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The Garden Ridge Board of Adjustment will meet in a regular session on Monday, June 16, 2025, at 6:00 p.m. in the City Council Chambers, 9400 Municipal Parkway, Garden Ridge, Texas. This is an open meeting, open to the public, subject to the Open Meetings Law of the State of Texas, and as required by law, notice is hereby posted providing time, place, date, and agenda thereof. The meeting facility is wheelchair accessible and accessible parking spaces are provided. Requests for accommodations or interpretative services must be made to the City Secretary 48 hours prior to this meeting.

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**1. Call to Order/Roll Call****2. Pledge of Allegiance****3. Citizen Comment Period – limited to 30 minutes total**

**Rules for Citizens' Participation:** The Board welcomes citizen participation and comments at all meetings.

If you speak, you must follow these guidelines:

a) Respect and courtesy:

1. Direct your comments to the entire Board, not to an individual member, nor to the audience.
2. Show the Board the same respect that you would like to be shown.
3. End your speaking at the time allotted below.

b) Speaking:

1. First citizen comment period.
  - 1.1. You are required to sign up to speak and you are limited to one 3-minute period.
2. Second citizen comment period.
  - 2.1. You are not required to sign up and you are limited to one 2-minute period.
3. State your name and address before your comments begin.
4. You are only allowed to speak once per topic, unless also speaking during a posted Public Hearing.

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

**4. Business Items**

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

a) Approval of Minutes for May 6, 2024, Board of Adjustment Meeting.

b) Rules of Procedure.

c) Petition by Michael Nufer for a zoning variance to Ordinance No. 13-102024, Section 2, Zoning Regulations, Subsection 2.05, Use Regulations, 2.05.07, Zoning Dimensional Regulations Table to allow the construction of a wooden stairway with a four (4) foot encroachment into the fifteen (15) foot side building setback in a residential zoning district on property located at 8903 Tuscan Hills Drive. The property is further known as Lot 13, Block 6, Georg Ranch Subdivision Unit 2, Garden Ridge, Comal County, Texas, consisting of .81 acres in size and zoned Residential Estate (RE) District. In the Residential Estate (RE) District, the minimum side building setback for an interior lot is fifteen (15) feet.

1. Receive presentations from Applicant and/or City Staff.
2. Hold a public hearing.
3. Discuss and take action.

**5. Citizen Comment Period – limited to 20 minutes total**

*See "Rules for Citizens' Participation" under Item 3.*

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

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

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

This is to certify that I, Marisa Spencer, posted this Agenda at 10:00 a.m. on June 10, 2025, on the bulletin board located at the entrance to Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

*Marisa Spencer*  
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Marisa Spencer  
City Secretary