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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*  
\_\_\_\_\_  
Marisa Spencer  
City Secretary

**Members Present:**

Chair Veronica Garcia  
Vice-Chair Elizabeth Templeman  
Autumn Flanagan  
Roy Leatherberry  
Jennifer Dalton (alternate)

**Members Absent:**

David Krawczynski

**City Staff and City Councilmembers Present:**

Nancy Cain, City Manager  
Marisa Spencer, City Secretary  
Cyndi Simmons, Assistant City Secretary/Communications Specialist  
Cynthia Trevino, City Attorney  
Mayor Robb Erickson

**1. Call to Order/Roll Call**

With a quorum of the Board of Adjustment members present, Chair Garcia called the regular meeting of the Garden Ridge Board of Adjustment to order at 6:00 p.m. on Monday, May 6, 2024, in the City Council Chambers of Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

**2. Pledge of Allegiance**

Chair Garcia led the Pledge of Allegiance.

**3. Citizen Comment Period**

No one signed up to speak.

**4. Business Items**

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

**a) Approval of Minutes for January 29, 2024, Board of Adjustment Meeting.**

**Motion:** A motion was made by Vice-Chair Templeman, seconded by Member Leatherberry, to approve the Minutes for January 29, 2024, Board of Adjustment Meeting. The Board voted five (5) for and none (0) opposed. The motion carried unanimously.

**b) Rules of Procedure.**

**Motion:** A motion was made by Member Leatherberry, seconded by Vice-Chair Templeman, to follow Robert's Rules of Order and follow the Public Hearing process as outlined on the agenda. The Board voted five (5) for and none (0) opposed. The motion carried unanimously.

**c) Petition by Martin and Pamela Oconnor for a zoning variance to Ordinance No. 13-032023, Section 3, Subsection 3.05, Flag Poles, 3.05.01. General Provisions and Applicability, B. to allow a thirty-five (35) foot flag pole in a residential zoning district on property located at 9986 Trophy Oaks Drive. The property is further known as Lot 45, Block 3, Trophy Oaks Subdivision, Unit 2A, Garden Ridge, Texas, consisting of 7.40 acres in size and zoned Residential Estate (RE) District. In residential zoning districts, flag poles shall not exceed twenty-five (25) feet in height.****1. Receive presentations from Applicant and/or City Staff.**

Martin Oconnor presented the petition for a zoning variance to allow a thirty-five (35) foot flag pole in a residential zoning district on property located at 9986 Trophy Oaks Drive.

**2. Hold a public hearing.**

Chair Garcia opened the public hearing at 6:06 p.m.

No citizens spoke regarding the petition and City Secretary Marisa Spencer read one (1) written comment submitted.

Chair Garcia closed the public hearing at 6:07 p.m.

**3. Discuss and take action.**

The Board discussed the petition and findings of fact for zoning ordinance variance.

Upon giving public notice and conducting a public hearing on this variance request in accordance with Ordinance No. 13-032023, the Board of Adjustment adopts these specific, written findings as follows:

- i. There any not any special circumstances or conditions affecting the land such that the application of the Zoning Ordinance deprives the applicant of reasonable use of the land.
- ii. The requested variance is not the minimum necessary required to alleviate the undue hardship.
- iii. The request is necessary for the preservation and enjoyment of a substantial property right.
- iv. The request is not detrimental to the public health, safety, or general welfare.
- v. The variance does not impair the purpose and intent of the Zoning Ordinance/Comprehensive Plan or cause injury to other property in the area.
- vi. The variance does not prevent the orderly use of land within the area.
- vii. No undue hardship exists for the Applicant without the variance.

**Motion:** A motion was made by Member Leatherberry, seconded by Member Dalton, to approve the petition by Martin and Pamela Oconnor for a zoning variance to Ordinance No. 13-032023, Section 3, Subsection 3.05, Flag Poles, 3.05.01. General Provisions and Applicability, B. to allow a thirty-five (35) foot flag pole in a residential zoning district on property located at 9986 Trophy Oaks Drive. The Board voted five (5) for and none (0) opposed. The motion carried unanimously.

**5. Citizen Comment Period**

No one wished to speak.

**6. Adjournment**

There being no further business, the Monday, May 6, 2024, Board of Adjustment Meeting was adjourned at 6:13 p.m. by Chair Garcia.

ATTEST:

\_\_\_\_\_  
Veronica Garcia  
Chair

\_\_\_\_\_  
Marisa Spencer  
City Secretary



**LEGAL NOTICE**  
**NOTICE OF PUBLIC HEARING**  
**BOARD OF ADJUSTMENT**

The Board of Adjustment of the City of Garden Ridge, Texas, will conduct a public hearing on Monday, June 16, 2025, at 6:00 p.m. in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The public hearing will be to consider a 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.

The Development Application for Zoning Variance and associated attachments to the application can be viewed on the City's website at <https://www.ci.garden-ridge.tx.us/292/PublicLegal-Notices> or at Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

The City encourages citizen participation, and the public is invited to attend the public hearing in person to provide oral comments on this matter. Alternatively, written comments on this matter may be submitted in advance in accordance with the *City of Garden Ridge Notice of Procedures for Written Comments during Public Hearings* posted on the City's Website.

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

This is to certify that I, Marisa Spencer, posted this Legal Notice at 12:00 p.m. on May 16, 2025, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway.

  
Marisa Spencer  
City Secretary



# Development Application

For Office Use  
Case No. \_\_\_\_\_

Submission of an application does not indicate acceptance by the City of Garden Ridge.

### Type of Request:

- Annexation
- Zone Change
- Zoning Change PUD
- Zoning Variance
- Zoning Special Exception
- Specific Use Permit
- Tree Removal Permit
- Preliminary Plat
- Final Plat
- Replat
- Plat Variance
- Other: BUILDING SET BACK LINE

Project Name/Description: 8903 TUSCAN HILLS DRIVE - Deck STEPS

### Site Location Information

Legal Description LOT 13, Block 6, Georg Ranch - UNIT -2, City of Garden Ridge, Comal County

County Appraisal District Parcel ID # (all properties) 102729

Property Deed recorded in Comal County Volume # 14 Page(s) # 42-45

Address: 8903 TUSCAN HILLS DRIVE Number of Lots: 1 Acreage: .81

General Location of Property (if no address): \_\_\_\_\_

Subdivision Name: Georg Ranch Block: 6 Lot: 13

### Zoning Information

Current Zoning: R-1 Requested Zoning (if applicable): NO CHANGE

Existing Land Use: Single Family Residential Proposed Land Use (if applicable): NO CHANGE

### Property Owner Information (if not sole owner, a signed development application must be submitted for each owner)

Owner Name: RICHARD HAMPTON REVOCABLE TRUST

Owner Address: 8903 TUSCAN HILLS DR. SAN ANTONIO TX 78266  
(Street) (City) (State) (Zip)

Phone #: 210 336 8337 Email: Michaelnufar@gmail.com

### Applicant Information - Check box if same as property owner

Name: MICHAEL NUFER, TRUSTEE

Address: 8903 TUSCAN HILLS DRIVE GARDEN RIDGE TX 78266  
(Street) (City) (State) (Zip)

Phone #: 210.336.8337 Email: Michael.Nufer@gmail.com

**Engineer/Surveyor Information (if applicable)**

Name: TOTAL GED DATA SURVEYING JOHN DEHAN  
(Company) (Contact Person)

Address: 27607 FELS MAUER BLVD NEW BRAUNFELS TX 78132  
(Street) (City) (State) (Zip)

Phone #: 210 455-0707 Email: JOHNDEHAN@TOTALGEDDATA.COM

**Authorized Agent Information (if applicable)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the property owner to submit this application and have attached written evidence of such authorization AND that I have reviewed the application, and all information submitted here in is true and correct. I understand that the information provided herein may be used by the City of Garden Ridge for sending required notices and I consent to the posting of hearing notices on the said property if required.

Signature Owner: Michael A. Nufer Date: 3/4/2025

Printed Name: Michael A. Nufer

<b>Office Use Only</b>	
Received Date: _____	Date Application Deemed Complete: _____
Case No.: _____	Review By: _____



## Zoning Variance – Application Checklist

*Incomplete submissions will NOT be accepted*

For Office Use  
Case No.

### Application Completeness Requirements:

- Development Application signed by property owner
- This checklist (signed by applicant or authorized representative)
- Certified Copy of a Tax Certificate showing no taxes owed (if taxes are owed submit Tax Receipts with the Certificate showing a zero balance owed)
- Application fees in the form of a check made payable to City of Garden Ridge
- A letter addressed to the Board of Adjustment, signed by the property owner and requesting the desired zoning variance from the City's Zoning Ordinance and prepared in accordance with the criteria below
- 3 copies of a Site Plan drawn to scale or survey and formatted to 11" by 17", showing all existing and proposed improvements, setbacks from property lines, easements, building elevations, and other relevant information (if applicable)
- A list of all properties within 200' including the owner's name, mailing address, current land use, and zoning
- Digital copy in .pdf format of entire application submission (application, checklist, exhibits, etc.) on CD or USB drive
- Any additional information deemed necessary for processing and evaluating this request

### Request Letter Criteria

The letter describing the request shall include the specific section from the Zoning Ordinance for which the variance is being sought, a description of the requested variance and why it is needed, and include a justification for the variance addressing all of the following:

1. Unique Circumstances - That there are special circumstances or conditions affecting the land involved such that the application of the Ordinance's provisions would deprive the Applicant of the reasonable use of his/her land.
2. Minimum Necessary Relief Required to Alleviate the Undue Hardship - The Zoning Variance, if granted, would be the minimum necessary relief required to alleviate the undue hardship.
3. Preservation of Property Rights - That the Zoning Variance is necessary for the preservation and enjoyment of a substantial property right of the Applicant.
4. No Substantial Detriment to the Public Good - That the granting of the Zoning Variance will not be detrimental to the public health, safety, or general welfare, impair the purposes and intent of this Ordinance and the Comprehensive Plan or be injurious to other property within the area.
5. Orderly Use of Land - That the granting of the Zoning Variance will not have the effect of preventing the orderly use of other land within the area in accordance with this Ordinance.
6. A Finding of Undue Hardship- In order to grant a Zoning Variance, the Board of Adjustment must make findings that an undue hardship exists, using the following criteria:
  - a. That the requested variance does not violate the intent of the zoning regulations.
  - b. That special conditions of restricted area, topography or physical features exist that are peculiar to the subject parcel of land and not applicable to other parcels of land in the same zoning district.
  - c. That the relief sought will not injure the permitted use of adjacent conforming property.
  - d. That the granting of a Zoning Variance will be in harmony with the spirit and purpose of these regulations.
  - e. That the hardship is in no way the result of the applicant's own actions.

- f. That the interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district that comply with the same provisions.
7. (If applicable) If the hardship is applied to a structure, the following may be considered grounds to determine whether an undue hardship would result from compliance with the ordinance:
    - a. The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01, Tax Code;
    - b. Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;
    - c. Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;
    - d. Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
    - e. The municipality considers the structure to be a nonconforming structure.

Additional information regarding zoning variances may be found in the City's Zoning Ordinance Sec. 2.08.02 Zoning Variance.

**Submittal Information**

- INCOMPLETE APPLICATIONS AND SUBMITTALS WILL BE REJECTED; an application may be deemed incomplete after initial staff review.

Questions shall be directed to, and complete applications shall be submitted in person to the following:

City of Garden Ridge  
 Attn: City Administration  
 9400 Municipal Parkway  
 Garden Ridge, TX 78266  
 (210) 651-6632  
[Administrator@ci.garden-ridge.tx.us](mailto:Administrator@ci.garden-ridge.tx.us)

**Appearance at Meetings**

It is strongly advised that the applicant or applicant's authorized agent be represented at the public hearing and Board of Adjustment meeting where this request will be heard.

**Preparer's Certification**

I hereby certify that the information provided is true and correct to the best of my knowledge.

Preparer's Signature:  Date: 2/26/2025

Printed Name: Michael Nuffer

Company Name: Resident Owner

**Board of Adjustment**

**City of Garden Ridge**

**February 26<sup>th</sup>, 2025**

**Project number 2025-569/8903**

**Job Address: 8903 Tuscan Hills, Garden Ridge, Tx 78266**

A variance is requested. A building permit was denied due to “deck section with stairs may not encroach into the side setback”

**Unique Circumstances-** The home and deck were built in 2004 on a downward sloping lot. The existing deck and screen wall has outlived its expected life span and is need of replacement. The purpose of the steps is to allow a safe evacuation route in case of fire or accidently being locked out of the house. The lot is downward sloping, and the proposed location of the stairs allow for the shortest distance from the finish floor of the deck to grade in a direction that effectively meets grade; as such, it provides the safest route and number of steps to meet its purpose. Other locations for the stairs would be either ineffective due to the degree of downward slope and/or require excessive number of steps and compromising safety.

**Minimum Necessary Relief to Alleviate the undue Hardship-** Only a landing and steps are requested to encroach the building set back line.

**Preservation of Property Rights-** The rear deck is the only usable space for the back yard due to the topography of the lot. The steps will provide a secondary exist from the home in case of fire.

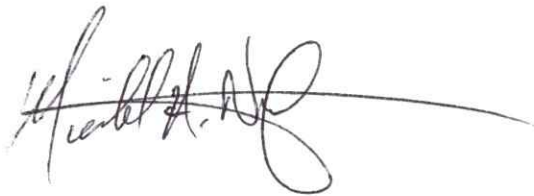
**No substantial detriment to the public good-** Due to the lot’s typography, the steps will not be visible from the road nor other public areas and will not extend past the building setback line any further than the existing a/c unit. In addition, it will be further concealed behind a screen wall extending from the home to the building set back line.

**Orderly use of the land –** The variance will not aid the land nor property to be used outside its intended purpose.

A finding of undue hardship: Owner requests that the board finds that;

- a) The variance would not violate the intent of the zoning regulations
- b) The topography and physical features exist that are unique
- c) The variance would not harm the adjacent conforming property
- d) The variance would be in harmony with the spirt and purpose of the regulations

- e) The topography of the lot was not caused by the requesting party
- f) The interpretations of the provision of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district that comply with the same provisions.

A handwritten signature in black ink, appearing to be "Michael A. [unclear]", with a long horizontal line extending to the right.

Property owners within 200' of subject property:

Alan Dimich 8909 Tuscan Hills Drive

Michael and Shiela Shands 8827 Tuscan Hills Drive

Georgia Henderson 8904 Tuscan Hills Drive

Rabih and Rachel Zoorob 8910 Tuscan Hills Drive

Ghada Zoorob and Yasser Farra 8910 Tuscan Hills Drive

Curtis and Paulette Randolph 8822 Tuscan Hills Drive

All in the City of Garden Ridge, Texas 78266

All zoned Single Family Residential

Additional Properties within 200' of subject property:

Antonio T. Perez & Hoyong C. 8821 Tuscan Hills, Garden Ridge, Texas 78266

Robin Kerr 8915 Tuscan Hills, Garden Ridge, Texas 78266

Kenneth S. Pope 8816 Tuscan Hills, Garden Ridge, Texas 78266

Jasen & Tisha Miller 9002 Cinnabar Ct., Garden Ridge, Texas 78266

POA Georg Ranch, c/o Diamond Management & Consulting, 14603 Huebner, Bldg. 40, San Antonio, Texas 78230







Issued By:

Comal County Tax Office  
PO Box 659480  
San Antonio, TX 78265-9480

Property Information

Property ID: 102729    Geo ID: 200115008600  
Legal Acres: 0.0000  
Legal Desc: GEORG RANCH 2, BLOCK 6, LOT 13  
Situs: 8903 TUSCAN HILLS DR SAN ANTONIO, TX 78266  
DBA:  
Exemptions: HS, OV65

Owner ID: 938960    100.00%  
HAMPTON RICHARD REVOCABLE TRUST  
RICHARD HAMPTON TR  
8903 TUSCAN HILLS DR  
GARDEN RIDGE, TX 78266-2202

For Entities

Value Information

(ESD6) COMAL COUNTY EMERGEN	Improvement HS:	450,470
CITY OF GARDEN RIDGE	Improvement NHS:	0
COMAL COUNTY	Land HS:	182,090
COMAL COUNTY LATERAL ROAD	Land NHS:	0
COMAL ISD	Productivity Market:	0
Rural Fire #3	Productivity Use:	0
	Assessed Value	605,778

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 02/26/2025

Total Due if paid by: 02/28/2025

0.00

Tax Certificate Issued for:

COMAL COUNTY  
COMAL COUNTY LATERAL ROAD  
CITY OF GARDEN RIDGE  
COMAL ISD  
(ESD6) COMAL COUNTY EMERGEN

Taxes Paid in 2024

566.25  
126.65  
1,545.67  
1,119.27  
521.87

2025 PROPERTY TAXES WILL BE CALCULATED IN OCTOBER 2025 AND ARE DUE WHEN RENDERED. THE LAST DAY TO PAY BEFORE PENALTY AND INTEREST START TO ACCRUE IS JANUARY 31, 2026.

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

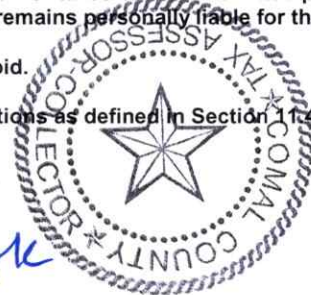
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

*[Handwritten Signature]*  
Signature of Authorized Officer of Collecting Office



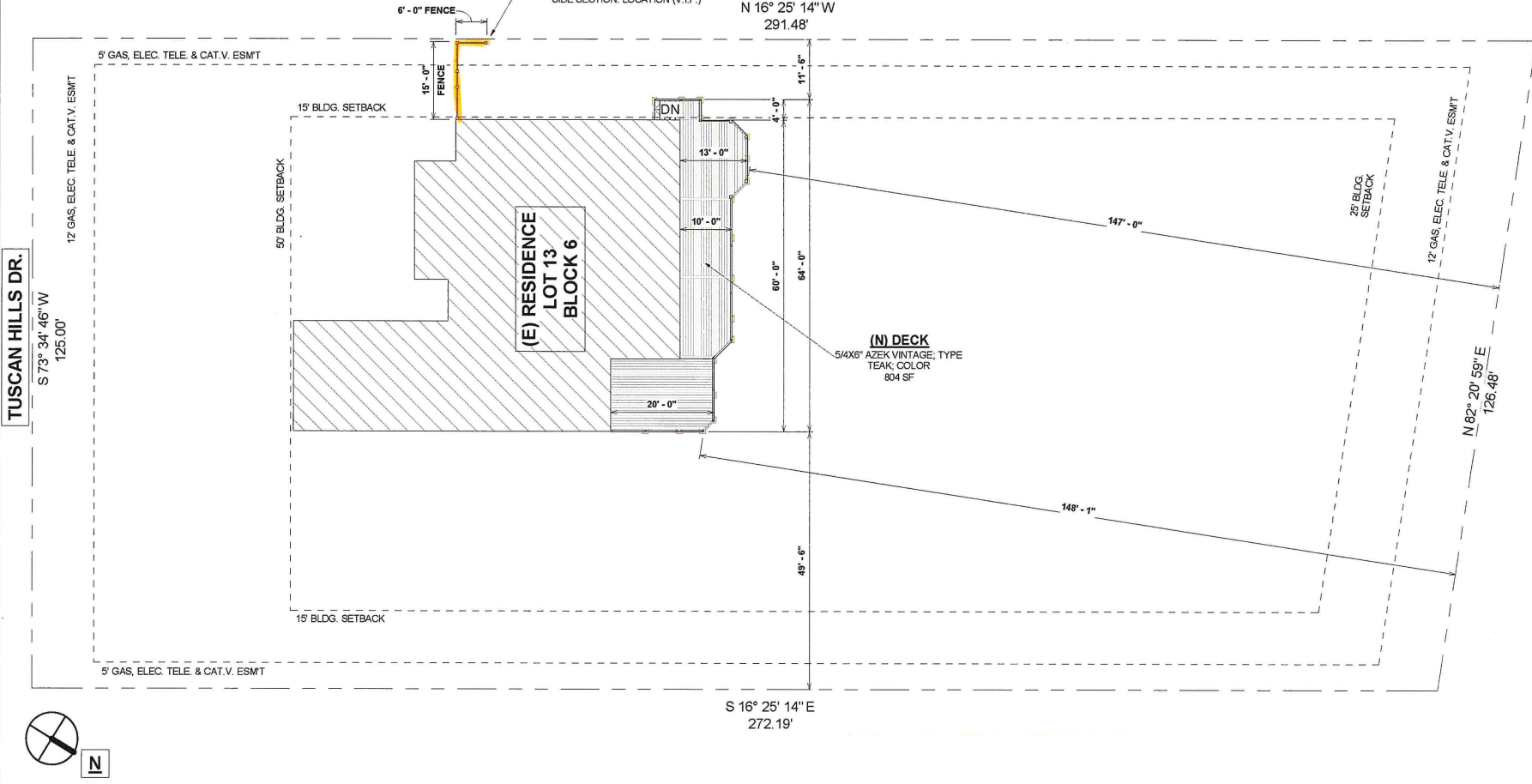
Date of Issue: 02/26/2025  
Requested By: NUFER MICHAEL A  
Fee Amount: 10.00  
Reference #:

RENAISSANCE CONTEMPO COVER AND DETAILS REGARDING THE CONNECTION TO THE DECK AND EXISTING HOME IS ENGINEERED BY OTHERS.

SHEET LIST - CONSTRUCTION	
SHEET NUMBER	SHEET NAME
A-0	SITE PLAN
A-1	3D VIEW
A-2	ELEVATION
A-3	ELEVATION
A-4	FRAME FLOOR PLAN
A-5	DECK DETAILS
A-6	DECK FLOOR
A-7	ROOF PLAN



Revision Number	Revision Description	Revision Date
1	GPS	10/17/23



TUSCAN HILLS DR.  
S 73° 34' 46" W  
125.00'



1 SITE PLAN  
1" = 20'-0"

AREAS:  
THE DECK, CONTEMPO COVER, AND FENCE

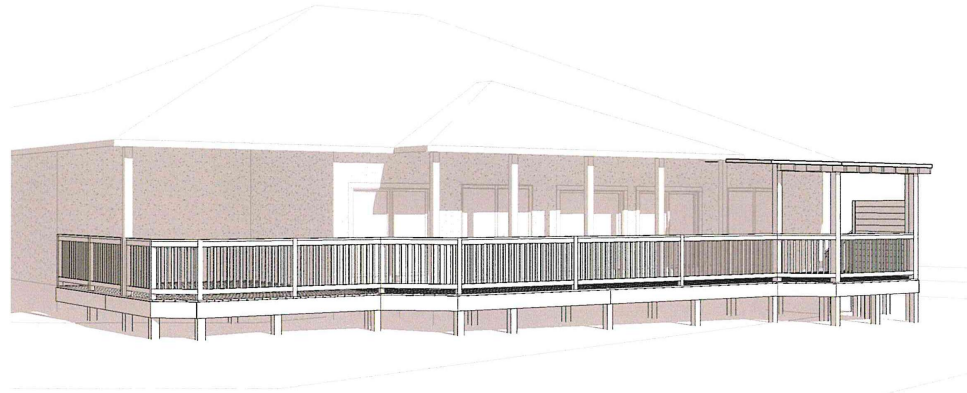
FOR: **MICHAEL AND SUSAN NUFER**  
8903 Tuscan Hills Dr  
Garden Ridge, TX 78266  
OFFICE: SAN ANTONIO  
SOLD BY:

JOB#: 25-006  
EXISTING RESIDENCE  
FOUNDATION TYPE: CONCRETE

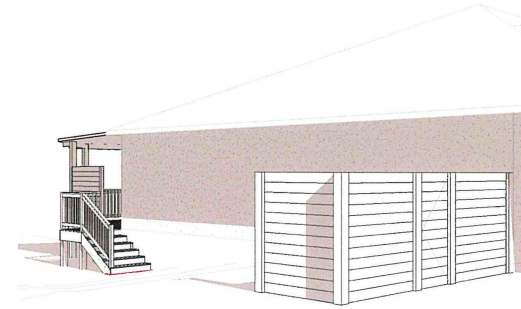
DRAWN BY: ALEX NAVA  
CHECKED BY: A. RUIZ, D.F.  
PRINT DATE: 9/27/2023 9:52:20 AM  
PROPERTY OF: DIAMOND DECKS  
© COPYRIGHT - 2020

SHEET NUMBER: **A-0**  
SHEET NAME: SITE PLAN

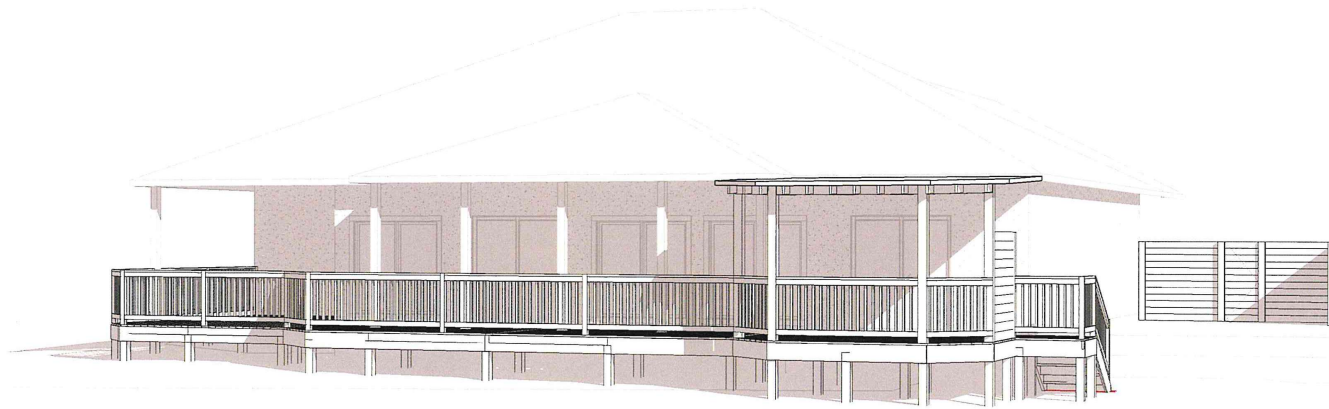
RENAISSANCE CONTEMPO COVER  
AND DETAILS REGARDING THE CONNECTION  
TO THE DECK AND EXISTING HOME IS  
ENGINEERED BY OTHERS.



3D VIEW



3D VIEW



3D VIEW

Revision Number	Revision Description	Revision Date
1	GD'S	04/27/25

AREAS:

**THE:** DECK, CONTEMPO COVER,  
AND FENCE  
**FOR:** MICHAEL AND SUSAN  
NUFER  
8903 Tuscan Hills Dr  
Garden Ridge, TX 78266  
**SOLD BY:**  
SAN ANTONIO

**JOB#:** 25-006  
**EXISTING RESIDENCE**  
**FOUNDATION TYPE:**  
CONCRETE

**DRAWN BY:** ALEX NAVA  
**CHECKED BY:** A. RUIZ, D.F.  
**PRINT DATE:** 7/27/2025  
8:37:21 AM  
© COPYRIGHT - 2020

**PROPERTY OF:** **DIAMOND DECKS**  
**SHEET NUMBER:** A-1  
**3D VIEW**

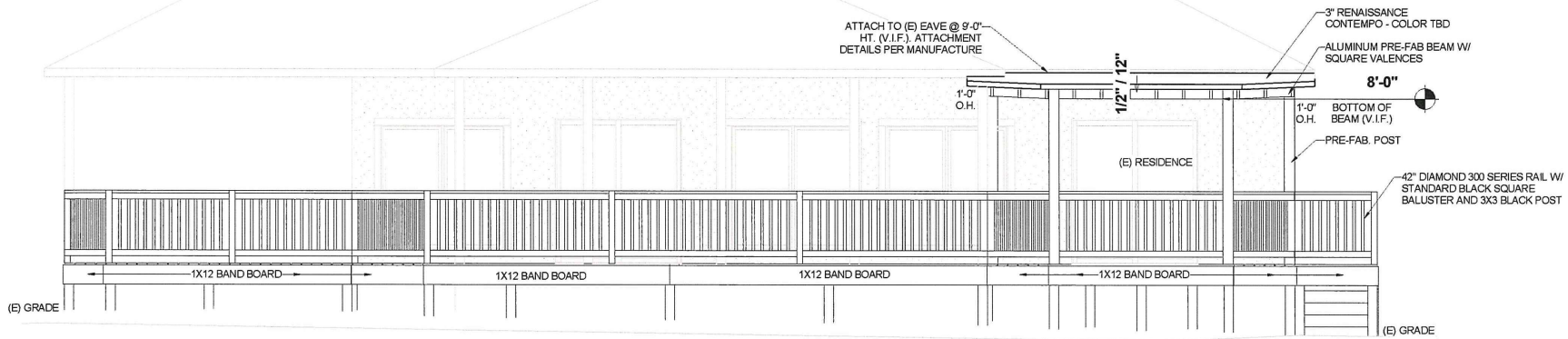
OPT. PAPER SIZE: for 1/4" = 1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%

**CONSTRUCTION DOCUMENTS**

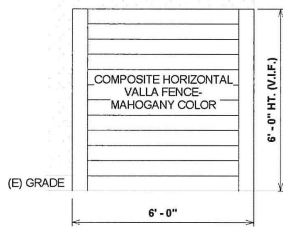
PAPER SIZE: 11" x 17"

SCALE:

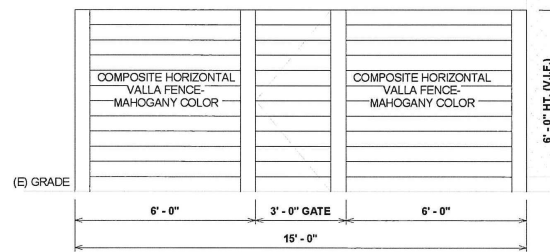
RENAISSANCE CONTEMPO COVER AND DETAILS REGARDING THE CONNECTION TO THE DECK AND EXISTING HOME IS ENGINEERED BY OTHERS.



1 FRONT ELEVATION  
3/16" = 1'-0"



2 SIDE FENCE ELEVATION  
1/4" = 1'-0"



3 FRONT FENCE ELEVATION  
1/4" = 1'-0"

Revision Number	Revision Description	Revision Date
1	GD'S	04/27/22

AREAS:

TITLE: DECK, CONTEMPO COVER, AND FENCE  
 JOB#: 25-006  
 EXISTING RESIDENCE  
 FOUNDATION TYPE: CONCRETE  
 DRAWN BY: ALEX NAVA  
 CHECKED BY: A. RUIZ, D.F.  
 PRINT DATE: 05/17/24  
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 ELEVATION

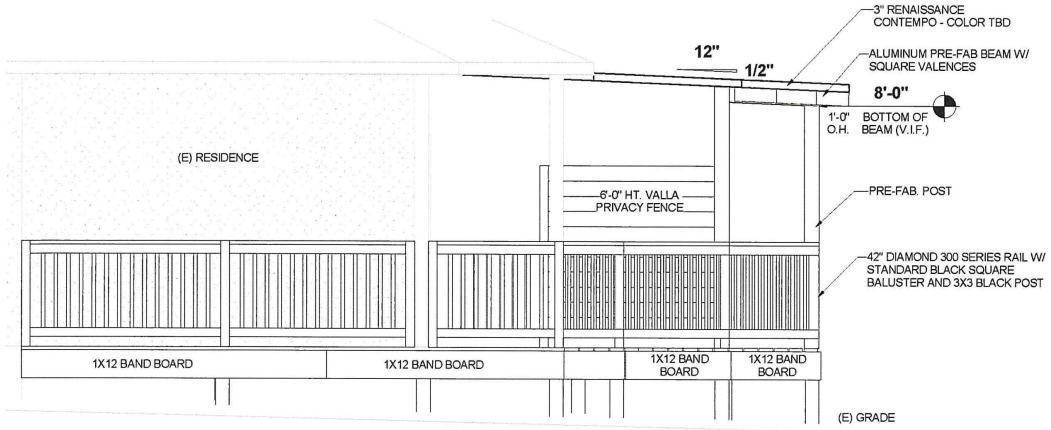
FOR: MICHAEL AND SUSAN NUFER  
 8903 Tuscan Hills Dr  
 Garden Ridge, TX 78266  
 OFFICE: SAN ANTONIO

OPT. PAPER SIZE: for 1/4" = 1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%

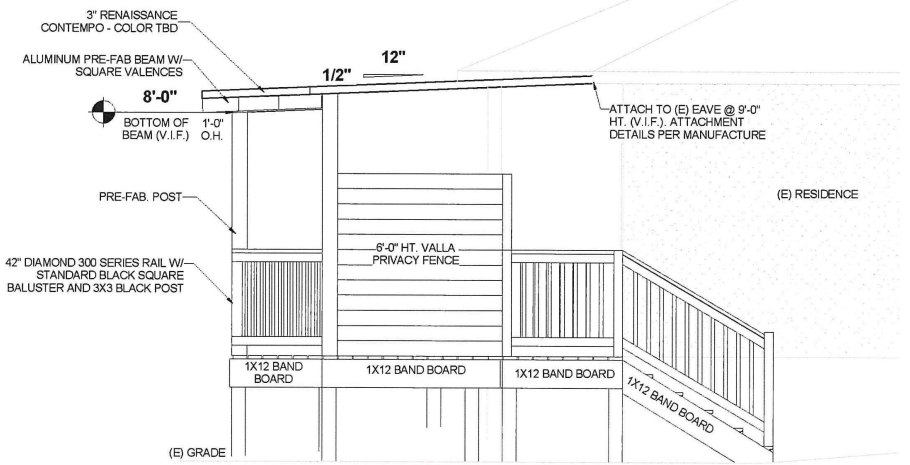
CONSTRUCTION DOCUMENTS

PAPER SIZE: 11" x 17" SCALE: As indicated

RENAISSANCE CONTEMPO COVER AND DETAILS REGARDING THE CONNECTION TO THE DECK AND EXISTING HOME IS ENGINEERED BY OTHERS.



① LEFT ELEVATION  
1/4" = 1'-0"



② RIGHT ELEVATION  
1/4" = 1'-0"

Revision Number	Revision Description	Revision Date
1	CD'S	01/27/25

AREAS:

TITLE: DECK, CONTEMPO COVER, AND FENCE  
 FOR: MICHAEL AND SUSAN NUFER  
 8903 Tuscan Hills Dr  
 Garden Ridge, TX 78266  
 OFFICE: SAN ANTONIO  
 SOLD BY:

JOB#: 25-006  
 EXISTING RESIDENCE  
 FOUNDATION TYPE: CONCRETE

DRAWN BY: ALEX NAVA  
 CHECKED BY: A. RUIZ, D.F.  
 PRINT DATE: 1/27/25 10:57:12 AM  
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SHEET NUMBER: A-3  
 ELEVATION

OPT. PAPER SIZE: for 1/4" = 1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%

CONSTRUCTION DOCUMENTS

PAPER SIZE: 11" x 17" SCALE: 1/4" = 1'-0"

RENAISSANCE CONTEMPO COVER AND DETAILS REGARDING THE CONNECTION TO THE DECK AND EXISTING HOME IS ENGINEERED BY OTHERS.

**FLOOR BOARDS**  
PROFILE: 5/4X6 SLOTTED HIDDEN FASTENERS

**MATERIAL**  
COMPOSITE TYPE = AZEK VINTAGE  
COMPOSITE COLOR = TEAK  
SECONDARY COLOR = ENGLISH WALNUT

**DEMO NOTES:**  
DIAMOND DECKS WILL DEMO (E) DECK AND FENCE.

**GENERAL NOTES:**  
DIAMOND DECKS WILL CUSTOM BUILD A NEW AZEK DECK WITH BLACK DIAMOND RAILS AND VALLA PRIVACY FENCE AND CONTEMPO COVER W/ SQUARE VALANCES.

FENCE REPLACEMENT W/ VALLA MAHOGANY COLOR - HORIZONTAL FRONT WILL BE (2) 6'-0" SECTIONS WITH 3'-0" GATE INSERT AND 6'-0" SIDE SECTION. LOCATION (V.I.F.)



Revision Number	Revision Description	Revision Date
1	CD'S	01/27/25

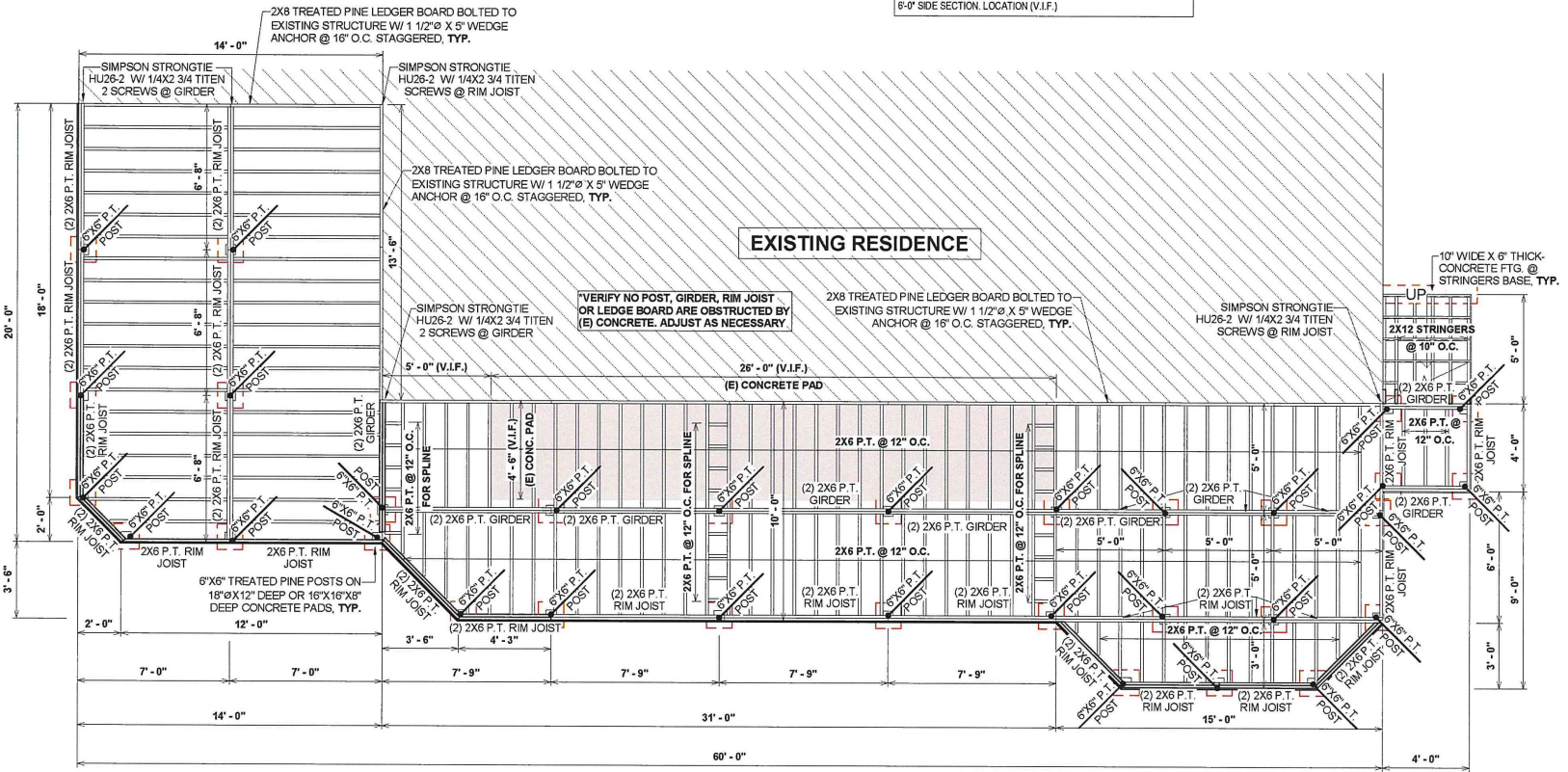
AREAS:  
DECK, CONTEMPO COVER, AND FENCE

FOR: **MICHAEL AND SUSAN NUFER**  
8903 Tuscan Hills Dr  
Garden Ridge, TX 78266  
OFFICE: SAN ANTONIO  
SOLD BY:

JOB# 25-006  
EXISTING RESIDENCE  
FOUNDATION TYPE: CONCRETE

DRAWN BY: ALEX NAVA  
CHECKED BY: A. RUIZ, D.F.  
PRINT DATE: 1/27/2025  
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93721.FAM

SHEET NUMBER: **A-4**  
PROPERTY OF: **DIAMOND DECKS**  
FRAME FLOOR PLAN



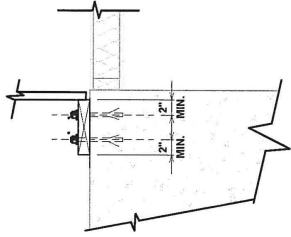
1 DECK FRAME PLAN  
3/16" = 1'-0"

OPT. PAPER SIZE: for 1/4" = 1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%

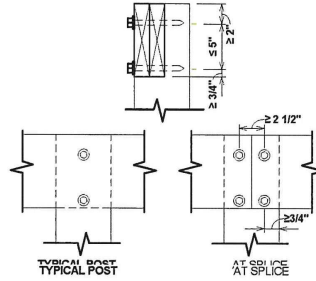
CONSTRUCTION DOCUMENTS

PAPER SIZE: 11" x 17"

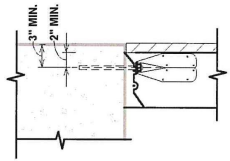
SCALE: As indicated



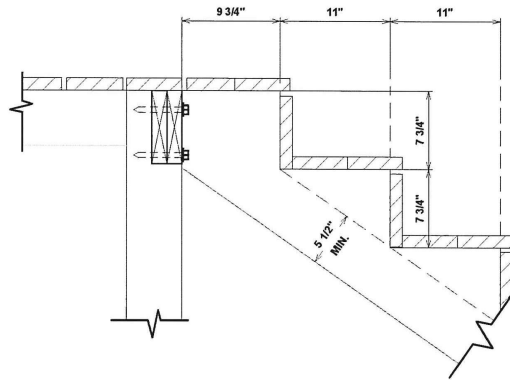
5 Deck Ledger BD. to Foundation2  
3/4" = 1'-0"



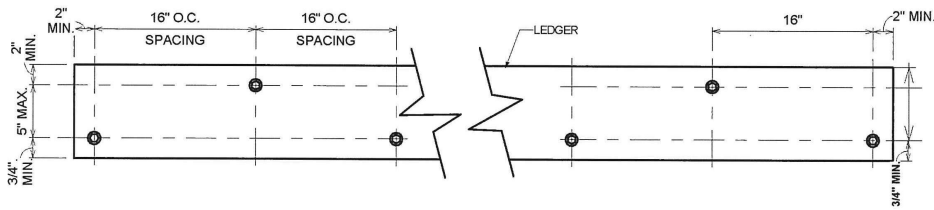
2 POST TO BEAM  
1" = 1'-0"



6 DECK TO FOUNDATION CONN  
3/4" = 1'-0"



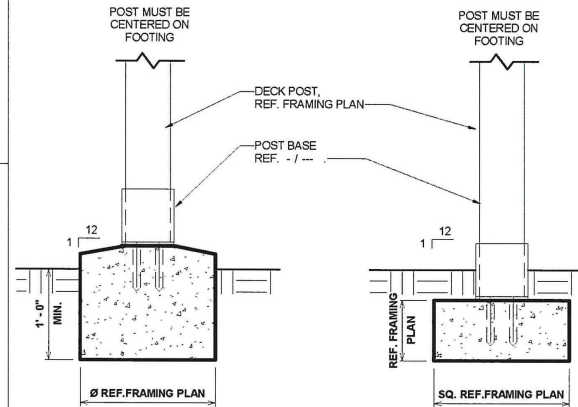
3 STRINGER TO DECK CONN. SECTION  
1" = 1'-0"



4 LEDGER BOARD FASTENER SPACING AND CLEARANCES2  
1" = 1'-0"



**NOTE:**  
ALTERNATE OPTION TO EMBED DECK POST INTO FOOTING IN LIEU OF USING POST BASE



1 TYP. FOOTING DETAIL  
3/4" = 1'-0"

Revision Number	Revision Description	Revision n. Date
1	GD'S	01/27/23

AREAS:

TITLE	DECK, CONTEMPO COVER, AND FENCE
FOR:	MICHAEL AND SUSAN NUFER
OFFICE:	8903 Tuscan Hills Dr Garden Ridge, TX 78266
OFFICE:	SAN ANTONIO

JOB#	25-006
EXISTING RESIDENCE	
FOUNDATION TYPE:	CONCRETE

DRAWN BY:	ALEX NAVA
CHECKED BY:	A. RUIZ, D.F.
PRINT DATE:	1/27/2023
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SHEET NUMBER:	A-5
PROPERTY OF:	DIAMOND DECKS

RENAISSANCE CONTEMPO COVER AND DETAILS REGARDING THE CONNECTION TO THE DECK AND EXISTING HOME IS ENGINEERED BY OTHERS.

**FLOOR BOARDS**  
PROFILE: 5/4X6 SLOTTED HIDDEN FASTENERS

**MATERIAL**  
COMPOSITE TYPE = AZEK VINTAGE  
COMPOSITE COLOR = TEAK  
SECONDARY COLOR = ENGLISH WALNUT

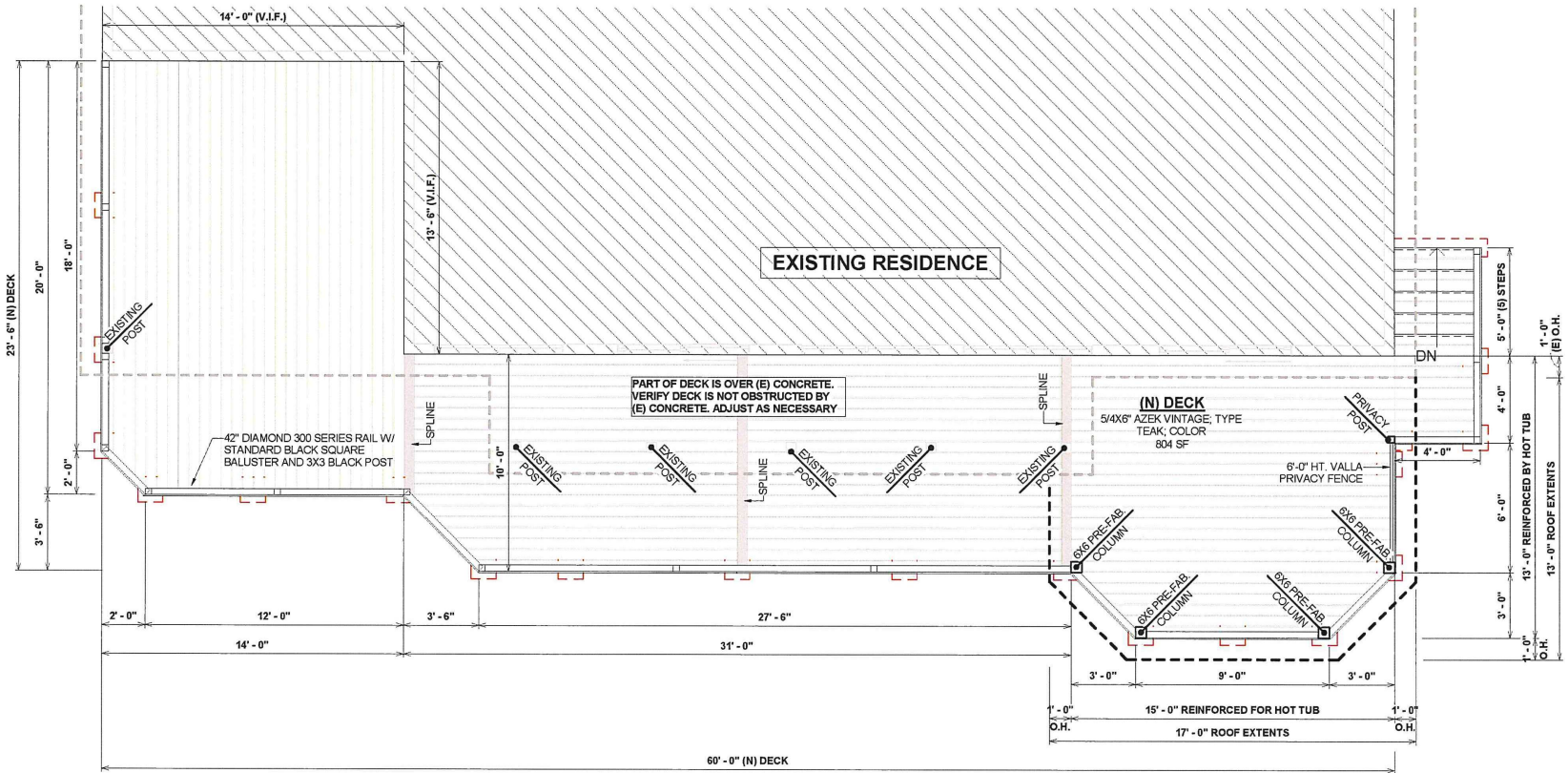
**DEMO NOTES:**  
DIAMOND DECKS WILL DEMO (E) DECK AND FENCE.

**GENERAL NOTES:**  
DIAMOND DECKS WILL CUSTOM BUILD A NEW AZEK DECK WITH BLACK DIAMOND RAILS AND VALLA PRIVACY FENCE AND CONTEMPO COVER W/ SQUARE VALANCES.

FENCE REPLACEMENT W/ VALLA MAHOGANY COLOR - HORIZONTAL. FRONT WILL BE (2) 6'-0" SECTIONS WITH 3'-0" GATE INSERT AND 6'-0" SIDE SECTION. LOCATION (V.I.F.)



Revision Number	Revision Description	Revision in Date
1	CD'S	01/27/25



PART OF DECK IS OVER (E) CONCRETE. VERIFY DECK IS NOT OBSTRUCTED BY (E) CONCRETE. ADJUST AS NECESSARY

EXISTING RESIDENCE

(N) DECK  
5/4X6 AZEK VINTAGE, TYPE TEAK, COLOR 804 SF

6'-0" HT. VALLA PRIVACY FENCE

6X6 PRE-FAB COLUMN

6X6 PRE-FAB COLUMN

15'-0" REINFORCED FOR HOT TUB

17'-0" ROOF EXTENTS

5'-0" (S) STEPS

4'-0" 1'-0" (E) O.H.

6'-0" 13'-0" REINFORCED BY HOT TUB

1'-0" 13'-0" ROOF EXTENTS

1 DECK FLOOR PLAN  
3/16" = 1'-0"

OPT. PAPER SIZE: for 1/4" = 1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%

CONSTRUCTION DOCUMENTS

PAPER SIZE: 11" x 17"

SCALE: As Indicated

AREAS

THE DECK, CONTEMPO COVER, AND FENCE  
FOR MICHAEL AND SUSAN NUFER  
8903 Tuscan Hills Dr  
Garden Ridge, TX 78266  
OFFICE: SAN ANTONIO

JOB# 25-006  
EXISTING RESIDENCE  
FOUNDATION TYPE CONCRETE

DRAWN BY: ALEX NAVA  
CHECKED BY: A. RUZ, D.F.  
PRINT DATE: 1/27/2025 9:57:22 AM

PROPERTY OF: DIAMOND DECKS  
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SHEET NUMBER: A-6  
DECK FLOOR



**DESIGN CRITERIA:**

**DC-1** THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (2021)  
**DC-2 LOADS:**  
 DEAD LOADS - THE WEIGHT OF THE MATERIALS FORMING THE PERMANENT PART OF THE STRUCTURE (10 PSF)  
 FLOOR LIVE LOAD - 1.0 TIMES THE OCCUPANCY SERVED (40 PSF)  
 GROUND SNOW LOAD - 5PSF  
 BASIC WIND SPEED - RC 1, Vult=101MPH, Vasd=78MPH  
 SEISMIC DC A, ASSUMED SITE CLASS D.  
 BEARING CAPACITY OF SOIL PER IBC 1806.2 1,500 PSF  
**DC-3** THIS STRUCTURE HAS BEEN DESIGNED TO RESIST LOADS ONLY AS A COMPLETED STRUCTURE. CONTRACTOR SHALL CONSIDER ALL LOADS APPLIED TO THE PARTIALLY COMPLETED STRUCTURE AND PROVIDE TEMPORARY BRACING AND SHORING AS NECESSARY.  
**DC-4** THE CONTRACTOR SHALL VERIFY ALL QUANTITIES, DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR AREAS OF CONCERN BEFORE PROCEEDING WITH THE WORK.  
**DC-5** THE DETAILS DESIGNATED AS "TYP." APPLY GENERALLY TO THE DRAWINGS IN ALL AREAS WHERE CONDITIONS ARE SIMILAR.  
**DC-6** CONTRACTOR SHALL NOTIFY THE ENGINEER 48HRS IN ADVANCE OF ANY CONCRETE POUR OTHER ACTION THAT WILL COVER UP STRUCTURAL ELEMENTS SO THE ENGINEER CAN CONDUCT PERIODIC SITE OBSERVATIONS AS REQUIRED TO PROVIDE A FINAL LETTER OF GENERAL COMPLIANCE TO THE OWNER/BUILDING AUTHORITY. PERIODIC SITE OBSERVATIONS ARE FOR THE OSLE PURPOSE OF DETERMINING IF THE WORK IS PROCEEDING IN GENERAL ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND ARE NOT INTENDED TO BE A COMPREHENSIVE OR EXHAUSTIVE CHECK OF THE QUALITY AND/OR QUANTITY OF THE WORK. THE OBSERVATIONS DO NOT CONSTITUTE THE SPECIAL INSPECTION REQUIREMENTS OF IBC SECTION 1704.  
**DC-7** THE ENGINEER SHALL NOT HAVE CONTROL OF AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSION OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUR THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.  
**DC-8** ASSUMPTIONS HAVE BEEN MADE BY THIS OFFICE REGARDING THE EXISTING CONDITIONS. ACTUAL CONDITIONS MAY VARY FROM THOSE ASSUMED. THE CONTRACTOR IS TO REPORT AND SUCH DISCREPANCIES TO THE ENGINEER FOR POSSIBLE MODIFICATIONS NEEDED TO THE CONTRACT DRAWINGS BEFORE PROCEEDING WITH FURTHER WORK.

**STRUCTURAL GENERAL NOTES:**

- WOOD MATERIALS SHALL BE NO. 2 GRADE OR BETTER SYP LUMBER, PRESERVATIVE TREATED IN ACCORDANCE WITH IRC SECTION R317. ALL PRESERVATIVE TREATED WOOD PRODUCTS IN CONTACT WITH THE GROUND SHALL BE LABELED FOR SUCH USAGE. ALL LUMBER SHALL BE STAMPED WITH GRADE, SPECIES, AND GRADING AGENCY FOR EACH APPLICATION.
- ENGINEER LUMBER INCLUDING GLULAMS, LAMINATED VENEER LUMBER (LVL), AND PARALLEL STRAND LUMBER (PSL) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUES:  
 DESIGN PROPERTY GLULAM LVL PSL  
 A. MODULUS OF ELASTICITY, E (ksi): 1,700 2,000 2,000  
 B. FLEXURAL STRESS, Fb (psi): 2,400 2,925 2,900  
 C. COMPRESSION, Fc-PERP. (psi): 650 750 750  
 D. COMPRESSION, Fc-PARALLEL (psi): 1,050 3,000 2,900  
 E. TENSION PARALLEL TO GRAIN, Ft (psi): 1,150 2,150 2,150  
 F. HORIZONTAL SHEAR, Fv (psi): 240 285 290
- ALL LUMBER SHALL BE STAMPED WITH GRADE, SPECIES, AND GRADING AGENCY FOR EACH APPLICATION AS FOLLOWS:  
 APPLICATION GRADE AND SPECIES  
 STUDS AND COLUMNS . . . . . STUD - DFL  
 TOP AND BOTTOM PLATES . . . . . CONSTRUCTION - DFL  
 HEADERS . . . . . #2 DFL OR LVL  
 BEAMS AND JOISTS . . . . . #2 SYP  
 NON-STRUCTURAL . . . . . UTILITY - DFL
- WOOD IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARD U1-02.
- PROVIDE SOLID BLOCKING IN ALL SPANS OVER 8'-0". MAXIMUM DISTANCE BETWEEN BLOCKING AND BEARING SHALL BE 8'-0". PROVIDE SOLID BLOCKING AT ALL SUPPORTS.
- UNLESS OTHERWISE INDICATED, USE WOOD CONNECTORS AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY OR APPROVED EQUIVALENT. CONNECTOR TYPE SHALL BE AS RECOMMENDED BY THE MANUFACTURER FOR THE PARTICULAR APPLICATION AND INSTALLED WITH MANUFACTURER RECOMMENDED FASTENERS TO DEVELOP THE FULL CAPACITY OF THE CONNECTOR. CONNECTORS EXPOSED TO MOISTURE AND OTHER CORROSIVE ELEMENTS SHALL BE HOT DIPPED GALVANIZED OR Z-MAX WITH HOT DIPPED GALVANIZED FASTENERS.



**NAILING SCHEDULE**

CONNECTION	NAILING	LOCATION
1. JOIST TO SILL OR GIRDER	(3) 8d COMMON	TOENAIL
2. BRIDGING TO JOIST	(2) 8d COMMON	TOENAIL EACH END
3. SOLE PLATE TO JOIST OR BLOCKING	16d @ 16"o.c.	TOENAIL EACH END
4. TOP PLAT TO STUD	(2) 16d COMMON	END NAIL
5. STUD TO SOLE PLATE	(4) 8d COMMON (2) 16d COMMON	TOENAIL END NAIL
6. DOUBLE STUD	16d @ 24"o.c.	FACE NAIL
7. DOUBLE TOP PLATE	16d @ 16"o.c.	TYPICAL FACE NAIL
8. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(3) 8d COMMON	TOENAIL
9. RIM JOIST TO TOP PLATE	8@6"o.c.	TOENAIL
10. TOP PLATE LAPS AND INTERSECTIONS	(2) 16d COMMON	FACE NAIL
11. CONTINUOUS HEADER, TWO PIECES	(1) 16d COMMON	16"o.c. ALONG EDGE
12. CEILING JOISTS TO PLATE	(3) 8d COMMON	TOENAIL
13. CONTINUOUS HEADER TO STUD	(4) 8d COMMON	TOENAIL
14. CEILING JOIST, LAPS OVER PARTITIONS	(3) 16d COMMON	FACE NAIL
15. CEILING JOISTS TO PARALLEL RAFTERS	(3) 16d COMMON	FACE NAIL
16. RAFTER TO PLATE	(3) 8d COMMON	TOENAIL
17. BUILT-UP CORNER STUDS	(1) 16d COMMON	24"o.c.
18. BUILT-UP GIRDER AND BEAMS	2 ROWS @ 16" O.C. 10D (3" X 0.128") (2)10D (3" X 0.128")	FACE NAIL @ TOP & BOTTOM STAGGERED ON OPPOSITE SIDES FACE NAIL @ EACH END & @ SPLICE
19. COLLAR TIE TO RAFTER	(3) 10d COMMON	FACE NAIL
20. JACK RAFTER TO HIP	(3) 10d COMMON (2) 16d COMMON	TOENAIL FACE NAIL
21. ROOF RAFTER TO 2x RIDGE BEAM	(2) 16d COMMON (2) 16d COMMON	TOENAIL FACE NAIL

Revision Number	Revision Description	Revision Date
1	GD'S	01/27/25

**AREAS:**

**THE DECK, CONTEMPO COVER, AND FENCE FOR: MICHAEL AND SUSAN NUFER**

8903 Tuscan Hills Dr  
Garden Ridge, TX 78266

OFFICE: SAN ANTONIO

**JOB# 25-006**

**EXISTING RESIDENCE**

**FOUNDATION TYPE: CONCRETE**

FRAMING BY: [Logo]

CHECKED BY: A. RICE, D.F.

PRINT DATE: 1/27/2025 9:57:22 AM

PROPERTY OF: [Logo]

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**A-8**

**FRAMING NOTES**

OPT. PAPER SIZE: for 1/4" = 1'-0" on 24"x36" PAPER SIZE ENLARGE PRINTS TO 200%

**CONSTRUCTION DOCUMENTS**