



City of Garden Ridge

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

AGENDA REGULAR CITY COUNCIL MEETING, JULY 6, 2016 AT 6:00 P.M.

The Garden Ridge City Council will meet in a regular session on Wednesday, July 6, 2016 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 July 1, 2016 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. Pledge of Allegiance
4. Presentation
 - a. Comal Trails Alliance Presentation
5. Citizen's Participation - Limit remarks to three (3) minutes per citizen

Rules for Citizen's Participation:

The City Council welcomes citizen participation and comments at all of their Council 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 Council, not to an individual member, nor to the audience.
- b) Show the City Council the same respect and courtesy that you would like to be shown.
- c) Limit remarks to three (3) minutes per citizen during Item 5 and to three (3) minutes per citizen during Item 8.
- d) Citizens' comments will be limited to one (1) hour in Item 5 and thirty (30) minutes in Item 8.
- e) Citizen comments may be deferred to a specific Business Item set forth in Section 7, 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*

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

6. Consent Agenda

THE FOLLOWING ITEMS MAY BE ACTED UPON IN A SINGLE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THESE ITEMS WILL BE HELD UNLESS REQUESTED BY A MEMBER OF CITY COUNCIL. PUBLIC COMMENT ON CONSENT AGENDA ITEMS MAY BE HEARD DURING CITIZEN'S PARTICIPATION, BUT COMMENTS HEARD DURING CITIZEN'S PARTICIPATION DOES NOT MEAN THAT THE ITEM WILL BE CONSIDERED OUTSIDE THE CONSENT AGENDA.

- a) Approval of Minutes
 - i. June 1, 2016 City Council Regular Meeting
 - ii. June 6, 2016 City Council Special Meeting
 - iii. June 15, 2016 City Council Special Meeting

- b) Financial Statement and Investment Report –May 31, 2016

- c) State of the City
 - i. City Administrator Monthly Activity Report
 - Sign approvals since prior Council meeting
 - Community Center usage and financial report
 - Building Permits issued to date for residential, commercial and minor Construction projects
 - Recognition of employees and/or city events

 - ii. Library Monthly Activity Report
 - New Patrons
 - Old Patrons
 - Library activities and classes

 - iii. Water Manager Monthly Activity Report
 - Water pumping/usage from city wells
 - Water system infrastructure maintenance, repairs and/or projects
 - Water and/or Drought Management

 - iv. Public Works Monthly Activity Report
 - Street and Right-Of-Way Maintenance
 - Drainage Facility and Easement Maintenance
 - Animal Control (domestic and wild)
 - Public Works Projects

 - v. Police Department Monthly Activity Report
 - Traffic Enforcement

- Criminal activity within city
- Code Compliance Enforcement

ACTION ON THE CONSENT AGENDA

7. Business Items

The following items are for discussion, consideration and action.

- a) City Engineer Projects Update:
 - i. CIP Project for 2013
 - a) Status report
 - ii. CIP Project for 2015
 - a) Status report
 - b) Trinity Wells pumpage and infrastructure
 - iii. CIP Project for 2016
 - a) Status report
 - b) Prioritization of additional projects
 - iv. Water Master Plan
 - v. Sewer System Update (FM 2252)
- b) Consideration and action on 2017 Comal Appraisal District Budget in accordance with Section 6.06(b) of the Texas Property Tax Code.
- c) Lions Club public purpose lease
- d) Planning and Zoning Commission Recommendations
 - i. Petition by Sahota Holdings, LLC c/o Ravinder Sahota, for rezoning of a 2.080 acre tract at the southwest corner of FM 2252 and Nacogdoches Loop, from Residence Agriculture (RA) District to Neighborhood Service District (B-1) for a convenience store and car wash.
 - a) Receive recommendation
 - b) Hold a Public Hearing to receive comments regarding the petition
 - c) Consideration and action
 - ii. Consideration and action on petition by Sahota Holdings, LLC c/o Ravinder Sahota, for Master Development Plan for a 2.080 acre tract at the southwest corner of FM 2252 and Nacogdoches Loop for a convenience store and car wash
 - iii. Consideration and action on entrance and sign design for The Woods of Garden Ridge at Misty Arbor and Bindseil Lane
- e) Quarry Commission Recommendations and Possible Action:
 - i. Consideration and action on recommendation to change Quarry Commission Regular Meetings from 7:00 pm to 6:00 pm.

- f) Water Commission recommendations and Possible Action:
 - i. Consideration and action on request by Sahota Holdings, LLC to discuss with the Water Commission the amount of water rights to be brought to the city with property development as it relates to property owned along southwest corner of FM 2252 and Nacogdoches Loop for a convenience store and car wash.
- g) Consideration and action on Ordinance 70-072016 of the City of Garden Ridge repealing Ordinance Number 70-10212 abolishing the position of Marshal and replacing it with the position of Chief of Police; reestablishing a Police Department for the City of Garden Ridge and providing for the appointment of City Police Officers
- h) Library Long Range Business Plan
 - i. Presentation
 - ii. Possible acceptance of plan
- i) Discussion and direction regarding City of Garden Ridge Strategic Plan
- j) City Council Communication Projects
 - i. City Council Idea/Suggestions
 - ii. Citizen Concern/Input Process
 - a) Update on re-engineering
- k) Status Reports:
 - ii. Animal Control Ordinance amendments.
 - iii. Sign Ordinance amendments.
 - iv. Personnel Policy.
- l) Update from the Garden Ridge Parks Committee
 - i. Status report on development of City Parks plan
 - ii. Report on July 4th Celebration
 - iii. Status report on Tree Lighting Event
- m) Update on Deer Management
- n) Future Agenda Items requested by City Council
 - i. Rolling Agenda.
 - ii. Discussion and direction on future meetings in regards to start times, meeting length and length of agendas
- o) Any item removed from the consent agenda will be recalled for discussion and possible action at this time.

8. Citizen's Participation – Limit remarks to three (3) minutes per citizen
See "Rules for Citizen's Participation" under Item 5.

9. Reports and Comments from Mayor and City Councilmembers

The Mayor and/or City Councilmembers may comment, make general announcements and/or provide progress reports on events, activities and/or committees/board meetings concerning the following:

Northeast Partnership
Schertz-Seguin Local Government Corporation ("SSLGC")
Cibolo Valley Local Government Corporation ("CVLGC")
City Water Commission
City Quarry Commission
City Planning & Zoning Commission
Garden Ridge Police Academy Alumni Association
Citizen on Patrol
Garden Ridge Lion's Club
Comal County
Comal ISD/Garden Ridge Elementary
Guadalupe County
Bexar County
Alamo Area Metropolitan Planning Organization ("MPO")
TXDOT
Joint Base Land Use Study-Randolph
Greater Bexar County Council of Cities
Lonestar Light Rail
Northeast Lakeview Friends of Nighthawk
Boy Scouts and/or Girl Scouts

10. Executive Session

The City Council will recess its open meeting and reconvene in Executive Session:
Pursuant to Texas Government Code Chapter 551.071 (legal advice) discussion with legal counsel regarding the placement and location of a communication tower by Mobilitie in the City of Garden Ridge.

11. Reconvene

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

12. 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 City Council may vote and/or act upon any item within this Agenda. The Council 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:

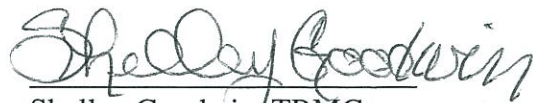
This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the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

This is to certify that I, Shelley Goodwin, posted this Agenda at 9:00 a.m. on June 30, 2016 on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.


Shelley Goodwin, TRMC
City Secretary



City of Garden Ridge

9400 Municipal Parkway
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MINUTES OF CITY COUNCIL REGULAR MEETING, **June 1, 2016**

Members Present:

Mayor Nadine Knaus
Councilmember Todd Arvidson
Councilmember Bryan Lantzy
Mayor Pro-Tem John McCaw
Councilmember Larry Thompson
Councilmember Shelby Trial

Member Absent:

None

City Staff Present:

Nancy Cain, City Administrator
Cynthia Trevino, City Attorney
Ron Eberhardt, Police Chief
Royce Goddard, Water Department Manager
Steven Steinmetz, Public Works Director
Karen Ford, Finance/HR
Shelley Goodwin, City Secretary

Commission Chairs Present:

David Heier, Water Commissioner

1. Call to Order

With a quorum of the City Council members present, Mayor Knaus called the regular meeting of the Garden Ridge City Council to order at 6:00 p.m. on Wednesday, June 1, 2016, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Pledge of Allegiance

Councilmember Thompson led the Pledge of Allegiance.

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

No one wished to speak.

4. Consent Agenda

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- a) Approval of Minutes**
 - i. May 4, 2016 Regular City Council Meeting**
 - ii. May 18, 2016 City Council Special Meeting**
- b) Recognition of Employees completing probationary period and receipt of 5% salary increase for:**
 - i. Corey Hackenberg, Police Office effective June 3, 2016**
- c) Financial Statement and Investment Report –April 30, 2016**
- d) State of the City**
 - i. City Administrator Monthly Activity Report**
 - Sign approvals since prior Council meeting**
 - Community Center usage and financial report**
 - Building Permits issued to date for residential, commercial and minor Construction projects**
 - Recognition of employees and/or city events**
 - ii. Library Monthly Activity Report**
 - New Patrons**
 - Old Patrons**
 - Library activities and classes**
 - iii. Water Manager Monthly Activity Report**
 - Water pumping/usage from city wells**
 - Water system infrastructure maintenance, repairs and/or projects**
 - Water and/or Drought Management**
 - iv. Public Works Monthly Activity Report**
 - Street and Right-Of-Way Maintenance**
 - Drainage Facility and Easement Maintenance**
 - Animal Control (domestic and wild)**
 - Public Works Projects**
 - v. Police Department Monthly Activity Report**
 - Traffic Enforcement**
 - Criminal activity within city**
 - Code Compliance Enforcement**

Councilmember Thompson asked that items 5. a) i., 5. e) i. and 5. e) iv. be pulled to be discussed separately.

Motion: A motion was made by Councilmember Lantzy, seconded by Councilmember Trial, to approve the Consent Agenda items 5 .a) ii, 5. b) through 5. d), 5. e) ii., 5. e) iii, and 5 e) v., remaining items to be considered separately. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

5. Business Items

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

a) TxDOT presentation and discussion on transportation issues in Garden Ridge.

Dale Picha, P.E., PTOE, Texas Department of Transportation, introduced himself and William Lockett, P.E., Texas Department of Transportation Area Engineer for the area of Garden Ridge. They provided a PowerPoint presentation regarding traffic operations, planning stages, and plans for FM 3009 and FM 2252.

The City Council discussed adding an additional light or flashing light on FM 3009 and plans for widening FM 2252.

b) City Engineer Projects Update:

- i. CIP Project for 2013**
 - a. Status report**
- ii. CIP Project for 2015**
 - a. Status report**
 - b. Trinity Wells pumpage and infrastructure**
- iii. CIP Project for 2016**
 - a. Status report**
 - b. Prioritization of additional projects**

Garry Montgomery, River City Engineering, provided a PowerPoint regarding the CIP Projects for 2013 (see attached PowerPoint). He stated the contractor has completed most items on the warranty list; there are still some areas that need seal to be coated.

Mr. Montgomery reported the contractor for the 2015 CIP Projects has signed all the documents and on June 6th will receive a Notice to Proceed. He stated the first project update communication has been posted to the City website.

Mr. Montgomery reviewed the 2016 Projects and stated the electrical design for the well project will be finalized within the coming month. He also reviewed the projects' cost estimates and remaining funds.

c) Discussion on extending delinquency date for water billing from 15 days to 30 days

The City Council agreed by consensus to postpone this Agenda Item until the City Council Special Meeting scheduled for Monday, June 6, 2016.

d) Approval/Disapproval of the Bexar Metro 9-1-1 Network District's Proposed Fiscal Year 2017 Budget in accordance with Texas Health & Safety Code, Chapter 772.309

The City Council agreed by consensus to postpone this Agenda Item until the City Council Special Meeting scheduled for Wednesday, June 15, 2016.

e) Award of bid for Wrecker Service and Vehicle Storage for the City of Garden Ridge

Ron Eberhardt, Chief of Police Department, reported the contract for Wrecker Service and Vehicle Storage is ending so bid notices were placed in the newspaper and online. He stated only one bid was received from Johnny's Wrecker Service and is recommending the bid be awarded to them. He stated the new contract would provide a \$20 impound fee for the City and if a vehicle gets auctioned off, then the City will receive 25% of the sale.

The City Council discussed the timeline for submitting the required bid documents and customer service record of Johnny's Wrecker Service.

Motion: A motion was made by Councilmember Lantzy, seconded by Councilmember McCaw, to Award the bid for Wrecker Service and Vehicle Storage for the City of Garden Ridge to Johnny's Wrecker Service. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

f) Petition by Tricon Precast for variance to Garden Ridge Ordinance 19, Attachment No. 1, Section 4, Foundation Requirements, to be allowed to construct the Cupolex Structure Slab System. (for discussion only)

Nancy Cain, City Administrator, stated Tricon is proposing to use a Cupolex Structure Slab System which does not comply with the City of Garden Ridge's current foundation requirements. Tricon is seeking a variance to Garden Ridge Ordinance 19, Attachment No. 1, Section 4; Foundation Requirements, to be allowed to construct the Cupolex Structure Sab System.

Bill Wygle, PE, Tricon Precast LTD., stated this 2320 sq. feet office building would replace the existing construction trailer being used as offices. This building will consist of a structure slab and precast concrete insulated building panels. He stated this building will be used as a showcase building for Texas.

The City Council discussed the location and whether this was improvement to the City's existing requirements. The City Council also discussed the setting of precedencies and possibly adding this type of material to the City's Building Code.

Since the agenda was posted for discussion only, Nancy Cain, City Administrator, stated this item will be brought back on Monday, June 6, 2016 at the City Council Special Meeting for consideration.

g) Report on Oak Wilt in the City of Garden Ridge

Nancy Cain, City Administrator, stated the City of Garden Ridge has an active case of Oak Wilt on Glen Cove. She stated surrounding neighbors were sent letters about an upcoming meeting on June 20, 2016 at 6pm where a biologist from the Texas Forest Service will address treatment and prevention of the spread of Oak Wilt.

h) Report on Comal County Dispatch and emergency communication outage on May 9, 2016

Councilmember Thompson stated on May 9, 2016 his alarm was activated but when the alarm company called 9-1-1 they received a busy signal. His alarm company then contacted New Braunfels, who further referred them to Schertz. He indicated that he was concerned that there was significant problems getting a proper response to the alarm and that this needed to be looked into further to insure citizens were getting the police response expected.

Ron Eberhardt, Chief of Police Department, stated AT&T is the network service provider for Comal County and AT&T network went down. He stated when the AT&T network for part of Comal County went down it was before the switch could occur for the emergency communication backup and then afterwards AT&T had some difficulty get the emergency communication to forward. He stated he is still looking into this matter, but should have some additional information by the Special Meetings on June 6, 2016 or June 15, 2016.

The City Council agreed by consensus that this Agenda Item be brought back with an explanation of what occurred on May 9, 2016.

i) Planning and Zoning Commission Recommendations

No Report

j) Quarry Commission Recommendations and Possible Action:

No Report

k) Water Commission recommendations and Possible Action:

- i. Request from Marjan DuBois, 21015 Plum Ranch Rd, to discuss concerns with water billing, water usage and water meter, and possible leak adjustment.**

David Heier, Water Commission Chair, reported the Water Commission heard Marjan DuBois' request and reviewed the documents for the DuBois' account. The Water Commission voted unanimously to recommend to City Council the disapproval of Marjan DuBois' request for a leak adjustment.

Motion: A motion was made by Councilmember Trial, seconded by Councilmember McCaw, to approve the recommendation of the Water Commission to disapprove the leak adjustment request

from Marjan DuBois. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

ii. Request from Marilyn Manford, 8101 Garden North, with water billing and usage due to water leak and possible leak adjustment.

David Heier, Water Commission Chair, reported the Water Commission heard Marilyn Manford's request, reviewed the documents for the Manford's account, and the timeline of the events. The Water Commission voted unanimously to recommend to City Council the approval of Marilyn Manford's request for a leak adjustment.

Motion: A motion was made by Councilmember Lantzy, to disapprove the Water Commission recommendation to approve the leak adjustment request for Marilyn Manford. The motion failed due to lack of a second.

The City Council discussed the timeline of the leak and the moratorium and the medical reason for the few day delay in filing the leak request.

Motion: A motion was made by Councilmember Thompson, seconded by Councilmember McCaw, to approve the recommendation of the Water Commission to approve the leak adjustment request from Marilyn Manford. The City Council voted four (4) for and one (1) opposed (Lantzy). The motion carried.

iii. Request from Jerry Warden, 21375 Gunther Grove, to discuss concerns with water billing and usage due to possible water leak and possible leak adjustment.

David Heier, Water Commission Chair, reported the Water Commission reviewed the documentation from the Water Department and the Warden's account. The Water Commission agreed that the water usage occurred because his water was being used without permission and this incident should be reported to the Police and handled differently. He stated the Water Commission voted unanimously to recommend to City Council the disapproval of Jerry Warden's request for a leak adjustment.

Motion: A motion was made by Councilmember McCaw, seconded by Councilmember Thompson, to approve the recommendation of the Water Commission to disapprove the leak adjustment request from Jerry Warden. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

l) FY2017 Budget submissions and process

The City Council agreed by consensus to postpone this item until the City Council Special Meeting scheduled for Monday, June 6, 2016.

m) City Council Communication Projects

- i. City Council Idea/Suggestions**
- ii. Citizen Concern/Issue Process**

The City Council agreed by consensus to postpone this item until the City Council Special Meeting scheduled for Monday, June 6, 2016.

- n) **Status Reports:**
 - iv. **Animal Control Ordinance amendments.**
 - v. **Sign Ordinance amendments.**
 - vi. **Personnel Policy.**
 - vii. **MS4 Ordinance/TCEQ Presentation**

The City Council agreed by consensus to postpone this item until the City Council Special Meeting scheduled for Monday, June 6, 2016.

- o) **Update from the Garden Ridge Parks Committee**
 - i. **Status report on development of City Parks plan**
 - ii. **Status report on July 4th Celebration**

The City Council agreed by consensus to postpone this item until the City Council Special Meeting scheduled for Monday, June 6, 2016.

p) Update from Deer Management

The City Council agreed by consensus to postpone this item until the City Council Special Meeting scheduled for Monday, June 6, 2016.

- q) **Future Agenda Items requested by City Council**
 - i. **Rolling Agenda.**

The City Council agreed by consensus to postpone this item until the City Council Special Meeting scheduled for Monday, June 6, 2016.

- r) **Any item removed from the consent agenda will be recalled for discussion and possible action at this time.**

The City Council agreed by consensus to postpone all items pulled off the consent agenda until the City Council Special Meeting scheduled for Monday, June 6, 2016.

6. Citizen's Participation – Limit remarks to three (3) minutes per citizen
No one wished to speak.

7. Reports and Comments from Mayor and City Councilmembers

The Mayor and/or City Councilmembers may comment, make general announcements and/or provide progress reports on events, activities and/or committees/board meetings concerning the following:

**Northeast Partnership
Schertz-Seguin Local Government Corporation (“SSLGC”)
Cibolo Valley Local Government Corporation (“CVLGC”)
City Water Commission
City Quarry Commission**

**City Planning & Zoning Commission
Garden Ridge Police Academy Alumni Association
Citizen on Patrol
Garden Ridge Lion's Club
Comal County
Comal ISD/Garden Ridge Elementary
Guadalupe County
Bexar County
Alamo Area Metropolitan Planning Organization ("MPO")
TXDOT
Joint Base Land Use Study-Randolph
Greater Bexar County Council of Cities
Lonestar Light Rail
Northeast Lakeview Friends of Nighthawk
Boy Scouts and/or Girl Scouts**

The City Council agreed by consensus to postpone this item until the City Council Special Meeting scheduled for Monday, June 6, 2016.

8. Executive Session

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

- a) Pursuant to Texas Government Code Chapter 551.071 (legal advice) discussion with legal counsel regarding the installation and operation of a sewer system and drainage in the City of Garden Ridge.**

The City Council agreed by consensus to postpone this Agenda Item until the City Council Special Meeting scheduled for Wednesday, June 15, 2016.

- b) Pursuant to Texas Government Code Chapter 551.071 (legal advice), receive attorney-client privileged information regarding Police Chief; discussion on related legal advice and assessment of legal liabilities.**
- c) Pursuant to Texas Government Code Chapter 551.074 (personnel), to deliberate the appointment, employment, evaluation, duties and discipline of the Police Chief.**

Mayor Knaus announced the City Council will recess into Executive Session at 7:50 pm, in accordance with Section Code 552.071, to consult with legal counsel and Section Code 551.074, regarding personnel.

Mayor Knaus adjourned the Executive Session at 10:53 p.m. and the City Council reconvened back into regular session.

9. Business Items (continued)

No action on any item posted for Executive Session was taken.

10. Adjournment

There being no further business, the Wednesday, June 1, 2016 Garden Ridge City Council regular meeting was adjourned at 10:57 p.m. by Mayor Knaus.

Nadine L. Knaus
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary

**SIGN IN TO SPEAK AT THE JUNE 1, 2016
CITY COUNCIL REGULAR MEETING
CITIZEN COMMENT PERIOD**

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- c) Limit remarks to three (3) minutes per citizen during Item 4 and to three (3) minutes per citizen during Item 9.
- d) Citizens' comments will be limited to one (1) hour in Item 4 and thirty (30) minutes in Item 9.
- e) Citizen comments may be deferred to a specific Business Item set forth in Section 7, below, if such comments pertain to such Business Item.

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Disclaimer:

Any disruptive behavior, including shouting or derogatory statements or comments, will 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.

NAME	ADDRESS	SUBJECT
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City of Garden Ridge

Engineer's Update

RIVER CITY ENGINEERING, PLLC

JUNE 1, 2016

GARRY MONTGOMERY, P.E.

2013 CIP Project Update

- The contractor has completed the pavement repairs identified on the warranty repair list.
- The contractor is required to seal coat the repairs on Grass Creek, Blazing Star and Timber Rose once the pavement is dry and weather is warm enough to complete the seal coat within specification.
- During the recent heavy rains the drainage system worked very well and sustained minimal damage due to flooding.

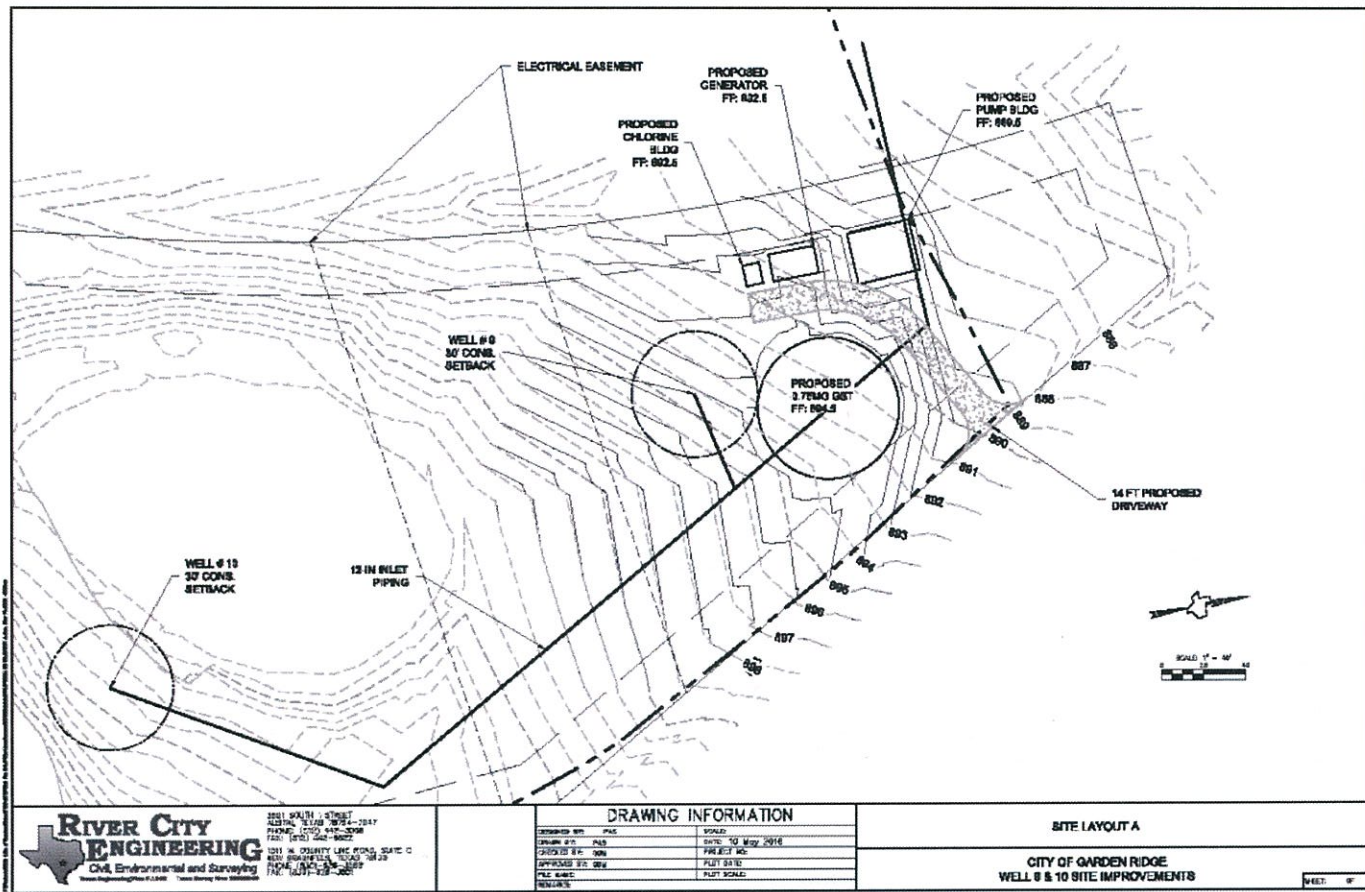
2015 CIP Project Update

- We held the Pre-Construction Conference on May 10, 2016.
- Contracts have been signed and will be distributed to the contractor and City Staff.
- The Notice to Proceed will be issued June 6, 2016.
- The contractor is awaiting material delivery and should begin installing erosion controls next week.
- The first website update has been sent to City Staff to be uploaded to the webpage.
- The contractor will begin on the waterlines near Fairview Circle and work towards Goldenrod

2015 Well 9 & 10 Site Development

- RCE met with City staff on May 18 to discuss options on the site plan for the ground tank and pump station.
- We are moving forward with final design and will begin electrical design within the coming month.
- The project is on schedule and remains within budget.

2015 Well 9 & 10 Site Development



2016 CIP Projects and Remaining Funds

➤ Prior to issuing the 2015 CIP Bonds a project list was compiled with corresponding cost estimates. The following list summarizes the remaining funds and projects:

Project Title	Original Estimate	Awarded Project Cost	Contingency	Remaining Project Cost	Balance Available
2015 CIP Project	\$5,208,069.83	\$4,762,497.32	\$350,000	-	\$95,572.51
Well 9 & 10	\$2,308,000.00	\$704,549.07	-	\$1,603,450.93	-
Park Lane, Valley Park, Park Lane Ct & Doerr Lane	\$318,994.50	-	-	-	\$318,994.50
Naco Loop 12" Waterline – Easements and Prelim Design	\$165,000.00	-	-	-	\$165,000.00
Park Improvements and Community Center	\$100,000.00	-	-	-	\$100,000.00
FM 2252 12" Waterline – Easements and Prelim Design	\$42,000.00	-	-	-	\$42,000.00
Bat Cave 12" Waterline – Easements and Prelim Design	\$280,000.00	-	-	-	\$280,000.00
Totals	\$8,422,064.33	\$5,467,046.39	\$350,000.00	\$1,603,450.93	\$1,001,567.01



City of Garden Ridge

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

MINUTES OF CITY COUNCIL SPECIAL MEETING, **JUNE 6, 2016**

Members Present:

Mayor Nadine Knaus
Mayor Pro-Tem John McCaw
Councilmember Todd Arvidson
Councilmember Bryan Lantzy
Councilmember Larry Thompson
Councilmember Shelby Trial

Member Absent:

None

City Staff Present:

Nancy Cain, City Administrator
Cynthia Trevino, City Attorney
Ron Eberhardt, Police Chief
Royce Goddard, Water Manager
Steven Steinmetz, Public Work Director
Karen Ford, Finance/HR
Shelley Goodwin, City Secretary

1. Call to Order

With a quorum of the City Council Members present, Mayor Knaus called the special meeting of the Garden Ridge City Council to order at 9:00 a.m. on Tuesday, June 6, 2016, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Citizen's Participation - 3 minute limit per citizen

Ken Kneupper, Schoenthal Road, stated his wife has been working hard on the GRCPAAA Silent Auctions that will take place at the Car Show on June 11th and Garden Ridge July 4th Celebration. He suggested the Parks Committee begin their donation solicitation in January, since that is when the larger corporations begin their contribution process.

3. Items 4a)-4k) postponed from City Council Regular Meeting on June 1, 2016

a) Approval of May 4, 2016 Regular City Council Meeting

Councilmember Thompson stated he pulled this item off the Consent Agenda on June 1, 2016 City Council Regular Meeting because he felt they were incomplete. He stated he would like to postpone this Agenda Item until the June 15, 2016 City Council Special Meeting since he feels they are still incomplete.

b) State of the City

i. City Administrator Monthly Activity Report

- **Sign approvals since prior Council meeting**
- **Community Center usage and financial report**
- **Building Permits issued to date for residential, commercial and minor Construction projects**
- **Recognition of employees and/or city events**

Councilmember Thompson stated he pulled this item off the Consent Agenda on June 1, 2016 City Council Regular Meeting because he wanted to thank the Garden Ridge Women Club for their donation to the City.

Motion: Upon a motion made by Councilmember Lantzy and a second by Councilmember Trial, to approve the City Administrator Monthly Activity Report. The City Council voted five (5) for and (0) opposed. The motion carried unanimously.

ii. Public Works Monthly Activity Report

- **Street and Right-Of-Way Maintenance**
- **Drainage Facility and Easement Maintenance**
- **Animal Control (domestic and wild)**
- **Public Works Projects**

Councilmember Thompson stated he pulled this item off the Consent Agenda on June 1, 2016 City Council Regular Meeting because he wanted an update on the Hickory Bend Drainage project and Garden Ridge Dr.

Steven Steinmetz, Public Works Director, provided an update on these projects. Concerning the driveway issues at 9111 Garden Ridge Drive, they are waiting until the ground dries up to complete the work. Concerning citizen complaint about the grass growing in the creek area along 9112 Garden Ridge Drive, this area is mowed only once a year due to the difficulties of getting into the creek area. Concerning Hickory Bend retaining wall, he reported he continues to look for a contractor to do the work.

The City Council discussed putting a plan together to maintain the creek behind Garden Ridge Drive after the CIP project is complete.

Motion: Upon a motion made by Councilmember Trial and a second by Councilmember Thompson, to approve the Public Works Monthly Activity Report. The City Council voted five (5) for and (0) opposed. The motion carried unanimously.

c) Approval/Disapproval of petition by Tricon Precast for variance to Garden Ridge Ordinance 19, Attachment No. 1, Section 4, Foundation Requirements, to be allowed to construct the Cupolex Structure Slab System

Motion: Upon a motion made by Councilmember Lantzy and a second by Councilmember McCaw, to approve the petition by Tricon Precast for variance to Garden Ridge Ordinance 19, Attachment No. 1, Section 4, Foundation Requirements, to be allowed to construct the Cupolex Structure Slab System for an office building. The City Council voted five (5) for and (0) opposed. The motion carried unanimously.

d) Discussion on extending delinquency date for water billing from 15 days to 30 days

The City Council discussed the due date deadlines, adding the amount if paid by due date and amount if paid after date, and legal wording requirement for delinquent payments and water cut-off for delinquent accounts.

e) FY2017 Budget submissions and process

Nancy Cain, City Administrator, stated that City staff is starting the FY2017 Budget process and if the City Council has certain items they wish to see on the Budget to please let her know. She stated she hopes to have the proposed budget to the City Council before the City Council Special Meeting on July 20, 2016.

Mayor Knaus stated when the City Council receives the proposed budget; they will also receive a Financial 5 Year Plan as well.

f) City Council Communication Projects

i. City Council Idea/Suggestions

ii. Citizen Concern/Issue Process

Nancy Cain, City Administrator, reviewed the City Council Idea/Suggestions and stated she has not closed any issues until the requestor feels the items are closed. She asked the City Council to review the document and if they are the requestor, please let her know if an item is complete so the item can be closed.

The City Council discussed the idea/ suggestion list, number of employees verses the number of issues, and prioritizing the list so staff does not get overwhelmed.

The City Council also discussed the Citizen Concern/Input Process.

Mayor Knaus stated she will be meeting with Jesse Valdez, who has agreed to assist staff in reengineering our Citizen Concern/Input Process. She stated she feels he will assist us in making sure all bases are covered.

g) Status Reports:

i. Animal Control Ordinance amendments.

ii. Sign Ordinance amendments.

iii. Personnel Policy.

iv. MS4 Ordinance/TCEQ Presentation

Cynthia Trevino, City Attorney, reported the Animal Control Ordinance amendments and the Sign Ordinance amendments are currently being reviewed by her office. She also stated the Personnel Policy and MS4 Ordinance/TCEQ Presentation will be discussed at the City Council Special Meeting scheduled to be held on June 15, 2016 at 6pm.

h) Update from the Garden Ridge Parks Committee

i. Status report on development of City Parks plan

ii. Status report on July 4th Celebration

Councilmember Trial stated he has provided a draft of the City Parks plan to the Mayor and City Administrator for review.

Mayor Knaus thanked the Garden Ridge Parks Committee for their hard work on the City Parks plan.

Councilmember Trial stated the finalization of the July 4th Celebrations are under way. He stated the Committee has been working hard on different activities and he encouraged everyone to come to Paul Davis Park on Monday, July 4th at 9am.

i) Update from Deer Management

Councilmember Arvidson stated there will be a Deer Management meeting on Thursday, June 16, 2016 at 6 pm in the Council Chambers. He encouraged everyone to attend so they can hear the results of the deer trapping, meat donations and testing that occurred. He also stated Texas Parks and Wildlife will be doing additional testing on the fecal matter in Garden Ridge.

j) Future Agenda Items requested by City Council

i. Rolling Agenda

Nancy Cain, City Administrator, reviewed the City Council Special Meeting for June 15, 2016.

The City Council discussed the items proposed for the June 15, 2016 meeting and either moving them to another meeting or setting time limits. They also discussed forming subcommittees to review several issues.

k) Reports and Comments from Mayor and City Councilmembers

The Mayor and/or City Councilmembers may comment, make general announcements and/or provide progress reports on events, activities and/or committees/board meetings concerning the following:

**Northeast Partnership
Schertz-Seguin Local Government Corporation ("SSLGC")
Cibolo Valley Local Government Corporation ("CVLGC")
City Water Commission
City Quarry Commission
City Planning & Zoning Commission
Garden Ridge Police Academy Alumni Association
Citizen on Patrol
Garden Ridge Lion's Club
Comal County
Comal ISD/Garden Ridge Elementary
Guadalupe County
Bexar County
Alamo Area Metropolitan Planning Organization ("MPO")
TXDOT
Joint Base Land Use Study-Randolph
Greater Bexar County Council of Cities**

**Lonestar Light Rail
Northeast Lakeview Friends of Nighthawk
Boy Scouts and/or Girl Scouts**

Councilmember Trial stated he attended the Garden Ridge Elementary School's Young Author Event. He stated that this was a great event and he really enjoy participating. He stated he also wanted to congratulate Ashley Jackson for being selected Teacher of the Year.

Councilmember Lantzy stated he also attend the Garden Ridge Elementary School's Young Author Event and was very impressed by the teachers and students.

Councilmember Thompson thanked DNRBH&Z for a great seminar.

Councilmember Trial stated the Eagle Scout project has been complete. He stated the nature trail has been cleared, but there will be more work done in the future. He also stated there will be a volunteer clean-up day at the Paul Davis Park soon.

Councilmember Thompson stated the Lion's Club will be painting the benches in the big pavilion at Paul Davis Park on June 25, 2016.

Councilmember Arvidson stated he met with Superintendent Dr. Kim regarding future CISD bonds, budget and recaptures.

Councilmember Arvidson stated he attended the 50th Anniversary of the Canyon Lake Dam and felt it was a great event.

Councilmember Trial read an email from Ken Kneupper thanking Marissa Spencer and Bill Spiller for their hard work with making the Bike Rodeo a success.

4. Discussion

Determining the strategic direction, initiatives, and establishing project priorities for the City of Garden Ridge; direct staff as necessary.

The City Council continued the discussion of the strategic direction, initiatives and establishing project priorities for the City of Garden Ridge from the March 17, 2016 Special Meeting.

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

Pursuant to Texas Government Code Chapter 551.071 (legal advice) receive attorney-client privileged information regarding Police Chief; discussion on related legal advice and assessment of legal liabilities.

Mayor Knaus announced the City Council will recess into Executive Session at 11:15 a.m., in accordance with Section Codes 552.071, to consult with legal counsel.

Mayor Knaus adjourned the Executive Session at 11:35 a.m. and the City Council reconvened back into regular session.

The City Council continued their discussion of the strategic direction.

5. Citizen's Participation – Limit remarks to three (3) minutes per citizen
No one wished to speak.

6. Adjournment

There being no further business, the Monday, June 6, 2016 Garden Ridge City Council special meeting was adjourned at 12:49 p.m. by Mayor Knaus.

Nadine L. Knaus
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary



City of Garden Ridge

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

MINUTES OF CITY COUNCIL SPECIAL MEETING, **JUNE 15, 2016**

Members Present:

Mayor Nadine Knaus
Mayor Pro-Tem John McCaw
Councilmember Todd Arvidson
Councilmember Bryan Lantzy
Councilmember Larry Thompson
Councilmember Shelby Trial

Member Absent:

None

City Staff Present:

Nancy Cain, City Administrator
Cynthia Trevino, City Attorney
Ron Eberhardt, Police Chief
Royce Goddard, Water Manager
Steven Steinmetz, Public Work Director
Karen Ford, Finance/HR
Shelley Goodwin, City Secretary

1. Call to Order

With a quorum of the City Council members present, Mayor Knaus called the special meeting of the Garden Ridge City Council to order at 6:00 p.m. on Tuesday, June 15, 2016, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Citizen's Participation - 3 minute limit per citizen

Ken Kneupper, Schoenthal Road, stated he attended the Planning and Zoning Commission where they voted against rezoning to allow a commercial business on FM 2252. He feels the City of Garden Ridge needs more commercial zoning and development which could be beneficial to the City if it is done right.

Kay Bower, 8947 Garden Ridge Dr., stated she was disappointed to read the May 4, 2016 Minutes section regarding the Sign Ordinance Update. She stated she feels this Ordinance should have already been updated.

3. Items postponed from City Council Regular Meeting on June 1, 2016

a) City Council Regular Meeting Minutes May 4, 2016

Motion: Upon a motion made by Councilmember Trial and a second by Councilmember McCaw, to approve the City Council Regular Meeting Minutes from May 4, 2016. The City Council voted five (5) for and (0) opposed. The motion carried unanimously.

b) Update on Comal County Dispatch and emergency communication outage on May 9, 2016

Ron Eberhardt, Police Department Chief, provided an update on the Comal County Dispatch and emergency communication outage on May 9, 2016. He stated the Comal County non-emergency number was down for 24 hours. He stated Bexar Metro 9-1-1 and City of New Braunfels dispatch was working, and the City of New Braunfels picked up the emergency dispatch during the AT&T outage. He stated he will get with them to make sure in the future all lines get transferred during outages and that he or LT. Bellinger are contacted so that residents can be notified.

The City Council discussed alternative network services and the number of times an outage has occurred.

c) Approval/Disapproval of the Bexar Metro 9-1-1 Network District's Proposed Fiscal Year 2017 Budget in accordance with Texas Health & Safety Code, Chapter 772.309

Nancy Cain, City Administrator, stated the Bexar Metro 9-1-1 Network District's proposed Fiscal Year 2017 Budget was approved by their board on May 17, 2016. She stated they are required to get comments and approval or disapproval from the participating jurisdiction. Once the board has received comments and approval or disapproval, they may make changes as necessary to adopt the Fiscal Year 2017 Budget at their meeting on July 25, 2016. She stated she recommends approval of the Bexar Metro 9-1-1 Network District's Proposed Fiscal Year 2017 Budget in accordance with Texas Health & Safety Code, Chapter 772.309.

The City Council discussed the proposed budget and funding which is through a charge on phone bills.

Motion: Upon a motion made by Councilmember Lantzy and a second by Councilmember Thompson, to approve the Bexar Metro 9-1-1 Network District's Proposed Fiscal Year 2017 Budget in accordance with Texas Health & Safety Code, Chapter 772.309. The City Council voted five (5) for and (0) opposed. The motion carried unanimously.

4. Presentation, Possible Action and Discussion

a) Presentation and discussion of MS4 Stormwater Ordinance

i. Presentation by TCEQ on MS4

Asma Vahora, Texas Commission Environmental Quality, provided a PowerPoint presentation concerning what an MS4 was and how to comply with the regulations (see attached).

ii. Ordinance 191-062016 adopting Stormwater Pollution Control; regulating the discharge of pollutants into the Municipal Separate Storm Water System (MS4); providing for a penalty; providing for repealing, savings and severability clauses; and providing for an effective date.

The City Council discussed the presentation and the draft ordinance. The Council also discussed continuing the City's efforts at educating the community on various pollution causes including construction, wildlife and auto accident spills.

Motion: Upon a motion made by Councilmember Arvidson and a second by Councilmember Trial, to approve Ordinance 191-062016 adopting Stormwater Pollution Control; regulating the discharge of pollutants into the Municipal Separate Storm Water System (MS4); providing for a penalty; providing for repealing, savings and severability clauses; and providing for an effective date. The City Council voted five (5) for and (0) opposed. The motion carried unanimously.

b) Presentation on the creation of Library Science Club and possible action

Linda Crosland, Librarian, stated the Garden Ridge Library and Garden Ridge Elementary School have partnered together to create several events at the Library and now would like to create a Science Club. She stated this will be an after school club that would meet a total of 25 times beginning in September in the Bluebonnet Room at the Community Center. She provided an outline for the Science Club and a supply list.

The City Council discussed getting the community involved. They agreed by consensus that the Library Science Club is a great idea and should move forward and that Mrs. Crosland should be commended for her efforts.

**c) Garden Ridge Lions Club request for usage of space in the City
Maintenance Building located at 9357 Schoenthal Road.**

Nancy Cain, City Administrator, stated she has been approached by the Garden Ridge Lions Club regarding the use of a room in the old maintenance building on the old City Hall property.

Councilmember McCaw stated the Garden Ridge Lions Club is willing do all the work on the room to prepare it for storing equipment and supplies and will maintain the room while it is being used.

Mayor Knaus announced the City Council will recess into Executive Session at 7:22 pm, **pursuant to Texas Government Code Chapter 551.071 (legal advice), receive attorney-client privileged information regarding contract with Garden Ridge Lions Club.**

Mayor Knaus adjourned the Executive Session at 7:33 p.m. and the City Council reconvened back into regular session.

Motion: Upon a motion made by Councilmember McCaw and a second by Councilmember Lantzy, to direct the City Attorney to draft a contract between the Garden Ridge Lion's Club and the City of Garden Ridge for a public purpose lease of \$1 a year for approximately 170 square feet in the old maintenance building located at 9357 Schoenthal Road. The City Council voted five (5) for and (0) opposed. The motion carried unanimously.

d) Resolution No. 391-062016- A Resolution of the City Council of the City of Garden Ridge, Texas, regarding the Organizational Assessment Report on the Garden Ridge Police Department received in Executive Session June 1, 2016.

Mayor Knaus stated several people have expressed concerns with the wording of the past Executive Sessions regarding the Police Chief. She stated this wording is legal wording that is required to allow the City Council to talk about the assessment and personnel issues in Executive Session.

Motion: Upon a motion made by Councilmember Thompson and a second by Councilmember Arvidson, to approve Resolution No. 391-062016- A Resolution of the City Council of the City of Garden Ridge, Texas, regarding the Organizational Assessment Report on the Garden Ridge Police Department received in Executive Session June 1, 2016. The City Council voted five (5) for and (0) opposed. The motion carried unanimously.

e) Future Agenda Items requested by City Council

i. Rolling Agenda.

Nancy Cain, City Administrator, reviewed the Rolling Agenda for the upcoming meetings. She stated if there are any items that need to be added to please notify the City Secretary.

Mayor Knaus stated that she had met with staff and believed that some of the quality issues that have been occurring are due to the staff trying to do too much too fast, and that time need to be taken to get things right. She stated she feels the City staff is currently overloaded with the size of the staff the City has.

The City Council discussed the upcoming budget meetings, budget items and prioritizing request.

Mayor Knaus moved the Citizen Participation and Executive Session Agenda Items up in the meeting.

5. Citizen's Participation – Limit remarks to three (3) minutes per citizen

Kay Bower, 8947 Garden Ridge Dr., thanked the City Council for the TCEQ presentation, but is concerned that a hazardous business has gotten a TCEQ permit and they are only 4 miles outside the City limits. She also stated she feels the Sign Ordinance should be amended before the Land Development Code is adopted. She also requested the Rolling Agenda be placed on the City website.

Ken Kneupper, Schoenthal Road, thanked everyone involved for a successful GRCPAAA Car Show. He stated he is on the CISD Committee to find ways for CISD to help keep tax dollars in their district. He also stated CISD is holding a Coding Computer Camp for CISD students.

Robert Brockman, Schertz, Texas, thanked the City Council for using the wall instead of the screen when using the projector. He stated it makes it easier to see and read the items.

6. Executive Session

**The City Council will recess its open meeting and reconvene in Executive Session:
Pursuant to Texas Government Code Chapter 551.071 (legal advice) to:**

**Discussion with legal counsel regarding the installation and operation of a
sewer system and drainage in the City of Garden Ridge.**

Mayor Knaus announced the City Council will recess into Executive Session at 7:48 pm, in accordance with Section Code 552.071, to consult with legal counsel.

Mayor Knaus adjourned the Executive Session at 8:43 p.m. and the City Council reconvened back into regular session.

7. Reconvene

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

Motion: Upon a motion made by Councilmember Thompson and a second by Councilmember Lantzy, to instruct staff to proceed with the necessary documents associated with constructing a sewer system along FM 2252 for the purpose of commercial development. The documents are to include the following items:

- 1) Reimbursement resolution
- 2) Master Plan
- 3) Impact Fee Study and CCMA Agreement
- 4) Right-of-Way acquisition
- 5) Contract development
- 6) Financing plan

All of these items must be consistent with the character of the City and the expectation of the Garden Ridge residents. The City Council voted five (5) for and (0) opposed. The motion carried unanimously.

4.f) Review of the amendments to the City of Garden Ridge Personnel Policy and direction to Staff (1 hour limit)

Cynthia Trevino, City Attorney, stated after the last review of the proposed amended City of Garden Ridge Personnel Policy she has done some research and feel Texas Municipal League has a policy that might fit Garden Ridge better. She stated she feels the TML policy is a better product and she would like to have time to work with that policy before the City Council proceeds any further.

The City Council discussed issues in the proposed policy they would like addressed. They agreed by consensus to give the City Attorney time to review and bring back a different policy at the July 20, 2016 Special Meeting.

8. Adjournment

There being no further business, the Wednesday, June 15, 2016 Garden Ridge City Council regular meeting was adjourned at 8:47 p.m. by Mayor Knaus.

Nadine L. Knaus
Mayor

ATTEST

Shelley Goodwin, TRMC
City Secretary

Phase II Municipal Separate Storm Sewer Systems General Permit

Asma Vahora
Compliance Assistance Specialist
San Antonio- Region 13
210-403-4039
Asma.Vahora@tceq.texas.gov



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1-800-447-2827 www.TexasEnviroHelp.org



Compliance Assistance

- Hotline 800-447-2827
- One-on-One Assistance from Regional Staff
- EnviroMentor Program
- Informational Resources
 - TexasEnviroHelp.org
 - The Advocate



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What is stormwater? What is discharge?

- Stormwater is rainfall and snowmelt.
- Run-off carries potential pollutants as a discharge.



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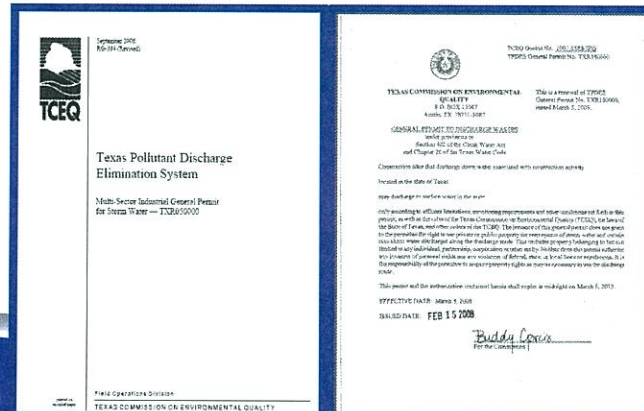


Permits are necessary



What is a permit?

- Establishes limits and requirements for 5 years
- Authorizes discharges from specific activities *and* certain non-stormwater discharges



What is an MS4?

- Publicly owned or **operated** drainage system designed to convey stormwater
- Not a wastewater collection or sewer
- Conveyance located fully or partially within UA
- **"Once in, always in."**



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Non-Traditional MS4s

- Counties
- Military Bases
- Transportation Systems
- Hospitals
- Universities
- Correctional Facilities
- Municipal Utility Districts
- Drainage Districts



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What is an Urbanized Area?

- High density of residential population:
 - at least 1,000 people per square mile **and**
 - at least 50,000 total population
- U.S. Census Bureau
 - Collects data every 10 years (2010)
 - Develops UA maps, boundaries
- MS4 required to regulate only the portion within UA
- UA Maps also located on TCEQ and EPA web sites

Authorization Process

- Submit NOI, proposed Stormwater Management Program, and application fee
- Administrative review by the TCEQ
 - Additional information from applicant
- Technical Review of SWMP
 - Additional information from applicant
- Public Notice published in newspaper
 - Public Meeting
- Approved by the TCEQ 

Annual Reporting Period

- Select a 12-month permit year
 - Permit issuance date:
 - December 13–December 12, report due ~March 13
 - Calendar year:
 - January 1–December 31, report due ~March 31
 - Fiscal year:
 - August 1–July 31, report due ~October 31
- Remain consistent with reporting period
- Submit within 90 days from end of permit year
 - Existing MS4s: 1st report includes all months since end of last reporting period

Technical Requirements

Develop and implement comprehensive SWMP to:

- Reduce pollution to maximum extent practicable
- Meet water quality requirements of CWA and TWC
- Required only inside of UA boundaries
- Best Management Practices, ordinances, and other mechanisms
- Include six minimum control measures

Tiered Approach

- Requirements based on UA population served:
 - Level 1: < 10,000
 - Level 2: 10,000 – 40,000 & **non-traditional**
 - Level 3: 40,000 – 100,000
 - Level 4: > 100,000
- Level does not change during permit term

Impaired Water Body

- Determine if receiving water body is on the current, approved [Index of All Impaired Waters](#)
- Identify pollutant of concern
- Determine if MS4 is contributing the POC
- SWMP must include:
 - Focused BMPs for reducing the POC
 - Measurable goals for each BMP
 - Identify and focus on sources of bacteria
 - Assess progress
- Include in Annual Report



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SWMP

Includes a map and six **Minimum Control Measures**:

1. Public Education, Outreach and Involvement
2. Illicit Discharge Detection and Elimination
3. Construction Site Runoff Control
4. Post-Construction Mgmt. in New & Redevelopment
5. Pollution Prevention and Good Housekeeping for Municipal Operations
6. Industrial Sources
7. Optional – Construction by MS4

For each MCM

- Establish measurable goals
- Evaluate / assess efforts to meet goals
- Meet MEP standard for each goal
- Maintain records evaluating efforts
- Report progress annually
- Full implementation by end of permit term



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Allowable Non-SW Discharges

- Address in relevant MCMs of the SWMP
- Discharges listed in 40 CFR 122.26(d)(2)(iv)(B)(1)
- Specific potable or uncontaminated sources:
 - water line flushing (except hyperchlorinated)
 - runoff from landscape irrigation
 - street wash water
 - residential vehicle washing
 - A/C condensate



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How to be in compliance...

- Know the applicable sections of the permit
- Communicate throughout organization
- Use available resources and partners
- Implement and maintain appropriate controls
- Follow recordkeeping/reporting requirements
- Request to change SWMP when necessary
- Contact the TCEQ for guidance if needed



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Read the
permit...
and the SWMP!

TCEQ Resources

Assistance Tools for Stormwater Permitting:

- Check the status of permits online
- Industrial
- Construction
- **Phase II (Small) MS4s**
 - Model Ordinance Guide
 - Annual Report - form 20561
 - Surface Water Maps
 - Water Quality Data

Texas Water Development Board

- **Clean Water State Revolving Fund**
 - Public entities - cities, counties, districts
 - Eligible projects include:
 - Stormwater pollution control
 - Wastewater recycling, reuse, treatment
 - Non-point source pollution control
 - Low interest rate loans and loan forgiveness
 - Projects added throughout the year
- **Contact:**
 - Mark.Evans@TWDB.Texas.gov
 - 512-463-8510





U.S. Environmental Protection Agency

- 2010 Urbanized Area Maps
- Training and Webcasts
- Fact Sheets and Guidance:
 - MS4 Measurable Goals Guide
 - MS4 Program Evaluation Guide
 - Model SWMP
 - Green Infrastructure / Green Streets
 - Smart Growth
 - BMPs for Industry
 - Low Impact Development

Stormwater Permitting Program

Permit and Technical Questions

- **512-239-4671**
 - **swgp@tceq.texas.gov**
 - Stormwater Permitting, MC-148
Texas Commission on Environmental Quality
P. O. Box 13087
Austin TX 78711-3087
- 

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- **1-800-447-2827**
- **www.TexasEnviroHelp.org**
- **sbap@tceq.state.tx.us**
- **TCEQ Regional Offices**



CITY OF GARDEN RIDGE
STATEMENT OF ACTIVITIES
CURRENT AND YEAR TO DATE AS OF 5/31/2016

GENERAL FUND	MAY 16	YTD	AMEND #1 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 159,127.56	\$ 2,041,009.90	\$ 2,596,660.00	78.6%	\$ 555,650.10
EXPENDITURES					
ADMINISTRATION	45,278.99	382,972.93	695,986.00	55.0%	313,013.07
COURT	5,905.25	47,974.78	79,088.00	60.7%	31,113.22
POLICE	77,556.37	737,411.87	1,206,761.00	61.1%	469,349.13
PUBLIC FACILITIES	33,352.60	258,679.15	437,601.00	59.1%	178,921.85
COMMUNITY CENTER	3,580.42	45,067.22	64,561.00	69.8%	19,493.78
LIBRARY	2,388.76	21,731.60	37,381.00	58.1%	15,649.40
TOTAL EXPENDITURES	168,062.39	1,493,837.55	2,521,378.00	59.2%	1,027,540.45
NET POSITION	<u>\$ (8,934.83)</u>	<u>\$ 547,172.35</u>	<u>\$ 75,282.00</u>		<u>\$ (471,890.35)</u>

WATER FUND	MAY 16	YTD	AMEND #1 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 83,191.37	\$ 688,663.12	\$ 1,496,567.00	46.0%	\$ 807,903.88
EXPENDITURES	58,490.76	719,357.00	1,553,852.00	46.3%	834,495.00
NET POSITION	<u>\$ 24,700.61</u>	<u>\$ (30,693.88)</u>	<u>\$ (57,285.00)</u>		<u>\$ (26,591.12)</u>

CITY OF GARDEN RIDGE
MONTHLY ACCOUNT BALANCES & INTEREST RATES
PERIOD ENDED AS OF 5/31/2016

CITY FUNDS	BALANCE	CURRENT INTEREST RATE
GF OPERATING ACCOUNT	\$ 127,781.20	0.00%
GF MONEY MARKET	296,652.38	0.15%
ASSET/FORFEITURE - STATE	97.60	0.00%
ASSET/FORFEITURE - FED	59,203.68	0.10%
2009 REFI	70,270.26	0.10%
2009 I&S	112,778.21	0.15%
2012 REFI	155,208.14	0.15%
2012 I&S	115,245.79	0.15%
2012 CIP PROJECT	404,820.75	0.15%
2015 I&S	104,516.20	0.15%
2015 CIP PROJECT	6,567,502.84	0.15%
STREET IMPACT FEES	4,976.63	0.05%
TEXPOOL STREET IMPROV	16,257.38	0.34%
TEXPOOL INVESTMENTS	1,458,628.60	0.34%
FG PEG CAPITAL FEES	84,423.05	0.00%
TOTAL CITY FUNDS	\$ 9,578,362.71	
AVERAGE INTEREST RATES - CITY		0.16%

WATER FUNDS	BALANCE	CURRENT INTEREST RATE
WATER IMPACT FEES	\$ 4,983.80	0.05%
TEXPOOL WATER INVEST	1,701,491.67	0.34%
TEXPOOL IMPACT FEES	177,421.09	0.34%
TEXPOOL WATER RIGHTS	4,915.32	0.34%
WATER SURCHARGE	144,562.59	0.15%
OPERATING ACCOUNT	365,670.95	0.15%
TOTAL WATER FUNDS	\$ 2,399,045.42	
AVERAGE INTEREST RATES - WATER		0.23%

TOTAL ALL ACCOUNTS	\$ 11,977,408.13	
AVERAGE INTEREST RATES - ALL ACCOUNTS		0.19%

CITY OF GARDEN RIDGE
CASH & INVESTMENTS STATEMENT
PERIOD ENDED AS OF 5/31/2016

GENERAL FUND	BALANCE
GF Operational Checking	\$ 127,781.20
GF Money Market	296,652.38
TexPool Investments	1,458,628.60
TOTAL General Fund Reserves	\$ 1,883,062.18

WATER FUND	BALANCE
Operational Checking	\$ 365,670.95
TexPool Water Invest	1,701,491.67
TOTAL Water Company Reserves	\$ 2,067,162.62

CITY OF GARDEN RIDGE
STATEMENT OF ACTIVITIES - COMMUNITY CENTER
YEAR TO DATE PERIOD ENDED AS OF 5/31/2016

REVENUES	YTD
RENTALS	\$ 24,600.00
DEPOSITS	15,750.00
DEPOSITS REFUNDED	(9,425.00)
DONATIONS	-
TOTAL REVENUES	30,925.00
EXPENDITURES	
MANAGER FEES	11,561.25
TELEPHONE	376.00
UTILITIES	4,820.65
MAINTENANCE	4,581.07
SUPPLIES	820.32
CLEANING	2,665.00
EQUIPMENT	71.89
MARKETING	-
DONATION EXPENDITURES	149.99
FACILITY ENHANCEMENTS	10,596.05
TOTAL EXPENDITURES	35,642.22
NET POSITION	\$ (4,717.22)

GARDEN RIDGE COMMUNITY CENTER MONTHLY REPORT

2016

May 21st thru June 20th, 2016

New Events Booked in Current Month	Charged	4
	No Charge	0

2015-2016

Total Number of Events for the Month	8
Events cancelled in for the Month	0
Total Number of Days in Use for the Month	10
Wildflower Room Only	

2013-2014

Total Number of Events for the Year	81
Total Number of days Used for the Year	261
Total Number cancelled for the Year	4
Wildflower and Bluebonnet Room	

Past years	# of Events	# of Days
2011-2012	76	257
2010-2011	72	241
2009-2010	65	208
2008-2009	67	199
2008	53	190
2007	58	183
2006		139
2005		116
2004		81

CITY OF GARDEN RIDGE BUILDING REPORT

5/21/2015 THRU 6/20/2016

MAJOR PERMITS

Permit #	Address	Builder	Sq Ft.	Value \$	Permit Fees
1030 -16	21248 Old Nacogdoches	Tricon Precast	2,320	\$ 301,600.00	\$ 3,092.40
1031 -16	9401 Municipal Parkway	Comal ISD	3,264		\$ 1,620.88
TOTAL			5,584	\$ 301,600.00	\$ 4,713.28

MINOR PERMITS

Permit #	Address	Builder	Project	Permit Fees
1026 -16	8306 Garden Arbor	American Fence	Fence	\$ 125.00
1027 -16	22009 Senna Hills	Michael Militana	Minor Electric	\$ 125.00
1028 -16	19527 Creekview Oaks	Minor Electric	Minor Electric	\$ 125.00
1029 -16	21660 Forest Waters Cir	Gilbert Beccarra	Patio Cover	\$ 100.00
1032 -16	20527 Cedar Caverns	Oscar Guajardo	Outbuilding	\$ 100.00
1033 -16	22310 Larmona Cove	Botanical Design	Patio, Spa	\$ 325.00
1034 -16	8716 Verano Dr.	Curl Industrial Services	Minor Electric	\$ 125.00
TOTAL				\$ 1,025.00

TOTAL MAJOR FEES FOR THE MONTH	\$ 4,713.28
TOTAL MINOR FEES FOR THE MONTH	\$ 1,025.00
TOTAL ALL PERMIT FEES FOR THE MONTH	\$ 5,738.28

TOTAL MAJOR PROJECTS VALUE FOR THE YEAR	\$ 7,503,467.40
TOTAL MAJOR PROJECTS SQ FT. FOR THE YEAR	60,983

TOTAL MAJOR PERMIT FEES FOR THE YEAR	\$ 50,247.07
TOTAL MINOR PERMIT FEES FOR THE YEAR	\$ 16,209.65
TOTAL ALL PERMIT FEES FOR THE YEAR	\$ 66,456.72

City Administrator

From: City Administrator
Sent: Wednesday, June 22, 2016 8:25 AM
To: 'Bracken Local 5091'
Subject: RE: Bracken FD Fill the Boot

This will not be a problem.

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

From: Bracken Local 5091 [mailto:bracken_firefighters5091@yahoo.com]
Sent: Tuesday, June 21, 2016 6:24 PM
To: City Administrator
Subject: Re: Bracken FD Fill the Boot

Mrs. Cain,

We have extended the collection dates for July 2nd-4th. Also collection times will be 10am-12pm and 4pm-7pm. Please let me know if this will be a complication so we can work on a solution. Thank you!

Jake Vierra
210-563-1569

Sent from my iPhone

On Jun 20, 2016, at 5:01 PM, City Administrator <administrator@ci.garden-ridge.tx.us> wrote:

Mr. Vierra,

Thank you for informing the city of when Bracken Volunteer Fire Department will be conducting the Fill the Boot Drive at FM 3009/2252. We wish you success!

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

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

From: Bracken Local 5091 [mailto:bracken_firefighters5091@yahoo.com]
Sent: Monday, June 20, 2016 4:25 PM
To: City Administrator
Subject: Bracken FD Fill the Boot

To whom this may concern,

Good afternoon, I'm Jake Vierra a firefighter at Bracken Fire. I was contacting to inform you and also ask permission for Bracken FD to perform MDA Fill the Boot Drive on July 3rd and July 4th. It will involve the on duty personnel which shouldn't exceed more than 6 people. We will be in the roadway at times at 2252/3009 collecting money for MDA. All proceeds go to such organization. We are not sure on exact times we will be out collecting due to calls but will be out at location during mid morning AND evening hours for no more than 2 hrs per period.

If you have any questions please feel free to contact me.

Jake Vierra
Vice-President
Bracken Local 5091
210-563-1569

Sent from my iPhone

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit <http://www.mimecast.com>



Garden Ridge Citizen Police Academy Alumni Association

9400 Municipal Parkway • Garden Ridge, Texas 78266

Nadine Knaus
Mayor, City of Garden Ridge
9400 Municipal Pkwy
Garden Ridge, TX 78266,

June 21, 2016

Nadine,

On behalf of the Garden Ridge Citizen Police Academy Alumni Association (GRCPAAA), I would like to take this opportunity to express our appreciation for the outstanding cooperation and support we received from the various city departments for our very successful June 11, 2016 car and craft show at the community center. There were 111 show cars that participated in the show plus hundreds of spectators who not only enjoyed the cars but also purchased food, bid on silent auction items, and shopped the many craft vendor tables.

Our success with this second annual event would not have been possible without the "extra effort" support received from city staff. Nancy Cain, City Administrator, worked with us on a date for the show, approved placing signs around the city, and advertising the show on the city signs. Shelley Goodwin, City Secretary, did a great job of advertising the show for us in the city "Grapevine" newsletter which certainly helped to bring in many spectators. Linda Crosland, Library Director, arranged the library hours to accommodate show car parking. Kim Ryan, Community Center Manager, worked closely with us on reserving the center and made sure that there were no loose ends. We received many favorable comments regarding the air conditioned community center. Steven Steinmetz, Public Works Director, went out of his way to place barricades for us and move dumpsters for us. Ron Eberhardt, Chief of Police, and Lt Bellinger, made the arrangements for gaining entrance to the quarry parking plus having the grass cut for parking.

Please pass on our sincere appreciation to the city staff that allowed us to have a successful second annual car and craft show. This success would not have been possible without this great support!

Sincerely


Len Morrissey
President, GRCPAAA

Library Report, June 2016

Activities between May 16 and June 15

~There were 753 visits to the library.

~There were 815 items checked out.

~12 eBooks were checked out.

~We added 31 new patrons.

~118 new items were added to the Library Collection.

Classes and Activities

1. Volunteer Meeting	5/14/16	22
2. Adult Coloring Group	5/4/16	3
3. Adult Coloring Group	5/11/16	6
4. Lunch-n-Learn, Special Talk – Alicia Carpenter		23
5. Computer Class	5/12/16	3
6. Lunch-n-Learn, Hola to Ollas – Shelby Trial	5/17/16	13
7. Adult Coloring Group	5/18/16	2
8. Lunch-n-Learn, Gardening for butterflies	5/24/16	24
9. Adult Coloring Group	5/25/16	8
10. Face Painting	6/11/16	28
<i>Plus 72 who came into the library, bought water, books, etc.</i>		

			July 2016				
Sunday	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i> 10:30, Story Hour	<i>Friday</i> 1	<i>Saturday</i> Closed for 4 th of July weekend	
3	4 Closed	5 – 2:00 Adult Board Games	6	7-10:30, Story Hour	8	9	
10	11	12 – 2:00 Adult Group Games	13	14- 10:30, Story Hour	15	16	
17	18	19 -2:00 Adult Board Games	20 4-6 Special Feibelman Presentation	21 - 10:30, Story Hour	22	23	
24	25	26 - 2:00 Adult Group Games	27	28 - 10:30, Story Hour	29	30	
			August 2016				
	1	2	3	4- 10:30, Story Hour	5	6	
7	8	9- 6:00, Tasting Party	10	11— 10:30, Story Hour	12	13	

Water Managers
Monthly Department Report
Jun-16

	2015						2016						Report Date Actual Month
	Edwards		Trinity		Total Acre Feet	Quarterly Acre Feet	Edwards		Trinity		Total Acre Feet	Quarterly Acre Feet	
	Gallons	Acre Feet	Gallons	Acre Feet			Gallons	Acre Feet	Gallons	Acre Feet			
January	2,633,000	8.08	11,167,000	34.27	42.35	138.76	15,309,000	46.98	431,000	1.32	48.30	170.84	Actual
February	324,000	0.99	14,774,000	45.34	46.33		512,000	1.57	19,825,000	60.84	62.41		Actual
March	14,394,000	44.17	1,922,000	5.90	50.07		3,234,000	9.92	16,359,000	50.20	60.13		Actual
April	17,561,000	53.89	327,000	1.00	54.90		494,000	1.52	18,620,000	57.14	58.66		Actual
May	8,147,000	25.00	8,066,000	24.75	49.76	171.47	4,348,000	13.34	14,693,000	45.09	58.43	198.69	Actual
June	1,394,000	4.28	20,378,000	62.54	66.82		25,226,000	77.42	1,362,000	4.18	81.60		6/1-6/28
July	38,650,000	118.61	10,880,000	33.39	152.00		0	0.00	0	0.00	0.00		Actual
August	29,573,000	90.76	30,889,000	94.79	185.55		0	0.00	0	0.00	0.00		Actual
September	13,883,000	42.61	28,345,000	86.99	129.59	467.15	0	0.00	0	0.00	0.00	0.00	Actual
October	29,538,000	90.65	7,472,000	22.93	113.58		0	0.00	0	0.00	0.00		Actual
November	16,496,000	50.62	1,000	0.00	50.63		0	0.00	0	0.00	0.00		Actual
December	15,997,000	49.09	0	0.00	49.09		0	0.00	0	0.00	0.00		Actual
TOTAL	188,590,000	578.76	134,221,000	411.91	990.67		49,123,000	150.75	71,290,000	218.78	369.53		Total EAA Allocations 854.89
	EAA Stage 3, -35%, Available 630.14 Ac/Ft, Unused 134.96 Ac/Ft						EAA Stage 0, Available 854.89 Ac/Ft, Unused 704.14 Ac/Ft						

Current Edwards Permits

Allocated Pumpage	CO00139	P100-767	484.071	Acre Feet	Year Comparison: January/December – January/December			
Purchase	BE 00109I	P100-327	2.000	Acre Feet	2015		2016	
Purchase	ME 00417D	P101-185	1.301	Acre Feet	Edwards:	44,456,000 gals 136.41 ac/ft.	49,123,000 gals	150.75 ac/ft.
Purchase	ME 00479I	P101-315	3.895	Acre Feet	Trinity:	56,634,000 gals 173.80 ac/ft.	71,290,000 gals	218.78 ac/ft.
Purchase	UV 00437I	P101-699	2.000	Acre Feet	Total:	101,090,000 gals 310.21 ac/ft.	120,413,000 gals	369.53 ac/ft.
Purchase	UV 00461I	P101-752	4.000	Acre Feet				
Purchase	UV 00478I	P101-801	2.000	Acre Feet	Difference from 2015 – 2016: 19,323,000 gals 59.32 ac/ft. more usage			
Purchase	UV 00537H	P101-959	2.000	Acre Feet				
Purchase	UV 00576I	P102-040	14.000	Acre Feet	Water Connections: 2015 – 1560		2016 - 1573	
Purchase	UV 00630G	P102-146	1.760	Acre Feet				
Purchase	BE 00081AE	P100-200	62.000	Acre Feet	Avg. usage per connection for June 2016: 16,902.733 gals			
Transfer	CO00119AA	P102-564	0.660	Acre Feet				
Transfer		P103-312	4.500	Acre Feet	Average usage per day for June 2016: 949,571.42 gals			
Transfer		P102-416	2.000	Acre Feet				
Transfer	Keith Zar Pools	P106-186	1.000	Acre Feet	Avg. connections 2015: 1550 Avg. usage per connection for 2015: 208,265.161 gals			
Lease	City of Schertz		200.000	Acre Feet				
Lease	M. Friesenhahn	P100-745	65.000	Acre Feet				
Lease	Lloyd Loehman	P107-429	3.000	Acre Feet				
Lease	BVFD	P102-302	-0.300	Acre Feet				

Total Edwards Allocations Available

854.89 Acre Feet

Monthly Well Progress Report

Trinity Well Status:	Static Level:	June 1 st : 218.7'	June 28 th : 221.4'	Diff. of: 2.7'
GPM: 854	Pumping Level:	June 17 th : 189.9'	June 24 th : 189.9'	Diff. of: 0.00'
Edwards Wells Status:	Static Level:	June 1 st : 133.2'	June 28 th : 132.3'	Diff. of: 0.9'

New Meter Installations	4	Meter Replacement	38	Main Breaks	1
New Service Line Inspections	3	Service Line Replacement	1	Service Line Leak Repair	6
Irrigation System Inspections	5	Fire Hydrant Maintenance	15	Leak Adjustment	0
Toilet Rebates	0	Washing Machine Rebates	0	Water Heater Safety Inspections	2

Projects:

CIP. CIP is underway. Water line on Osage Trail and Osage Circle has been laid. Working on Goldenrod Lane

Public Works

May 20, 2016—June 20, 2016

Street and Right of Way Maintenance

Shred right of ways: 5

Drainage re graded: 2

Storm water Drainage Facility and Easement Maintenance

Outfalls inspected: 19

Detention/Retention ponds inspected: 18

Park and City Facility/Property Maintenance

City Hall/Community Center mowed 1

Paul Davis Park BBQ hut: floor painted / repaired roof

Parks mowed: 1

Community center mowed: 1

Library: Roof / Interior wall repaired.

Animal Control

Domestic Animal Apprehensions:	Dogs 2	Cats 14	YTD Dogs 24	Cats 23
Nuisance Complaint Calls :	0		YTD 0	
Animal Bite Calls :	0		YTD 0	
Deer Carcass Disposals:	6		YTD 84	
Raccoon :	5		YTD 18	
Opossum :	4		YTD 25	
Skunks :	1		YTD 4	
Other: 2 Armadillo, 2 snakes, 1 turtle, 1 bat,			YTD 26	
Hunters for the hungry animal donations : Deer /Wild Hogs			YTD 4	
Total animal control apprehensions/pickups for 2016:			YTD 204	
Animal transferred to adoption agency: 3			YTD 7	
Animals returned to owners: 0			YTD 17	
Animals' adopted:	Dogs. 0	Cats 0	YTD 3	
Current animals in city's care:	Dogs. 2	Cats. 14		
Animals ready for adoption:	Dogs. 0	Cats. 5		

Special Note

Oak Wilt Update: On June 20th the city held a meeting for the residents closest to the affected area to inform and discuss options for containing the oak wilt. Robert Edmondson with the Texas Forest Service gave a presentation and answered questions.



GARDEN RIDGE POLICE DEPARTMENT

JULY
MAY 21ST – JUNE 20TH
CALLS FOR SERVICE

Location	Calls	Code	Water	Total
ARROWOOD	0	0	0	0
BAT CAVE ROAD	4	0	0	4
BINDSEIL	3	0	0	3
COUNTRY OAK ESTATES	2	0	0	2
ENCLAVE AT GARDEN RIDGE	3	0	0	3
FM 2252	18	0	0	18
FM 3009	7	0	0	7
FOREST WATERS	5	1	0	6
GARDEN RIDGE ESTATES	24	5	0	29
GEORG RANCH	14	1	0	15
MUNICIPAL COMPLEX	3	0	0	3
NACOGDOCHES LOOP	1	0	0	1
OAK MEADOW ESTATES	0	0	0	0
PARK LANE ESTATES	1	0	0	1
REGENCY OAKS	5	0	0	5
SCHOENTHAL ROAD	0	0	0	0
THE FOREST OF GARDEN RIDGE	0	0	0	0
THE PARK AT GARDEN RIDGE	0	0	0	0
TROPHY OAKS	3	0	0	3
TWISTED OAKS	1	0	0	1
WILD WIND	4	0	0	4
WOODLANDS OF GARDEN RIDGE	2	0	0	2
COUNTY	11	0	0	11
OTHER	2	0	0	2
TOTALS	113	7	0	120

ARRESTS – 7
ALARM PERMITS – 1
CRASHES – 2

ALARMS – 23
SOLICITOR PERMITS – 0

Location	Units	Injury	Fatal	Type
19600 BLK FM 2252	2 vehicles	0	0	CR3
19500 BLK FM 2252	2 vehicles	0	0	CR2

ENFORCEMENT (413) ***Citations – 187** ***Warnings – 226**

INCIDENTS and ARRESTS

- 5/26/2016- After being stopped for not wearing a seatbelt, Ofc. McMahan arrested Julian Hinojosa for Driving While License Invalid with an Alcohol Related Suspension.
- 6/1/2016- After being stopped for a defective taillight, Ofc. McKay arrested Jeffrey Joseph Skalski for a theft warrant out of Bexar County.
- 6/10/2016- After being stopped for a defective brake light, Ofc. Pelata arrested Luis Guerra for Failure to Comply with Occupational License Possession Requirements.
- 6/12/2016- After being stopped for no front license plate, Ofc. Pelata arrested Jose Tunon for Driving While License Invalid with Previous Convictions.
- 6/20/2016- After being stopped for not wearing a seatbelt, Ofc. Pelata arrested Troy Flugrath for Driving While License Invalid with No Insurance.
- 6/20/2016- After being stopped for failing to reduce speed when passing an authorized emergency vehicle, Ofc. Sanchez arrested Kenneth Norwood II for Driving While License Invalid with Previous Convictions and a failure to appear warrant out of Comal County.
- 6/20/2016- Based on information provided by a caller, who was following the individual, Ofc. De La Rosa located and arrested Malia Guillen for Driving While Intoxicated (2nd) after she pulled into a parking lot and ran into a pole.

NEW TECHNOLOGY FOR SAFETY

The Garden Ridge Police Department has implemented a new technology device for entering the department. When residents arrive at the Police Department the old phone has been replaced with a new Video Doorbell.

The Ring Doorbell Company provided the department with a new Video Doorbell for our use. When residents wish to enter the police department they will simply push the doorbell and shortly thereafter they will be addressed by a department employee through the doorbell system. The video doorbell allows the employees to see who is at the door while speaking to them. The doorbell works in cooperation with a smart phone app, which can be downloaded on an unlimited amount of devices. Since the unit works through a wireless router, the doorbell can be viewed and checked from virtually anywhere in the world on your phone when activated.

The company has provided some discount coupons to the department for our residents which provide \$25 off the purchase of a unit. This video doorbell system allows residents to see who is at their door without having to go to the door and look. It also allows the owner to see who is ringing the doorbell in real time while away from the home with the option of speaking to them at the same time. In addition, there are options of motion detection, which allows alerts to be passed to your phone when someone activates the motion sensor on your doorbell even if they don't ring the doorbell. Also, installation was easy.

Any resident who wishes to see this unit for consideration of placing on their own homes, please come by and check it out. There are some local retailers who carry this product. You can also view their website at: www.ring.com

TRAINING

- ♦ **“De-Escalation Training”**
 - Ofc. Pelata

City of Garden Ridge

Engineer's Update

RIVER CITY ENGINEERING, PLLC

JULY 6, 2016

GARRY MONTGOMERY, P.E.

CIP Update cover page

2013 CIP Project Update

- We have been working with the contractor on scheduling the seal coat to finalize the warranty list for the project. The geotechnical engineer and supplier recommend allowing the new asphalt to cure for 3-4 months prior to applying the seal coat. The current schedule is to complete the seal coating in mid-August, weather permitting.

2015 CIP Project Update

- The contractor continues to work on waterline installation along Osage, Osage Circle and Goldenrod.
- We are scheduling with the contractor to complete the construction on Forest Waters Circle prior to school starting. This intersection will be completely closed and detours will be required for residents, USPS, and emergency services. This construction in this area will take several weeks to complete, including the concrete paving, trench drains and gutters.

2015 Well 9 & 10 Site Development

- RCE met with the electrical engineers June 21st to begin their design for the project.
- RCE is working on 90% design plans for staff review. We should have the review set complete in July.
- We anticipate bidding the project in the November/December timeframe.
- RCE will be attending the July 14th Homeowners Association meeting for Georg Ranch to give an update to residents and discuss the well project and plant work. The waterline for the plant will be within platted easement within the Georg Ranch subdivision.

2016 CIP Projects and Remaining Funds

➤ Prior to issuing the 2015 CIP Bonds a project list was compiled with corresponding cost estimates. The following list summarizes the remaining funds and projects:

Project Title	Original Estimate	Awarded Project Cost	Contingency	Remaining Project Cost	Balance Available
2015 CIP Project	\$5,208,069.83	\$4,762,497.32	\$350,000	-	\$95,572.51
Well 9 & 10	\$2,308,000.00	\$704,549.07	-	\$1,603,450.93	-
Park Lane, Valley Park, Park Lane Ct & Doerr Lane	\$318,994.50	-	-	-	\$318,994.50
Naco Loop 12" Waterline – Easements and Prelim Design	\$165,000.00	-	-	-	\$165,000.00
Park Improvements and Community Center	\$100,000.00	-	-	-	\$100,000.00
FM 2252 12" Waterline – Easements and Prelim Design	\$42,000.00	-	-	-	\$42,000.00
Bat Cave 12" Waterline – Easements and Prelim Design	\$280,000.00	-	-	-	\$280,000.00
Totals	\$8,422,064.33	\$5,467,046.39	\$350,000.00	\$1,603,450.93	\$1,001,567.01

2016 CIP Projects and Remaining Funds

Description of projects:

➤ **Park Lane, Park Lane Ct, Valley Park & Doerr Lane**

- Park Lane includes 5511 square yards of reclaiming and paving. Ribbon curb costs were included as an alternate with an increased cost of approximately \$65,000.00. Total project cost \$155,293.86 without ribbon curb. The total project cost includes a 15% contingency.
- Park Lane Ct. includes 1,230 square yards of reclaiming and paving. Ribbon curb costs were included as an alternate with an increased cost of approximately \$15,000.00. Total project cost \$41,262.23 without ribbon curb. The total project cost includes a 15% contingency.
- Valley Park includes 2,147 square yards of reclaiming and paving. Ribbon curb costs were included as an alternate with an increased cost of approximately \$26,500.00. Total project cost \$67,342.60 without ribbon curb. The total project cost includes a 15% contingency.
- Doerr Lane includes 1,810 square yards of reclaiming and paving. Ribbon curbing costs were included as an alternate with an increased cost of approximately \$22,200.00. Total project cost \$55,095.81 without ribbon curb. The total project cost includes a 15% contingency.

➤ **Naco Loop Waterline**

- Budget included preliminary engineering and easement acquisition. This can be combined with the sewer project if needed/wanted. Total length 7,520 feet of 12 inch waterline.

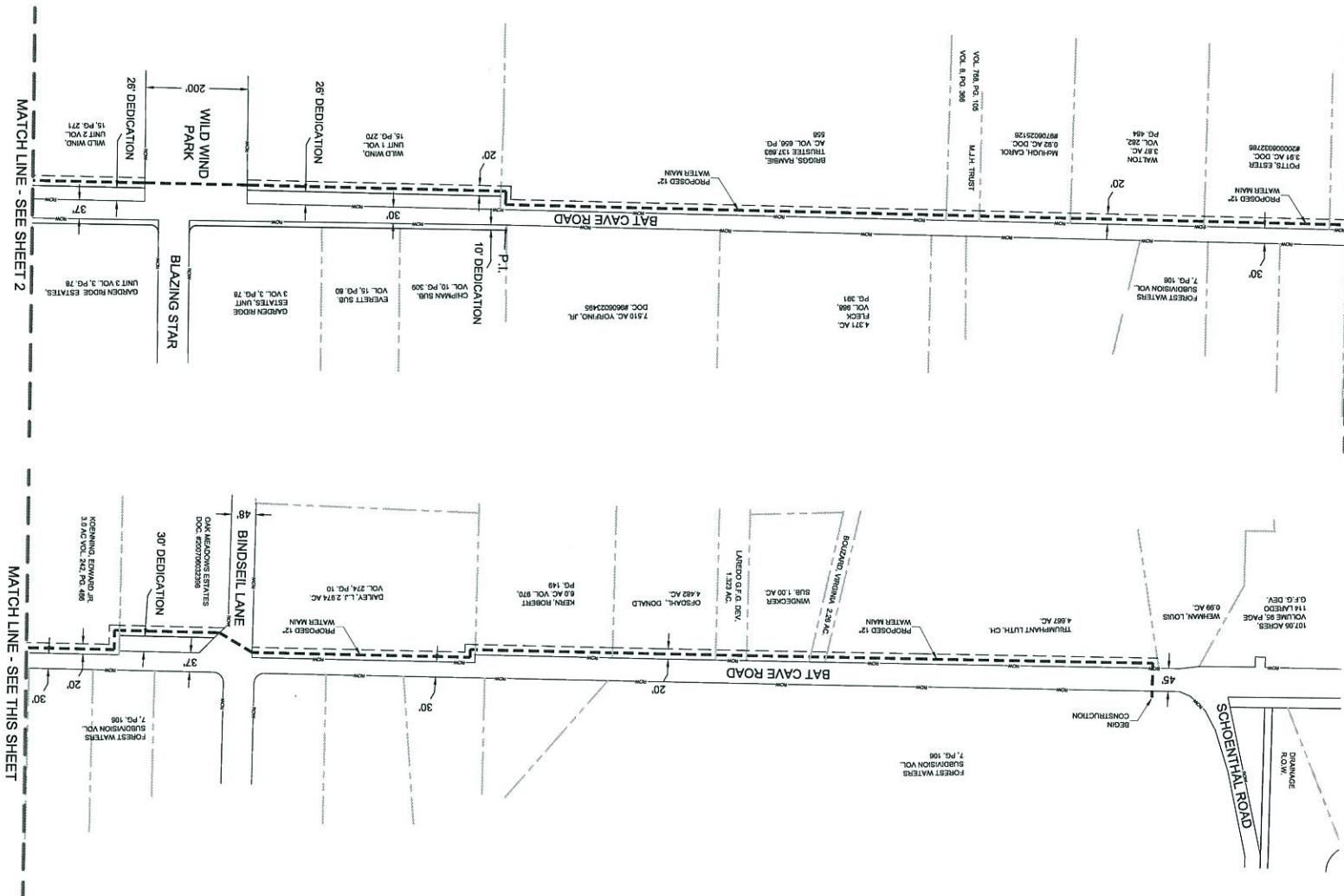
➤ **FM 2252 Waterline to Schneider Lane**

- This projects completes the waterline from Regency Run to the City Limits. The current budget is for easement acquisition and preliminary design.

➤ **Bat Cave Waterline**

- A portion of the ROW is within Comal County and the City has several waterlines crossing Bat Cave. This waterline would provide a redundant feed to several area waterlines, increasing reliability. The budget for this project is for easement acquisition and preliminary engineering. The ROW should be addressed in the preliminary engineering, see the attached exhibits.

MATCH LINE - SEE THIS SHEET



PRELIMINARY FOR REVIEW ONLY
THIS DOCUMENT IS NOT FOR CONSTRUCTION PURPOSES. IT IS FOR REVIEW ONLY AND NOT FOR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
GANNETT MONTGOMERY, JR.
DATE: 10/20/13
PSS: 10/20/13

APPROVED BY:
ROYCE GORDON, DIRECTOR OF PUBLIC WORKS
CITY OF GARDEN RIDGE, TEXAS
DATE: 10/20/13

CITY OF GARDEN RIDGE
WATER MASTER PLANNING UPDATE

BAT CAVE ROAD WATERLINE IMPROVEMENTS

RIVER CITY
ENGINEERING
CIVIL, ENVIRONMENTAL & CONSULTING
10000 DALLAS STREET, SUITE 100
DALLAS, TEXAS 75243
TEL: 972.443.7777 FAX: 972.443.7778
WWW.RIVERCITYENGINEERING.COM

NO.	REVISED BY	DATE
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SCALE: 1" = 100'

DATE: 10/20/13

PROJECT: 102993-111

COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE
NEW BRAUNFELS, TEXAS 78130

CURTIS KOEHLER
CHIEF APPRAISER

June 2, 2016

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

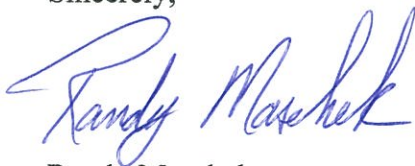
RE: 2017 Approved Comal Appraisal District Budget

Please find enclosed the 2017 Comal Appraisal District budget that was presented at the Board of Directors' Formal Budget Hearing and approved at the Board of Directors' Regular Meeting on June 1, 2016.

This budget will take effect automatically; however, section 6.06(b) of the Texas Property Tax Codes states, "if a majority of the governing bodies of the taxing entities entitled to vote on the appointment of board members adopt resolutions disapproving the budget and files them with the secretary of the board within 30 days after its adoption, the budget does not take effect; and the board shall adopt a new budget within 30 days of the disapproval."

If you have any questions or would care to discuss the enclosed budget, please contact Curtis Koehler.

Sincerely,



Randy Maschek
Secretary, Board of Directors

Enclosure

**COMAL APPRAISAL DISTRICT
2017 APPROVED BUDGET**

2016 ADOPTED BUDGET		Acct #	2017 APPROVED BUDGET	
Employee Expenses	1,896,814.12	7099	Employee Expenses	1,977,168.96
Office Lease	25,686.33	7200	Office Mortgage	26,000.00
Telephone & Utilities	21,000.00	7300	Telephone & Utilities	21,250.00
Education	20,000.00	7400	Education	33,500.00
Directors Expense	1,000.00	7450	Directors Expense	3,000.00
Dues & Subscriptions	11,500.00	7500	Dues & Subscriptions	11,500.00
Advertisements	3,200.00	7600	Advertisements	4,000.00
Deeds & Mapping	1,200.00	7700	Deeds & Mapping	1,600.00
Capital Expenses	31,500.00	7800	Capital Expenses	38,000.00
Maintenance	6,000.00	7900	Maintenance	7,000.00
Office Supplies/Forms	16,000.00	8000	Office Supplies/Forms	22,500.00
Postage	36,250.00	8200	Postage	60,000.00
Copier/Printing Paper	4,300.00	8300	Copier/Printing Paper	4,500.00
Vehicle Allowance/Mileage	500.00	8400	Vehicle Mileage	1,000.00
Data Processing	2,000.00	8500	Data Processing	2,500.00
Contract Services	336,056.23	8600	Contract Services	338,600.00
Insurance & Bonding	10,000.00	8700	Insurance & Bonding	11,250.00
Appraisal Review Board	57,500.00	8900	Appraisal Review Board	57,000.00
Contingency	<u>10,000.00</u>	9001	Contingency	<u>10,000.00</u>
TOTAL	\$2,490,506.68		TOTAL	2,630,368.96
2016 ADOPTED BUDGET	\$2,490,506.68		2017 APPROVED BUDGET	2,630,368.96

TAXING UNIT	2016 Budget Contribution	*2015 Tax Levy	% of Budget	2017 BUDGET CONTRIBUTION
Comal ISD	1,276,651.53	\$137,725,251.98	0.5125064	1,348,080.82
Comal Co	423,397.70	45,676,172.54	0.1699712	447,087.02
New Braunfels ISD	384,502.51	41,480,156.16	0.1543569	406,015.61
City of New Braunfels	217,413.70	23,454,604.13	0.0872798	229,578.10
Emergency Serv Dist #1	25,040.89	2,701,413.13	0.0100526	26,441.94
Emergency Serv Dist #3	23,249.35	2,508,141.16	0.0093334	24,550.16
City of Schertz	33,555.82	3,620,004.57	0.0134708	35,433.29
City of Garden Ridge	18,437.83	1,989,074.55	0.0074018	19,469.44
Emergency Serv Dist #7	12,462.12	1,344,414.58	0.0050029	13,159.38
Emergency Serv Dist #2	17,437.01	1,881,105.87	0.0070000	18,412.62
Emergency Serv Dist #5	12,421.63	1,340,046.10	0.0049866	13,116.62
Emergency Serv Dist #4	10,143.43	1,094,273.57	0.0040720	10,710.96
Emergency Serv Dist #6	11,586.80	1,249,984.53	0.0046515	12,235.09
Boerne ISD	10,475.61	1,130,109.24	0.0042054	11,061.72
City of Bulverde	7,057.25	761,336.27	0.0028331	7,452.10
Fair Oaks Ranch	3,316.44	357,777.39	0.0013314	3,501.99
Johnson Ranch MUD	2,529.16	272,845.78	0.0010153	2,670.67
CCWID #6	334.42	36,077.40	0.0001343	353.13
York Creek Imp Dist	243.58	26,277.22	0.0000978	257.21
Wimberly ISD	138.78	14,971.82	0.0000557	146.55
City of Selma	111.13	11,988.79	0.0000446	117.35
Spring Branch		52,838.22	0.0001966	517.19
	2,490,506.68	\$268,728,865.00	1.0000000	2,630,368.96

*Will be replaced by 2016 levy

**Contributions will change when 2016 levy is calculated

EMPLOYEE EXPENSES**\$1,977,168.96****Administrative Salaries**

210,900.58

1) Chief Appraiser	101,750.00
Taxable Vehicle Allowance	4,800.00
Medical Insurance Premium	9,560.00
Dental Insurance Premium	385.00
Life Insurance Premium	55.00
FICA Contribution	8,151.08
Retirement Contribution	21,310.00
TOTAL EXPENSE	146,011.08

2) Exec Administrative Assistant	43,000.00
Medical Insurance Premium	9,560.00
Dental Insurance Premium	385.00
Life Insurance Premium	55.00
FICA Contribution	3,289.50
Retirement Contribution	8,600.00
TOTAL EXPENSE	64,889.50

Appraisal Salaries

1,304,428.15

3) Director of Operations	79,500.00
Taxable Vehicle Allowance	3,000.00
Medical Insurance Premium	9,560.00
Dental Insurance Premium	385.00
Life Insurance Premium	55.00
FICA Contribution	6,311.25
Retirement Contribution	16,500.00
TOTAL EXPENSE	115,311.25

4) Assistant Director of Operations	67,053.00
Taxable Vehicle Allowance	3,000.00
Medical Insurance Premium	9,560.00
Dental Insurance Premium	385.00
Life Insurance Premium	55.00
FICA Contribution	5,359.05
Retirement Contribution	14,010.60
TOTAL EXPENSE	99,422.65

5) Team Leader	53,040.00
Taxable Vehicle Allowance	3,000.00
Medical Insurance Premium	9,560.00
Dental Insurance Premium	385.00
Life Insurance Premium	55.00
FICA Contribution	4,287.06
Retirement Contribution	11,208.00
TOTAL EXPENSE	81,535.06

6) Team Leader	59,763.00
Taxable Vehicle Allowance	3,000.00
Medical Insurance Premium	9,560.00
Dental Insurance Premium	385.00
Life Insurance Premium	55.00
FICA Contribution	4,801.37
Retirement Contribution	12,552.60
TOTAL EXPENSE	90,116.97

7) Customer Service Manager	59,763.00
Taxable Vehicle Allowance	3,000.00
Medical Insurance Premium	9,560.00
Dental Insurance Premium	385.00
Life Insurance Premium	55.00
FICA Contribution	4,801.37
Retirement Contribution	12,552.60
TOTAL EXPENSE	90,116.97
8) Appraiser IV	49,000.00
Taxable Vehicle Allowance	5,500.00
Medical Insurance Premium	9,560.00
Dental Insurance Premium	385.00
Life Insurance Premium	55.00
FICA Contribution	4,169.25
Retirement Contribution	10,900.00
TOTAL EXPENSE	79,569.25
9) Appraiser IV	47,000.00
Taxable Vehicle Allowance	5,500.00
Medical Insurance Premium	9,560.00
Dental Insurance Premium	385.00
Life Insurance Premium	55.00
FICA Contribution	4,016.25
Retirement Contribution	10,500.00
TOTAL EXPENSE	77,016.25
10) Appraiser III	40,500.00
Taxable Vehicle Allowance	5,500.00
Medical Insurance Premium	9,560.00
Dental Insurance Premium	385.00
Life Insurance Premium	55.00
FICA Contribution	3,519.00
Retirement Contribution	9,200.00
TOTAL EXPENSE	68,719.00
11) Appraiser III	40,500.00
Taxable Vehicle Allowance	5,500.00
Medical Insurance Premium	9,560.00
Dental Insurance Premium	385.00
Life Insurance Premium	55.00
FICA Contribution	3,519.00
Retirement Contribution	9,200.00
TOTAL EXPENSE	68,719.00
12) Appraiser III	38,000.00
Taxable Vehicle Allowance	5,500.00
Medical Insurance Premium	9,560.00
Dental Insurance Premium	385.00
Life Insurance Premium	\$ 55.00
FICA Contribution	3,327.75
Retirement Contribution	8,700.00
TOTAL EXPENSE	65,527.75

13) Appraiser II	37,000.00
Taxable Vehicle Allowance	3,000.00
Medical Insurance Premium	9,560.00
Dental Insurance Premium	385.00
Life Insurance Premium	55.00
FICA Contribution	3,060.00
Retirement Contribution	8,000.00
TOTAL EXPENSE	61,060.00
14) Appraiser II	37,000.00
Taxable Vehicle Allowance	5,500.00
Medical Insurance Premium	9,560.00
Dental Insurance Premium	385.00
Life Insurance Premium	55.00
FICA Contribution	3,251.25
Retirement Contribution	8,500.00
TOTAL EXPENSE	64,251.25
15) Appraiser II	37,000.00
Taxable Vehicle Allowance	5,500.00
Medical Insurance Premium	9,560.00
Dental Insurance Premium	385.00
Life Insurance Premium	55.00
FICA Contribution	3,251.25
Retirement Contribution	8,500.00
TOTAL EXPENSE	64,251.25
16) Appraiser II	37,000.00
Taxable Vehicle Allowance	5,500.00
Medical Insurance Premium	9,560.00
Dental Insurance Premium	385.00
Life Insurance Premium	55.00
FICA Contribution	3,251.25
Retirement Contribution	8,500.00
TOTAL EXPENSE	64,251.25
17) Appraiser II	37,000.00
Taxable Vehicle Allowance	5,500.00
Medical Insurance Premium	9,560.00
Dental Insurance Premium	385.00
Life Insurance Premium	55.00
FICA Contribution	3,251.25
Retirement Contribution	8,500.00
TOTAL EXPENSE	64,251.25
18) Appraiser II	35,000.00
Taxable Vehicle Allowance	5,500.00
Medical Insurance Premium	9,560.00
Dental Insurance Premium	385.00
Life Insurance Premium	55.00
FICA Contribution	3,098.25
Retirement Contribution	8,100.00
TOTAL EXPENSE	61,698.25

19) Appraiser II	35,000.00	
Taxable Vehicle Allowance	5,500.00	
Medical Insurance Premium	9,560.00	
Dental Insurance Premium	385.00	
Life Insurance Premium	55.00	
FICA Contribution	3,098.25	
Retirement Contribution	8,100.00	
TOTAL EXPENSE	61,698.25	
Temporary Employees	25,000.00	
FICA Contribution	1,912.50	
TOTAL EXPENSE	26,912.50	
<u>Operational Support Salaries</u>		270,267.73
20) Systems Administrator/PIO	42,127.00	
Medical Insurance Premium	9,560.00	
Dental Insurance Premium	385.00	
Life Insurance Premium	55.00	
FICA Contribution	3,222.72	
Retirement Contribution	8,425.40	
TOTAL EXPENSE	63,775.12	
21) Customer Service Specialist	33,000.00	
Medical Insurance Premium	9,560.00	
Dental Insurance Premium	385.00	
Life Insurance Premium	55.00	
FICA Contribution	2,524.50	
Retirement Contribution	6,600.00	
TOTAL EXPENSE	52,124.50	
22) Customer Service Specialist	31,518.00	
Medical Insurance Premium	9,560.00	
Dental Insurance Premium	385.00	
Life Insurance Premium	55.00	
FICA Contribution	2,411.13	
Retirement Contribution	6,303.60	
TOTAL EXPENSE	50,232.73	
23) Customer Service Specialist	25,480.00	
Medical Insurance Premium	9,560.00	
Dental Insurance Premium	385.00	
Life Insurance Premium	55.00	
FICA Contribution	1,949.22	
Retirement Contribution	5,096.00	
TOTAL EXPENSE	42,525.22	
24) Deed/Mapping Clerk	40,431.00	
Medical Insurance Premium	9,560.00	
Dental Insurance Premium	385.00	
Life Insurance Premium	55.00	
FICA Contribution	3,092.97	
Retirement Contribution	8,086.20	
TOTAL EXPENSE	61,610.17	

Salary Reserve	60,000.00	60,000.00
Chief Appraiser Salary Reserve	10,000.00	10,000.00
FICA for Salary Reserves	11,092.50	11,092.50
Retirement for Salary Reserves	29,000.00	29,000.00
Texas Employment Commission	6,480.00	6,480.00
Sick & Vacation Reserve	75,000.00	75,000.00

Salary Total		1,977,168.96
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7200	MORTGAGE		
	Building Mortgage	26,000.00	
			26,000.00
7300	TELEPHONE & UTILITIES		
	Long Distance	1,800.00	
	Line Charges	4,500.00	21,250.00
	Maintenance & Repair	200.00	
	Cell Phone		
	Electric	10,000.00	
	Gas	700.00	
	Water	1,000.00	
	Garbage	1,500.00	
	Sewer	1,550.00	
7400	EDUCATION		
	Schools	18,000.00	
	Travel	15,500.00	33,500.00
7450	DIRECTORS EXPENSES		
	Directors Expenses	2,500.00	
	Employee Recognition	500.00	3,000.00
7500	DUES & SUBSCRIPTIONS		
	Dues	5,000.00	
	Subscriptions	6,500.00	11,500.00
7600	ADVERTISEMENTS		
	Public Service	2,250.00	
	Legal	1,250.00	4,000.00
	Help Wanted	500.00	
7700	DEEDS & MAPPING		
	Supplies	300.00	
	Equipment Repair	800.00	1,600.00
	Maps & Plats	500.00	
7800	CAPITAL EXPENSES		
	Furniture	5,000.00	
	Building Equipment Replacement	8,000.00	38,000.00
	Trim Replacement	5,000.00	
	New PACS Server		
	Mobile Field Devices		
	Computers	10,000.00	
	Surveillance Equipment	10,000.00	

7900	MAINTENANCE		
	Repairs & Supplies	3,000.00	
	Janitorial Supplies	2,000.00	7,000.00
	Building Maintenance	2,000.00	
8000	OFFICE SUPPLIES/FORMS		
	Operating Supplies	14,500.00	
	Certified Mailers	8,000.00	22,500.00
8200	POSTAGE		
	Postage Fees-Notices	27,000.00	
	Postage Fees-General	2,100.00	60,000.00
	Postage-Reserve	14,500.00	
	Meter Rental	3,600.00	
	Annual Permit	400.00	
	Supplies	800.00	
	Certified Mail	11,000.00	
	Maintenance	600.00	
8300	COPIER/PRINTING PAPER		
	Maintenance Usage Charge	800.00	
	Lease	3,700.00	4,500.00
8400	VEHICLE ALLOWANCE & MILEAGE		
	Mileage Allowance	1,000.00	1,000.00
8500	DATA PROCESSING		
	Software Maintenance	2,500.00	2,500.00
8600	CONTRACT SERVICES		
	Legal	45,700.00	
	Audit	11,400.00	338,600.00
	Appraisal Service	46,000.00	
	Bank Analysis Charges	500.00	
	Cable Connection	18,200.00	
	CAMA Systems	153,800.00	
	CAMA GIS	7,000.00	
	Janitor Service	9,200.00	
	Lawn Care	1,200.00	
	Laser Processing	30,000.00	
	Mobile Device Airtime	5,000.00	
	Mobile Device Maint	10,000.00	
	Pest Control	600.00	

8700	INSURANCE/BONDING/WORKERS COMPENSATION		
	Operational Insurance	5,000.00	
	Workers Compensation	6,000.00	11,250.00
	Bonding	250.00	
8900	APPRAISAL REVIEW BOARD		
	Per Diem	43,200.00	
	Camera, Photos & Expenses	4,500.00	57,000.00
	Arbitration	6,300.00	
	Legal	3,000.00	
9001	CONTINGENCY	10,000.00	
			10,000.00
	TOTAL EXPENSES		
			\$2,630,368.96
	PROJECTED INCOME		
	Interest Income	300.00	
	Copies & Other Income	10,000.00	0.00
	Reserved-Capital Imps & Replacements	(10,300.00)	
	2017 APPROVED BUDGET		
			\$2,630,368.96

STATE OF TEXAS

COUNTY OF COMAL

CITY OF GARDEN RIDGE

**A LEASE AGREEMENT BETWEEN THE CITY OF GARDEN RIDGE AND
THE GARDEN RIDGE LIONS CLUB**

WHEREAS, the City of Garden Ridge is a General Law Municipality incorporated in Comal County pursuant to the Statutes of the State of Texas, and as such is authorized to buy, sell, and lease real property; and

WHEREAS, the Garden Ridge Lions Club is a non-profit organization with tax-exempt status pursuant to federal law established in 1973 to promote the principles of good government and good citizenship in Garden Ridge and the surrounding area; and

WHEREAS, the Garden Ridge Lions Club has historically volunteered numerous hours of service to the City in the form of routine park maintenance, roadway maintenance and various other projects throughout the year; and

WHEREAS, the Garden Ridge Lions Club has requested the use of a certain portion of the City's storage facility located at 9357 Schoenthal Road;

WHEREAS, the use of the facility would be general storage of equipment and materials used by the Lions Club in their performance of volunteer services in the community as well as volunteer services for the City; and

WHEREAS, the City Council finds that the certain portion of the City's storage facility is not currently in use by the City;

WHEREAS, the City Council finds that entering into the lease benefits the City by assisting the Lions Club in its mission to continue providing volunteers service hours to the City;

WHEREAS, the City Council finds that the numerous hours of volunteer service donated to the City each year assists the City in the promotion of the health, safety and general welfare of the city.

FOR AND IN CONSIDERATION of the premises and mutual agreements, covenants, and conditions hereinafter set forth, the parties hereto contract agree as follows:

1. **Premises:** Garden Ridge Lions Club (hereinafter "Lions Club") shall lease real property from the City of Garden Ridge (hereinafter "the City"). The leased premises is located at 9357 Schoenthal Road, Garden Ridge, Texas (hereinafter

“the property”). The lease area consists of a 10 x 17 foot area located in the Northeast corner of the storage building.

2. **Use:** The property shall be used for storage of equipment and materials used in the performance of the Lion’s Club volunteer services to the community as well as the volunteer services to the City.
3. **Compensation:** As consideration for this lease, Lions Club agrees to pay the City one dollar (\$1.00) per year, with the first payment being and payable on or before July 31, 2016. Thereafter payable on or before July 1st of each year of the lease.
4. **Duration:** This lease is for three (3) years, commencing on the date of execution by the Lions Club. At the conclusion of the lease, Lions Club may exercise an option to extend the lease for additional one-year periods.
5. **Termination:** This lease may be terminated by either party upon receipt of written notice ninety (90) days prior to the termination date.
6. **Indemnification:** Lions Club agrees to indemnify and hold the City harmless from any damages occurring from the alleged negligence of Lions Club, its agents, volunteers, servants and employees, in regards to the lease of the property.
7. **Transferability:** The rights and obligations created by this lease may not be transferred or assigned to another party without the express written consent of the City. This lease shall extend to and be binding upon the parties and their respective successors and assignees.
8. **Venue:** This lease shall be interpreted and executed in accordance with the laws of the State of Texas and the ordinances of the City of Garden Ridge, Texas. Venue and jurisdiction of any suit or right or cause of actions arising under or in connection with this lease shall be exclusively in Comal County, Texas, and any court of competent jurisdiction shall interpret this lease in accordance with the laws of the State of Texas.
9. **Clauses & Covenants:**
 - a. LIONS CLUB agrees to:
 - i. At its own expense, keep the leased area in good repair and ensure that the area is maintained in a neat and clean manner.
 - ii. At its own expense, secure the lease area as needed.
 - iii. At its own expense, build free-standing shelves as needed.

- iv. At its own expense and its own discretion, maintain insurance of its contents;

b. LIONS CLUB agrees not to:

- i. Use the property for any purpose other than that stated in this lease.
- ii. Create a nuisance or permit any waste.
- iii. Use the property in any way that is extra-hazardous, would increase insurance premiums, or would void insurance on the building.
- iv. Alter the property without the City's written consent, which may be given by the City Administrator pursuant to the City Administrator's discretion.

10. **Amendment of Lease:** This lease may be amended only by an instrument in writing and signed by the City and Lions Club.

11. **Entire Agreement:** This document represents the entirety of the lease between the City and Lions Club. No oral or other written contracts outside of this lease shall have any effect unless they are approved in writing by both parties and made a part of this lease.

In witness whereof, the parties have signed and executed this Agreement this, the ____ day of _____, 2016.

CITY OF GARDEN RIDGE

GARDEN RIDGE LIONS CLUB

Nadine Knaus, Mayor
City of Garden Ridge

Carmen McCaw, President



City of Garden Ridge

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

June 17, 2016

NOTICE OF PUBLIC HEARING

Dear Property Owner,

The City Council of the City of Garden Ridge, Texas will conduct a public hearing on July 6, 2016 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 the Planning and Zoning Commission's recommendation on:

- A) A petition by Sahota Holdings, LLC, c/o Ravinder Sahota to rezone from Residence-Agriculture (RA) District to Neighborhood Service (B-1) District 2.080 acres of land, more or less, out of the George M. Dolson Survey No. 96, Abstract No. 120, Comal County, Texas and being the same property conveyed in a general warranty deed recorded in Document No. 200006003784 and described in a special warranty deed recorded in Volume 791, Page 388, Official Records of Comal County, Texas. Property is located at the southwest corner of the intersection of F.M. 2252 and Nacogdoches Loop in Garden Ridge, Texas. The rezoning is requested for the proposed use of the property for a convenience store and car wash.

Location map, list of adjacent property owners and site plan are contained in 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 Goodywin, TRMC
City Secretary

Enclosures:

1. Location Map
2. List of Adjacent Property Owners
3. Site Plan

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

1. Date: 4-19-2016 Case #: _____
2. Applicant Name: SAHOTA HOLDINGS, LLC; c/o RAVINDER SAHOTA
(First) (Middle) (Last)
3. Mailing Address: PO BOX 592233
(Street)
SAN ANTONIO TX 78259
(City) (State) (Zip)
Phone: (830)- 832-7284
4. Applicant's relationship to property to be rezoned:
Sole owner ☒ Part owner ☐ Other; _____
(Specify)
(If not sole owner, furnish a notarized letter of authorization from all owners as attachment 1.)
5. Property location: SW CORNER OF FM 2252 AND NACOGDOCHES LOOP
(Street address or street property front)
6. Legal description:
Plat: Lot(s) _____ Block(s) _____
Subdivision; _____
Acreage: 2.080 (If acreage, provide separate metes and bounds description as attachment 2.)
Property Deed recorded in Comal County Volume # 791 Page # 388
7. Existing use of property: RESIDENTIAL - SINGLE FAMILY DWELLING (R) DISTRICT
8. Proposed use of property: COMMERCIAL ZONE - NEIGHBORHOOD SERVICE DISTRICT (B-1) FOR USE AS
CONVENIENCE STORE & CAR WASH
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):

ZONING CHANGE IS NECESSARY TO CHANGE FROM RESIDENTIAL CLASSIFICATION TO COMMERCIAL USE TO ALLOW
FOR AN AUTOMOTIVE SERVICE STATION AND CAR WASH

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

14. Applicant Signature: Frank Selt

☒ 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	_____
	Public hearing conducted	_____
City Admin.:	Applicant notified of Council Decision	_____
	Zoning ordinance change published	_____

EXHIBIT 'A'

File No.: **2077048-SA68 (SL)**
Property: **FM 2252, 2.080 acres, Garden Ridge, TX 78266**

BEING 2.080 ACRES OF LAND, MORE OR LESS, OUT OF THE GEORGE M. DOLSON SURVEY NO. 96, ABSTRACT NO. 120, COMAL COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED IN A GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 200006003784 AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 791, PAGE 388, OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, SAID 2.080 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MONUMENT FOUND FOR THE NORTHEAST CORNER OF THIS 2.080 ACRES, SAME BEING THE FIRST CHAMFER POINT AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF FM 2252 AND THE NORTHWEST RIGHT-OF-WAY LINE OF NACOGDOCHES LOOP, SAME ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE CUTBACK LINE, SOUTH 04 DEGREES 20 MINUTES 57 SECONDS EAST (CALLED SOUTH 04 DEGREES 36 MINUTES 18 SECOND EAST), A DISTANCE OF 65.41 FEET (CALLED 65.19 FEET) TO A MONUMENT FOUND FOR THE SOUTHEAST CORNER OF THIS 2.080 ACRES, SAME BEING THE SECOND CHAMFER POINT AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FM 2252 AND THE NORTHWEST RIGHT-OF-WAY LINE OF SAID NACOGDOCHES LOOP;

THENCE ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF NACOGDOCHES LOOP, SOUTH 61 DEGREES 29 MINUTES 32 SECONDS WEST (CALLED SOUTH 61 DEGREES 40 MINUTES 14 SECONDS WEST), A DISTANCE OF 345.34 FEET (CALLED 345.33 FEET) TO A POINT FOR THE MOST SOUTHERLY CORNER OF THIS 2.080 ACRES, SAME BEING THE SOUTHEAST CORNER OF THE LADSHAW PARTNERSHIP LTD 4.393 ACRES (DOCUMENT NUMBER 9606022876);

THENCE ALONG THE LINE COMMON TO THIS 2.080 ACRES AND SAID LADSHAW 4.393 ACRES, NORTH 30 DEGREES 35 MINUTES 15 SECONDS WEST (CALLED NORTH 30 DEGREES 24 MINUTES 33 SECONDS WEST), A DISTANCE OF 429.44 FEET (CALLED 428.91 FEET) TO A POINT FOR THE MOST NORTHERLY CORNER OF THIS 2.080 ACRES, SAME BEING THE NORTHEAST CORNER OF SAID LADSHAW 4.393 ACRES AND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FM 2252;

THENCE ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FM 2252, SOUTH 74 DEGREES 53 MINUTES 08 SECONDS EAST (CALLED 74 DEGREES 42 MINUTES 26 SECOND EAST), A DISTANCE OF 535.55 FEET (CALLED 534.78 FEET) TO THE POINT OF BEGINNING, AND CONTAINING 2.080 ACRES OF LAND, MORE OR LESS.

A.P.N. 74432



Date: Apr 12, 2016, 3:38:50 PM
THIS MAP WAS PRINTED USING THE GIS CLIENT SERVICE FROM KFW ENGINEERS & SURVEYING



KFW
ENGINEERS + SURVEYING

14003 HUENNER RD, BLDG. 40
SAN ANTONIO, TEXAS 78230

PHONE (210) 979-8444
FAX (210) 979-8441

ATTACHMENT 3 PROPERTY OWNERS

Petition by Sahota Holding, LLC Page 5

REVISIONS:	ISSUE DATE:
DATE: April 2016	
DRAWN: AJB	
SHEET: 1 OF 1	

ATTACHMENT 4
Adjacent Property Owners
Garden Ridge Center - 2.081 Ac Tract
Garden Ridge, Texas

<u>Num</u>	<u>Owner</u>	<u>Location Address</u>	<u>Mailing Address</u>	<u>Subd</u>	<u>Lot</u>	<u>Acreage</u>
1	Mark P. Howell	19295 FM 2252	19295 FM 2252 Garden Ridge, TX 78266		1	1.100
2	Voeller Properties LLC	19311 FM 2252	19311 FM 2252 Garden Ridge, TX 78266	Ashley Oaks Executive Center	1	0.815
3	Reunion Partners, LLC	19315 FM 2252	PO BOX 311323 New Braunfels, TX 78131	Ashley Oaks Executive Center	2	1.265
4	Overman Properties IV, LLC	19365 FM 2252	18965 FM 2252 Garden Ridge, TX 78266	Ashley Oaks Executive Center	3	2.726
5	Arrowood Mgmt LLC	19403 Arrowood Place	2511 N. Loop 1604 W, Ste 101 San Antonio, TX 78258	Arrowood Estates	20	1.146
6	Stephen F & Kyong S Elsdon	19407 Arrowood Place	19407 Arrowood Place Garden Ridge, TX 78266	Arrowood Estates	21	0.763
7	Ladshaw Partnership, LTD; c/o Harold A. Miller	Garden Ridge, TX 78266	8546 Marathon Dr. Universal City, TX 78148	A-120 Sur-9 G M DOLSON		4.393
8	Ladshaw Partnership, LTD	Schertz, TX 78154	393 Landa St. New Braunfels, TX 78130	A-120 Sur-9 G M DOLSON		6.494
9	Joan Catheryn Crowell	Garden Ridge, TX 78266	2402 Welsch LN New Braunfels, TX 78132	A-120 Sur-9 G M DOLSON		14.189

LEGAL DESCRIPTION

BEING 2.080 ACRES OF LAND, MORE OR LESS, OUT OF THE GEORGE H. DOLSON SURVEY NO. 16, ABSTRACT NO. 100, CONAL COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED IN A GENERAL WARRANTY DEED RECORDED IN THE DOCUMENT NO. 20000000784 AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 791, PAGE 388 OFFICIAL RECORDS OF CONAL COUNTY, TEXAS

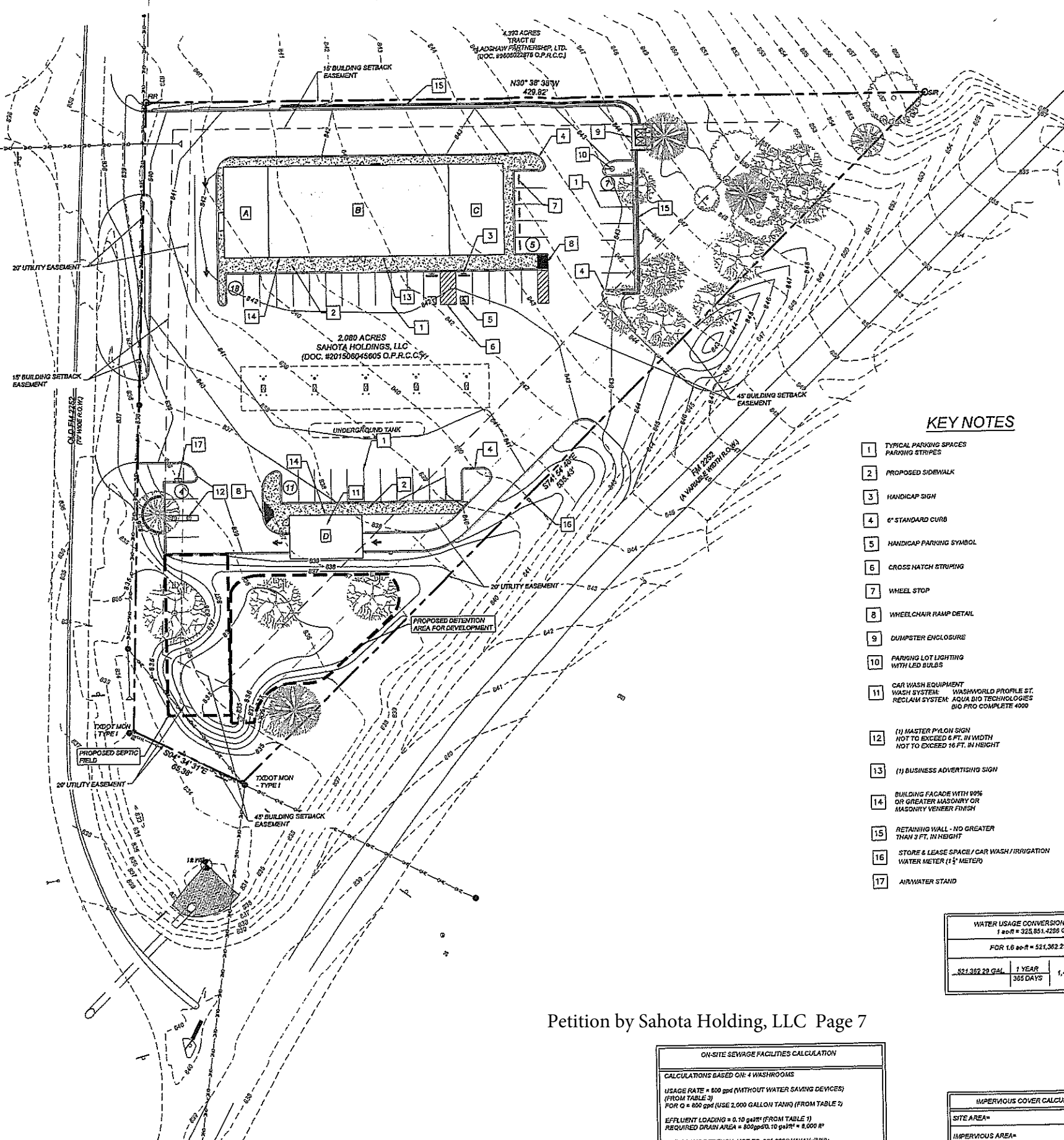
BENCHMARKS

BAN 1: SET "X" IN SQUARE IN THE CORNER OF A CONCRETE DRAIN STRUCTURE EAST OF THE SUBJECT SITE ON THE SAME SIDE OF FM 2252 ELEVATION = 632.58'
BAN 2: SET "X" IN SQUARE ON TOP OF CURB FROM A MEDIAN ISLAND ENTRANCE TO THE GARDEN RIDGE ESTATES NORTHWEST OF THE SUBJECT TRACT. ELEVATION = 631.58'

COORDINATION NOTE:

1. CONTACT TWO (TIME WARNER CABLE) TO COORDINATE CABLE TV SERVICE. (210) 244-0000.
2. CONFIRM REQUIREMENTS AND COORDINATE WITH CPS (CITY PUBLIC SERVICE) FOR INSPECTIONS AND CONDUIT SIZES FOR PRIMARY AND SECONDARY ELECTRICAL SERVICES. (210) 353-2155.
3. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-449-7928.
4. CONTRACTOR TO COORDINATE WITH CPS (CITY PUBLIC SERVICE) TO PLAN GAS SERVICES. (210) 353-2155.
5. CONTRACTOR TO COORDINATE WITH CITY OF GARDEN RIDGE WATER COMPANY TO PLAN WATER SERVICES. (210) 451-6632.
6. CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

DOERR LN.



KEY NOTES

1. TYPICAL PARKING SPACES PARKING STRIPES
2. PROPOSED SIDEWALK
3. HANDICAP SIGN
4. 6" STANDARD CURB
5. HANDICAP PARKING SYMBOL
6. CROSS HATCH STRIPING
7. WHEEL STOP
8. WHEELCHAIR RAMP DETAIL
9. DUMPSTER ENCLOSURE
10. PARKING LOT LIGHTING WITH LED BULBS
11. CAR WASH EQUIPMENT WASH SYSTEM: WASHWORLD PROFILE ST. RECLAIM SYSTEM: AQUA BIO TECHNOLOGIES BIO PRO COMPLETE 4000
12. (1) MASTER Pylon SIGN NOT TO EXCEED 6 FT. IN WIDTH NOT TO EXCEED 16 FT. IN HEIGHT
13. (1) BUSINESS ADVERTISING SIGN
14. BUILDING FACADE WITH 90% OR GREATER MASONRY OR MASONRY VENEER FINISH
15. RETAINING WALL - NO GREATER THAN 3 FT. IN HEIGHT
16. STORE & LEASE SPACE / CAR WASH / IRRIGATION WATER METER (1 1/2" METER)
17. AIR/WATER STAND

SCALE: 1" = 30'

LEGEND

LIMITS OF CONSTRUCTION	---
EXISTING WATER LINE	---
EXISTING OVERHEAD ELECTRIC	---
PROPERTY LINE	---
PROPOSED CONCRETE	---
PROPOSED STANDARD CURB	---
PROPOSED HEADER CURB	---
PROPOSED RETAINING WALL	---
NUMBER OF PARKING STALLS	(1)
PROPOSED SIGN	---

TRAFFIC SUMMARY TABLE				
LABEL	BUILDING USE	GROSS FLOOR AREA	OFF STREET PARKING REQ. RATIO	PARKING PROVIDED
A	Fast Food Facility	1,200 S.F.	1:100	12
B	Convenience Store	5,000 S.F.	1:200	25
C	Retail Space	1,500 S.F.	1:200	8
D	Car Wash	950 S.F.	N/A	-
TOTAL				45

PROPOSED WATER METER SIZE			
BUILDING USE	METER	LtEs	*GPD
Convenience Store & Lease Space / Car Wash / Irrigation	1 1/2" Water Meter	4.0	1,500

*1 LtE = 400 GPD

WATER USAGE CONVERSION FACTORS			
1 ac-ft = 325,851-4285 GAL			
FOR 1.6 ac-ft = 521,362.29 GAL			
521,362.29 GAL	1 YEAR	1,428.33 GAL / DAY	365 DAYS

ON-SITE SEWAGE FACILITIES CALCULATION	
CALCULATIONS BASED ON: 4 WASHROOMS	
USAGE RATE = 800 gpd (WITHOUT WATER SAVING DEVICES) (FROM TABLE 3)	
FOR 0 = 800 gpd (USE 2,000 GALLON TANK) (FROM TABLE 2)	
EFFLUENT LOADING = 0.10 gal/sq ft (FROM TABLE 1)	
REQUIRED DRAIN AREA = 800 gpd / 0.10 gal/sq ft = 8,000 sq ft	
FOR 3 IN WIDE TRENCH, USE EQ. 216.339 (11)(A)(i)(ii):	
L = A / (W * 2)	
L = 8,000 sq ft / (3 ft * 2 ft) = 1,333.33 ft (80 ft long x 20 ft wide)	

IMPERVIOUS COVER CALCULATION	
SITE AREA*	2.080 AC.
IMPERVIOUS AREA*	1,373 AC.
IMPERVIOUS COVER RATIO*	65%

WATER USE ESTIMATE BASED ON PROJECTIONS AND HISTORICAL DATA			
HISTORICAL DATA FOR CONVENIENCE STORE WATER USAGE FOR 9 MONTHS = 49,000 GAL			
49,000 GAL	1 MONTH	181 GAL / DAY	30 DAYS
HISTORICAL DATA FOR CAR WASH WITHOUT RECLAIM WATER USAGE FOR 7 MONTHS = 198,500 GAL			
198,500 GAL	1 MONTH	945 GAL / DAY*	30 DAYS
* WITH RECLAIM SYSTEM, 88.6% OF WATER RECLAIMED WATER USAGE APPROXIMATELY 387 GAL / DAY			
HISTORICAL DATA FOR FAST FOOD TENANT			
9,000 GAL	1 MONTH	300 GAL / DAY	30 DAYS
IRRIGATION USAGE ESTIMATE (EIR x PF x SF x 0.02 IIE) = GAL / DAY			
(0.21 x 0.5 x 5500 x 0.02) / 0.75 = 477 GAL / DAY			
TOTAL WATER USAGE 1,245 GAL / DAY (1.39 ac-ft)**			

**1 ac-ft = 325,851-4285 GAL

Petition by Sahota Holding, LLC Page 7

GARDEN RIDGE CENTER CONVENIENCE STORE
GARDEN RIDGE, TX 78266
MASTER DEVELOPMENT PLAN

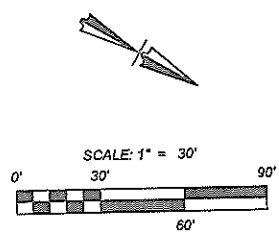
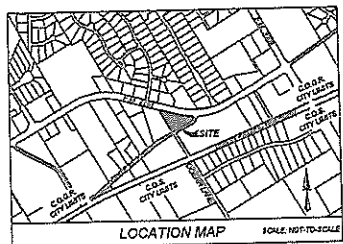
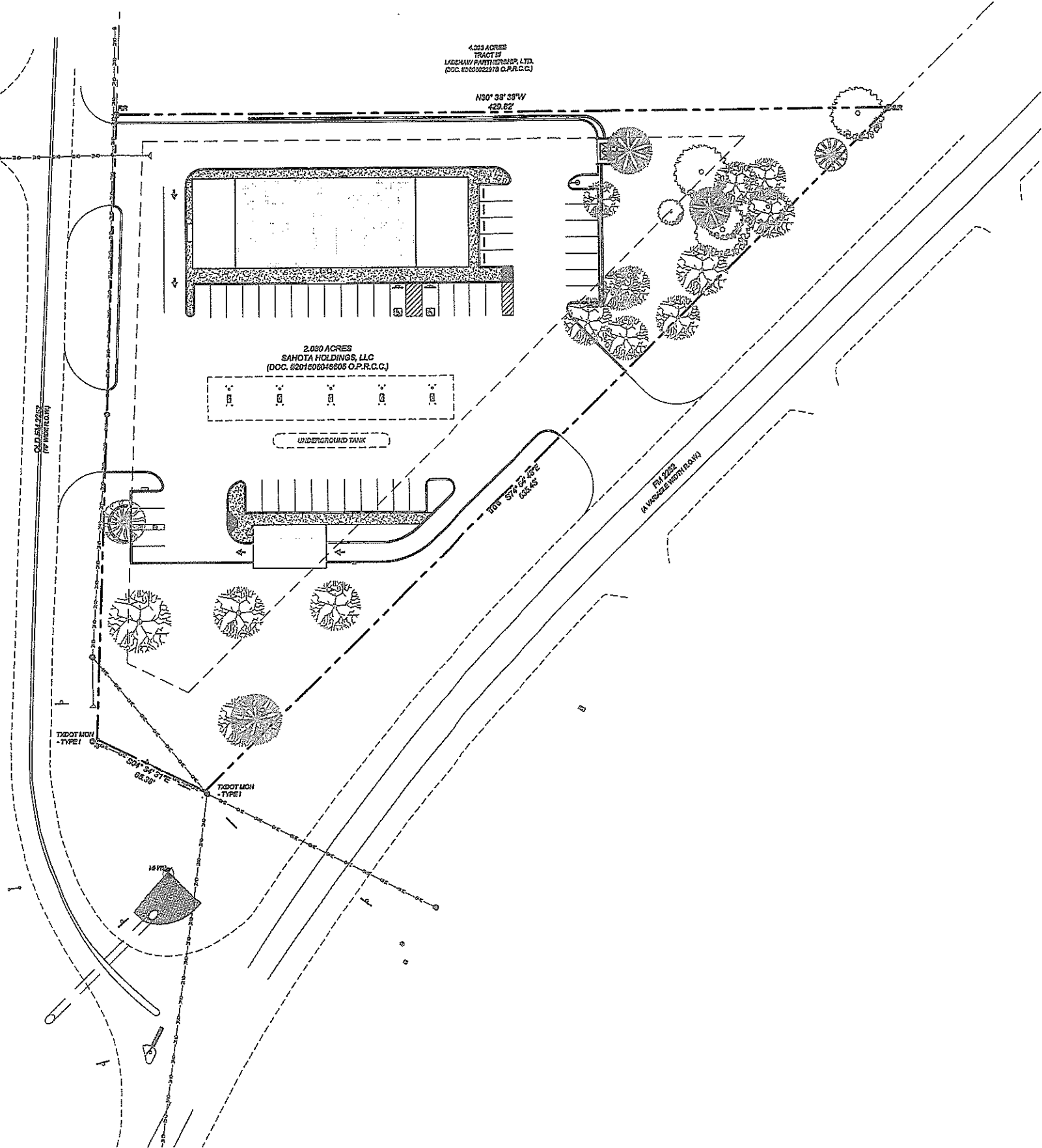
JOB NO. 156-03-01
DATE: MAY, 2016
DRAWN: M.C. CHECKED: C.F.
SHEET NUMBER:

1 OF 1

LEGAL DESCRIPTION
BEING 2.000 ACRES OF LAND, MORE OR LESS, OUT OF THE GEORGE M. DOLSON SURVEY NO. 88, ABSTRACT NO. 120, COMAL COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED IN A GENERAL WARRANTY DEED RECORDED IN THE DOCUMENT NO. 2008000174 AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 791, PAGE 389 OFFICIAL RECORDS OF COMAL COUNTY, TEXAS

BENCHMARKS
BM# 1: SET 12" IN SQUARE IN THE CORNER OF A CONCRETE DRAIN STRUCTURE EAST OF THE SUBJECT SITE ON THE SAME SIDE OF FM 2252 ELEVATION = 822.55'
BM# 2: SET 12" IN SQUARE ON TOP OF CURB PRO A MEDIAN ISLAND ENTRANCE TO THE GARDEN RIDGE ESTATES NORTHWEST OF THE SUBJECT TRACT. ELEVATION = 867.55'

- COORDINATION NOTE:**
1. CONTACT TWC (TIME WARNER CABLE) TO COORDINATE CABLE TV SERVICE. (210) 244-0500.
 2. CONFIRM REQUIREMENTS AND COORDINATE WITH CPS (CITY PUBLIC SERVICE) FOR INSPECTIONS AND CONDUIT SIZES FOR PRIMARY AND SECONDARY ELECTRICAL SERVICES. (210) 353-2255.
 3. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-445-7022.
 4. CONTRACTOR TO COORDINATE WITH CPS (CITY PUBLIC SERVICE) TO PLAN GAS SERVICES. (210) 353-2255.
 5. CONTRACTOR TO COORDINATE WITH CITY OF GARDEN RIDGE WATER COMPANY TO PLAN WATER SERVICES. (210) 431-4552.
 6. CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.



K&W
ENGINEERS & SURVEYING
2417 Pleasant Drive, Suite 200, San Antonio, TX 78211-1700
Phone: (210) 789-8444 • Fax: (210) 789-8441 • E-Mail: k&w@k&w.com

DATE	REVISIONS

THIS DOCUMENT IS RELEASED BY AUTHORITY OF CRAIG FLETCHER, P.E. # 90940 FOR INTERIM REVIEW ONLY AND NOT TO BE USED FOR CONSTRUCTION.

GARDEN RIDGE CENTER CONVENIENCE STORE
GARDEN RIDGE, TX 78266
ATTACHMENT 5 - SITE PLAN

JOB NO. 156-02-01
DATE: APRIL, 2018
DRAWN: H.C. CHECKED: C.F.
SHEET NUMBER:



April 26, 2016

Ms. Nancy Cain
City of Garden Ridge
City Administrator
9400 Municipal Parkway
Garden Ridge, Texas 78266-2366

Re: Garden Ridge Center Convenience Store (Master Development Plan Narrative)

Dear Ms. Cain:

The attached narrative is to accompany the Master Development Plan seeking review/approval for Water Rights for the subject tract. The proposed tract is a 2.080 acre tract of land located at the southwest corner of FM 2252 and Nacogdoches Loop (Old FM 2252) within the City of Garden Ridge. The following subheadings discuss the various components that will be considered with the design and development of this tract.

ZONING – The current zoning for this property is Residential – Single Family Dwelling (R) and is pending review/approval of rezoning to Commercial Zone – Neighborhood Service District (B-1) to allow use of this tract as a Convenience Store and Car Wash. The Convenience Store will encompass a Convenience Store (5,000 SF), a Fast Food Facility with drive-thru (1,200 SF), and Retail Space (1,500 SF), for a total gross area floor area of 7,700 SF. The Off-Street Parking criteria from the Zoning Ordinance was used to determine the minimum parking requirements, which is provided.

DRAINAGE – The site drains naturally from west to east and outfalls to a 48" CMP pipe under Old FM 2252. The proposed site will also drain primarily west to east with surface drainage across the parking lot and storm sewer drains/inlets and piping to capture runoff. The proposed storm sewer runoff will be collected onsite and outfall into a proposed detention basin sized to accommodate the 10, 25, and 100 year storm events with a peak rate of run-off (discharge) no greater than pre-existing 25-yr storm event as outlined in the Subdivision Platting Ordinance.

SETBACKS, FAÇADE, LIGHTING, AND LANDSCAPING – The design constraints outlined in the Zoning Ordinance for a Neighborhood Service District (B-1) shall be adhered to for the building height, front, side, and rear yard setbacks. The building façade will be of not less than 90% masonry or masonry veneer construction. Exterior lighting shall not aim beyond the owner's property line nor illuminate adjoining Residential District lots to more than five (5) foot-candles measured at the point of highest intensity. The Site Lighting / Parking Lot Lighting will encompass LED bulbs which offers the advantages of lumen output, color rendering, and energy efficiency. Retaining walls shall be timber, concrete, concrete or brick masonry or stone. A

landscaping design will be included as part of the construction drawings submitted for a building permit and following the requirements outlined in Section 8.5 of the Zoning Ordinance. On the subject tract, oak trees ten (10) inch diameter and elm trees over eight (8) inch diameter or greater will be saved that do not overly the proposed building envelope, parking lot, driveways / drive aisles, or structures. A variance request will be submitted to the city for the no greater than one-third (1/3) of lot area for impervious cover.

UTILITIES – The site has availability of all utilities except for sewer. An on-site septic system will be designed following the Texas Commission on Environmental Quality (TCEQ) Chapter 285 – On-site Sewage Facilities Criteria. The aerobic system will be sized only to treat the washrooms from the convenience store, fast food facility, and retail space. The required separation distances will also be met. Discussions with the City Engineer will be required to determine the requirements for proposed water improvements planned for Nacogdoches Loop. The proposed water meter sizes are for the intended uses:

- Convenience Store, Lease Space, & Fast Food Facility: 1 ½ " Meter
- Car Wash: 1" Meter
- Irrigation: ¾" Meter

ENVIRONMENTAL – The subject tract is located within the Edwards Aquifer Transition Zone. The proposed Convenience Store and Car Wash will be in compliance with the TCEQ Requirements for projects within this zone. As such, an Underground Storage Tank Facility Plan will be submitted and approved prior to construction of any underground storage tank. This will be required for both the underground fuel tank and the proposed car wash systems which employ underground tanks as well. The proposed Car Wash Equipment and Reclaim System will be self-contained and will not tie into the proposed septic system. Brochures of the Car Wash Equipment (Washworld Profile SoftTouch [ST]) and Reclaim System (Aqua Bio Technologies Bio Pro Complete 4000) have been included with the Master Development Plan Package.

SIGNAGE – The Site Signage / Business Advertising will comply with the city Signage Ordinance for the sign regulations in the (B-1) District.

We appreciate your time and consideration in this matter. Should additional information be required, please contact our office.

Sincerely,
KFW Engineers



Andrew J. Barboza, P.E.
Project Engineer

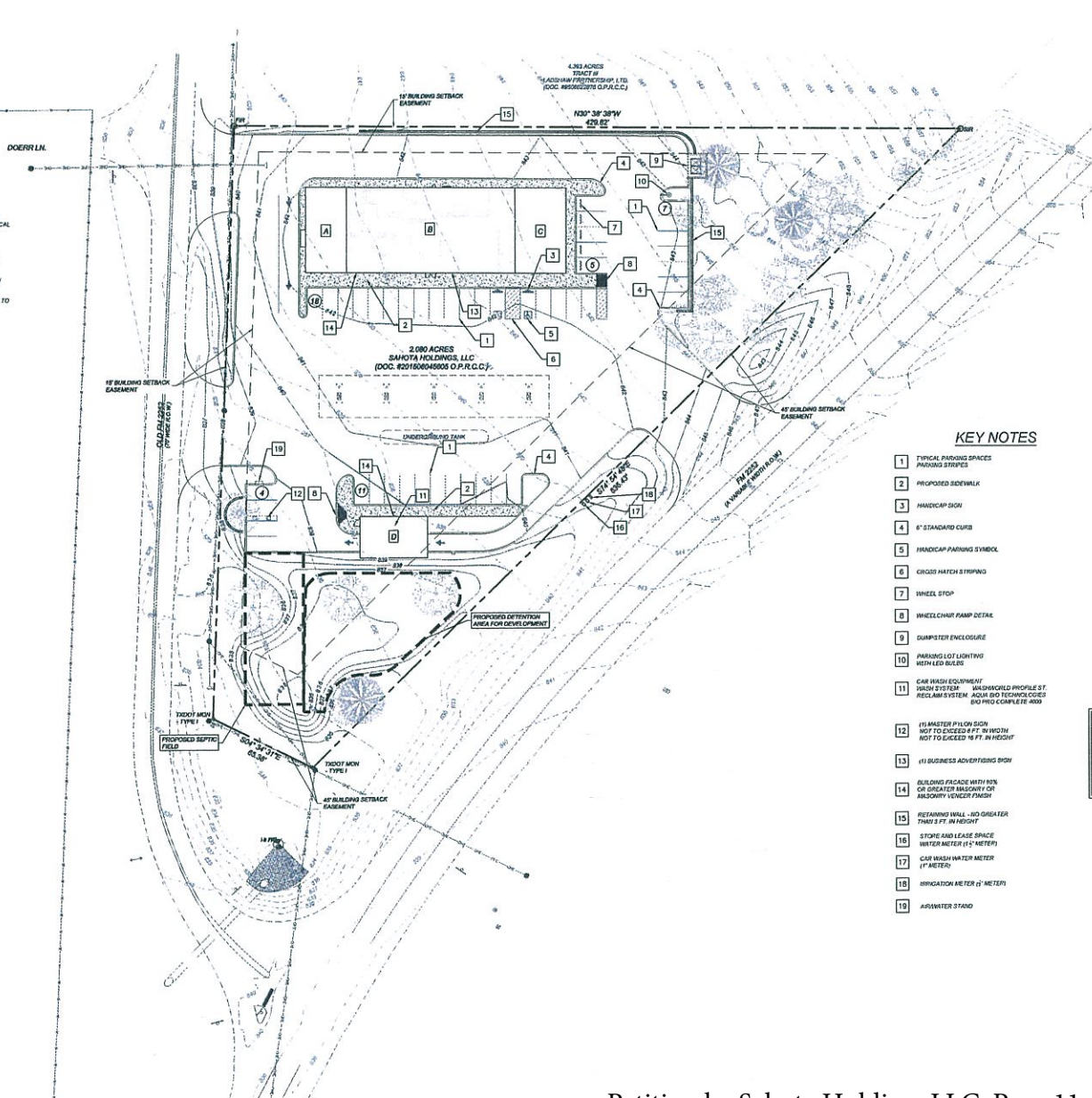
Enclosures

BEING 2.000 ACRES OF LAND, MORE OR LESS, OUT OF THE GEORGE M. DOLSON SURVEY NO. 98, ABSTRACT NO. 730, COMAL COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED IN A GENERAL WARRANTY DEED RECORDED IN THE DOCUMENT NO. 20800100374 AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 791, PAGE 388 OFFICIAL RECORDS OF COMAL COUNTY, TEXAS

BM # 1: SET "X" IN SQUARE IN THE CORNER OF A CONCRETE GRASS
STRUCTURE EAST OF THE SUBJECT SITE ON THE SAME SIDE OF FM 22.
ELEVATION = 832.90

BM # 2: SET "X" IN SQUARE ON TOP OF CURB FROM A MEDIAN ISLAND
ENTRANCE TO THE GARDEN RIDGE ESTATES NORTHWEST OF THE
SUBJECT TRACT.
ELEVATION = 267.50

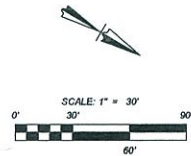
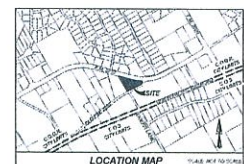
1. CONTRACTOR TO R/Wc WARMER CABLED TO COORDINATE CABLE TV SERVICE. (210-324-5900)
2. CONFIRM REQUIREMENTS AND COORDINATE WITH CPG (CITY PUBLIC SERVICE) FOR INSPECTIONS AND CONDUIT SIZES FOR PRIMARY AND SECONDARY ELECTRICAL SERVICES. (210-333-2258)
3. CONTACT ART TO COORDINATE TELEPHONE SERVICE. 1-800-468-7878
4. CONTRACTOR TO COORDINATE WITH CPG (CITY PUBLIC SERVICE) TO PLAN GAS SERVICES. (210-333-2258)
5. CONTRACTOR TO COORDINATE WITH CITY OF GARDEN RIDGE WATER COMPANY TO PLAN WATER SERVICES. (210-333-6852)
6. CONTRACTOR SHALL CONTACT 1-800-DIG-TEST A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.



- 1 TYPICAL PARKING SPACES
PARKING STRIPES
- 2 PROPOSED SIDEWALK
- 3 HANDICAP SIGN
- 4 6" STANDARD CURB
- 5 HANDICAP PARKING SYMBOL
- 6 CROSS HATCH STRIPING
- 7 WHEEL STOP
- 8 WHEELCHAIR RAMP DETAIL
- 9 DUMPS PER ENCLOSURE
- 10 PARKING LOT LIGHTING
WITH LED BULBS
- 11 CAR WASH EQUIPMENT
TUSH SYSTEM WATERGARD PROFILES S
RECLAIM SYSTEM AQUA BIO TECHNOLOGIES
AND PRO COMPLETE 4000

LABEL	BUILDING USE	GROSS FLOOR AREA	OFF STREET PARKING REQ. RATIO	PARKING PROVIDED
A	Fast Food Facility	1,200 S.F.	1 : 150	12
B	Convenience Store	3,000 S.F.	1 : 200	25
C	Relief Space	1,500 S.F.	1 : 200	8
D	Car Wash	360 S.F.	N/A	-
			TOTAL	45

BUILDING USE	GROSS FLOOR AREA	Val
Convenience store & Lease space	1 1/2" Water Meter	4.0
Car Wash	1" Water Meter	1.7
Irrigation	3/4" Water Meter	1.3



GARDEN RIDGE CENTER CONVENIENCE STORE
GARDEN RIDGE, TX 78266
MASTER DEVELOPMENT PLAN

KIEWIT
ENGINEERS + SURVEYING
Kiewit is a leading national provider of engineering and surveying services. We are currently seeking qualified individuals for the following positions:

THIS DOCUMENT IS RELEASED BY AUTHORITY OF CPAIG FLETCHER # 90940 FOR INTERIM VIEW ONLY AND NOT TO BE USED FOR CONSTRUCTION.	REVISIONS	DATE

JOB NO. 154-03-01
DATE: APRIL, 2016
DRAWN, M.C. CHECKED, C.F.
SHEET NUMBER:

1 OF 1

LEGAL DESCRIPTION

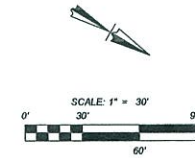
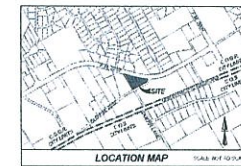
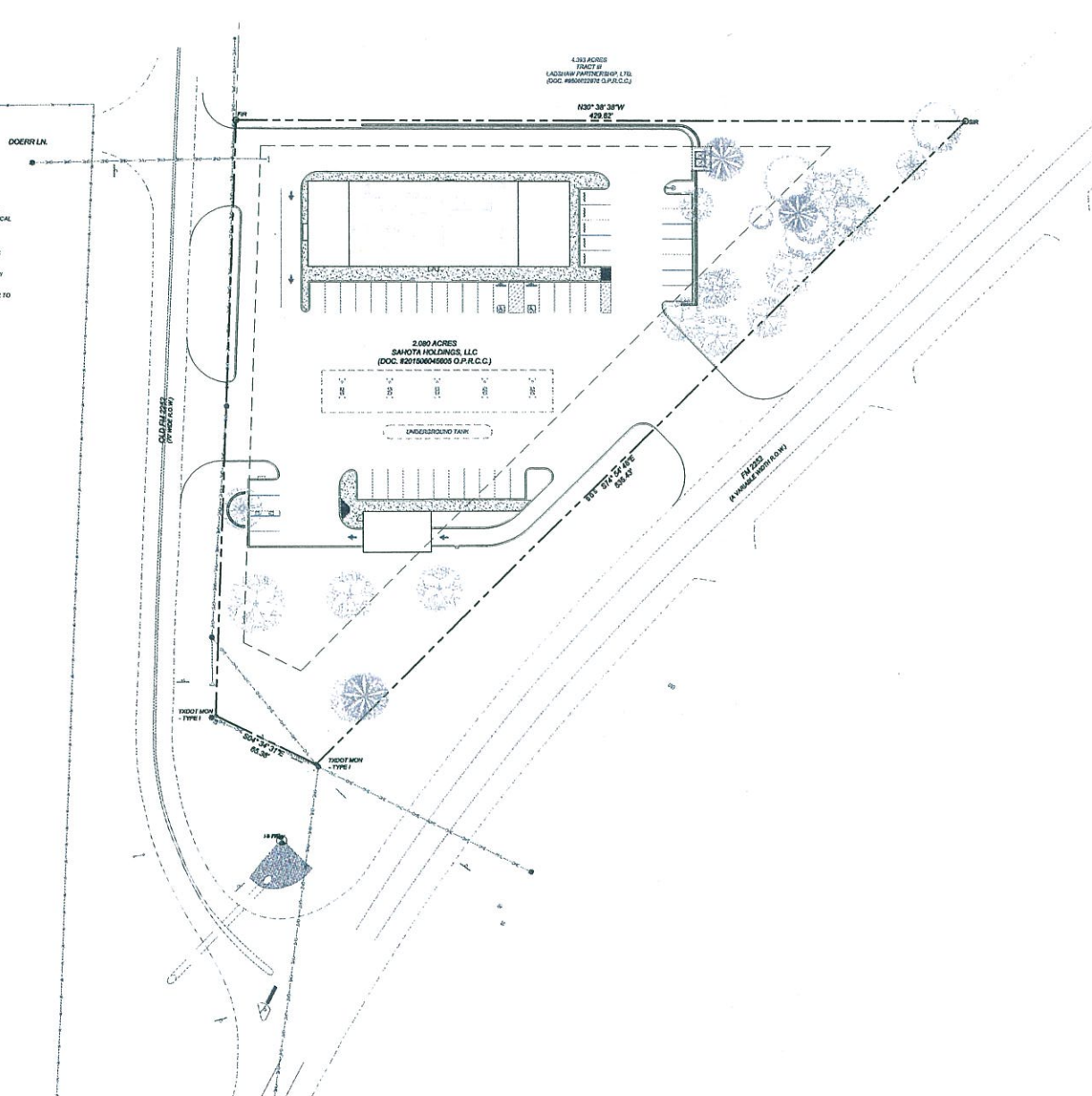
BEING 2.080 ACRES OF LAND, MORE OR LESS, OUT OF THE GEORGE M. BOLAN SURVEY AND BE ABSTRACT NO. 720, CORN, COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED IN A GENERAL WARRANTY DEED RECORDED IN THE COUNTY CLERK'S OFFICE, BEING RECORDED IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 79, PAGE 388, OFFICIAL RECORDS OF CORN COUNTY, TEXAS.

BENCHMARKS

B.M. 1: SET "X" IN SQUARE IN THE CORNER OF A CONCRETE BRAN STRUCTURE EAST OF THE SUBJECT SITE ON THE SAME SIDE OF FM 2255. ELEVATION = 832.39'.
 B.M. 2: SET "X" IN SQUARE ON TOP OF CURB FROM A MEDIAN ISLAND ENTRANCE TO THE GARDEN RIDGE ESTATES NORTHWEST OF THE SUBJECT TRACT. ELEVATION = 827.28.

COORDINATION NOTE

1. CONTRACTOR TO COORDINATE CABLE TV SERVICE. (210) 333-2206.
2. CONTRACTOR TO COORDINATE WITH CITY PUBLIC SERVICES FOR INSPECTIONS AND CONDUIT SIZES FOR PRIMARY AND SECONDARY ELECTRICAL SERVICES. (210) 333-2206.
3. CONTRACTOR TO COORDINATE TELEPHONE SERVICE. 1-800-468-7928.
4. CONTRACTOR TO COORDINATE WITH CITY PUBLIC SERVICES TO PLAN GAS SERVICES. (210) 333-2206.
5. CONTRACTOR TO COORDINATE WITH CITY OF GARDEN RIDGE WATER COMPANY TO PLAN WATER SERVICES. (210) 333-2206.
6. CONTRACTOR SHALL CONTACT 1-800-693-7222 A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.



KFW
 ENGINEERS + SURVEYING

DATE	REVISIONS

THIS DOCUMENT IS
 THE PROPERTY OF
 CRAIG FLETCHER
 ENGINEERS + SURVEYING
 IT IS TO BE USED ONLY AND NOT
 TO BE USED FOR
 CONSTRUCTION.

GARDEN RIDGE CENTER CONVENIENCE STORE
 GARDEN RIDGE, TX 78266
 ATTACHMENT 5 - SITE PLAN

JOB NO. 158-03-01
 DATE: APRIL 2018
 DRAWN: M.C. CHECKED: C.F.
 SHEET NUMBER:

1 OF 1

PROFILE
MAX

PROFILE
ST



Profile Soft Touch Vehicle Wash System

Washworld's Profile® is the soft touch system you've been waiting for. Combining Washworld's advanced technology used in our touch-free systems with the latest in washing materials, Profile is the answer to growing your car wash business. With standard features such as Washview® HMI On-Site, VS²⁰ Vehicle Sizing System and Flex Pass® Dual Application System, Profile provides an exceptional value.

Your customers are sure to appreciate Profile as well.

The wall mounted system eliminates the gantry and presents a clean, open bay while Washworld's exclusive Digital Surface Profile (DSP) utilizes 3D imaging to insure optimal cleaning. Eye-catching LED lighting and audible voice prompts add to the experience.

Like all of Washworld's systems, Profile was designed with emphasis on durability, simplicity of use and reduced maintenance. Profile is your profit generator.

WASHWORLD

2222 American Blvd. | DePere, WI

54115

920.338.9278 | 888.315.7253

Profile With The Latest Technology

Digital Surface Profile (DSP)

Washworld's exclusive DSP - Digital Surface Profile system is the advanced method of reading a vehicle's contours to allow for the most precise cleaning possible. Utilizing 3D imaging, DSP enables Profile to adjust for various vehicle surfaces to deliver a wash that reaches every angle with Profile's super soft polyethylene foam wash media. The dual side brushes are belt driven with independent movement while the variable frequency drive controls for the side and top brushes ensure a smooth operation. Profile's programmable Clean Rinse Wash Media Cleaning System keeps the brushes from retaining dirt and debris which results in the best possible customer experience.

The DSP System offers consistent length, width and height measuring of vehicles for optimal product application and cleaning by Profile. This ensures that products are applied to the vehicle not the floor, which saves money and reduces wash times by customizing the travel distance of the Profile based on the length of each individual vehicle.

VS²® - Vehicle Sizing System

Especially important when positioning vehicles within a soft vehicle wash bay, Washworld's Vehicle Sizing System (VS²), with precise loading feature, utilizes advanced software coupled with photo eye technology to provide a safe and reliable means of positioning the vehicle in the wash bay. This eliminates the need for floor mounted treadle plates or wheel stops, resulting in a significant reduction in wiring and fewer components to maintain.



Solution Delivery System (SDS)

The Profile Solution Delivery System comes loaded with standard features:

- Multi-Stage solution delivery system which is capable of up to 225psi
- Composite direct injection/no drift chemical metering system
- Eight (8) low pressure chemical injectors which allows for any two products to be applied simultaneously in a single wash pass
- Multiple coupling joints for ease of maintenance
- Standard product application includes pre-soak one, pre-soak two, protectant, and sealant

Flex Pass™ - Dual Application System

Profile's Dual Flex Pass application system provides complete coverage of a vehicle's sides and top simultaneously. Programming allows for front (exit) mounted pods and rear (entrance) mounted pods individually or concurrently to apply pre-soaks, protectants, sealants and rinse, with the ability for two products to be applied during a single pass of the vehicle. The Dual Flex Pass means:

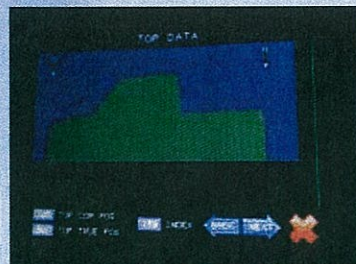
The ultimate in time savings = More vehicles per hour = Greater return on investment!

Washview® HMI On-Site &

Washview HMI Remote™

A color touch screen gives you complete access to Profile in order to turn functions on or off, including programming, maintenance, diagnostics, and view wash counts. No on-site PC or laptop is needed to configure your wash. Profile also features a comprehensive integrated security system which can monitor auto cashiers, doors, fluid levels and more. In addition the Wash Package Storage capability allows for up to eight wash packages to be retained which can be quickly copied to the immediate wash setup.

The revolutionary design of our Washview HMI Remote features the same cutting edge technologies as Washview with the additional ability to receive e-mail or text message alerts from anywhere in the world using your Tablet or Smart Phone (application requires additional purchase from iTunes or Google Play). Washworld's exclusive Washview HMI Remote software allows you to access Profile from anywhere using your PC, laptop, tablet or Smart Phone.



Digital Surface Profile - DSP



VS² for Profile

Profile With Quality Built In

Stainless Steel

There is no better material to use in a wash environment than stainless steel and it is utilized throughout Profile. The stainless steel used for Profile's wall mounting system, travel rails, and laser cut overhead wash carriage, ensures that Profile is the most long lasting and durable system in the industry.

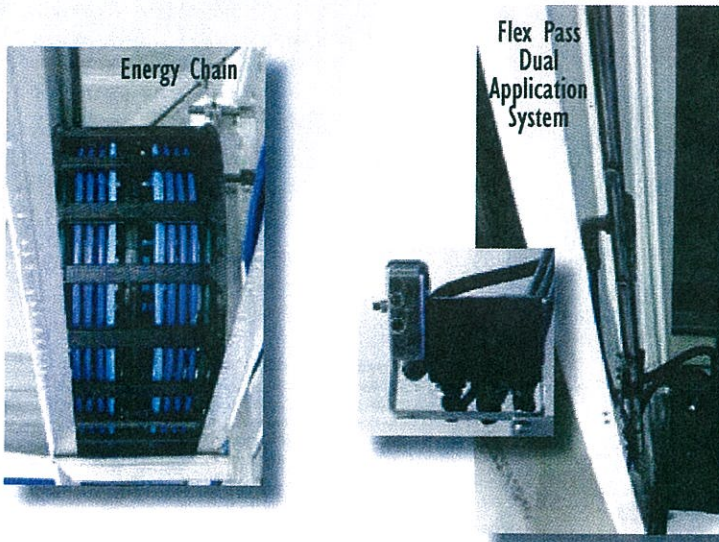
Energy Chain

Profile incorporates the latest in energy chain design available for handling of product delivery, controls and communication needs. Our composite energy chain is factory loaded with solution supply lines and control wiring. Profile includes a factory wired bay box for ease of installation which also reduces the installation cost. Available as driver or passenger side mount, E-chain provides a clean appearance in the wash bay and also a low maintenance way to route hoses, wires, and communication cable to the wash unit.

The Profile Advantage

Designed to increase profits by reducing operating and maintenance costs, Profile features:

- Energy efficient TEFC climate proof motors
- Sealed gearboxes to eliminate oil changes
- High quality, premium fiberglass enclosures to withstand harsh wash bay conditions for a longer life
- Minimal rolling resistance for improved efficiency
- Positive dual belt carriage drive for accurate tracking and smooth motion
- A hand held remote control replaces a joystick box for manual movement of Profile functions
- For colder climates, an in-bay temperature monitoring system will automatically disable the wash bay if temperatures reach a preset threshold
- Profile is Wash Activation and Customer Buy Up ready
- Multi application of products in a single pass with reduced wash package time means more cars per hour



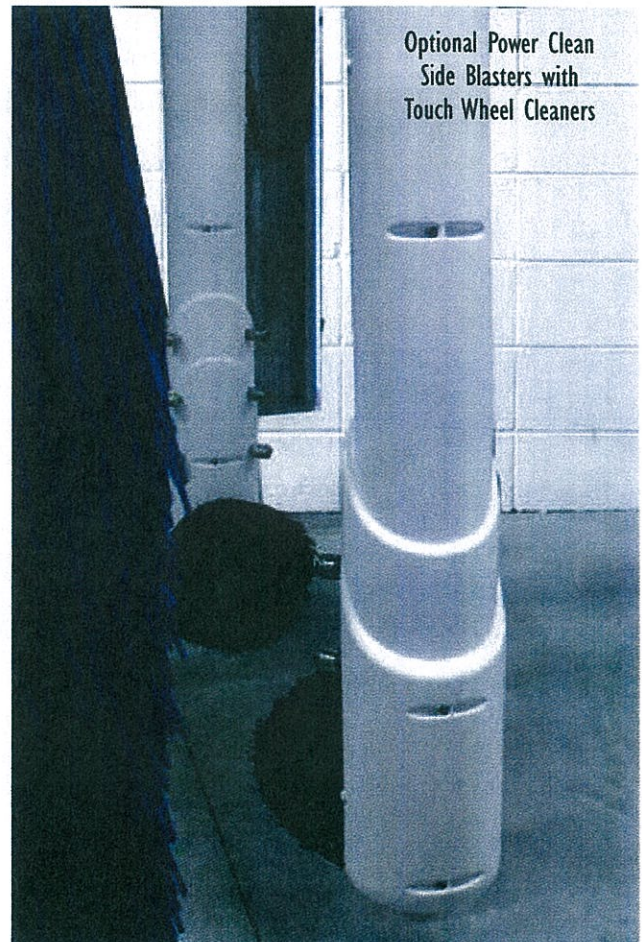
Customer Appeal

From the minute that your customers drive into your wash bay, they will see that Profile is a different kind of soft wash. Profile's wall mounted system keeps the machine up off the floor and creates an open and inviting wash bay. High gloss composite wash carriage and side brush covers with sleek graphics and LED lighting give Profile a clean and refined look.

As your customers proceed into the bay, audible voice prompts combine with dual machine mounted multi-colored LED light bars to position the vehicle in the bay. As the wash progresses, the voice prompts inform your customer of product applications which coincide with the optional in-bay instructional sign.

The proof of any system is in how well it cleans. With Profile's three brushes guided by DSP, your customers' vehicles receive optimal cleaning. Optional Power Clean Side Blasters with touch or touch-free wheel cleaners combine for a value added service your customers will appreciate.

Profile is a sure way to keep your customers coming back and a certain way to increase your bottom line.



STANDARD FEATURES

- Stainless Steel Wall Mounting System
- 34' Stainless Steel Travel Rails
- Stainless Steel Laser Cut Overhead Wash Carriage
- High Gloss Composite Wash Carriage Covers
- High Gloss Composite Side Brush Covers
- VS² - Vehicle Sizing System with Precise Loading Feature
- DSP (Digital Surface Profile) Technology
- Super Soft Polyethylene Foam Wash Media (Top and Side Brushes)
- Programmable Clean Rinse, Wash Media Cleaning and Lubricating System
- Belt Driven Dual Side Brush with Independent Movement
- Positive Drive Dual Belt Carriage Motion
- TEFC/Climate Proof Motors and Gearboxes with Minimal Rolling Resistance
- Variable Frequency Drive Controls for Smooth Top and Side Brush Operation
- Composite E-Chain
- Driver or Passenger Side E-Chain Supply
- Dual Flex Pass Application System- Complete Coverage-Sides and Top
- In-Bay Audible Voice Commands
- Dual Machine Mounted 78" Multi-Colored LED Entrance Side, Light Bars
- Multi-Stage Solution Delivery Pump (Capable of up to 225 PSI)
- Composite Direct Injection/No Drift Chemical Metering System
- (8) Low Pressure Chemical Injectors
- Washview HMI On-Site Controller
- Comprehensive Integrated Security System
- Wash Package Storage
- Hand Held Remote Control for Manual Movement and Machine Functions
- In-Bay Temperature Monitoring System
- Wash Activation and Customer Buy Up Ready

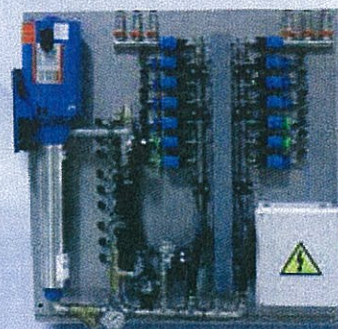
OPTIONS

- Tri-Foam Pods - Two Sets (1 Set Entrance, 1 Set Exit Mounted)
- Extended Solution Delivery (ESD) with 4 Injectors (1 Each for Bug A/Salt and Wheel Cleaner, 2 for Foam Polish)
- Power Towers - Six Nozzle Configuration Only Available on High Pressure Models
- Reclaim Adapter on High Pressure Models
- Stainless Steel Undercarriage Manifold (Medium or High Pressure)
- High Pressure Delivery System - Ultra Compact Pump Station
- Washview HMI Remote (Remote High Speed Connectivity)
- Entrance and In-Bay Directional/Service Confirmation Signs (12 or 24 Volt)
- Dryer Systems - Unlimited Configurations Available
- LED Countdown Timers
- Custom Color Wash Media
- Powerclean Side Blasters with Touch Wheel Cleaner
- Powerclean Side Blasters with Touch-Free Wheel Cleaner
- Door Controls - Independent (Entrance and Exit) Control
- Water Treatment Equipment

© 2015 Washworld, Inc.

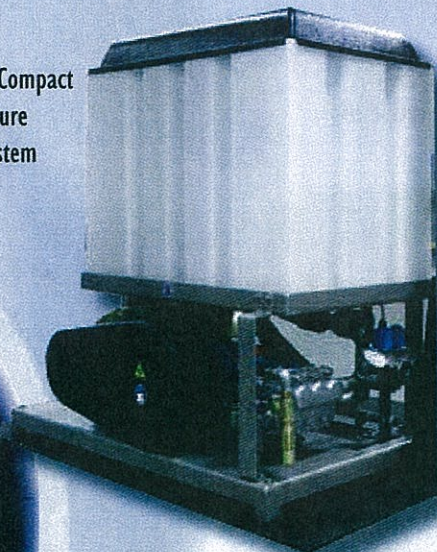


Profile
Ultimate Control Cabinet



Medium Pressure
Solution Delivery System (SDS)
Shown with Optional
Extended Solution Delivery (ESD)

Optional Ultra Compact
High Pressure
Delivery System



SPECIFICATIONS

Equipment Envelope Requirements does not include obstructions, etc.

Bay Height.....	11'	minimum
Bay Width	Wall Mounted Energy Chain.....	15' 4" minimum
Bay Length	Recommended.....	37' 4" minimum

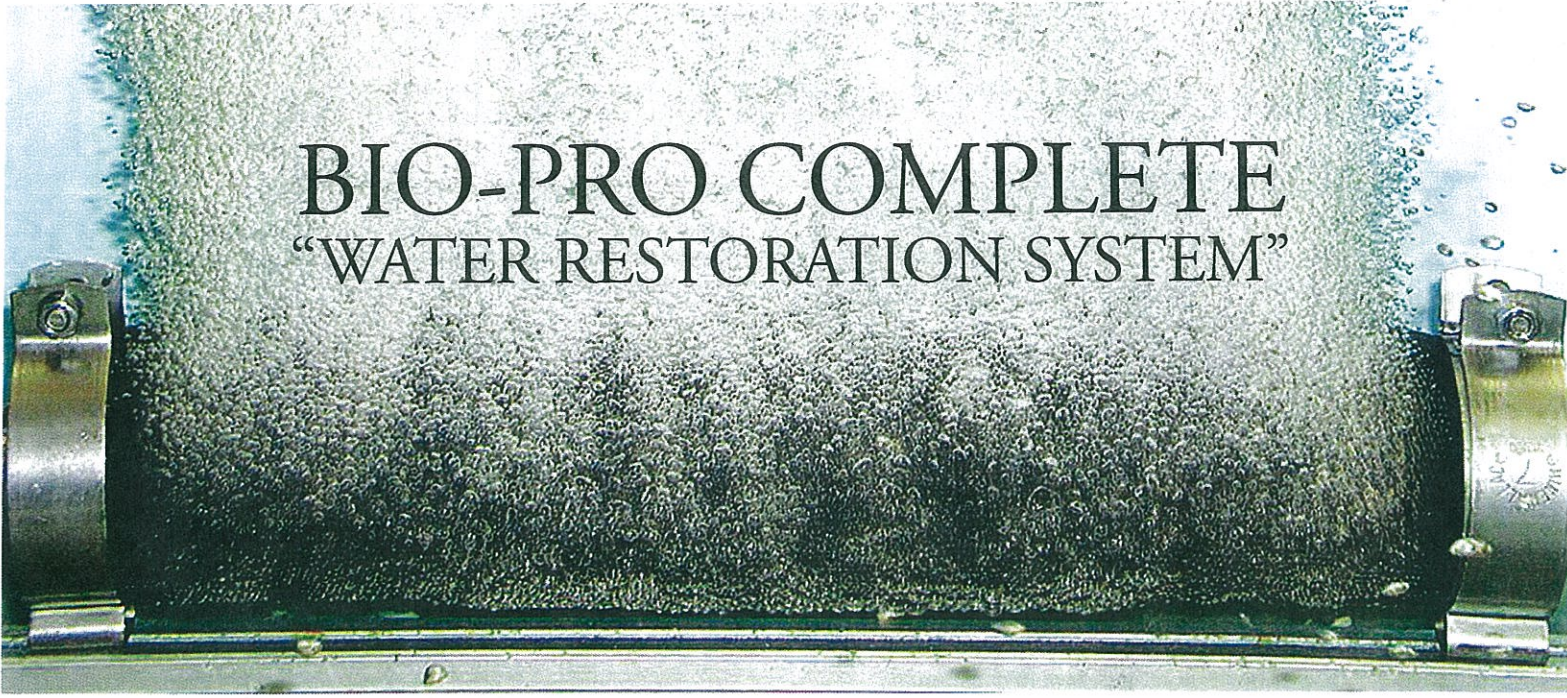
PROFILE UTILITY REQUIREMENTS

Utility Requirements for standard Profile ST does not include options or other equipment requirements

Air:	13 CFM @ 40 PSI (with Tri-Foam)
Water:	15 GPM @ 40 PSI with 1" supply
Electrical:	30 Amps, 3 phase, 208/230 V

Note: Specifications Subject to Change Without Notice. The decibel level of the dryer (measured at 1.6 meters from the floor and 1 meter from the surface) is 94dB. The decibel level of the pump station measured at 1.6 meters from the floor and 1 meter from the surface) is 84dB for high pressure and 72dB for low pressure. Decibel levels are impacted by surrounding materials and conditions and will vary.

WASHWORLD



BIO-PRO COMPLETE "WATER RESTORATION SYSTEM"

BIOLOGICAL WASTE WATER RESTORATION SYSTEMS

Water is and will always remain the lifeblood of the vehicle wash industry. Without water our industry will no longer exist! Water shortages have been experienced throughout the world and the cost of obtaining fresh water and the discharge of waste water have continued to rise. Cities have continually raised prices on water and sewer with no end in sight. These increases will continue to negatively impact the profits of vehicle wash sites and some day force them out of business unless action is taken to treat and reuse waste water.

NATURE'S WAY

We take our direction for waste water treatment from nature. In our environment the natural process of cleaning waste is through the utilization of aerobic bacteria to consume waste. Sewer treatment systems have incorporated this technology for years. By bringing this approach to the vehicle wash industry, the natural process of biologically breaking down used vehicle wash chemicals into CO_2 and H_2O will dramatically reduce a washes fresh water intake and sewer discharge costs.

AQUA BIOi
TECHNOLOGIES 

THE NATURAL PROCESS OF WATER RESTORATION

SOLIDS SEPARATION

In any vehicle wash, solids coming off the vehicles need to be settled out in settling tanks where the solids can be collected and hauled away. Gravity is free, so by letting gravity settle out the solids in this process, solid separation is not done with pumps and electricity.

AERATION

After the waste water exits the settling tanks where the largest solids have settled out, the water enters an aeration chamber which is the first step in a biological treatment process. In this chamber the air is infused in the water to not only emulsify the chemicals it's also used to begin the transformation of the natural anaerobic bacteria into becoming aerobic bacteria. In doing so the aerobic bacteria can be used in the next process to consume chemical waste and prevent the water from developing an odor when reused. This water, once aerated, is then pumped up into the equipment room by means of vortex pumps to be run through hydro cyclones.

CYCLONIC SEPARATION

The water that's pumped from the aeration tank is sent through hydro cyclones which cyclonically separate any remaining solids down to 5 micron. The separated solids are sent back to the first settling tank where they are collected for haul away. The cleaned water is then sent to the bio tank for the removal of chemicals.

Petition by Sahota Holding, LLC Page 17

See reverse side for an explanation of the treatment process.

BIO-PRO COMPLETE "WATER RESTORATION SYSTEM"



BIOLOGIC CONSUMPTION

There are several things going on in the bio chamber with the first being additional aeration. Aeration insures that the bacteria that will be grown in this tank are aerobic. Aerobic bacteria are 90 percent more aggressive in consuming waste in the water than anaerobic bacteria are. These aerobic bacteria attach to the bio media which fill the bio tank. With the bio tank filled with bio media, the water containing the used vehicle wash chemicals will come in contact with the active bacteria whereby the bacteria will consume the chemicals from the water. The byproduct of this natural consumption of chemicals by the bacteria will be CO_2 and H_2O which is nonhazardous.

CLARIFICATION

In the clarification chamber the bio sludge coming from the bio chamber is allowed to settle to the bottom of this tank so that it can be pumped to sewer once a day.

CLEAN WATER HOLDING TANK

After the clarification tank, the water gravity overflows into the clean water tank where it's stored for reuse in the vehicle wash. In a biologic water restoration system, the water needs to continuously circulate so that the natural bacteria are always in the presence of aeration to keep the bacteria aerobic. If the vehicle wash is closed or is not washing vehicles the bio-system switches into an energy saving mode which turns off most all higher horsepower pumps and turns on a recirculation pump that pumps the water from the clean water tank back into the bio chamber to start the process over again. This energy-saving mode reduces the power consumption by 75 percent.



WATER QUALITY EXPECTATION

When using the Bio-Pro Complete Water Restoration System the restored water should reach the water quality levels shown below:

- Oxygen levels higher than 60%
- Oil emulsion levels of less than 5 ppm
- PH levels between 6.5 – 8.0
- COD reduction to 1:10
- BOD levels less than 150 mg/l

As for the overall TDS levels, these levels can vary based on the level in the incoming city water. Variations can also be found in the winter when salts and de-ice chemicals are used on the roads.

The turbidity may change based on the amount of dye remaining in the water which has come from colored foam chemicals used. Dyes are biodegradable but will take more time to break down than wash chemicals. The water may have a slight tint of green or blue but this coloration will not impact the performance of the water when reused.

SYSTEM CONFIGURATIONS

The Bio-Pro Complete Water Restoration System can be installed in the following configurations:

- **Above Ground** where equipment room space is available
- **Below Ground** in either concrete or fiberglass tanks

CAPACITY SIZES

Water restoration systems can be custom-built to any capacity or they come standard in sizes of 3,000 – 4,000 – 6,000 – 10,000 and 20,000 gallon per hour. Larger sizes can be designed and built to order.

SIZING SYSTEMS

When sizing a water restoration system it's important that the following is known:

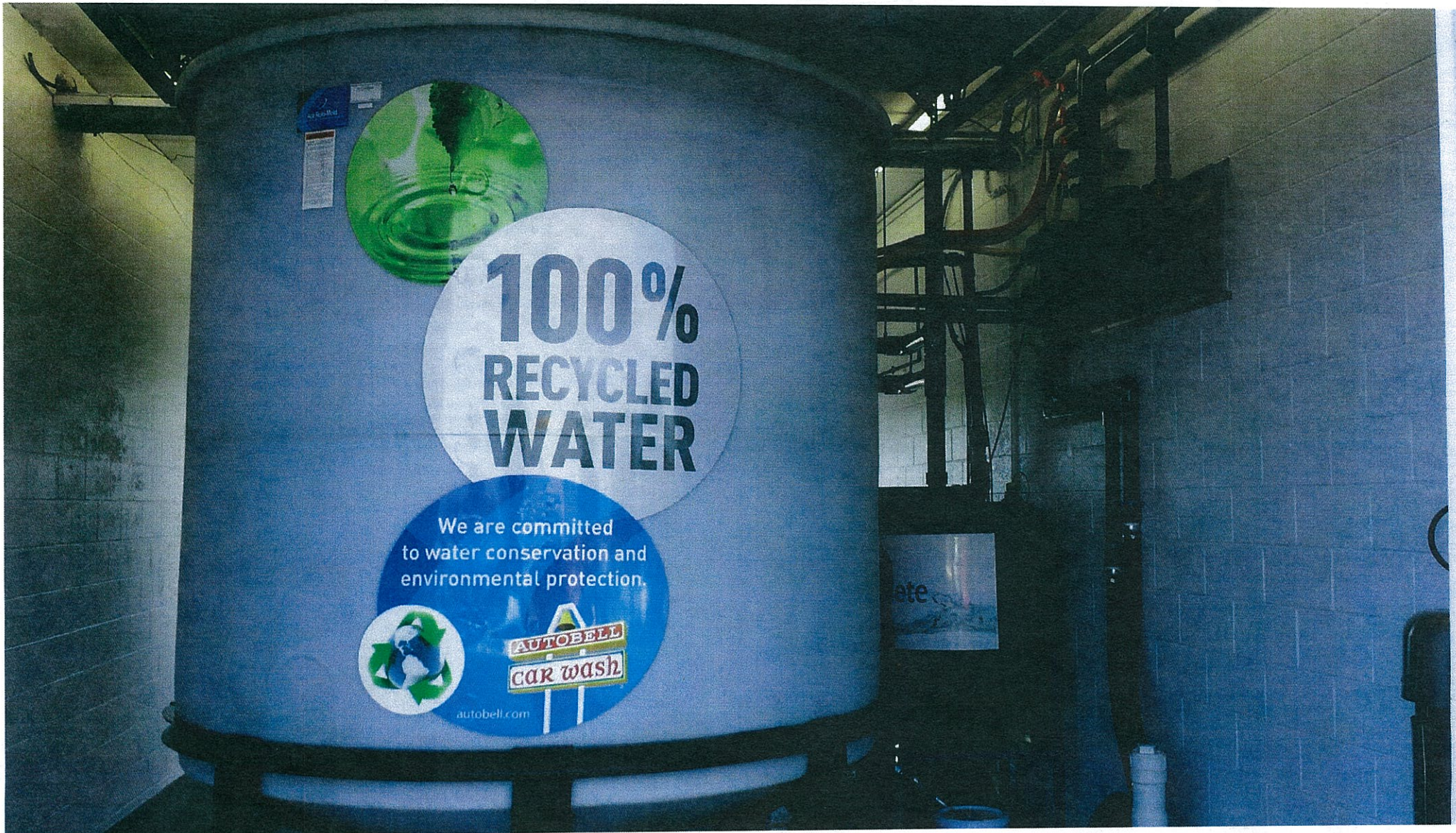
- Maximum gallons of water used per vehicle
- Maximum number of vehicles that can be washed per hour, per wash bay
- The maximum amount of chemicals used per vehicle wash

AQUA BIO TECHNOLOGIES, LLC.
3730 Sleeth Road
Commerce, MI 48382
Ph (248) 529-3404
Fax (248) 684-4070
Email info@aquabio.co
Web www.aquabio.co

EXAMPLE OF BIO PRO COMPLETE
SYSTEM AND INSTALLATION



BIO COMPLETE SYSTEM





FIBERGLASS TANK INSTALLATION



SETTLING TANK INSTALLATION

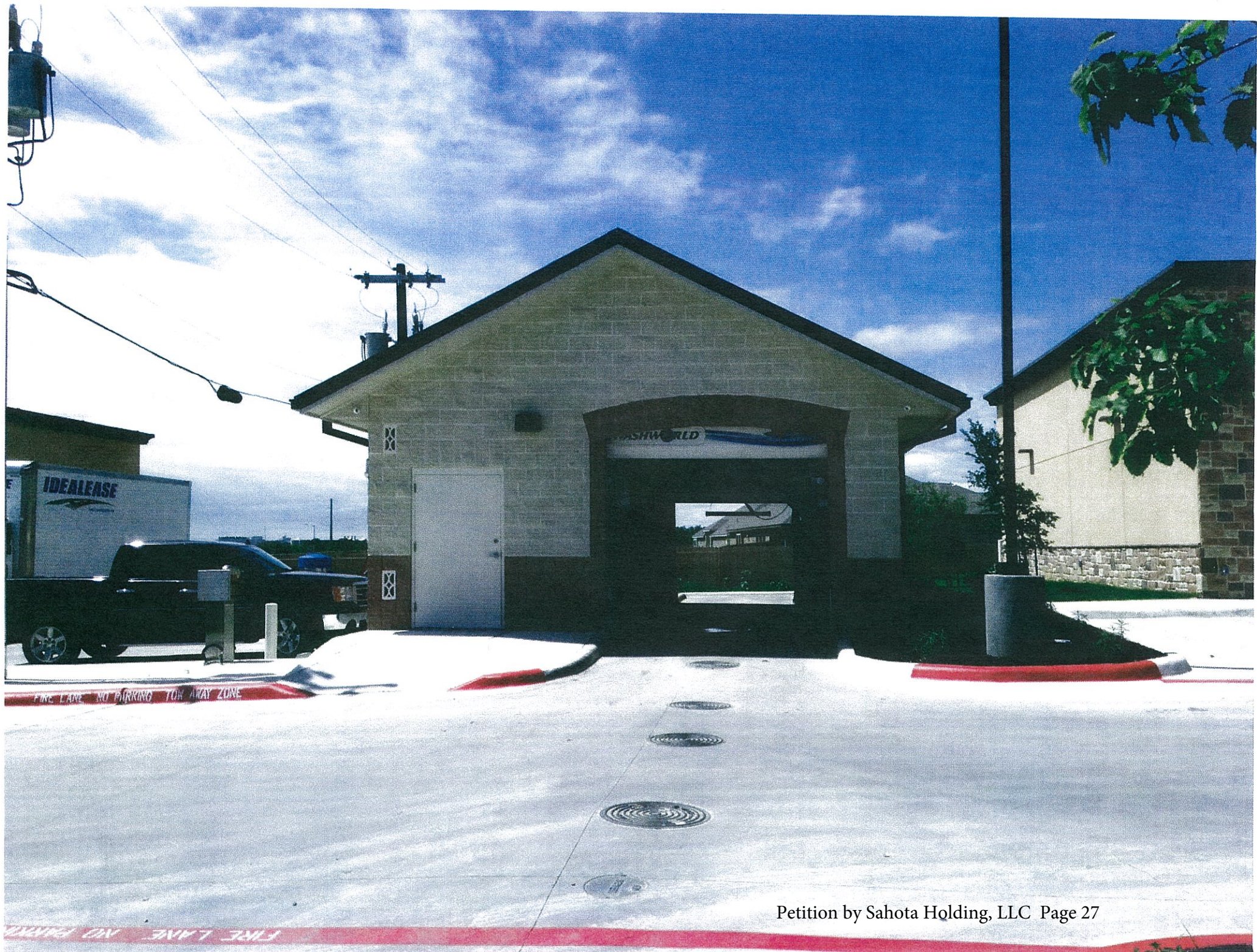
EXAMPLE OF BUILDING FINISHES













May 9, 2016

Ms. Nancy Cain, City Administrator
CITY OF GARDEN RIDGE
9400 Municipal Parkway
Garden Ridge, Texas 78266

**RE: Garden Ridge Center Convenience Store
Rezoning Request and Master Development Plan Review Comments**

Dear Ms. Cain:

River City Engineering has reviewed the subject rezoning request from Residence – Agricultural (RA) to Commercial – Neighborhood Service District (B-1) for the Garden Ridge Center Convenience Store and no conflicts were identified within the City of Garden Ridge Ordinance #13.

We offer the following comments on the Master Development Plan:

1. Water service will be provided by connection to the City of Garden Ridge watermain across FM 2252. This connection will need to be sized to meet the fireflow requirements of the development and provide adequate easements for future expansion of the watermain along Nacogdoches Road.
2. Sewer and car wash requirements will need to be coordinated with Comal County. Copies of all documents provided to the County and their correspondence shall be provided to the City of Garden Ridge for review and filing.
3. Coordinate right-of-way dedication or reservation with TxDOT. All water/sewer easements shall be outside of the proposed right-of-way expansion, if any.
4. The City will require 20-foot utility easements for water/wastewater utilities along FM 2252 and Nacogdoches Road.
5. Provide water use estimates for this development based on projections and historical data.
6. Provide proposed impervious cover calculation percentages for the development.

Feel free to contact our office with any questions regarding this project.

Sincerely,


Garry Montgomery, P.E.
River City Engineering, PLLC



Petition by Sahota Holding, LLC Page 28

June 6, 2016

Ms. Nancy Cain
City of Garden Ridge
City Administrator
9400 Municipal Parkway
Garden Ridge, Texas 78266-2366

Re: Garden Ridge Center Convenience Store (Planning & Zoning Supplemental Discussion Minutes)

Dear Ms. Cain:

During the May 10, 2016 Planning and Zoning Commission Meeting several questions were asked by the commission that were discussed in depth, resulting in additional follow up. The attached narrative below addresses the questions raised at this meeting.

1) Proposed hours of operation:

The anticipated hours of operation are from 6am to 12am (midnight) – 18 hours.

2) Site / Parking Lighting:

Our client intends to install site and building lighting with LED Lighting Fixtures (manufactured by LSI Industries and/or CREE). The benefits of using LED lights are better lighting at a fraction of the energy resulting in cost savings and longer life span of LED bulbs.

3) Parking Ratios:

The Off-Street Parking Requirement ratios of Zoning Ordinance Table 1 were followed to allocate the minimum parking requirements for this project as outlined below:

BUILDING USE	FLOOR AREA	RATIO REQUIRED	PARKING REQUIRED	PARKING PROVIDED
Fast Food Facility	1,200 SF	1 space per 100 SF	12	12
Convenience Store	5,000 SF	1 space per 200 SF	25	25
Retail Space	1,500 SF	1 space per 200 SF	8	8
Car Wash	960 SF	n/a	n/a	n/a
		TOTAL	45	45

4) How will the Carwash bio sludge be removed as there is no sewer service available? Will it be removed daily? What will the tank storage size be and how many cars will this car wash facility be able to accommodate?

The Aqua Bio Technologies Brochure information previously submitted had a section under the Clarification Process which raised the question of bio sludge removal frequency. The brochure assumes that sewer service is readily available; however, since this is a reclaim system it does not require connection to sewer service nor septic. The manufacture of the system indicated that the term "Bio Sludge," as most commonly referenced/understood, should be reclassified as "Biologically Friendly." The bacteria in the biological tank aggressively consumes the chemicals and impurities from the car wash water. The byproduct of the bacteria consuming the chemicals is CO₂ and H₂O.

The bacteria that is no longer consuming the chemicals dies and turns to ash (dead bacteria). As the closed reclaim system has a cycle process that returns water into the various chambers, this dead ash is continually broken apart. The manufacture advised that it would take two (2) months of continued use (max car load washes every hour in a day) to accumulate 1" of ash. The manufacture advised that not removing the ash from the Clarifier Tank is an allowable option. Daily removal of the ash is not anticipated, but skimming the tank for removal of the ash can be completed during the maintenance period for the car wash equipment.

The proposed reclaim water restoration system capacity is planned to be 4,000 gallons for this drive-through single bay car wash. Based upon the proposed car wash equipment including the cycle time for a minimal car wash (approx. 5 mins) would allow a maximum of 12 cars to be washed an hour.

5) Will a Vacuum Station be installed near the 2 parking spots adjacent to the multi-tenant sign?

A Proposed Vacuum Station will be installed with this development. The exact location has not yet been determined. The spot near the multi-tenant sign or near the head-in parking adjacent to the car wash building are the most likely locations due to the proximity of electrical service.

6) What business will occupy the fast food facility?

Presently the proposed fast food tenant is to be Subway.

7) When will variances be submitted for this project?

The proposed variances associated with the development of this tract have been submitted to the City of Garden Ridge as of June 6, 2016. The variances include:

- Ordinance Section 6.2.4.4 Rear Yard: Alley Right-of-Way
- Ordinance Section 6.2.4.5 Impervious Cover: Not greater than 1/3 (33.33%)

8) What is the septic sizing and drain field?

A preliminary sizing of the Septic Tank and drain field based on the Texas Commission on Environmental Quality (TCEQ), Chapter 285, On-Site Sewer Facilities (OSSF) requirements has been calculated. The sizing requirement is based on 4 washrooms for the entire site. With a total usage rate of 800 gal/day, a 2,000 gallon septic tank is necessary. The required

drain area is 8,000 square feet. Based on a 3 ft. wide trench, the total trench length is 1,600 ft. An 80 ft. X 20 ft. area can encompass the required leech area. The necessary offsets and/or separation distances as outlined by the TCEQ requirements will be met.

9) Address of car wash that is using Washworld Profile Soft Touch system:

Our client has built a similar convenience store and car wash on the west side of San Antonio. The name and address for this location is:

Food & Fuel Express
15114 Potranco Road
San Antonio, TX 78245

Additionally, a site located in McQueeney, Texas utilizes the same Car Wash Equipment. The gas station and car wash facility are connected to a septic system. The name and address for this location is:

Pic N Pac
9336 FM 725
McQueeney, TX 78123

10) What TCEQ requirements are being followed for this development?

This site lies within the Contributing Zone of the Edwards Aquifer. A car wash and gas station is an allowable use within this zone. An Underground Storage Tank (UST) submittal will be required for the proposed underground storage tanks for the Fuel Tanks, Water Tanks, and Reclaim Water System for the Car Wash Facility. As construction plans are prepared, a formal submission to TCEQ for the UST will be completed. A Water Pollution Abatement Plan will not be required, but Contributing Zone Plan (CZP) will be required by TCEQ as a notification for the proposed Erosion Control measures for this construction project. This submission will also occur after construction plans are created.

We appreciate your time and consideration in this matter. Should additional information be required, please contact our office.

Sincerely,
KFW Engineers



Andrew J. Barboza, P.E.
Project Engineer

Enclosures

P:\156\03\01\Word\Letters\160602_Nancy_Cain.docx



April 26, 2016

Ms. Nancy Cain
City of Garden Ridge
City Administrator
9400 Municipal Parkway
Garden Ridge, Texas 78266-2366

Re: Garden Ridge Center Convenience Store (Master Development Plan Narrative)

Dear Ms. Cain:

The attached narrative is to accompany the Master Development Plan seeking review/approval for Water Rights for the subject tract. The proposed tract is a 2.080 acre tract of land located at the southwest corner of FM 2252 and Nacogdoches Loop (Old FM 2252) within the City of Garden Ridge. The following subheadings discuss the various components that will be considered with the design and development of this tract.

ZONING – The current zoning for this property is Residential – Single Family Dwelling (R) and is pending review/approval of rezoning to Commercial Zone – Neighborhood Service District (B-1) to allow use of this tract as a Convenience Store and Car Wash. The Convenience Store will encompass a Convenience Store (5,000 SF), a Fast Food Facility with drive-thru (1,200 SF), and Retail Space (1,500 SF), for a total gross area floor area of 7,700 SF. The Off-Street Parking criteria from the Zoning Ordinance was used to determine the minimum parking requirements, which is provided.

DRAINAGE – The site drains naturally from west to east and outfalls to a 48" CMP pipe under Old FM 2252. The proposed site will also drain primarily west to east with surface drainage across the parking lot and storm sewer drains/inlets and piping to capture runoff. The proposed storm sewer runoff will be collected onsite and outfall into a proposed detention basin sized to accommodate the 10, 25, and 100 year storm events with a peak rate of run-off (discharge) no greater than pre-existing 25-yr storm event as outlined in the Subdivision Platting Ordinance.

SETBACKS, FAÇADE, LIGHTING, AND LANDSCAPING – The design constraints outlined in the Zoning Ordinance for a Neighborhood Service District (B-1) shall be adhered to for the building height, front, side, and rear yard setbacks. The building façade will be of not less than 90% masonry or masonry veneer construction. Exterior lighting shall not aim beyond the owner's property line nor illuminated adjoining Residential District lots to more than five (5) foot-candles measured at the point of highest intensity. The Site Lighting / Parking Lot Lighting will encompass LED bulbs which offers the advantages of lumen output, color rendering, and energy efficiency. Retaining walls shall be timber, concrete, concrete or brick masonry or stone. A

landscaping design will be included as part of the construction drawings submitted for a building permit and following the requirements outlined in Section 8.5 of the Zoning Ordinance. On the subject tract, oak trees ten (10) inch diameter and elm trees over eight (8) inch diameter or greater will be saved that do not overly the proposed building envelope, parking lot, driveways / drive aisles, or structures. A variance request will be submitted to the city for the no greater than one-third (1/3) of lot area for impervious cover.

UTILITIES – The site has availability of all utilities except for sewer. An on-site septic system will be designed following the Texas Commission on Environmental Quality (TCEQ) Chapter 285 – On-site Sewage Facilities Criteria. The aerobic system will be sized only to treat the washrooms from the convenience store, fast food facility, and retail space. The required separation distances will also be met. Discussions with the City Engineer will be required to determine the requirements for proposed water improvements planned for Nacogdoches Loop. The proposed water meter sizes are for the intended uses:

- Convenience Store, Lease Space, & Fast Food Facility: 1 ½ " Meter
- Car Wash: 1" Meter
- Irrigation: ¾" Meter

ENVIRONMENTAL – The subject tract is located within the Edwards Aquifer Transition Zone. The proposed Convenience Store and Car Wash will be in compliance with the TCEQ Requirements for projects within this zone. As such, an Underground Storage Tank Facility Plan will be submitted and approved prior to construction of any underground storage tank. This will be required for both the underground fuel tank and the proposed car wash systems which employ underground tanks as well. The proposed Car Wash Equipment and Reclaim System will be self-contained and will not tie into the proposed septic system. Brochures of the Car Wash Equipment (Washworld Profile SoftTouch [ST]) and Reclaim System (Aqua Bio Technologies Bio Pro Complete 4000) have been included with the Master Development Plan Package.

SIGNAGE – The Site Signage / Business Advertising will comply with the city Signage Ordinance for the sign regulations in the (B-1) District.

We appreciate your time and consideration in this matter. Should additional information be required, please contact our office.

Sincerely,
KFW Engineers



Andrew J. Barboza, P.E.
Project Engineer

Enclosures

Only: Apr 23, 2016, 2:50pm User: JG WSC:ahs
File: J:\1516052\1516052.dwg PLOT DATE: 4/23/16

LEGAL DESCRIPTION

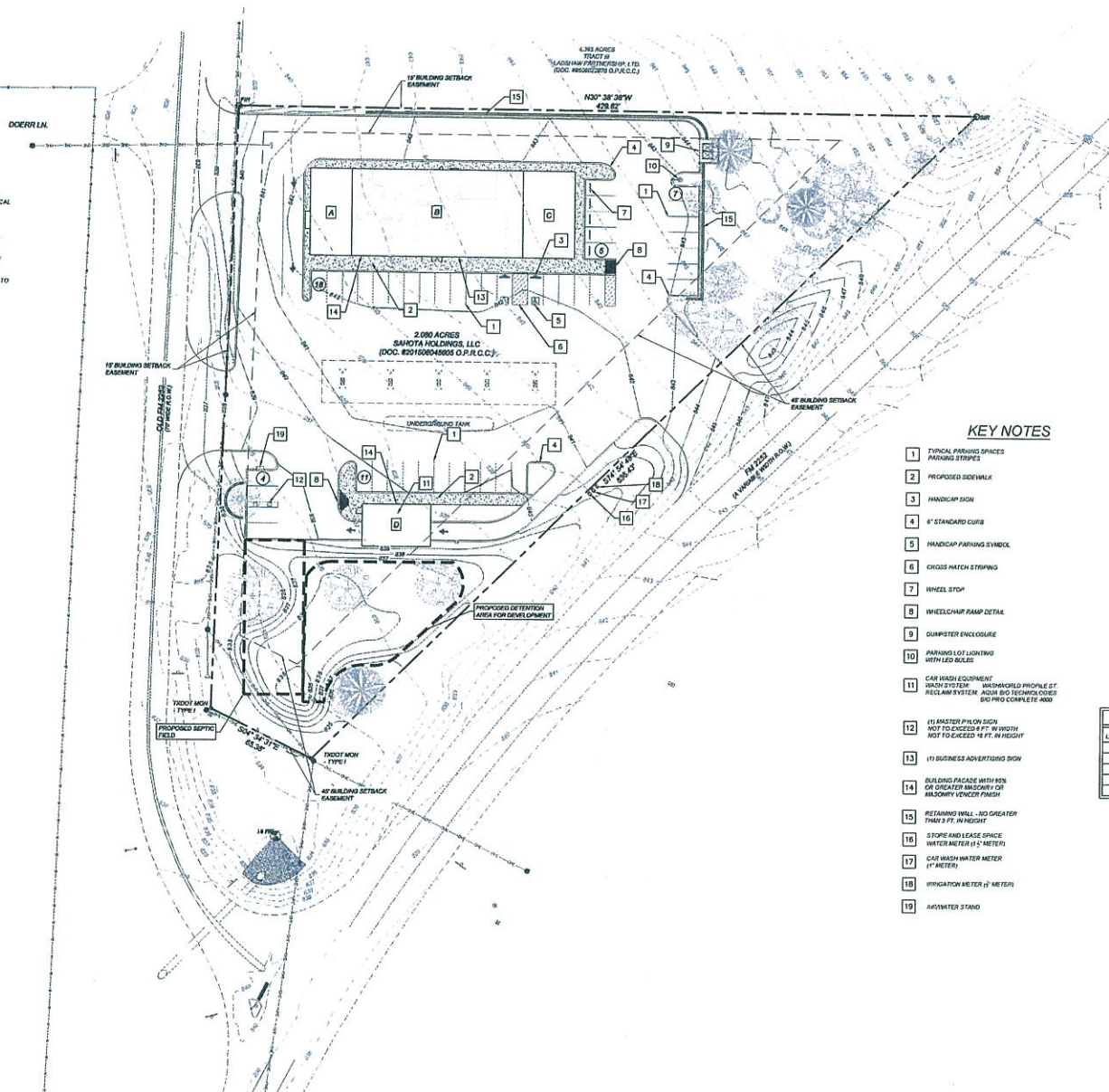
BEING 2.000 ACRES OF LAND, MORE OR LESS, OUT OF THE GEORGIA M
BALCON SURVEY NO. 88, ABSTRACT NO. 120, CORAL COUNTY, TEXAS,
AND BEING THE SAME PROPERTY CONVEYED IN A GENERAL WARRANTY
DEED RECORDED IN THE PUBLIC RECORDS OF CORAL COUNTY, TEXAS,
IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 191, PAGE 391
OFFICIAL RECORDS OF CORAL COUNTY, TEXAS.

BENCHMARKS

B.M. 1: 2.0' x 2.0' x 0.5' IN THE CORNER OF A CONCRETE GRASS
STRUCTURE EAST OF THE SURVEY SITE ON THE SAME SIDE OF FM 2253
ELEVATION = 822.52'
B.M. 2: 2.0' x 2.0' x 0.5' IN THE CORNER OF A CONCRETE GRASS
STRUCTURE EAST OF THE SURVEY SITE ON THE SAME SIDE OF FM 2253
ELEVATION = 822.52'

COORDINATION NOTE

1. CONTRACT FOR 1200' HAWKER CABLE TO COORDINATE CABLE TV SERVICE.
(1200-440000)
2. CONTRACT FOR 1200' HAWKER CABLE TO COORDINATE CABLE TV SERVICE.
(1200-440000)
3. CONTRACT FOR 1200' HAWKER CABLE TO COORDINATE CABLE TV SERVICE.
(1200-440000)
4. CONTRACTOR TO COORDINATE WITH CITY OF JURY PUBLIC SERVICES TO PLAN GAS
SERVICES. (1200-334220)
5. CONTRACTOR TO COORDINATE WITH CITY OF GARDEN RIDGE WATER COMPANY
TO PLAN WATER SERVICES. (1200-440000)
6. CONTRACTOR SHALL CONTACT 911-911-911 A MINIMUM OF 48 HOURS PRIOR TO
THE START OF CONSTRUCTION.



KEY NOTES

1. TYPICAL PARKING SPACES
PARKING STRIPES
2. PROPOSED SIDEWALK
3. HANDICAP SIGN
4. 6" STANDARD CURB
5. HANDICAP PARKING SYMBOL
6. CROSS HATCH STRIPING
7. WHEEL STOP
8. WHEELCHAIR RAMP DETAIL
9. DUMPSTER ENCLOSURE
10. PARKING LOT LIGHTING
WITH LED BULBS
11. CAR WASH EQUIPMENT
WASH SYSTEM - WINDSHIELD PROFILE AT
RECLAIM SYSTEM - AQUA BIO TECHNOLOGIES
500 PRO COMPLETE 4000
12. (1) MASTER Pylon SIGN
NOT TO EXCEED 18' IN HEIGHT
NOT TO EXCEED 18' IN HEIGHT
13. (1) BUSINESS ADVERTISING SIGN
14. BUILDING FACADE WITH SIGN
OR ORNATE MASONRY OR
MASONRY VENEER FINISH
15. RETAINING WALL - NO GREATER
THAN 3 FT. IN HEIGHT
16. 3' X 6' AND LEASE SPACE
WATER METER (1/2" METER)
17. CAR WASH WATER METER
(1" METER)
18. IRRIGATION METER (1/2" METER)
19. AIR/WATER STAND

LEGEND

EXISTING CONSTRUCTION	---
EXISTING WATER LINE	---
EXISTING OVERHEAD ELECTRIC	---
PROPERTY LINE	---
PROPOSED CONCRETE	---
PROPOSED STANDARD CURB	---
PROPOSED HANDICAP CURB	---
PROPOSED RETAINING WALL	---
NUMBER OF PARKING SPACES	---
PROPOSED SIGN	---

TRAFFIC SUMMARY TABLE				
LABEL	BUILDING USE	GROSS FLOOR AREA	DRIVE STREET PARKING REQUIRED	PARKING PROVIDED
A	Fast Food Facility	1,200 S.F.	1 : 100	12
B	Convenience Store	3,000 S.F.	1 : 200	25
C	Food Service	1,000 S.F.	1 : 200	8
D	Car Wash	300 S.F.	N/A	-
			TOTAL	45

PROPOSED WATER METER SIZES		
BUILDING USE	GROSS FLOOR AREA	WATER METER SIZE
Convenience Store	3,000 S.F.	1 1/2" Water Meter
Car Wash	300 S.F.	1" Water Meter
Irrigation	1,000 S.F.	1/2" Water Meter

KFW
ENGINEERS + SURVEYING

THIS DOCUMENT IS
AUTHORITY OF
CRISTO FLETCHER
P.E. REVIEW ONLY AND NOT
TO BE USED FOR
CONSTRUCTION.

GARDEN RIDGE CENTER CONVENIENCE STORE
GARDEN RIDGE, TX 78266
MASTER DEVELOPMENT PLAN

JOB NO. 158-03-01
DATE: APRIL 2016
DRAWN: M.C. CHECKED: C.P.
SHEET NUMBER:

1 OF 1



Date: April 13, 2016, 3:54:05 PM
THIS MAP WAS PRINTED USING THE GIS CLIENT SERVICE FROM KFW ENGINEERS & SURVEYING



KFW
ENGINEERS + SURVEYING
FIRM# 9513 FIRM# 10122300
14603 HUEBNER RD. BLDG. 40
SAN ANTONIO, TEXAS 78230
PHONE (210) 979-8444
FAX (210) 979-8441

ATTACHMENT 3 Sahota Holdings, LLC Master Development Plan
PROPERTY OWNER Page 4

REVISIONS:	ISSUE DATE:
DATE: April 2016	
DRAWN: AJB	SHEET: 1 OF 1

LEGAL DESCRIPTION

BEING 2.080 ACRES OF LAND, MORE OR LESS, OUT OF THE GEORGE AL DOLSON SURVEY NO. 96, ABSTRACT NO. 120, COMAL COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED IN A GENERAL WARRANTY DEED RECORDED IN THE DOCUMENT NO. 20000603784 AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 791, PAGE 388 OFFICIAL RECORDS OF COMAL COUNTY, TEXAS

BENCHMARKS

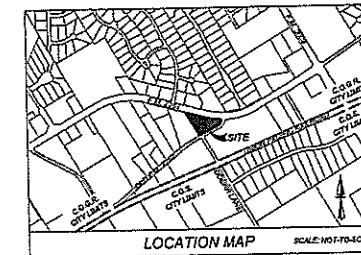
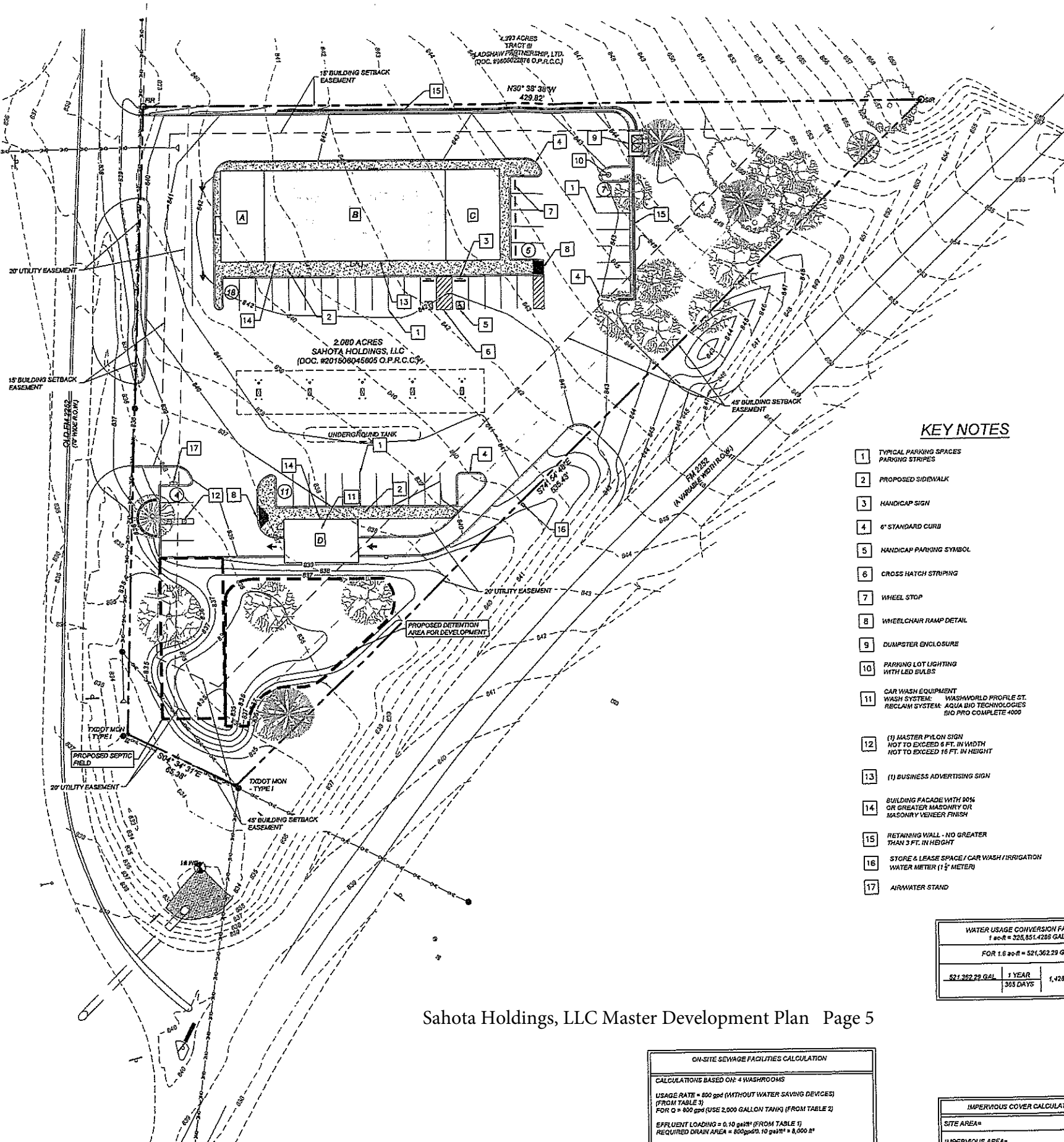
B/M # 1: SET "X" IN SQUARE IN THE CORNER OF A CONCRETE DRAIN STRUCTURE EAST OF THE SUBJECT SITE ON THE SAME SIDE OF FM 2252 ELEVATION = 832.95'

B/M # 2: SET "X" IN SQUARE ON TOP OF CURB PRO A MEDIAN ISLAND ENTRANCE TO THE GARDEN RIDGE ESTATES NORTHWEST OF THE SUBJECT TRACT. ELEVATION = 867.55'

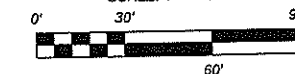
COORDINATION NOTE:

1. CONTACT TWO (TIME WARNER CABLE) TO COORDINATE CABLE TV SERVICE. (210) 244-0500.
2. CONFIRM REQUIREMENTS AND COORDINATE WITH CPS (CITY PUBLIC SERVICE) FOR INSPECTIONS AND CONDUIT SIZES FOR PRIMARY AND SECONDARY ELECTRICAL SERVICES. (210) 353-2256.
3. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-449-7228.
4. CONTRACTOR TO COORDINATE WITH CPS (CITY PUBLIC SERVICE) TO PLAN GAS SERVICES. (210) 353-2256.
5. CONTRACTOR TO COORDINATE WITH CITY OF GARDEN RIDGE WATER COMPANY TO PLAN WATER SERVICES. (210) 651-4832.
6. CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

DOERR LN.



SCALE: 1" = 30'



KEY NOTES

1. TYPICAL PARKING SPACES PARKING STRIPES
2. PROPOSED SIDEWALK
3. HANDICAP SIGN
4. 6" STANDARD CURB
5. HANDICAP PARKING SYMBOL
6. CROSS HATCH STRIPING
7. WHEEL STOP
8. WHEELCHAIR RAMP DETAIL
9. DUMPSTER ENCLOSURE
10. PARKING LOT LIGHTING WITH LED BULBS
11. CAR WASH EQUIPMENT WASH SYSTEM: WASHWORLD PROFILE ST. RECLAIM SYSTEM: AQUA BIO TECHNOLOGIES BIO PRO COMPLETE 4000
12. (1) MASTER Pylon SIGN NOT TO EXCEED 6 FT. IN WIDTH NOT TO EXCEED 16 FT. IN HEIGHT
13. (1) BUSINESS ADVERTISING SIGN
14. BUILDING FACADE WITH 10% OR GREATER MASONRY OR MASONRY VENEER FINISH
15. RETAINING WALL - NO GREATER THAN 3 FT. IN HEIGHT
16. STORE & LEASE SPACE / CAR WASH / IRRIGATION WATER METER (1 1/2" METER)
17. AIR/WATER STAND

LEGEND

LIMITS OF CONSTRUCTION	
EXISTING WATER LINE	---
EXISTING OVERHEAD ELECTRIC	---
PROPERTY LINE	---
PROPOSED CONCRETE	---
PROPOSED STANDARD CURB	---
PROPOSED HEADER CURB	---
PROPOSED RETAINING WALL	---
NUMBER OF PARKING STALLS	(13)
PROPOSED SIGN	---

TRAFFIC SUMMARY TABLE				
LABEL	BUILDING USE	GROSS FLOOR AREA	OFF-STREET PARKING REQ. RATIO	PARKING PROVIDED
A	Fast Food Facility	1,200 S.F.	1:100	12
B	Convenience Store	5,000 S.F.	1:200	25
C	Retail Space	1,500 S.F.	1:200	8
D	Car Wash	900 S.F.	N/A	-
			TOTAL	45

PROPOSED WATER METER SIZE			
BUILDING USE	METER	LINE	GPD
Convenience Store & Lease Space / Car Wash / Irrigation	1 1/2" Water Meter	4.0	1,000

*1 LfE = 400 GPD

WATER USAGE CONVERSION FACTORS			
1 ac-ft = 325,851.4286 GAL			
FOR 1.6 ac-ft = 521,362.29 GAL			
521,362.29 GAL	1 YEAR	1,428.39 GAL / DAY	365 DAYS

ON-SITE SEWAGE FACILITIES CALCULATION	
CALCULATIONS BASED ON 4 WASHROOMS	
USAGE RATE = 600 gpd (WITHOUT WATER SAVING DEVICES) (FROM TABLE 1)	
FOR Q = 600 gpd (USE 2,000 GALLON TANK) (FROM TABLE 2)	
EFFLUENT LOADING = 0.10 gal/ft ² (FROM TABLE 1)	
REQUIRED DRAIN AREA = 600 gpd / 0.10 gal/ft ² = 6,000 ft ²	
FOR 3 R WIDE TRENCH, USE EQ. 285.339 (N) / (1)(A) * (100)	
L = A / (N * 3)	
L = 6,000 ft ² / (3 * 3) = 666.67 (80 R long x 20 R wide)	

IMPERVIOUS COVER CALCULATION	
SITE AREA*	2.080 AC.
IMPERVIOUS AREA*	1.373 AC.
IMPERVIOUS COVER RATIO = 1.373 / 2.080	66%

WATER USE ESTIMATE BASED ON PROJECTIONS AND HISTORICAL DATA			
HISTORICAL DATA FOR CONVENIENCE STORE WATER USAGE FOR 9 MONTHS = 49,000 GAL			
49,000 GAL	1 MONTH	191 GAL / DAY	30 DAYS
HISTORICAL DATA FOR CAR WASH WITHOUT RECLAIM WATER USAGE FOR 7 MONTHS = 198,500 GAL			
198,500 GAL	1 MONTH	945 GAL / DAY*	30 DAYS
* WITH RECLAIM SYSTEM 68.6% OF WATER RECLAIMED WATER USAGE APPROXIMATELY 287 GAL / DAY			
HISTORICAL DATA FOR FAST FOOD TENANT			
9,000 GAL	1 MONTH	300 GAL / DAY	30 DAYS
IRRIGATION USAGE ESTIMATE (Eto x PF x SF x 0.02 / IE) = GAL / DAY			
(0.21 x 0.5 x 5500 x 0.02) / 0.75 = 477 GAL / DAY			
TOTAL WATER USAGE 1,245 GAL / DAY (1.39 ac-ft)**			

**1 ac-ft = 325,851.4286 GAL

MONUMENTS FOR GARDEN RIDGE SUBDIVISION

MISTY ARBOR ST.
GARDEN RIDGE, TX 78266



Misty Arbor St.
Garden Ridge, TX
78266

REVISIONS

INDEX

DESCRIPTION

CIVIL
HOWE ENGINEERS & SURVEYORS
14400 HEDDER RD. BLDG. 40
SAN ANTONIO, TX 78230
710.575.6444 PH

CONTACT: TERRY HART, P.E.

N/A

STRUCTURAL

SPALDING STRUCTURAL ENGINEERS, INC.
17055 BURNINGWOOD DR. STE. 300
SAN ANTONIO, TX 78230
710.705.1152 PH

CONTACT: CHESTER L. SPALDING III, P.E.

FOUNDATION PLANS
STRUCTURAL DTLS.

ARCHITECTURAL

LUNA ARCHITECTURE & DESIGN
1705 BURNINGWOOD DR. STE. 300
SAN ANTONIO, TX 78230
710.436.8888 PH

CONTACT: JOSE YARBE

COVER SHEET CS1.1
OVERALL SITE PLAN A0.1
ENLARGED SITE PLAN - MISTY ARBOR ENTRANCE A0.2
ENLARGED MONUMENT PLAN AND DETAILS A2.1
WALL SECTIONS A3.1

LANDSCAPING

BEST LANDSCAPES
3400 MACAGOSHORE BLVD. #3
SAN ANTONIO, TX 78211
210.515.2400 PH

CONTACT: LANCE BISHOLTZ, TLP 1145
CONTACT: LANCE CANAN, LP 1040

LANDSCAPING & IRRIGATION PLAN

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR IS ADVISED TO VISIT THE EXISTING SITE AND VERIFY ALL EXISTING CONDITIONS AND CONDITIONS BEFORE CONSTRUCTION WORK FOR THE PURPOSES OF DETERMINING THE EXTENTS OF DEVIATION, PATTERNS, REPAIRS, AND NEW WORK REQUIRED BY THE DRAWINGS OR SPECIFIED HEREIN AND TO FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH HE MUST WORK. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY NOTED DISCREPANCIES. NO ADDITIONAL COMPENSATION WILL BE ALLOWED BY THE OWNER AS AN EXTRA FOR WORK BEING SPECIFIED, REPAIRED, AND REQUIRED DUE TO THE NEGLIGENCE OR WORK FOR THE YEAR OF CONSTRUCTION. ANY PATTERNS REQUIRED AS NECESSARY DUE TO THE SCOPE OF RENOVATION OR NEW WORK SHALL ALSO BE AT NO EXTRA COST.

2. CONTRACTOR SHALL PROTECT, REMOVE AND/OR RELOCATE ALL MATERIALS AND ITEMS SPECIFIED ON THE DRAWINGS OR REQUIRED BY THE INSTALLATION OF NEW FACILITIES.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR EVALUATING ALL EXISTING SITE CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES.

4. MATERIALS PROVIDED BY CONTRACTOR'S WORKERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL HOLD THE OWNER. ARCHITECT HAS NO LIABILITY FOR ANY VEHICLE EQUIPMENT AND MATERIALS NOT PROPERLY SECURED ON AND OFF OF THE SITE.

5. STORAGE: CONSTRUCTION MATERIALS MAY BE STORED WITHIN THE CONSTRUCTION AREA AS DESIGNATED BY THE OWNER. EXITS SHALL REMAIN CLEAR AT ALL TIMES. AT NO TIME SHALL CORRIDORS, EXITS OR ENTRANCES BE BLOCKED OR CONSTRUCTED BY STORED MATERIALS. FLOORS WITHIN THE BUILDING SHALL BE PROTECTED FROM DAMAGE TO EXISTING FLOORS DUE TO MATERIALS STORAGE AT NO EXPENSE TO THE OWNER. IN NO CASE SHALL STORED MATERIALS BE ALLOWED TO EXCEED 10 LBS. PER SQ. FT. OF FLOOR AREA.

6. TRAFFIC CONTROL: BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND GENERALLY BE LOCATED TO PROTECT THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDIENT TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.

7. ALL SITE AREAS DISBURSED BY NEW CONSTRUCTION ARE TO BE RETURNED TO ORIGINAL CONDITION UNLESS OTHERWISE NOTED.

8. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR HIS SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS, AND THAT THE CONTRACTOR SHALL OBTAIN, MAINTAIN AND HOLD THE CONSENT, ARCHITECTS, AND THE BUSINESS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

9. EXTENT OF WORK: THE INFORMATION INCLUDED ON THESE DRAWINGS COPIES THE EXTENT OF WORK FOR THIS PROJECT. OTHER INCIDENTAL WORK MAY BE REQUIRED TO EXECUTE THE PROJECT THAT IS NOT SHOWN ON THE DRAWINGS. IF WORK IN THE BUILDING IS DESIGNATED ELECTRICAL, MECHANICAL, OR PLUMBING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROJECT. ALL OTHER WORK IS SPECIFICALLY EXCLUDED. AMERICANS WITH DISABILITY ACT (ADA) ACCESSIBILITY AND LIFE-SAFETY ISSUES ASSOCIATED WITH AREAS OUTSIDE OF THE WORK AREA OR FOR THE REPAIRS OF THE BUILDING WHICH MAY IMPACT THE WORK OF THIS PROJECT WILL BE HANDLED BY THE OWNER AS A SEPARATE PROJECT.

10. COORDINATION: EXTENSIVE DETAILS AND SPECIFICATIONS ARE NOT PROVIDED FOR ALL ITEMS OF WORK. CONTRACTOR SHALL COORDINATE WITH OTHER ANY ITEMS REQUIRING ADDITIONAL CLARIFICATION SUCH ITEMS INCLUDING FINISHES, DOORS/HARDWARE, ELECTRICAL CIRCUITS, AND OTHER MECHANICAL AND SECURITY DEVICES.

11. PROTECTION: CONTRACTOR SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS AND ADJACENT PROPERTY THAT IS TO REMAIN. CONTRACTOR IS LIABLE FOR ANY DAMAGES TO THE EXISTING IMPROVEMENTS.

12. CLEANLINESS: SITE AND WORK AREA SHALL BE KEPT CLEAN OF ALL DEBRIS AND TRASH AT ALL TIMES. DO NOT ALLOW DEBRIS TO ACCUMULATE. CLEAN UP SHALL BE DONE DAILY.

13. SECURITY: CONTRACTOR IS RESPONSIBLE FOR SECURING THE BUILDING AGAINST INTRUSION AND ELEMENTS DURING THE DURATION OF CONSTRUCTION.

14. CODES: ALL WORK SHALL BE DONE IN COMPLIANCE WITH LOCAL CODES AND REGULATIONS.

15. BUILDING STANDARDS: UNLESS NOTED OTHERWISE ON THE DRAWINGS, ALL PRODUCTS, MATERIALS, DEVICES, FINISHES AND EQUIPMENT SHOWN TO BE PROVIDED AS PART OF THIS PROJECT SHALL BE NEW.

16. DEMOLITION: ALL DEMOLITION THAT TAKES PLACE MUST ACCORDATE THE NEW WORK DESIGN LAYOUT. CONTRACTOR TO VERIFY, PRIOR TO BEGINNING WORK, ANY ADDITIONAL.

17. DIMENSIONS: ALL DIMENSIONS SHOWN ARE BASED ON EXISTING CONDITIONS. SOME MINOR VARIATIONS ARE TO BE EXPECTED. THE CONTRACTOR SHALL LAY OUT ALL NEW CONSTRUCTION TO COORDINATE WITH EXISTING CONDITIONS. FINISHES AND TOLERANCES ARE PROVIDED WHERE CONSTRUCTION TOLERANCES OF LESS THAN 1/8 INCH IS REQUIRED. IF ACTUAL DIMENSIONS EXCEED 1/8 INCH, CORRECT ARCHITECT PRIOR TO BEGINNING WORK. DO NOT SCALE THESE DRAWINGS. REFER TO THE DIMENSIONS. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, UNLESS OTHERWISE NOTED.

18. EXTERIOR STUD FRAMING IS TO BE METAL STUDS 16" O.C. UNLESS NOTED OTHERWISE.

19. CONTROL JOINTS: CONTROL JOINTS SHALL BE PROVIDED IN ANY/ALL BUILT SURFACES WHERE ANY OF THE FOLLOWING CONDITIONS EXIST: AS A WALL, PARTITION OR CEILING TRAVELERS A CONSTRUCTION JOINT. JOINTS SHALL BE PROVIDED IN ANY/ALL BUILT SURFACES. IN WALLS A WALL OR PARTITION RUN IN AN UNINTERRUPTED STRAIGHT PLANE EXCEEDING 30 LINEAL FEET.

20. CONTROL JOINTS SHALL BE EQUALLY SPACED ALONG LENGTHS EXCEEDING 30 FEET, AND SHALL BE LOCATED AT DOOR JAMBS WHERE PRACTICAL.

21. CEILING: INSTALL CONTROL JOINTS IN AREAS EXCEEDING 3000 SQ. FT. CEILING CONTROL JOINTS NOT MORE THAN 10 FEET O.C. INSTALL CONTROL JOINTS WHERE CEILING FRAMING OR PURCHES CHANGE DIRECTION.

22. DOORS: ALL NEW DOORS ARE TO BE 3'-0" WIDE x BUILDING STANDARD HEIGHT AND TYPE, OR AS SCHEDULED.

DOOR/HARDWARE: CONTRACTOR TO PROVIDE BUILDING STANDARD HARDWARE SETS FOR EACH TYPE OF DOOR. HANDLE, DOOR HANDS, HANDLES, KICKERS, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES SHALL BE PROVIDED NO HIGHER THAN 48 INCHES ABOVE THE FLOOR AND SHALL HAVE HANDICAPPED ACCESSIBLE LEVER HANDLE HARDWARE, UNLESS OTHERWISE NOTED. THE FORCE REQUIRED TO ACTIVATE DOOR HARDWARE SHALL BE NO GREATER THAN 5 LBS. OTHER ACCESSIBLE HARDWARE DESIGNS INCLUDE BUT ARE NOT LIMITED TO PUSH-TYPE MECHANISMS, AND LEVER-HANDLED HARDWARE. INSTALL THESE ONLY WHEN SCHEDULED. WHEN BLEND DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. PROVIDE DOOR CLOSER AT DOORS TO ALL UNLOCK TOILETS AND BATHROOMS.

DOOR CLOSERS: IF A DOOR IS SCHEDULED TO HAVE A CLOSER, THE SLEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR WILL TAKE THREE SECONDS TO MOVE TO AN OPEN POSITION OF APPROXIMATELY 10 DEGREES.

DOOR/CLOSER: THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL COMPLY WITH THE FOLLOWING: FOR HINGED DOORS, THE FORCE SHALL BE APPLIED PERPENDICULAR TO THE DOOR AT THE DOOR OR 30 INCHES FROM THE HINGED SIDE. BACKSWING IS FARTHER FROM THE HINGE.

(A) EXTERIOR HINGED DOORS SHALL NOT EXCEED 8 1/2 LBS. SLIGHT INCREASES IN OPERATING FORCE SHALL BE ALLOWED WHERE 8 1/2 LBS IS INSUFFICIENT TO COMPENSATE FOR AIR PRESSURE DIFFERENTIALS.

(B) FIRE DOORS MAY BE ADJUSTED TO MEET THE MAXIMUM OPERATING FORCE ALLOWED BY THE GOVERNMENT AUTHORITY OR APPLICABLE BUILDING CODE.

23. CONTROLS AND OPERATING MECHANISMS: (A) GENERAL: ALL CONTROLS AND DEVICES HAVING MECHANICAL OR ELECTRICAL OPERATING MECHANISMS SHALL BE DESIGNED TO BE OPERATED BY OCCUPANTS, VISITORS, OR OTHER USERS OF A BUILDING OR FACILITY. SHALL COMPLY WITH TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) FOR HEIGHT AND REACH REQUIREMENTS.

(B) HEIGHT: THE HIGHEST OPERABLE PART OF ALL CONTROLS, DEVICES, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED AT 48 INCHES AFF. EXCEPT WHERE OTHERWISE NOTED. ELECTRICAL AND COMMUNICATIONS SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED 18 INCHES ABOVE THE FLOOR TO THE TOP OF THE DEVICE.

(C) OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, FOLDING, OR TURNING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.

CoSA CURRENT BUILDING CODES

2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL ENERGY EFFICIENCY CODE
2006 INTERNATIONAL FIRE CODE
2006 INTERNATIONAL PLUMBING CODE

2006 INTERNATIONAL FUEL GAS CODE
2006 INTERNATIONAL PIPE CODE
2006 INTERNATIONAL SINKING, CONSERVATION CODE

BUILDING CODE DATA

OCCUPANCY GROUP: N/A
TYPE OF CONSTRUCTION: V-B
ACCESSIBILITY FOR THE PHYSICALLY HANDICAPPED:
ALL AREAS AND LEVELS MADE ACCESSIBLE PER CHAPTER 11 OF THE 2006 IBC AND T&S 2007 EDITION.
NUMBER OF STORIES: N/A
OCCUPANT LOAD: N/A

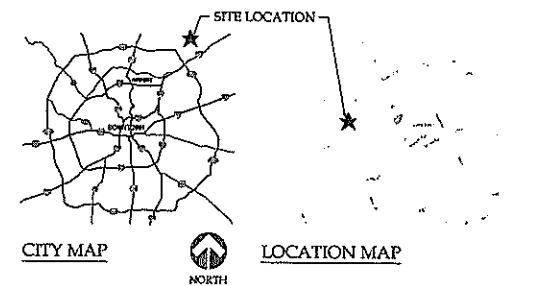
SYMBOLS LEGEND

MARK	DESCRIPTION
	BUILDING SECTION KEY
	WINDOW KEY
	DOOR NUMBER KEY
	ELEVATION KEY
	DETAIL LOCATION KEY

PROJECT DESCRIPTION

SUBDIVISION DEVELOPMENT PROJECT WITHIN CITY LIMITS OF GARDEN RIDGE, TX ON THE SOUTH END OF COTTON COUNTY. SCOPE OF WORK INCLUDES PERIMETER WALLS AND A SUBDIVISION ENTRANCE MARKER MONUMENT.

LOCATION



PROJECT NUMBER
1-1115-042

Drawn By: JMY

Checked By: RL

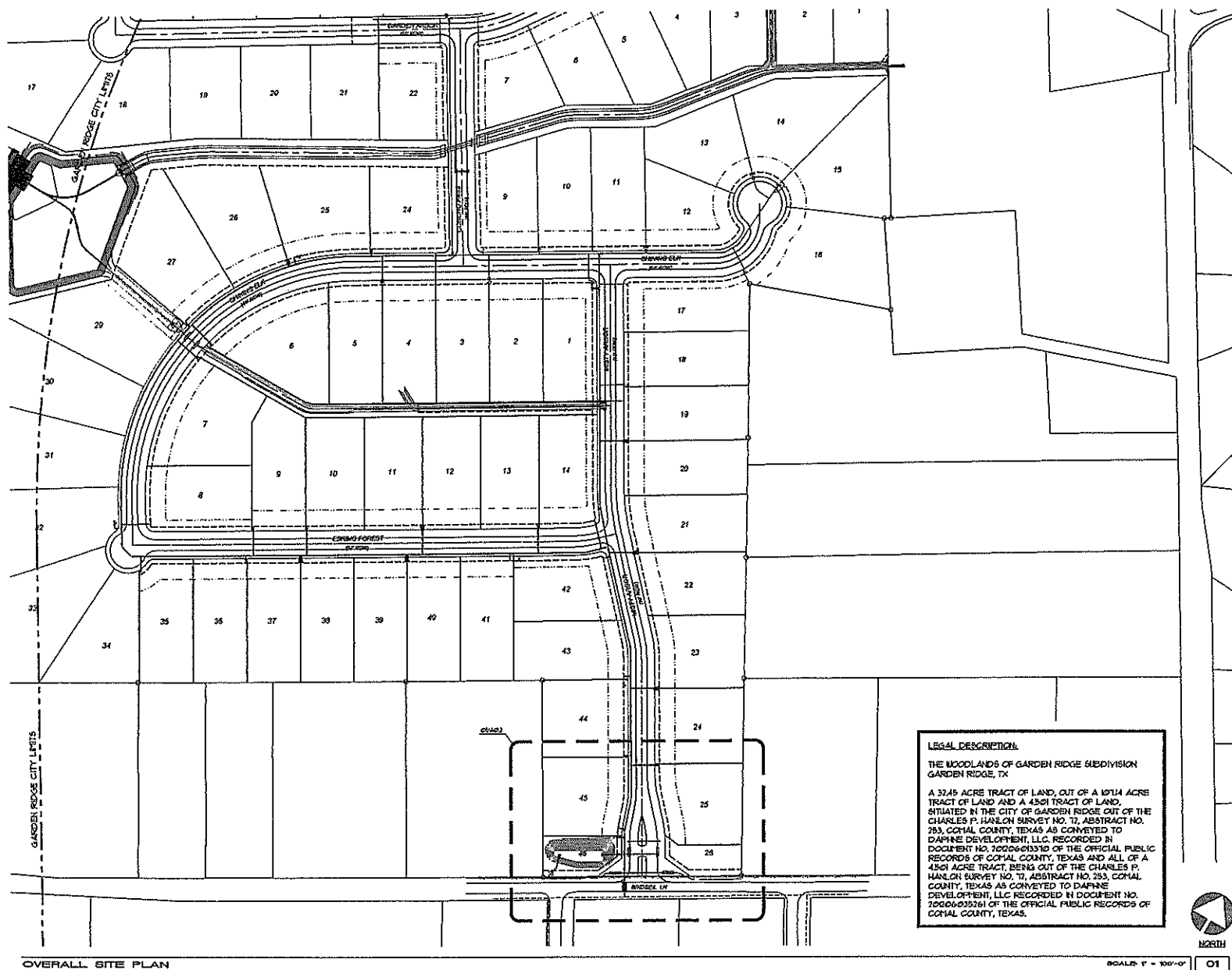
Sheet Title:

DRAWING INDEX/
CODE ANALYSIS

Sheet Number:

CS1.1

Issue Date:
05/12/16



LEGAL DESCRIPTION:
 THE WOODLANDS OF GARDEN RIDGE SUBDIVISION
 GARDEN RIDGE, TX
 A 32.45 ACRE TRACT OF LAND, OUT OF A 10714 ACRE
 TRACT OF LAND AND A 4301 ACRE TRACT OF LAND,
 SITUATED IN THE CITY OF GARDEN RIDGE OUT OF THE
 CHARLES P. HANLON SURVEY NO. 12, ABSTRACT NO.
 253, COMAL COUNTY, TEXAS AS CONVEYED TO
 DAPHNE DEVELOPMENT, LLC, RECORDED IN
 DOCUMENT NO. 20020603310 OF THE OFFICIAL PUBLIC
 RECORDS OF COMAL COUNTY, TEXAS AND ALL OF A
 4301 ACRE TRACT BEING OUT OF THE CHARLES P.
 HANLON SURVEY NO. 12, ABSTRACT NO. 253, COMAL
 COUNTY, TEXAS AS CONVEYED TO DAPHNE
 DEVELOPMENT, LLC RECORDED IN DOCUMENT NO.
 20020603310 OF THE OFFICIAL PUBLIC RECORDS OF
 COMAL COUNTY, TEXAS.



**ENTRANCE
 MONUMENT
 FOR GARDEN
 RIDGE
 SUBDIVISION**

Misty Arbor St.
 Garden Ridge, TX
 78266
 REVISIONS

PROJECT NUMBER
 1-1115-042

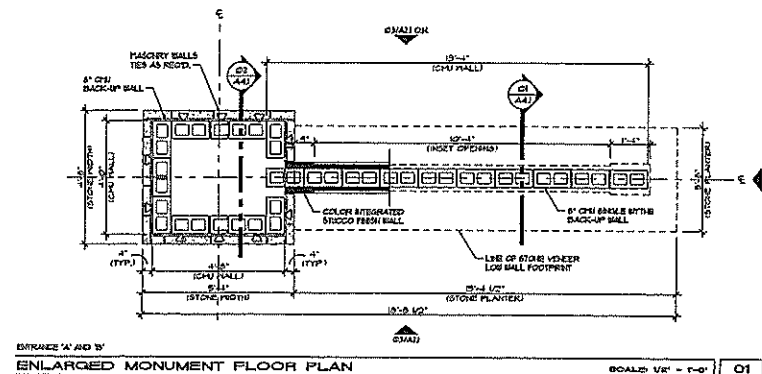
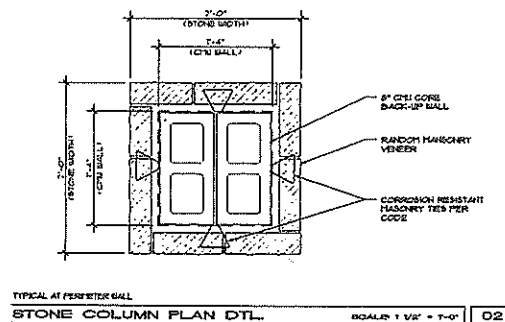
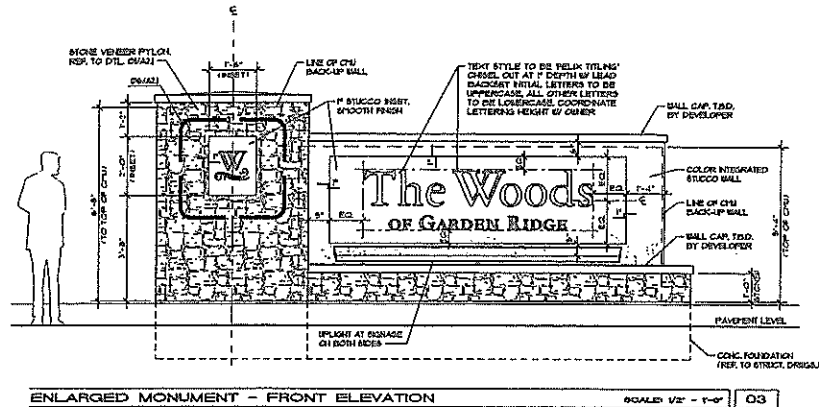
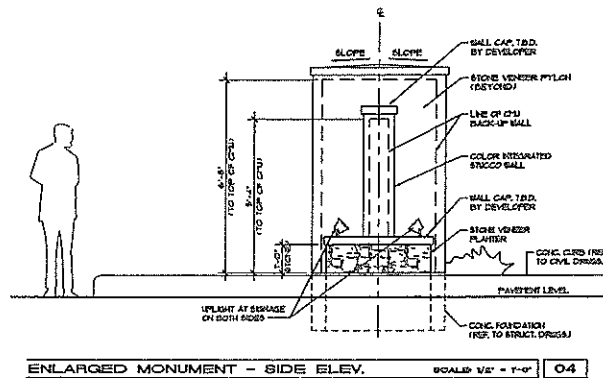
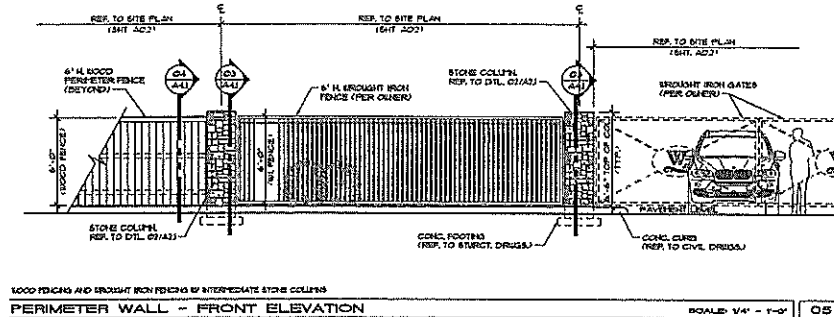
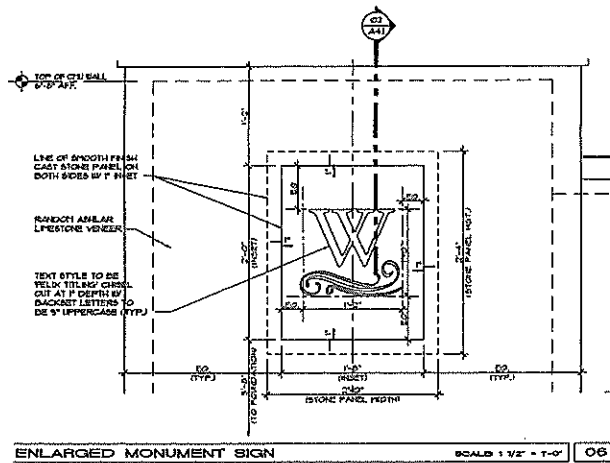
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 Checked By: IK

Sheet Title:
**OVERALL
 SITE PLAN**

Sheet Number:

A0.1

Issue Date:
 05/12/16



ENTRANCE
MONUMENT
FOR GARDEN
RIDGE
SUBDIVISION

Misty Arbor St.
Garden Ridge, TX
78266

REVISIONS

PROJECT NUMBER
1-1115-042

Drawn By: JMY

Checked By: RL

Sheet Title:

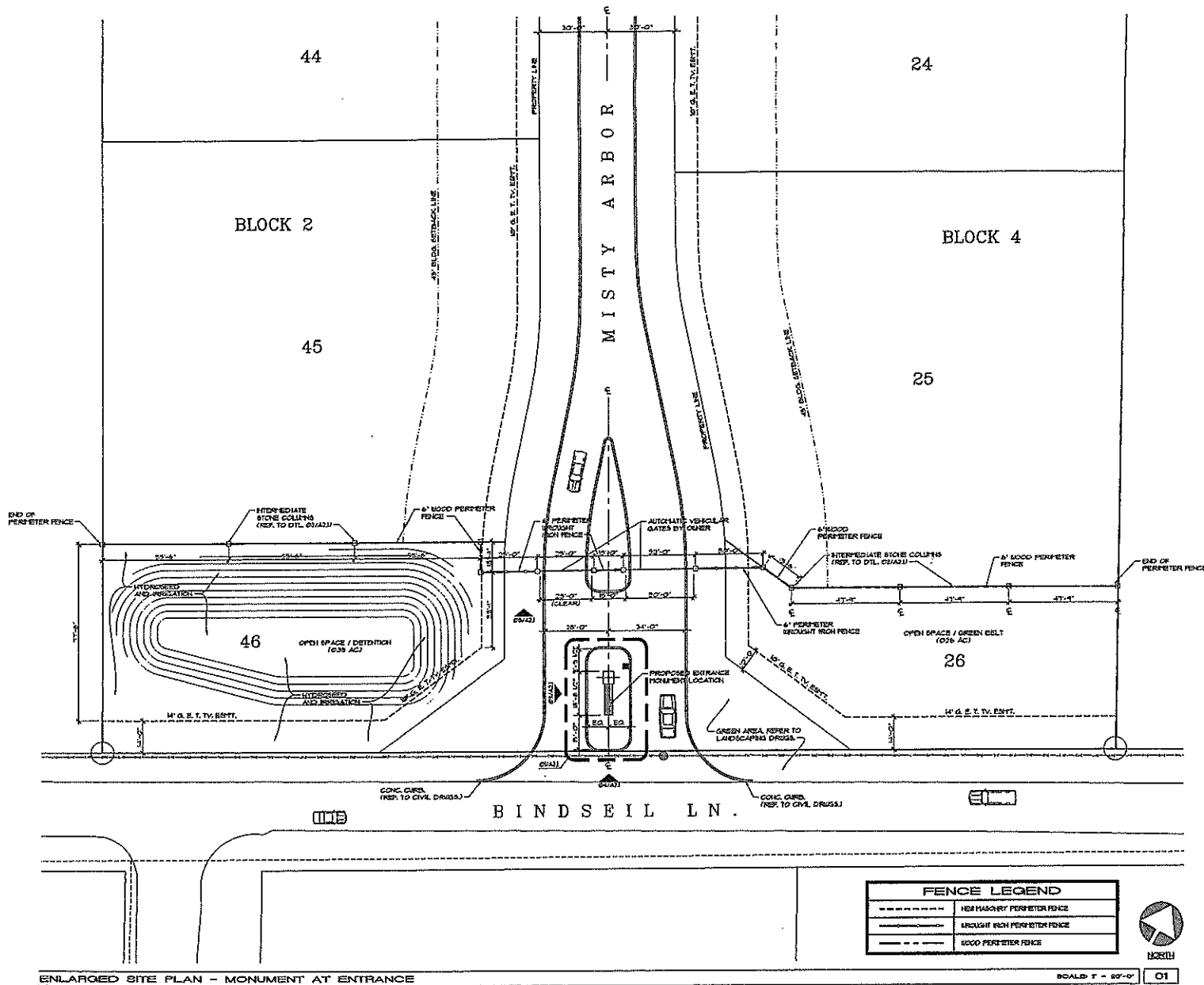
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MONUMENT PLAN
AND EXTERIOR
ELEVATIONS

Sheet Number

A2.1

Issue Date:

05/12/16



ENTRANCE
MONUMENT
FOR GARDEN
RIDGE
SUBDIVISION

Misty Arbor St.
Garden Ridge, TX
78266

REVISIONS

PROJECT NUMBER
1-1115-042

Drawn By: JMY
Checked By: RL

Sheet Title:
ENLARGED
SITE PLAN -
MONUMENT AT
ENTRANCE

Sheet Number:

A0.2

Issue Date:

05/12/16



**ENTRANCE
MONUMENT
FOR GARDEN
RIDGE
SUBDIVISION**

Misty Arbor St.
Garden Ridge, TX
78266

REVISIONS

PROJECT NUMBER
1-1115-042

Drawn By: JMY
Checked By: RL

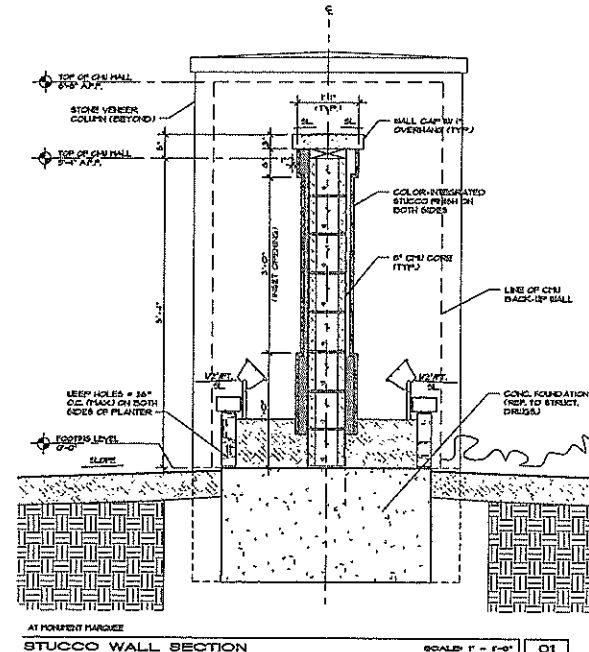
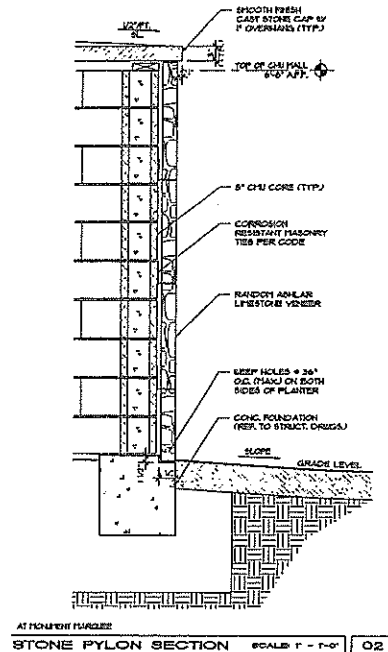
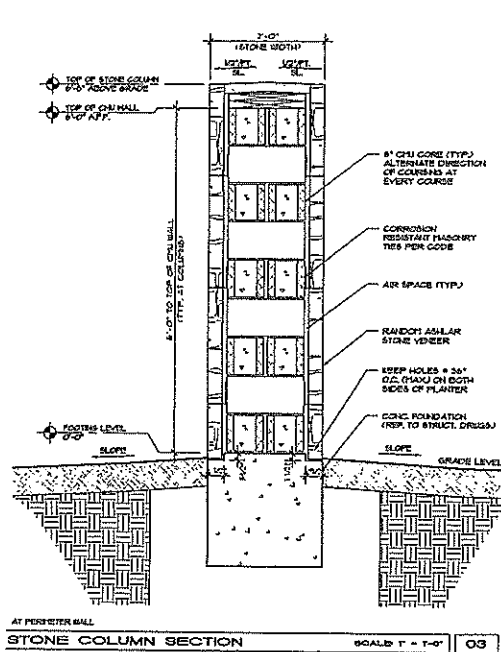
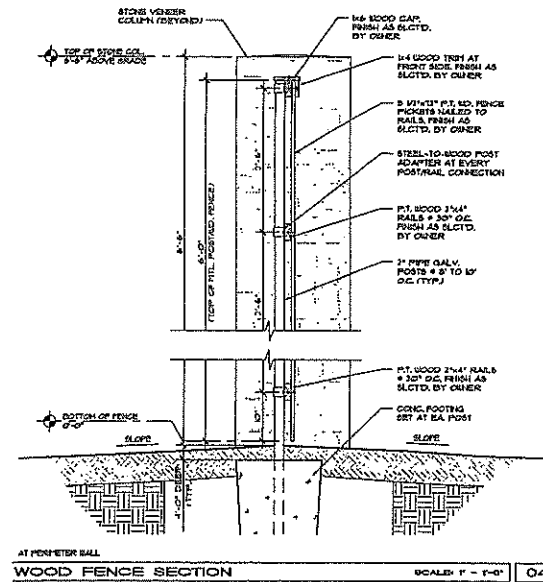
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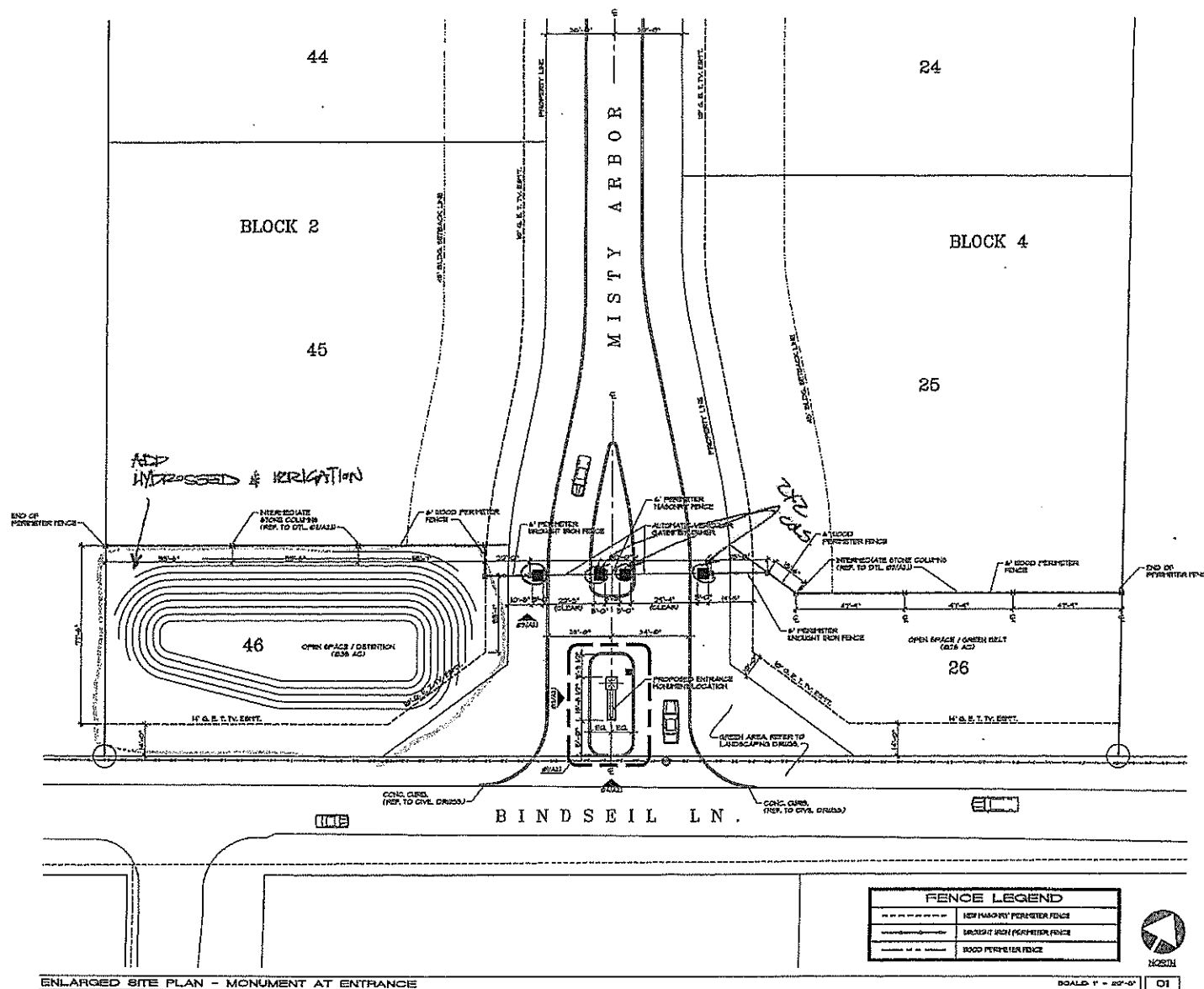
Sheet Number

A4.1

Issue Date:

05/12/16





**ENTRANCE
MONUMENT
FOR GARDEN
RIDGE
SUBDIVISION**

Misty Arbor St.
Garden Ridge, TX
78266

REVISIONS

PROJECT NUMBER
1-1115-042

Drawn By: JAY
Checked By: RL

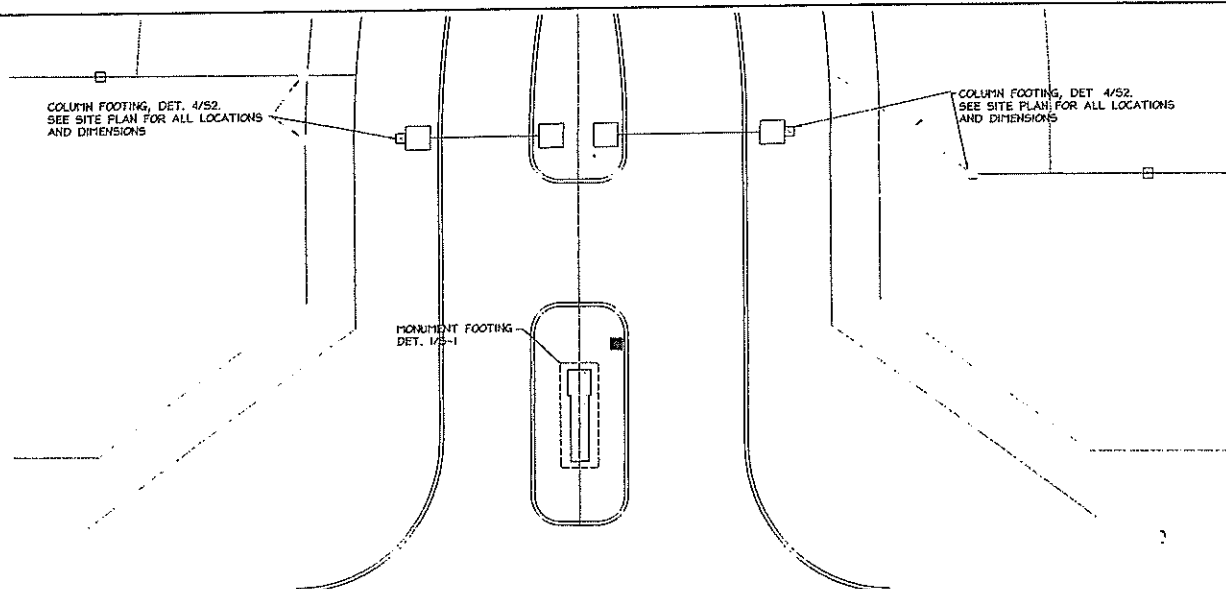
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SITE PLAN -
MONUMENT AT
ENTRANCE**

Sheet Number:

A0.2

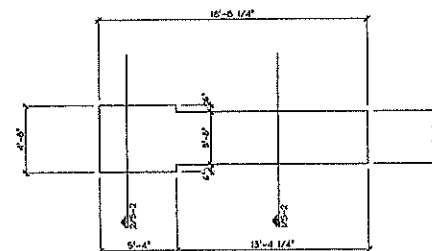
Date:
01/21/16

JAY

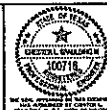


BINDSEIL LN.

ENTRY-PLAN VIEW
N.T.S.



MONUMENT FOOTING
DETAIL 1

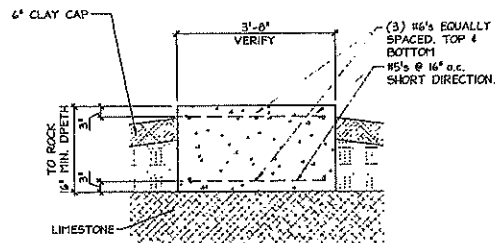


Spradling Structural Engineering
10835 Wurzbach #302 San Antonio, Texas
Phone 210-257-6513 REG. # F-10775

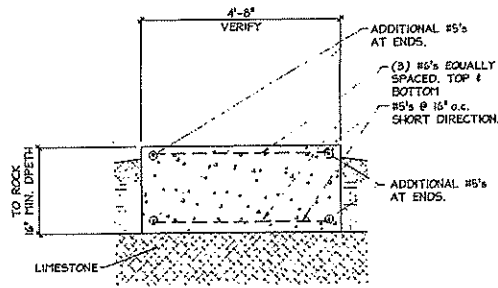
PROPOSED FOUNDATIONS FOR
GARDEN RIDGE SUB'D
MISTY ARBOR ST.
GARDEN RIDGE, TEXAS
FOUNDATION PLAN

DRAWN BY: CLS
DATE: 1/18/2016
SCALE: 1/4" = 1'
REV: 5/12/2016

S1
of 2



1 SECTION N.T.S.
MONUMENT FOOTING



2 SECTION N.T.S.
MONUMENT FOOTING

MONUMENT FOOTING NOTES

A. GENERAL

1. THESE FOOTINGS HAVE BEEN DESIGNED AS CONVENTIONALLY REINFORCED SLAB-ON-GRADE CONCRETE FOOTINGS. SOIL INFORMATION PROVIDED BY:

INTEC OF SAN ANTONIO

PROJ. NO. SBI1192

DATED JUNE 9, 2013

* BORING 4 HAS CLOSEST TO THE PROJECT AREA.

2. IT IS THE RESPONSIBILITY OF THE BUILDER AND CONCRETE CONTRACTOR TO VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL PLANS.

3. A PRE-POUR INSPECTION MUST BE PERFORMED ON THE FOUNDATION A MAXIMUM OF THREE DAYS BEFORE PLACEMENT OF CONCRETE. PERMISSION MUST BE GIVEN BY THE ENGINEER OR HIS REPRESENTATIVE PRIOR TO PLACEMENT OF CONCRETE.

B. CONCRETE

1. CONCRETE SHALL BE MINIMUM 3000 PSI AT 28 DAYS.

2. CONCRETE SLUMP: 5"

C. REINFORCEMENT

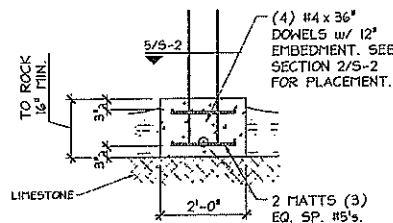
1. REINFORCEMENT: ASTM A-615, GRADE 60, UNLESS NOTED OTHERWISE.

2. STIRRUPS AND TIES: ASTM A-615, GRADE 40, UNLESS NOTED OTHERWISE.

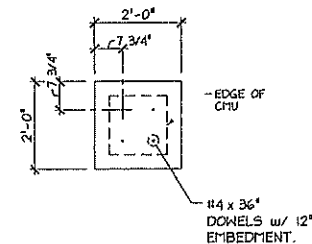
3. ALL REINFORCEMENTS SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE ACI 'MANUAL OF STANDARD PRACTICES FOR DETAILING CONCRETE STRUCTURES' (ACI 318, LATEST ADDITION).

4. ALL LAPS AND SPLICES SHALL BE A MINIMUM OF 40 BAR DIAMETERS.

5. CONCRETE IN CONTACT WITH SOIL SHALL HAVE A MINIMUM REINFORCEMENT COVER OF 3-INCHES. CONCRETE EXPOSED TO AIR SHALL HAVE A MINIMUM COVER OF 1 1/2-INCHES.



4 SECTION 1/2"=1'-0"
CMU/STONE COLUMN FOOTING



5 SECTION 1/2"=1'-0"
(PLAN VIEW) COLUMN FOOTING

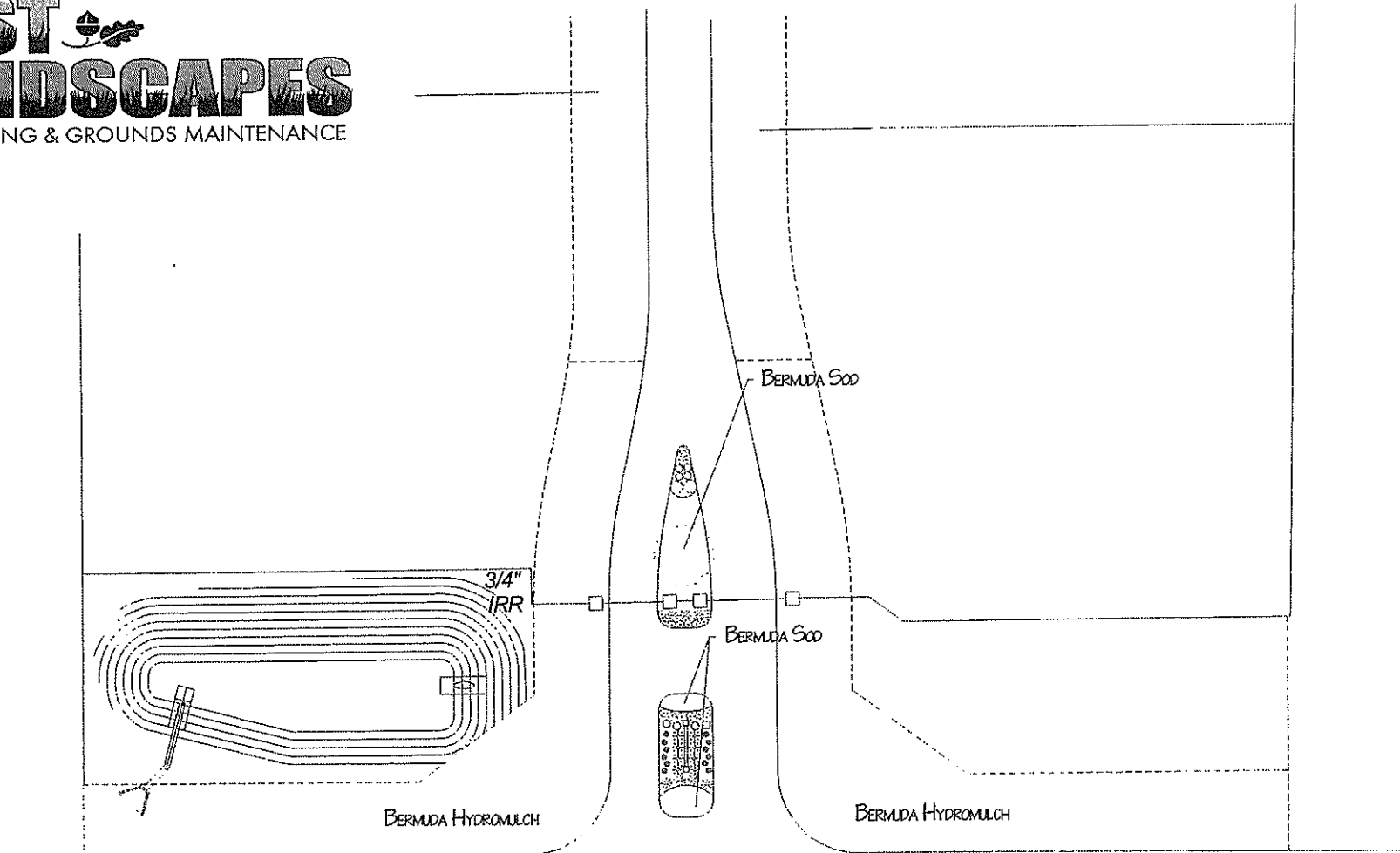


Spaulding Structural Engineering
10935 Wurzbach #302 San Antonio, Texas
Phone 210-257-6513 REG. # F-10775

PROPOSED FOUNDATIONS FOR
GARDEN RIDGE SUB'D
MISTY ARBOR ST.
GARDEN RIDGE, TEXAS
FOUNDATION PLAN

DRAWN BY: CLS
DATE: 1/18/2016
SCALE: 1/4"=1'
REV: 5/12/2016

S2
of 2



LEGEND

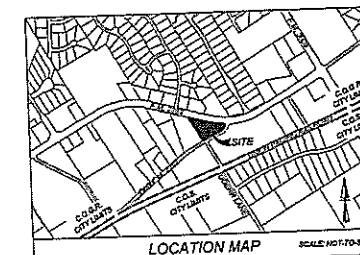
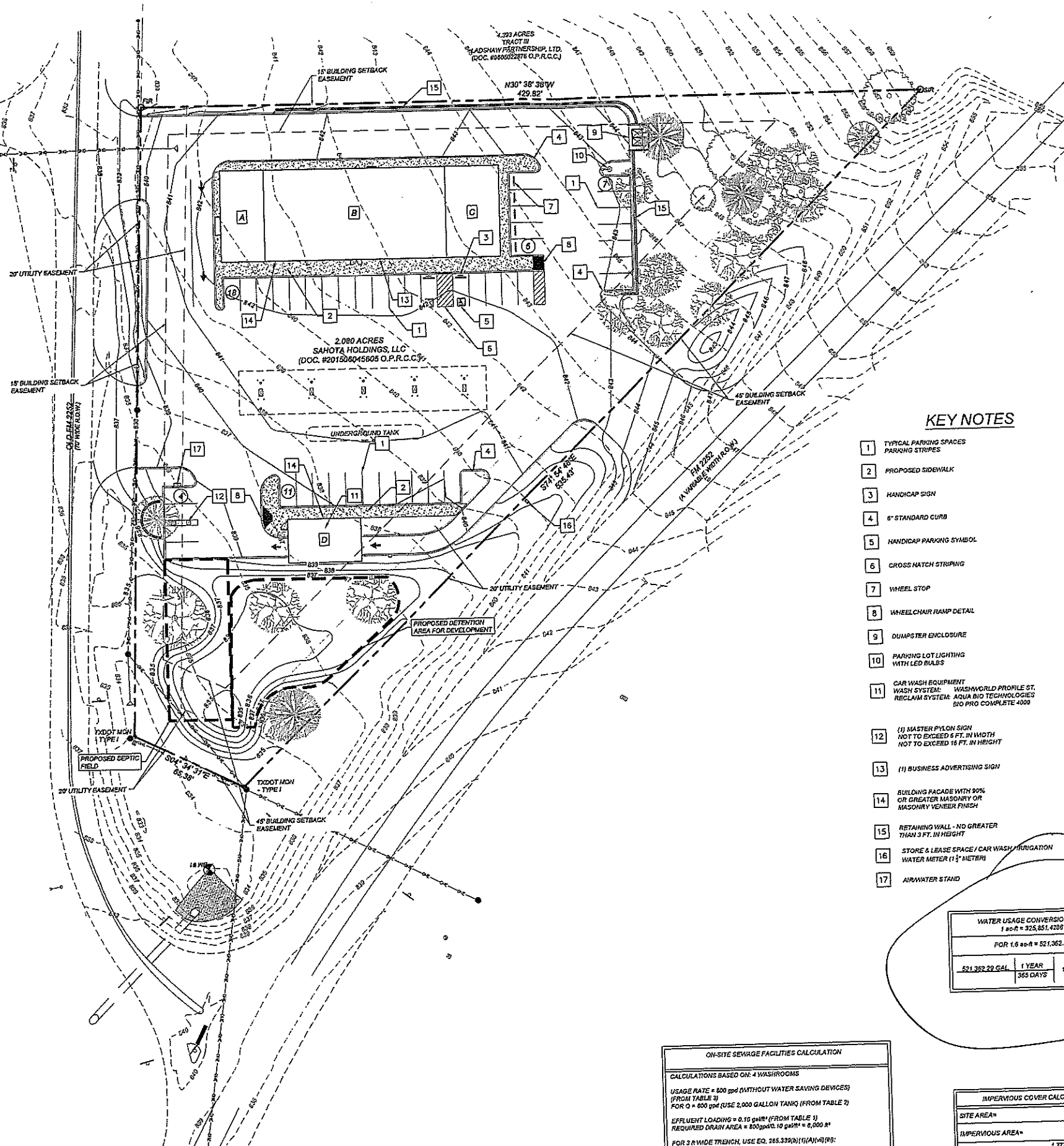
COMMON NAME	SIZE	QTY	COMMON NAME	SIZE	QTY
GRASS, MAIDEN	5 GAL.	2	OAK, SHUMARD	45 GAL.	1
IRIS, BICOLOR	5 GAL.	7	SAGE, DWARF MEXICAN BUSH	5 GAL.	7
LANTANA, GOLD	1 GAL.	17	SKULLCAP	1 GAL.	12
SALVIA GREGGII, RED	5 GAL.	8			

LEGAL DESCRIPTION
BEING 2.000 ACRES OF LAND, MORE OR LESS, OUT OF THE GEORGE M. DOLSON SURVEY NO. 96, ABSTRACT NO. 125, COMAL COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED IN A GENERAL WARRANTY DEED RECORDED IN THE DOCUMENT NO. 20000003784 AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 791, PAGE 358 OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.

BENCHMARKS
BM# 1: SET "X" IN SQUARE IN THE CORNER OF A CONCRETE DRAIN STRUCTURE EAST OF THE SUBJECT SITE ON THE SAME SIDE OF FM 2352. ELEVATION = 832.91'
BM# 2: SET "X" IN SQUARE ON TOP OF CURB FROM A MEDIAN ISLAND ENTRANCE TO THE GARDEN RIDGE ESTATES NORTHWEST OF THE SUBJECT TRACT. ELEVATION = 857.55'

COORDINATION NOTE:
1. CONTACT TWC (TIME WARNER CABLE) TO COORDINATE CABLE TV SERVICE. (210) 244-0500.
2. CONFIRM REQUIREMENTS AND COORDINATE WITH CPS (CITY PUBLIC SERVICE) FOR INSPECTIONS AND CONDUIT SIZES FOR PRIMARY AND SECONDARY ELECTRICAL SERVICES. (210) 353-2256.
3. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-449-7928.
4. CONTRACTOR TO COORDINATE WITH CPS (CITY PUBLIC SERVICE) TO PLAN GAS SERVICES. (210) 353-2256.
5. CONTRACTOR TO COORDINATE WITH CITY OF GARDEN RIDGE WATER COMPANY TO PLAN WATER SERVICES. (210) 451-6822.
6. CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

DOERR LN.



KEY NOTES

- 1 TYPICAL PARKING SPACES PARKING STRIPES
- 2 PROPOSED SIDEWALK
- 3 HANDICAP SIGN
- 4 6" STANDARD CURB
- 5 HANDICAP PARKING SYMBOL
- 6 CROSS HATCH STRIPING
- 7 WHEEL STOP
- 8 WHEELCHAIR RAMP DETAIL
- 9 DUMPSTER ENCLOSURE
- 10 PARKING LOT LIGHTING WITH LED BULBS
- 11 CAR WASH EQUIPMENT WASHWORLD PROFILE ST. RECLAIM SYSTEM: AQUA BIO TECHNOLOGIES BIO PRO COMPLETE 4000
- 12 (1) MASTER PYLON SIGN NOT TO EXCEED 6 FT. IN WIDTH NOT TO EXCEED 16 FT. IN HEIGHT
- 13 (1) BUSINESS ADVERTISING SIGN
- 14 BUILDING FACADE WITH 90% OR GREATER MASONRY OR MASONRY VENEER FINISH
- 15 RETAINING WALL - NO GREATER THAN 3 FT. IN HEIGHT
- 16 STORE & LEASE SPACE / CAR WASH / IRRIGATION WATER METER (1 1/2" METER)
- 17 AIR/WATER STAND

LEGEND

LIMITS OF CONSTRUCTION	---
EXISTING WATER LINE	---
EXISTING OVERHEAD ELECTRIC	---
PROPERTY LINE	---
PROPOSED CONCRETE	---
PROPOSED STANDARD CURB	---
PROPOSED HEADER CURB	---
PROPOSED RETAINING WALL	---
NUMBER OF PARKING STALLS	---
PROPOSED SIGN	---

TRAFFIC SUMMARY TABLE

LABEL	BUILDING USE	GROSS FLOOR AREA	ON STREET PARKING REQ. RATIO	PARKING PROVIDED
A	Fast Food Facility	1,200 S.F.	1:100	12
B	Convenience Store	3,000 S.F.	1:200	25
C	Retail Space	1,500 S.F.	1:200	8
D	Car Wash	900 S.F.	N/A	-
	TOTAL			45

PROPOSED WATER METER SIZE

BUILDING USE	METER	LIEs	GPD
Convenience Store & Retail Space / Car Wash / Irrigation	1 1/2" Water Meter	4.0	1,500

**1 LIE = 400 GPD

WATER USAGE CONVERSION FACTORS
1 ac-ft = 325,851.4286 GAL
FOR 1.6 ac-ft = 521,362.29 GAL
521,362.29 GAL / 1 YEAR / 365 DAYS = 1,428.39 GAL / DAY

ON-SITE SEWAGE FACILITIES CALCULATION
CALCULATIONS BASED ON: 4 WASHROOMS
USAGE RATE = 600 gpd (WITHOUT WATER SAVING DEVICES) (FROM TABLE 1)
FOR Q = 600 gpd (USE 2,000 GALLON TANK (FROM TABLE 2))
EFFLUENT LOADING = 0.10 gal/hr (FROM TABLE 1)
REQUIRED DRAIN AREA = 200 gpd / 0.10 gal/hr = 2,000 sq ft
FOR 3' R/WIDE TRENCH, USE EQ. 285.339(3) (1)(A)(4)(B):
L = A / (W * D)
L = 2,000 sq ft / (3' * 2') = 333.33' (80 ft long x 20 ft wide)

IMPERVIOUS COVER CALCULATION

SITE AREA*	2.000 AC.
IMPERVIOUS AREA*	1,373 AC.
IMPERVIOUS COVER RATIO*	1,373 / 2,000 = 68.65%

WATER USE ESTIMATE BASED ON PROJECTIONS AND HISTORICAL DATA

HISTORICAL DATA FOR CONVENIENCE STORE WATER USAGE FOR 9 MONTHS = 45,000 GAL		
45,000 GAL	1 MONTH / 30 DAYS	150 GAL / DAY
HISTORICAL DATA FOR CAR WASH WITHOUT RECLAIM WATER USAGE FOR 7 MONTHS = 198,500 GAL		
198,500 GAL	1 MONTH / 30 DAYS	945 GAL / DAY*
* WITH RECLAIM SYSTEM, 88.6% OF WATER RECLAIMED WATER USAGE APPROXIMATELY 287 GAL/DAY		
HISTORICAL DATA FOR FAST FOOD TENANT		
9,000 GAL	1 MONTH / 30 DAYS	300 GAL / DAY
IRRIGATION USAGE ESTIMATE (Eio x PF x SF x 0.62 / 12) = GAL / DAY		
(0.21 x 0.5 x 5500 x 0.62) / 0.75 = 477 GAL / DAY		
TOTAL WATER USAGE 1,245 GAL/DAY (1.39 ac-ft/day)**		

**1 ac-ft = 325,851.4286 GAL

KFW
ENGINEERS + SURVEYING
1417 Mainway, Suite 205, San Antonio, TX 78210 • PHONE 210-224-1111 • FAX 210-224-1112 • EMAIL info@kfw.com

DATE	
REVISIONS	

GARDEN RIDGE CENTER CONVENIENCE STORE
GARDEN RIDGE, TX 78266
MASTER DEVELOPMENT PLAN

JOB NO. 156-03-01
DATE: MAY, 2016
DRAWN: M.C. CHECKED: C.F.
SHEET NUMBER:
1 OF 1

ORDINANCE NO. 7-012014

AN ORDINANCE AMENDING ORDINANCE 7-042013 AMENDMENT #3 , RELATED TO THE RULES AND REGULATIONS GOVERNING PLATS, PLANS AND SUBDIVISIONS OF LAND WITHIN THE INCORPORATED AREA AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF GARDEN RIDGE, TEXAS; ESTABLISHING A REQUIREMENT TO PROVIDE TRANSFERABLE WATER RIGHTS OR OTHER WATER RESOURCE ACCEPTABLE TO THE CITY AS AN ALTERNATE WATER SOURCE TO ADD T TO THE WATER SYSTEM INFRASTRUCTURE, TO ALLOW AMPLE WATER SUPPLY TO THE SUBDIVISION, APPLICABLE TO ALL SUBDIVISIONS OF LAND AS PROVIDED; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, under the provisions of the Constitution and laws of the State of Texas, including particularly Chapter 212 of the Local Government Code, as heretofore or hereafter amended, the owner of a tract of land within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts, must have a plat of the subdivision prepared and have the plat approved by the City;

WHEREAS, pursuant to the Ordinances of the City of Garden Ridge, which require the provision of an adequate water supply when subdividing land, including Ordinance 7-012014 Amendment #3;4; and pursuant to the requirements contained in Chapter 212 of the Texas Local Government Code requiring that a plat conform with the municipality's access to and extension of water mains and the instrumentalities of public utilities, a plat proposed for final approval is not considered to conform with these requirements and the application for plat approval is not considered complete for purposes of consideration by the City Council for approval unless the subdivision is also shown to comply with this Ordinance and any other Ordinance and/or Rule promulgated by the City under its authority provided by §212.002 of the Texas Local Government Code.

WHEREAS, Ordinance No. 7-042013 Amendment #3, prescribing the rules and regulations governing plats and subdivisions of land, must be amended to adequately promote and protect the general health, safety, and welfare of persons residing in and adjacent to the City of Garden Ridge, Texas; and,

WHEREAS, the City of Garden Ridge, Texas, held a public hearing on the subject matter of this ordinance:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, THAT ORDINANCE 7-042013 AMENDMENT #3, IS HEREBY FURTHER AMENDED TO READ AS FOLLOWS:

DEFINITIONS APPLICABLE TO THIS AMENDMENT:

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 otherwise abutting on a street.

Connection: A single family residential unit or each commercial or industrial establishment to which potable water is supplied from the City of Garden Ridge water system. In commercial or industrial establishments each leasable unit will be considered as a separate connection in calculating the amount of ample water supply necessary to support the subdivision or land use development.

Lot: An undivided tract or parcel of land having frontage on a public street or an approved open space having direct street access, and which is, or in the future may be, offered for sale, conveyance, transfer, or improvement, which is designated as a distinct and separate tract, and which is identified by a tract number, lot number, or other symbol in a duly approved subdivision plat which has been properly filed of record.

Private Street: A street that is not a public thoroughfare.

Subdivider: Any person or any agent thereof, dividing or proposing to divide land so as to constitute a subdivision as that term is defined herein. In any event, the term "subdivider" shall be restricted to include only the owner, equitable owner or authorized agent of such owner or equitable owner, of land sought to be subdivided.

Subdivision: A division of any tract of land situated within the corporate limits, or within the extraterritorial jurisdiction of the City of Garden Ridge, in two or more parts to lay out a subdivision of the tract, including an addition to the municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts. "Subdivision" includes a division of a tract regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. "Subdivision" includes resubdivision, but it does not include a division of land for agricultural purposes into parts greater than five acres where each part has street access and no public improvement is being dedicated.

Street: A public right-of-way, however designated, other than an alley, which carries vehicular traffic or provides vehicular access to adjacent land. All streets are classified by other definitions in this section.

Resubdivision: The division of an existing subdivision, together with any change of lot size therein, or with the relocation of any street lines.

TRANSFERABLE WATER RIGHTS - REQUIREMENT:

In addition to any and all other obligations provided by local ordinance, or other law, the subdivider of property must provide transferable water rights or accessible water rights or sources for use by the City of Garden Ridge, Texas to ensure ample water supply necessary to support the subdivision. Such source must meet or exceed all standards, requirements and specifications applicable to a water source used by an approved public water supply system pursuant to Texas law and regulations.

The City of Garden Ridge, based on use and intensity of water consumption reasonably anticipated through the examination of the subdivision and land use project as presented in the master planning process, annexation process or request for extension of service within the extraterritorial jurisdiction of the City, shall define the ample water supply necessary for the proposed subdivision or land use project. The amount of accessible or transferable water rights necessary to ensure ample water supply for the City, considering and including the additional water demands placed on the system by the subdivision or land use project shall be determined by the City of Garden Ridge at the time of master plan or land use project approval or upon obtaining service through a voluntary annexation agreement, or upon obtaining service within the extraterritorial jurisdiction of the City, which is within the City's existing or proposed extension of the Certificated of Convenience and Necessity (CCN) establishing the water service area.

In defining the ample water supply necessary for a proposed subdivision or land use project the City of Garden Ridge shall use as the minimum for calculating the ample water supply necessary to support the subdivision or land use project at 1.6 acre feet of water per each connection planned for a project. The City of Garden Ridge may as it deems in the best interest of the city adjust the amount of water necessary for any project that includes schools, churches, hospitals, medical facilities, landscape nurseries, agricultural or livestock activities, commercial or industrial activities or for any project for which a master meter is requested or will be installed and utilized and/or if it is anticipated that water usage will exceed the minimum amount of water based on 1.6 acre feet of water per connection.

All subdividers or property owners requesting water service from the City of Garden Ridge for new residential development or commercial development, to include annexation of property into the city limits or extension of the city's existing CCN must submit a master plan for the property before the City Water Commission prior to submission of such plan is complete for consideration by the Planning and Zoning Commission. The City Water Commission shall determine the use and intensity of water consumption reasonably anticipated through the examination of the land use project presented. After such determination has been made the City Water Commission shall make recommendation to the City Council of the amount of accessible or transferable water rights necessary to ensure ample water supply to the subdivision, land use project, annexation or CCN extension. The City Council shall make the final finding on the City Water Commission recommendation prior to submission of the master plan, land use project or annexation request to the Planning and Zoning Commission. Any extension of CCN that does not involve subdivision, platting or annexation of property or the extension of any city infrastructure or services other than water may not require Planning and Zoning consideration therefore the finding by the City Council shall be final.

SEVERABILITY CLAUSE:

If any section, paragraph, subdivision, clause or phrase of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part of any provision thereof other than the part so decided to be invalid or unconstitutional.

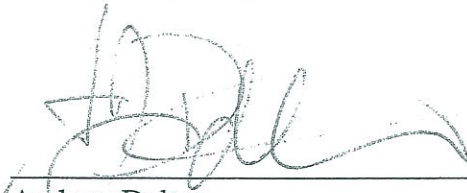
EFFECTIVE DATE:

This Ordinance shall take effect immediately upon passage and the publication of its caption, as required by state law.

PUBLICATION:

The caption of this ordinance shall be published as required by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, this, the 9th day of January, 2014.



Andrew Dalton
Mayor

ATTEST:



Shelley Goodwin, TRMC
City Secretary

PUBLISHED IN THE NEW BRAUNFELS HERALD ON JANUARY 15, 2014.



June 6, 2016

Ms. Nancy Cain
City of Garden Ridge
City Administrator
9400 Municipal Parkway
Garden Ridge, Texas 78266-2366

Re: Garden Ridge Center Convenience Store (Planning & Zoning Supplemental Discussion Minutes)

Dear Ms. Cain:

During the May 10, 2016 Planning and Zoning Commission Meeting several questions were asked by the commission that were discussed in depth, resulting in additional follow up. The attached narrative below addresses the questions raised at this meeting.

1) Proposed hours of operation:

The anticipated hours of operation are from 6am to 12am (midnight) – 18 hours.

2) Site / Parking Lighting:

Our client intends to install site and building lighting with LED Lighting Fixtures (manufactured by LSI Industries and/or CREE). The benefits of using LED lights are better lighting at a fraction of the energy resulting in cost savings and longer life span of LED bulbs.

3) Parking Ratios:

The Off-Street Parking Requirement ratios of Zoning Ordinance Table 1 were followed to allocate the minimum parking requirements for this project as outlined below:

BUILDING USE	FLOOR AREA	RATIO REQUIRED	PARKING REQUIRED	PARKING PROVIDED
Fast Food Facility	1,200 SF	1 space per 100 SF	12	12
Convenience Store	5,000 SF	1 space per 200 SF	25	25
Retail Space	1,500 SF	1 space per 200 SF	8	8
Car Wash	960 SF	n/a	n/a	n/a
		TOTAL	45	45

- 4) How will the Carwash bio sludge be removed as there is no sewer service available? Will it be removed daily? What will the tank storage size be and how many cars will this car wash facility be able to accommodate?**

The Aqua Bio Technologies Brochure information previously submitted had a section under the Clarification Process which raised the question of bio sludge removal frequency. The brochure assumes that sewer service is readily available; however, since this is a reclaim system it does not require connection to sewer service nor septic. The manufacture of the system indicated that the term "Bio Sludge," as most commonly referenced/understood, should be reclassified as "Biologically Friendly." The bacteria in the biological tank aggressively consumes the chemicals and impurities from the car wash water. The byproduct of the bacteria consuming the chemicals is CO₂ and H₂O.

The bacteria that is no longer consuming the chemicals dies and turns to ash (dead bacteria). As the closed reclaim system has a cycle process that returns water into the various chambers, this dead ash is continually broken apart. The manufacture advised that it would take two (2) months of continued use (max car load washes every hour in a day) to accumulate 1" of ash. The manufacture advised that not removing the ash from the Clarifier Tank is an allowable option. Daily removal of the ash is not anticipated, but skimming the tank for removal of the ash can be completed during the maintenance period for the car wash equipment.

The proposed reclaim water restoration system capacity is planned to be 4,000 gallons for this drive-through single bay car wash. Based upon the proposed car wash equipment including the cycle time for a minimal car wash (approx. 5 mins) would allow a maximum of 12 cars to be washed an hour.

5) Will a Vacuum Station be installed near the 2 parking spots adjacent to the multi-tenant sign?

A Proposed Vacuum Station will be installed with this development. The exact location has not yet been determined. The spot near the multi-tenant sign or near the head-in parking adjacent to the car wash building are the most likely locations due to the proximity of electrical service.

6) What business will occupy the fast food facility?

Presently the proposed fast food tenant is to be Subway.

7) When will variances be submitted for this project?

The proposed variances associated with the development of this tract have been submitted to the City of Garden Ridge as of June 6, 2016. The variances include:

- Ordinance Section 6.2.4.4 Rear Yard: Alley Right-of-Way
- Ordinance Section 6.2.4.5 Impervious Cover: Not greater than 1/3 (33.33%)

8) What is the septic sizing and drain field?

A preliminary sizing of the Septic Tank and drain field based on the Texas Commission on Environmental Quality (TCEQ), Chapter 285, On-Site Sewer Facilities (OSSF) requirements has been calculated. The sizing requirement is based on 4 washrooms for the entire site. With a total usage rate of 800 gal/day, a 2,000 gallon septic tank is necessary. The required

drain area is 8,000 square feet. Based on a 3 ft. wide trench, the total trench length is 1,600 ft. An 80 ft. X 20 ft. area can encompass the required leech area. The necessary offsets and/or separation distances as outlined by the TCEQ requirements will be met.

9) Address of car wash that is using Washworld Profile Soft Touch system:

Our client has built a similar convenience store and car wash on the west side of San Antonio. The name and address for this location is:

Food & Fuel Express
15114 Potranco Road
San Antonio, TX 78245

Additionally, a site located in McQueeney, Texas utilizes the same Car Wash Equipment. The gas station and car wash facility are connected to a septic system. The name and address for this location is:

Pic N Pac
9336 FM 725
McQueeney, TX 78123

10) What TCEQ requirements are being followed for this development?

This site lies within the Contributing Zone of the Edwards Aquifer. A car wash and gas station is an allowable use within this zone. An Underground Storage Tank (UST) submittal will be required for the proposed underground storage tanks for the Fuel Tanks, Water Tanks, and Reclaim Water System for the Car Wash Facility. As construction plans are prepared, a formal submission to TCEQ for the UST will be completed. A Water Pollution Abatement Plan will not be required, but Contributing Zone Plan (CZP) will be required by TCEQ as a notification for the proposed Erosion Control measures for this construction project. This submission will also occur after construction plans are created.

We appreciate your time and consideration in this matter. Should additional information be required, please contact our office.

Sincerely,
KFW Engineers



Andrew J. Barboza, P.E.
Project Engineer

Enclosures



May 9, 2016

Ms. Nancy Cain, City Administrator
CITY OF GARDEN RIDGE
9400 Municipal Parkway
Garden Ridge, Texas 78266

RE: Garden Ridge Center Convenience Store
Rezoning Request and Master Development Plan Review Comments

Dear Ms. Cain:

River City Engineering has reviewed the subject rezoning request from Residence – Agricultural (RA) to Commercial – Neighborhood Service District (B-1) for the Garden Ridge Center Convenience Store and no conflicts were identified within the City of Garden Ridge Ordinance #13.

We offer the following comments on the Master Development Plan:

1. Water service will be provided by connection to the City of Garden Ridge watermain across FM 2252. This connection will need to be sized to meet the fireflow requirements of the development and provide adequate easements for future expansion of the watermain along Nacogdoches Road.
2. Sewer and car wash requirements will need to be coordinated with Comal County. Copies of all documents provided to the County and their correspondence shall be provided to the City of Garden Ridge for review and filing.
3. Coordinate right-of-way dedication or reservation with TxDOT. All water/sewer easements shall be outside of the proposed right-of-way expansion, if any.
4. The City will require 20-foot utility easements for water/wastewater utilities along FM 2252 and Nacogdoches Road.
5. Provide water use estimates for this development based on projections and historical data.
6. Provide proposed impervious cover calculation percentages for the development.

Feel free to contact our office with any questions regarding this project.

Sincerely,


Garry Montgomery, P.E.
River City Engineering, PLLC



Sahota Holdings, LLC amount of water
rights Page 9

PROFILE
MAX

PROFILE
ST



Profile Soft Touch Vehicle Wash System

Washworld's Profile® is the soft touch system you've been waiting for. Combining Washworld's advanced technology used in our touch-free systems with the latest in washing materials, Profile is the answer to growing your car wash business. With standard features such as Washview® HMI On-Site, VS2® Vehicle Sizing System and Flex Pass® Dual Application System, Profile provides an exceptional value.

Your customers are sure to appreciate Profile as well.

The wall mounted system eliminates the gantry and presents a clean, open bay while Washworld's exclusive Digital Surface Profile (DSP) utilizes 3D imaging to insure optimal cleaning. Eye-catching LED lighting and audible voice prompts add to the experience.

Like all of Washworld's systems, Profile was designed with emphasis on durability, simplicity of use and reduced maintenance. Profile is your profit generator.

WASHWORLD

2222 American Blvd. | DePere, WI

54115

920.338.9278 | 888.315.7253

Profile With The Latest Technology

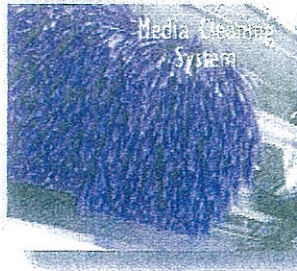
Digital Surface Profile (DSP)

Washworld's exclusive DSP - Digital Surface Profile system is the advanced method of reading a vehicle's contours to allow for the most precise cleaning possible. Utilizing 3D imaging, DSP enables Profile to adjust for various vehicle surfaces to deliver a wash that reaches every angle with Profile's super soft polyethylene foam wash media. The dual side brushes are belt driven with independent movement while the variable frequency drive controls for the side and top brushes ensure a smooth operation. Profile's programmable Clean Rinse Wash Media Cleaning System keeps the brushes from retaining dirt and debris which results in the best possible customer experience.

The DSP System offers consistent length, width and height measuring of vehicles for optimal product application and cleaning by Profile. This ensures that products are applied to the vehicle not the floor, which saves money and reduces wash times by customizing the travel distance of the Profile based on the length of each individual vehicle.

VS²® - Vehicle Sizing System

Especially important when positioning vehicles within a soft vehicle wash bay, Washworld's Vehicle Sizing System (VS²), with precise loading feature, utilizes advanced software coupled with photo eye technology to provide a safe and reliable means of positioning the vehicle in the wash bay. This eliminates the need for floor mounted treadle plates or wheel stops, resulting in a significant reduction in wiring and fewer components to maintain.



Solution Delivery System (SDS)

The Profile Solution Delivery System comes loaded with standard features:

- Multi-Stage solution delivery system which is capable of up to 225psi
- Composite direct injection/no drift chemical metering system
- Eight (8) low pressure chemical injectors which allows for any two products to be applied simultaneously in a single wash pass
- Multiple coupling joints for ease of maintenance
- Standard product application includes pre-soak one, pre-soak two, protectant, and sealant

Flex Pass™ - Dual Application System

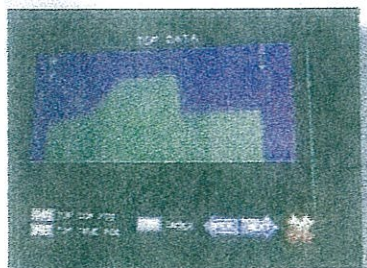
Profile's Dual Flex Pass application system provides complete coverage of a vehicle's sides and top simultaneously. Programming allows for front (exit) mounted pods and rear (entrance) mounted pods individually or concurrently to apply pre-soaks, protectants, sealants and rinse, with the ability for two products to be applied during a single pass of the vehicle. The Dual Flex Pass means:

The ultimate in time savings = More vehicles per hour =
Greater return on investment

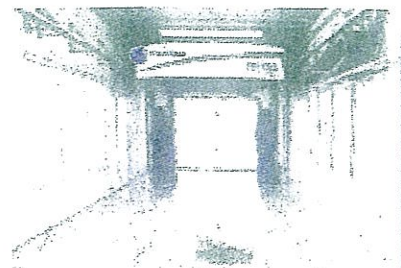
Washview® HMI On-Site & Washview HMI Remote™

A color touch screen gives you complete access to Profile in order to turn functions on or off, including programming, maintenance, diagnostics, and view wash counts. No on-site PC or laptop is needed to configure your wash. Profile also features a comprehensive integrated security system which can monitor auto cashiers, doors, fluid levels and more. In addition the Wash Package Storage capability allows for up to eight wash packages to be retained which can be quickly copied to the immediate wash setup.

The revolutionary design of our Washview HMI Remote features the same cutting edge technologies as Washview with the additional ability to receive e-mail or text message alerts from anywhere in the world using your Tablet or Smart Phone (application requires additional purchase from iTunes or Google Play). Washworld's exclusive Washview HMI Remote software allows you to access Profile from anywhere using your PC, laptop, tablet or Smart Phone.



Digital Surface Profile - DSP



VS² for Profile



Profile With Quality Built In

Stainless Steel

There is no better material to use in a wash environment than stainless steel and it is utilized throughout Profile. The stainless steel used for Profile's wall mounting system, travel rails, and laser cut overhead wash carriage, ensures that Profile is the most long lasting and durable system in the industry.

Energy Chain

Profile incorporates the latest in energy chain design available for handling of product delivery, controls and communication needs. Our composite energy chain is factory loaded with solution supply lines and control wiring. Profile includes a factory wired bay box for ease of installation which also reduces the installation cost. Available as driver or passenger side mount, E-chain provides a clean appearance in the wash bay and also a low maintenance way to route hoses, wires, and communication cable to the wash unit.

The Profile Advantage

Designed to increase profits by reducing operating and maintenance costs, Profile features:

- Energy efficient TEFC climate proof motors
- Sealed gearboxes to eliminate oil changes
- High quality, premium fiberglass enclosures to withstand harsh wash bay conditions for a longer life
- Minimal rolling resistance for improved efficiency
- Positive dual belt carriage drive for accurate tracking and smooth motion
- A hand held remote control replaces a joystick box for manual movement of Profile functions
- For colder climates, an in-bay temperature monitoring system will automatically disable the wash bay if temperatures reach a preset threshold
- Profile is Wash Activation and Customer Buy Up ready
- Multi application of products in a single pass with reduced wash package time means more cars per hour

Customer Appeal

From the minute that your customers drive into your wash bay, they will see that Profile is a different kind of soft wash. Profile's wall mounted system keeps the machine up off the floor and creates an open and inviting wash bay. High gloss composite wash carriage and side brush covers with sleek graphics and LED lighting give Profile a clean and refined look.

As your customers proceed into the bay, audible voice prompts combine with dual machine mounted multi-colored LED light bars to position the vehicle in the bay. As the wash progresses, the voice prompts inform your customer of product applications which coincide with the optional in-bay instructional sign.

The proof of any system is in how well it cleans. With Profile's three brushes guided by DSP, your customers' vehicles receive optimal cleaning. Optional Power Clean Side Blasters with touch or touch-free wheel cleaners combine for a value added service your customers will appreciate.

Profile is a sure way to keep your customers coming back and a certain way to increase your bottom line.



PROFILE

STANDARD FEATURES

- Stainless Steel Wall Mounting System
- 34' Stainless Steel Travel Rails
- Stainless Steel Laser Cut Overhead Wash Carriage
- High Gloss Composite Wash Carriage Covers
- High Gloss Composite Side Brush Covers
- VS² - Vehicle Sizing System with Precise Loading Feature
- DSP (Digital Surface Profile) Technology
- Super Soft Polyethylene Foam Wash Media (Top and Side Brushes)
- Programmable Clean Rinse, Wash Media Cleaning and Lubricating System
- Belt Driven Dual Side Brush with Independent Movement
- Positive Drive Dual Belt Carriage Motion
- TEFC/Climate Proof Motors and Gearboxes with Minimal Rolling Resistance
- Variable Frequency Drive Controls for Smooth Top and Side Brush Operation
- Composite E-Chain
- Driver or Passenger Side E-Chain Supply
- Dual Flex Pass Application System- Complete Coverage-Sides and Top
- In-Bay Audible Voice Commands
- Dual Machine Mounted 78" Multi-Colored LED Entrance Side, Light Bars
- Multi-Stage Solution Delivery Pump (Capable of up to 225 PSI)
- Composite Direct Injection/No Drift Chemical Metering System
- (8) Low Pressure Chemical Injectors
- Washview HMI On-Site Controller
- Comprehensive Integrated Security System
- Wash Package Storage
- Hand Held Remote Control for Manual Movement and Machine Functions
- In-Bay Temperature Monitoring System
- Wash Activation and Customer Buy Up Ready

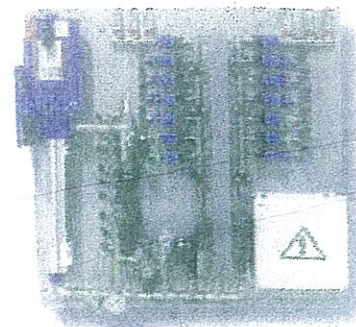
OPTIONS

- Tri-Foam Pods - Two Sets (1 Set Entrance, 1 Set Exit Mounted)
- Extended Solution Delivery (ESD) with 4 Injectors (1 Each for Bug A/Salt and Wheel Cleaner, 2 for Foam Polish)
- Power Towers - Six Nozzle Configuration Only Available on High Pressure Models
- Reclaim Adapter on High Pressure Models
- Stainless Steel Undercarriage Manifold (Medium or High Pressure)
- High Pressure Delivery System - Ultra Compact Pump Station
- Washview HMI Remote (Remote High Speed Connectivity)
- Entrance and In-Bay Directional/Service Confirmation Signs (12 or 24 Volt)
- Dryer Systems - Unlimited Configurations Available
- LED Countdown Timers
- Custom Color Wash Media
- Powerclean Side Blasters with Touch Wheel Cleaner
- Powerclean Side Blasters with Touch-Free Wheel Cleaner
- Door Controls - Independent (Entrance and Exit) Control
- Water Treatment Equipment

© 2010 Washworld Inc.

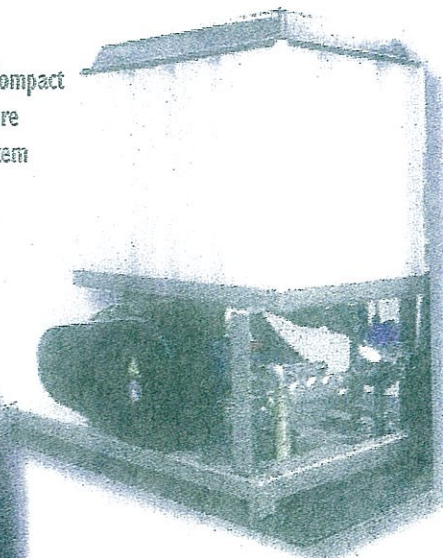


Profile
Ultimate Control Cabinet



Medium Pressure
Solution Delivery System (SDS)
Shown with Optional
Extended Solution Delivery (ESD)

Optional Ultra Compact
High Pressure
Delivery System



SPECIFICATIONS

Equipment Envelope Requirements does not include obstructions, etc.

Bay Height.....	11'	minimum
Bay Width	Wall Mounted Energy Chain.....	15' 4" minimum
Bay Length	Recommended.....	37' 4" minimum

PROFILE UTILITY REQUIREMENTS

Utility Requirements for standard Profile ST does not include options or other equipment requirements

Air:	13 CFM @ 40 PSI (with Tri-Foam)
Water:	15 GPM @ 40 PSI with 1" supply
Electrical:	30 Amps, 3 phase, 208/230 V

Note: Specifications Subject to Change Without Notice. The decibel level of the dryer (measured at 1.6 meters from the floor and 1 meter from the surface) is 94dB. The decibel level of the pump station measured at 1.6 meters from the floor and 1 meter from the surface) is 84dB for high pressure and 72dB for low pressure. Decibel levels are impacted by surrounding materials and conditions and will vary.

BIO-PRO COMPLETE "WATER RESTORATION SYSTEM"

BIOLOGICAL WASTE WATER RESTORATION SYSTEMS

Water is and will always remain the lifeblood of the vehicle wash industry. Without water our industry will no longer exist! Water shortages have been experienced throughout the world and the cost of obtaining fresh water and the discharge of waste water have continued to rise. Cities have continually raised prices on water and sewer with no end in sight. These increases will continue to negatively impact the profits of vehicle wash sites and some day force them out of business unless action is taken to treat and reuse waste water.

NATURE'S WAY

We take our direction for waste water treatment from nature. In our environment the natural process of cleaning waste is through the utilization of aerobic bacteria to consume waste. Sewer treatment systems have incorporated this technology for years. By bringing this approach to the vehicle wash industry, the natural process of biologically breaking down used vehicle wash chemicals into CO_2 and H_2O will dramatically reduce a washes fresh water intake and sewer discharge costs.

AQUA BIO
TECHNOLOGIES

THE NATURAL PROCESS OF WATER RESTORATION

SOLIDS SEPARATION

In any vehicle wash, solids coming off the vehicles need to be settled out in settling tanks where the solids can be collected and hauled away. Gravity is free, so by letting gravity settle out the solids in this process, solid separation is not done with pumps and electricity.

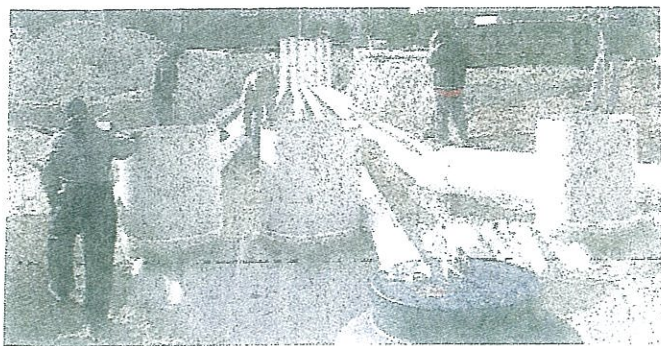
AERATION

After the waste water exits the settling tanks where the largest solids have settled out, the water enters an aeration chamber which is the first step in a biological treatment process. In this chamber the air is infused in the water to not only emulsify the chemicals it's also used to begin the transformation of the natural anaerobic bacteria into becoming aerobic bacteria. In doing so the aerobic bacteria can be used in the next process to consume chemical waste and prevent the water from developing an odor when reused. This water, once aerated, is then pumped up into the equipment room by means of vortex pumps to be run through hydro cyclones.

CYCLONIC SEPARATION

The water that's pumped from the aeration tank is sent through hydro cyclones which cyclonically separate any remaining solids down to 5 micron. The separated solids are sent back to the first settling tank where they are collected for haul away. The cleaned water is then sent to the bio tank for the removal of chemicals.

BIO-PRO COMPLETE "WATER RESTORATION SYSTEM"



BIOLOGIC CONSUMPTION

There are several things going on in the bio chamber with the first being additional aeration. Aeration insures that the bacteria that will be grown in this tank are aerobic. Aerobic bacteria are 90 percent more aggressive in consuming waste in the water than anaerobic bacteria are. These aerobic bacteria attach to the bio media which fill the bio tank. With the bio tank filled with bio media, the water containing the used vehicle wash chemicals will come in contact with the active bacteria whereby the bacteria will consume the chemicals from the water. The byproduct of this natural consumption of chemicals by the bacteria will be CO_2 and H_2O which is nonhazardous.

CLARIFICATION

In the clarification chamber the bio sludge coming from the bio chamber is allowed to settle to the bottom of this tank so that it can be pumped to sewer once a day.

CLEAN WATER HOLDING TANK

After the clarification tank, the water gravity overflows into the clean water tank where it's stored for reuse in the vehicle wash. In a biologic water restoration system, the water needs to continuously circulate so that the natural bacteria are always in the presence of aeration to keep the bacteria aerobic. If the vehicle wash is closed or is not washing vehicles the bio-system switches into an energy saving mode which turns off most all higher horsepower pumps and turns on a recirculation pump that pumps the water from the clean water tank back into the bio chamber to start the process over again. This energy-saving mode reduces the power consumption by 75 percent.



WATER QUALITY EXPECTATION

When using the Bio-Pro Complete Water Restoration System the restored water should reach the water quality levels shown below:

- Oxygen levels higher than 60%
- Oil emulsion levels of less than 5 ppm
- PH levels between 6.5 – 8.0
- COD reduction to 1:10
- BOD levels less than 150 mg/l

As for the overall TDS levels, these levels can vary based on the level in the incoming city water. Variations can also be found in the winter when salts and de-ice chemicals are used on the roads.

The turbidity may change based on the amount of dye remaining in the water which has come from colored foam chemicals used. Dyes are biodegradable but will take more time to break down than wash chemicals. The water may have a slight tint of green or blue but this coloration will not impact the performance of the water when reused.

SYSTEM CONFIGURATIONS

The Bio-Pro Complete Water Restoration System can be installed in the following configurations:

- Above Ground where equipment room space is available
- Below Ground in either concrete or fiberglass tanks

CAPACITY SIZES

Water restoration systems can be custom-built to any capacity or they come standard in sizes of 3,000 – 4,000 – 6,000 – 10,000 and 20,000 gallon per hour. Larger sizes can be designed and built to order.

SIZING SYSTEMS

When sizing a water restoration system it's important that the following is known:

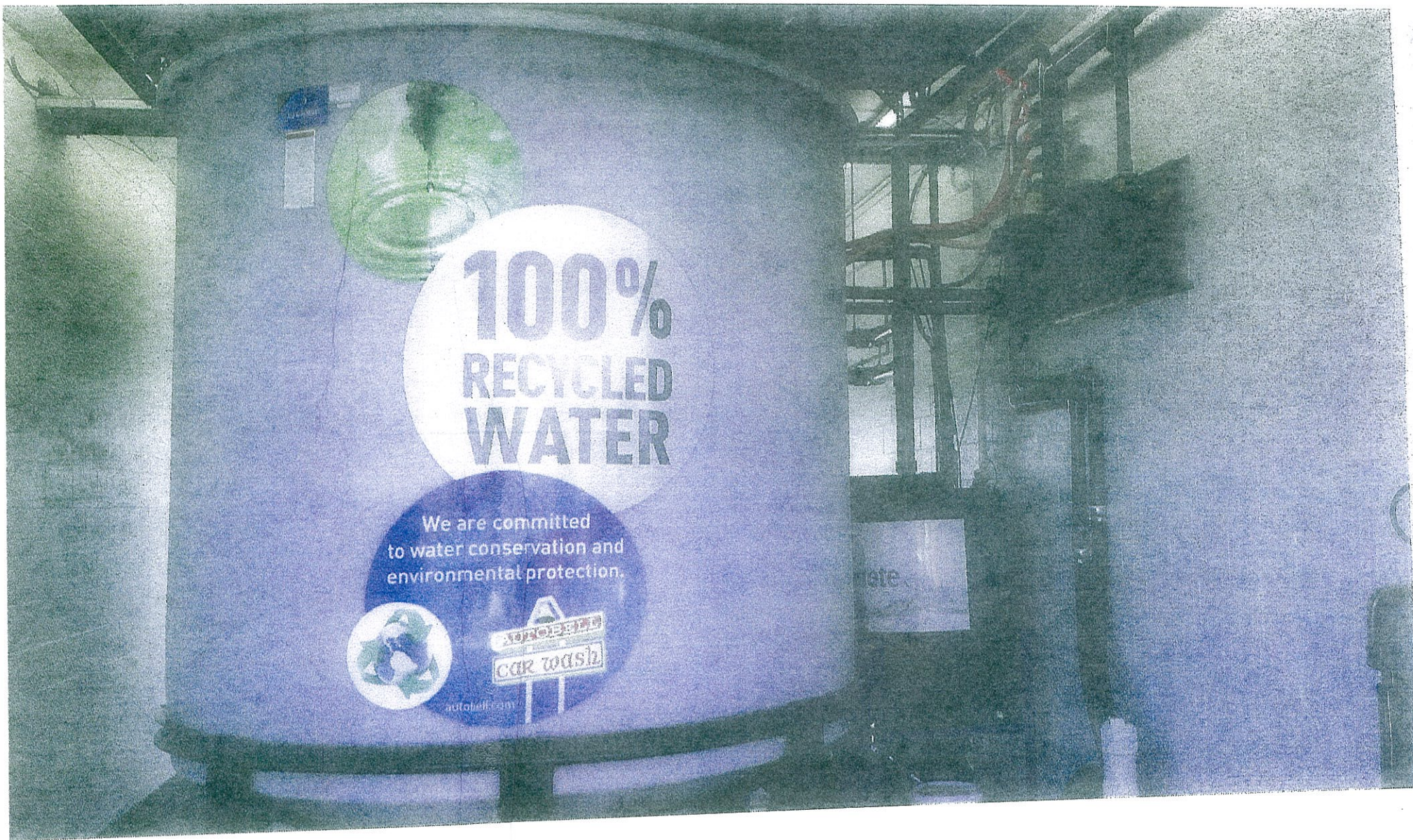
- Maximum gallons of water used per vehicle
- Maximum number of vehicles that can be washed per hour, per wash bay
- The maximum amount of chemicals used per vehicle wash

AQUA BIO TECHNOLOGIES, LLC.
3730 Sleeth Road
Commerce, MI 48382
Ph (248) 529-3404
Fax (248) 684-4070
Email info@aquabio.co
Web www.aquabio.co

EXAMPLE OF BIO PRO COMPLETE
SYSTEM AND INSTALLATION



BIO COMPLETE SYSTEM

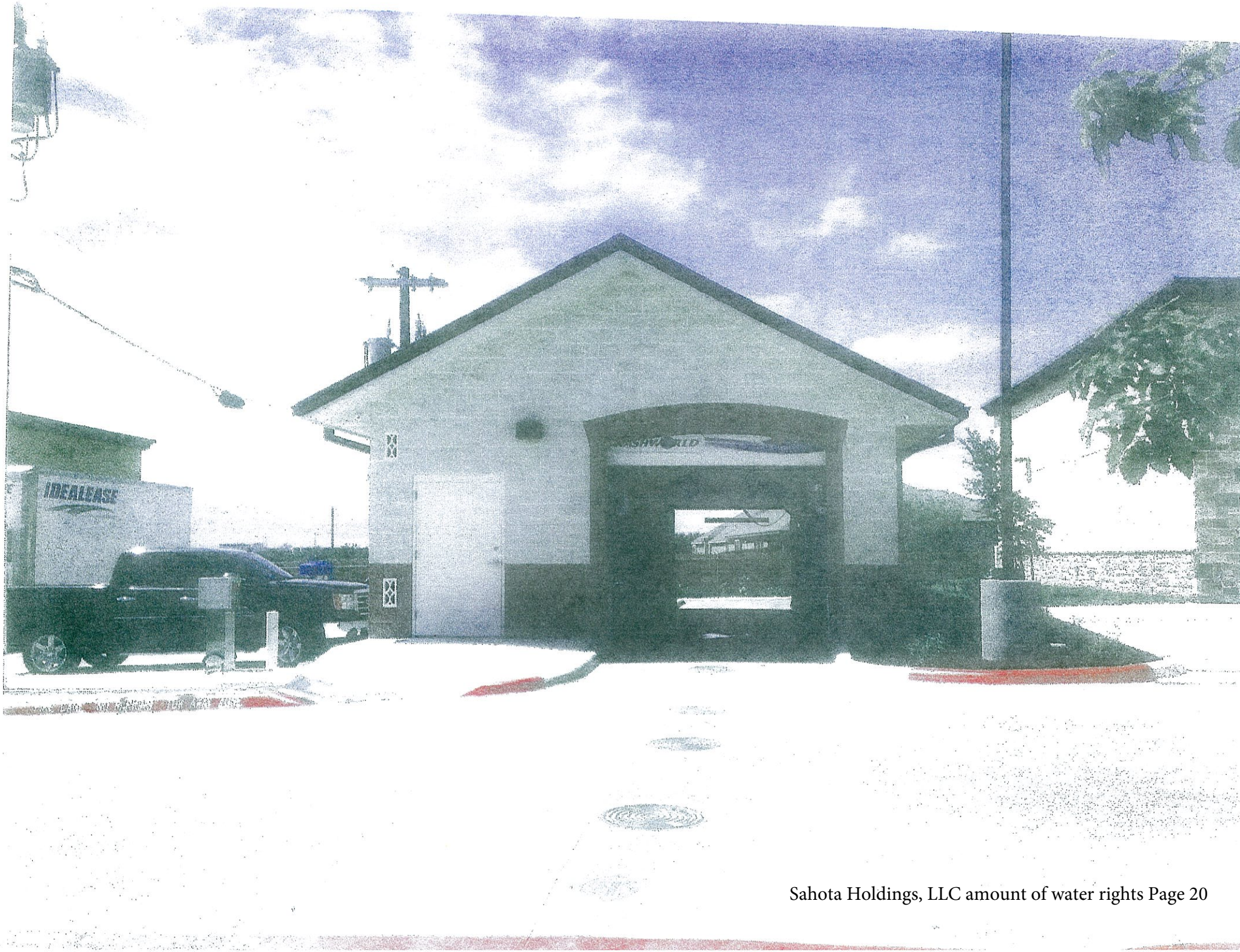




FIBERGLASS TANK INSTALLATION



SETTLING TANK INSTALLATION



GARDEN RIDGE POLICE DEPARTMENT



MEMORANDUM

To: Nancy Cain
From: Ron Eberhardt
Date: 14 June 2016
Copies:
Reference: Ordinance 70 Amendment

Mrs. Cain,

Can you please place an item on the agenda regarding the review and amendment of Ordinance 70 regarding the structure of the Police Department?

I am requesting a change that allows for 2 Sergeant Patrol Positions instead of just one and the elimination of the 2 Corporal positions.

Thank you

Ron Eberhardt
Chief of Police

ORDINANCE NO. 70-~~102012~~-072016

**AN ORDINANCE OF THE CITY OF GARDEN RIDGE
REPEALING ORDINANCE NUMBER 70-~~102005~~ ~~102012~~
ABOLISHING THE POSITION OF MARSHAL AND REPLACING
IT WITH THE POSITION OF CHIEF OF POLICE;
REESTABLISHING A POLICE DEPARTMENT FOR THE CITY
OF GARDEN RIDGE AND PROVIDING FOR THE
APPOINTMENT OF CITY POLICE OFFICERS**

WHEREAS, the City of Garden Ridge Texas is a Type A General Law City as that term is defined within the Texas Local Government Code; and,

WHEREAS Section 22 of the Texas Local Government Code governs Type A general law cities and specifically, Subchapter C governs other municipal officers, including the municipal officer titled “Marshal”; and,

WHEREAS Section 22.076 of the Texas Local Government Code permits the governing body of a municipality with a population of less than 5,000, by ordinance to abolish the office of marshal and at the same time confer the duties of the office on a municipal police officer appointed as the governing body directs; and,

WHEREAS, Section 23.051 of the Texas Local Government Code permits a governing body of a Type A General Law City to establish and authorize other officers and agents of the City as municipal officers of the type A general law city; and,

WHEREAS, the governing body, after good and sufficient consideration has found a necessity to abolish the office of marshal and confer the duties of marshal upon another municipal officer herein established and created titled “Chief of Police”, who shall be appointed by the governing body by majority vote and may only be removed from office in accordance with Section 22.077 of the Texas Local Government Code; and,

WHEREAS, the governing body, after good and sufficient consideration has found and believes there is a necessity for a municipal police department to be headed by the Chief of Police and to be manned by duly licensed and commissioned Texas peace officers and civilian staff as necessary to provide police services to the community and has the authority to establish a municipal police force pursuant to Section 341.001 of the Texas Local Government Code; and,

WHEREAS, the governing body, after good and sufficient consideration has found that the Chief of Police should have all the authority and duties conferred upon the Marshal of a Type A General Law Municipality as provided for in Section 341.021 of the Texas Local Government Code;

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

- 1) The Office of Marshal of the City of Garden Ridge, Texas is hereby abolished;
- 2) The Office of the Chief of Police of the City of Garden Ridge, Texas is hereby established as a municipal officer of the City of Garden Ridge, Texas;
- 3) The authority, duties and responsibilities of the Office of Marshal are hereby conferred upon the Office of the Chief of Police and the Chief of Police shall have all the authority and duties conferred upon the Marshal of a Type A General Law Municipality as provided for in Section 341.021 of the Texas Local Government Code;
- 4) The Chief of Police shall serve without bond unless required upon the appointment by the governing body.
- 5) The person holding the Office of the Chief of Police shall be appointed by the governing body by a majority vote of council persons;
- 6) The City of Garden Ridge Police Department is hereby established as a municipal department of the City;
- 7) The City of Garden Ridge Police Department is hereby-authorized the positions of Lieutenant, Sergeant Patrol Division *(two (2) positions)*, Sergeant Criminal Investigations Division, ~~Corporal Patrol Division (two (2) positions)~~, Corporal Criminal Investigations Division and additional Police Officers as permitted by the governing body and the fiscal budget of the City.
- 8) The Chief of Police may appoint and commission one or more certified Texas Peace Officers to fill the positions available in the Police Department; however, any appointment by the Chief of Police is not final unless approved by the governing body of the municipality;
- 9) All commissioned police officers of the City of Garden Ridge, Texas shall be certified and licensed as a Texas Peace Officer by the State of Texas and shall meet any additional hiring standards as set by the Chief of Police, using customary standards and practices.
- 10) All commissioned police officers of the City of Garden Ridge, Texas shall have all the powers, duties and obligations placed upon them by Texas law, and in addition, their authority shall be governed by the City of

Garden Ridge Police Department Policy and Procedure Manual and any lawful order by a supervisor or the Chief of Police.

- 11) In addition to the compensated positions as defined above, the Chief of Police is hereby authorized to appoint and commission up to ten (10) additional certified Texas Peace Officers, with the appointments requiring approval of the governing body, who have agreed to provide additional police manpower to the City on a voluntary basis and without compensation. Volunteer Police Officers are not to be considered employees of the City of Garden Ridge;
- 12) Volunteer Police Officers shall have all the authority, rights, duties and obligations of compensated police officers, but shall not be entitled to any compensation whatsoever for the services contributed and shall only be required by the City of Garden Ridge to contribute a minimum of 24 hours per calendar month to maintain their commission with the City.
- 13) The City of Garden Ridge, in its discretion, may provide a Volunteer Peace Officer with service recognition, training, education, equipment or other incidental benefits, if deemed necessary and/or appropriate under the then existing circumstances or by policy, custom or practice of the City or as authorized by the governing body.

PASSED AND APPROVED, the 6th day of July, 2016.

NADINE L. KNAUS
MAYOR

ATTEST:

SHELLEY GOODWIN, TRMC
CITY SECRETARY

Garden Ridge Library
Long-Range Business Plan
2017-2020

For learning, for leisure, for life...

Vision and Mission

Vision:

To enrich, empower and transform lives.

Mission:

Provide access to information, foster a love of reading and promote lifelong learning through quality resources and innovative services enabling our community to discover, connect and be inspired.

Garden Ridge Library...for learning, for leisure, for life

Organizational Values

P Passion For what we do

R **Respect** For ourselves and for each other

I Innovation Seeking creative solutions & outcomes

D **Dependability** Doing what we say we will do

E Ethics Doing the right thing even
when no one is watching

Garden Ridge Library...for learning. for leisure. for life

Guiding Principles

Promote literacy and love of reading

Recognizing the vital importance of reading to open doors and expand horizons, the Library strives to fuel a passion for reading within each patron

Support Children and Teens

The Library plays an integral role in fostering a love of reading and igniting intellectual curiosity in our children and teens that sets the foundation for a successful life.

Inspire Lifelong Learning

Support patrons in their quest to transform their lives through the acquisition of skills, discovery of knowledge and personal growth

Connect the Community

The Library extends its reach and impact in the community by serving as The Place to meet, exchange ideas and celebrate diversity.

Provide Service Excellence

We are customer-focused and deliver positive experiences. We are a learning organization and invest in our staff, our technology and our facility in order to improve service.

Ensure Good Stewardship

Retain the public trust by creating an organization that values efficiency, sound fiscal management and maximization of resources.

Garden Ridge Library...for learning, for leisure, for life

Our External Focus

Strategic Focus	Investments		Desired Outcomes	
DISCOVERY Enrich imagination through collections, programs & technology	+	• Leisure Reading • Digital Content • Community Events • Civic Life • Arts & Culture	= • Catalog • Website • Mobile App • Databases • Social Media • Programs	A Library that connects me to my community & world
YOUNG MINDS Empower learning and growth	+	• Ready to Read Collection • Arts and Crafts • Creative Play • Summer Reading Club • Programs	= • Story Times • Gaming • Teen Zone	A foundation for a successful life
LIFE SKILLS Transforming lives	+	• Reference Assistance • Public Computers • Technology Literacy • Creative Aging	= • Green Living • Healthy Living • Mind & Spirit • Parenting • Volunteering	A community that embraces challenges and opportunities

Garden Ridge Library...for learning, for leisure, for life

Our Internal Focus

Strategic Focus

Investments

Desired Outcomes

COMMUNITY PARTNERS

Build partnerships to make a difference

+

~City Council
~City Departments
~Friends
~Individuals
~Advisory Committee
~Volunteers

~Consortiums
~Corporations
~Comal ISD
~Civic Groups
~Non-Profits

=

Maximize the Library's reach and impact

CGRL Staff

Grow our TEAM

+

~Communication
~Talent Development
~Managing Change
~Staff Appreciation
~Innovation

~Performance Management
~Operational Excellence
~Successful Planning
~Efficiency Focused

=

World class customer experience

LIBRARY FACILITY

Maintain aesthetics, connectivity and infrastructure

+

~Janitorial
~Landscaping
~Lighting
~HVAC
~Materials
~Handling

~Preventative Maintenance
~Computers
~Connectivity
~Furniture
~Fixtures

=

A vibrant, welcoming, safe, accessible, state-of-the-art Library

Goal 1: Enrich imagination through collections, programs and E-everything

~Fuel Garden Ridge's passion for reading by marketing collections, programs and digital content

~Celebrate the written word with fun events and programs

~Provide opportunities for the community to have a voice in the services and direction of the library

Activities

- Merchandise collections to highlight and increase the use of library materials.
- Continue to ensure popular material is widely available in multiple formats.
- Ensure access to catalog, social media and website to promote collections and databases.
- Evaluate customer service points through surveys and analyses.

Garden Ridge Library...for learning, for leisure, for life

Goal 2: Empower learning and growth

Research shows that reading aloud to children is the most important activity for building knowledge required for eventual reading success. Our library works with families to provide collections and programs to promote literacy and ignite intellectual curiosity.

Activities

- Provide developmentally appropriate story times and programs for children age 0-5.
- Provide a robust summer reading club to help children maintain and increase reading levels in the summer.
- Provide opportunities for homework assistance for elementary, junior high and high school.
- Provide programs and opportunity for teens to develop leadership skills, life skills and have fun.

Garden Ridge Library...for learning, for leisure, for life

Goal 3: Build partnerships to make a difference.

Every day the Library connects learners to ideas and expands their skills. The Library bridges the digital divide by providing free access to information, programs and technology. The Library serves as the people's university and helps them achieve their dreams.

Activities

- Be Garden Ridge's source for high-quality, free instruction and programs to support personal growth.
- Offer instruction on technology from basic computers to eBook downloading and advanced database research.
- Provide life skills programs to promote healthy living, financial savvy, literacy and parenting.

Garden Ridge Library...for learning, for leisure, for life

Goal 4: Community Partners

Even in the best of economic times, there is tremendous untapped opportunity to leverage Library resources by working with public and private organizations that have complementary missions but bring a different set of skills, knowledge and relationships to the table.

Activities

- Create and enhance partnerships to maximize outreach and financial resources.
- Partner with community organizations to reach underserved populations.
- Create and deepen relationships with educational entities serving youth.
- Establish a Friends group and work closely with them to communicate the impact of the Library within the community and raise funds to support the Library.

Garden Ridge Library...for learning, for leisure, for life

Goal 5: Grow our TEAM

The Library's greatest strength is the staff which includes volunteers. Future services depend on knowledgeable, well-trained staff to deliver personalized assistance to patrons. The staff is a source of information, inspiration and innovation as we strive to be the best Library in the best community in Texas

Activities

- Hire more staff members to relieve the stress we put on volunteers.
- Expect and encourage staff and volunteers at all levels to use and develop specialized skills-to be the "superstars" of the Library.
- Provide staff and volunteer opportunities for leadership development.
- All staff and volunteers will embody the City's values and be able to articulate them.

Garden Ridge Library...for learning, for leisure, for life

Goal 6: State-of-the-Art Facility

Ensure that people of all ages are welcomed into a warm, comfortable and safe Library. Ensure that measures are in place to protect the investment in the Library's aesthetics, technology and infrastructure.

Activities

- Maintain the library in "opening day" condition and safeguard the integrity of the architecture and aesthetic appeal of the facility and grounds.
- Ensure existing facilities are safe, accessible and well-maintained to reflect the quality and professional nature of our services.
- Maintain and support state-of-the-art technology, connectivity and infrastructure.
- Ensure that patrons have access to reliable computers with up-to-date software.

Garden Ridge Library...for learning, for leisure, for life

Council Ideas/Suggestions List by Category

Updated: June 30, 2016

Ongoing items

Items	Status	Completed Council Approval
1. Issues with 2013 CIP project		
a. Warranty issues –		
i. Letter to contractor	sent	
ii. Meeting with contractor	March 24, 2016	
iii. Status of repairs/corrections	Ongoing and to be completed by May 10	
2. Concealed handguns (Councilman Thompson)		
a. Letter/contact with Judge	Presented at May 5, 2016 Council meeting	Completed-Awaiting Councilman Thompson's approval
b. Cost of wands or other monitoring devices	Presented at May 5, 2016 Council meeting Included in FY 2016 Budget Amendment #1	Completed-Awaiting Councilman Thompson's approval
3. Sewer Along 2252 (Councilman Lantzy)	City Council, City Engineer, staff, City Attorney, Financial Advisor continue gathering information, discussions and study. Continue as Executive Session item monthly until ready for Council action 6/15/16-City Council authorized staff to move forward with aspects of project	
4. iPerl Meter Installation and registration questions (Councilman Trial)	iPerl meter installation ongoing Audit of 80 random iPerl meters ongoing (in 2 nd month) Sensus software update complete	

	Tablets utilized for meter reading in April Audit results will be presented to Council upon completion	
5. Personnel Policy (Mayor Knaus) Incentive Pay (Councilman Thompson)	Meeting scheduled for May 18, 2016 with City Council, staff, City Attorney to begin review of draft document Incentive Pay will be discussed during Personnel Policy draft document discussions 6/15/16 – City Attorney looking at another possible policy for Council Consideration and to bring back to Council upon completion of review	
6. Hickory Bend erosion /Maintenance (Councilman Thompson)	Meeting with RCE, Staff & homeowners met March 30 City Engineer completing plans and acquiring cost estimate Public Works Director contacting contractors for bids on the project	
7. Council Chamber Sound System (Mayor Knaus)	Met with contractors and awaiting proposals/cost estimates FY 2017 Budget item	
8. Electronic Payments (Councilman Thompson)	Researched & cost included in FY 2016 Budget Amendment #1 Software upgrade for Incode on May 19	Convenience Fee Ordinance adopted May 2016 Software upgrade completed Cost of project included in FY2016 Budget Amendment #1

Electronic Water Billing (Councilman Thompson)	Service Charge and Convenience fee Ordinance to Council June/July Contract with new credit card provider Design website link Goal for full implementation Oct. 1, 2017 Software upgrade on May 19 Include in FY 2017 Budget Begin implementation FY 2017 Full implementation TBD	Software upgrade completed
9. Community Center (Councilman Lantzy)	Comparing pricing of similar venues Developing fully loaded cost for facility Acquiring estimates for removal of overhead doors, sound system, commercial stove, AC system Developing list of aesthetical improvements to center that may affect lighting, energy and electrical improvements Staff working on maintenance items Comparing contracts from other venues for revisions to current contract Bring information at hand to Council in June for discussion and direction Councilman Lantzy	

	discussed Community Center with Council on 6/6/16	
10. Training for Commissioners (Councilman Thompson)	Continuous/Ongoing Staff will advise Commissioners of training/seminars as information available Budget Training/Travel annually	
11. Update Ordinances (Councilmen Thompson and Lantzy)	Cost for Codifying to be included in FY 2017 Budget Work with legal to develop plan for updating Identify ordinances to be updated	
12. Assistant City Administrator (Mayor Knaus and Councilman Lantzy)	City Administrator to develop job description Include position in FY 2017 Budget	
13. Code Compliance (Councilman Thompson)	City Council discussion on need for Code Compliance Officer Council objectives for Code Compliance Officer Obtain legal requirement for Code Compliance Officer Determine budgetary impact Place on Council agenda in June for discussion of above Possible inclusion in 2017 Budget	
14. Quarterly Issues Town Hall Meeting (Councilman Lantzy)	Determine dates for Meetings	
15. Interface with Businesses (Councilman Trial)	Review Grapevine Policy with	

	comments from legal Review website link with comments from from legal Placement of above on June/July agenda	
16. Freezing of Taxes for persons over 65 and/or disabled (Councilman Lantzy)	Placed on April agenda	Discussed in April Council Meeting –Awaiting Councilman Lantzy’s approval
17. Bat Cave Road widening (Councilman McCaw)	General briefing on future agenda	
Completed Items	Status	Completed Council Approval
1.City Concerns/Ideas (Councilman Thompson)	Review of existing process Communication with Council Process Improvement	Done Done-Monthly list of complaints/issues submitted to Council Done-Call to citizens in April/May Grapevine to submit qualifications for reengineering experience
2. Agenda Tracking (Mayor Knaus)	Short term – methodology developed and in use Long term – Determination to made if needed at later date	Done
3. Citizen Input to Budget (Councilman Lantzy)	Placed in Grapevine – contact your Councilman	Done
4. Training for Council members (Councilman Thompson)	List of recommended training developed and submitted to Council	Done
5. Grapevine and inserts policy (Councilman Thompson)	Policy sent to Councilman – per Councilman, no action required at this time	Done

Pending	Status	Completed Council Approval
1. Annual or semi-annual inspection of buildings and other City facilities (Councilman Trial)	To be implemented semi-annually	Implemented Monthly
2. Disaster recovery plan for City (Councilman Trial)	Discuss at future Council meeting to determine the scope of recovery plan	
3. Disaster recovery plan for Water Department (Councilman Trial)	Discuss at future Council meeting to determine the scope of recovery plan	
4. Complaint system process reengineering (Councilman Thompson)	Pending citizen volunteer response to determine next step June 2016 citizen volunteer Jessie Valdez met with Mayor and staff to begin review of and analyze process	
5. Location of middle school (Councilman Arvidson and Councilman Trial)	Discussions have begun with CISD	
6. Interpretive Services for meetings (Councilman Thompson)	Identified source for various interpretive services Devices for hearing impaired could be part of sound system upgrade in Council room	
7. Video stream Council meetings (Councilman Trial)	Discuss with legal pros/cons Sound system in Council room can be planned for future streaming capabilities Requires additional technology upgrades and equipment Budget impact	
8. Permit for feeding deer	Discuss at future	

(Councilman Trial)	Council meeting	
9. Videos for website (Councilman Trial)	Maybe prepared by GRES or students to increase civic involvement	
10. Coffee with Mayor and Council (Councilman Trial)	Discuss at future Council meeting and determine dates	
11. Improve attendance at National Night Out Food trucks (Councilman Trial)	Discuss with Chief Eberhardt ways to improve attendance at event and having food trucks at event	
12. Business outreach by Council – walk businesses (Councilman Trial)	Discuss at future Council meeting	
13. Finish seating areas for Community Center (Councilman Trial)	Painting of benches can be accomplished by Public Works Future discussion if necessary when Community Center is discussed	Benches painted in May – Awaiting Councilman Trial's approval Done per Councilman Trial – 6/8/16
14. Solar screens for City Hall and Community Center (Councilman Trial)	Discuss during budgeting process	

City of Garden Ridge Citizens Concern/Input Process

Problem Statement

There are several methods used by the citizens of Garden Ridge to communicate their concerns, suggestions, etc. resulting in an inconsistent process to address, resolve, communicate, report and provide feedback.

Current Process

Citizens concerns and input are submitted using the following methods

1. City webpage – Quick Link: Citizen Concern/Input Form
2. Phone calls to office staff
3. Walk-ins
4. Phone calls directly to City Administrator
5. Email to City Administrator
6. Contact with Council Member
7. Contact with city employees in the field
8. CIP contractors

Desired Outcome

A process that ensures that concerns, suggestions and input are documented, tracked, and addressed.

Discussion

The electronic form has been in place for several years. It allows tracking the concern, complaint, suggestion, etc. from inception through completion. The data from the electronic form can be downloaded into a excel spreadsheet. This facilitates reporting out to Council.

Concerns received from other sources are forwarded to the appropriate departments via email or phone calls. There is no system in place to track the status; provide feedback; or report to Council of these concerns.

During the last CIP project, citizens were passing on their concerns to the employees of the contractor. In most cases that is as far as they went. The plan for the next CIP project to have a project engineer in the field to intercept citizens comments and respond more

May need to have a more catchy title for the electronic form to encourage citizens to use. Some thoughts for renaming the form, but not limited to:

- We want to hear from you
- Your Voice
- Help us - Help you
- Who are you going to call?

Proposal

Focus on the electronic Citizens Concern/Input Form as the primary methods for documentation. Move to have everyone who receives a citizen concern to enter it electronically on the Citizens Concern/Input Form.

Next Steps

1. Enter a "Test" using the electronic Citizens Concern/Input Form and provide feedback on process– Resp: Jesse (complete)
2. Talk to office staff and city council about entering concerns received electronically on the Citizens Concern/Input Form:
 - a. Office staff – Resp: Nancy
 - b. City Council – Resp: Nadine
3. Develop a process for city employees (Public Works and Water Dept) to address how to handle input and concerns received from citizens – Resp: Jesse (Nancy to schedule meeting - tentatively Tuesday, June 14th at 8:30 am)
4. Look at moving the link to the "Citizens Concern/Input Form" to increase visibility on the City of Garden Ridge webpage – Resp: Shelley
5. Consider a new name for the "Citizens Concern/Input Form" – Resp: All
6. Consider as topic for National Night Out – Resp: Nancy and Shelley

2016 Rolling Agenda

July 20, 2016

Special Meeting

Red=City Council Purple=Quarry Commission
 Planning & Zoning =Green Water Commission= Blue

Topics on Rolling Agenda: (19 days before mtg) 7/1/16
 Items Due to City Secretary: (14 days before mtg) 7/6/16
 Agenda locked @ 10am
 CAdm Final Approval: (13 days before mtg) 7/7/16
 Draft Agenda to Mayor/City Atty (12 days before mtg) 7/8/16
 Agenda posted on (6 days before mtg) 7/14/16

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

1. Proposed Budget
2. Personnel Policy

August 3, 2016

Topics on Rolling Agenda: (19 days before mtg) 7/15/16
Items Due to City Secretary: (15 days before mtg) 7/19/16
Agenda locked @ 10am
CAAdm Final Approval: (13 days before meeting) 7/21/16
Draft Agenda to Mayor/City Atty (12 days before mtg) 7/24/16
Agenda posted on (6 days before meeting) 7/28/16

Red=City Council Purple=Quarry Commission
Planning & Zoning =Green Water Commission= Blue

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

Proclamations/Awards (Before Citizen Comment Period)

Consent Agenda

1. Minutes 7-6-16
2. Minutes 7-20-16
3. Financial Report
4. Staff Reports (Admin, Library, Public Works, Water, PD)

Public Hearings

Non-Consent Agenda

Ordinances and Resolutions and CIP presentation

1. CIP
 - a. 2013 Water, Streets and Drainage
 - b. 2016 Water, Streets and Drainage
 - c. Trinity Well and Infrastructure

Planning and Zoning

Quarry Commission

Water Commission

1. Evelyn Miller variance for water leak adjustment

Discussion

1. Future Agenda Items requested by City Council

Updates

1. Animal Ordinance
2. City Council concerns and direction matrix
3. Parks Committee (Trial)
4. Sign Ordinance
5. Council Idea/Suggestions
6. Citizen/ Issue Process
7. Police Progress Report

Executive Session

6/30/2016 8:43:19 AM6/30/2016 8:32:37 AM

August 17, 2016 Special Meeting

Topics on Rolling Agenda: (19 days before mtg)	7/29/16
Items Due to City Secretary: (15 days before mtg)	8/2/16
Agenda locked @ 10am	
CAdm Final Approval: (13 days before meeting)	8/4/16
Draft Agenda to Mayor/City Atty (12 days before mtg)	8/5/16
Agenda posted on (6 days before meeting)	8/11/16

September 7, 2016

Topics on Rolling Agenda: (21 days before mtg) 8/14/16
 Items Due to City Secretary: (15 days before mtg) 8/18/16
 Agenda locked @ 10am
 CAdm Final Approval: (14 days before meeting) 8/19/16
 Draft Agenda to Mayor/City Atty (12 days before mtg) 8/24/16
 Agenda posted on (6 days before meeting) 8/27/16

Red=City Council Purple=Quarry Commission
 Planning & Zoning =Green Water Commission= Blue

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

Proclamations/Awards (Before Citizen Comment Period)

Consent Agenda

1. Minutes 8-5-16
2. Minutes 8-19-16
3. Financial Report
4. Staff Reports (Admin, Library, Public Works, Water, PD)

Public Hearings

Non-Consent Agenda

Ordinances and Resolutions and CIP presentation

1. CIP
 - a. 2013 Water, Streets and Drainage
 - b. 2016 Water, Streets and Drainage
 - c. Trinity Well and Infrastructure

Discussion

1. Future Agenda Items requested by City Council

Updates

8. Animal Ordinance
9. City Council concerns and direction matrix
10. Parks Committee (Trial)
11. Sign Ordinance
12. Council Idea/Suggestions
13. Citizen/ Issue Process

Executive Session

September 21, 2016 Special Meeting

Topics on Rolling Agenda: (21 days before mtg)	8/31/16
Items Due to City Secretary: (15 days before mtg)	9/6/16
Agenda locked @ 10am	
CAdm Final Approval: (14 days before meeting)	9/7/16
Draft Agenda to Mayor/City Atty (12 days before mtg)	9/9/16
Agenda posted on (6 days before meeting)	9/15/16

PENDING FUTURE AGENDA ITEMS

- 1) Ball field repairs and timing.....*S. Steinmetz and S. Trial*
- 2) Budget hearings and adoption schedule...*N. Cain*
- 3) 2/2/16 Discussion of issues surrounding Bat Cave Road will be placed on future Council agenda...*J. McCaw*
- 4) Grapevine and Inserts policy.....*L. Thompson & Legal*
- 5) Website Link to businesses.....*Legal*
- 6) Ordinance update plan....*Legal & S. Goodwin*
- 7) Asst. City Administrator...*N. Cain*
- 8) 2017 Earth Day Proclamation...*N Knaus*

Items for further discussion before adding to list

State of City (January).....*N. Cain*