2017 to include a \$17,800 fee for the Partial Exemption Permit
 - i. Discussion and consideration of recommendation to City Council.
- e. Discuss Grapevine article topics and future author/s of articles.
- f. Discuss future training sessions.

6. Citizen's Participation: - 3 minute limit per citizen.
See "Rules for Citizen's Participation" under Item 4.

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 Commission Authorized:

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


Shelley Goodwin, TMRC
City Secretary

This is to certify that I, Shelley Goodwin, posted this Agenda at 3:00pm on March 10, 2017 on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.


Shelley Goodwin, TMRC
City Secretary



City of Garden Ridge

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

PLANNING AND ZONING COMMISSION REGULAR MEETING TUESDAY, MARCH 14, 2017 -- 6:00 P.M.

The Garden Ridge Planning and Zoning Commission will meet in a regular meeting at 6:00 p.m., Tuesday, March 14, 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 March 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.

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) 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.
 - i. Consideration on recommendation to the City Council for the proposed revisions to Ordinance 55

5. Administrative Items

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

- a) Minutes
 - i. February 16, 2017 Planning and Zoning Commission Regular Meeting
- b) Items discussed at the March 1, 2017 City Council Regular 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

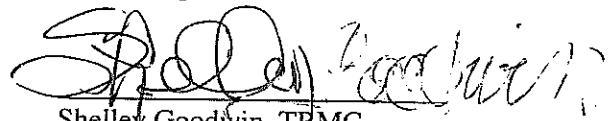
governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation 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:

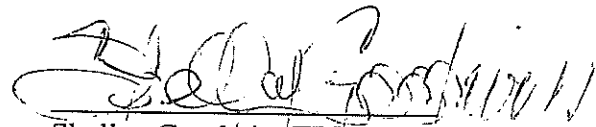
This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the 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.

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Shelley Goodwin, TRMC
City Secretary

This is to certify that I, Shelley Goodwin, posted this Agenda at 10:50 a.m. on March 9, 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

RECEIVED

JAN 05 2017

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

PER _____

1. Date: _____ Case #: _____
2. Applicant Name: BRANNON PROPERTIES LLC
 (First) (Middle) (Last)
3. Mailing Address: 9233 GLOXINIA DR
 (Street)
GARDEN RIDGE, TX 78266
 (City) (State) (Zip)
 Phone: (210)-651-4770
4. Applicant's relationship to property to be rezoned:
 Sole owner () Part owner () Other; REAL ESTATE BROKER
 (Specify)
 (If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)
5. Property location: FM 2252 14.2 ACRES, GARDEN RIDGE, TX
 (Street address or street property front)
6. Legal description:
 Plat: Lot(s) _____ Block(s) _____
 Subdivision: N/A
 Acreage: 14.8 (If acreage, provide separate metes and bounds description as attachment 2.)
 Property Deed recorded in Comal County Volume # 201006026819 Page # _____
7. Existing use of property: AGRICULTURAL / RESIDENTIAL
8. Proposed use of property: B-1 BUSINESSES CONSISTING OF UPSCALE 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, 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: Deoxy Fnuu 1/5/17

Attachments:

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

CITY USE ONLY
CHANGE OF ZONING

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

ATTACHMENT 1

Letter of Authorization

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

Signed Joan Catheryn Fritze Crowell

Joan Catheryn Fritze Crowell

Texas Notary:

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

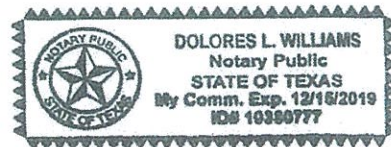


EXHIBIT A

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



4
C



201006025819 08/16/2010 09:04:05 AM 1/4

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

INDEPENDENT EXECUTRIX'S DEED

Date: August 10, 2010

Grantor: JOAN CATHERYN FRITZE CROWELL, Independent Executrix of the ESTATE OF VICTOR O. FRITZE, DECEASED, as Grantor acts only in Grantor's fiduciary capacity as Independent Executrix and Grantor's warranty is limited to that capacity and does not bind herself individually or her heirs, executors or administrators
2402 Welsch Lane
New Braunfels, TX 78132

Grantee: JOAN CATHERYN FRITZE CROWELL
2402 Welsch Lane
New Braunfels, TX 78132

COMMISSION
USE ONLY

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

Property : Being a 14.8 acre tract of land lying in the G. M. Dolson Survey 96, Comal County, Texas and being further described by metes and bounds attached hereto as Exhibit "A."

Reservations from Conveyance: None.

Exceptions to Conveyance: This conveyance is expressly made subject to the exceptions listed in Schedule B of the last owner policy of title insurance, if any, in which Decedent was the named insured and any other matters created or suffered by Decedent, but if there was no title insurance policy, the following matters (exceptions):

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the Property;
- (2) All presently recorded and valid oil, gas and/or other mineral exceptions, rights of development or leases, royalty reservations and/or other instruments constituting oil, gas or other mineral interest severances of any kind;

- (3) All presently recorded restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than encumbrances and conveyances by, through or under Grantor) that affect the Property;
- (5) Standby fees and taxes for the current year and subsequent years, the payment of which Grantee assumes; and subsequent assessments for this and prior years due to change(s) in land usage, ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

The Exceptions are solely for the purpose of qualifying the estate conveyed herein and Grantor's warranty of title, and no reference or recital herein may be deemed to create, enlarge, extend, ratify, confirm or be the basis for any right, title, estate, claim or demand in favor of any party other than Grantor and Grantee, and their respective heirs, legal representatives, successors and assigns.

Grantor, for the consideration and subject to the Reservations From and Exceptions to conveyance and warranty, conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations From and Exceptions to Conveyance and Warranty, when the claim is made by, through or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the Property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the Property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the Property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

COMMISSION
USE ONLY

Grantor acts only in Grantor's capacity as executrix of the ESTATE OF VICTOR O. FRITZE, DECEASED. Grantor's warranty is limited to that capacity and does not bind Grantor individually or Grantor's heirs, executors and administrators.

When the context requires, singular nouns and pronouns include the plural.


JOAN CATHERYN FRITZE CROWELL,
Independent Executrix of the ESTATE OF VICTOR
O. FRITZE, DECEASED

COMMISSION
USE ONLY

STATE OF TEXAS §
COUNTY OF COMAL §

This instrument was acknowledged before me this 10th day of August, 2010, by JOAN CATHERYN FRITZE CROWELL, Independent Executrix of the ESTATE OF VICTOR O. FRITZE, DECEASED.




Notary Public, State of Texas

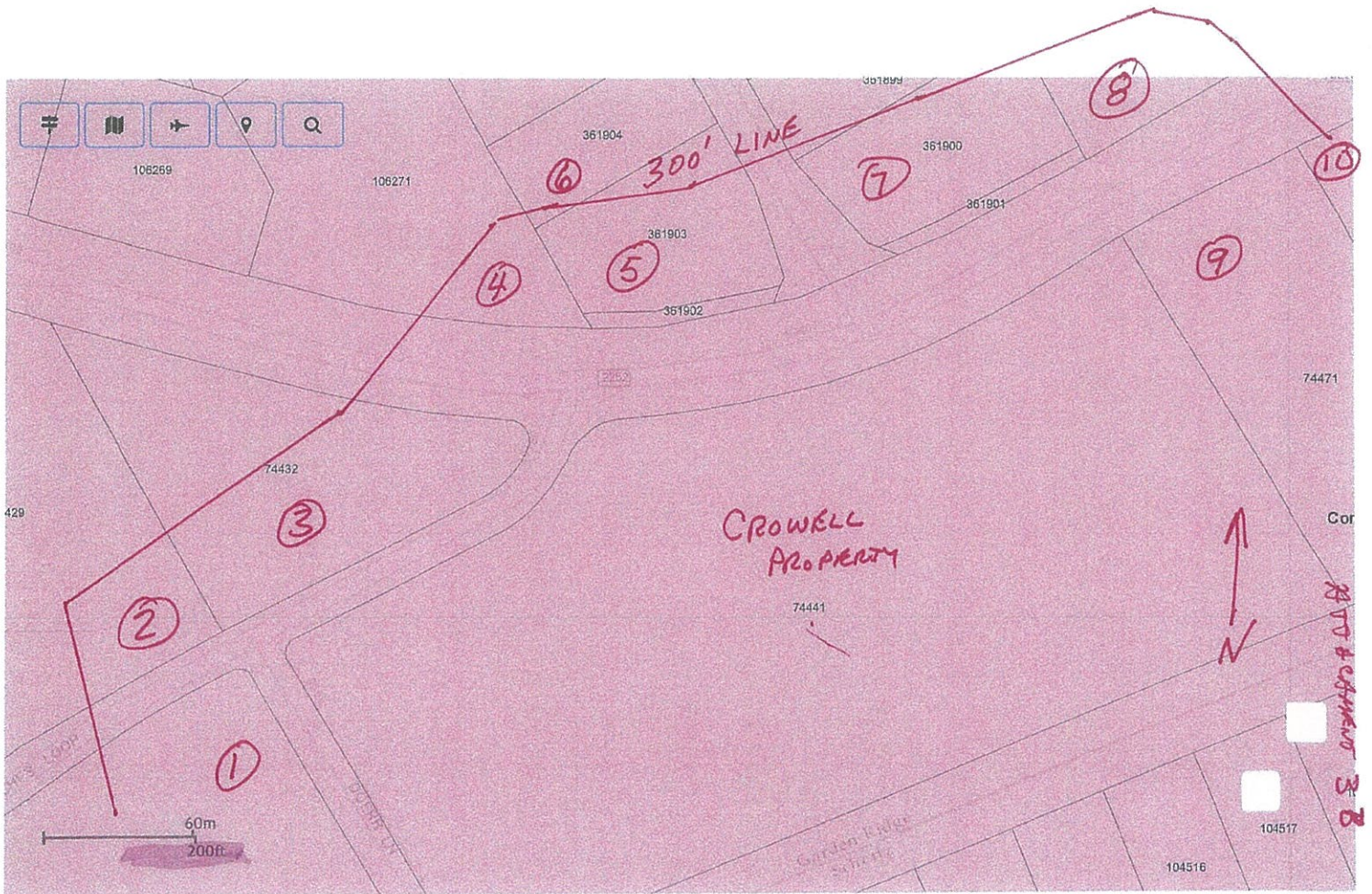
AFTER RECORDING RETURN TO:
REAGAN BURRUS
A Professional Limited Liability Company
Attn: Paul A. Finley
401 Main Plaza, Suite 200
New Braunfels, Texas 78130

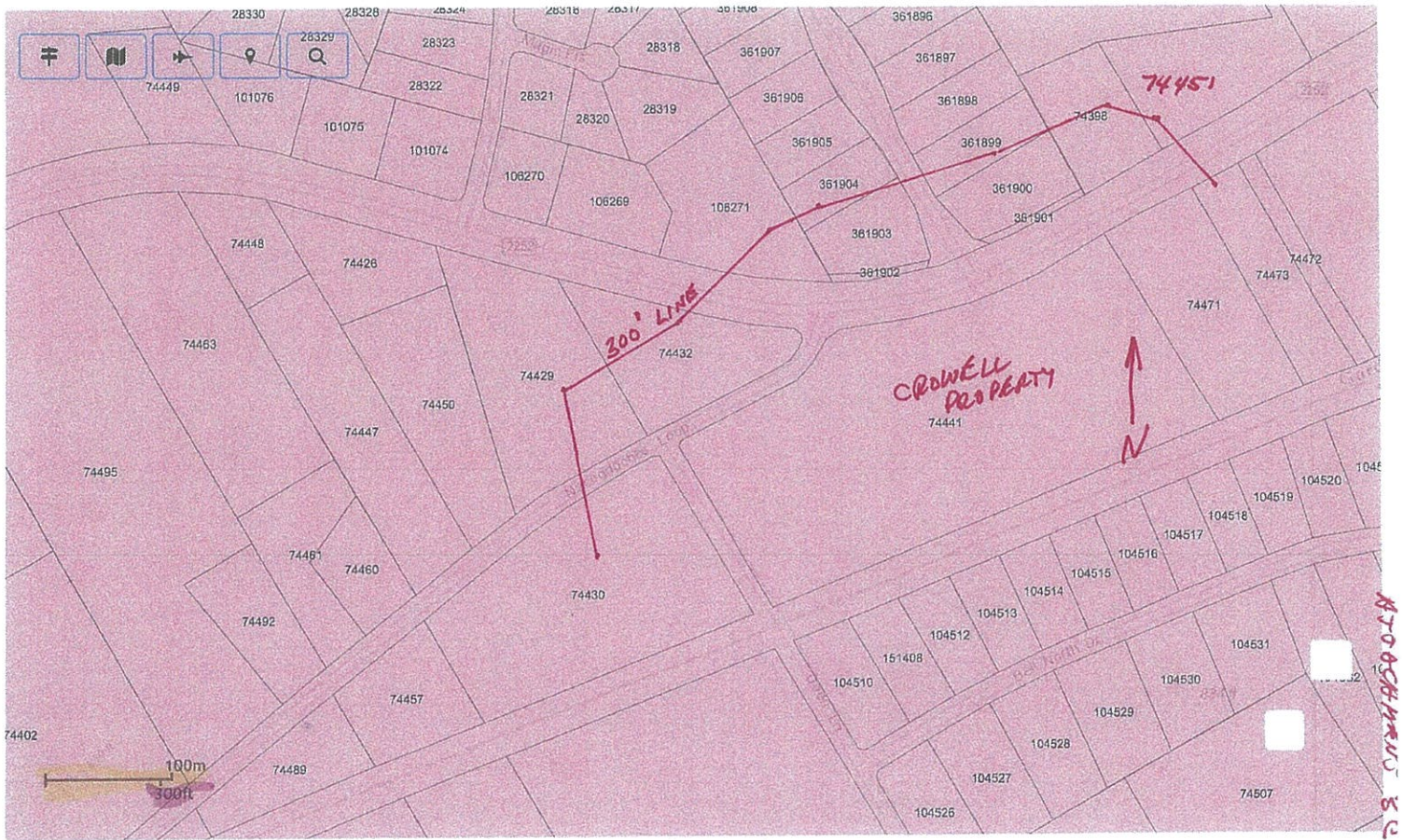


Map for Parcel Address: Fm 2252 Garden Ridge, TX 78266, Parcel ID: 740-12-000-2703

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







Crowell, FM 2252 14.8 Acres, Garden Ridge, TX
Properties Within 300' of Crowell Property Lines

<u>Property Number</u>	<u>Property Address</u>	<u>Owner's Name</u>	<u>Owner's Address</u>
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 Elsdon	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

A-J-5 ACRES 4

11/26/2016

CRS - Property Report for Parcel/Tax ID 740-12-000-2703

Fm 2252, Garden Ridge, TX 78266
Comal County, TX parcel# 740-12-000-2703

Saturday, November 26, 2016

Property Report

Location

Property Address

Fm 2252
Garden Ridge, TX 78266
A-120 Sur- 9 G M Dolson
Comal County, TX

Subdivision

County

Current Owner

Name

Mailing Address

Crowell Joan Catheryn Fritze
2402 Welsch Ln
New Braunfels, TX 78132-3834

Property Summary

Property Type

Land Use

Improvement Type

Square Foot

Agricultural
Qualified Agricultural Pasture Land

General Parcel Information

Parcel/Tax ID

Alternate Parcel ID

Map Page / Grid

Flood Zone/Panel

MLS Area/Sub Area

2010 Census Tract/Blk

Assessor Roll Year

740-12-000-2703
74441
486 / F8
X/4801480001B
26/12
3108.01/2
2016

Sales History through 10/4/2016



CROWELL PROPERTY

Tax Data

Date	Buyer/Owners	Seller	Instrument	Book/Page or Document#	MLS Data Date	Amount
08/10/2010	Crowell Joan Catheryn Fritze			201006026819		

Tax Assessment

Appraisals & Taxes	2016	Change (%)	2015	Change (%)	2014
Appraised Land	\$741,350.00		\$741,350.00	\$382,800.00 (106.8%)	\$358,550.00
Appraised Improvements					
Total Tax Appraisal	\$741,350.00		\$741,350.00	\$382,800.00 (106.8%)	\$358,550.00
Equalized	\$1,530.00	\$220.00 (16.8%)	\$1,310.00	-\$10.00 (-0.8%)	\$1,320.00
Total Taxes	\$15,773.16	\$63.05 (0.4%)	\$15,710.11	\$8,250.40 (110.6%)	\$7,469.71

Exempt Reason

Mortgage History

No mortgages were found for this parcel.

Property Characteristics: Building

No Buildings were found for this parcel.

Property Characteristics: Extra Features

No extra features were found for this parcel.

Property Characteristics: Lot

Land Use: Qualified Agricultural Pasture Land

Block/Lot

Latitude/Longitude: 29.620051/-98.294994*

Property Characteristics: Utilities/Area

Gas Source

Electric Source

Water Source

Sewer Source

Zoning Code

Owner Type

Legal Description

Subdivision

Block/Lot

District/Ward

Neighborhood Code

A-120 Sur- 9 G M Dolson
C486-Gr2

Lot Dimensions

Lot Square Feet

Acreage

618,073
14.19

Road Type

Topography

District Trend

School District

Comal Isd

Plat Book/Page
Description

A-120 Sur- 9 G M Dolson, Acres 14.189

COMMISSION
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Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	Firm Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	48091C0485F	09/02/2009

Zone Source: FEMA DFIRM Data

Saturday, November 26, 2016

Fm 2252, Garden Ridge, TX 78266
Comal County, TX parcel# 740-12-000-2703

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

11/26/2016

CRS - Property Report for Parcel/Tax ID 740-12-000-2100

Doerr Ln, Schertz, TX 78154
Comal County, TX parcel# 740-12-000-2100

Saturday, November 26, 2016

Property Report

Location

Property Address

Doerr Ln
Schertz, TX 78154
A-120 Sur- 9 G M Dolson
Comal County, TX

Subdivision

County

Current Owner

Name

Mailing Address

Miller, Marjorie
8516 Phoenix Ave
Selma, TX 78130-5407

Property Summary

Property Type

Land Use

Improvement Type

Square Feet

Agricultural
Qualified Agricultural Pasture Land

General Parcel Information

Parcel/Tax ID

Alternate Parcel ID

Map Page / Grid

Flood Zone/Panel

MLS Area/Sub Area

2010 Census Tract/Block

Assessor Roll Year

740-12-000-2100
74430
520 / F1
X4801480001B
26/12
3108.01/2
2016

Sales History through 10/14/2016

Tax Data

Date	Buyer/Owners	Seller	Instrument	Book/Page or Document#	MLS Data Date	Amount
09/23/2016	Miller, Marjorie	Miller, Marjorie E	Quit Claim Deed	0006036801		
11/18/1996	Ladshaw Partnership Ltd			96060/22876		
05/26/1995	Ladshaw Partnership Ltd			46689/5		
08/22/1993	Ladshaw Partnership Ltd			352/32		

Tax Assessment

Appraisals & Taxes	2016	Change (%)	2015	Change (%)	2014
Appraised Land	\$420,940.00		\$420,940.00	\$302,130.00 (254.3%)	\$118,810.00
Appraised Improvements					
Total Tax Appraisal	\$420,940.00		\$420,940.00	\$302,130.00 (254.3%)	\$118,810.00
Equalized	\$700.00	\$100.00 (16.7%)	\$600.00		\$600.00
Total Taxes	\$8,956.03	\$35.80 (0.4%)	\$8,920.23	\$6,448.37 (260.9%)	\$2,471.86
Exempt Reason					

Mortgage History

No mortgages were found for this parcel.

Property Characteristics: Building

No buildings were found for this parcel.

Property Characteristics: Extra Features

No extra features were found for this parcel.

Property Characteristics: Lot

Land Use: Qualified Agricultural Pasture Land

Block/Lot

Latitude/Longitude: 29.618879/-98.297839°

Property Characteristics: Utilities/Area

Gas Source

Electric Source

Water Source

Sewer Source

Zoning Code

Owner Type

Legal Description

Subdivision

Block/Lot

District/Ward

Neighborhood Code

A-120 Sur- 9 G M Dolson

C486-Gr2

Flood Zone Information

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	Firm Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	48091C0485F	09/02/2009

Zone Source: FEMA DFIRM Data

Saturday, November 26, 2016



1

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Comal Isd

Lot Dimensions

Lot Square Feet

Acreage

282,879
6.49

Road Type

Topography

District Trend

School District

Plat Book/Page

Description

A-120 Sur- 9 G M Dolson, Acres 6.494

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Comal County, TX parcel# 740-12-000-2100

11/26/2016

CRS - Property Report for Parcel/Tax ID 740-12-000-2201

Fm 2252, Garden Ridge, TX 78266
Comal County, TX parcel# 740-12-000-2201

Saturday, November 26, 2016

Property Report

Location

Property Address Fm 2252
Garden Ridge, TX 78266

Subdivision A-120 Sur- 9 G M Dolson

County Comal County, TX

Current Owner

Name Sahota Holdings Llc

Mailing Address Po Box 592233
San Antonio, TX 78259-0161

Property Summary

Property Type Open Space

Land Use Platted Lot

Improvement Type

Square Feet

General Parcel Information

Parcel/Tax ID 740-12-000-2201

Alternate Parcel ID 74432

Map Page / Grid 486 / F8

Flood Zone/Panel X/4801480001B

MLS Area/Sub Area 26/12

2010 Census Trct/Blk 3108.01/2

Assessor Roll Year 2016

Sales History through 10/14/2016

Tax Data				MLS Data	
Date	Buyer/Owners	Seller	Instrument	Book/Page or Document#	Amount
11/09/2015	Sahota Holdings Llc	Miller Harold A		201506045605	
11/18/1996	Miller Harold A			96060/22877	
08/22/1983	Miller Harold A			352/37	

Tax Assessment		2016		2015		2014	
Appraisals & Taxes			Change (%)		Change (%)		
Appraised Land		\$280,570.00		\$280,570.00	\$149,330.00 (113.8%)	\$131,240.00	
Appraised Improvements							
Total Tax Appraisal		\$280,570.00		\$280,570.00	\$149,330.00 (113.8%)	\$131,240.00	
Equalized		\$280,570.00	\$280,380.00 (147.568.4%)	\$190.00		\$190.00	
Total Taxes		\$5,969.48	\$23.86 (0.4%)	\$5,945.62	\$3,215.14 (117.7%)	\$2,730.48	

Exempt Reason

Mortgage History

No mortgages were found for this parcel.

Property Characteristics: Building

No buildings were found for this parcel.

Property Characteristics: Extra Features

No extra features were found for this parcel.

Property Characteristics: Lot

Land Use Platted Lot

Block/Lot

Latitude/Longitude 29.620548°/-98.297133°

Property Characteristics: Utilities/Area

Gas Source

Electric Source

Water Source

Sewer Source

Zoning Code

Owner Type

Legal Description

Subdivision A-120 Sur- 9 G M Dolson**Block/Lot****District/Ward****Neighborhood Code** C486-Gr2

Flood Zone Information

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	Firm Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	48091C0485F	09/02/2009

Zone Source: FEMA DFIRM Data

Saturday, November 26, 2016



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Lot Dimensions

Lot Square Feet 90,387

Acreage 2.08

Road Type

Topography

District Trend

School District

Plat Book/Page Description

A-120 Sur- 9 G M Dolson, Acres 2.075

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11/26/2016

CRS - Property Report for Parcel/Tax ID 901-40-000-300

Saturday, November 26, 2016

19365 Fm 2252, Garden Ridge, TX 78268-2565
Comal County, TX parcel# 901-40-000-300

Property Report

Location

Property Address 19365 Fm 2252
Garden Ridge, TX 78268-2565
Subdivision Ashley Oaks Executive Center
County Comal County, TX

Current Owner

Name Overman Properties Iv Llc
Mailing Address 18965 Fm 2252
Garden Ridge, TX 78268-2561

Property Summary

Property Type Commercial
Land Use Commercial Improved Property
Improvement Type Commercial Office Area
Square Feet 11560 sf

General Parcel Information

Parcel/Tax ID 901-40-000-300
Alternate Parcel ID 106271
Map Page / Grid 486 / F8
Flood Zone/Panel X/4801480001B
MLS Area/Sub Area 28/12
2010 Census Tract/Blk 3108.01/3
Assessor Roll Year 2016

Sales History through 10/31/2016

No sales information was found for this parcel.

Tax Assessment

Appraisals & Taxes	2016	Change (%)	2015	Change (%)	2014
Appraised Land	\$310,480.00		\$310,480.00	\$63,970.00 (26.0%)	\$246,510.00
Appraised Improvements	\$642,530.00	-\$3,760.00 (-0.6%)	\$646,290.00	-\$16,750.00 (-2.5%)	\$663,040.00
Total Tax Appraisal	\$953,010.00	-\$3,760.00 (-0.4%)	\$956,770.00	\$47,220.00 (5.2%)	\$909,550.00
Equalized	\$953,010.00	-\$3,760.00 (-0.4%)	\$956,770.00	\$47,220.00 (5.2%)	\$909,550.00
Total Taxes	\$20,276.49	\$1.39 (0.0%)	\$20,275.10	\$1,351.72 (7.1%)	\$18,923.38
Exempt Reason					

Mortgage History

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
9/30/2014	\$3,044,200	Overman Properties Iii Llc Eta	American Bank	201406034979
7/11/2014	\$1,054,150	Overman Properties Vi Llc Eta	American Bank	201406025307
2/19/2013	\$1,905,110	Overman Properties Ii Ltd Eta	American Bank	201305008936
3/29/2012	\$1,829,000	Overman Properties Ii Ltd Eta	American Bank	201206011457
1/24/2011	\$800,000	Overman Properties Iv Llc	American Bank	201105003879
5/25/2005	\$348,000	Overman Properties Iv Llc	Hall Floyd	200506018089
8/13/2002	\$624,500	Overman Properties Iv Llc	State Bank And Trust	200206023602

Property Characteristics: Building

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Commercial Office Area		11560	2002	2002					

Building Square Feet (Living Space)

Commercial Office Area

Building Square Feet (Other)

Covered Porch	72
Covered Porch	60
Covered Porch	60
Covered Porch	60
Covered Porch	60
Covered Porch	60
Covered Porch	60

Construction

Quality		Roof Framing	
Shape		Roof Cover Deck	
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	Carpet
Foundation	Concrete Slab	Interior Finish	Sheetrock
Floor System		Air Conditioning	Central Air
Exterior Wall	Stucco Or Frame	Heat Type	Central Heat
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	

Other

Occupancy

Building Data Source

Property Characteristics: Extra Features

Feature	Size or Description	Value	Year Built	Condition
Covered Porch	72	550	2002	
Asphalt Paving	18000	10800	2002	
Sign		1500	2002	
Septic System	1	6000		

Property Characteristics: Lot

Land Use Commercial Improved Property	Lot Dimensions	
Block/Lot /3	Lot Square Feet 118,745	
Latitude/Longitude 29.621553/-98.296694	Acres 2.73	

Property Characteristics: Utilities/Access

Gas Source	Road Type	
Electric Source	Topography	
Water Source	District Trend	
Sewer Source	School District	Comal Isd
Zoning Code		
Owner Type		



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BOARD of REALTORS®
Saturday, November 26, 2016

Property Report

5

19403 Arrowood Pl, Garden Ridge, TX 78266-6400
Comal County, TX parcel# 090-11-000-2000

Property Report

Location

Property Address 19403 Arrowood Pl
Garden Ridge, TX 78266-6400
Subdivision Arrowood Estates
County Comal County, TX

Current Owner

Name Arrowood Mgmt Llc
Mailing Address 2511 N Loop 1604 W Ste 101
San Antonio, TX 78258-4634

Property Summary

Property Type Open Space
Land Use Platted Lot
Improvement Type
Square Feet



General Parcel Information

Parcel/Tax ID 090-11-000-2000
Alternate Parcel ID 361903
Map Page / Grid 486 / F8
Flood Zone/Panel X/4801480001B
MLS Area/Sub Area 26/12
2010 Census Trct/Blk 3108.01/3
Assessor Roll Year 2016

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Sales History through 10/14/2016

No sales information was found for this parcel.

Tax Assessment

Appraisals & Taxes	2016	Change (%)	2015	Change (%)	2014
Appraised Land	\$6,890.00		\$6,890.00		\$6,890.00
Appraised Improvements					
Total Tax Appraisal	\$6,890.00		\$6,890.00		\$6,890.00
Equalized	\$6,890.00		\$6,890.00		\$6,890.00
Total Taxes	\$146.60	\$0.59 (0.4%)	\$146.01	\$2.66 (1.9%)	\$143.35
Exempt Reason					

Mortgage History

No mortgages were found for this parcel.

Property Characteristics: Building

No Buildings were found for this parcel.

Property Characteristics: Extra Features

No extra features were found for this parcel.

11/26/2016

CRS - Property Report for Parcel/Tax ID 090-11-000-2100

Sunday, November 27, 2016

19407 Arrowood Pl, Garden Ridge, TX 78266-6400
Comal County, TX parcel# 090-11-000-2100

Property Report

Location

Property Address 19407 Arrowood Pl
Garden Ridge, TX 78266-6400

Subdivision Arrowood Estates

County Comal County, TX

Current Owner

Name Elsdon Stephen F Kyong S

Mailing Address 19407 Arrowood Pl
Garden Ridge, TX 78266-6400

Property Summary

Property Type Residential

Land Use Single Family Residence

Improvement Type Residential 1 1/2 Story

Square Feet 3681 sf

General Parcel Information

Parcel/Tax ID 090-11-000-2100

Alternate Parcel ID 361904

Map Page / Grid 486 / F8

Flood Zone/Panel X/4801480001B

MLS Area/Sub Area 26/12

2010 Census Tract/Blk 3108.01/3

Assessor Roll Year 2016

Sales History through 10/14/2016

Tax Data					MLS Data	
Date	Buyer/Owners	Seller	Instrument	Book/Page or Document#	Date	Amount
08/30/2010	Elsdon Stephen F & Kyong S	Rh Of Texas Lp		201006028833		
07/09/2009	Rh Of Texas Lp			200906024630		

Tax Assessment

Appraisals & Taxes	2016	Change (%)	2015	Change (%)	2014
Appraised Land	\$53,330.00		\$53,330.00		\$53,330.00
Appraised Improvements	\$390,040.00	\$64,230.00 (19.7%)	\$325,810.00		\$325,810.00
Total Tax Appraisal	\$443,370.00	\$64,230.00 (16.9%)	\$379,140.00		\$379,140.00
Equalized	\$417,054.00	\$37,914.00 (10.0%)	\$379,140.00		\$379,140.00
Total Taxes	\$9,433.25	\$1,358.81 (17.4%)	\$8,034.44	\$146.35 (1.9%)	\$7,888.09
Exempt Reason	Homestead				

Mortgage History

No mortgages were found for this parcel.

Property Characteristics: Building

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Residential 1 1/2 Story		3681	2009	2009		4		2	
Building Square Feet (Living Space)			Building Square Feet (Other)							
Residential 1 1/2 Story			3458	Covered Porch						
Guest House			223	Covered Porch						
2nd Floor				Attached Garage						

Construction										
Quality										
Shape										
Partitions										
Common Wall										
Foundation		Concrete Slab								
Floor System										
Exterior Wall		Stucco Or Frame								
Structural Framing										
Fireplace		Y								
Other										

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Occupancy										
Property Characteristics: Extra Features					Building Data Source					

Feature	Size or Description	Value	Year Built	Condition
Septic System	1	4000	2009	
Det Storage	120	2220	2011	

Property Characteristics: Lot

Land Use	Single Family Residence		Lot Dimensions	
Block/Lot	1/21		Lot Square Feet	33,236
Latitude/Longitude	29.621715°N-98.295830°W		Acreage	0.76

Property Characteristics: Utilities/Road

Gas Source			Road Type	
Electric Source			Topography	
Water Source			District Trend	
Sewer Source			School District	Comal Isd
Zoning Code				
Owner Type				

Legal Description

Subdivision	Arrowood Estates	Plat Book/Page	
Block/Lot	1/21	Description	Arrowood Estates, Block 1, Lot 21
District/Ward			
Neighborhood Code	486F803		

Flood Zone Information

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	Firm Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	48091C0485F	09/02/2009

Zone Source: FEMA DFIRM Data

Sunday, November 27, 2016

19407 Arrowood Pl, Garden Ridge, TX 78266-6400
Comal County, TX parcel# 090-11-000-2100

11/26/2016

CRS - Property Report for Parcel/Tax ID 090-11-000-1700

19402 Arrowood Pl, Garden Ridge, TX 78266-6400
Comal County, TX parcel# 090-11-000-1700

Saturday, November 26, 2016

Property Report

Location

Property Address 19402 Arrowood Pl
Garden Ridge, TX 78266-6400

Subdivision Arrowood Estates

County Comal County, TX

Current Owner

Name Flores Jose L III Patricia G

Mailing Address 19402 Arrowood Pl
Garden Ridge, TX 78266-6400

Property Summary

Property Type Residential

Land Use Single Family Residence

Improvement Type Single Family Residence

Square Feet 3494 sf

General Parcel Information

Parcel/Tax ID 090-11-000-1700

Alternate Parcel ID 361900

Map Page / Grid 486 / F8

Flood Zone/Panel X/4801480001B

MLS Area/Sub Area 28/12

2010 Census Tract/Blk 3108.013

Assessor Roll Year 2016

Sales History through 10/14/2016

Tax Data					MLS Data	
Date	Buyer/Owners	Seller	Instrument	Book/Page or Document#	Date	Amount
03/28/2013	Flores Jose L III	Woodside Homes Of South Texas Llc	Warranty Deed	201306012679		
09/29/2011	Woodside Homes Of South Texas Llc			201106033870		

Tax Assessment

Appraisals & Taxes	2016	Change (%)	2015	Change (%)	2014
Appraised Land	\$69,190.00		\$69,190.00		\$69,190.00
Appraised Improvements	\$410,700.00	-\$2,692.00 (-0.7%)	\$413,392.00	\$32,582.00 (8.6%)	\$380,810.00
Total Tax Appraisal	\$479,890.00	-\$2,692.00 (-0.6%)	\$482,582.00	\$32,582.00 (7.2%)	\$450,000.00
Equalized	\$479,890.00	-\$2,692.00 (-0.6%)	\$482,582.00	\$32,582.00 (7.2%)	\$450,000.00
Total Taxes	\$10,210.26	-\$16.23 (-0.2%)	\$10,226.49	\$864.15 (9.2%)	\$9,362.34
Exempt Reason	Homestead / Disabled Vet				

Mortgage History

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
3/20/2013	\$284,895	Flores Jose L III Flores Patricia G	Gardner Financial Services	201306012680
1/11/2013		Woodside Homes Of South Texas	Wells Fargo	201306003416

Property Characteristics: Building

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Single Family Residence		3494	2012	2012		2.5			
Building Square Feet (Living Space)			Building Square Feet (Other)							
Residential Structure			3494	Attached Garage			736			
				Covered Porch			99			
				Covered Porch			957			

Construction

Quality		Roof Framing	Hip
Shape		Roof Cover Deck	Comp Roof-Good
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation	Concrete Slab	Interior Finish	
Floor System		Air Conditioning	
Exterior Wall	Face Brick Veneer	Heat Type	Central Heat
Structural Framing		Bathroom Tile	
Fireplace	Y	Plumbing Fixtures	
Other			

Occupancy

Property Characteristics: Extra Features			Building Data Source		
Feature	Size or Description	Value	Year Built	Condition	
Septic System	1	4000	2012		
Shed	120	580	2014		

Property Characteristics: Lot

Land Use	Single Family Residence	Lot Dimensions	
Block/Lot	1/17	Lot Square Feet	50,704
Latitude/Longitude	29.621674°-98.294447°	Acreage	1.16

Property Characteristics: Utilities/Area

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		School District	Comal Isd

Zoning Code

Owner Type			
Legal Description			
Subdivision	Arrowood Estates	Plat Book/Page	
Block/Lot	1/17	Description	Arrowood Estates, Block 1, Lot 17
District/Ward			
Neighborhood Code	486F803		



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11/26/2016

CRS - Property Report for Parcel/Tax ID 740-12-000-0400

19449 Fm 2252, Garden Ridge, TX 78266-2568
Comal County, TX parcel# 740-12-000-0400

Saturday, November 26, 2016

Property Report

Location

Property Address 19449 Fm 2252
Garden Ridge, TX 78266-2568

Subdivision A-120 Sur- 9 G M Dolson

County Comal County, TX

Current Owner

Name Mallory John M 1996 Family Trust

Mailing Address 19449 Fm 2252
Garden Ridge, TX 78266-2568

Property Summary

Property Type Residential

Land Use Multifamily-Duplex

Improvement Type Duplex

Square Foot 1780 sf

General Parcel Information

Parcel/Tax ID 740-12-000-0400

Alternate Parcel ID 74398

Map Page / Grid 486 / F8

Flood Zone/Panel X4801480001B

MLS Area/Sub Area 26/12

2010 Census Trct/Blk 3108.01/3

Assessor Roll Year 2016

Sales History through 10/14/2016

Tax Data

					MLS Data	
Date	Buyer/Owners	Seller	Instrument	Book/Page or Document#	Date	Amount
04/14/2014	Mallory John M 1996 Family Trust	Miller Gary L & Paulette		201406012258		
02/17/1996	Miller Gary L & Paulette		Ct	493/573		

Tax Assessment

Appraisals & Taxes	2016	Change (%)	2015	Change (%)	2014
Appraised Land	\$193,460.00		\$193,460.00	\$80,520.00 (71.3%)	\$112,940.00
Appraised Improvements	\$64,040.00	-\$3,140.00 (-4.7%)	\$67,180.00	\$9,490.00 (16.4%)	\$57,690.00
Total Tax Appraisal	\$257,500.00	-\$3,140.00 (-1.2%)	\$260,640.00	\$90,010.00 (52.8%)	\$170,630.00
Equalized	\$257,500.00	-\$3,140.00 (-1.2%)	\$260,640.00	\$90,010.00 (52.8%)	\$170,630.00
Total Taxes	\$5,478.64	-\$44.64 (-0.8%)	\$5,523.28	\$1,973.28 (55.6%)	\$3,550.00

Exempt Reason

Mortgage History

No mortgages were found for this parcel.

Property Characteristics: Building

Building #	Type	Condition	Sq Feet	Year Built	Effective Year	BRs	Baths	Rooms	Stories	Units
1	Duplex		1780	1911	1990		2			
Building Square Feet (Living Space)			Building Square Feet (Other)							
Duplex			890		Open Porch					176
Duplex			890		Open Porch					176
					Glass Porch					144
					Glass Porch					144
					Storage Area Attached To Main Area					64
					Storage Area Attached To Main Area					64

Construction

Quality		Roof Framing	
Shape		Roof Cover Deck	
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation	Pier, Beam	Interior Finish	
Floor System		Air Conditioning	Central Air
Exterior Wall		Heat Type	Central Heat
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	
Other			

Occupancy

Property Characteristics: Extra Features

Feature	Size or Description	Value	Year Built	Condition
---------	---------------------	-------	------------	-----------

Septic System

Property Characteristics: Lot

Land Use	Multifamily-Duplex	Lot Dimensions	
Block/Lot		Lot Square Feet	48,264
Latitude/Longitude	29.622168°-98.293813°	Acreage	1.11

Property Characteristics: Utilities/Area

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		School District	Comal Isd

Zoning Code

Owner Type

Legal Description

Subdivision	A-120 Sur- 9 G M Dolson	Plat Book/Page	
Block/Lot		Description	A-120 Sur- 9 G M Dolson, Acres 1.108
District/Ward			
Neighborhood Code	C486-Gr2		

Flood Zone Information

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	Firm Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	48091C0485F	09/02/2009

Zone Source: FEMA DFIRM Data

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11/26/2016

CRS - Property Report for Parcel/Tax ID 740-12-000-4700

Fm 2252, Garden Ridge, TX 78266
Comal County, TX parcel# 740-12-000-4700

Saturday, November 26, 2016

Property Report

Location

Property Address

Fm 2252
Garden Ridge, TX 78266
A-120 Sur- 9 G M Dolson
Comal County, TX

Subdivision

County

Current Owner

Name

Mailing Address

Miller Gary L
21111 Tree Top Cv
Garden Ridge, TX 78266-2772

Property Summary

Property Type

Land Use

Improvement Type

Square Feet

Agricultural
Qualified Agricultural Pasture Land

General Parcel Information

Parcel/Tax ID

Alternate Parcel ID

Map Page / Grid

Flood Zone/Panel

MLS Area/Sub Area

2010 Census Trct/Blk

Assessor Roll Year

740-12-000-4700
74471
486 / F8
X/4801480001B
26/12
3108.01/2
2016

Sales History through 10/14/2016

Tax Data

Date	Buyer/Owners	Seller	Instrument	Book/Page or Document#	MLS Data Date	Amount
04/14/1988		Miller Gary L	Cty	624/179		
12/15/1987	Miller Gary L			608/169		
06/18/1986	Miller Gary L			514/628		

Tax Assessment

Appraisals & Taxes	2016	Change (%)	2015	Change (%)	2014
Appraised Land	\$236,050.00		\$236,050.00	\$151,430.00 (179.0%)	\$84,620.00
Appraised Improvements					
Total Tax Appraisal	\$236,050.00		\$236,050.00	\$151,430.00 (179.0%)	\$84,620.00
Equalized	\$150.00		\$150.00	\$10.00 (7.1%)	\$140.00
Total Taxes	\$5,022.27	\$20.09 (0.4%)	\$5,002.18	\$3,241.64 (184.1%)	\$1,760.54
Exempt Reason					

Mortgage History

No mortgages were found for this parcel.

Property Characteristics: Building

No Buildings were found for this parcel.

Property Characteristics: Extra Features

No extra features were found for this parcel.

Property Characteristics: Lot

Land Use Qualified Agricultural Pasture Land

Block/Lot

Latitude/Longitude 29.620854°/-98.292922°

Lot Dimensions

Lot Square Feet

Acreage

99,317
2.28

Property Characteristics: Utilities/Arts

Gas Source

Electric Source

Water Source

Sewer Source

Zoning Code

Owner Type

Road Type

Topography

District Trend

School District

Comal Isd

Legal Description

Subdivision

Block/Lot

District/Ward

Neighborhood Code

A-120 Sur- 9 G M Dolson
C486-Gr2

Plat Book/Page

Description

A-120 Sur- 9 G M Dolson, Acres 2.28

Flood Zone Information

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	Firm Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	48091C0485F	09/02/2009

Zone Source: FEMA DFIRM Data

Saturday, November 26, 2016

Fm 2252, Garden Ridge, TX 78266
Comal County, TX parcel# 740-12-000-4700

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Contact SABOR at 210-593-1200 for Help.



COMMISSION
USE ONLY

11/26/2016

CRS - Property Report for Parcel/Tax ID 740-12-000-4702

Saturday, November 26, 2016

Fm 2252, Garden Ridge, TX 78266
Comal County, TX parcel# 740-12-000-4702

Property Report

Location

Property Address

Fm 2252
Garden Ridge, TX 78266
A-120 Sur- 9 G M Dolsen
Comal County, TX

Subdivision

County

Current Owner

Name

Mailing Address

Miller Gary L
21111 Tree Top Cv
Garden Ridge, TX 78266-2772

Property Summary

Property Type

Land Use

Improvement Type

Square Feet

Agricultural
Qualified Agricultural Pasture Land

General Parcel Information

Parcel/Tax ID

Alternate Parcel ID

Map Page / Grid

Flood Zone/Panel

MLS Area/Sub Area

2010 Census Tract/Block

Assessor Roll Year

740-12-000-4702
74473
486 / F8
X/4801480001B
28/12
3108.01/2
2016

Sales History through 10/14/2016

Tax Data

Date	Buyer/Owners	Seller	Instrument	Book/Page or Document#	MLS Data Date	Amount
12/15/1987	Miller Gary L		Ct	608/169		

Tax Assessment

Appraisals & Taxes	2016	Change (%)	2015	Change (%)	2014
Appraised Land	\$236,050.00		\$236,050.00	\$151,430.00 (179.0%)	\$84,620.00
Appraised Improvements					
Total Tax Appraisal	\$236,050.00		\$236,050.00	\$151,430.00 (179.0%)	\$84,620.00
Equalized	\$150.00		\$150.00	\$10.00 (7.1%)	\$140.00
Total Taxes	\$5,022.27	\$20.09 (0.4%)	\$5,002.18	\$3,241.64 (184.1%)	\$1,760.54
Exempt Reason					

Mortgage History

No mortgages were found for this parcel.

Property Characteristics: Building

No buildings were found for this parcel.

Property Characteristics: Extra Features

No extra features were found for this parcel.

Property Characteristics: Lot

Land Use

Block/Lot

Latitude/Longitude

Qualified Agricultural Pasture Land

29.621055/-98.292368

Property Characteristics: Utilities/Area

Gas Source

Electric Source

Water Source

Sewer Source

Zoning Code

Owner Type

Legal Description

Subdivision

Block/Lot

District/Ward

Neighborhood Code

Flood Zone Information

Lot Dimensions

Lot Square Feet

Acreage

99,317

2.28

Road Type

Topography

District Trend

School District

Comal Isd

Plat Book/Page

Description

A-120 Sur- 9 G M Dolsen, Acres 2.28

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	Firm Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	48091C0485F	09/02/2009

Zone Source: FEMA DFIRM Data

Saturday, November 26, 2016

Fm 2252, Garden Ridge, TX 78266
Comal County, TX parcel# 740-12-000-4702

10

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Attachment 5

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

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



City of Garden Ridge

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

February 24, 2017

NOTICE OF PUBLIC HEARING

Dear Property Owner,

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

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

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

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

Sincerely,

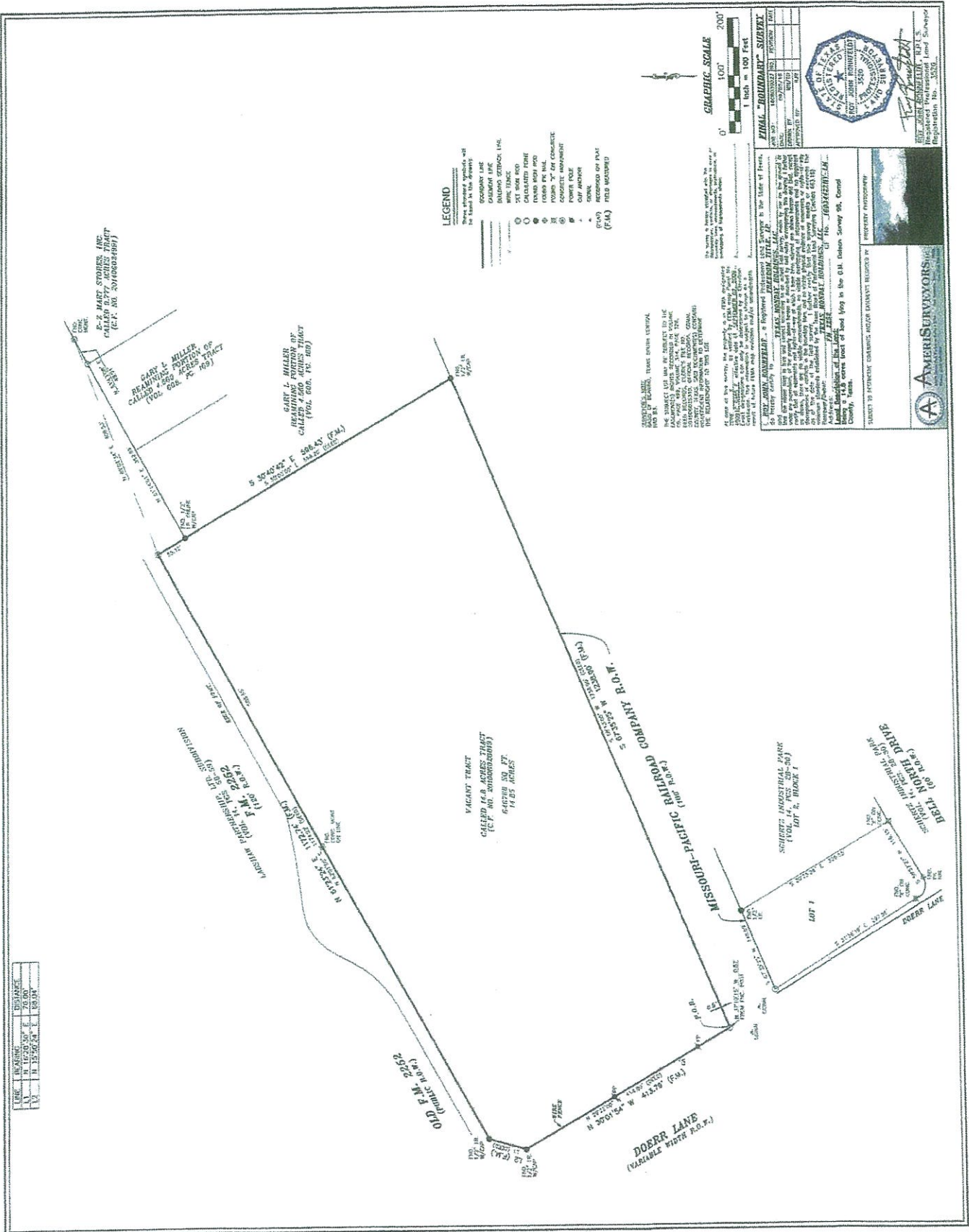


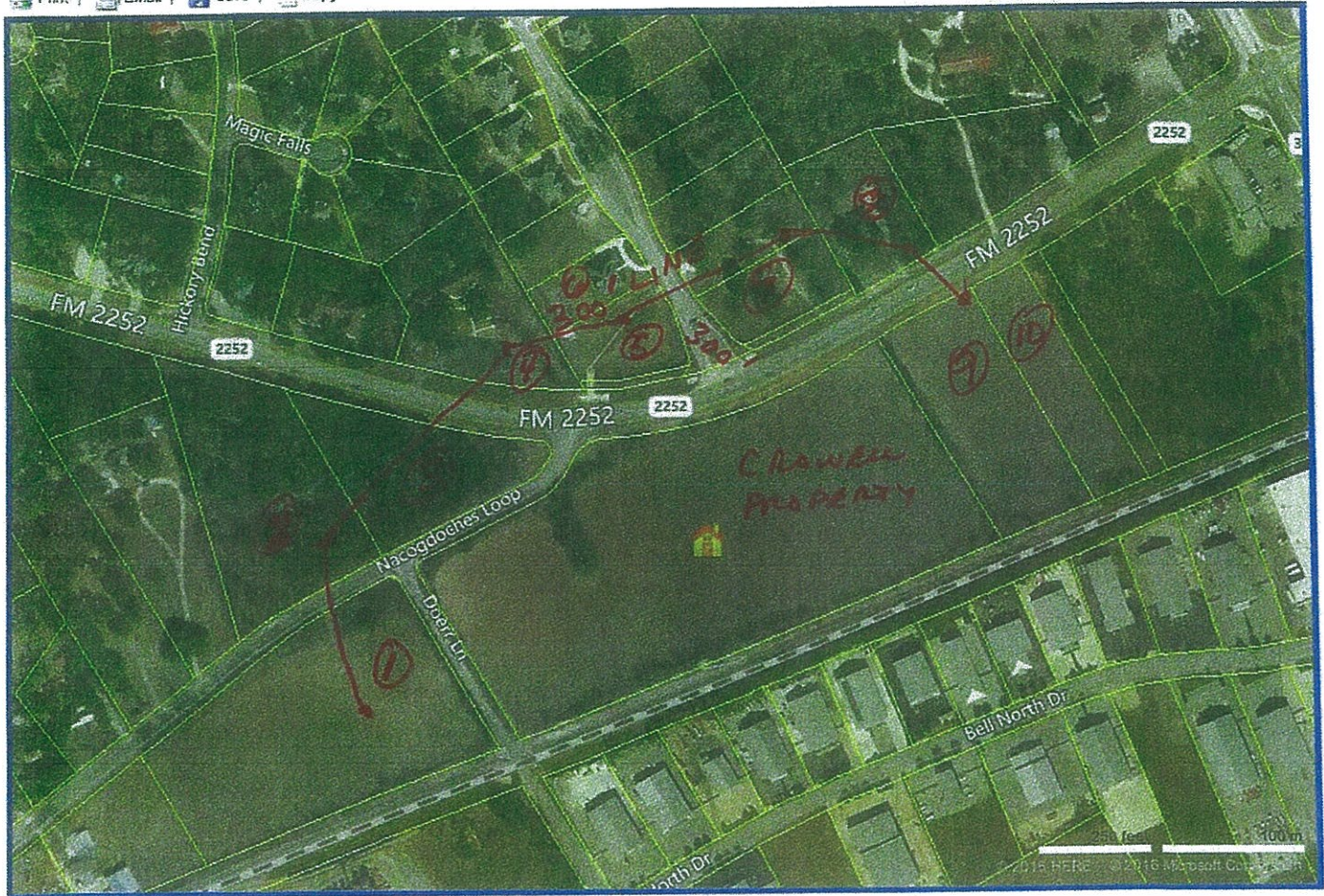
Shelley Goodwin, TRMC
City Secretary

Enclosures:

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

ATTACHMENT Z

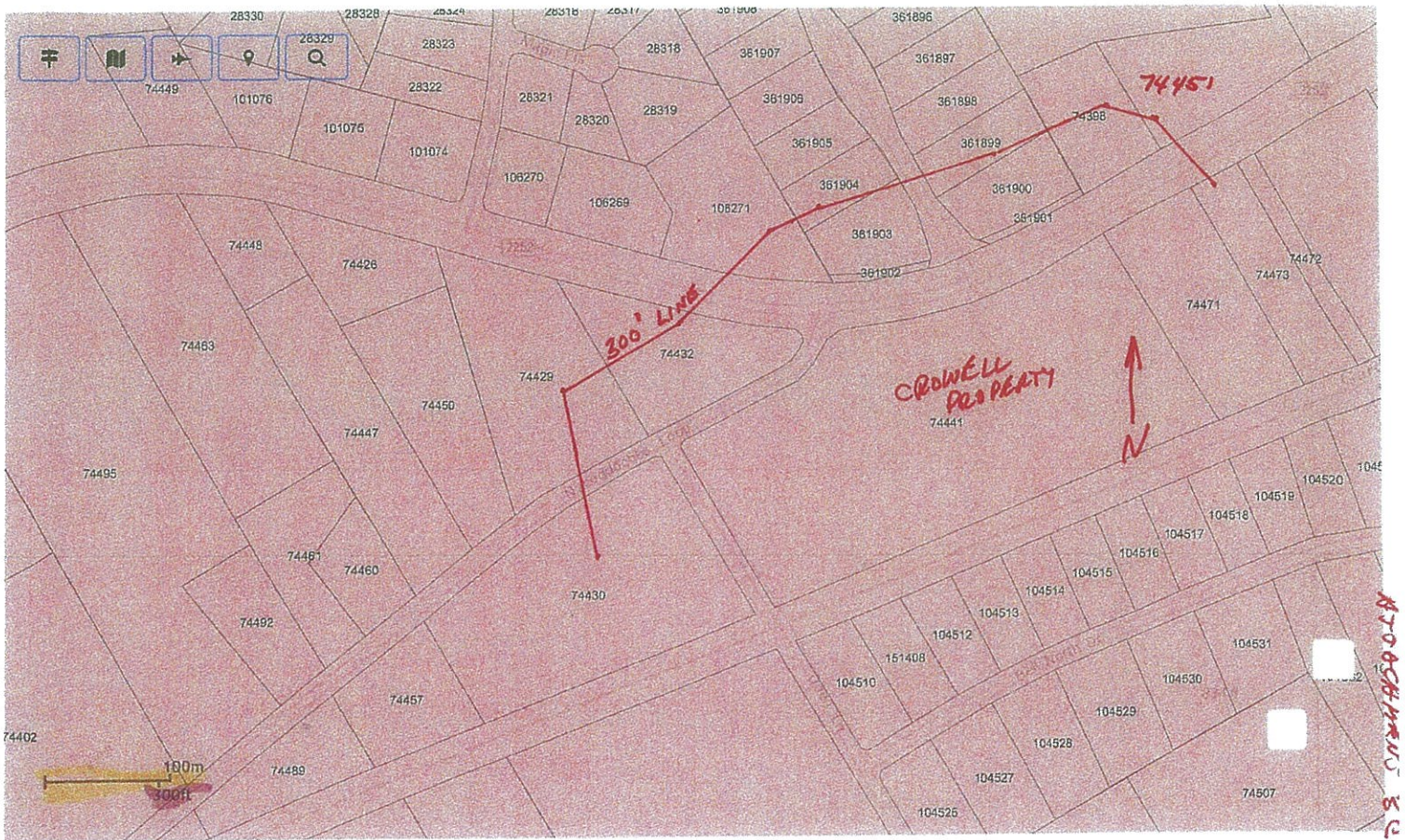




Map for Parcel Address: Fm 2252 Garden Ridge, TX 78266, Parcel ID: 740-12-000-2703

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Contact SABOR at 210-593-1200 for Help.





Crowell, FM 2252 14.8 Acres, Garden Ridge, TX
Properties Within 300' of Crowell Property Lines

<u>Property Number</u>	<u>Property Address</u>	<u>Owner's Name</u>	<u>Owner's Address</u>
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 Elsdon	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

AS-DEVELOP 4

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



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© 2016 INEGI

Google Earth

Google Earth





Google Earth

feet 700
meters 200





Google Earth

feet
meters

200
70





Google Earth

feet
meters



MISSOURI-PACIFIC RAILROAD COMPANY R.O.W.
(100' R.O.W.)

COMMISSION USE ONLY

Commissioner Owen changes are highlighted in yellow.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF GARDEN RIDGE SIGN ORDINANCE NO. 55-112004; PROVIDING FOR THE REGULATION, INSTALLATION, AND MAINTENANCE OF SIGNS WITHIN THE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION (“ETJ”) OF THE CITY OF GARDEN RIDGE; PROVIDING FOR DEFINITIONS, EXEMPTIONS, LOCATIONS, AND SIZE AND HEIGHT RESTRICTIONS; REQUIRING PERMITS; PROHIBITING CERTAIN TYPES OF SIGNS; PROVIDING A MEANS FOR VARIANCES THERETO; PROVIDING A REPEALING SECTION; PROVIDING FOR ENFORCEMENT AND PENALTIES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Garden Ridge previously adopted Ordinance No. 55-112004 setting forth comprehensive sign and billboard regulations for the City of Garden Ridge and its extraterritorial jurisdiction (ETJ); and

WHEREAS, it has become necessary to revise the existing sign regulations in a manner that provides the citizens of Garden Ridge a content neutral sign code developed based on the United States Supreme Court decision of *Reed v. Town of Gilbert*; and

WHEREAS, the City Council is authorized to regulate signs by virtue of the Texas Constitution, the City of Garden Ridge’s police power, and Texas Local Government Code Chapters 211 and 216; and

WHEREAS, it is the desire of the Planning and Zoning Commission and City Council to adopt this ordinance as a comprehensive amendment to Chapter 26 of the Code of Ordinances; and

WHEREAS, City Council finds that the amended regulations are necessary and proper for compliance with state and federal law regulating signs ; and

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

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

Section 2. Repealing Prior Ordinances. The City of Garden Ridge, Texas, Ordinance No. 55-112004, dated November 3, 2004, and all amendments thereto are hereby superseded.

Section 3. Purpose. The purpose of this ordinance is to provide uniform, content neutral sign standards and regulations in order to ensure public safety and efficient communication and promote a positive city image reflecting order, harmony, and pride, thereby strengthening the economic stability of the city's business, cultural, historical, and residential areas, as follows:

Commissioner Owen changes are highlighted in yellow.

A. Public Safety. To promote the safety of persons and property by ensuring that signs do not:

1. Create a hazard due to collapse, fire, decay, or abandonment;
2. Obstruct firefighting or police surveillance; or
3. Create traffic hazards by confusing, distracting, or obstructing the view of pedestrians or vehicles.

B. Efficient Communications. To promote the efficient transfer of information in sign messages by ensuring:

1. Those signs which provide public safety messages and information are given priority;
2. Businesses and services may identify themselves;
3. Customers and other persons may locate businesses or services;
4. No person or group is arbitrarily denied the use of sight lines from public rights-of-way for communication purposes;
5. Persons exposed to signs are not overwhelmed by the number of messages presented and are able to exercise freedom of choice to observe or ignore such messages according to the observer's purpose; and
6. The right of free speech exercised through the reasonable use of signs is preserved.

C. Landscape Quality and Preservation. To protect the public welfare and enhance the appearance and economic value of the landscape by ensuring that signs:

1. Do not interfere with scenic views;
2. Do not create a nuisance to persons using public rights-of-way;
3. Do not create a nuisance to occupants of adjacent and contiguous property by their brightness, size, height, or movement;
4. Are not detrimental to land or property values;
5. Do not contribute to visual blight or clutter; and
6. Are architecturally compatible and harmonious with the structure to which they pertain and to neighboring structures.

Commissioner Owen changes are highlighted in yellow.

Section 4. Compliance. No person may construct, reconstruct, place, install, relocate, alter, or use a sign after the effective date of this ordinance unless such installation, construction, reconstruction, placement, relocation, alteration, or use meets all the provisions of this ordinance and all other applicable ordinances adopted by the city council.

Section 5. Area of Jurisdiction. The provisions of this ordinance shall apply within the city limits and ETJ of the city as defined by state law.

Section 6. Definitions. Words and phrases used in this ordinance shall have the meanings set forth in this section. Other words and phrases shall be given their common ordinary meaning unless the context clearly requires otherwise. Headings and captions are for reference purposes only and shall not be used in the interpretation of this ordinance. In the event of conflicting regulations or definitions thereupon, the stricter definition or regulation shall apply.

Abandoned/obsolete sign. A sign that advertises a product, service, or business no longer available or in operation or not being maintained for a certain period of time as hereinafter described in this ordinance.

Address sign. A sign denoting the designated street number for a building or property. See Ordinance 97.

Advertising bench. Any bench providing seating to the general public without charge, which may bear advertising.

A-frame. An A-framed style sign, which is typically but not necessarily foldable or collapsible and meant to be easily moved.

Animated or moving sign. Any sign, or part of a sign, which changes physical position by any movement or rotation or which gives the visual impression of such movement or rotation.

Area.

- A. The space enclosed within the extreme edges of the sign for each sign face, not including the supporting structure.
- B. In cases where a sign is composed only of letters, figures, or other characters, the dimensions used to compute the area are the smallest simple imaginary figure (circle, triangle, rectangle, or other) which fully contains the sign content.

Auxiliary sign. Provides information such as hours of operation, delivery instructions, credit cards accepted, restrictions of sale to minors, "no soliciting," or "beware of dog."

Awning, canopy or marquee sign. A sign that is mounted, painted on, or attached to, an awning, canopy, or marquee that is otherwise permitted by this ordinance.

Back-to-back sign. A structure containing two (2) parallel signs whose faces are oriented in opposite directions.

Commissioner Owen changes are highlighted in yellow.

Bandit signs. Any sign not authorized by this ordinance and/or any sign posted on a utility pole, street sign, street furniture or sign posted in violation of this ordinance in the public right-of-way, of any size, including signs with wood or wire framing, post or stakes. No sign owned or placed by the City, the State, or a public utility shall be considered a bandit sign.

Banner. Any sign intended to be hung either with or without frames, possessing colors, characters, letters, illustrations, or ornamentation applied to paper, plastic, fabric, or netting of any kind, supported by wire, rope, webbing, or similar means or through the grommets of the sign.

Beacon. Includes any light with a beam directed into the atmosphere or directed at a point which is not on the same property as the light source, or a light with one or more beams that move.

Billboard. All off-premises signs owned by a person, corporation or other entity that engages in the business of selling the advertising space on the sign.

Bill posters. Any advertising poster or handbill.

Changeable copy sign. Any sign or part of a sign, on which content can be changed or rearranged without altering the face or surface of the sign, including but not limited to a theater marquee or a gasoline price sign.

City. The City of Garden Ridge, Comal County, Texas, an incorporated municipality, and its associated ETJ. extraterritorial jurisdiction ("ETJ") DELETE

Code enforcement officer (CEO). The person or persons designated by the City to enforce city codes and this ordinance.

Commercial complex. Any property such as a shopping center, office park, or industrial park, which consists of two (2) or more establishments on a single platted lot, or which is designed, developed, and managed as a unit.

Electric sign means:

- A. Any sign on which letters, figures, designs, or messages are formed or outlined by electric illumination, or by a transparent or translucent medium which is electrically illuminated, whether the illuminating device is contained within or on the sign;
- B. Outside building outlining;
- C. Any interim decorative displays; and
- D. Any gas tube window outlining.

Commissioner Owen changes are highlighted in yellow.

Any portable sign that has electrical components attached, connected to, or part of the sign, or support, whether electrified or not, shall be considered an electric sign and all provisions of this ordinance pertaining to electric signs shall apply to such signs.

Embellishments. Any feature such as a cutout, neon, or plastic letters, clock, electric device, or space extension, which is added to an outdoor advertising structure. All embellishments shall be included when measuring sign perimeter.

Fireproof structure. A sign constructed entirely of steel members including structural support for the sign face. The sign face and its support members shall be constructed of metal panels or other non-combustible materials, and all electric signs on commercial property shall have a fireproof structure.

Flag/patriotic. National, state, church, or school flags, or any other flag that constitutes protected noncommercial free speech. A fabric sheet attached at one end to a pole, cable, or rope.

Flashing sign. Message boards that are electronically controlled by intermittent light impulses or alternating panels consisting of letters, words, or numerals that can either change sequentially or travel across the display area. Other than time and temperature signs, emergency signs, school zone signs, or other governmental signs.

Freestanding sign. Any sign not attached to or part of a building. Including, but not limited to, monument signs and self-supported signs.

Ground. Ground level is the lower of:

- (i) the existing grade prior to construction of the sign; or
- (ii) the newly established grade after construction, unless the curb elevation at the street in front of the sign is higher than the established ground level, in which case the height shall be measured from curb level.

Historic sign. A sign that is an integral part of the historical character of a landmark building or historic district.

Holiday sign. A temporary display or decoration customarily associated with any national, state, local, or religious holiday or celebration.

Illuminated sign. Any sign illuminated in any manner by an artificial light source of any kind, either detached from the sign or a part thereof. Signs that are only incidentally and indirectly illuminated as a result of a lighting plan primarily designed as security lighting or landscape lighting are not illuminated signs.

Monument sign. Any ground-mounted structures of masonry, rock, brick, stone or stucco. See Ordinance 13.

Moving sign. Any sign or part of a sign which is animated or moves.

Commissioner Owen changes are highlighted in yellow.

Municipal property. Means property owned by the City. Except for signs authorized in advance by the City Council, no signs of any kind may be posted in a park or municipal property.

Non-conforming sign. Signs which have been installed prior to the effective date of this ordinance, are in use as of the effective date of this ordinance, and which do not conform to this ordinance.

Permanent sign. A sign that is affixed or attached to the ground or a structure that is intended for long-term use or which cannot be removed without special handling

Pole sign. A permanent sign that is mounted on a freestanding pole or other support that is placed on, or anchored in the ground and is independent from any building or other structure.

Portable sign. Any sign that is readily capable of being moved or removed, whether attached or affixed to the ground or any structure that is typically not designed nor intended to be permanently affixed to a building, other structure or the ground. Portable signs include, but are not limited to:

- A. Signs designed and constructed with a chassis or support with or without wheels;
- B. Menu and "sandwich" board signs;
- C. "A" and "T" frame signs;
- D. Wooden, metal, or plastic "stake" or "yard" signs;
- E. Posters, flags or banners affixed to windows, railings, fences, overhangs, trees, hedges, or other structures or vegetation, and homes except for pole-mounted flags;
- F. Signs mounted upon vehicles parked and visible from the public right-of-way, except signs identifying the related business when the vehicle is being used in the normal day-to-day operation of the business, and except for signs advertising for sale the vehicle upon which the sign is mounted;
- G. Searchlights; and
- H. Inflatables.

Premises. A lot or tract within the city or its ETJ, and contiguous tracts in the same ownership, which are not divided by any public highway, street, alley, or right-of-way.

Residential area. Any property within the city limits which is zoned for residential use. Any un-zoned property within the city limits, or any property within the city's ETJ, which is vacant, in any form of agricultural use, on which a residence is the principal use, and any portion within two-hundred (200) feet of any such property.

Commissioner Owen changes are highlighted in yellow.

Responsible party. The owner of the property upon which the sign is located, the lessor of the property, and/or the owner of the sign.

Roof-top sign. A sign placed on the roof of a building.

Safety signs. Signs required by State or Federal statute.

Sail, teardrop, feather, or bow banner. A self-supported wing, feather, blade, cone, or rectangular shaped flag mounted on a flexible pole.

Setback. The area from property lines back to buildings. Signs posted within building setbacks should not be an obstruction to traffic vision.

Sign. any device or surface including exterior walls of buildings, on which figures, letters, photographs, illustrations, logos, designs or outlines are used for such purposes as identification of individuals, partnerships, corporations, or organizations advising of a product and/or a location which is visible to the public. This includes lights, banners, pennants, and similar devices to attract attention, but excludes signs affixed to motor vehicles.

Sign, changeable electronic variable message (CEVMS). A sign which permits light to be turned on or off intermittently or which is operated in a way whereby light is turned on or off intermittently, including any illuminated sign on which such illumination is not kept stationary or constant in intensity and color at all times when such sign is in use, including an LED (light emitting diode) or digital sign, and which varies in intensity or color. A CEVMS sign does not include a sign located within the right-of-way that functions as a traffic-control device and that is described and identified in the Manual on Uniform Traffic Control Devices (MUTCD) approved by the Federal Highway Administrator as the national standard.

Sign code application area. The corporate limits of the city and the area of its extraterritorial jurisdiction as defined by Tex. Loc. Govt. Code section 42.021.

Single commercial building. A structure containing a single commercial establishment, office, business, school, church, nonprofit organization, charity, or government agency.

Sign face. That portion of the sign dedicated to the message, logo, name, etc.; the sign face may be of a different material than the monument it is on. The sign face and its framing, trim molding and/or supporting structure shall not protrude above the premises and shall not be of such a character as to violate any other provisions of this chapter. Other than a monument sign, no sign face shall be deeper than two (2) feet.

Sign height. The dimension of any sign from the ground to the highest point above the around, including any type of framing or supporting structures.

Commissioner Owen changes are highlighted in yellow.

Sign perimeter. The measurement of that part of the sign which contains the textual wording of the sign including any surrounding framing, brickwork, scrollwork, etc. It does not include the supporting posts that extend below the textual wording of the sign to the ground.

Sign supports. The structural members which support and/or surround the sign face.

Street banner. A banner suspended above a right-of-way.

Temporary sign. Any sign not permanently affixed or attached to the ground or to a structure, which can be removed without special handling and intended for temporary display.

Trailer sign. A permanent or temporary sign affixed to a trailer. The primary purpose of said display is to attract the attention of the public to the subject matter advertised on the sign rather than to serve the customary identification purpose of said trailer.

Variance. Written approval to depart from the strict application of the provisions of this ordinance.

Vehicular sign. A permanent or temporary sign attached to, affixed to or otherwise displayed on a vehicle. The primary purpose of said display is to attract the attention of the public to the subject matter advertised on the sign rather than to serve the customary identification purpose of said vehicle.

Vintage sign. A sign that is representative of events or dates from a period older than forty (40) years and is for decorative purposes only.

Wall sign. A sign erected parallel to or painted on the surface or integral with the outside wall of any building.

Window sign. A permanent or temporary sign attached to, affixed to or otherwise displayed on a window.

Section 7. Prohibited Signs. The following signs are prohibited within the city or its ETJ:

- A. Advertising benches
- B. Animated or moving signs
- C. Bandit signs
- D. Billboards
- E. Bill poster
- F. Electric sign
- G. Flashing sign – except in the case of emergency notifications

Commissioner Owen changes are highlighted in yellow.

H. Inflatable signs

I. Pole signs

J. Portable signs – except those used by the City to inform its citizens of special events on municipal property

K. Trailer signs

L. Changeable electronic variable message signs (CEVMS), including but not limited to a new ~~off-premises~~ CEVMS and the conversion of an existing non-CEVMS ~~off-premises~~ sign to a CEVMS, within the sign code application area.

Comment [CT1]: Tweaked for consistency with the definition provided for in definition section.

M. Other signs: Painted, mounted or otherwise displayed on any roof surface, walls or fences or installed so that it faces contiguous residential property or any other signs not specifically authorized under this ordinance.

Section 8. Exemptions for certain types of signs. The following are exempt from regulation under this ordinance:

- A. Any sign attached to a window, not exceeding **ten (10) percent** of the gross glass area, or door of a building, for example sign indicating open/closed, business hours or help wanted.
- B. Commemorative plaques and historical markers mounted on the face of a building or erected on a site as a freestanding monument sign when placed or approved by a governmental entity, historical society, religious organization, or other nonprofit entity to commemorate a person, event, or other matter of historical interest.
- C. Any sign installed or required to be installed by any governmental entity or public utility to give information, directions, or warnings to the general public, regardless of the sign's location on public or private property.
- D. Vintage or historic signs.
- E. Holiday signs, lights or decoration with no commercial message.
- F. Signs or banners primarily displayed on Comal Independent School District property promoting or recognizing student success and school activities.
- G. Signs and monuments displaying the address of a commercial building shall not constitute a sign in terms of limiting or eliminating the rights to a sign as allowed in other sections of this ordinance.

Section 9. General regulations.

Commissioner Owen changes are highlighted in yellow.

- A. Identification of signs. All signs installed after the date of the adoption of this ordinance shall have the sign permit number affixed.
- B. Historic signs. Historic signs existing prior to the effective date of this ordinance that are part of the unique architectural, historic, or scenic characteristics of the building, that enhance its visual character, and that are compatible with the building shall be allowed to remain in place after the effective date of this ordinance. Historic sign designation will be at the discretion of the City Administrator.
- C. Prohibited locations and other restrictions. This section shall apply to all signs located within the city limits or the city's ETJ, with the exception of those referenced in section 13 of this ordinance. No sign or part of a sign shall:
 - 1. Be placed on or attached to any utility pole or pedestal, except by a utility company owning the pole or pedestal or operating facilities mounted on the pole or pedestal;
 - 2. Be placed upon real property without the consent of the property owner;
 - 3. Be located in, on, or over any right-of-way, except for directional or informational signs erected by government agencies. Any such sign, other than informational signs erected by government agencies, shall constitute a nuisance;
 - 4. Be located so that it blocks vehicle or pedestrian views and/or safe sight distances at any intersection, curve, or corner. This includes signs located on private property. Any such sign shall constitute a nuisance;
 - 5. Imitate or resemble an official traffic-control device or railroad sign or signal, attempt to direct the movement of traffic, or hide from view or hinder the effectiveness of an official traffic-control device or railroad sign or signal. Any such sign shall constitute a nuisance;
 - 6. Be placed closer than **ten (10) feet** to the edge of a road surface. Exception: Monument signs that are placed in the center of a divided roadway as an island;
 - 7. Have unreasonably bright flashing lights or other distracting features such as balloons, streamers or banners. This does not include signs with slowly changing messages such as time or temperature;
 - 8. Be located so that it is on, or in any way obstructs, any sidewalk, walkway, or pathway used by the public for normal pedestrian access. Any such sign shall constitute a nuisance.

Section 10. Required Signage. The following signs are an important component of measures necessary to protect the public safety and serve the compelling governmental interest of protecting traffic safety, serving the requirements of emergency response and protecting property

Commissioner Owen changes are highlighted in yellow.

rights or the rights of persons on property and are therefore authorized in every District and do not count against a property's maximum signage square footage:

- A. Traffic control devices on private or public property and directional signs, including but not limited to, signs depicting one-way traffic, entrances, and exits that are erected and maintained to comply with the Manual on Uniform Traffic Control Devices adopted in this state.
- B. Where a federal, state or local law requires a property owner to post a sign on the owner's property to warn of a danger or to prohibit access to the property either generally or specifically, the owner must comply with the federal, state or local law to exercise that authority by posting a sign on the property.

Section 11. Flags. Flags may be displayed as provided under the law that adopts or regulates its use and as follows:

- A. **Residential Zoning Districts.** In a residential zoning district, three (3) flags, one (1) flag pole and one (1) additional mounting/fixture per premises. Each flag must be a maximum of 15 square feet in area. The flag pole shall not exceed twenty-five (25) feet in height, as measured from the ground. Flag poles may not be installed in utility easements.
- B. **Nonresidential Zoning Districts.** In a non-residential zoning district, one (1) flag per twenty-five (25) feet of frontage on a right-of-way up to a maximum of three flags and three flag poles per premises. Each flag must be a maximum of 24 square feet in area. Flag poles shall not exceed thirty-five (35) feet in height, as measured from the ground. Flag poles may not be installed in utility easements.
- C. Flag poles existing at the time of the adoption of this ordinance are grandfathered pursuant to section eighteen (18) of this ordinance.
- D. Flags displayed temporarily in observance of national or state holidays or other events customarily celebrated with a temporary display of flags are excepted from the provisions of this ordinance.
- E. Additional information regarding flag etiquette, including recognized standards for flag size appropriate for height of flagpole may be found at the following websites:

<http://www.usflag.org/flagetiquette.html>
https://www.aflag.com/flag_etiquette.asp

Section 12. Lessor Rights. For purposes of this ordinance the lessor of a property is considered the property owner as to the property the lessor holds a right to use exclusive of others (or the sole right to occupy). If there are multiple lessors of a property then each lessor must have the same rights and duties as the property owner as to the property the lessor leases and has the sole right to occupy and the size of the property must be deemed to be the property that the lessor has the sole right to occupy under the lease.

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Section 13. Location, size, number and design. When determining whether to issue a permit, the following regulations apply:

- A. Business signs. See Zoning Ordinance No. 13 -122008 for requirements.
- B. Church or school signs. See Zoning Ordinance No. 13 -122008 for requirements.
- C. Subdivision signs. See Subdivision Ordinance No. 7-022011 Amendment #3 for requirements.
- ~~C.D.~~ Changeable copy signs are permitted in areas zoned for commercial, industrial, church or school use.

Section 14. Temporary signs. Temporary signs not exceeding an effective area greater than **thirty-six (36)** feet, which are not illuminated and have no moving parts (unless otherwise stated), posted or erected under the following time, place and manner conditions:

A. Up to two signs:

- 1. **One (1)** sign per property road frontage when posted in residential zoning districts; signs may not exceed **six (6) square** feet in area and **three (3) feet** in height; or
- 2. **One (1)** sign per property road frontage when posted in other zoning districts; signs may not exceeding **thirty-two (32)** square feet in area and **eight (8) feet** in height; or
- 3. **When** posted during time periods when the property on which the signs are located is for sale or lease and do not remain more than **twenty-four (24) hours** after the property is sold or leased;

B. Up to four signs:

- 1. **when** posted at least 100 ft or more apart, within the public right-of-way (outside any travel lanes) between the hours of 8:00 a.m. on Fridays and 8:00 p.m. on Sundays and do not remain more than twenty-four hours after an event ends and not exceeding **six (6)** square feet in area and **three (3) feet** in height; or
- 2. **when** posted at the nearest intersection with a collector or arterial street during time periods when residential property located nearest that intersection is being used for a commercial purpose, such as a Garage or Yard sale and do not remain more than twenty-four hours after an event ends and not exceeding **six (6)** square feet in area and **three (3)** feet in height.

Section 15. Political signs. Political signs are authorized for display on private property in all zoning districts within the City of Garden Ridge in accordance with state and federal law.

Section 16. Maintenance; nuisances.

- A. Sign maintenance. All signs must be maintained in a structurally safe condition and in good repair at all times. No permit shall be required for the normal maintenance of any

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existing sign or repainting of the original sign message, provided that the area of the sign is not enlarged, the height of the sign is not increased, the location of the sign is not changed, and the content of the sign does not materially change. Changing of the complete sign message, alterations to the sign, or major repairs (replacement of more than twenty [20] percent of the sign to the original condition) shall not be considered normal maintenance and will require a permit. All signs shall be kept neatly painted or otherwise maintained, including all metal parts and supports thereof that are not galvanized or of rust-resistant material. The code enforcement officer shall inspect and have authority to order the painting, repair, alteration, or removal of a sign that constitutes a nuisance or a hazard to safety, health, or public welfare by reason of inadequate maintenance, dilapidation, or obsolescence. Changing of the sign message (limited to signs originally designed with removable letters) is limited to changing messages without changing the sign or its components and is considered to be normal maintenance.

B. Maintenance of area around sign. The area around the sign shall be kept clean at all times by cutting vegetation around the sign and the supporting structure.

C. Nuisances.

1. A sign shall constitute a nuisance if it causes injury or threatens to injure the public health, peace, or comfort or is a nuisance per se under the law and is declared to be a nuisance by the code enforcement officer pursuant to this ordinance. The code enforcement officer shall notify, by certified mail or hand delivery, the responsible party of any sign that constitutes a nuisance in order to allow the responsible party the opportunity to cure such nuisance. The responsible party shall cure such nuisance by repair or remove the sign or may seek an appeal of the nuisance determination to the city council within ten (10) days of receipt of the notice. Any appeal must be filed, in writing, and received by the city secretary no later than the tenth (10) day after receipt of the notice of nuisance.
2. If the responsible party chooses not to take the instructed action or institute an appeal, the city may remove the sign, to the extent necessary to abate the nuisance. The city may charge to the responsible party all costs associated with the sign's removal.
3. The city may not remove any sign declared to be a nuisance if an appeal of the nuisance determination is pending. If the city council does not issue a ruling within thirty (30) days after a written appeal is filed with the city secretary, the code enforcement officer's determination of a nuisance shall be deemed affirmed. Any determination that a sign does not constitute a nuisance does not prejudice the city, foreclose or prevent a later determination a sign is a nuisance.

D. Imminent hazards. Any sign which in the judgment of the City Council or the code enforcement officer has become an imminent hazard to public health and safety shall be removed by the responsible party without delay. Notice of the existence of the hazard shall specify the maximum time which may be allowed for repairs or removal and the notice may be served upon the responsible party by any means available. A sign which constitutes an imminent hazard and is not repaired or removed within the time specified

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in the notice may be removed by the city. The city may charge to the responsible party all costs associated with the sign's removal.

- E. Removal and impound fees; disposal of impounded signs. The cost of removal and an impound fee as established in Ordinance 11 for the storage of any removed sign shall be charged to the responsible party. If a sign has been removed by the city and the sign remains unclaimed for a period of thirty (30) days, the city may destroy, sell, or otherwise dispose of the sign.

Section 17. Nonconforming signs.

- A. Transfer to new owner or other location. Nonconforming signs are not transferable to a new owner and may not be transferred to another location within the city municipal limits or ETJ without such signs first being brought into full compliance with all requirements of this ordinance, including obtaining a properly authorized permit.
- B. Removal of destroyed or deteriorated signs. A nonconforming sign shall be considered destroyed if the cost of repairing the sign, after a part of it has been destroyed or deteriorated, is more than sixty (60) percent of the cost of erecting a new sign of the same type at the same location. It shall be the responsibility of the responsible party to supply the city with a quote from a reputable sign company that shows the replacement value and the cost to restore the sign to full compliance upon request by the city council or the code enforcement officer within fifteen (15) days of said request. If the sign is determined to be destroyed by the City Council or the code enforcement officer, it must be removed by the responsible party without compensation by the city within ten (10) days of the determination. A replacement sign must fully comply with this ordinance and shall require a permit to be obtained from the city at the set fee.
- C. Continuation of use. All nonconforming signs existing prior to the effective date of this ordinance shall be allowed to remain in place without the requirement of a permit provided that they otherwise comply with the twenty (20) percent repair standard, the general regulations; and regulations for sign maintenance and nuisances.
- D. Temporary signs. Nonconforming signs existing prior to the effective date of this ordinance that are of a type that are limited to a specified time period for use in this ordinance must abide by those specified time periods beginning with the effective date of this ordinance.

Section 18. Grandfather Provisions.

- A. This ordinance is not intended to require the relocation, reconstruction, or removal of a sign which is already in place at the time of the adoption of the ordinance from which this chapter is derived and which was erected in compliance with local ordinances, laws and regulations applicable at the time of its erection, to the extent that Chapter 216 of the Texas Local Government Code preempts the application of this chapter to those signs or to any signs otherwise approved pursuant to this Ordinance, as amended from time to

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time, or by City Council approval, provided that all such signs are constructed in accordance with such approval. Nor shall the Ordinance apply to signs in the extraterritorial jurisdiction of the City, which are located in a county, which is exempt from regulation under Chapter 216 of the Texas Local Government Code. Signs specifically grandfathered by this ordinance must come into conformance with the Ordinance upon complete replacement or upon partial replacement, refurbishment or other changes of more than fifty (50) percent of the area of the sign face. Signs, sign spaces, billboards and advertising rights thereon are strictly nontransferable.

B. All school, church, subdivision and municipal signs which have been previously approved by variance or as part of the platting process are grandfathered and such previously approved signs do not need to come into conformance with this ordinance upon complete replacement or upon partial replacement, refurbishment or other changes of more than fifty (50) percent of the area of the sign face, so long as the replacement sign retains the configuration of the originally approved sign.

Section 19. Permit required; issuance; fee.

A. Permit required; fee.

1. Except as otherwise provided in this ordinance, no person may construct, reconstruct, place, install, or relocate any sign without first obtaining a sign permit from the city. Changing of the complete sign message, alterations to the sign, or major repairs (replacement of more than twenty [20] percent of the original sign) shall not be considered normal maintenance and will require a permit. Each application for a sign permit must be accompanied by the appropriate fee established by the city. See Ordinance 11 for a schedule of fees.

Comment [CT2]: Verify treatment of fees.

2. No permit will be issued for a proposed sign that will cause the aggregate of all signs on the property to exceed the square footage allowed for in this ordinance.

B. Expiration. Properly issued permits expire within sixty (60) days following the issuance of a permit.

C. A permit is not required for temporary signs.

D. Application.

1. A person proposing to erect or display a sign shall file an application for permit with the City Secretary. The application must be made on a form provided by the city and shall contain and have attached to it the following information

a) Name, address and telephone number of the applicant;

b) Name, address, telephone number, and firm of the person erecting the sign;

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- c) If the applicant is not the owner of real property where the sign is proposed to be erected, written consent of and name, address, and telephone number of the property owner and a copy of the executed lease agreement;
 - d) Location of the building, structure, address, or legal lot and block to which or upon which the sign is to be attached or erected;
 - e) A site plan indicating position, height, and size of the proposed sign and other existing advertising structures on the property in relation to nearby buildings or structures, north arrow and scale of drawing, property lines, curb lines, adjacent streets, alleys, curb cuts, and setback clearance zone;
 - f) Specifications for the construction and display of the sign;
 - g) Copy of stress diagrams or plans, when needed, containing information as to safety and structural integrity of the sign. The city assumes no liability for safety and structural integrity of any sign;
 - h) Statement indicating whether the sign will require electricity. If so, the sign must comply with the International Electrical Code or any successor code as may be adopted and amended by the city;
 - i) Copy of the permit approved by the state department of transportation, the state transportation commission, the county or successor agencies, if state law requires a state permit;
 - j) Date on which the sign is to be erected or displayed;
 - k) Any variance or special use permit that will be requested; and
 - l) Such other information as the city requests to show full compliance with this ordinance and all other standards of the city.
2. The city is not required to act upon a permit application until it is deemed by the City to be administratively complete.

E. Approval or denial: appeals.

1. The code enforcement officer shall promptly review an administratively complete application upon receipt and upon payment of applicable fees by the applicant. The code enforcement officer shall grant or deny an administratively complete permit application within forty-five (45) days after the date that the application was administratively complete, including the payment of all fees. The code enforcement officer shall examine the application, plans, and specifications and may inspect the premises upon which the proposed sign shall be erected, as needed. The code enforcement officer shall issue a permit if the proposed sign complies with the requirements of this ordinance and all other regulations of the city, to include

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building, electrical, or other similar codes adopted by the city. If the code enforcement officer denies a permit, the code enforcement officer shall state the reasons for the denial in writing and shall mail a certified letter or hand deliver to the applicant stating the reasons for the denial.

2. Any applicant whose permit application is denied by the code enforcement officer may appeal the denial to the board of adjustment. Such an appeal must be filed, in writing, with the city secretary, within ten (10) days after receipt of the denial. The board shall review the denial and determine if the code enforcement officer incorrectly concluded the proposed sign did not comply with the requirements of this ordinance and all other regulations of the city. If the code enforcement officer fails to grant or deny any application by the forty-fifth (45) day after the application is administratively complete, the applicant may appeal the refusal to grant or deny the application to the board of adjustment as if it were a denial.
 3. If the board of adjustment does not issue a ruling within thirty (30) days after a written appeal is filed with the city secretary, the sign application shall be automatically deemed denied.
- F. Modifications. After a sign permit has been issued by the code enforcement officer or at the direction of the board of adjustment, it shall be unlawful to change, modify, alter or otherwise deviate from the terms and conditions of the permit without prior written approval by the code enforcement officer or the board.

Section 20. Variances.

- A. Application. All requests for variances to this ordinance, with exception in 6, shall be made in writing; they must be signed; and they must be filed with the City Secretary for subsequent presentation to the Planning and Zoning Commission for review and consideration. It is the responsibility of the applicant to apply to the Planning and Zoning Commission for a desired presentation of his or her request for variance. The Planning and Zoning Commission shall have a minimum of thirty (30) days and a maximum of ninety (90) days for review and consideration of such requests and will, upon completion of such review and consideration, forward their recommendations to the City Council with a recommendation for approval or disapproval. Any variance approved by the City Council is valid for a period of one (1) year from the date of approval.
- B. Standards for approval. The city may approve a variance only if it makes affirmative findings, reflected in the minutes of the city council's proceedings, as to all of the following
1. The variance will not authorize a type of sign which is specifically prohibited by this ordinance;
 2. The variance is not contrary to the goals and objectives outlined by the city;
 3. The variance is not contrary to the public interest;

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4. Due to special conditions applying to the land, buildings, topography, vegetation, sign structures, or other unique matters on adjacent lots or within the adjacent right-of-way, a literal enforcement of this ordinance would result in unnecessary hardship. Ordinarily, hardship that is self-induced or that is common to other similarly classified properties will not satisfy this requirement. Financial or economic hardship alone will not ordinarily satisfy this requirement;
 5. The spirit and purpose of this ordinance will be observed and substantial justice will be done; and
 6. The applicant has not sought a variance from the Planning and Zoning Commission within the past twelve (12) months.
- C. Conditions. The city council may impose such conditions or requirements in a variance as are necessary in the city council's judgment to achieve the fundamental purposes of this ordinance. A violation of such conditions or requirements shall constitute a violation of this ordinance. A variance, if granted, shall be for a specific event, use, or other application of a business and shall not continue with the property. If a variance is granted and the sign so authorized is not substantially under construction within three (3) months of the date of approval of the variance, the variance shall lapse and become of no force or effect.

Section 21. Enforcement.

- A. Generally. The city shall have the power to administer and enforce the provisions of this ordinance as may be required by governing law. Any person violating any provision of this ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations.
- B. Criminal prosecution: penalty. Any person violating any provision of this ordinance shall, upon conviction, be fined a sum not exceeding five hundred (\$500.00) dollars, except that the fine for a violation that relates to fire safety, zoning, or public health and sanitation may not exceed two-thousand (2,000.00) dollars. Each day that a provision of this ordinance is violated shall constitute a separate offense. An offense under this ordinance is a class C misdemeanor.
- C. Civil remedies. Nothing in this ordinance shall be construed as a waiver of the city's right to bring a civil action to enforce the provisions of this ordinance and to seek remedies as allowed by law, including but not limited to the following:
1. Injunctive relief to prevent specific conduct that violates this ordinance or to require specific conduct that is necessary for compliance with this ordinance;
 2. A civil penalty up to two-hundred fifty (\$250.00) dollars a day, except that a fine for a violation that relates to fire safety, zoning, or public health and sanitation may not exceed **one thousand (\$1,000.00) dollars**, when it is shown that the defendant was actually notified of the provisions of this ordinance and after receiving notice

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committed acts in violation of this ordinance or failed to take action necessary for compliance with this ordinance; and

3. Any and all other available relief allowed by law.

D. Removal of sign.

1. In addition to remedies otherwise provided in this ordinance, whenever the city has evidence of a sign which after the effective date of this ordinance was constructed, reconstructed, placed, installed, repaired, maintained, relocated, altered, or used in violation hereof, or is otherwise in violation hereof, the city council or the code enforcement officer shall require the party responsible for such sign to remove it. If the responsible party fails to remove the sign within seventy-two (72) hours after being notified to do so or if it appears to the city council or the code enforcement officer that the sign poses an immediate danger to the public, then such sign may be removed by the city and the city's actual cost of removal shall be charged to the responsible party. Any sign so removed shall be impounded and shall not be returned to the party responsible until all applicable charges are paid. If any sign remains unclaimed for a period of more than thirty (30) days, the city may destroy, sell, or otherwise dispose of the sign.
2. The city shall have the authority to immediately remove and dispose of signs deemed in violation of this ordinance, if such signs are placed on or attached to trees, utility poles, or pedestals, or located on any public land or public right-of-way. The city may enforce this section without notice and without returning the removed signs to the responsible party.

Section 22. Relation to Other Ordinances. This ordinance shall not be construed to require or allow any act which is prohibited by any other ordinance. This ordinance is specifically subordinate to any ordinance or regulations of the City of Garden Ridge pertaining to building and construction safety or to pedestrian and traffic safety.

Section 23. Savings Clause. The repeal or amendment of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue or as affecting any rights of the City of Garden Ridge under any section or provisions of any ordinances in effect at the time of passage of this ordinance.

Section 24. Cumulative. The provisions of this ordinance shall be cumulative of all ordinances not repealed by this ordinance and ordinances governing or regulating the same subject matter as that covered herein. This ordinance shall not be construed to require or allow any act which is prohibited by any other ordinance.

Section 25. Severability. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance be severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared invalid by

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judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance and the remainder of this ordinance shall be enforced as written.

Section 26. Effective Date. This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

PASSED AND APPROVED, this, the ____day of _____, 2017.

Nadine Knaus, Mayor

ATTEST:

Shelley Goodwin, City Secretary



City of Garden Ridge

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

MINUTES OF PLANNING & ZONING COMMISSION SPECIAL MEETING TUESDAY, FEBRUARY 16, 2017

Commissioners present:

Chairman Sam Stocks
Vice Commissioner Kay Bower
Commissioner David Heier
Commissioner Kitty Owen
Commissioner Shawn Willis

Commissioners Absent:

Commissioner Greg Czerniak
Vacant position

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 6:00 p.m. on Thursday, February 16, 2017 in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Citizen Comments

Jose Flores, 19402 Arrowwood, stated he isn't opposed to growth and realizes that the property along F.M. 2252 will be developed, but hopes there will be no development in front of his property. He encouraged the Planning and Zoning Commission to consider having the major developments away from Arrowwood.

3. 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

Sam Stocks, Chair, opened the public hearing at 6:05 p.m. and asked if anyone wished to speak.

George Brannon, Brannon Properties, stated he is petitioning for the rezoning on behalf of the property owner. He reviewed the new site plan and pictures of a potential development for of the tract. He stated by bringing small businesses to Garden Ridge it will help serve residents and provide sales tax dollars.

The Planning and Zoning Commission discussed the rezoning request, attachments and new site plan. They also discussed the application, requirements and the documents being different from what was sent to the residents within the 200' required by law. The Commission discussed the site plan including a wastewater treatment plant and the allowable types of businesses under the proposed zoning.

Sam Stocks, Chair, closed the public hearing at 6:45 p.m.

Motion: Upon a motion made by Commissioner Heier, and seconded by Commissioner Owen, to postpone the rezoning request until all the requirements of the law are met with the new documents recently submitted. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion carried unanimously.

b) Planning and Zoning Commissioners

i. Resignation of Greg Czerniak, Planning and Zoning Commissioner effective February 13, 2017, and term of office for the position expiring September 30, 2017.

Sam Stocks, Chair, stated he has received a resignation from Commissioner Czerniak.

Motion: Upon a motion made by Commissioner Heier, and seconded by Commissioner Willis, to regretfully accept the resignation from Commissioner Czerniak. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion carried unanimously.

ii. Interview possible candidates for Planning and Zoning Commission vacancies

Sam Stocks, Chair, stated the Planning and Zoning Commission currently has two vacant positions.

Dr. Jim Miller, introduced himself and stated he has lived in Garden Ridge for 13 years and regularly attends City Council meetings. He reviewed his resume and stated he wants to learn more about the direction Garden Ridge is going. He stated he wants to serve his community and looks forward to the opportunity to do so.

David Ringle, introduced himself and stated he has lived in Garden Ridge since 2010 and wants to give back to his community. He reviewed his resume and stated he is quick to learn. He stated he feels residents should always be involved in their communities.

a. Consideration on recommendation to the City Council for appointments of Commissioners.

Motion: Upon a motion made by Commissioner Bower, and seconded by Commissioner Owen, to recommend to City Council the appointment of Dr. Jim Miller to fill the vacancy of Planning and Zoning Commissioner, Place 1, term expiring September 2017. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion carried unanimously.

Motion: Upon a motion made by Commissioner Heier, and seconded by Commissioner Willis, to recommend to City Council the appointment of David Ringle to fill the vacancy of Planning and Zoning Commissioner, Place 4, term expiring September 2017. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion carried unanimously.

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.

Cynthia Trevino, City Attorney, reviewed the changes that the Commission had previously requested for the revised sign ordinance.

The Planning and Zoning Commission made some additional recommendations to the definitions, prohibited signs, exemptions, flag poles, and directional 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 March.

4. 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

Motion: Upon a motion made by Commissioner Heier, and seconded by Commissioner Owen, to approve the minutes of January 10, 2017 Planning and Zoning Commission Regular Meeting. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion carried unanimously.

ii. February 7, 2017 Planning and Zoning Commission Special Meeting

Motion: Upon a motion made by Commissioner Owen, and seconded by Commissioner Heier, to approve the minutes of February 7, 2017 Planning and Zoning Commission Regular Meeting. The Planning and Zoning Commission voted five (5) for, none (0) opposed. The motion carried unanimously.

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

Nancy Cain, City Administrator, reported the City Council approved the recommendation of the Planning and Zoning Commission to hire Freese and Nichols, Inc. as the City Planner for the purpose of planning for the future of the City of Garden Ridge. She stated she is currently negotiating the contract with Freese and Nichols, Inc., but anticipates signing the contract soon.

c) Set date, time and location for next meeting

The next Planning and Zoning Commission Regular Meeting will be held on March 14, 2017, at 6:00 p.m.

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

David Ringle, 9234 Blazing Star, stated he feels the differences between structure and signs should be reviewed. He stated there should also be some clarifications so anyone can read and understand Ordinance 55.

6. Adjournment

Motion: Upon a motion made by Commissioner Owen and a second by Commissioner Bower, the meeting was adjourned at 8:42 p.m.

Sam Stocks, Chair

ATTEST:

Shelley Goodwin, TRMC
City Secretary



February 17, 2017

Mr. Mike Shands
Garden Ridge Quarry Commission
9400 Municipal Parkway
Garden Ridge, Texas 78266

4818 E. Ben White Blvd.
Suite 202
Austin, TX 78741

Phone 512.442.6464
Fax 512.442.6552

Dear Mr. Shands,

Enclosed is the analysis for the blasting conducted during the month of January 2017 at the Hanson Aggregates Quarry in Garden Ridge, Texas. Please place this information in your 2017 Blast Data Management Book.

At the request of the Garden Ridge Quarry Commission, Vibra-Tech, Inc. personnel used seismographs each day of blasting at various locations.

The attached report contains the original seismograph records obtained from the blasting along with a comparison of the recorded vibrations to the latest recommended U.S. Bureau of Mines (USBM) Variable Particle Velocity vs. Frequency Limits Report of Investigations (RI)-8507 (Nov. 1980).

The recorded ground vibrations **satisfy** the Variable Particle Velocity vs. Frequency Limits recommended by the USBM RI-8507 (Nov. 1980), and the levels set forth in Garden Ridge City Ordinance 34.

The recorded air-borne effects **satisfy** the recommended levels set forth in the USBM RI-8485 (Nov. 1980), and the levels set forth in Garden Ridge City Ordinance 34.

If there are any additional questions, please contact the Quarry Commission, Mike Shands at (210) 257-0868, or attend the Quarry Commission meeting held the 2nd Monday of each month at 7:00 p.m.

Respectfully submitted,

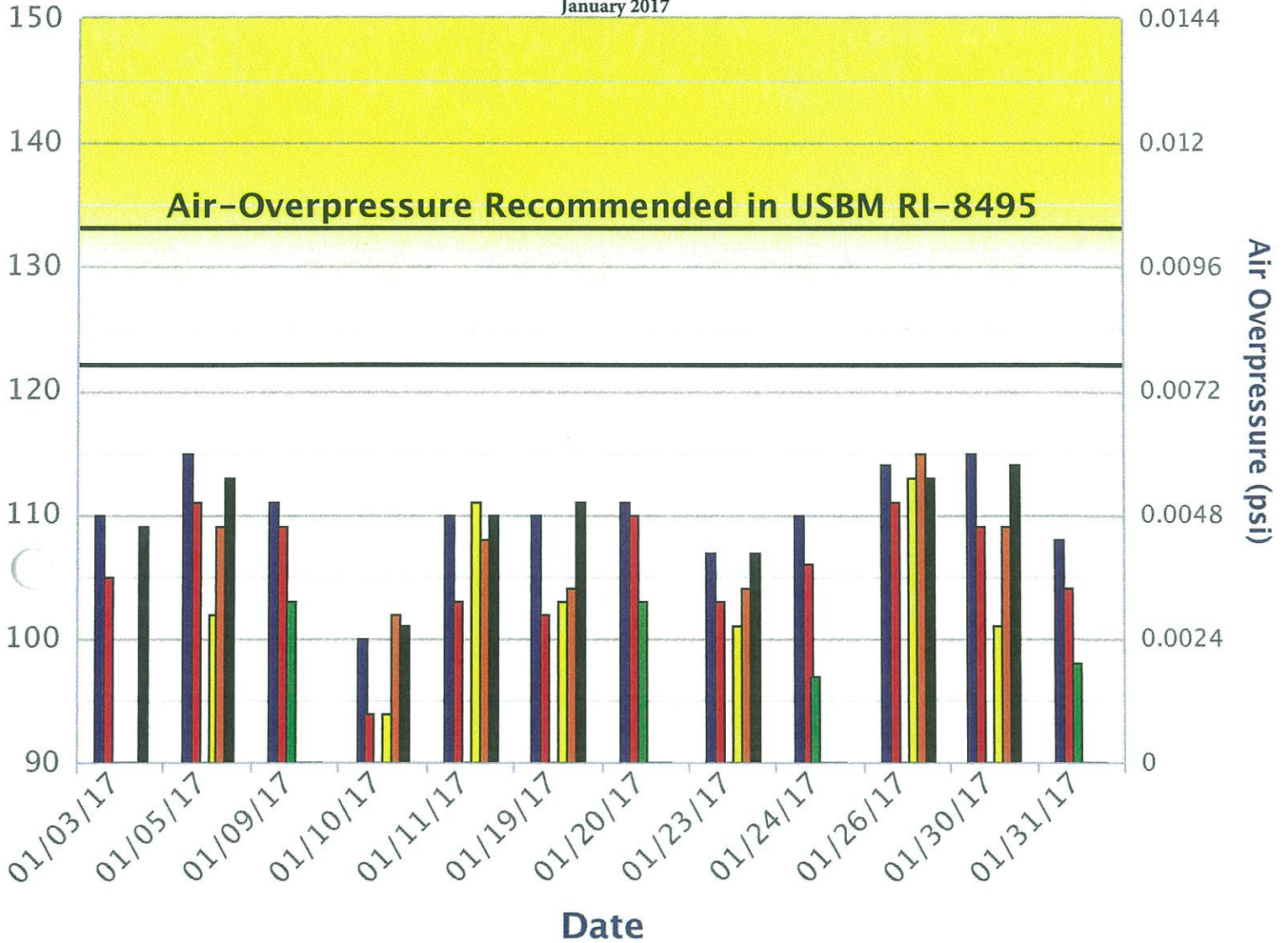
VIBRA-TECH, INC.

A handwritten signature in blue ink, consisting of two distinct, stylized cursive-like strokes. The first stroke is a smaller, more compact wave, and the second is a larger, more sweeping curve that extends further to the right.

Geoffrey Rigsby
Southwest Regional Manager

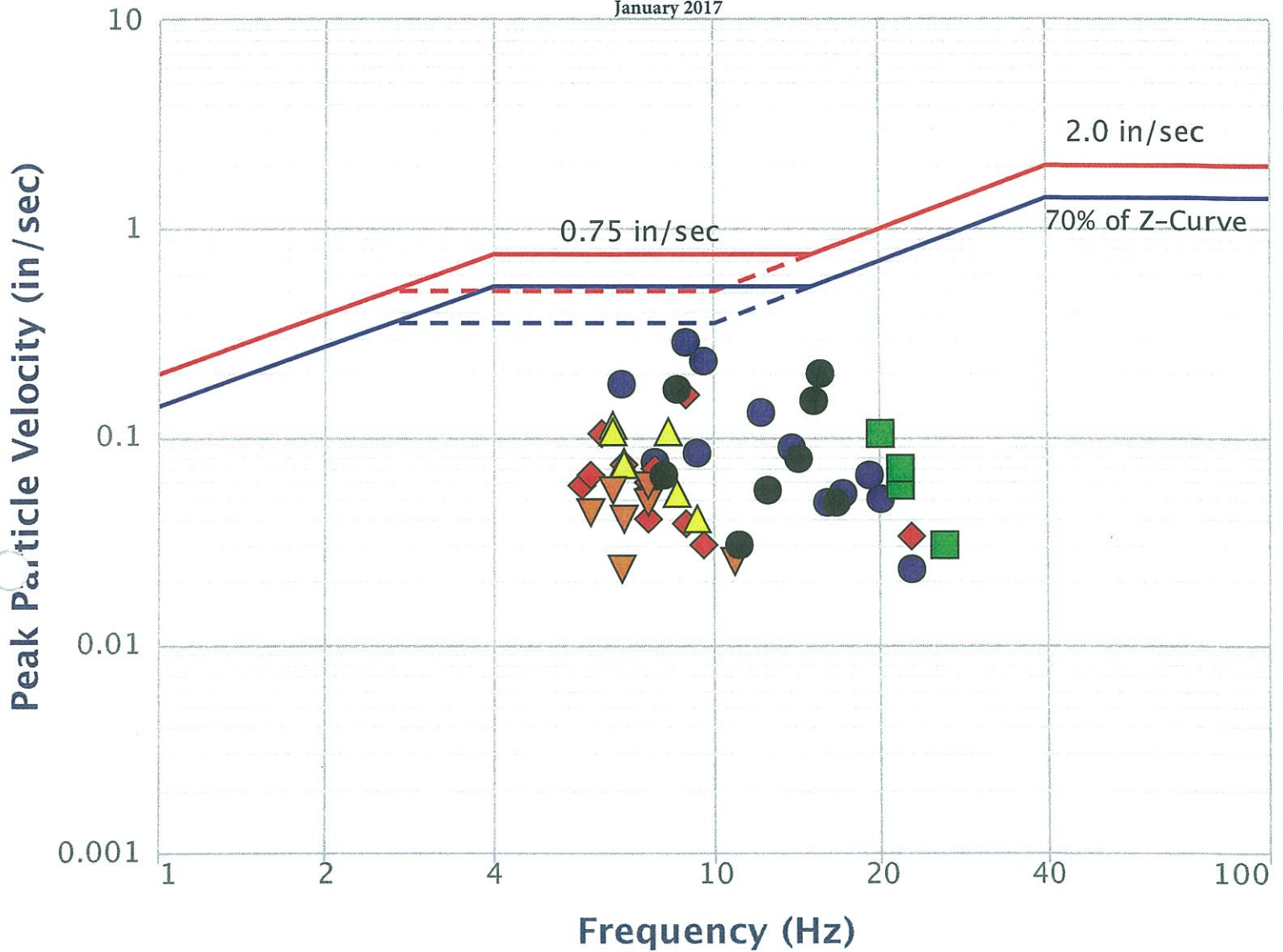
cc: Jacob Scherer, Hanson – Servtex

Garden Ridge Quarry Commission
Garden Ridge, Texas
AO Graph
January 2017



Warden Residence Cohen Residence Holly Residence Michels Residence
City Property Line Warden Property Line

Garden Ridge Quarry Commission
Garden Ridge, Texas
USBM Graph
January 2017



- Warden Residence
- Cohen Residence
- Holly Residence
- Michels Residence
- City Property Line
- Warden Property Line



GARDEN RIDGE QUARRY COMMISSION
HANSON - SERVTEX QUARRY
GARDEN RIDGE, TEXAS
JANUARY 2017

DATE	SHOT # LOCATION	SHOT LOCATION GPS READING	WEATHER	TIME	PPV (in/sec)	FREQ (Hz)	AIR (dB)	SHOT DURATION (MS)	MAX LBS/ DELAY	DISTANCE FROM BLAST	SEISMOGRAPH LOCATION
01/03/17	01-03-17 5B	N 29° 39' 03.2" W 098° 17' 15.6"	CLEAR 71° NW 8	11:47	NT	NT	NT	656	630.00	5,322	City Property Line
01/03/17	01-03-17 5B	N 29° 39' 03.2" W 098° 17' 15.6"	CLEAR 71° NW 8	11:47	0.030	9.6	105.0	656	630.00	5,282	Cohen - 10041 Trophy Oaks
01/03/17	01-03-17 5B	N 29° 39' 03.2" W 098° 17' 15.6"	CLEAR 71° NW 8	11:47	NT	NT	NT	656	630.00	5,734	Michels - 9118 Tuscan Hills
01/03/17	01-03-17 5B	N 29° 39' 03.2" W 098° 17' 15.6"	CLEAR 71° NW 8	11:47	0.050	20.0	110.0	656	630.00	4,606	Warden - 21375 Gunther Grove
01/03/17	01-03-17 5B	N 29° 39' 03.2" W 098° 17' 15.6"	CLEAR 71° NW 8	11:47	0.030	11.1	109.0	656	630.00	4,385	Warden Property Line
01/05/17	01-05-17 3D	N 29° 38' 47.1" W 098° 17' 39.3"	PT CLOUDY 59° NW 11	11:57	0.048	7.6	109.0	870	962.00	2,796	City Property Line
01/05/17	01-05-17 3D	N 29° 38' 47.1" W 098° 17' 39.3"	PT CLOUDY 59° NW 11	11:57	0.058	5.8	111.0	870	962.00	3,318	Cohen - 10041 Trophy Oaks
01/05/17	01-05-17 3D	N 29° 38' 47.1" W 098° 17' 39.3"	PT CLOUDY 59° NW 11	11:57	0.075	6.9	102.0	870	962.00	3,568	Michels - 9118 Tuscan Hills
01/05/17	01-05-17 3D	N 29° 38' 47.1" W 098° 17' 39.3"	PT CLOUDY 59° NW 11	11:57	0.178	6.8	115.0	870	962.00	2,443	Warden - 21375 Gunther Grove
01/05/17	01-05-17 3D	N 29° 38' 47.1" W 098° 17' 39.3"	PT CLOUDY 59° NW 11	11:57	0.148	15.2	113.0	870	962.00	2,240	Warden Property Line
01/09/17	01-09-17 S Wall C	N 29° 38' 12.1" W 098° 16' 46.9"	PT CLOUDY 64° SW 17	14:16	NT	NT	NT	712	988.00	6,003	City Property Line
01/09/17	01-09-17 S Wall C	N 29° 38' 12.1" W 098° 16' 46.9"	PT CLOUDY 64° SW 17	14:16	0.055	7.6	109.0	712	988.00	4,399	Cohen - 10041 Trophy Oaks
01/09/17	01-09-17 S Wall C	N 29° 38' 12.1" W 098° 16' 46.9"	PT CLOUDY 64° SW 17	14:16	0.058	21.7	103.0	712	988.00	3,456	Holly - 9916 Trophy Oaks
01/09/17	01-09-17 S Wall C	N 29° 38' 12.1" W 098° 16' 46.9"	PT CLOUDY 64° SW 17	14:16	NT	NT	NT	712	988.00	9,097	Michels - 9118 Tuscan Hills
01/09/17	01-09-17 S Wall C	N 29° 38' 12.1" W 098° 16' 46.9"	PT CLOUDY 64° SW 17	14:16	0.053	17.2	111.0	712	988.00	4,806	Warden - 21375 Gunther Grove

VT = No Trigger, <0.020 ips.

VT = No Trigger, <122dB

GARDEN RIDGE QUARRY COMMISSION
HANSON - SERVTEX QUARRY
GARDEN RIDGE, TEXAS
JANUARY 2017

DATE	SHOT # LOCATION	SHOT LOCATION GPS READING	WEATHER	TIME	PPV (in/sec)	FREQ (Hz)	AIR (dB)	SHOT DURATION (MS)	MAX LBS/ DELAY	DISTANCE FROM BLAST	SEISMOGRAPH LOCATION
01/10/17	01-10-17 3E	N 29° 38' 51.1" W 098° 17' 39.7"	PT CLOUDY 70° SW 7	11:55	0.022	6.8	102.3	1080	847.00	3,147	City Property Line
01/10/17	01-10-17 3E	N 29° 38' 51.1" W 098° 17' 39.7"	PT CLOUDY 70° SW 7	11:55	0.037	8.9	93.5	1080	847.00	3,725	Cohen - 10041 Trophy Oaks
01/10/17	01-10-17 3E	N 29° 38' 51.1" W 098° 17' 39.7"	PT CLOUDY 70° SW 7	11:55	0.040	9.3	93.5	1080	847.00	3,499	Michels - 9118 Tuscan Hills
01/10/17	01-10-17 3E	N 29° 38' 51.1" W 098° 17' 39.7"	PT CLOUDY 70° SW 7	11:55	0.082	9.3	100.0	1080	847.00	2,848	Warden - 21375 Gunther Grove
01/10/17	01-10-17 3E	N 29° 38' 51.1" W 098° 17' 39.7"	PT CLOUDY 70° SW 7	11:55	0.047	16.7	100.8	1080	847.00	2,646	Warden Property Line
01/11/17	01-11-17 4B	N 29° 39' 04.1" W 098° 17' 37.6"	PT CLOUDY 70° S 22	11:10	0.043	6.0	108.0	648	590.00	4,443	City Property Line
01/11/17	01-11-17 4B	N 29° 39' 04.1" W 098° 17' 37.6"	PT CLOUDY 70° S 22	11:10	0.065	6.0	103.0	648	590.00	5,034	Cohen - 10041 Trophy Oaks
01/11/17	01-11-17 4B	N 29° 39' 04.1" W 098° 17' 37.6"	PT CLOUDY 70° S 22	11:10	0.113	6.6	111.0	648	590.00	3,882	Michels - 9118 Tuscan Hills
01/11/17	01-11-17 4B	N 29° 39' 04.1" W 098° 17' 37.6"	PT CLOUDY 70° S 22	11:10	0.088	13.9	110.0	648	590.00	4,170	Warden - 21375 Gunther Grove
01/11/17	01-11-17 4B	N 29° 39' 04.1" W 098° 17' 37.6"	PT CLOUDY 70° S 22	11:10	0.065	8.1	110.0	648	590.00	3,964	Warden Property Line
01/19/17	01-19-17 3C	N 29° 38' 44.0" W 098° 17' 38.7"	PT CLOUDY 65° SE 6	12:41	0.055	6.6	104.0	908	550.00	2,549	City Property Line
01/19/17	01-19-17 3C	N 29° 38' 44.0" W 098° 17' 38.7"	PT CLOUDY 65° SE 6	12:41	0.158	8.9	102.0	908	550.00	3,001	Cohen - 10041 Trophy Oaks
01/19/17	01-19-17 3C	N 29° 38' 44.0" W 098° 17' 38.7"	PT CLOUDY 65° SE 6	12:41	0.105	6.6	103.0	908	550.00	3,677	Michels - 9118 Tuscan Hills
01/19/17	01-19-17 3C	N 29° 38' 44.0" W 098° 17' 38.7"	PT CLOUDY 65° SE 6	12:41	0.230	9.8	110.0	908	550.00	2,131	Warden - 21375 Gunther Grove
01/19/17	01-19-17 3C	N 29° 38' 44.0" W 098° 17' 38.7"	PT CLOUDY 65° SE 6	12:41	0.168	8.6	111.0	908	550.00	1,926	Warden Property Line

NT = No Trigger, <0.020 ips.

NT = No Trigger, <122dB

GARDEN RIDGE QUARRY COMMISSION
HANSON - SERVTEX QUARRY
GARDEN RIDGE, TEXAS
JANUARY 2017

DATE	SHOT # LOCATION	SHOT LOCATION GPS READING	WEATHER	TIME	PPV (in/sec)	FREQ (Hz)	AIR (dB)	SHOT DURATION (MS)	MAX LBS/ DELAY	DISTANCE FROM BLAST	SEISMOGRAPH LOCATION
01/20/17	01-20-17 South Wall A	N 29° 38' 13.5" W 098° 16' 38.5"	PT CLOUDY 70° SE 7	15:29	NT	NT	NT	600	821.00	6,711	City Property Line
01/20/17	01-20-17 South Wall A	N 29° 38' 13.5" W 098° 16' 38.5"	PT CLOUDY 70° SE 7	15:29	0.060	7.6	110.0	600	821.00	5,133	Cohen - 10041 Trophy Oaks
01/20/17	01-20-17 South Wall A	N 29° 38' 13.5" W 098° 16' 38.5"	PT CLOUDY 70° SE 7	15:29	0.070	21.7	103.0	600	821.00	4,187	Holly - 9916 Trophy Oaks
01/20/17	01-20-17 South Wall A	N 29° 38' 13.5" W 098° 16' 38.5"	PT CLOUDY 70° SE 7	15:29	NT	NT	NT	600	821.00	9,707	Michels - 9118 Tuscan Hills
01/20/17	01-20-17 South Wall A	N 29° 38' 13.5" W 098° 16' 38.5"	PT CLOUDY 70° SE 7	15:29	0.065	19.2	111.0	600	821.00	5,502	Warden - 21375 Gunther Grove
01/23/17	01-23-17 3F	N 29° 38' 55.1" W 098° 17' 40.3"	CLEAR 70° SE 10	12:20	0.025	10.9	104.0	825	875.00	3,504	City Property Line
01/23/17	01-23-17 3F	N 29° 38' 55.1" W 098° 17' 40.3"	CLEAR 70° SE 10	12:20	0.040	7.6	103.0	825	875.00	4,133	Cohen - 10041 Trophy Oaks
01/23/17	01-23-17 3F	N 29° 38' 55.1" W 098° 17' 40.3"	CLEAR 70° SE 10	12:20	0.053	8.6	101.0	825	875.00	3,460	Michels - 9118 Tuscan Hills
01/23/17	01-23-17 3F	N 29° 38' 55.1" W 098° 17' 40.3"	CLEAR 70° SE 10	12:20	0.075	7.8	107.0	825	875.00	3,253	Warden - 21375 Gunther Grove
01/23/17	01-23-17 3F	N 29° 38' 55.1" W 098° 17' 40.3"	CLEAR 70° SE 10	12:20	0.055	12.5	107.0	825	875.00	3,052	Warden Property Line
01/24/17	01-24-17 South Wall B	N 29° 38' 13.6" W 098° 16' 41.6"	SUNNY 75° E 2	12:23	NT	NT	NT	706	855.00	6,440	City Property Line
01/24/17	01-24-17 South Wall B	N 29° 38' 13.6" W 098° 16' 41.6"	SUNNY 75° E 2	12:23	0.073	6.9	106.0	706	855.00	4,860	Cohen - 10041 Trophy Oaks
01/24/17	01-24-17 South Wall B	N 29° 38' 13.6" W 098° 16' 41.6"	SUNNY 75° E 2	12:23	0.103	20.0	97.0	706	855.00	3,913	Holly - 9916 Trophy Oaks
01/24/17	01-24-17 South Wall B	N 29° 38' 13.6" W 098° 16' 41.6"	SUNNY 75° E 2	12:23	NT	NT	NT	706	855.00	9,454	Michels - 9118 Tuscan Hills
01/24/17	01-24-17 South Wall B	N 29° 38' 13.6" W 098° 16' 41.6"	SUNNY 75° E 2	12:23	0.048	16.1	110.0	706	855.00	5,231	Warden - 21375 Gunther Grove

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GARDEN RIDGE QUARRY COMMISSION
HANSON - SERVTEX QUARRY
GARDEN RIDGE, TEXAS
JANUARY 2017

DATE	SHOT # LOCATION	SHOT LOCATION GPS READING	WEATHER	TIME	PPV (in/sec)	FREQ (Hz)	AIR (dB)	SHOT DURATION (MS)	MAX LBS/ DELAY	DISTANCE FROM BLAST	SEISMOGRAPH LOCATION
01/26/17	01-26-17 4A	N 29° 39' 0.4" W 098° 17' 40.3"	CLEAR 57° NE 6	14:04	0.040	6.9	115.0	1089	783.00	4,012	City Property Line
01/26/17	01-26-17 4A	N 29° 39' 0.4" W 098° 17' 40.3"	CLEAR 57° NE 6	14:04	0.070	7.8	111.0	1089	783.00	4,669	Cohen - 10041 Trophy Oaks
01/26/17	01-26-17 4A	N 29° 39' 0.4" W 098° 17' 40.3"	CLEAR 57° NE 6	14:04	0.105	8.3	113.0	1089	783.00	3,549	Michels - 9118 Tuscan Hills
01/26/17	01-26-17 4A	N 29° 39' 0.4" W 098° 17' 40.3"	CLEAR 57° NE 6	14:04	0.130	12.2	114.0	1089	783.00	3,790	Warden - 21375 Gunther Grove
01/26/17	01-26-17 4A	N 29° 39' 0.4" W 098° 17' 40.3"	CLEAR 57° NE 6	14:04	0.078	14.3	113.0	1089	783.00	3,589	Warden Property Line
01/30/17	01-30-17 Upper 3B	N 29° 38' 38.5" W 098° 17' 37.2"	CLEAR 74° SW 10	12:26	0.050	6.8	109.0	824	348.00	2,184	City Property Line
01/30/17	01-30-17 Upper 3B	N 29° 38' 38.5" W 098° 17' 37.2"	CLEAR 74° SW 10	12:26	0.103	6.3	109.0	824	348.00	2,439	Cohen - 10041 Trophy Oaks
01/30/17	01-30-17 Upper 3B	N 29° 38' 38.5" W 098° 17' 37.2"	CLEAR 74° SW 10	12:26	0.073	6.9	101.0	824	348.00	3,962	Michels - 9118 Tuscan Hills
01/30/17	01-30-17 Upper 3B	N 29° 38' 38.5" W 098° 17' 37.2"	CLEAR 74° SW 10	12:26	0.283	8.9	115.0	824	348.00	1,590	Warden - 21375 Gunther Grove
01/30/17	01-30-17 Upper 3B	N 29° 38' 38.5" W 098° 17' 37.2"	CLEAR 74° SW 10	12:26	0.200	15.6	114.0	824	348.00	1,377	Warden Property Line
01/31/17	01-31-17 South Wall B	N 29° 38' 12.4" W 098° 16' 44.8"	CLEAR 75° SW 15	12:43	NT	NT	NT	570	924.00	6,180	City Property Line
01/31/17	01-31-17 South Wall B	N 29° 38' 12.4" W 098° 16' 44.8"	CLEAR 75° SW 15	12:43	0.033	22.7	104.0	570	924.00	4,582	Cohen - 10041 Trophy Oaks
01/31/17	01-31-17 South Wall B	N 29° 38' 12.4" W 098° 16' 44.8"	CLEAR 75° SW 15	12:43	0.030	26.3	98.0	570	924.00	3,638	Holly - 9916 Trophy Oaks
01/31/17	01-31-17 South Wall B	N 29° 38' 12.4" W 098° 16' 44.8"	CLEAR 75° SW 15	12:43	NT	NT	NT	570	924.00	9,250	Michels - 9118 Tuscan Hills
01/31/17	01-31-17 South Wall B	N 29° 38' 12.4" W 098° 16' 44.8"	CLEAR 75° SW 15	12:43	0.023	22.7	108.0	570	924.00	4,979	Warden - 21375 Gunther Grove

NT = No Trigger, <0.020 ips.

NT = No Trigger, <122dB



March 2, 2017

Mr. Mike Shands
Garden Ridge Quarry Commission
9400 Municipal Parkway
Garden Ridge, Texas 78266

4818 E. Ben White Blvd.
Suite 202
Austin, TX 78741

Phone 512.442.6464
Fax 512.442.6552

Dear Mr. Shands,

Enclosed is the analysis for the blasting conducted during the month of February 2017 at the Hanson Aggregates Quarry in Garden Ridge, Texas. Please place this information in your 2017 Blast Data Management Book.

At the request of the Garden Ridge Quarry Commission, Vibra-Tech, Inc. personnel used seismographs each day of blasting at various locations.

The attached report contains the original seismograph records obtained from the blasting along with a comparison of the recorded vibrations to the latest recommended U.S. Bureau of Mines (USBM) Variable Particle Velocity vs. Frequency Limits Report of Investigations (RI)-8507 (Nov. 1980).

The recorded ground vibrations **satisfy** the Variable Particle Velocity vs. Frequency Limits recommended by the USBM RI-8507 (Nov. 1980), and the levels set forth in Garden Ridge City Ordinance 34.

The recorded air-borne effects **satisfy** the recommended levels set forth in the USBM RI-8485 (Nov. 1980), and the levels set forth in Garden Ridge City Ordinance 34.

If there are any additional questions, please contact the Quarry Commission, Mike Shands at (210) 257-0868, or attend the Quarry Commission meeting held the 2nd Monday of each month at 7:00 p.m.

Respectfully submitted,

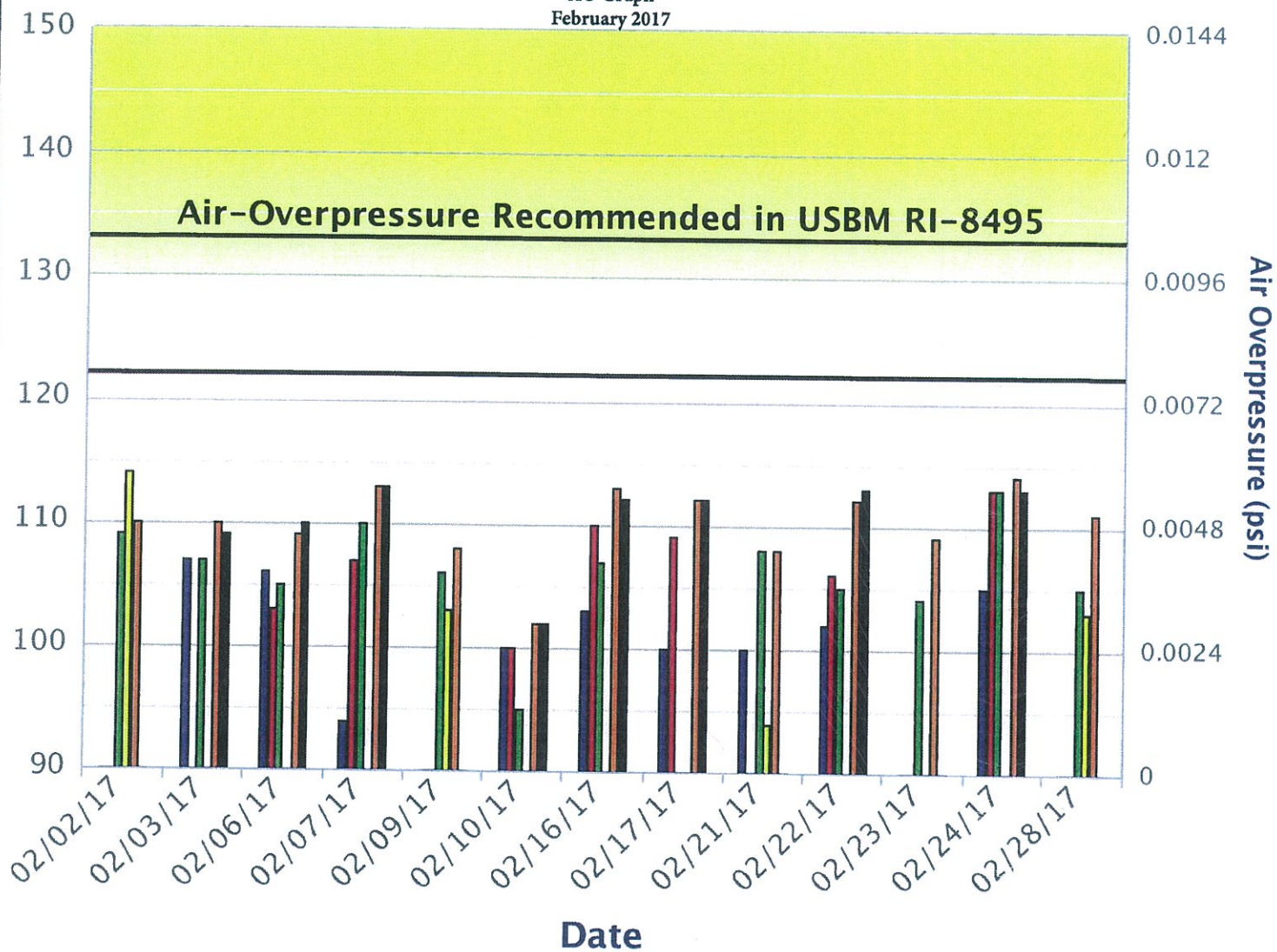
VIBRA-TECH, INC.

A handwritten signature in black ink, appearing to read "Geoffrey Rigsby". The signature is fluid and cursive, with the first name "Geoffrey" and last name "Rigsby" clearly distinguishable.

Geoffrey Rigsby
Southwest Regional Manager

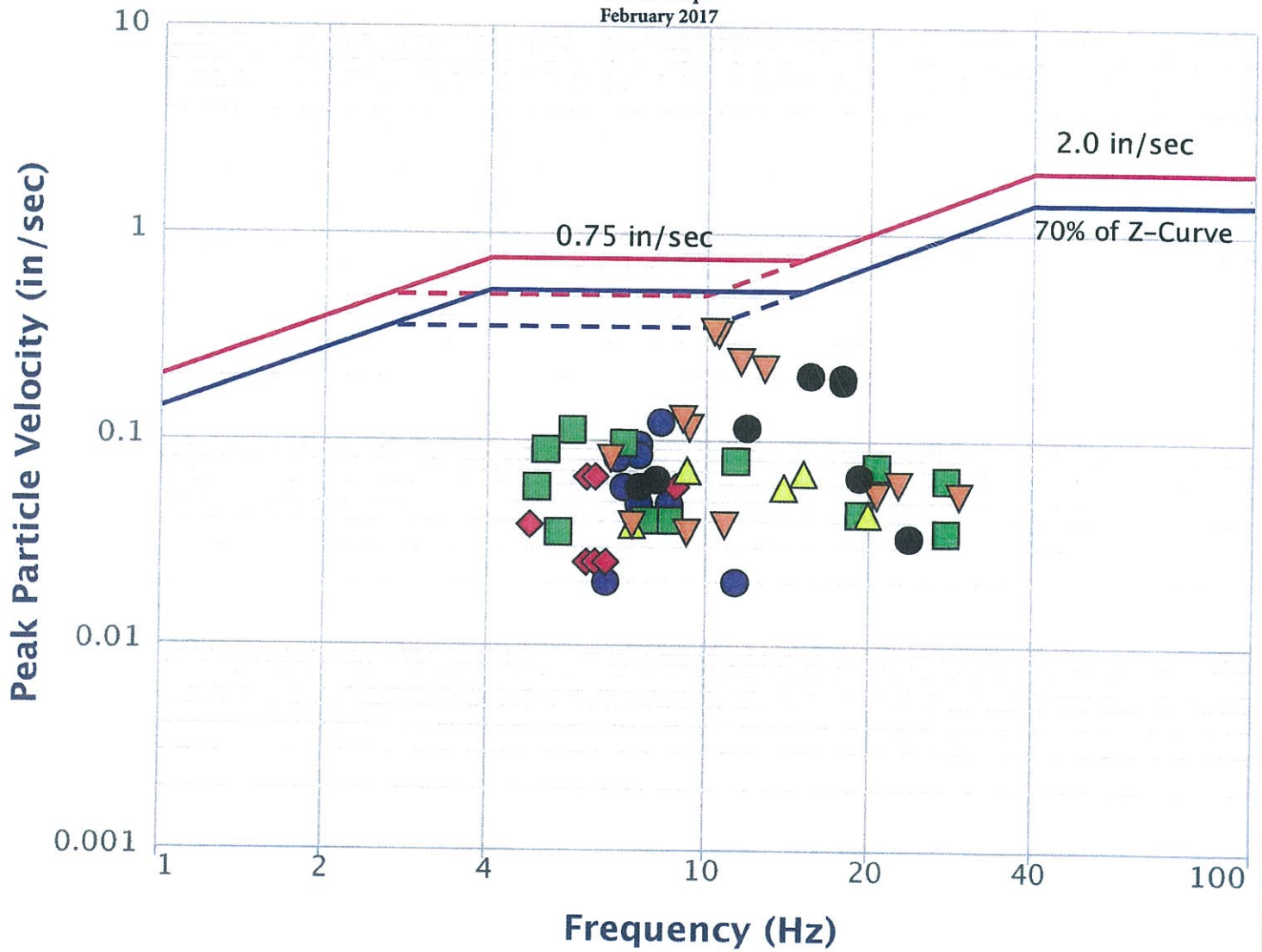
cc: Jacob Scherer, Hanson – Servtex

Garden Ridge Quarry Commission
Garden Ridge, Texas
AO Graph
February 2017



- Michels Residence
- City Property Line
- Cohen Residence
- Holly Residence
- Warden Residence
- Warden Property Line

Garden Ridge Quarry Commission
Garden Ridge, Texas
USBM Graph
February 2017



- Michels Residence ◆ City Property Line ■ Cohen Residence ▲ Holly Residence
▼ Warden Residence ● Warden Property Line



**GARDEN RIDGE QUARRY COMMISSION
HANSON - SERVTEX QUARRY
GARDEN RIDGE, TEXAS
FEBRUARY 2017**

DATE	SHOT # LOCATION	SHOT LOCATION GPS READING	WEATHER	TIME	PPV (in/sec)	FREQ (Hz)	AIR (dB)	SHOT DURATION (MS)	MAX LBS/ DELAY	DISTANCE FROM BLAST	SEISMOGRAPH LOCATION
02/02/17	02-02-17 South Wall C	N 29° 38' 11.3" W 098° 16' 48.3"	CLOUDY 64° NE 13	15:35	NT	NT	NT	732	932.00	5,897	City Property Line
02/02/17	02-02-17 South Wall C	N 29° 38' 11.3" W 098° 16' 48.3"	CLOUDY 64° NE 13	15:35	0.073	20.8	109.0	732	932.00	4,281	Cohen - 10041 Trophy Oaks
02/02/17	02-02-17 South Wall C	N 29° 38' 11.3" W 098° 16' 48.3"	CLOUDY 64° NE 13	15:35	0.058	13.9	114.0	732	932.00	342	Holly - 9916 Trophy Oaks
02/02/17	02-02-17 South Wall C	N 29° 38' 11.3" W 098° 16' 48.3"	CLOUDY 64° NE 13	15:35	NT	NT	NT	732	932.00	9,023	Michels - 9118 Tuscan Hills
02/02/17	02-02-17 South Wall C	N 29° 38' 11.3" W 098° 16' 48.3"	CLOUDY 64° NE 13	15:35	0.053	20.8	110.0	732	932.00	4,705	Warden - 21375 Gunther Grove
02/03/17	02-03-17 5	N 29° 39' 04.9" W 098° 17' 16.5"	CLOUDY 54° NE 7	14:21	NT	NT	NT	656	553.00	5,407	City Property Line
02/03/17	02-03-17 5	N 29° 39' 04.9" W 098° 17' 16.5"	CLOUDY 54° NE 7	14:21	0.035	27.8	107.0	656	553.00	5,417	Cohen - 10041 Trophy Oaks
02/03/17	02-03-17 5	N 29° 39' 04.9" W 098° 17' 16.5"	CLOUDY 54° NE 7	14:21	0.020	6.6	107.0	656	553.00	5,693	Michels - 9118 Tuscan Hills
02/03/17	02-03-17 5	N 29° 39' 04.9" W 098° 17' 16.5"	CLOUDY 54° NE 7	14:21	0.053	29.4	110.0	656	553.00	4,724	Warden - 21375 Gunther Grove
02/03/17	02-03-17 5	N 29° 39' 04.9" W 098° 17' 16.5"	CLOUDY 54° NE 7	14:21	0.033	23.8	109.0	656	553.00	4,503	Warden Property Line
02/06/17	02-06-17 3C	N 29° 38' 42.0" W 098° 17' 38.4"	CLOUDY 75° S 6	12:02	0.065	6.1	103.0	936	445.00	2,394	City Property Line
02/06/17	02-06-17 3C	N 29° 38' 42.0" W 098° 17' 38.4"	CLOUDY 75° S 6	12:02	0.095	7.1	105.0	936	445.00	2,798	Cohen - 10041 Trophy Oaks
02/06/17	02-06-17 3C	N 29° 38' 42.0" W 098° 17' 38.4"	CLOUDY 75° S 6	12:02	0.093	7.6	106.0	936	445.00	3,752	Michels - 9118 Tuscan Hills
02/06/17	02-06-17 3C	N 29° 38' 42.0" W 098° 17' 38.4"	CLOUDY 75° S 6	12:02	0.323	10.6	109.0	936	445.00	1,931	Warden - 21375 Gunther Grove
02/06/17	02-06-17 3C	N 29° 38' 42.0" W 098° 17' 38.4"	CLOUDY 75° S 6	12:02	0.198	17.9	110.0	936	445.00	1,724	Warden Property Line

NT = No Trigger, <0.020 ips.

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GARDEN RIDGE QUARRY COMMISSION
HANSON - SERVTEX QUARRY
GARDEN RIDGE, TEXAS
FEBRUARY 2017

DATE	SHOT # LOCATION	SHOT LOCATION GPS READING	WEATHER	TIME	PPV (in/sec)	FREQ (Hz)	AIR (dB)	SHOT DURATION (MS)	MAX LBS/ DELAY	DISTANCE FROM BLAST	SEISMOGRAPH LOCATION
02/07/17	02-07-17 3D	N 29° 38' 45.9" W 098° 17' 39.2"	PT CLOUDY 85° S 6	12:51	0.038	4.8	107.0	930	950.00	2,693	City Property Line
02/07/17	02-07-17 3D	N 29° 38' 45.9" W 098° 17' 39.2"	PT CLOUDY 85° S 6	12:51	0.035	5.4	110.0	930	950.00	3,196	Cohen - 10041 Trophy Oaks
02/07/17	02-07-17 3D	N 29° 38' 45.9" W 098° 17' 39.2"	PT CLOUDY 85° S 6	12:51	0.048	7.6	94.0	930	950.00	3,596	Michels - 9118 Tuscan Hills
02/07/17	02-07-17 3D	N 29° 38' 45.9" W 098° 17' 39.2"	PT CLOUDY 85° S 6	12:51	0.220	12.8	113.0	930	950.00	2,322	Warden - 21375 Gunther Grove
02/07/17	02-07-17 3D	N 29° 38' 45.9" W 098° 17' 39.2"	PT CLOUDY 85° S 6	12:51	0.113	11.9	113.0	930	950.00	2,118	Warden Property Line
02/09/17	02-09-17 South Wall A	N 29° 38' 13.0" W 098° 16' 39.2"	CLEAR 66° NE 12	11:13	NT	NT	NT	480	856.00	6,658	City Property Line
02/09/17	02-09-17 South Wall A	N 29° 38' 13.0" W 098° 16' 39.2"	CLEAR 66° NE 12	11:13	0.043	19.2	106.0	480	856.00	5,073	Cohen - 10041 Trophy Oaks
02/09/17	02-09-17 South Wall A	N 29° 38' 13.0" W 098° 16' 39.2"	CLEAR 66° NE 12	11:13	0.043	20.0	103.0	480	856.00	4,127	Holly - 9916 Trophy Oaks
02/09/17	02-09-17 South Wall A	N 29° 38' 13.0" W 098° 16' 39.2"	CLEAR 66° NE 12	11:13	NT	NT	NT	480	856.00	9,671	Michels - 9118 Tuscan Hills
02/09/17	02-09-17 South Wall A	N 29° 38' 13.0" W 098° 16' 39.2"	CLEAR 66° NE 12	11:13	0.035	9.3	108.0	480	856.00	5,450	Warden - 21375 Gunther Grove
02/10/17	02-10-17 3E	N 29° 38' 49.7" W 098° 17' 39.7"	CLEAR 84° NE 7	12:11	0.025	6.1	100.0	1080	862.00	3,017	City Property Line
02/10/17	02-10-17 3E	N 29° 38' 49.7" W 098° 17' 39.7"	CLEAR 84° NE 7	12:11	0.040	8.6	95.0	1080	862.00	3,583	Cohen - 10041 Trophy Oaks
02/10/17	02-10-17 3E	N 29° 38' 49.7" W 098° 17' 39.7"	CLEAR 84° NE 7	12:11	0.058	7.1	100.0	1080	862.00	3,506	Michels - 9118 Tuscan Hills
02/10/17	02-10-17 3E	N 29° 38' 49.7" W 098° 17' 39.7"	CLEAR 84° NE 7	12:11	0.080	6.7	102.0	1080	862.00	2,706	Warden - 21375 Gunther Grove
02/10/17	02-10-17 3E	N 29° 38' 49.7" W 098° 17' 39.7"	CLEAR 84° NE 7	12:11	0.063	8.2	102.0	1080	862.00	2,504	Warden Property Line

NT = No Trigger, <0.020 ips.

NT = No Trigger, <122dB

**GARDEN RIDGE QUARRY COMMISSION
HANSON - SERVTEX QUARRY
GARDEN RIDGE, TEXAS
FEBRUARY 2017**

DATE	SHOT # LOCATION	SHOT LOCATION GPS READING	WEATHER	TIME	PPV (in/sec)	FREQ (Hz)	AIR (dB)	SHOT DURATION (MS)	MAX LBS/ DELAY	DISTANCE FROM BLAST	SEISMOGRAPH LOCATION
02/16/17	02-16-17 4A	N 29° 39' 01.6" W 098° 17' 39.9"	CLEAR 72° SW 9	14:20	0.025	6.3	110.0	959	644.00	4,139	City Property Line
02/16/17	02-16-17 4A	N 29° 39' 01.6" W 098° 17' 39.9"	CLEAR 72° SW 9	14:20	0.063	27.8	107.0	959	644.00	4,788	Cohen - 10041 Trophy Oaks
02/16/17	02-16-17 4A	N 29° 39' 01.6" W 098° 17' 39.9"	CLEAR 72° SW 9	14:20	0.120	8.3	103.0	959	644.00	3,614	Michels - 9118 Tuscan Hills
02/16/17	02-16-17 4A	N 29° 39' 01.6" W 098° 17' 39.9"	CLEAR 72° SW 9	14:20	0.113	9.4	113.0	959	644.00	3,912	Warden - 21375 Gunther Grove
02/16/17	02-16-17 4A	N 29° 39' 01.6" W 098° 17' 39.9"	CLEAR 72° SW 9	14:20	0.065	19.2	112.0	959	644.00	3,710	Warden Property Line
02/17/17	02-17-17 Upper 3B	N 29° 38' 39.4" W 098° 17' 37.9"	CLEAR 73° SW 7	17:16	0.065	6.3	109.0	888	286.00	2,212	City Property Line
02/17/17	02-17-17 Upper 3B	N 29° 38' 39.4" W 098° 17' 37.9"	CLEAR 73° SW 7	17:16	*	*	*	888	286.00	2,527	Cohen - 10041 Trophy Oaks
02/17/17	02-17-17 Upper 3B	N 29° 38' 39.4" W 098° 17' 37.9"	CLEAR 73° SW 7	17:16	0.083	7.6	100.0	888	286.00	3,873	Michels - 9118 Tuscan Hills
02/17/17	02-17-17 Upper 3B	N 29° 38' 39.4" W 098° 17' 37.9"	CLEAR 73° SW 7	17:16	0.333	10.4	112.0	888	286.00	1,672	Warden - 21375 Gunther Grove
02/17/17	02-17-17 Upper 3B	N 29° 38' 39.4" W 098° 17' 37.9"	CLEAR 73° SW 7	17:16	0.203	15.6	112.0	888	286.00	1,459	Warden Property Line
02/21/17	02-21-17 South Wall D	N 29° 38' 10.6" W 098° 16' 52.1"	CLEAR 74° N 10	12:59	NT	NT	NT	656	1097.00	5,584	City Property Line
02/21/17	02-21-17 South Wall D	N 29° 38' 10.6" W 098° 16' 52.1"	CLEAR 74° N 10	12:59	0.078	11.4	108.0	656	1097.00	3,954	Cohen - 10041 Trophy Oaks
02/21/17	02-21-17 South Wall D	N 29° 38' 10.6" W 098° 16' 52.1"	CLEAR 74° N 10	12:59	0.070	9.3	94.0	656	1097.00	3,019	Holly - 9916 Trophy Oaks
02/21/17	02-21-17 South Wall D	N 29° 38' 10.6" W 098° 16' 52.1"	CLEAR 74° N 10	12:59	0.020	11.4	100.0	656	1097.00	8,761	Michels - 9118 Tuscan Hills
02/21/17	02-21-17 South Wall D	N 29° 38' 10.6" W 098° 16' 52.1"	CLEAR 74° N 10	12:59	0.060	22.7	108.0	656	1097.00	4,402	Warden - 21375 Gunther Grove

NT = No Trigger, <0.020 ips.

NT = No Trigger, <122dB

* = Instrument Unavailable

**GARDEN RIDGE QUARRY COMMISSION
HANSON - SERVTEX QUARRY
GARDEN RIDGE, TEXAS
FEBRUARY 2017**

DATE	SHOT # LOCATION	SHOT LOCATION GPS READING	WEATHER	TIME	PPV (in/sec)	FREQ (Hz)	AIR (dB)	SHOT DURATION (MS)	MAX LBS/ DELAY	DISTANCE FROM BLAST	SEISMOGRAPH LOCATION
02/22/17	02-22-17 3C	N 29° 38' 42.1" W 098° 17' 38.9"	CLEAR 82° SW 11	13:52	0.058	8.9	106.0	808	526.00	2,378	City Property Line
02/22/17	02-22-17 3C	N 29° 38' 42.1" W 098° 17' 38.9"	CLEAR 82° SW 11	13:52	0.110	5.7	105.0	808	526.00	2,810	Cohen - 10041 Trophy Oaks
02/22/17	02-22-17 3C	N 29° 38' 42.1" W 098° 17' 38.9"	CLEAR 82° SW 11	13:52	0.080	6.9	102.0	808	526.00	3,707	Michels - 9118 Tuscan Hills
02/22/17	02-22-17 3C	N 29° 38' 42.1" W 098° 17' 38.9"	CLEAR 82° SW 11	13:52	0.238	11.6	112.0	808	526.00	1,938	Warden - 21375 Gunther Grove
02/22/17	02-22-17 3C	N 29° 38' 42.1" W 098° 17' 38.9"	CLEAR 82° SW 11	13:52	0.190	17.9	113.0	808	526.00	1,733	Warden Property Line
02/23/17	02-23-17 South Wall B	N 29° 38' 12.2" W 098° 16' 44.0"	CLEAR 86° S 15	11:26	NT	NT	NT	896	981.00	6,253	City Property Line
02/23/17	02-23-17 South Wall B	N 29° 38' 12.2" W 098° 16' 44.0"	CLEAR 86° S 15	11:26	0.058	4.9	104.0	896	981.00	4,653	Cohen - 10041 Trophy Oaks
02/23/17	02-23-17 South Wall B	N 29° 38' 12.2" W 098° 16' 44.0"	CLEAR 86° S 15	11:26	0.068	15.2	87.0	896	981.00	3,710	Holly - 9916 Trophy Oaks
02/23/17	02-23-17 South Wall B	N 29° 38' 12.2" W 098° 16' 44.0"	CLEAR 86° S 15	11:26	NT	NT	NT	896	981.00	9,322	Michels - 9118 Tuscan Hills
02/23/17	02-23-17 South Wall B	N 29° 38' 12.2" W 098° 16' 44.0"	CLEAR 86° S 15	11:26	0.038	10.9	109.0	896	981.00	5,052	Warden - 21375 Gunther Grove
02/24/17	02-24-17 Lower 6	N 29° 38' 52.8" W 098° 17' 11.1"	CLEAR 76° NW 15	12:16	0.025	6.6	113.0	970	470.00	4,858	City Property Line
02/24/17	02-24-17 Lower 6	N 29° 38' 52.8" W 098° 17' 11.1"	CLEAR 76° NW 15	12:16	0.088	5.1	113.0	970	470.00	4,498	Cohen - 10041 Trophy Oaks
02/24/17	02-24-17 Lower 6	N 29° 38' 52.8" W 098° 17' 11.1"	CLEAR 76° NW 15	12:16	0.048	8.6	105.0	970	470.00	6,017	Michels - 9118 Tuscan Hills
02/24/17	02-24-17 Lower 6	N 29° 38' 52.8" W 098° 17' 11.1"	CLEAR 76° NW 15	12:16	0.125	9.1	114.0	970	470.00	3,949	Warden - 21375 Gunther Grove
02/24/17	02-24-17 Lower 6	N 29° 38' 52.8" W 098° 17' 11.1"	CLEAR 76° NW 15	12:16	0.058	7.6	113.0	970	470.00	3,738	Warden Property Line

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NT = No Trigger, <122dB

**GARDEN RIDGE QUARRY COMMISSION
HANSON - SERVTEX QUARRY
GARDEN RIDGE, TEXAS
FEBRUARY 2017**

DATE	SHOT # LOCATION	SHOT LOCATION GPS READING	WEATHER	TIME	PPV (in/sec)	FREQ (Hz)	AIR (dB)	SHOT DURATION (MS)	MAX LBS/ DELAY	DISTANCE FROM BLAST	SEISMOGRAPH LOCATION
02/28/17	02-28-17 South Wall A	N 29° 38' 13.7" W 098° 16' 36.4"	CLOUDY 74° SW 15	12:47	NT	NT	NT	570	808.00	6,892	City Property Line
02/28/17	02-28-17 South Wall A	N 29° 38' 13.7" W 098° 16' 36.4"	CLOUDY 74° SW 15	12:47	0.040	7.8	105.0	570	808.00	5,318	Cohen - 10041 Trophy Oaks
02/28/17	02-28-17 South Wall A	N 29° 38' 13.7" W 098° 16' 36.4"	CLOUDY 74° SW 15	12:47	0.004	7.4	103.0	570	808.00	4,371	Holly - 9916 Trophy Oaks
02/28/17	02-28-17 South Wall A	N 29° 38' 13.7" W 098° 16' 36.4"	CLOUDY 74° SW 15	12:47	NT	NT	NT	570	808.00	9,869	Michels - 9118 Tuscan Hills
02/28/17	02-28-17 South Wall A	N 29° 38' 13.7" W 098° 16' 36.4"	CLOUDY 74° SW 15	12:47	0.038	7.4	111.0	570	808.00	5,681	Warden - 21375 Gunther Grove

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NT = No Trigger, <122dB

#	Month	Blast Date	Blast time	Date Received	Name	Address	Phone #	Rating	# stories	sq footage	request contact	Misc	Date sent to Quarry Commission
2017-1 Q	January	01/10/2017	11:54a	01/13/2017	Larry Scott	21916 Deer Canyon Dr.	210-651-3320	4+	2	4200	Yes		01/30/2017
2017-2Q	January	01/25/2017	2:45p	01/26/2017	Laurie Jones	8415 Wild Wind Park	210-845-1930	3			yes		01/30/2017
2017-3Q	January	01/26/2017	2:00p	01/27/2017	Janet Hayslip	8318 Garden Arbor	408-839-8650	5	1	3000	yes	I've lived in my home for over a year and never felt a blast. Today my entire house shook like a truck ran into it! This blast was massive and, in my opinion, dangerous to homeowners! It's also unsettling for this nice quiet bedroom community!	01/30/2017
2017-4Q	January	01/30/2017	12:28p	01/30/2017	Williman Slaughter	9011 Cinnabar Court	2103656735	5	1.5	3500	yes	This was huge! I have felt these blasts repeatedly getting worse. I am very concerned about the short term and long term effects to my house and property.	01/31/2017

City Secretary

From: noreply@civicplus.com
Sent: Monday, January 30, 2017 12:33 PM
To: City Administrator; City Secretary
Subject: Online Form Submittal: Citizen Quarry Blast Impact Report

Citizen Quarry Blast Impact Report

First Name	William
Last Name	SLAUGHTER
Report Date	1/30/2017
Phone Number:	2103656735
E-Mail Address	flylarge@gmail.com
Address1	9011 Cinnabar Court
Blast Date/Time:	30 Jan 2017/ 12:28
Please describe the event.	I just felt my entire house shake to include tables and items on the tables move. Computers, TVs etc vibrated or were moved.
How did this blast compare to other blasts?	This was huge! I have felt these blasts repeatedly getting worse. I am very concerned about the short term and long term effects to my house and property.
On a 1 to 5 scale, please rate the blast intensity. (1=minor, 5 = major)	5
What was your activity at the time of blast?	Sitting at my Desk
In what general direction does you house face? (N,E,S or W)	S
What is the approximate square footage of your home?	3500
Is your home a 1 story, 1 1/2 , or 2 story or large?	1 1/2

2017-4Q
1-31-17QC

Would you like a Quarry Commission member to contact you regarding your report? Yes

We encourage you to attend the next meeting of the Quarry Commission. *Representatives of the monitoring company and the blasting contractor as well as the Quarry Manager normally attend every meeting and are available to answer questions. The Commission meets the second Monday of every other month at 6:00 PM in the City Council Chambers in City Hall.*

By filing this report, you consent to the public release of this information.

Email not displaying correctly? [View it in your browser.](#)

City Secretary

From: noreply@civicplus.com
Sent: Friday, January 27, 2017 9:23 AM
To: City Administrator; City Secretary
Subject: Online Form Submittal: Citizen Quarry Blast Impact Report

Citizen Quarry Blast Impact Report

First Name	Janet
Last Name	Hayslip
Report Date	1/26/2017
Phone Number:	408-839-8650
E-Mail Address	jan@hayslip.com
Address1	8318 Garden Arbor - Garden Ridge TX 78266
Blast Date/Time:	2:00p CT
Please describe the event.	I've lived in my home for over a year and never felt a blast. Today my entire house shook like a truck ran into it! This blast was massive and, in my opinion, dangerous to homeowners! It's also unsettling for this nice quiet bedroom community!
How did this blast compare to other blasts?	I've not felt a blast prior to this.
On a 1 to 5 scale, please rate the blast intensity. (1=minor, 5 = major)	5
What was your activity at the time of blast?	working at my home office
In what general direction does your house face? (N,E,S or W)	N
What is the approximate square footage of your home?	3300
Is your home a 1 story, 1 1/2 , or 2 story or large?	1

2017-3Q
1-30-17

Would you like a Quarry Commission member to contact you regarding your report? Yes

We encourage you to attend the next meeting of the Quarry Commission. *Representatives of the monitoring company and the blasting contractor as well as the Quarry Manager normally attend every meeting and are available to answer questions. The Commission meets the second Monday of every other month at 6:00 PM in the City Council Chambers in City Hall.*

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CITIZEN BLASTING – REPORT FORM

Name: Laurie Jones Date Reported: Jan 26, 2017

Address: 8415 Wild Wind Park E-mail address: _____

Phone: 210-845-1930

Date / Time of the blast: Jan 25, 2017 / 2:45 p.m.

Describe weather – cloudy or clear? Clear Temperature? 7

Please describe your concern and explain what was felt, seen or heard.

2 separate "booms" with vibrations on back of house.

Please rate what you felt using the following rating scale as a guide only.

1. Noticeable, but barely.
2. A nuisance; definitely perceptible; most would describe it as minor shaking.
3. Noticeable; likely wake a sleeping person; windows rattle; disturbing.
4. Dishes rattle, pictures fall; perceived house or foundation movement.
5. Really gets your attention; consider moving to cover and hiding; damage likely to be seen; windows cracked;

Your rating (1 minor – 5 major): 3

How did this blast compare to others you have heard or felt?

1st experience. - This is thought to be coming from Quarry behind Wild Wind Sub-division

Would you like someone to contact you to explain what we found out? Do you have any other concerns?

Yes please

Please complete this form and print it on your own computer, then submit the completed reports to the City Hall or to quarrycom@ci.garden-ridge.tx.us. Thank you for filling out our form.

We encourage you to attend the next meeting of the Quarry Commission. The Commission meets on the second Monday of the month at 7:00 p.m. in the Municipal Courtroom.

City Secretary

From: noreply@civicplus.com
Sent: Friday, January 13, 2017 9:16 PM
To: City Administrator; City Secretary
Subject: Online Form Submittal: Citizen Quarry Blast Impact Report

Citizen Quarry Blast Impact Report

First Name	Larry
Last Name	Scott
Report Date	1/13/2017
Phone Number:	210-651-3320
E-Mail Address	scootermickey@yahoo.com
Address1	21916 Deer Canyon Drive
Blast Date/Time:	01/10/2017
Please describe the event.	Huge blast at 11:54am that shook the entire house. Regardless of what the quarry will say, this blast had to exceed tolerances. The quarry (and the city, of course) will cite statistics, etc. in the meantime, residents are suffering damage and an overdose of stress!!!
How did this blast compare to other blasts?	Stronger and more significant.
On a 1 to 5 scale, please rate the blast intensity. (1=minor, 5 = major)	4+
What was your activity at the time of blast?	inside the house
In what general direction does you house face? (N,E,S or W)	S
What is the approximate square footage of your home?	4200
Is your home a 1 story, 1	2

2017-1 Q
Sent 1-20-17

1/2 , or 2 story or large?

Would you like a Quarry Commission member to contact you regarding your report? Yes

We encourage you to attend the next meeting of the Quarry Commission. *Representatives of the monitoring company and the blasting contractor as well as the Quarry Manager normally attend every meeting and are available to answer questions. The Commission meets the second Monday of every other month at 6:00 PM in the City Council Chambers in City Hall.*

By filing this report, you consent to the public release of this information.

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Buckley Powder Co.

A Dyno Nobel Distributor

P.O. Box 1358 Georgetown, Texas 78628 512-686-2107

DYNO
Dyno Nobel

February 21, 2017

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

To whom it may concern:

Buckley Powder Company would like to be considered for a Partial Exemption Permit with the City of Garden Ridge. We have four gentlemen that will be our representatives for the purpose of this application, Mr. Steve Davis, Mr. Riley Pumphrey, Mr. Rich Weaver and Mr. Bebo Dutton. The complete contact information for these gentlemen is as follows:

Steve Davis, Regional Safety Manager (512) 818-7731
stevend@buckleypowder.com

Riley Pumphrey, Sales, Technical and Account Manager (512) 864-4185
riley.pumphrey@buckleypowder.com

Rich Weaver, Senior Technical Representative (830) 708-2511
richw@buckleypowder.com

Bebo Dutton, Technical Representative (512) 591-1021
Bebo.dutton@buckleypowder.com

Buckley Powder Company
6305 N. IH-35
New Braunfels, TX 78130

Buckley Powder will be blasting for the crushed stone operation of Lehigh Hanson Aggregates for the 2017 fiscal year. If you have any questions or concerns, please feel free to contact either Mr. Davis or Mr. Weaver.

Sincerely,

Steve Davis
Regional Safety Manager



Buckley Powder Co.

A Dyno Nobel Distributor

DYNO
Dyno Nobel

P.O. Box 1358 Georgetown, TX 78628 USA Telephone 512-869-0287 Fax: 512-819-9906

TO: City of Garden Ridge

CC: Riley Pumphrey, Bebo Dutton, Joe Crownover

From: Steve Davis
Health & Safety Manager
Buckley Powder Company

Date: February 17, 2017

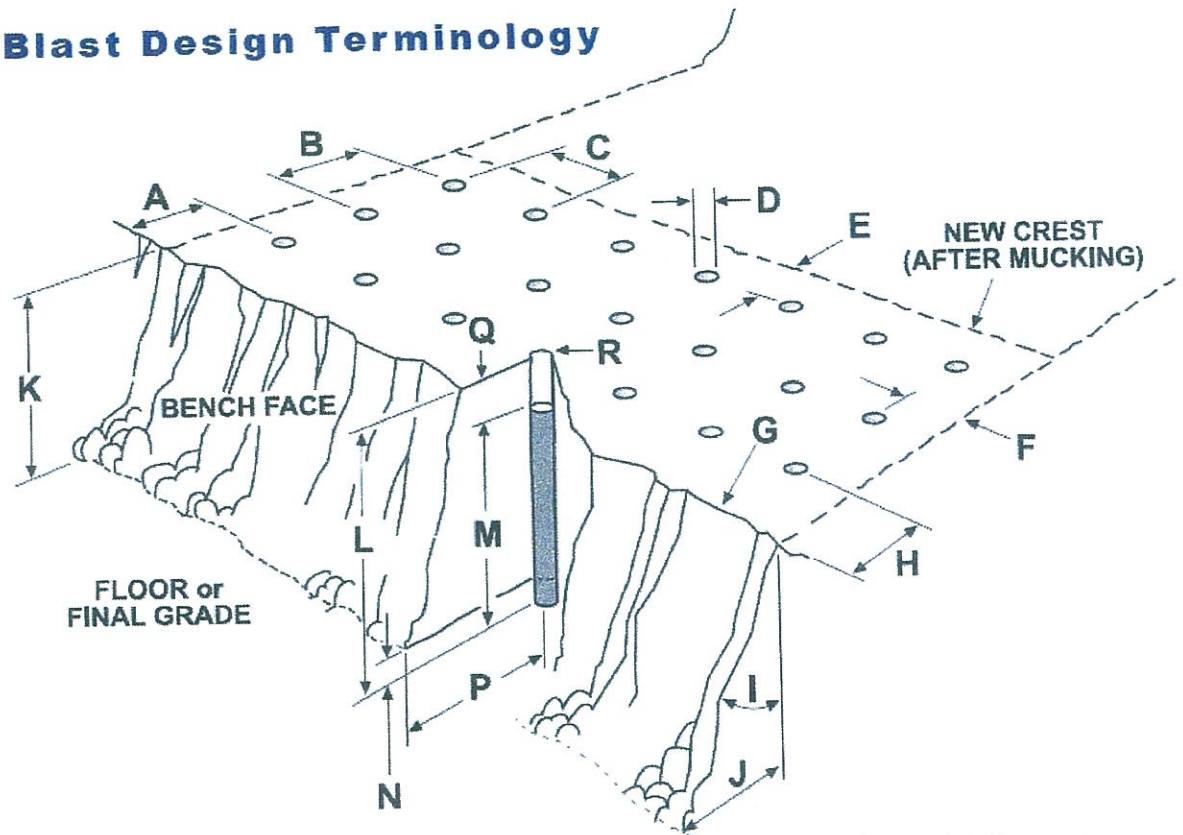
Included with this packet is a copy of the Buckley Powder Blasting Standard Operating Procedures. This document is very specific as to the proper procedures required to provide optimum results for our customer while also providing a safe environment for Buckley Powder employees, those employed by our customer, and the surrounding community. All Buckley Powder blasters are required to attend at least 40 hours of classroom training and testing to ensure they have a complete understanding of these procedures. Along with classroom training, they are provided extensive field training before ever actually being assigned duties as a lead blaster.

Also included is a copy of Open Pit Blaster Training. This course provides a thorough understanding of the fragmentation process and how to minimize vibration and air over pressure which may affect the surrounding community. Blasters are taught all calculations necessary to safely obtain the production goals of the customer while minimizing the environmental effects. Once again they must pass written tests in the classroom and are audited in the field to ensure they are following these calculations and procedures. As new and improved techniques are introduced to the industry, blasters are brought in to be trained on the new information as well as refreshed on previous topics.

Buckley Powder now blasts approximately 30,000,000 tons of rock per year in the San Antonio – New Braunfels area. Our blasters and technical staff are very familiar with the geological abnormalities which must be addressed to keep environmental effects to a minimum. The included documents are quite lengthy – so we will list below the typical process involved for blasting in the Edwards Aquifer area.

Included on the next page is an illustration of a typical bench to be blasted and the terminology for many of the parameters considered in the design of the blast.

Blast Design Terminology



A Hole - to - Crest	G Crest	M Explosive Column Height
B Apparent Burden*	H Crest Burden	N Subdrilling
C Apparent Spacing*	I Bank Angle	P Toe Burden
D Hole Diameter	J Toe	Q Stemming Height
E Back Break	K Bench Height	R Collar
F Side Break	L Hole Depth	

* True Burden and True Spacing may be different than Apparent Burden and Apparent Spacing due to delay pattern.

We teach our blasters that there are four things which occur when rock is blasted :

- The rock is broken or fragmented
- There is a heaving affect
- Vibration is created
- Air overpressure is created

If a blast is properly designed, the energy of the explosives will be used to do the first two in the list and there will be less energy left to create vibration and air overpressure. Thus the correct pattern to properly distribute the energy through the rock is the first important consideration. We know from experience how many pounds of explosives per cubic yard or ton of rock (powder factor) will give satisfactory fragmentation. If we under load a blast, it may actually create higher vibration. Extensive research calculations have been developed which aids in predicting vibration at a given distance based on the pounds of explosives detonated at 8 millisecond intervals. Based on the two above factors a blast pattern can be determined.

Laying out the blast pattern

As illustrated in the diagram, previous blasting will create a face which many times will be irregular; depending on the local geology. A two dimensional laser profiler will be used to determine at what distance from the crest holes should be placed in order to have the proper burden (amount of rock in front of the hole). There will be times when geological abnormalities may be observed and require the holes to have additional burden placed on them in order to minimize any venting of energy through the various seams; which may increase air overpressure. If this is necessary the spacing between holes in this row will be reduced to maintain the proper powder factor. The location of each hole is marked by the blaster.

Drilling

The driller will be given documentation of the pattern. This will include a diagram of the hole locations. The required depth of the holes will be indicated. Depths are determined from the initial data from the laser profiler. In order to properly break the rock at the bottom of the hole, the holes will be drilled slightly deeper than the actual bench height. In areas of vibration concern, this subdrill should be kept to a minimum. Excessive subdrill tends to increase vibration due to the over confinement in this area of the blast. The driller will be asked to provide a log of each hole. These logs will provide information concerning variations in geology; with the depths of these variations noted. This is very important data which aids the blaster in making determinations on how the hole should be loaded.

Loading the blast pattern

Before the blast is loaded, a three dimensional auto scan laser profiler will be used. This unit allows the exact location of each hole to be surveyed. It then can be set up to scan the face and collect upwards of 100,000 data points. If there are any "divots" in the face that requires more refinement of resolution, additional points can be scanned in that area. Various reports will be generated from the data, which will aid the blaster in determining what must be done to eliminate problems (examples included at the end). The most important of these reports are the actual profiles of each front row borehole. These profiles show the exact burden in front of the hole. The software can also be set to look a predetermined distance on either side of the hole for any lesser burdens which might be influenced by this hole. With these reports in hand, the blaster will visually examine the face one more time and make notes on the print outs of any variations in the loading which should take place.

All holes will be checked for proper depth. If any have excessive subdrill which may increase vibration, they will be backfilled to the proper depth. Detonators and cast boosters will be placed in the holes as needed and the hole will be loaded with bulk explosives. The blaster will monitor the rise of the product in the hole. If there any abnormalities such as cracks and voids the powder will stop rising and the blaster will immediately stop to address the issue. In most cases an inert

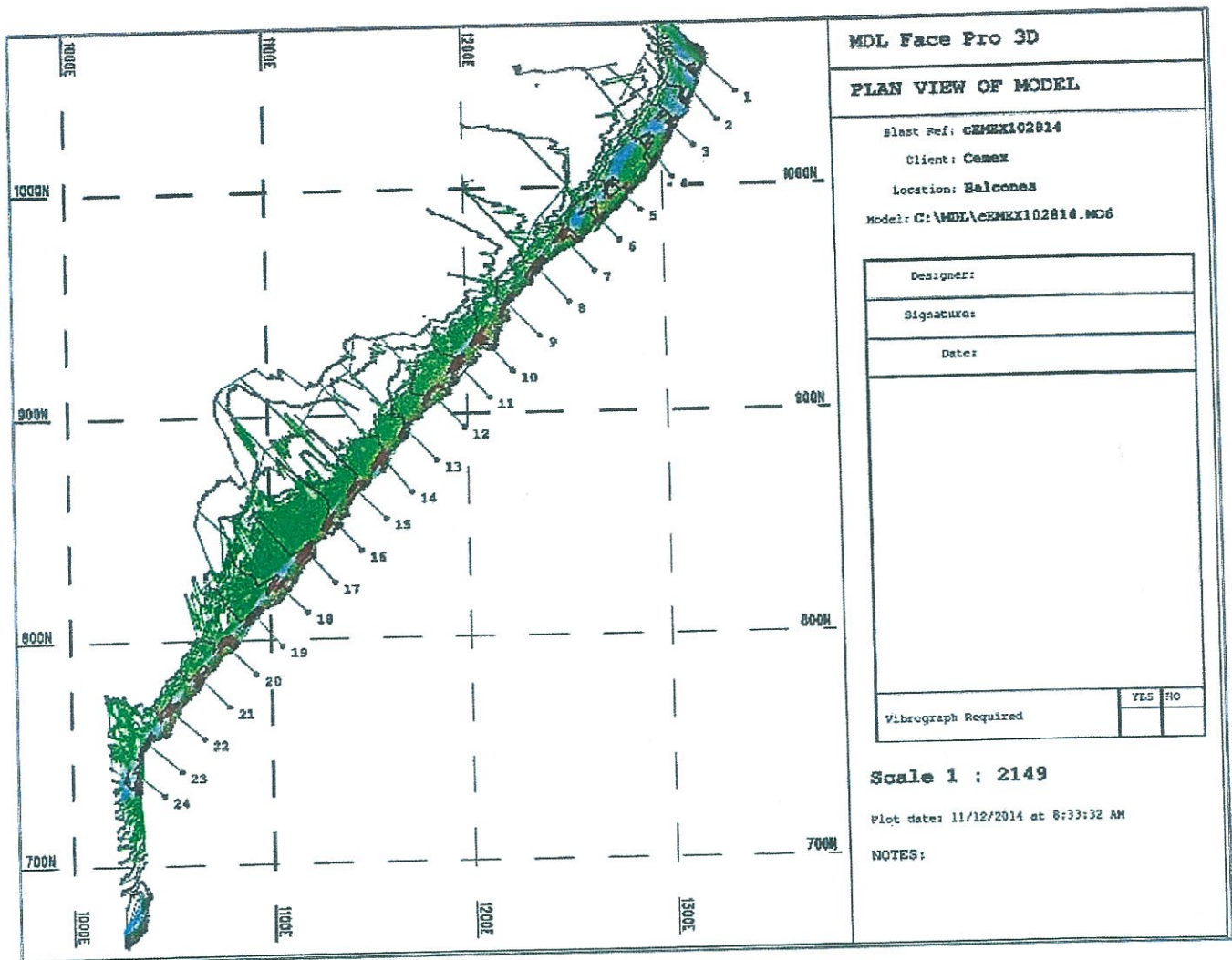
material such as crushed stone will be placed in this area of the borehole to avoid the accumulation of excess explosives. Trucks are equipped with meters as an added check to ensure the proper amount of explosives is being placed in each hole. In the cases where a full column may be too large to maintain the desired vibration level; the load in the hole may be divided into smaller charges separated by inert material. These smaller charges will be timed to detonate separately to reduce vibration. If seams of softer material or clay have been noted on drill logs or observed by the blaster as he inspects the face; inert material will be placed in that area of the column to prevent venting which may increase air overpressure and noise. The powder column will be stopped at a predetermined distance from the top of the hole. This is called the stemming area and will be filled with crushed stone to create confinement at the surface.

Electronic Detonators

The development of electronic detonators has greatly improved the ability of our industry to reduce vibration from blasting. The accuracy of these detonators has allowed us to be very predictive as to our end results. Software has been developed which allows us to blast one hole, collect the vibration data; apply that data to a multiple hole scenario; and with a fair amount of accuracy predict what the results will be from that blast. The software we have allows us to enter the exact parameters of a particular blast pattern, and see what the vibration should be based of various timing sequences. Though our vibration levels are never close to a level which will do damage to a structure, we can many times find a sequence which is less perceivable and acceptable to the community.

Conclusion

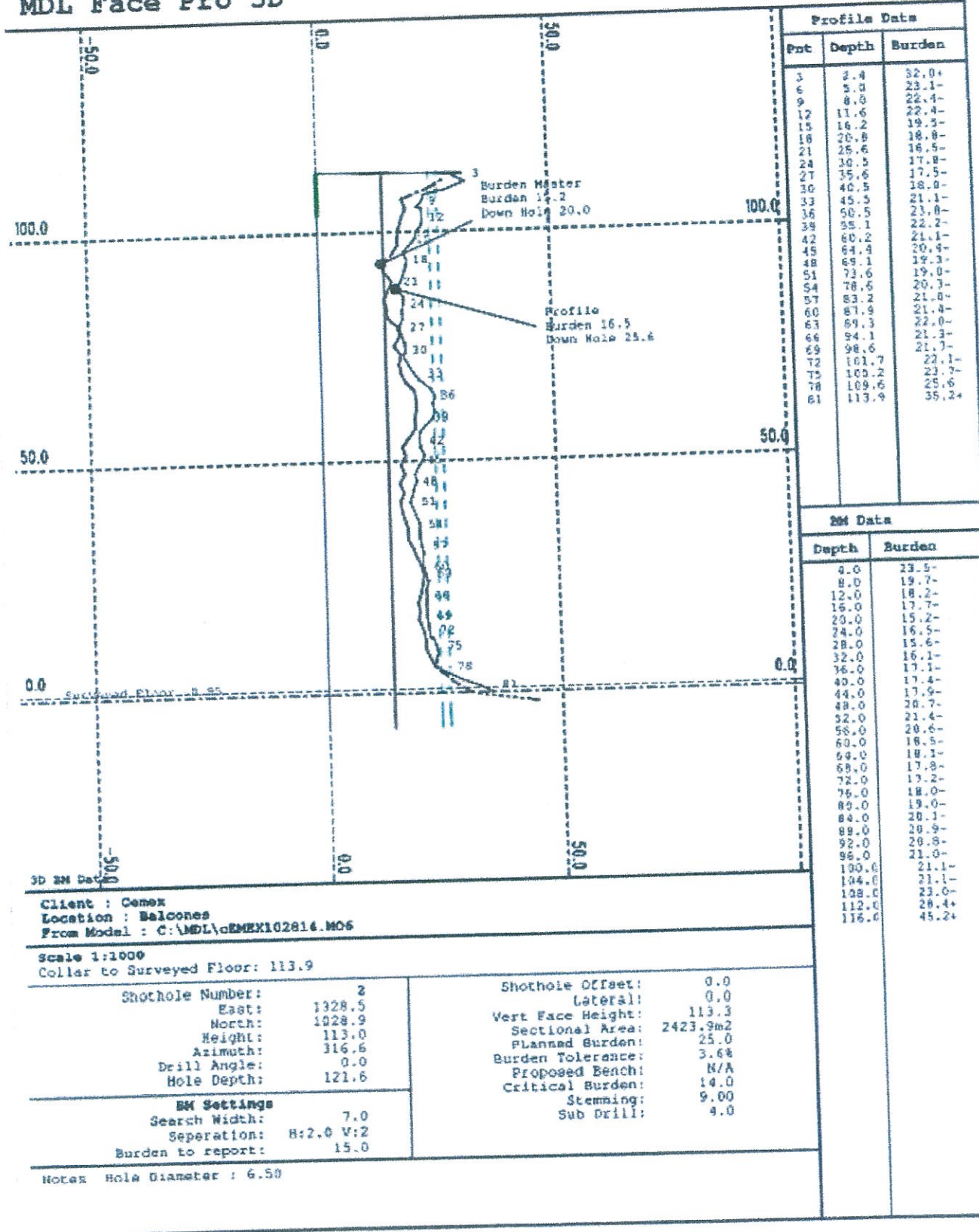
There are few places left where our customers have not had developments build around them. Buckley Powder has been very successful helping those customers deal with community concerns. We take great pride in our education program for our personnel concerning safety and technology. If you have further questions concerning our procedures, please contact us.



Aerial view of blast pattern created from 3D profile software

MDL Face Pro 3D

Shothole No: 2



Profile of a blasthole. Burden master data is from searching 7' on either side of hole

U.S. Department of Justice
Bureau of Alcohol, Tobacco, Firearms and Explosives

Federal Explosives License/Permit
(18 U.S.C. Chapter 40)

In accordance with the provisions of Title XI, Organized Crime Control Act of 1970, and the regulations issued thereunder (27 CFR Part 555), you may engage in the activity specified in this license or permit within the limitations of Chapter 40, Title 18, United States Code and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 555.53.** See "WARNINGS" and "NOTICES" on reverse.

Direct ATF ATF - Chief, FELC
Correspondence To 244 Needy Road
Martinsburg, WV 25405-9431

License/Permit
Number

5-TX-091-20-9J-01236

Chief, Federal Explosives Licensing Center (FELC)

Expiration
Date

September 1, 2019

Christopher R. Reeves

Name
BUCKLEY POWDER CO

Premises Address (Changes? Notify the FELC at least 10 days before the move.)

6305 1H 35 NORTH
NEW BRAUNFELS, TX 78130-

Type of License or Permit

20-MANUFACTURER OF EXPLOSIVES

Purchasing Certification Statement

The licensee or permittee named above shall use a copy of this license or permit to assist a transfer of explosives to verify the identity and the licensed status of the licensee or permittee as provided by 27 CFR Part 555. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license or permit with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Explosives Licensee (FEL) or a responsible person of the FEL. I certify that this is a true copy of a license or permit issued to the licensee or permittee named above to engage in the business or operations specified above under "Type of License or Permit."

Lance Adams
Licensee/Permittee Responsible Person Signature

Manager
Position Title

Lance Adams
Printed Name

8/18/2016
Date

Mailing Address (Changes? Notify the FELC of any changes.)

BUCKLEY POWDER CO
42 INVERNESS DRIVE EAST
ENGLEWOOD, CO 80112-

ATF Form 5400.14-5400.15 Part 1
Revised October 2011

Previous Edition is Obsolete

BUCKLEY POWDER CO 6305 1H 35 NORTH, NEW BRAUNFELS, TX 78130-5126-01236/September 1, 2019 20-MANUFACTURER OF EXPLOSIVES

Federal Explosives License (FEL) Customer Service Information

Federal Explosives Licensing Center (FELC)
244 Needy Road
Martinsburg, WV 25405-9431

Toll-free Telephone Number: (877) 283-3352
Fax Number: (304) 616-4401
E-mail: FELC@atf.gov

ATF Homepage: www.atf.gov

Change of Address (27 CFR 555.54(a)(1)). Licensees or permittees may during the term of their current license or permit remove their business or operations to a new location at which they intend regularly to carry on such business or operations. The licensee or permittee is required to give notification of the new location of the business or operations not less than 10 days prior to such removal with the Chief, Federal Explosives Licensing Center. The license or permit will be valid for the remainder of the term of the original license or permit. **(The Chief, FELC, shall, if the licensee or permittee is not qualified, refer the request for amended license or permit to the Director of Industry Operations for denial in accordance with § 555.54.)**

Right of Succession (27 CFR 555.59). (a) Certain persons other than the licensee or permittee may secure the right to carry on the same explosive materials business or operations at the same address shown on, and for the remainder of the term of, a current license or permit. Such persons are: (1) The surviving spouse or child, or executor, administrator, or other legal representative of a deceased licensee or permittee; and (2) A receiver or trustee in bankruptcy, or an assignee for benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business or operations shall furnish the license or permit for that business or operations for endorsement of such succession to the Chief, FELC, within 30 days from the date on which the successor begins to carry on the business or operations.

(Continued on reverse side)

Cut Here ✂

Federal Explosives License/Permit (FEL) Information Card

License Permit Name: BUCKLEY POWDER CO

Business Name:

License Permit Number: 5-TX-091-20-9J-01236

License Permit Type: 20-MANUFACTURER OF EXPLOSIVES

Expiration: September 1, 2019

Please Note: Not Valid for the Sale or Other Disposition of Explosives.



U.S. Department of Justice
Bureau of Alcohol, Tobacco, Firearms and Explosives
Federal Explosives Licensing Center (FELC)
www.atf.gov

Federal Explosives Licensing Center
244 Needy Road
Martinsburg, West Virginia 25405
telephone: (877)283-3352 fax: (304)616-4401

08/09/2016

NOTICE OF CLEARANCE

for individuals transporting, shipping, receiving, or possessing explosive materials.

ISSUED TO: BUCKLEY POWDER CO

NOTICE DATE: 08/09/2016

Federal Explosives license permit no. 5-TX-091-20-9J-01236

Expiration Date: September 1, 2019

Explosives License Permit Type: 20-MANUFACTURER OF EXPLOSIVES

EXPIRATION DATE: This Notice expires when superseded by a newer Notice which will list all current responsible persons and employee possessors, or when the license or permit expires - whichever comes first.

- WARNING.** Only those individuals listed below as RESPONSIBLE PERSONS and EMPLOYEE POSSESSORS with a background clearance status of "CLEARED" or "PENDING" are authorized to transport, ship, receive, or possess explosive materials in the course of employment with you.
- "DENIED" STATUS.** If an employee possessor has a background clearance status of "DENIED", you MUST take immediate steps to remove the employee from a position requiring the transporting, shipping, receiving, or possessing of explosive materials. Also, if the employee has been listed as a person authorized to accept delivery of explosive materials, you MUST remove the employee from such list and immediately, and in no event later than the second business day after such change, notify distributors of such change, as stated in 27 CFR 555.33(a).
- CHANGE IN RESPONSIBLE PERSONS.** You MUST report any change in responsible persons to the Chief, Federal Explosives Licensing Center, within 30 days of the change and new responsible persons MUST include "appropriate identifying information" as defined in 27 CFR 555.11. Fingerprints and photos are NOT required, however they will be required upon renewal of the license or permit.
- CHANGE OF EMPLOYEES.** You MUST report any change of employee/possessors to the Chief, FELC, within 30 days. Reports relating to newly hired employees must be submitted on ATF Form 5400.28 for EACH employee.

Premises Address: 6305 IH 35 NORTH
NEW BRAUNFELS, TX 78130

Mailing Address:

BUCKLEY POWDER CO
42 INVERNESS DRIVE EAST
ENGLEWOOD, CO 80112

This 'Notice of Clearance' is provided to you as required by 18 U.S.C. 843(h) and MUST be retained as part of your permanent records and be made available for examination or inspection by ATF officers as required by 27 CFR 555.121. If you receive a Notice subsequent to this Notice, this Notice will no longer be valid.

In accordance with 27 CFR 555.33, Background Checks and Clearances, and 27 CFR 555.57, Change of Control, Change in Responsible Persons, and Change of Employees, ATF's Federal Explosives Licensing Center (FELC) has conducted background checks on the individual(s) you identified as a responsible person(s) and an employee possessor(s) on your application, or reported after the issuance of your license permit.

The following is a SUMMARY of the results of the background checks conducted on the individuals you reported as responsible persons and employee possessors. ATF will be notifying ALL individuals listed on this document of their respective status by separate letter mailed to their residence address.

PLEASE BE ADVISED THAT IT IS UNLAWFUL FOR ANY PERSON REFLECTING A STATUS OF "DENIED" TO TRANSPORT, SHIP, RECEIVE, OR POSSESS EXPLOSIVE MATERIALS.

Please carefully review this Notice to ensure that all the information is accurate. If this Notice is incorrect, please return the Notice to the Chief, FELC, with a statement showing the nature of the error(s). The Chief, FELC, shall correct the error, and return a corrected Notice.

Number of RESPONSIBLE PERSON(S) : 7
Number of EMPLOYEE POSSESSOR(S): 25

LAST NAME, First Name, Middle Name
RESPONSIBLE PERSONS: 7

0001 ADAMS, LANCE HENRY	Cleared
0002 BRETZING, STEPHEN KARL	Cleared
0003 BUCKLEY, RAYMOND LEE JR	Cleared
0004 BUCKLEY, STEVE LEE	Cleared
0005 HERMAN, SCOTT EDWARD	Cleared
0006 MUELLER, JASON SCOTT	Cleared
0007 PUMPHREY, JAY ROY	Cleared

continued

LAST NAME, First Name, Middle Name
EMPLOYEE POSSESSORS: 25

0001 BATES, DUSTIN WARREN	Cleared
0002 BORG, DARRYL JOSEPH	Cleared
0003 BROWN, BRADLEY EUGENE	Cleared
0004 CATES, JOSHUA LEE	Cleared
0005 CORTEZ, ISAAC	Cleared
0006 DAVIS, CRISPEN WARD NORTH	Cleared
0007 DAVIS, STEVEN EDWARD	Cleared
0008 DIRST, SETH RUSTIN	Cleared
0009 DETTON, DENNIS SAMUEL	Cleared

NOTICE OF CLEARANCE

08/09/2016

for individuals transporting, shipping, receiving, or possessing explosive materials.

NOTICE DATE: 08/09/2016

EXPIRATION DATE: This Notice expires when superseded by a newer Notice which will list all current responsible persons and employee possessors, or when the license or permit expires - whichever comes first.

This 'Notice of Clearance' is issued to: BUCKLEY POWDER CO
Federal Explosives license/permit no.: 5-TX-091-20-9J-01236
Explosives License/Permit Type : 20-MANUFACTURER OF EXPLOSIVES
Expiration Date : September 1, 2019

6305 IH 35 NORTH
NEW BRAUNFELS, TX 78130

continued from previous page

LAST NAME, First Name, Middle Name	Clearance Status	LAST NAME, First Name, Middle Name	Clearance Status
0001 ESPINOZA, DARRELL TIM	Cleared		
0011 HADLEY, JOSHUA LOUIS	Cleared		
0012 HOPE, JASON LANCE	Cleared		
0013 MARRS, JILL	Cleared		
0014 MIMS, JOHN J	Cleared		
0015 MIRABELLI, LAWRENCE JOHN	Cleared		
0016 MITCHELL, ETHAN CHASE	Cleared		
0017 PUMPHREY, ADRIAN RILEY	Cleared		
0018 SIEVERS, BRANDON JAMES	Cleared		
0019 STAUFFER, LANE DOSS	Cleared		
0020 WALDROP, DIANN RACHELLE	Cleared		
0021 WEIR, CHRISTOPHER FRANKLIN	Cleared		
0022 WHITING, STEFAN ARTHUR	Cleared		
0023 MITCHELL, DERIK CHANTZ	Pending		
0024 SCHUCH, RODNEY ALBERT	Pending		
0025 WEAVER, RICHARD ALLEN	Pending		

Hanson Aggregates
Servtex Quarry

September 7th, 2016

Nancy Cain
City Administrator
City of Garden Ridge
9500 Municipal Parkway
Garden Ridge, Texas, 78266-2600

RE: Buckley Powder's Application for a Partial Exemption Permit for Blasting in October 2016 through September 2017.

Nancy,

We have asked Buckley Powder to pursue obtaining a Partial Exemption Permit for Blasting within the City Limits of Garden Ridge per Ordinance 34 for the fiscal year of 2017. We will assist with any necessary documentation for the permit. If there is any questions or concerns, please contact me directly at Jacob.Scherer@hanson.com or my office phone (210) 658-7461.

Best Regards,


Jacob Scherer

CC: Jason Mims, Buckley Powder



SHOOT 3 TIMES WEEK
11 - NOON

ATTACHMENT B

TO ORDINANCE 34-082012

City of Garden Ridge, Texas

Request for Partial Exemption Permit to Conduct Blasting

Instruction Sheet

To be considered for a Partial Exemption Permit to conduct Blasting as defined in City of Garden Ridge, Texas Ordinance 34, please prepare a letter addressed to the attention of the City Administrator for the City of Garden Ridge, Texas, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

In the letter, please include:

- 1) The name of the designee;
- 2) The name of the designee's representative for purposes of the application (if the designee is not a natural person);
- 3) Copies of any state or federal licenses and permits authorizing the Requestor to possess and use explosives.
- 4) Complete contact information, including name, address, phone number, facsimile number and e-mail address for the City's use in processing the application. The contact information provided shall be used for all communications in connection with the processing of the application and the operation;
- 5) A full description of the designee's legal and factual relationship to the property(ies) upon which the Blasting shall be conducted;
- 6) A detailed description of the operation to be conducted;
- 7) The period of time the anticipated use shall continue;
- 8) Any supplemental information requested and deemed pertinent by the City Administrator;
- 9) Any supplemental information the designee deems pertinent prior to City Council consideration;

Also, include with your letter, the attachments identified below:

- 1) Identifying all real property where the activity of Blasting shall be conducted by street address (if any) and legal description. Any property not listed will not be included in any permit, if authorized. If multiple properties are to be considered, and some are not within the City limits, but is within the City's extra-territorial jurisdictional limits, please include each property in the list but designate the property with the comment: "ETJ Property".
- 2) A plan view drawing completed under seal by a licensed professional surveyor or civil engineer to appropriate scale, showing all properties listed for inclusion into the Partial Exemption Permit for Blasting.
- 3) If you are not the owner of the real property, a letter from the Owner executed before a notary, that they are the owner of the property and authorize blasting activities on the property.
- 4) Documentation and facts demonstrating that the Requestor's Blasting operation is going to be conducted in a manner that minimizes its related adverse impact on property value, other land use development, the economy, employment, property taxes and the public and communities who live and work adjacent to such land use. Please specifically list all steps taken, such as distance limitations related to adjacent properties, use of berms and any dust and noise remediation efforts, etc.
- 5) Documents and facts demonstrating efforts by designee to protect and mitigate the perceived negative adverse affects such activity has on real property values, public safety, health & welfare interests, including the quality of life within the City, neighboring properties and the public.
- 6) Payment of the appropriate application fee, including any related City fees for monitoring blasting for each permitted Partial Exemption Permit site.

All applications for Partial Exemption Permits to conduct Blasting activities shall be submitted for review at the next regularly scheduled Quarry Commission meeting if received 14 days prior to the date of the meeting. The Commission shall determine whether the request is complete. If incomplete, the City shall inform the designee what aspects of the application are insufficient and will provide the designee seven (7) business days to supplement and/or modify the application to permit it to be placed for City Council consideration as a completed application.

If the application meets all criteria provided by the ordinance as determined by the Commission, or by subsequent supplementation as provided in the determination of the Chair of the Commission, the permit request shall be scheduled for City Council action as provided below for complete applications. Any application considered incomplete shall not be considered for approval by City Council. Any application that remains incomplete for a period of more than 60 days shall be considered withdrawn.

If the request is found complete, the City Administrator shall place the matter on the next regular City Council meeting agenda for action (but may include it on an agenda for a specially called meeting at her discretion). If the City Council approves the permit, the City Administrator shall issue a Partial Exemption Permit to the Requestor, which is not transferable or assignable and is revocable if the permit holder is found to repeatedly violate the blasting regulations under the ordinance or fail to pay any related fees.



CERTIFICATE OF LIABILITY INSURANCE

BUCKPOW-01

CGINN

DATE (MM/DD/YYYY)

9/28/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER JLT Specialty Insurance Services Inc. 5847 San Felipe St. Suite 2800 Houston, TX 77057	CONTACT NAME: Christal Ginn PHONE (A/C, No, Ext): (713) 325-7618 FAX (A/C, No): E-MAIL ADDRESS: christal.ginn@jltus.com														
INSURED Buckley Powder Co. 42 Inverness Dr. East Englewood, CO 80112	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A: Starr Indemnity & Liability Company</td><td>38318</td></tr><tr><td>INSURER B: American Guarantee and Liability Insurance Company</td><td>26247</td></tr><tr><td>INSURER C:</td><td></td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Starr Indemnity & Liability Company	38318	INSURER B: American Guarantee and Liability Insurance Company	26247	INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:		1000090348161	07/01/2016	07/01/2017	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS		1000198724161	07/01/2016	07/01/2017	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$		AUC 3793061-09	10/01/2016	04/01/2018	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A	1000002255	07/01/2016	07/01/2017	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Subject always to policy terms, conditions and exclusions, Certificate Holder is named as Additional Insured (excluding Workers' Compensation and Employers' Liability) but only to the extent of risks and liabilities assumed by the Named Insured in a signed written contract.

CERTIFICATE HOLDER**CANCELLATION**

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

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

JLT Specialty Insurance Services Inc.

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