

Members Present:

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

Members Absent:

Autumn Flanagan
David Krawczynski

City Staff and City Councilmembers Present:

Ryan Rapelye, City Manager
Marisa Spencer, City Secretary
Cyndi Simmons, Assistant City Secretary/Communications Specialist
Natalie Thamm, City Attorney
Mayor Lisa Swint

1. Call to Order/Roll Call

With a quorum of the Board of Adjustment members present, Chair Garcia called the meeting of the Garden Ridge Board of Adjustment to order at 6:00 p.m. on Monday, June 16, 2025, 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 May 6, 2024, Board of Adjustment Meeting.

Motion: A motion was made by Member Leatherberry, seconded by Member Dalton, to approve the Minutes for May 6, 2024, Board of Adjustment Meeting. The Board voted four (4) for and none (0) opposed. The motion carried unanimously.

b) Rules of Procedure.

Motion: A motion was made by Member Templeman, seconded by Member Dalton, to follow Robert's Rules of Order and follow the Public Hearing process as outlined on the agenda. The Board voted four (4) for and none (0) opposed. The motion carried unanimously.

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.

Michael Nufer presented the petition for a zoning variance 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.

2. Hold a public hearing.

Chair Garcia opened the public hearing at 6:09 p.m.

Mike Shands, 8827 Tuscan Hills Drive, spoke regarding the petition. City Secretary Marisa Spencer stated there were no written comments submitted.

Chair Garcia closed the public hearing at 6:11 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. 13-102024, 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 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. 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 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. The Board voted four (4) 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, June 16, 2025, Board of Adjustment Meeting was adjourned at 6:14 p.m. by Chair Garcia.



 Veronica Garcia
 Chair

ATTEST:



 Marisa Spencer
 City Secretary