



City of Garden Ridge

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

AGENDA CITY COUNCIL SPECIAL MEETING THURSDAY, AUGUST 13, 2020, 6:00 P.M.

The Garden Ridge City Council will meet in a special session on Thursday, August 13, 2020, at 6:00 p.m. in the City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted providing time, place, date, and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Approvals/Authorizations

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

- a) Proposed Fiscal Year 2021 Budgets for the City of Garden Ridge General Fund, Water Company Operation and Maintenance Fund, Interest and Sinking Fund, and Capital Improvements Fund.
 1. Presentation of budgets.
 2. Hold a public hearing.
 3. Adoption of Fiscal Year 2021 Budgets:
 - 3.1. Resolution No. 465-082020 A Resolution of the City Council of the City of Garden Ridge, Texas, approving Fiscal Year 2021 General Fund Budget for the period of October 1, 2020, through September 30, 2021.
 - 3.2. Resolution No. 466-082020 A Resolution of the City Council of the City of Garden Ridge, Texas, approving Fiscal Year 2021 Water Company Operation and Maintenance Fund Budget for the period of October 1, 2020, through September 30, 2021.
 - 3.3. Resolution No. 467-082020 A Resolution of the City Council of the City of Garden Ridge, Texas, approving Fiscal Year 2021 Interest and Sinking Fund Budget for the period of October 1, 2020, through September 30, 2021.
 - 3.4. Resolution No. 468-082020 A Resolution of the City Council of the City of Garden Ridge, Texas, approving Fiscal Year 2021 Capital Improvements Fund Budget for the period of October 1, 2020, through September 30, 2021.
- b) Petition by Tony Overman for a Garden Home development on property zoned Neighborhood Services (B-1), for a depth into the property along F.M. 2252 of three hundred (300) feet, and remainder of property zoned Office and Professional (B-2), located at 19780 F.M. 2252, Garden Ridge, Texas, further described as Lot 1, Clay Subdivision. The petition requests the following variances to Ordinance No. 13-122018:
 - 5.1.2.4. Garages. Every house shall have at least a two (2) car garage, either attached or detached. The petition requests a minimum of a one (1) car garage.
 - 5.1.2.5.2. Impervious Cover. Total impervious cover for a lot including residence, driveway, pools, outbuildings, and other structures shall not exceed thirty-five (35) percent of the lot area. The petition requests seventy-five (75) percent.
 - 5.1.7.2.1. Lot Size. Any lot or tract of land located within the City of Garden Ridge and served by a public water supply system shall have a minimum area of thirty-two thousand six hundred seventy (32,670) square feet. The petition requests a minimum lot size of four thousand four hundred (4,400) square feet.

- 5.1.7.2.2. Lot Width. Each lot shall front upon a public street and shall have a minimum of one hundred twenty (120) feet at the front property line as shown on the plat. On a cul-de-sac, the frontage shall be a minimum of fifty (50) feet at the front property line. The petition requests a minimum of forty (40) feet per lot fronting a public street and minimum of twenty-eight (28) feet for lots on a cul-de-sac.
- 5.1.7.2.3. Front Yard. There shall be a front yard having a minimum setback of forty-five (45) feet. The petition requests fifteen (15) feet.
- 5.1.7.2.4.1. Side Yards: Corner Lots. The street-adjacent side yards of corner lots shall have a minimum setback of twenty-five (25) feet. The side yard adjacent to the street shall have a minimum setback of fifteen (15) feet, or as modified for interior lots. The petition requests eight (8) feet for corner lot side setback.
- 5.1.7.2.4.2. Side Yards: Interior Lots. There shall be a side yard on each side of all interior lots of not less than fifteen (15) feet. The petition requests a five (5) foot interior lot setback.
- 5.1.7.2.5. Rear Yard. There shall be a rear yard having a depth of at least twenty-five (25) feet. The petition requests a minimum fifteen (15) foot rear yard depth.
- 5.1.9. House Size. The main residential structure on each lot, exclusive of basements, porches, garages, breezeways, and residential outbuildings, shall contain at least two thousand (2,000) square feet of habitable space. The petition requests a minimum of one thousand six hundred (1,600) square feet.
- 8.4.9. Fences. Side or rear fences facing any paved street shall be of metal, rock or brick masonry, cement or stucco finished cement block, wood, or chain link. The petition requests vinyl fences up to a maximum of four (4) feet in height for front, side, and rear yards.
- 8.4.11. Fences. Fences over two (2) foot high and forward of the front plane of the residence shall be metal, brick, rock or cent masonry, columns, or support structure matching that of the main structure. The petition requests vinyl picket fences up to four (4) feet in height for front, side, and rear yards.
- Appendix 2, Sign Regulations. 3.c. Master Pylon Signs. One free standing master pylon sign not exceeding six (6) feet in width and sixteen (16) feet in height. The petition requests to have extended entrance masonry rock signage nineteen (19) feet in length and five (5) feet in height.

The petition requests the following variances to Ordinance No. 7-042006:

- Article 1, Section 3, Definitions. A. Alley: A minor public right of way not intended to provide the primary means of access to abutting lots, which is used primarily for vehicular service access to the back or sides of properties abutting on a street. The petition requests primary access to residences from an alley instead of a street.
 - Section 7. Standards and Specifications. B. Streets. 10.a. All streets in such subdivision shall have a right of way of at least sixty (60) feet and a pavement width (exclusive of curbing) of at least twenty-four (24) feet. The petition requests a forty-six (46) foot right of way and twenty (20) foot pavement width.
 1. Receive recommendation from Planning and Zoning Commission.
 2. Hold a public hearing.
 3. Take action on petition.
- c) Petition by Tony Overman, for the issuance of a Special Use Permit for a Garden Home development consisting of approximately sixty-five (65) to seventy (70) garden homes, with associated streets, alleys, and drainage, on property zoned Neighborhood Services (B-1), for a depth into the property along F.M. 2252 of three hundred (300) feet, and remainder of property zoned Office and Professional (B-2), located at 19780 F.M. 2252, Garden Ridge, Texas, further described as Lot 1, Clay Subdivision.
1. Receive recommendation from Planning and Zoning Commission.
 2. Hold a public hearing.
 3. Take action on petition.

5. Citizen Comment Period – limited to 20 minutes total

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

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

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

6. Executive Session

The City Council will recess its open meeting and reconvene in Executive Session:

- a) Pursuant to Texas Government Code Section 551.071(1)– Consultation with Attorney.
 - 1. To seek legal advice regarding requirements for Comal County Emergency Services and authority to contract for such services through an interlocal agreement.

7. Adjournment

AGENDA NOTICES:

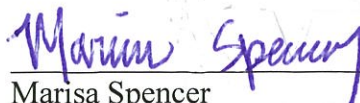
Decorum Required: Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order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

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

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

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

This is to certify that I, Marisa Spencer, posted this Agenda at 1:00 p.m. on August 6, 2020, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.


Marisa Spencer
City Secretary



ADDENDUM

AGENDA

**CITY COUNCIL SPECIAL MEETING
THURSDAY, AUGUST 13, 2020
6:00 P.M.**

**Garden Ridge City Council Chambers
9400 Municipal Parkway
Garden Ridge, Texas 78266**

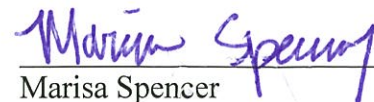
ADDITION

7. Business Items

The City Council will reconvene into Regular Session upon conclusion of the Executive Session and may recall any item posted for Executive Session for action, as necessary.

8. Adjournment

This is to certify that I, Marisa Spencer, posted this Addendum to the Agenda at 4:00 p.m. on August 6, 2020, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.



Marisa Spencer
City Secretary

CITY OF GARDEN RIDGE
FY 2020 AMENDED BUDGET & FY 2021 PROPOSED BUDGET
GENERAL FUND - SUMMARY

GENERAL FUND	FY 2019 AUDITED	FY 2020 BUDGET	FY 2020 AMENDED BUDGET	FY 2021 PROPOSED BUDGET
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FINANCIAL SUMMARY

REVENUE SUMMARY

TAXES	1,826,642	1,861,559	1,952,300	1,983,500
FRANCHISE	586,520	579,912	571,937	583,720
PERMITS	173,222	132,200	163,070	162,600
LICENSES	4,295	3,700	3,500	3,500
FEES	130,178	113,780	99,330	108,790
DONATIONS	6,929	0	5,613	0
COURT	124,520	129,000	99,746	124,305
MISCELLANEOUS	127,013	98,100	110,603	66,100
TOTAL REVENUES	\$ 2,979,318	\$ 2,918,252	\$ 3,006,100	\$ 3,032,515

EXPENDITURE SUMMARY

ADMINISTRATIVE	759,483	768,798	809,632	853,489	28.2%
COURT	78,749	85,587	86,867	91,099	3.0%
POLICE DEPARTMENT	1,197,552	1,324,104	1,185,041	1,324,874	43.8%
PUBLIC WORKS	639,179	593,957	628,870	608,664	20.1%
COMMUNITY CENTER	45,405	49,295	38,470	49,497	1.6%
LIBRARY	76,687	96,182	88,603	99,852	3.3%
TOTAL EXPENDITURES	\$ 2,797,055	\$ 2,917,923	\$ 2,837,482	\$ 3,027,474	

OVER/UNDER	182,263	329	168,617	5,041
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ENDING FUND BALANCE	\$ 2,395,950	\$ 2,214,166	\$ 2,564,568	\$ 2,569,609
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RESTRICTED BALANCES

PREPAID ITEMS	4,984	0	0	0
CHILD SAFETY	36,526	37,358	17,725	17,725
COURT SECURITY	8,803	6,979	4,803	4,803
DONATIONS	6,288	0	7,788	7,788
PEG CAPITAL FEES	33,106	129,769	44,386	44,386
TOTAL RESTRICTED	89,707	174,106	74,702	74,702

UNRESTRICTED FUNDS	\$ 2,306,244	\$ 2,040,060	\$ 2,489,866	\$ 2,494,907
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EXPENDITURES PER MONTH	\$ 233,088		\$ 236,457	\$ 252,290
MONTHS OF EXPENDITURES	9.9		10.5	9.9

CITY OF GARDEN RIDGE
FY 2020 AMENDED BUDGET & FY 2021 PROPOSED BUDGET
GENERAL FUND - REVENUE

REVENUES		FY 2019 AUDIT	FY 2020 BUDGET	FY 2020 AMENDED BUDGET	FY 2021 PROPOSED BUDGET	
<u>TAXES</u>						
40012	AD VALOREM - TAXES	1,532,305	1,622,559	1,650,000	1,699,500	3% increase over FY20A
40014	AD VALOREM TAXES - DELINQUENT	15,334	6,000	3,300	6,000	
40016	AD VALOREM TAXES - P & I	9,026	3,000	4,500	3,000	
40100	STATE SALES TAX	269,978	230,000	294,500	275,000	
TOTAL TAXES		1,826,642	1,861,559	1,952,300	1,983,500	
<u>FRANCHISES</u>						
40102	CABLE TELEVISION FRANCHISE FEE	54,992	58,000	62,000	60,000	
40104	ELECTRICITY FRANCHISE FEE	326,957	325,000	325,000	331,500	
40106	GAS FRANCHISE FEE	18,353	15,000	19,219	19,220	
40108	TELEPHONE FRANCHISE FEE	34,588	34,000	13,318	8,000	
40110	WATER COMPANY FRANCHISE FEES	64,981	64,800	65,800	66,000	
40230	15% COLLECTION FEE - TRASH	80,109	73,000	80,000	80,000	
40229	HOUSEHOLD WASTE FEE	6,539	10,112	6,600	19,000	New Rate .98 inc per household up from .525. Line item nets with expenditure
TOTAL FRANCHISES		586,520	579,912	571,937	583,720	
<u>PERMITS</u>						
40202	ALARM SYSTEMS	775	500	1,200	300	Decreased from FY2020 due to one-time registration (renewals not required)
40206	BUILDING PERMITS	169,782	130,000	160,000	160,000	
40208	BUSINESS PERMITS	1,915	1,600	1,800	1,800	
40210	ELECTRICAL PERMITS	50	0	50	50	
40212	SPECIAL USE PERMITS	250	0	0	50	
40216	VENDOR (SOLICITOR) PERMITS	450	100	20	400	
TOTAL PERMITS		173,222	132,200	163,070	162,600	
<u>LICENSES</u>						
40232	PET TAG REVENUE	4,295	3,700	3,500	3,500	
TOTAL LICENSES		4,295	3,700	3,500	3,500	
<u>FEES</u>						
40228	P&Z VARIANCE FILING FEES	1,650	1,000	1,300	2,500	Increased due to anticipated additional requests
40233	PET IMPOUND FEE	450	350	800	800	
40235	TOWER RENTAL	46,350	47,400	47,400	39,960	New Cell Tower Rent @ \$7,440 reduction of income
40236	COMMUNITY CENTER RENTAL FEES	44,433	32,000	25,500	30,000	
40237	COMMUNITY CENTER DEPOSITS	18,575	11,000	9,100	18,000	

CITY OF GARDEN RIDGE
FY 2020 AMENDED BUDGET & FY 2021 PROPOSED BUDGET
GENERAL FUND - REVENUE

REVENUES		FY 2019 AUDIT	FY 2020 BUDGET	FY 2020 AMENDED BUDGET	FY 2021 PROPOSED BUDGET
56600	DEPOSIT REFUNDS	(16,450)	(12,000)	(16,000)	(16,500)
40238	COMMUNITY CENTER CLEAN-UP FEES	2,400	2,250	1,950	2,250
40240	PARK RENTAL FEES	5,280	4,500	2,000	4,500
40609	PARK DEPOSITS	310	100	100	100
40111	WATER COMPANY RENTAL FEES	12,000	12,000	12,000	12,000
40630	RENTAL FORMER CITY COMPLEX	15,180	15,180	15,180	15,180
TOTAL FEES		130,178	113,780	99,330	108,790
<u>DONATIONS</u>					
40602	DONATION - POLICE DEPARTMENT	3,504	0	792	0
40603	PET DONATIONS	700	0	400	0
40604	LIBRARY DONATIONS	7,316	0	3,681	0
57601	LESS LIBRARY DONATION EXPENDITURES	(7,504)	0	(2,210)	0
40243	PARKS COMMITTEE DONATIONS	3,317	0	2,456	0
40631	LEOS TRAINING DONATION	1,482	0	1,407	0
54605	LESS: LEO'S TRAINING	(1,399)	0	(1,407)	0
40636	LANDSCAPE DONATIONS	0	0	495	0
TOTAL DONATIONS		6,929	0	5,613	0
<u>COURT</u>					
40302	MUNI COURT & WARRANT FINES LESS STATE FINE	100,822	104,000	78,840	100,500
40308	TIME PMT & STATE RESTITUTION FEES	310	180	312	310
40312	STATE JURY FEES	2,683	3,000	1,800	2,600
40316	STATE & CITY JUDICIAL FEES	4,005	4,690	2,739	3,900
40310	CHILD SAFETY/BLDG SECURITY & TECH FUND	11,462	12,500	11,728	12,000
40321	OTHER COURT REVENUE	5,238	4,630	4,327	4,995
TOTAL COURT		124,520	129,000	99,746	124,305
<u>MISCELLANEOUS</u>					
40010	TRASH PENALTIES	2,898	2,900	1,500	2,900
40311	TASK FORCE REIMBURSEMENT	16,364	18,042	18,042	18,042
40411	LESS: TASK FORCE OVERTIME	(16,360)	(18,042)	(18,042)	(18,042)
40402	BANK INTEREST	54,658	52,000	28,000	18,000
40400	INSURANCE CLAIM REVENUE	382	0	0	0
40600	SALE OF ASSETS	4,225	3,000	38,378	3,000
40637	CREDIT CARD USER FEE	8,563	7,200	9,200	9,200
40640	VEHICLE IMPOUND FEE	3,305	3,000	1,525	3,000
40418	MISC. INCOME	52,978	30,000	32,000	30,000
TOTAL MISCELLANEOUS		127,013	98,100	110,603	66,100

TOTAL REVENUES	\$ 2,979,318	\$ 2,918,251	\$ 3,006,099	\$ 3,032,515
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3.0% 3.9%

Compared to FY20 Budget	Compared to FY20 Budget
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CITY OF GARDEN RIDGE
FY 2020 AMENDED BUDGET & FY 2021 PROPOSED BUDGET
GENERAL FUND ADMINISTRATIVE - EXPENDITURES

ADMINISTRATIVE		FY 2019 AUDIT	FY 2020 BUDGET	FY 2020 AMENDED BUDGET	FY 2021 PROPOSED BUDGET	
<u>PERSONNEL SERVICES</u>						
52012	GROSS PAYROLL	173,406	212,646	202,307	218,183	3% wage increase to cover COL and Performance Program
52013	OVERTIME	499	618	0	0	
00000	SALARY/WAGE STEP PROGRAM	0	0	0	54,834	Program to provide salary/wage uniformity with surrounding area
00000	MAYOR/CITY COUNCIL STIPEND	0	0	0	2,063	Mayor \$250 per pay period beg. May - Council \$50 per council meeting beg. after upcoming election. Split 75%/25% with Water
52018	CERTIFICATION	0	0	0	900	
52019	LONGEVITY	2,021	2,371	2,371	2,701	
52014	FICA	10,796	13,472	12,792	13,853	
52016	MEDICARE	2,525	3,151	2,992	3,240	
52017	SUI TAXES	19	293	468	658	Rate estimated at 2.25% - currently at 1.6%
52015	WORKERS COMP INSURANCE	6,368	6,687	4,816	5,056	5% over FY20 Amended
52020	HEALTH/DENTAL/VISION INS	15,928	19,915	19,911	21,611	Medical 9% increase - Dental 0% increase - Vision 5% estimated increase
52023	LIFE INS	2,241	3,215	3,212	3,291	No increase for Basic Life & AD&D or Short & Long-term Disability
52025	RETIREMENT-ER SHARE	14,121	16,557	15,722	16,330	FY2021 rate 7.76% - Current FY2020 rate 7.62%
TOTAL PERSONNEL SERVICES		227,926	278,925	264,592	342,720	
<u>PROFESSIONAL SERVICES</u>						
52104	ATTORNEY	60,920	100,000	65,000	90,000	
52106	ENGINEER	64,788	45,000	158,100	85,000	Engineering for sewer and misc. projects
52108	INSPECTORS	70,014	72,000	71,800	72,000	
52312	ORDINANCE AMEND/REWRITES	30,050	10,000	10,000	10,000	Ongoing ordinance rewrites
52401	RIGHT-OF-WAY ACQUISITIONS	9,482	0	0	0	
52677	CONNECT CITY SERVICE	1,504	1,540	1,504	1,540	
52110	CR CARD PROC FEES	5,509	5,030	7,840	7,920	
52111	PAYROLL PROC FEES	4,502	6,800	4,867	5,367	
52116	CUSTODIAL/JANITORIAL	8,060	8,000	7,300	6,840	
52120	AUDITING FEES	11,863	10,000	9,375	10,000	50/50 with Water
52203	WEBPAGE	(2,646)	7,000	3,300	4,500	\$1.4k added to upgrade webpage user-friendliness
TOTAL PROFESSIONAL SERVICES		264,045	265,370	339,086	293,167	
<u>CITY SUPPORT SERVICES</u>						
52122	TAX APPRAISAL FEES	22,511	24,800	23,742	25,990	
52124	TAX COLLECTION FEES	340	400	377	398	
52410	EMERGENCY MGMT. PROGRAM	0	10,000	15,000	10,000	
TOTAL CITY SUPPORT SERVICES		22,851	35,200	39,119	36,388	

CITY OF GARDEN RIDGE
FY 2020 AMENDED BUDGET & FY 2021 PROPOSED BUDGET
GENERAL FUND ADMINISTRATIVE - EXPENDITURES

ADMINISTRATIVE		FY 2019 AUDIT	FY 2020 BUDGET	FY 2020 AMENDED BUDGET	FY 2021 PROPOSED BUDGET
STAFF SUPPORT					
52200	TRAINING/TRAVEL/SEMINARS	3,984	8,000	4,485	6,500
52213	MEMBERSHIPS/DUES	2,705	2,800	2,800	3,300
52221	FARMERS MARKET	747	0	0	0
52225	MISCELLANEOUS	8,196	10,000	7,500	8,200
52226	VOLUNTEER PROGRAMS	433	2,500	1,000	1,500
TOTAL STAFF SUPPORT		16,065	23,300	15,785	19,500
OPERATIONAL SUPPORT					
52201	COMPUTER HARD & SFTWARE/MX/INTERNET	34,794	53,100	65,000	45,000
52204	COPIER/PRINTER LEASE	12,240	12,910	12,160	12,160
52206	POSTAGE	2,044	2,000	1,862	1,867
52208	PRINTING	1,479	2,000	2,000	2,000
52214	OFFICE SUPPLIES	6,958	8,000	6,000	7,000
52302	GENERAL LIABILITY INS	855	900	879	923
52304	AUTOMOBILE INS	179	200	200	216
52308	E&O LIAB INS	1,610	1,700	1,735	1,874
52310	PROPERTY INS	8,012	8,500	8,990	9,709
52409	HOUSEHOLD HAZARDOUS WASTE EVT	600	10,112	0	19,000
52210	LEGAL NOTICES	4,178	2,900	2,700	2,700
52212	EQUIPMENT MAINTENANCE	0	250	250	250
52218	ELECTIONS	7,050	7,500	255	7,500
TOTAL OPERATIONAL SUPPORT		79,998	110,073	102,031	110,199
UTILITY SERVICES					
52202	TELEPHONE	3,524	4,230	4,170	4,190
52211	UTILITIES	44,827	50,400	44,500	46,725
52217	GASOLINE	42	300	50	300
TOTAL UTILITY SERVICES		48,393	54,930	48,720	51,215
MAINTENANCE SERVICES					
52220	VEHICLE MAINTENANCE	15	1,000	300	300
52670	CITY HALL - COUNCIL CHAMBERS STREAMING	100,190	0	0	0
TOTAL MAINTENANCE SERVICES		100,204	1,000	300	300
TOTAL ADMINISTRATIVE		\$ 759,483	\$ 768,798	\$ 809,632	\$ 853,489
				5.3%	11.0%
				Compared to FY20 Budget	Compared to FY20 Budget

Bank Fees/Lunch Fees/Xmas Party/etc.

5% over FY20A for programs (Servers purchased FY2020)

Lease \$11.9k+ estimated copy overages

5% over FY20A

5% over FY20A

5% over FY20A

5% over FY20A

Estimated hazardous waste event

5% over FY20 amended est.

CITY OF GARDEN RIDGE
FY 2020 AMENDED BUDGET & FY 2021 PROPOSED BUDGET
GENERAL FUND COURT - EXPENDITURES

COURT		FY 2019 AUDIT	FY 2020 BUDGET	FY 2020 AMENDED BUDGET	FY 2021 PROPOSED BUDGET	
PERSONNEL SERVICES						
53012	GROSS PAYROLL	40,977	41,839	42,073	42,551	3% wage increase to cover COL and Performance Program
53013	OVERTIME	1,527	1,607	1,607	1,556	
53018	CERTIFICATION	300	300	300	300	
53019	LONGEVITY	531	720	720	840	
53014	FICA	2,615	2,757	2,779	2,805	
53016	MEDICARE	612	645	650	656	
53017	SUI	9	90	144	203	Rate estimated at 2.25% - currently at 1.6%
53015	WORKERS COMP INS	190	200	200	210	5% over FY20 Amended
53020	HEALTH/DENTAL/VISION INS	6,673	7,242	7,240	7,859	Medical 9% increase - Dental 0% increase - Vision 5% estimated increase
53023	LIFE INSURANCE	354	628	627	654	No increase for Basic Life & AD&D or Short & Long-term Disability
53025	RETIREMENT-ER SHARE	3,479	3,388	3,415	3,511	FY2021 rate 7.76% - Current FY2020 rate 7.62%
TOTAL PERSONNEL SERVICES		57,267	59,416	59,756	61,145	
PROFESSIONAL SERVICES						
53135	PROSECUTOR FEES	4,800	4,800	4,800	7,200	Increase of \$200 per month or \$2.4k per year
53136	JUDGE FEES	4,800	4,800	4,800	7,200	Increase of \$200 per month or \$2.4k per year
TOTAL PROFESSIONAL SERVICES		9,600	9,600	9,600	14,400	
STAFF SUPPORT						
53200	TRAINING/TRAVEL/SEMINARS	160	1,600	675	800	Includes training for backup Court Clerks
53213	MEMBERSHIP/DUES/LICENSES	125	250	250	260	
53214	OFFICE SUPPLIES	133	500	350	350	
TOTAL STAFF SUPPORT		417	2,350	1,275	1,410	
OPERATIONAL SUPPORT						
53202	TELEPHONE	0	0	115	0	
53206	POSTAGE	995	900	1,400	1,000	
53208	PRINTING	199	700	700	700	
53602	COMPUTER HARD & SFTWARE/MX/INTERNET	9,294	9,696	9,000	9,600	
53605	COURT SECURITY EXP	1,878	2,624	4,720	2,544	
53606	COLLECTION AGENCY FEES	(902)	300	300	300	
TOTAL OPERATIONAL SUPPORT		11,464	14,221	16,236	14,144	
TOTAL COURT		\$ 78,749	\$ 85,587	\$ 86,867	\$ 91,099	
				1.5%	6.4%	
				Compared to FY20 Budget	Compared to FY20 Budget	

CITY OF GARDEN RIDGE
FY 2020 AMENDED BUDGET & FY 2021 PROPOSED BUDGET
GENERAL FUND POLICE DEPARTMENT - EXPENDITURES

POLICE DEPARTMENT	FY 2019 AUDIT	FY 2020 BUDGET	FY 2020 AMENDED BUDGET	FY 2021 PROPOSED BUDGET
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PERSONNEL SERVICES

54012	GROSS PAYROLL	765,723	819,830	736,044	831,920	3% wage increase to cover COL and Performance Program
54013	OVERTIME	23,789	27,017	23,882	19,902	
54018	CERTIFICATION	12,944	14,900	12,402	12,600	
54019	LONGEVITY	9,286	12,127	10,409	11,646	
54014	FICA	46,907	55,415	49,793	55,588	
54016	MEDICARE	10,970	12,960	11,645	13,000	
54017	SUI	252	1,260	2,024	2,835	Rate estimated at 2.25% - currently at 1.6%
54015	WORKERS COMP INS	23,341	24,508	22,637	23,768	5% over FY20 Amended
54020	HEALTH/DENTAL/VISION INS	87,871	101,384	88,798	110,020	Medical 9% increase - Dental 0% increase - Vision 5% estimated increase
54023	LIFE INSURANCE	4,549	8,206	7,515	8,815	No increase for Basic Life & AD&D or Short & Long-term Disability
54025	RETIREMENT ER SHARE	66,055	68,106	61,242	69,575	FY2021 rate 7.76% - Current FY2020 rate 7.62%
TOTAL PERSONNEL SERVICES		1,051,688	1,145,713	1,026,391	1,159,669	

CITY SUPPORT SERVICES

54221	COMMUNITY POLICING	4,962	4,000	3,200	4,000
54210	EMERGENCY EVENT CONTINGENCY	0	2,500	0	0
TOTAL CITY SUPPORT SERVICES		4,962	6,500	3,200	4,000

STAFF SUPPORT

54118	UNIFORMS	7,115	11,500	8,000	11,500
54200	TRAINING/TRAVEL/SEMINARS	3,412	5,100	5,100	5,900
54198	SPECIAL ASSIGNMENTS	0	1,500	0	1,500
54199	LEADERSHIP DEVELOPMENT	1,642	2,000	1,500	2,000
54213	MEMBERSHIP/DUES/LICENSES	690	600	700	700
54223	PHYSICAL EXAMS	488	500	500	500
TOTAL STAFF SUPPORT		13,346	21,200	15,800	22,100

OPERATIONAL SUPPORT

54201	COMPUTER HARD & SFTWARE/MX/INTERNET	18,673	22,923	22,650	23,000
54205	RANGE SUPPLIES	2,107	4,200	5,500	4,500
54206	POSTAGE	432	450	450	460
54208	PRINTING	273	300	450	450
54214	OFFICE SUPPLIES	4,428	4,800	4,800	5,000
54215	INVESTIGATION EXPENSES	1,699	2,000	2,000	2,000
54222	NATIONAL NIGHT OUT	436	100	500	500
54302	LAW ENFORC LIABILITY	11,983	12,583	10,655	11,187
54304	AUTOMOBILE INSURANCE	5,808	6,099	5,207	5,467
TOTAL OPERATIONAL SUPPORT		45,840	53,454	52,212	52,565

CITY OF GARDEN RIDGE
FY 2020 AMENDED BUDGET & FY 2021 PROPOSED BUDGET
GENERAL FUND POLICE DEPARTMENT - EXPENDITURES

POLICE DEPARTMENT		FY 2019 AUDIT	FY 2020 BUDGET	FY 2020 AMENDED BUDGET	FY 2021 PROPOSED BUDGET
<u>UTILITY SERVICES</u>					
54202	TELEPHONE	8,220	8,900	8,900	8,900
54217	GASOLINE	21,606	25,000	18,000	24,000
TOTAL UTILITY SERVICES		29,825	33,900	26,900	32,900
<u>MAINTENANCE SERVICES</u>					
54203	RADIO REPAIR	669	5,000	3,700	5,100
54212	EQUIPMENT/MAINTENANCE	2,926	5,000	5,500	5,000
54220	VEHICLE MAINT./REPAIRS	10,850	12,500	12,500	12,500
TOTAL MAINTENANCE SERVICES		14,445	22,500	21,700	22,600
<u>OPERATING EQUIPMENT</u>					
54140	EQUIPMENT LEASES	5,417	5,636	5,680	5,865
54619	VEHICLE LEASE	30,367	33,300	31,640	23,074
54225	INTEREST EXPENSE	1,662	1,900	1,519	2,101
TOTAL OPERATING EQUIPMENT		37,447	40,836	38,838	31,040
TOTAL POLICE DEPARTMENT		\$ 1,197,552	\$ 1,324,104	\$ 1,185,041	\$ 1,324,874
				-10.5%	0.1%
				Compared to FY20 Budget	Compared to FY20 Budget

CITY OF GARDEN RIDGE
FY 2020 AMENDED BUDGET & FY 2021 PROPOSED BUDGET
GENERAL FUND PUBLIC WORKS - EXPENDITURES

PUBLIC WORKS DEPARTMENT		FY 2019 AUDIT	FY 2020 BUDGET	FY 2020 AMENDED BUDGET	FY 2021 PROPOSED BUDGET	
<u>PERSONNEL SERVICES</u>						
55012	GROSS PAYROLL	228,977	229,681	231,044	258,859	3% wage increase to cover COL and Performance Program + PT EE (23k)
55021	TEMP/SEASONAL EMPLOYEE	0	6,005	6,005	0	Seasonal position now Permanent PT - up to 30 hrs per week @ \$15 per hour
55013	OVERTIME	10,859	11,286	9,970	11,250	
55018	CERTIFICATION	2,377	2,400	2,400	2,400	
55019	LONGEVITY	6,015	6,965	6,965	7,565	
55014	FICA	13,302	16,034	16,037	17,382	
55016	MEDICARE	3,111	3,750	3,751	4,065	
55017	SUI	47	450	864	1,215	Rate estimated at 2.25% - currently at 1.6%
55015	WORKERS COMP INS	4,590	4,820	2,949	3,096	5% over FY20 Amended
55020	HEALTH/VISION/DENTAL INS	33,365	36,209	36,202	39,293	Medical 9% increase - Dental 0% increase - Vision 5% estimated increase
55023	LIFE INS	1,500	2,604	2,600	2,600	No increase for Basic Life & AD&D or Short & Long-term Disability
55025	RETIREMENT-ER SHARE	19,791	19,707	19,710	19,975	FY2021 rate 7.76% - Current FY2020 rate 7.62%
TOTAL PERSONNEL SERVICES		323,935	339,911	338,496	367,700	
<u>CITY SUPPORT SERVICES</u>						
55222	WILDLIFE MANAGEMENT	23,537	50,000	15,600	30,000	Est for Wildlife Commission
55224	OAK WILT PROGRAM	0	10,000	10,000	10,000	
55229	ANIMAL SERVICES	9,015	10,000	15,500	12,000	
55236	CONTINGENCY	594	1,300	1,500	1,500	
TOTAL CITY SUPPORT SERVICES		33,146	71,300	42,600	53,500	
<u>STAFF SUPPORT</u>						
55118	UNIFORMS	2,536	2,600	1,700	4,500	Full uniforms in FY21 - ordered every other year
55200	TRAINING/TRAVEL/SEMINARS	1,754	5,500	2,000	6,500	Additional Staff Training
55223	PHYSICAL EXAMS	185	0	220	300	
TOTAL STAFF SUPPORT		4,475	8,100	3,920	11,300	
<u>OPERATIONAL SUPPORT</u>						
55201	COMPUTER HARD & SFTWARE/MX/INTERNET	714	2,500	7,644	8,000	Split Cartegraph 50/50 with Water & Cable in PW building
00000	SURVEILLANCE CONNECTIVITY	0	5,000	9,650	780	Cable Fee for Park Security
55238	OPERATIONAL MATERIALS	4,153	6,600	5,600	5,600	
55304	AUTOMOBILE INS	2,633	4,865	4,592	4,825	3% increase over FY20 Amended
TOTAL OPERATIONAL SUPPORT		7,500	18,965	27,486	19,205	

CITY OF GARDEN RIDGE
FY 2020 AMENDED BUDGET & FY 2021 PROPOSED BUDGET
GENERAL FUND PUBLIC WORKS - EXPENDITURES

PUBLIC WORKS DEPARTMENT	FY 2019 AUDIT	FY 2020 BUDGET	FY 2020 AMENDED BUDGET	FY 2021 PROPOSED BUDGET
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SUPPLIES

55214	OFFICE SUPPLIES	3,545	3,000	7,300	4,000
55218	CITY FACILITY-PAPER PRODUCTS	307	800	0	0
TOTAL SUPPLIES		3,852	3,800	7,300	4,000

UTILITY SERVICES

55202	TELEPHONE	5,405	5,860	5,650	5,700	EE phones + Network fees for Cartegraph + Answering Service
55211	UTILITIES	10,675	11,741	11,700	11,700	5% over FY20A
55217	GASOLINE	9,667	9,000	8,000	9,700	
55231	PARK/ISLAND ELECTRIC	895	1,500	1,200	1,200	5% over FY20A
55232	LANDSCAPE WATERING	2,507	1,700	2,582	2,660	5% over FY20A
TOTAL UTILITY SERVICES		29,150	29,801	29,132	30,960	

MAINTENANCE SERVICES

55227	BLDG/FACILITY MAINTENANCE	14,756	15,000	15,000	15,750
55228	GROUND MAINTENANCE	4,689	6,000	5,000	5,100
55247	CITY FACILITY-LANDSCAPE PROJECT	2,293	5,000	3,500	3,600
55213	CITY FACILITY-HEATING/AC MAINT	8,023	6,000	7,000	10,000
55234	FORMER CITY COMPLEX	13,815	15,000	15,000	15,000
55212	EQUIPMENT & MAINTENANCE	20,933	9,000	15,000	13,000
55220	VEHICLE MAINT/REPAIRS	5,348	4,000	4,500	4,500
55230	PARK/RECREATIONS	13,956	15,000	15,000	20,600
55235	PAUL DAVIS PARK FACILITY UPGRADE	16,532	0	0	0
55233	SIGN MAINTENANCE	2,452	5,000	5,000	5,000
55702	STREET IMPROVEMENT	4,245	5,000	4,200	10,000
55704	CULVERT MAINTENANCE/MS4	2,376	8,100	5,000	6,000
TOTAL MAINTENANCE SERVICES		109,416	93,100	94,200	108,550

OPERATING EQUIPMENT

55216	EQUIPMENT RENTAL	2,157	3,000	3,000	3,100
55240	SMALL HAND TOOLS	829	1,000	1,000	1,000
TOTAL OPERATING EQUIPMENT		2,986	4,000	4,000	4,100

PARKS COMMITTEE

55226	PARKS COMMITTEE	7,346	6,980	6,980	9,350	Add \$1.2k Egg/\$1.3 Arbor Day
TOTAL PARKS COMMITTEE		7,346	6,980	6,980	9,350	

CITY OF GARDEN RIDGE
FY 2020 AMENDED BUDGET & FY 2021 PROPOSED BUDGET
GENERAL FUND PUBLIC WORKS - EXPENDITURES

PUBLIC WORKS DEPARTMENT		FY 2019 AUDIT	FY 2020 BUDGET	FY 2020 AMENDED BUDGET	FY 2021 PROPOSED BUDGET
<u>CAPITAL OUTLAY</u>					
55400	2/3 BACKHOE OVERHAUL	6,873	0	0	0
55400	TRAILER CRACK SEAL UNIT	52,287	0	0	0
55400	ASPHALT PLANER	0	0	8,843	0
55400	TRUCK #1	27,244	0	0	0
55400	TRUCK #2	22,969	0	0	0
55400	TRUCK #3 (PD ASSET SEIZURE)	8,000	0	0	0
55400	BOBCAT	0	0	49,200	0
55400	PARK SECURITY EQUIPMENT	0	18,000	16,712	0
TOTAL CAPITAL OUTLAY		117,372	18,000	74,754	0
TOTAL PUBLIC WORKS DEPARTMENT		\$ 639,179	\$ 593,957	\$ 628,870	\$ 608,664
				5.9%	2.5%
		Compared to FY20 Budget		Compared to FY20 Budget	

CITY OF GARDEN RIDGE
FY 2020 AMENDED BUDGET & FY 2021 PROPOSED BUDGET
GENERAL FUND COMMUNITY CENTER - EXPENDITURES

COMMUNITY CENTER		FY 2019 AUDIT	FY 2020 BUDGET	FY 2020 AMENDED BUDGET	FY 2021 PROPOSED BUDGET
<u>PERSONNEL SERVICES</u>					
56012	GROSS PAYROLL	1,980	1,350	1,260	1,980
56014	FICA	123	84	78	123
56016	MEDICARE	29	20	18	29
56025	RETIREMENT-ER SHARE	159	108	96	154
TOTAL PERSONNEL SERVICES		2,290	1,561	1,452	2,285
<u>PROFESSIONAL SERVICES</u>					
56050	MANAGER FEES	16,896	17,100	15,000	17,500
56051	MANAGER BACKUP EXPENSE	0	0	0	0
TOTAL PROFESSIONAL SERVICES		16,896	17,100	15,000	17,500
<u>OPERATIONAL SUPPORT</u>					
56214	OFFICE SUPPLIES	1,015	1,260	1,000	1,200
56410	EQUIPMENT	448	500	500	600
56603	MARKETING	0	1,000	0	1,000
TOTAL OPERATIONAL SUPPORT		1,463	2,760	1,500	2,800
<u>UTILITY SERVICES</u>					
56201	COMPUTER HARD & SFTWARE/MX/INTERNET	1,354	1,644	1,753	1,817
56202	TELEPHONE	564	600	564	564
56211	UTILITIES	9,808	10,600	8,500	10,300
TOTAL UTILITY SERVICES		11,726	12,844	10,817	12,681
<u>MAINTENANCE SERVICES</u>					
56212	MAINTENANCE	7,805	9,300	5,900	9,000
56216	COMMUNITY CENTER CLEANING	5,225	5,730	3,800	5,230
TOTAL MAINTENANCE SERVICES		13,030	15,030	9,700	14,230
<u>CAPITAL OUTLAY</u>					
56602	FACILITY ENHANCEMENT PROJECT	0	0	0	0
TOTAL CAPITAL OUTLAY		0	0	0	0
TOTAL COMMUNITY CENTER		\$ 45,405	\$ 49,295	\$ 38,470	\$ 49,497
				-22.0%	0.4%
		Compared to FY20 Budget		Compared to FY20 Budget	

No increase this is paid at a flat rate

New estimated rate 8% - Current FY20 rate 7.62%

5% over FY20A

CITY OF GARDEN RIDGE
FY 2020 AMENDED BUDGET & FY 2021 PROPOSED BUDGET
GENERAL FUND LIBRARY - EXPENDITURES

LIBRARY		FY 2019 AUDIT	FY 2020 BUDGET	FY 2020 AMENDED BUDGET	FY 2021 PROPOSED BUDGET
<u>PERSONNEL SERVICES</u>					
57012	GROSS PAYROLL	62,956	67,977	67,816	69,705
57013	OVERTIME	0	0	0	0
	LONGEVITY	0	120	120	240
57014	FICA	3,903	4,222	4,212	4,337
57016	MEDICARE	913	987	985	1,014
57017	SUI	21	180	288	405
57020	HEALTH/VISION/DENTAL INS	0	7,242	0	7,859
57023	LIFE INS	311	628	581	611
57025	RETIREMENT-ER SHARE	3,294	3,296	3,306	3,476
TOTAL PERSONNEL SERVICES		71,397	84,652	77,307	87,646
<u>CITY SUPPORT SERVICES</u>					
57215	SPECIAL EVENTS	192	520	520	520
57221	CHILDREN'S ACTIVITIES	1,168	1,900	3,000	1,500
TOTAL CITY SUPPORT SERVICES		1,361	2,420	3,520	2,020
<u>STAFF SUPPORT</u>					
57200	TRAINING/TRAVEL/SEMINARS	0	100	100	100
57213	MEMBERSHIP/DUES	453	300	441	480
TOTAL STAFF SUPPORT		453	400	541	580
<u>OPERATIONAL SUPPORT</u>					
57214	OFFICE SUPPLIES	1,114	800	800	800
57216	COMPUTER HARD & SFTWARE/MX/INTERNET	192	3,540	2,200	3,000
57218	LIBRARY MATERIALS-BOOKS	306	2,000	2,000	2,000
57219	POSTAGE	0	250	250	310
57220	PRINTING	0	100	100	100
57603	EBOOK EXPENDITURES	1,500	1,500	1,500	3,000
TOTAL OPERATIONAL SUPPORT		3,112	8,190	6,850	9,210
<u>UTILITY SERVICES</u>					
57202	TELEPHONE	364	520	385	396
TOTAL UTILITY SERVICES		364	520	385	396
TOTAL LIBRARY		\$ 76,687	\$ 96,182	\$ 88,603	\$ 99,852

3% wage increase to cover COL and Performance Program

Rate estimated at 2.25% - currently at 1.6%

Medical 9% increase - Dental 0% increase - Vision 5% estimated increase

No increase for Basic Life & AD&D or Short & Long-term Disability

FY2021 rate 7.76% - Current FY2020 rate 7.62%

Expanding Ebooks available to the City

-7.9% 3.8%

Compared to FY20 Budget	Compared to FY20 Budget
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Resolution:

Approved:

CITY OF GARDEN RIDGE
FY 2020 AMENDED BUDGET & FY 2021 PROPOSED BUDGET
WATER FUND - SUMMARY

WATER FUND	FY 2019 AUDITED	FY 2020 BUDGET	FY 2020 AMENDED BUDGET	FY 2021 PROPOSED BUDGET
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FINANCIAL SUMMARY

REVENUE SUMMARY

WATER SALES	1,545,442	1,644,900	1,644,900	1,670,286
FEES	63,593	30,250	33,600	33,500
MISCELLANEOUS	31,463	28,800	22,200	9,900
FUND CHANGES/TRANSFERS	0	5,160	5,166	0
TOTAL REVENUES	\$ 1,640,499	\$ 1,709,110	\$ 1,705,866	\$ 1,713,686

EXPENDITURE SUMMARY

PERSONNEL SERVICES	396,874	481,009	421,804	495,844
PROFESSIONAL SERVICES	67,450	55,770	99,084	55,477
FEES	76,981	76,800	77,800	78,000
CITY SUPPORT SERVICES	21	3,800	3,800	3,800
STAFF SUPPORT	9,403	16,200	10,565	17,550
OPERATIONAL SUPPORT	83,493	102,993	108,099	90,735
SUPPLIES	7,228	8,600	8,000	8,500
UTILITY SERVICES	153,200	202,970	189,519	201,833
MAINTENANCE SERVICES	48,932	70,700	67,700	69,700
OPERATING EQUIPMENT	23,863	2,946	3,546	3,289
OTHER COST	21,582	19,211	21,491	22,391
DEBT SERVICE	481,931	666,220	666,220	663,355
FUND CHANGES/TRANSFERS	0	1,500	12,055	1,500
CAPITAL OUTLAY	87,241	0	0	0
TOTAL EXPENDITURES	\$ 1,458,199	\$ 1,708,719	\$ 1,689,684	\$ 1,711,974

OVER/UNDER	182,300	391	16,182	1,712
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ENDING FUND BALANCE	\$ 1,813,308	\$ 1,667,543	\$ 1,829,491	\$ 1,831,203
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RESTRICTED BALANCES

WATER SURCHARGE	146,310	146,555	0	0
TOTAL RESTRICTED FUNDS	146,310	146,555	0	0

UNRESTRICTED FUND BALANCE	\$ 1,666,998	\$ 1,520,988	\$ 1,829,491	\$ 1,831,203
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NEXT YEAR DEBT SERVICE	\$ 666,220	\$ 663,355	\$ 668,841
EXPENDITURES PER MONTH	81,356	85,289	87,385
MONTHS OF EXPENDITURES	12.3	13.7	13.3

CITY OF GARDEN RIDGE
FY 2020 AMENDED BUDGET & FY 2021 PROPOSED BUDGET
WATER FUND - REVENUE

REVENUES	FY 2019 AUDITED	FY 2020 BUDGET	FY 2020 AMENDED BUDGET	FY 2021 PROPOSED BUDGET
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WATER SALES

40003	WATER SALES	1,545,442	1,644,900	1,644,900	1,670,286	1.5% over FY20A
	TOTAL SALES	1,545,442	1,644,900	1,644,900	1,670,286	

FEES

40002	METER INSTALLATION FEES	45,275	20,000	23,000	23,000	Assumption - reduced build out
40004	WATER PENALTIES	6,690	10,000	10,000	10,000	
40014	EAA REVENUE ACCOUNT	61,035	62,500	62,500	62,500	
70241	LESS: EAA MGMT FEES	(59,405)	(62,500)	(62,500)	(62,500)	
40015	TRINITY GWCD REVENUE	12,084	13,500	13,500	13,500	
70244	LESS: TRINITY GWCD FEE	(2,550)	(13,500)	(13,500)	(13,500)	
40005	NSF CHECK INCOME	465	250	600	500	
	TOTAL FEES	63,593	30,250	33,600	33,500	

MISCELLANEOUS

40000	MISC INCOME	788	300	1,800	300	
40008	INTEREST	30,676	28,500	20,400	9,600	Due to drop in interest rates
	TOTAL MISCELLANEOUS	31,463	28,800	22,200	9,900	

FUND CHANGES/TRANSFERS

40602	TRANSFER FROM TEXPOOL INVEST	0	5,160	5,166	0	
	TOTAL CHANGES/TRANSFERS	0	5,160	5,166	0	

TOTAL REVENUES	\$ 1,640,499	\$ 1,709,110	\$ 1,705,866	\$ 1,713,686	
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-0.2% 0.3%

Compared to FY20 Budget	Compared to FY20 Budget
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CITY OF GARDEN RIDGE
FY 2020 AMENDED BUDGET & FY 2021 PROPOSED BUDGET
WATER FUND - EXPENDITURES

WATER FUND		FY 2019 AUDITED	FY 2020 BUDGET	FY 2020 AMENDED BUDGET	FY 2021 PROPOSED BUDGET	
<u>PERSONNEL SERVICES</u>						
70012	GROSS PAYROLL	290,836	345,033	296,619	351,954	3% increase for COL and Performance Program
70013	OVERTIME	8,216	9,203	8,327	9,968	
00000	SALARY/WAGE STEP PROGRAM	0	0	0	14,393	Program to provide salary/wage uniformity with surrounding area
00000	MAYOR/CITY COUNCIL STIPEND	0	0	0	688	Mayor \$250 per pay period beg. May - Council \$50 per council meeting beg. after upcoming election. Split 75%/25% with Water
70018	CERTIFICATION	2,150	2,970	3,039	3,120	
70019	LONGEVITY	2,562	3,202	2,607	3,061	
70014	FICA	18,114	22,498	20,479	21,252	
70016	MEDICARE	4,236	5,262	4,790	4,970	
70017	SUI	111	608	983	1,367	Rate estimated at 2.25% - currently at 1.6%
70015	WORKERS COMP INS	7,167	7,526	5,655	5,937	5% over FY20 Amended
70020	HEALTH/DENTAL/VISION INS	36,353	52,503	49,987	49,116	Medical 9% increase - Dental 0% increase - Vision 5% estimated increase
70023	LIFE INS	2,538	4,554	4,069	4,428	No increas for Basic Life & AD&D or Short & Long-term Disability
70025	RETIREMENT-ER SHARE	24,592	27,650	25,250	25,590	FY2021 rate 7.76% - Current FY2020 rate 7.62%
TOTAL PERSONNEL SERVICES		396,874	481,009	421,804	495,844	
<u>PROFESSIONAL SERVICES</u>						
70104	ATTORNEY	4,608	7,000	7,000	7,000	
70106	ENGINEER	12,648	12,000	57,000	12,000	
70116	CUSTODIAL/JANITORIAL	2,603	2,650	2,455	2,280	
70120	AUDITING FEES	6,388	10,000	9,375	10,000	Audit Fees 50/50 split w/GF
70210	PAYROLL PROCESSING FEES	1,310	2,050	1,170	1,459	
70406	WATER MASTER PLAN UPDATE	0	17,500	17,500	18,000	
70409	WATER FEE ANALYST	18,060	0	0	0	
70410	WATER SYSTEM MAPPING	17,397	0	0	0	
70677	CONNECT CITY SERVICE	1,504	1,540	1,504	1,504	
70204	WEBPAGE	2,933	3,030	3,080	3,234	
TOTAL PROFESSIONAL SERVICES		67,450	55,770	99,084	55,477	
<u>FEES</u>						
70160	FRANCHISE FEE TO CITY	64,981	64,800	65,800	66,000	
70311	RENTAL FEES TO GENERAL FUND	12,000	12,000	12,000	12,000	
TOTAL FEES		76,981	76,800	77,800	78,000	
<u>CITY SUPPORT SERVICES</u>						
70236	CONTINGENCY	0	3,500	3,500	3,500	
70242	PUBLIC EDUCATION	21	300	300	300	
TOTAL CITY SUPPORT SERVICES		21	3,800	3,800	3,800	

CITY OF GARDEN RIDGE
FY 2020 AMENDED BUDGET & FY 2021 PROPOSED BUDGET
WATER FUND - EXPENDITURES

WATER FUND		FY 2019 AUDITED	FY 2020 BUDGET	FY 2020 AMENDED BUDGET	FY 2021 PROPOSED BUDGET
STAFF SUPPORT					
70200	TRAINING/TRAVEL/SEMINARS	4,928	10,000	5,315	9,350
70118	UNIFORMS	1,938	2,500	2,050	4,500
70213	MEMBERSHIP/DUES/LICENSES	1,202	1,200	1,200	1,200
70225	MISCELLANEOUS	1,335	2,500	2,000	2,500
TOTAL STAFF SUPPORT		9,403	16,200	10,565	17,550
OPERATIONAL SUPPORT					
70302	GENERAL LIABILITY INS	828	870	849	891
70304	AUTOMOBILE INS	3,029	3,900	4,227	4,439
70308	E&O LIABILITY INS	1,382	1,500	1,535	1,612
70310	PROPERTY INS	8,849	9,250	11,250	11,813
70201	COMPUTER HARD & SFTWARE/MX/INTERNET	43,756	57,930	62,000	47,100
00000	SURVEILLANCE CONNECTIVITY	0	5,000	5,000	1,000
70206	POSTAGE	10,965	10,080	9,280	9,665
70208	PRINTING	2,443	2,500	2,500	2,500
70226	COPIER/PRINTER LEASE	12,240	11,964	11,458	11,715
TOTAL OPERATIONAL SUPPORT		83,493	102,993	108,099	90,735
SUPPLIES					
70214	ADMINISTRATIVE SUPPLIES	2,348	2,600	2,000	2,500
70237	CHEMICALS	4,881	6,000	6,000	6,000
TOTAL SUPPLIES		7,228	8,600	8,000	8,500
UTILITY SERVICES					
70202	TELEPHONE	6,940	7,600	7,269	7,771
70211	UTILITIES	138,616	186,370	176,250	185,063
70217	GASOLINE	7,644	9,000	6,000	9,000
TOTAL UTILITY SERVICES		153,200	202,970	189,519	201,833
MAINTENANCE SERVICES					
70203	RADIO REPAIR	0	500	0	0
70212	EQUIPMENT/MAINTENANCE	10,701	11,500	11,500	11,500
70220	VEHICLE MAINT/REPAIRS	5,237	7,500	5,000	7,000
70238	PLANT/OPS - MAINT & REPAIRS	32,994	51,200	51,200	51,200
TOTAL MAINTENANCE SERVICES		48,932	70,700	67,700	69,700
OPERATING EQUIPMENT					
70312	VEHICLE LEASE (TRUCK 3 YR)	22,619	0	0	0
70227	INTEREST EXPENSE	1,244	946	946	689
70216	EQUIPMENT RENTAL	0	2,000	2,600	2,600
TOTAL OPERATING EQUIPMENT		23,863	2,946	3,546	3,289

Additional training for employees
Full uniforms ordered every other year

5% increase of FY20A
5% increase of FY20A
5% increase of FY20A
5% increase of FY20A

EE phones + Network fees for Cartegraph + Answering Service
5% increase over FY20A

CITY OF GARDEN RIDGE
FY 2020 AMENDED BUDGET & FY 2021 PROPOSED BUDGET
WATER FUND - EXPENDITURES

WATER FUND		FY 2019 AUDITED	FY 2020 BUDGET	FY 2020 AMENDED BUDGET	FY 2021 PROPOSED BUDGET
<u>OTHER COST</u>					
70240	TCEQ REQUIRED TESTING	12,392	10,020	12,300	13,200
70401	WATER ACQUISITION LEASES	9,191	9,191	9,191	9,191
TOTAL OTHER COST		21,582	19,211	21,491	22,391
<u>DEBT SERVICE</u>					
70803	TRANSFER TO DEBT SVC	420,985	442,600	442,600	451,900
70227	INTEREST ON DEBT SVC	60,946	223,620	223,620	211,455
TOTAL DEBT SERVICE		481,931	666,220	666,220	663,355
<u>FUND CHANGES/TRANSFERS</u>					
70801	BAD DEBT	0	1,500	12,055	1,500
TOTAL FUND CHANGES/TRANSFERS		0	1,500	12,055	1,500
<u>CAPITAL OUTLAY</u>					
70400	INCLINE-VAC	36,625	0	0	0
70400	CHLORINE SCALES/AUTO SWITCHOVER	15,955	0	0	0
70400	SCADA HARDWARE UPGRADE	7,026	0	0	0
70400	WATER VEHICLE	27,635	0	0	0
TOTAL CAPITAL OUTLAY		87,241	0	0	0
TOTAL WATER COMPANY		\$ 1,458,199	\$ 1,708,719	\$ 1,689,684	\$ 1,711,974
				-1.1%	0.2%
				Compared to FY20 Budget	Compared to FY20 Budget

CITY OF GARDEN RIDGE
FY 2021 PROPOSED BUDGET
INTEREST & SINKING FUND

INTEREST & SINKING FUND		FY 2019 AUDITED	FY 2020 BUDGET	FY 2021 PROPOSED BUDGET	REMAINING PRINCIPLE BALANCE AS OF 9/30/2021
REVENUES					
40022	AD VALOREM TAXES	720,507	724,026	721,791	
40024	AD VALOREM DELINQUENT TAXES	6,941	4,200	1,500	
40026	P&I/DELINQUENT TAX	4,246	2,800	1,700	
40027	BANK INTEREST	950	500	540	
40030	TRANSFERS FROM WATER FUND	480,646	666,968	663,355	
TOTAL I&S REVENUES		1,213,291	1,398,494	1,388,886	
DEBT SERVICE PAYMENTS					
CERTIFICATE OF OBLIGATION - SERIES 2009 (REFI \$2,620,000 AS SERIES 2017 - SEE BELOW)					
50126	PRINCIPAL PAYMENT	185,000	0	0	0
50125	INTEREST PAYMENT	3,700	0	0	
CERTIFICATE OF OBLIGATION - SERIES 2012					
<i>DEBT IS CARRIED 56% BY GENERAL FUND AND 44% BY WATER FUND - FINAL PMT 8/15/2031</i>					
50126	PRINCIPAL PAYMENT	290,000	300,000	305,000	4,030,000
50125	INTEREST PAYMENT	141,412	134,762	127,200	
CERTIFICATE OF OBLIGATION - SERIES 2012 REFI (REFI OF SERIES 2002 AND SERIES 2005)					
<i>DEBT IS CARRIED 100% BY GENERAL FUND - FINAL PMT 8/15/2024</i>					
50126	PRINCIPAL PAYMENT	180,000	190,000	195,000	
50125	INTEREST PAYMENT	29,200	25,025	20,213	625,000
CERTIFICATE OF OBLIGATION - SERIES 2015					
<i>DEBT IS CARRIED 58% BY GENERAL FUND AND 42% BY WATER FUND - FINAL PMT 8/15/2034</i>					
50126	PRINCIPAL PAYMENT	255,000	260,000	265,000	4,900,000
50125	INTEREST PAYMENT	200,200	195,050	188,475	
CERTIFICATE OF OBLIGATION - SERIES 2017 REFI (REFI OF SERIES 2009)					
<i>DEBT IS CARRIED 100% BY WATER FUND - FINAL PMT 8/15/2029</i>					
50126	PRINCIPAL PAYMENT	0	200,000	205,000	2,175,000
50125	INTEREST PAYMENT	85,400	82,400	76,325	
50127	AGENT FEES	1,215	2,500	1,215	
50131	BANK FEES/MISCELLANEOUS FEES	0	70	70	
TOTAL DEBT SERVICE PAYMENTS		1,371,127	1,389,807	1,383,498	11,730,000
ENDING FUND BALANCE		31,498	38,018	36,886	

Resolution:

Approved:

CITY OF GARDEN RIDGE
FY 2021 PROPOSED BUDGET
CAPITAL IMPROVEMENTS FUND

CAPITAL IMPROVEMENTS FUND		FY 2019 AUDITED	FY 2020 BUDGET	FY21 PROPOSED BUDGET
REVENUES				
40402	INTEREST EARNED	8,018	5,550	480
TOTAL CIP FUND REVENUES		8,018	5,550	480
EXPENDITURES				
50129	WINCO PROJECT	275	0	0
50224	CIP STREETS	10,379	0	0
50226	CIP DRAINAGE	43,080	0	0
50235	CIP PARKS/COMMUNITY CTR	151,415	0	0
70804	TRANSFER TO WATER FUND	0	5,160	0
52225	MISCELLANEOUS	56	20	50
TOTAL CIP EXPENDITURES		205,205	5,180	50
ENDING FUND BALANCE		232,750	231,231	230,004
DETAILS OF FUND BALANCE				
10014	WATER IMPACT FEES TX POOL	168,959	171,760	170,873
10017	STREET IMPACT FEES TX POOL	58,524	59,471	59,131
10018	WATER RIGHTS TX POOL	5,150	0	
10053	CIP PROJECT FUNDS	117	0	
		232,750	231,231	230,004



City of Garden Ridge

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

LEGAL NOTICE **NOTICE OF PUBLIC HEARING** CITY OF GARDEN RIDGE CITY COUNCIL

The City Council of the City of Garden Ridge, Texas, will conduct a public hearing on **Thursday, August 13, 2020, at 6:00 p.m.** in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas, for the purpose of receiving citizen input into the Fiscal Year 2021 Proposed Budget.

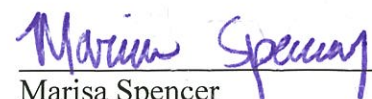
This budget will raise more total property taxes than last year's budget by \$28,965.00 (1.0707%), and of that amount \$20,461.45 is tax revenue to be raised from new property added to the roll this year.

The public is invited and welcome to attend the public hearing and may submit oral and/or written comments on this matter. Alternatively, written comments on this matter may be submitted ***up to two (2) hours before the meeting*** via email to citysecretary@ci.garden-ridge.tx.us. Please include your name and address when submitting any written comments.

A copy of the Fiscal Year 2021 Proposed Budget is available for review in City Hall and on the City website at <https://www.ci.garden-ridge.tx.us/358/AuditBudgetReport>.

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

This is to certify that I, Marisa Spencer, posted this Legal Notice at 5:00 p.m. on July 23, 2020, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.



Marisa Spencer
City Secretary

RESOLUTION NO. 465-082020

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF GARDEN RIDGE, TEXAS, APPROVING FISCAL
YEAR 2021 GENERAL FUND BUDGET FOR THE PERIOD
OF OCTOBER 1, 2020, THROUGH SEPTEMBER 30, 2021.**

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

The City Council of the City of Garden Ridge, Texas, does hereby approve Fiscal Year 2021 General Fund Budget for the period of October 1, 2020, through September 30, 2021.

The attached Exhibit A is the detail of the Fiscal Year 2021 General Fund Budget.

PASSED AND APPROVED ON this 13th day of August, 2020.

Larry Thompson
Mayor

ATTEST:

Marisa Spencer
City Secretary

RESOLUTION NO. 466-082020

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF GARDEN RIDGE, TEXAS, APPROVING FISCAL
YEAR 2021 WATER COMPANY OPERATION AND
MAINTENANCE FUND BUDGET FOR THE PERIOD OF
OCTOBER 1, 2020, THROUGH SEPTEMBER 30, 2021.**

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

The City Council of the City of Garden Ridge, Texas, does hereby approve Fiscal Year 2021 Water Company Operation and Maintenance Fund Budget for the period of October 1, 2020, through September 30, 2021.

The attached Exhibit A is the detail of the Fiscal Year 2021 Water Company Operation and Maintenance Fund Budget.

PASSED AND APPROVED ON this 13th day of August, 2020.

Larry Thompson
Mayor

ATTEST:

Marisa Spencer
City Secretary

RESOLUTION NO. 467-082020

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
GARDEN RIDGE, TEXAS, APPROVING FISCAL YEAR 2021
INTEREST AND SINKING FUND BUDGET FOR THE PERIOD
OF OCTOBER 1, 2020, THROUGH SEPTEMBER 30, 2021.**

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

The City Council of the City of Garden Ridge, Texas, does hereby approve Fiscal Year 2021 Interest and Sinking Fund Budget for the period of October 1, 2020, through September 30, 2021.

The attached Exhibit A is the detail of the Fiscal Year 2021 Interest and Sinking Fund Budget.

PASSED AND APPROVED ON this 13th day of August, 2020.

Larry Thompson
Mayor

ATTEST:

Marisa Spencer
City Secretary

RESOLUTION NO. 468-082020

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
GARDEN RIDGE, TEXAS, APPROVING FISCAL YEAR 2021
CAPITAL IMPROVEMENTS FUND BUDGET FOR THE PERIOD
OF OCTOBER 1, 2020, THROUGH SEPTEMBER 30, 2021.**

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

The City Council of the City of Garden Ridge, Texas, does hereby approve Fiscal Year 2021 Capital Improvements Fund Budget for the period of October 1, 2020, through September 30, 2021.

The attached Exhibit A is the detail of the Fiscal Year 2021 Capital Improvements Fund Budget.

PASSED AND APPROVED ON this 13th day of August, 2020.

Larry Thompson
Mayor

ATTEST:

Marisa Spencer
City Secretary



LEGAL NOTICE
NOTICE OF PUBLIC HEARINGS
CITY OF GARDEN RIDGE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

The Planning and Zoning Commission of the City of Garden Ridge, Texas, will conduct a public hearing on Tuesday, August 11, 2020, at 6:00 p.m. in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The City Council of the City of Garden Ridge, Texas, will conduct a public hearing on Thursday, August 13, 2020, at 6:00 p.m. in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The public hearings will be to consider a petition by Tony Overman for a Garden Home development on property zoned Neighborhood Services (B-1), for a depth into the property along FM 2252 of three hundred (300) feet, and remainder of property zoned Office and Professional (B-2), located at 19780 FM 2252, Garden Ridge, TX, further described as Lot 1, Clay Subdivision. The petition requests the following variances to Ordinance No. 13-122018:

5.1.2.4. Garages. Every house shall have at least a two (2) car garage, either attached or detached. The petition requests a minimum of a one (1) car garage.

5.1.2.5.2. Impervious Cover. Total impervious cover for a lot including residence, driveway, pools, outbuildings, and other structures shall not exceed thirty-five (35) percent of the lot area. The petition requests seventy-five (75) percent.

5.1.7.2.1. Lot Size. Any lot or tract of land located within the City of Garden Ridge and served by a public water supply system shall have a minimum area of thirty-two thousand six hundred seventy (32,670) square feet. The petition requests a minimum lot size of four thousand four hundred (4,400) square feet.

5.1.7.2.2. Lot Width. Each lot shall front upon a public street and shall have a minimum of one hundred twenty (120) feet at the front property line as shown on the plat. On a cul-de-sac, the frontage shall be a minimum of fifty (50) feet at the front property line. The petition requests a minimum of forty (40) feet per lot fronting a public street and minimum of twenty-eight (28) feet for lots on a cul-de-sac.

5.1.7.2.3. Front Yard. There shall be a front yard having a minimum setback of forty-five (45) feet. The petition requests fifteen (15) feet.

5.1.7.2.4.1. Side Yards: Corner Lots. Street-adjacent side yards of corner lots shall have a minimum setback of twenty-five (25) feet. Side yard adjacent to the street shall have a minimum setback of fifteen (15) feet, or as modified for interior lots. The petition requests eight (8) feet for corner lot side setback.

5.1.7.2.4.2. Side Yards: Interior Lots. There shall be a side yard on each side of all interior lots of not less than fifteen (15) feet. The petition requests a five (5) foot interior lot setback.

5.1.7.2.5. Rear Yard. There shall be a rear yard having a depth of at least twenty-five (25) feet. The petition requests a minimum fifteen (15) foot rear yard depth.

5.1.9. House Size. The main residential structure on each lot, exclusive of basements, porches, garages, breezeways, and residential outbuildings, shall contain at least two thousand (2,000) square feet of habitable space. The petition requests a minimum of one thousand six hundred (1,600) square feet.

8.4.9. Fences. Side or rear fences facing any paved street shall be of metal, rock or brick masonry, cement or stucco finished cement block, wood, or chain link. The petition requests vinyl fences up to a maximum of four (4) feet in height for front, side, and rear yards.

8.4.11. Fences. Fences over two (2) foot high and forward of the front plane of the residence shall be metal, brick, rock or cent masonry, columns, or support structure matching that of the main structure. The petition requests vinyl picket fences up to four (4) feet in height for front, side, and rear yards.

Appendix 2, Sign Regulations. 3.c. Master Pylon Signs. One free standing master pylon sign not exceeding six (6) feet in width and sixteen (16) feet in height. The petition requests to have extended entrance masonry rock signage nineteen (19) feet in length and five (5) feet in height.

The petition requests the following variances to Ordinance No. 7-042006:

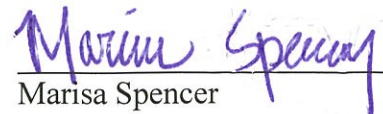
Article 1, Section 3, Definitions. A. Alley: A minor public right of way not intended to provide the primary means of access to abutting lots, which is used primarily for vehicular service access to the back or sides of properties abutting on a street. The petition requests primary access to residences from an alley instead of a street.

Section 7. Standards and Specifications. B. Streets. 10.a. All streets in such subdivision shall have a right of way of at least sixty (60) feet and a pavement width (exclusive of curbing) of at least twenty-four (24) feet. The petition requests a forty-six (46) foot right of way and twenty (20) foot pavement width.

This notice gives you the opportunity to express your support of, or objection to, the proposed variances. The public is invited and welcome to attend the public hearings and may submit oral comments. Alternatively, written comments on this matter may be submitted ***up to two (2) hours before the meeting*** via email to citysecretary@ci.garden-ridge.tx.us. Please include your name and address when submitting any written comments.

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

This is to certify that I, Marisa Spencer, posted this Legal Notice at 5:00 p.m. on July 23, 2020, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.


Marisa Spencer
City Secretary

Planning and Zoning Form 2
APPLICATION FOR VARIANCE
(Type or Print)

1. Date: 7-2-20 Case #: _____

2. Applicant Name: Tony Overman
(First) (Middle) (Last)

3. Mailing Address: 18965 FM 2252
(Street)
Garden Ridge, Texas 78266
(City) (State) (Zip)

Phone: (210) 317-1998

4. Applicant's relationship to property:
Sole owner () Part owner () Other: under contract
(Specify)

(If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)

5. Property location: 19780 FM 2252
(Street address or street property front)

6. Legal description:

Plat: Lot(s) 1 Block(s) _____

Subdivision: CLAY Subdivision

Acreage: 15.214 (If acreage, provide separate metes and bounds description as attachment 2.)

Property Deed recorded in Comal County Volume # 12 Page # 1666

7. Cite City Ordinance number, page and paragraph from which variance is needed: _____

See attachment A

8. State what you want to do instead: Desire to build Garden Homes

9. Give reason why a variance should be granted (cost alone is not acceptable): _____

See Attachment A

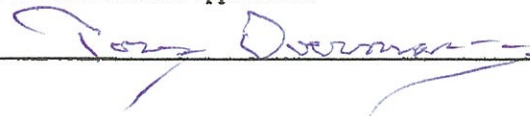
10. If you are requesting a variance from City Ordinance 13 requirements, give a dimensioned map with north orientation, scaled 100 or 200 feet per inch, of the property to be rezoned showing all streets and parcels of land within 300 feet of the property as attachment 3. Key each adjoining land parcel to a list of current owners and addresses as attachment 4.

11. 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 for which variance is requested, on another map of larger scale, as attachment 5.

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

see Attachment A

13. The undersigned hereby requests that the variance identified in this application are granted, 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 might be used by the City of Garden Ridge for sending required notices to adjacent property owners, if required. 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: 

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 variance fee per Garden Ridge City Ordinance 11.

----- CITY USE ONLY -----
VARIANCE REQUEST

		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, if required	_____
	Notice of public hearing, if required	_____
	Public hearing conducted, if required	_____
	P&Z decision on variance	_____
	P&Z recommendation to City Council	_____
City Council:	Notice to adjoining property owners, if required	_____
	Notice of public hearing, if required	_____
	Public hearing conducted, if required	_____
City Admin.:	Applicant notified of Council Decision	_____
	Zoning ordinance change published, if required	_____

Apple Creek Village Garden Homes

Concept Plan and Development for

City of Garden Ridge

To: Planning & Zoning Committee

Submitted by: Tony Overman and Chris Overman w/Overman Properties Mgmt., LLC

Civil Engineers: Dye Engineering, Scott Dye and Mike Wiater

Date: July 2, 2020

Proposed Use

The proposed property is on 15.2 acres off of FM 2252 adjoining the corner lot of FM 3009 and FM 2252. The property is currently zoned B1 which would include residential for the use of building smaller luxury style garden homes for individuals who no longer need or desire larger homes for their age or position in life. This development is mainly geared toward empty nesters, retired individuals and second home lifestyles.

Many existing residents of Garden Ridge have lived and raised their families in the city of Garden Ridge. These same families deal with the difficult decision as their families are raised and they are left with sometimes very large homes and yards to keep up and take care of. This type of community would solve the problem of losing longtime residents who want to stay, but in the past have been forced to move because of the lack of options in living choices. We have lost many families because there have been no options in the past. We at Overman Properties would like to give those options to those families.

The Developer and his Vision

The applicant, Tony Overman and his son Chris Overman have lived in Garden Ridge for 30 years. Overman Properties has established its office and roots in the fabric of the city. We have built 5 office complexes, an assisted living, a vet clinic and a wedding venue all in the city of Garden Ridge. This vision that came from Tony Overman has been a desire for many years. This concept has already been built in New Braunfels near the city of Gruene, Texas off Hanz drive called Cotton Crossing. The homes and look of the community were so different and desirable, that they sold out very quickly. It truly is a charming and beautiful new design that you don't see very often.

If you've ever been blessed to see the art work and visions of Norman Rockwell, this is the vision I have for Apple Creek Village. Imagine lamp lit streets with oaks, white picket fences and landscape yards that line the streets. There would be no driveways or cars parked in the front of the houses. This will be a gated community. Each house would be easily accessed from a small driveway in the rear of each house going into their

own private garages. Each house will have some kind of front porch. The designs will be created with 4-5 floor plans ranging from 1,600 sq ft. to 2,200 square feet. Each home will range from a 2 to 3 bedroom/2 bath home with a study and an open living room, kitchen design. All homes will be finished with a high end custom finish out. Each of these homes will be one story with halls and bathrooms to meet the needs of couples desiring ease of aging. These homes will all have minimum yards and the community will have an HOA with very restrictive covenants that keep Apple Creek Village looking beautiful and nicely manicured at all times.

Front Porches required on all homes.

Garages must have rear entry from alley.

Sidewalks will be in front of every home.

Lamp Post will be up and down all streets.

Since the developer owns the corner lot of FM 2252 and FM 3009 and that property has plans to develop a retail center with shops, restaurants, medical offices etc.. This Garden Home community would have a gated private entrance on the side of the property leading into the retail and business area.

Current Status of Land and Needs to Develop:

Sewer-----The current 15.2 acres is mainly flat land with a few trees. The site does not have sewer lines for waste water. In order to make this possible, the sewer waste water lines would need to service these lots in order to have Garden Home lots that are considerably smaller in size.

Zoning-----We will be requesting a special use permit to build Garden Homes. We will be asking for a multitude of variances considering Garden Homes require smaller lot sizes and set back requirements. Each house will have sewer pump grinders as required by the city and the plan is to tie into the new city waste water lines. The expedited number of garden homes in this neighborhood would be in the vicinity of 65-70 homes predominately for ages of 55+.

Garden Home Approval by City Council-----As a resident of Garden Ridge for over 30 years, there has not been any formal approval of Garden Homes. I strongly believe the time has come to revisit and approve moving forward with a new vision and new options for our retired residents, empty nesters and those desiring a smaller home with less upkeep and maintenance.

Contact Information:

Tony Overman 210-317-1998 cell tony@overmanproperties.com
Chris Overman 210-8454778 cell chris@overmanproperties.com

Apple Creek Village Garden Homes

Garden Ridge Variance Request with City of Garden Ridge

B-1 & B-2 Zoning	Requesting to construct Garden Homes (R – Single Family Dwelling District) with the variances listed below.
House Size	Request to build minimum 1,600 sq. ft. of habitable living space. Ordinance No. 13-122018, Section 5.1.9
Impervious cover	Request to increase impervious cover to 75% on each lot out of the 15.214 acres, instead of 35% considering there will be waste water lines and these are very limited lot sizes. Ordinance No. 13-122018, Section 5.1.2.5.2
Septic Requirements	Request to tie into new waste water line provided by City.
Front Yard Set back	Request a 15 ft. setback from front property line to structure instead of 45 ft. The whole purpose of this community is to have a smaller yard and floor plan. Ordinance No. 13-122018, Section 5.1.7.2.3
Side of house Set Back	Requesting a 5 ft. side yard setback instead of 15 ft. in order to keep the look and design of the vision and small neighborhood. Ordinance No. 13-122018, Section 5.1.7.2.4.2
Rear of house set back	Request minimum of 15 ft. rear setback instead of 25 ft. setback. Ordinance No. 13-122018, Section 5.1.7.2.5
Corner Lots	Requesting an 8 ft. corner lot side set back on street side in order to keep the lot sizes in range of other lots and fit our design. Ordinance No. 13-122018, Section 5.1.7.2.4.1
Lot Size	Request to have minimum of 4,400 sq. ft. lot size since these lots would be served by the city's waste water line. The lots would only need to be a fraction of a normal size lot because septic systems would not be required. Ordinance No. 13-122018, Section 5.1.7.2.1
Lot Width	Request to have front facing public street width of 40 ft. per lot instead of a minimum of 120 ft. and 28 ft. for cul-de-sac lots instead of 50 ft. Ordinance No. 13-122018, Section 5.1.7.2.2
Fences	Requesting variance for the use of white vinyl picket fences up to a maximum of 4 ft in height for front, side and rear yards as needed. Ordinance No. 13-122018, Sections 8.4.11
Subdivision Entry	Request to have extended entrance masonry rock signage 19' long x 5' high. Ordinance No. 13-122018, Section 8.4.17

Garage

Request to have 1 car garage instead of 2 car garage. **Ordinance No. 13-122018, Section 5.1.2.4**

Alley Access

Requesting primary access from an alley instead of a street.
Ordinance No. 7-042006, Article 3, Definitions

Street

Requesting 46 ft. right-of-way and 20 ft. pavement instead of 60 ft. right-of-way and 36 ft. pavement. **Ordinance 7-042006, Section 7. Standards and Specifications., B, Streets., 10.a.**

Apple Creek Village (attachment 4)

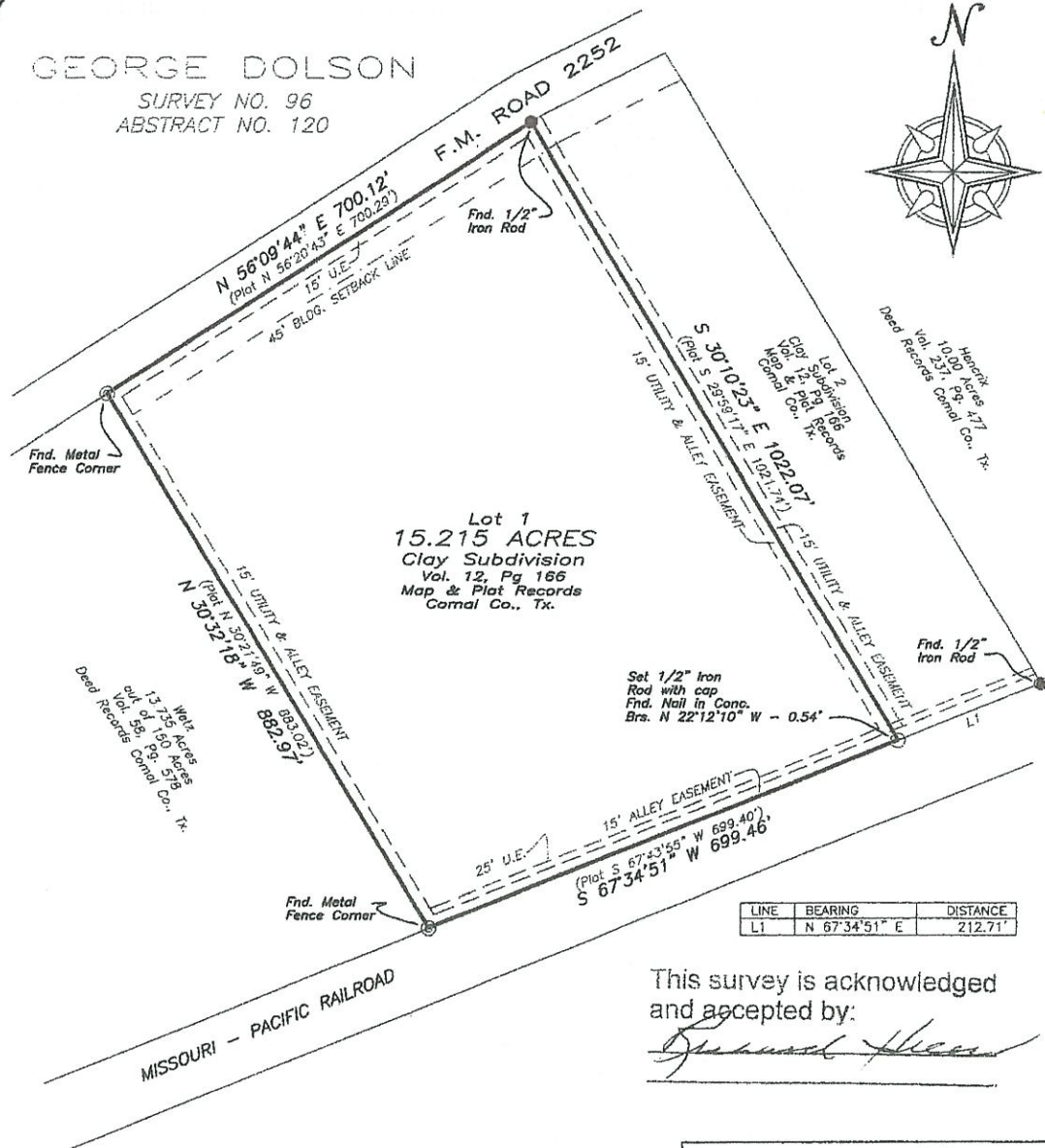
List of Names and Addresses

<u>No.</u>	<u>CCAD Property ID</u>	<u>Name</u>	<u>Address</u>
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5	47836	David & Alice McCormick Revocable Trust 11-02-2017	19902 Regency Run Garden Ridge, Texas 78266
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7	47884	Michael L. & Ginger G. Perry	9903 Katharine Glen Garden Ridge, Texas 78266
8	47885	Stephen A. & Astrid Wisser	9902 Katharine Glen Garden Ridge, Texas 78266
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14	74500	Monroe J. Metz	19597 F.M. 2252 Garden Ridge, Texas 78266
15	74501	Custom Clinics, LLC	18965 F.M. 2252 Garden Ridge, Texas 78266
16	147738	BNSF Railway Company	2500 Lou Menk DR. – AOB-3 Fort Worth, Texas 76131

GEORGE DOLSON

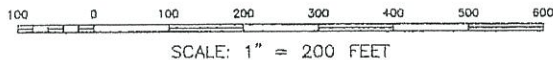
SURVEY NO. 96
ABSTRACT NO. 120



LINE	BEARING	DISTANCE
L1	N 67°34'51" E	212.71'

This survey is acknowledged
and accepted by:
[Signature]

ALL SET PINS ARE 1/2" REBAR
WITH A YELLOW PLASTIC CAP
STAMPED "FORD ENG. INC."



BEARING SHOWN ARE ORIENTED TO
LAMBERT GRID, TEXAS SOUTH CENTRAL
ZONE, NAD 83

SUBJECT PROPERTY DOES NOT LIE
WITHIN THE 100 YEAR FLOOD PLAIN
AS PER FIRM MAP No. 480148 0001 B
DATED APRIL 30, 1986

STATE OF TEXAS:
COUNTY OF COMAL:

I, REX L. HACKETT, DO HEREBY CERTIFY THAT
THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY
MADE ON THE GROUND AND UNDER MY SUPERVISION.

[Signature]
REX L. HACKETT R.P.L.S. NO. 5573
SURVEYED: 12-21-2006
PROJECT NO.: 2247.00
DRAWN BY: R.L.H.



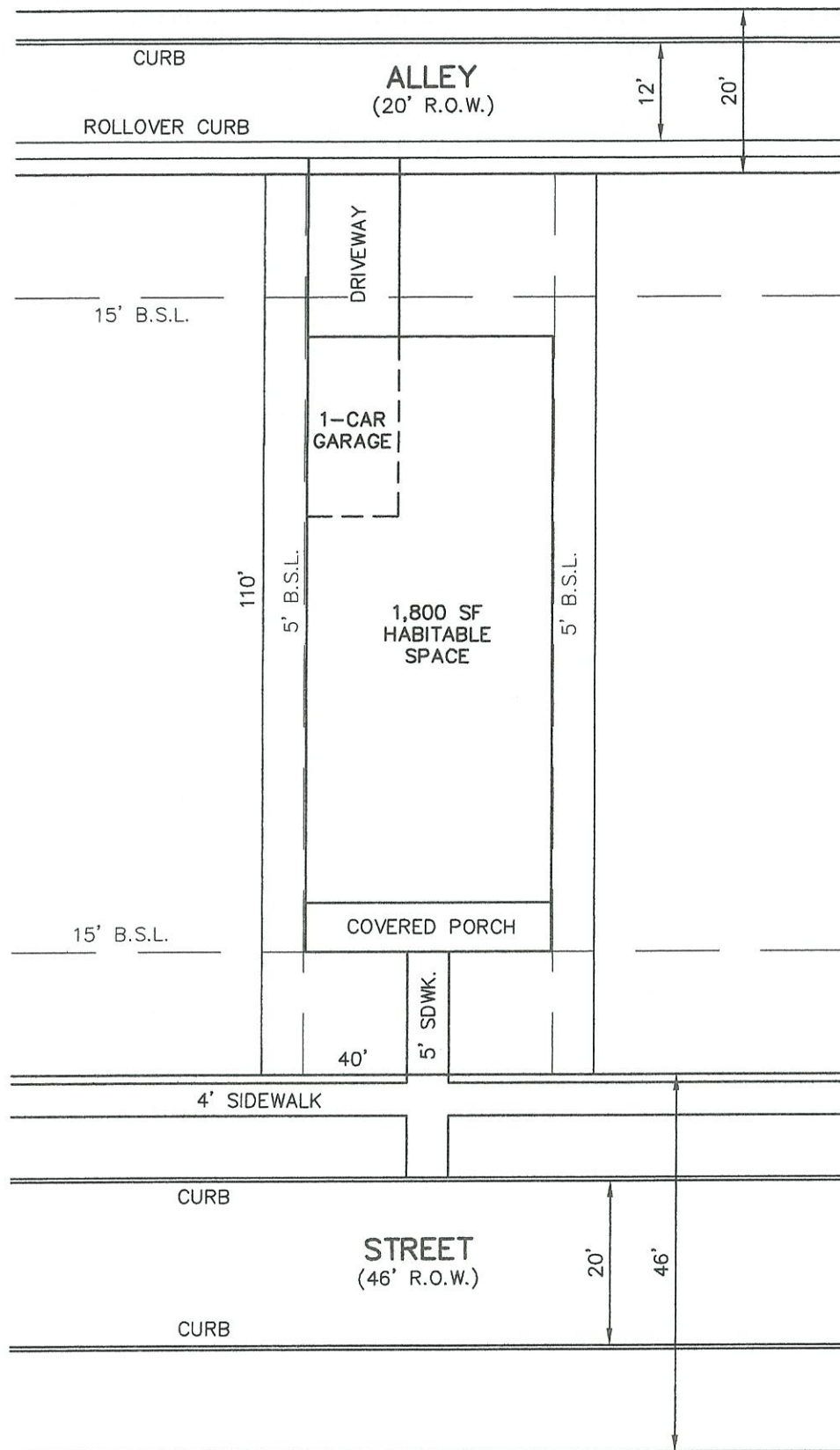
FORD ENGINEERING INC.

ENGINEERING PLANNING DEVELOPMENT
10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217
TEL: (210) 590-4777 FAX: (210) 590-4940
www.ford-engineering.com

PLAT SHOWING

LOT 1
CLAY SUBDIVISION
15.215 ACRES
SITUATED IN THE GEORGE DOLSON
SURVEY NO. 96, ABSTRACT NO. 120
BEING ALL OF LOT 1 OF THE
CLAY SUBDIVISION AS SHOWN
ON A PLAT RECORDED IN VOLUME
12, PAGE 166 OF THE MAP AND PLAT
RECORDS OF COMAL CO., TX.





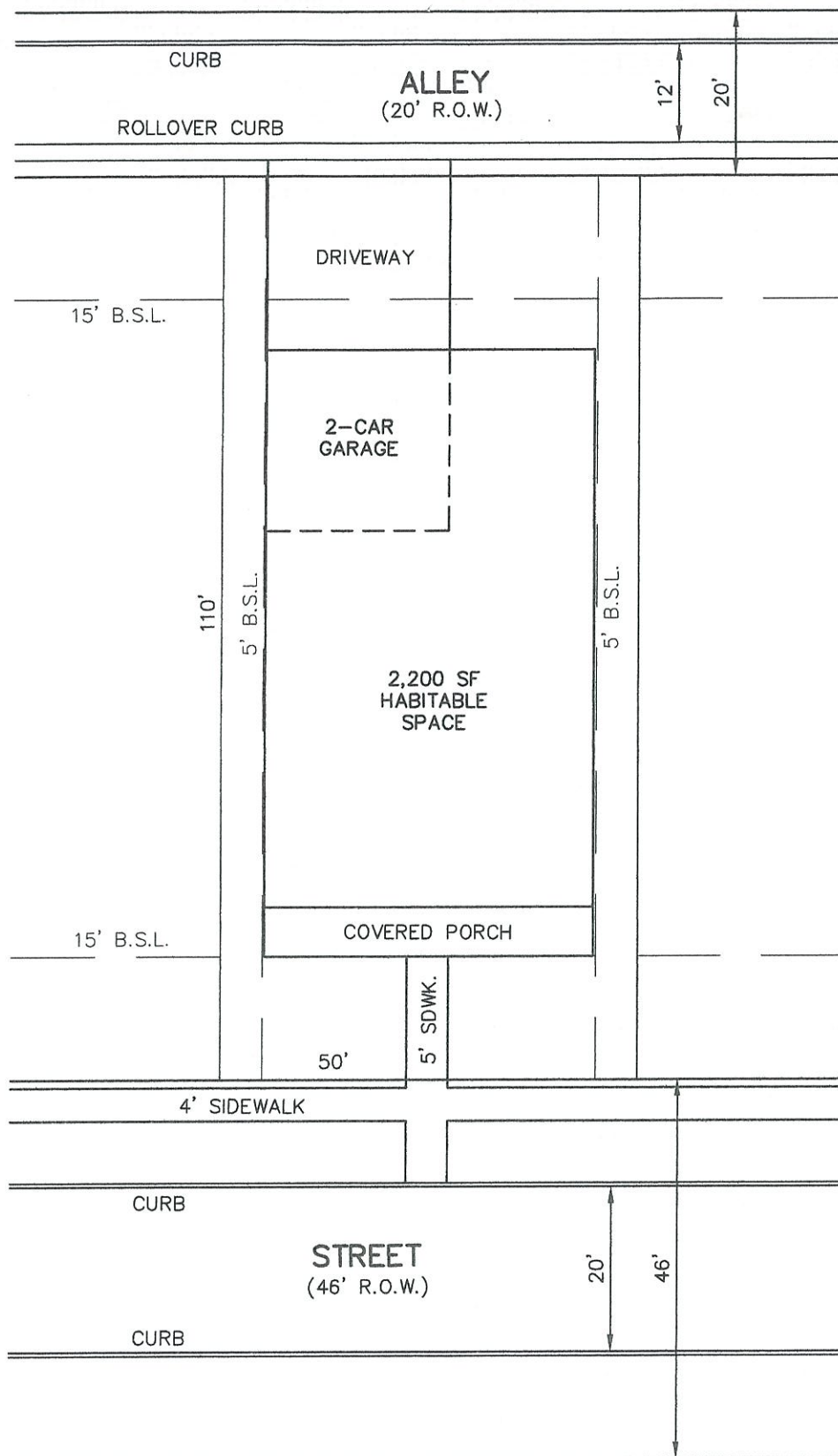
(S)

TYPICAL LOT LAYOUT

(SMALL LOT)

IMPERVIOUS COVER = 57.1%

SCALE: 1"=20'



(L)

TYPICAL LOT LAYOUT

(LARGE LOT)

IMPERVIOUS COVER = 62.9%

SCALE: 1"=20'



City of Garden Ridge

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

LEGAL NOTICE **NOTICE OF PUBLIC HEARINGS** CITY OF GARDEN RIDGE PLANNING AND ZONING COMMISSION AND CITY COUNCIL

The Planning and Zoning Commission of the City of Garden Ridge, Texas, will conduct a public hearing on Tuesday, August 11, 2020, at 6:00 p.m. in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

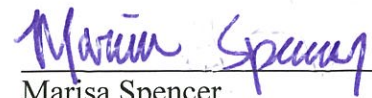
The City Council of the City of Garden Ridge, Texas, will conduct a public hearing on Thursday, August 13, 2020, at 6:00 p.m. in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The public hearings will be to consider a petition by Tony Overman, for the issuance of a Special Use Permit for a Garden Home development consisting of approximately sixty-five (65) to seventy (70) garden homes, with associated streets, alleys, and drainage, on property zoned Neighborhood Services (B-1), for a depth into the property along F.M. 2252 of three hundred (300) feet, and remainder of property zoned Office and Professional (B-2), located at 19780 F.M. 2252, Garden Ridge, Texas, further described as Lot 1, Clay Subdivision.

This notice gives you the opportunity to express your support of, or objection to, the proposed variances. The public is invited and welcome to attend the public hearings and may submit oral comments. Alternatively, written comments on this matter may be submitted ***up to two (2) hours before the meeting*** via email to citysecretary@ci.garden-ridge.tx.us. Please include your name and address when submitting any written comments.

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

This is to certify that I, Marisa Spencer, posted this Legal Notice at 5:00 p.m. on July 23, 2020, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.


Marisa Spencer
City Secretary

Planning and Zoning Form 3
APPLICATION FOR SPECIAL USE PERMIT
(Type or Print)

1. Date: 7-2-20 Case #: _____

2. Applicant Name: TONY Overman
(First) (Middle) (Last)

Doing Business as: Apple Creek Village
(First) (Middle) (Last)

Texas Sales & Use Tax Permit Number: _____

3. Mailing Address: 18965 FM 2252
(Street)
Garden Ridge, Texas 78266
(City) (State) (Zip)

Phone: (210)-317-1998

4. Physical Address of Business: 19780 FM 2252
(Street)
Garden Ridge, Tx. 78266
(City) (State) (Zip)

Phone: () - Same

5. Applicant's relationship to property or business:
Sole owner () Part owner () Other; under contract
(Specify)
(If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)

6. Legal description of property on which business is to be located:

Plat: Lot(s) 1 Block(s) _____

Subdivision Clay Subdivision

Acreage: 15.214 (If acreage, provide separate metes and bounds description as attachment 2.)

Property Deed recorded in Comal County Volume # 12 Page # 1666

7. Existing use of property; Vacant Land

8. Use of property being requested (Be specific and give details - attach additional sheets as needed):

see Exhibit A attach. 3

9. Give dimensioned map with north orientation, scaled 100 or 200 feet per inch, of the property 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 for which variance is requested, 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. The undersigned hereby requests that the property identified in this application be approved for the Special Use(s) requested above in accordance with in accordance with Garden Ridge City Ordinance 13, section 12. I consent to the posting of hearing notices on the said property. I understand that the information provided herein might be used by the City of Garden Ridge for sending required notices to adjacent property owners, if required. 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.

13. Applicant Signature: Rony Duerman

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 Special Use Permit fee per Garden Ridge City Ordinance 11.

----- CITY USE ONLY -----
Special Use Permit

		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, if required	_____
	Notice of public hearing, if required	_____
	Public hearing conducted, if required	_____
	P&Z decision on Special use Permit	_____
City Council:	P&Z recommendation to City Council	_____
	Notice to adjoining property owners, if required	_____
	Notice of public hearing, if required	_____
City Admin.:	Public hearing conducted, if required	_____
	Applicant notified of Council Decision	_____

Apple Creek Village Exhibit A (attachment 3)

Request for Special Use Permit under section 12.1.1

These are the variance request that Apple Creek Station, LLC is requesting from the planning and zoning committee for Garden Ridge, Texas.

Location of Property: 19780 FM 2252, Garden Ridge, Texas 78266 15.214 acres of land from Clay Subdivision Lot 1, Volume 12, Page 1666 Map 7 Plot Records, Comal County, Texas

Items listed for Variances Request:

Use of Property: This property is to be used for building a much very high end nicely finished out Garden Homes with smaller yards and smaller square footages in floor plan. The city is losing many residents each year from people who are empty nesters or of an age that a large home and yard become too much upkeep and work. These type of high end well finished out homes will give those residents an option to remain in the city and yet not have the burden of keeping up large yards and houses. Garden Homes require very small lot sizes, thus the reason for requesting variances with set-backs, square footages and need for waste water line.

Description of Homes: Each home will range in size from 1,600 sq. ft. up to 2,200 sq. Each home will have a front porch. Each home as a requirement by the developer will have a different color of siding, different stone or brick and a different structural look. As you drive or walk down the street, no house will look identical to any other house. Masonry will be required on every home according to the HOA requirements.

Covenants & Restrictions: This subdivision will be monitored and held to a very high standard through an organized HOA. These restrictions will keep the community looking beautiful and maintaining the property values for all residents. Small Pools will be allowed if the lot allows for it.

Landscape: The FM 2252 street frontage will have a 5 ft. rock wall protecting the privacy and aesthetic look while maintaining an attractive curb appeal. The streets will be lined with pre-planted trees and old fashioned lamp poles. Each lot and home will be required to meet landscape requirements by the HOA.

Streets & Alleyways: The HOA will not allow any overnight parking in the public streets. Parking can occur on one side of the street during a certain number of hours during the day set by the HOA. There will be no garages, driveways or parking in front of homes. All garages will have rear access only. The alleyway will be private and maintained by the HOA. There will be one entrance off of FM 2252 with ingress and egress from that entrance. Since this is a master plan development, there will be an entrance that has ingress and egress from the middle of the

property going into a future planned commercial retail center that corners FM 2252 and FM 3009 that is owned by Overman Properties.

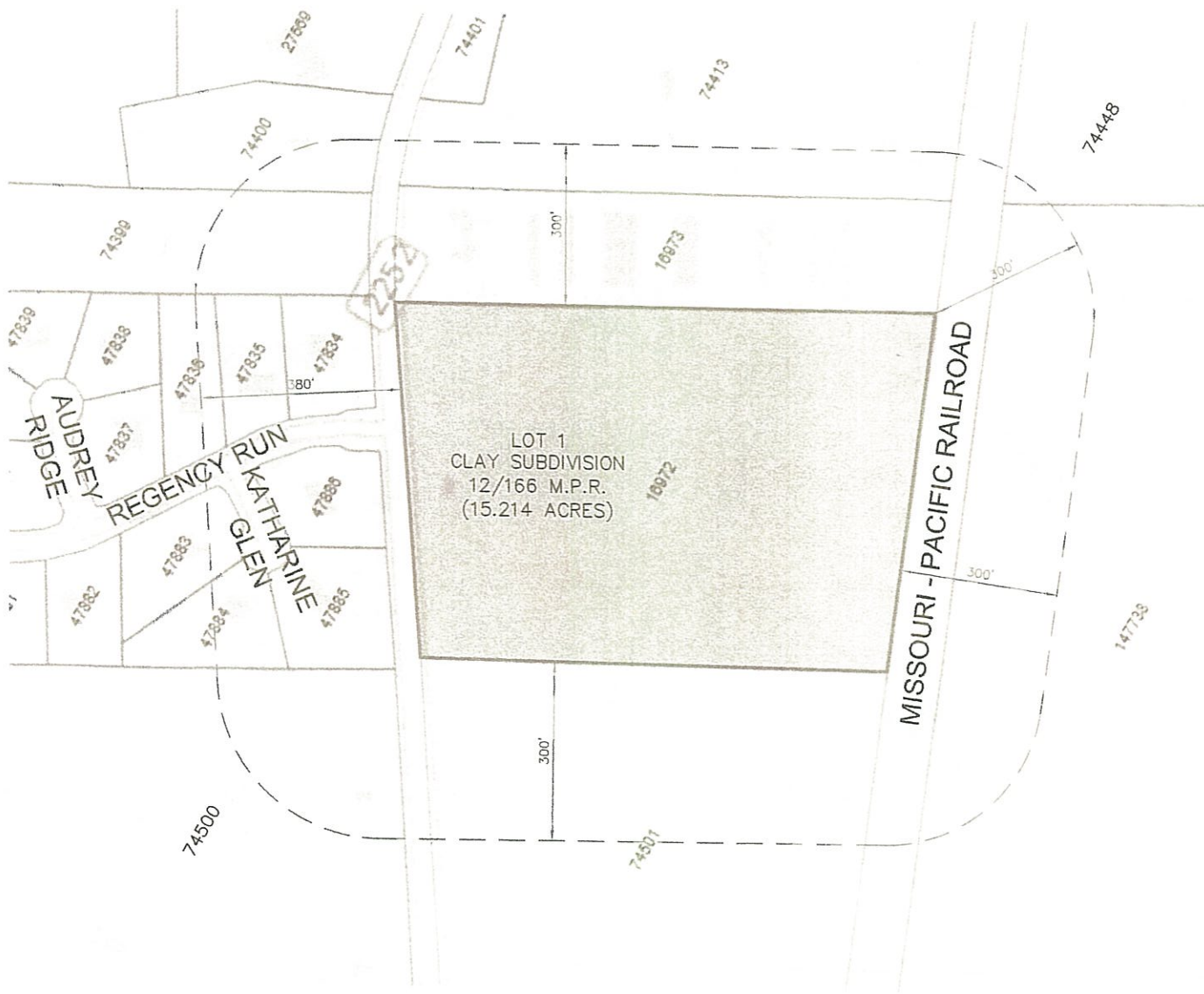
Waste Water Dependency: This Garden Home community cannot function without the use of a city waste water system. It is the request of the developer that the city provide a waste water line that enters through the back of the property. Each home will have a grinder pump that feeds into a main line that connects to the city main waste water line.

Apple Creek Village (attachment 4)

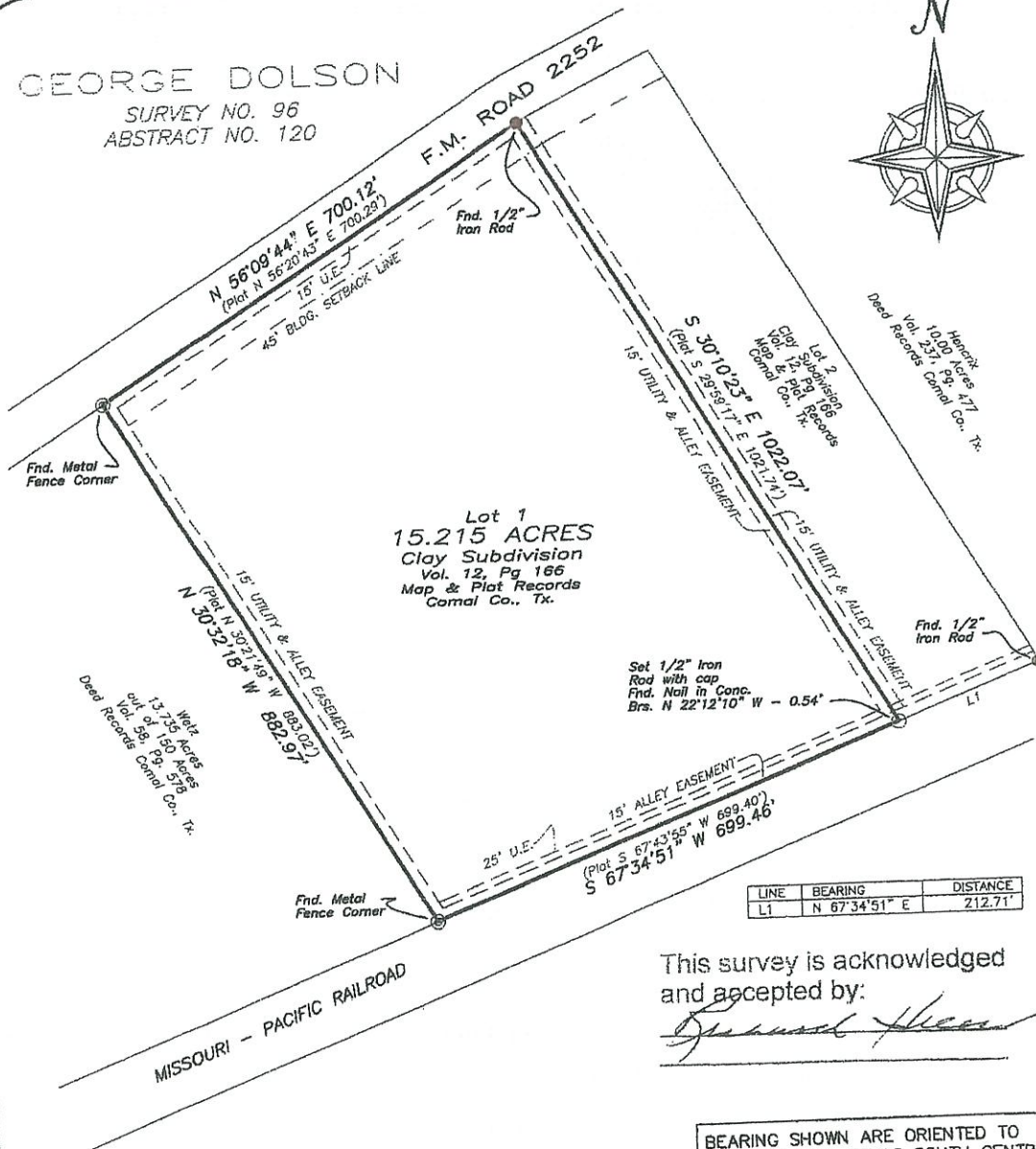
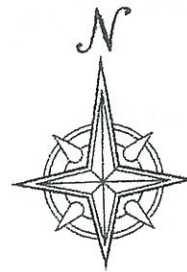
List of Names and Addresses

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15	74501	Custom Clinics, LLC	18965 F.M. 2252 Garden Ridge, Texas 78266
16	147738	BNSF Railway Company	2500 Lou Menk DR. – AOB-3 Fort Worth, Texas 76131



SURVEY NO. 96
ABSTRACT NO. 120

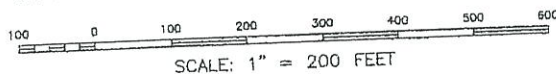


LINE	BEARING	DISTANCE
L1	N 67°34'51" E	212.71'

This survey is acknowledged
and accepted by:

BEARING SHOWN ARE ORIENTED TO
LAMBERT GRID, TEXAS SOUTH CENTRAL
ZONE, NAD 83

ALL SET PINS ARE 1/2" REBAR
WITH A YELLOW PLASTIC CAP
STAMPED "FORD ENG. INC."



SUBJECT PROPERTY DOES NOT LIE
WITHIN THE 100 YEAR FLOOD PLAIN
AS PER FIRM MAP No. 480148 0001 B
DATED APRIL 30, 1986

STATE OF TEXAS:
COUNTY OF COMAL:

I, REX L. HACKETT, DO HEREBY CERTIFY THAT
THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY
MADE ON THE GROUND AND UNDER MY SUPERVISION.

REX L. HACKETT

SURVEYED: 12-21-2006

SURVEYED: 12-21-2008
PROJECT NO.: 2247.00

PROJECT NO.: 227
DRAWN BY: R.L.H.

R.P.L.S. NO. 5573



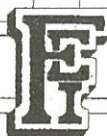
PLAT SHOWING

LOT 1
CLAY SUBDIVISION
15.215 ACRES
SITUATED IN THE GEORGE DOLSON
SURVEY NO. 96, ABSTRACT NO. 120
BEING ALL OF LOT 1 OF THE
CLAY SUBDIVISION AS SHOWN
ON A PLAT RECORDED IN VOLUME
12, PAGE 166 OF THE MAP AND PLAT
RECORDS OF COMAL CO., TX.



FORD
ENGINEERING
INC.

ENGINEERING PLANNING DEVELOPMENT
10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217
TEL: (210) 590-4777 FAX: (210) 590-4940
www.lordengineering.com



FORD ENGINEERING, INC.

Date: January 2, 2007
Project No: 2247.00

Page 1 of 1

FIELDNOTES FOR 15.215 ACRES

Field notes describing 15.215 acres of land, situated in the George Dolson No. 96, Abstract No. 120 and being all of Lot 1 of the Clay Subdivision as shown on a plat recorded in Volume 12, Page 166 of the Map and Plat Record of Comal County, Texas; being more particularly described as follows:

BEGINNING at a ½ inch iron rod found on the Southeastern line of Farm Market Road No. 2252, for the Westernmost corner of Lot 2, of the said Clay Subdivision, the same being the Northernmost corner of said Lot 1 of the Clay Subdivision, for the Northernmost corner of this 15.215 acre tract of land;

THENCE: S 30° 10' 23" E - 1,022.07 feet along the Southwestern line of said Lot 2, the Northeastern line of said Lot 1 to a ½ inch iron rod with yellow plastic cap marked "Ford Eng. Inc." set for the Easternmost corner of said Lot 1, the Southernmost corner of said Lot 2 on the Northwestern line of Missouri - Pacific Railroad, for the Easternmost corner of this 15.215 acre tract of land, from which a nail in concrete found bears N 22° 12' 10" W - 0.54 feet and a ½ inch iron rod found for the Easternmost corner of said Lot 2 bears N 67° 34' 51" E - 212.71 feet;

THENCE: S 67° 34' 51" W - 699.46 feet along the Northwestern line of the said Missouri - Pacific Railroad R.O.W., the Southeastern line of said Lot 1 of the Clay Subdivision to a Metal Fence corner found for the Southeastern corner of that certain 13.735 acres out of a 150 acre tract of land recorded in Volume 58, Page 578 of the Deed Records of Comal County, Texas, for the Southernmost corner of this 15.215 acre tract of land;

THENCE: N 30° 32' 18" W - 882.97 feet along the Northeastern line of the said 13.735 acre tract, the Southwestern line of said Lot 1 of the Clay Subdivision to a Metal Fence corner found on the Southeastern line of said Farm Market Road No. 2252, for the Northernmost corner of the said 13.735 acre tract, the Westernmost corner of said Lot 1, for the Westernmost corner of this 15.215 acre tract of land;

THENCE: N 56° 09' 44" E - 700.12 feet along said line to the **POINT OF BEGINNING** and containing 15.215 acres of land.

Reference Bearing is NAD 83 Texas State Plane Coordinate System.

Corresponding plat prepared.
Project No: 2247.00




Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573

10927 WYE DRIVE,

SUITE 104,

SAN ANTONIO, TEXAS 78217

(210) 590-4777

FAX: 590-4940

1-800-332-3109

Web Site: www.fordengineering.com