
The Planning and Zoning Commission will meet in a regular session on Wednesday, November 12, 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.

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

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

a) Respect and courtesy:

1. Direct your comments to the entire Commission, not to an individual member, nor to the audience.
2. Show the Commission 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 October 8, 2025, Planning and Zoning Commission Regular Meeting.**b) Items applicable to the Planning and Zoning Commission discussed at City Council meetings.****c) Per Article V of Ordinance No. 7, the plat shall be drawn to a scale of one (1) inch to one-hundred (100) feet [1"=100'], pursuant to Article III of Ordinance No. 7, the applicant may request a Scale Variance, consider granting applicant's Scale Variance Request of one (1) inch to sixty (60) feet [1"=60'] for the Replat of 8111 Wild Wind Park, being a 1.824 acre tract of land, establishing Lot 91R, comprised of Lots 91 & 92 of the Wild Wind Unit-3 Subdivision Plat, recorded in doc # 202306029451 of the map and plat records of Comal County, Texas.****d) Ordinance No. 210-102022 An Ordinance of the City Council of the City of Garden Ridge, Texas, adopting board and commission policies and procedures; providing a cumulative and savings clause; providing for severability; and declaring an effective date.**

1. Appointment of Planning and Zoning Commission Chair and Vice-Chair for a one-year term.

e) Future Agenda Items.

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 Commission Authorized: The Commission may vote or act upon any item within this Agenda.

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

This is to certify that I, Marisa Spencer, posted this Agenda at 4:00 p.m. on November 4, 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

Commissioners Present:

Vice-Chair Karen Diaz
Commissioner Dr. Jim Miller
Commissioner Joe Maloney
Commissioner Gwen Estrada
Commissioner Richard Howard
Commissioner Darren Bates

Commissioners Absent:

Chair Kerim Jacaman

City Staff and City Councilmembers Present:

Ryan Rapelye, City Manager
Marisa Spencer, City Secretary
Michelle Hinojosa, Administrative Coordinator
Dan Jones, City Attorney

1. Call to Order/Roll Call

With a quorum of the Planning and Zoning Commissioners present, Vice-Chair Diaz called the regular meeting of the Garden Ridge Planning and Zoning Commission to order at 6:00 p.m. on Wednesday, October 8, 2025, in the City Council Chambers of Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Pledge of Allegiance

Vice-Chair Diaz 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) Presentation from City Attorney's Office.

City Attorney Dan Jones provided a refresher presentation related to the Planning and Zoning Commission's roles and responsibilities. City Attorney Dan Jones and City Manager Ryan Rapelye addressed questions from Commissioners.

b) Approval of Minutes for November 20, 2024, Planning and Zoning Commission Special Meeting.

Motion: A motion was made by Commissioner Bates, seconded by Commissioner Maloney, to approve the Minutes for November 20, 2024, Planning and Zoning Commission Special Meeting. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously.

c) Items applicable to the Planning and Zoning Commission discussed at City Council meetings.

Vice-Chair Diaz provided the Commission with an update on items applicable to the Planning and Zoning Commission discussed at City Council Meetings.

d) Ordinance No. 210-102022 An Ordinance of the City Council of the City of Garden Ridge, Texas, adopting board and commission policies and procedures; providing a cumulative and savings clause; providing for severability; and declaring an effective date.

1. Discuss expiring terms (September 30, 2025) of Commissioner Dr. Miller, Commissioner Maloney, Commissioner Estrada, and Commissioner Howard.

Commissioner Dr. Miller and Commissioner Estrada stated they did not wish to continue serving on the Planning and Zoning Commission.

Commissioner Maloney and Commissioner Howard expressed their desire to continue serving on the Planning and Zoning Commission.

2. Make a recommendation to City Council for consideration of reappointment.

Motion: A motion was made by Commissioner Bates, seconded by Commissioner Estrada, to recommend to City Council the reappointment of Commissioner Maloney and Commissioner Howard to serve another term on the Planning and Zoning Commission with terms expiring September 30, 2027. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously.

e) Future Agenda Items.

None at this time.

5. Citizen Comment Period

Steve Rollins, Candidate for Comal County Commissioner Precinct #2, spoke regarding growth, development, infrastructure, and water treatment plants.

6. Adjournment

Motion: A motion was made by Commissioner Maloney, seconded by Commissioner Bates, to adjourn. The Commission voted six (6) for and none (0) opposed. The motion carried unanimously. There being no further business, the Wednesday, October 8, 2025, Planning and Zoning Commission Regular Meeting was adjourned at 6:50 p.m. by Vice-Chair Diaz.

ATTEST:

Kerim Jacaman
Chair

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: _____

Project Name/Description: 8111 Wild Wind Park

Site Location Information

Legal Description: Lots 91 & 92, Wild Wind Unit-3

County Appraisal District Parcel ID # (all properties): 146672, 146673

Property Deed recorded in Comal County Volume # _____ Page(s) # Doc # 202306029451

Address: 8111 & 8115 Wild Wind Park Number of Lots: 1 Acreage: 1.824

General Location of Property (if no address): N/A

Subdivision Name: Wild Wind Unit-3 Block: N/A Lot: 91 & 92

Zoning Information

Current Zoning: RE Requested Zoning (if applicable): N/A

Existing Land Use: Single-Family Proposed Land Use (if applicable): N/A

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

Owner Name: Clyde A. Turner, Jr and Davida L. Lee-Turner

Owner Address: 8111 Wild Wind Park, Garden Ridge, TX 78266
(Street) (City) (State) (Zip)

Phone #: 254-702-1269 Email: cturner34@satx.rr.com

Applicant Information - Check box if same as property owner

Name: Ben Setterbo, P.E, CFM

Address: 14439 NW Military Hwy, Suite 108-435, San Antonio, TX 78231
(Street) (City) (State) (Zip)

Phone #: 210-848-8410 Email: ben@setterboengineers.com

Engineer/Surveyor Information (if applicable)

Name: Ben Setterbo, P.E, CFM
(Company) (Contact Person)

Address: 14439 NW Military Hwy, Suite 108-435, San Antonio, TX 78231
(Street) (City) (State) (Zip)

Phone #: 210-848-8410 Email: ben@setterboengineers.com


Authorized Agent Information (if applicable)

Name: N/A

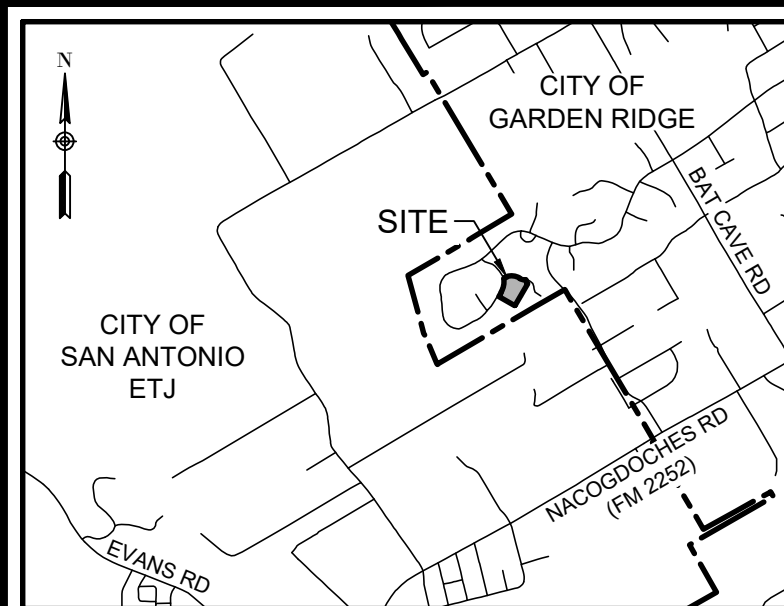
Address: _____
(Street) (City) (State) (Zip)

Phone #: _____ Email: _____

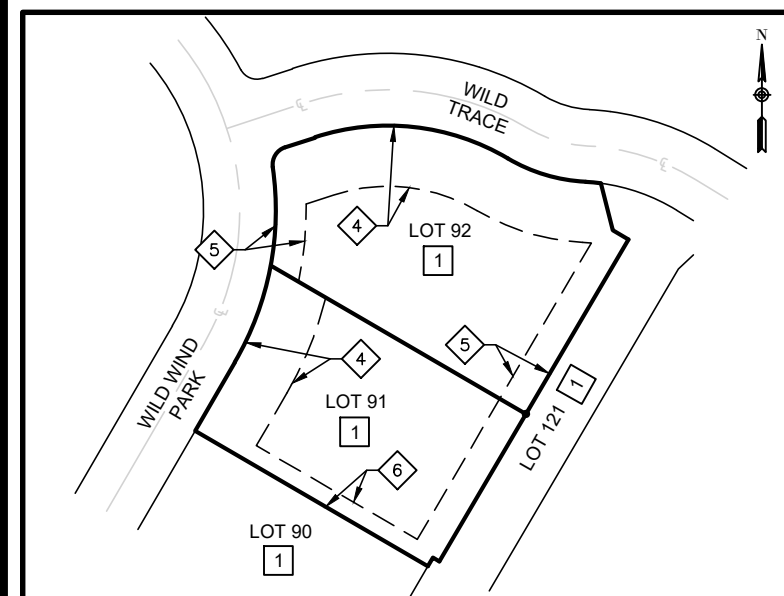
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the property owner to submit this application and have attached written evidence of such authorization AND that I have 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:  Date: 8/4/2025
Printed Name: Clyde A. Turner, Jr

Office Use Only	
Received Date: _____	Date Application Deemed Complete: _____
Case No.: _____	Review By: _____



LOCATION MAP
SCALE: 1" = 3000'



AREA BEING REPLATTED
NOT-TO-SCALE

THE 1.824 ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 91 & 92, AND INCLUDING 50', 25', & 15' BUILDING SETBACK LINES OF THE WILD WIND UNIT-3 SUBDIVISION PLAT, RECORDED IN DOC # 200706002874 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

CPS NOTES:

1. THE CITY OF GARDEN RIDGE AS A PART OF ITS ELECTRIC AND GAS SYSTEM - CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND/OR "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

SURVEYOR'S NOTES:

1. 1/2" IRON RODS WERE FOUND AT ALL INDICATED PROPERTY CORNERS.
2. BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (NAD 83) (CORS 1996).
3. COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (NAD 83) (CORS 1996).
4. DISTANCES SHOWN ARE SURFACE.

COMMON AREA MAINTENANCE NOTE:

THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LOTS 115, 121, 123, & 124.

FLOODPLAIN VERIFICATION NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE "A", THE 100-YEAR FLOOD ZONE, AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS ON COMMUNITY PANEL NO. 48091C0480F, EFFECTIVE DATE SEPTEMBER 2, 2009, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

EDWARDS AQUIFER NOTE:

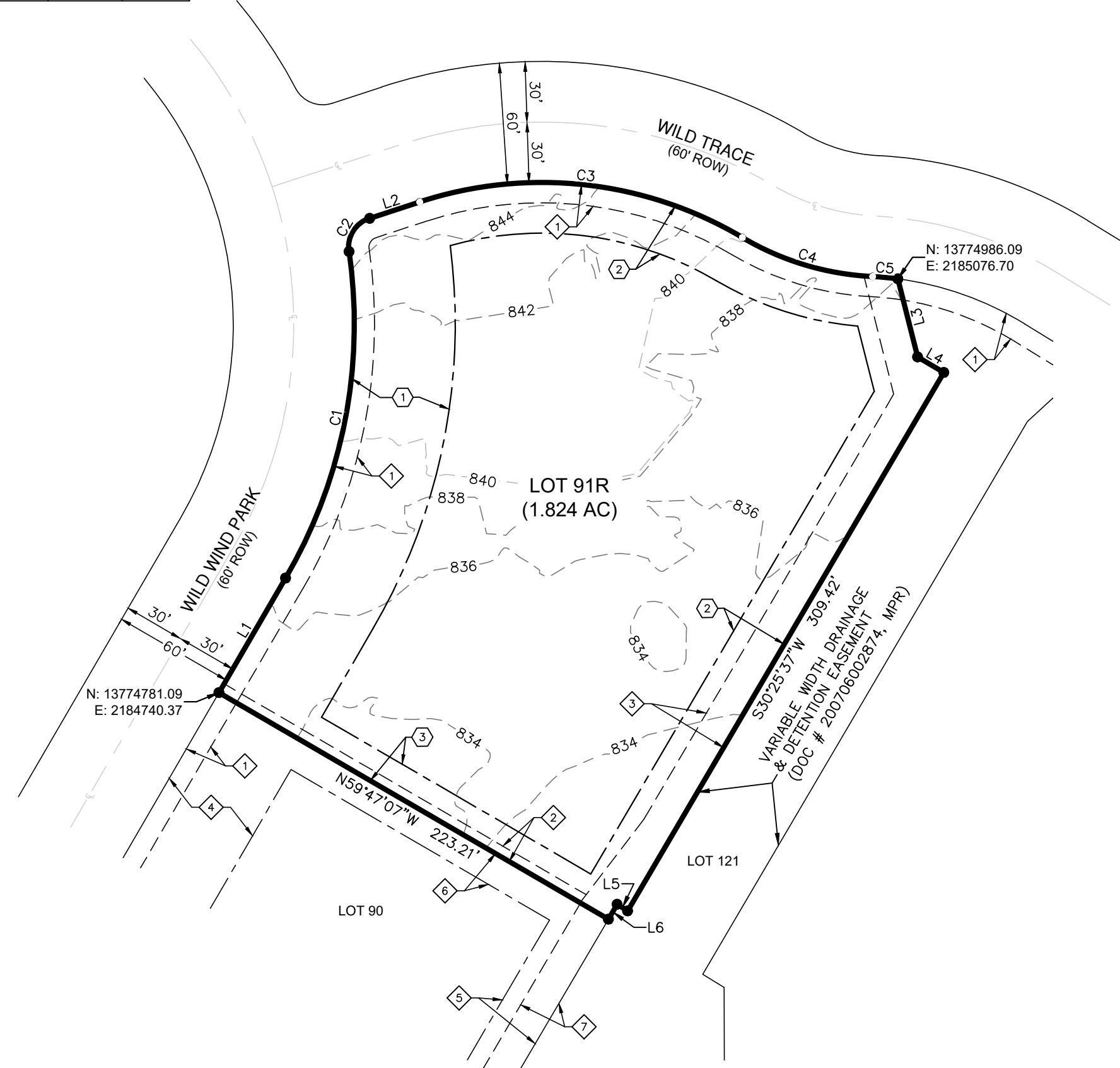
THIS SUBDIVISION DOES NOT LIE IN THE RECHARGE ZONE OF THE EDWARDS AQUIFER.

LEGEND

- AC ACRE(S)
- DOC # DOCUMENT NUMBER
- OR OFFICIAL RECORDS OF COMAL COUNTY, TEXAS
- MPR MAP & PLAT RECORDS OF COMAL COUNTY, TEXAS
- VOL VOLUME
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- ESMT EASEMENT
- BSL BUILDING SETBACK LINE
- GETCTV GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (WSLS)
- SET 1/2" IRON ROD (WSLS)-ROW
- 840 --- EXIST CONTOUR
- RDWY CENTERLINE
- EXISTING ESMT
- PROPOSED ESMT
- PROPOSED BSL
- ① WILD WIND UNIT-3 (DOC # 200706002874, MPR)
- ② 10' GAS EASEMENT (DOC # 200706002874, MPR)
- ③ 5' ELECTRIC, TELEPHONE, & CABLE TV EASEMENT (DOC # 200706002874, MPR)
- ④ VARIABLE WIDTH GETCTV EASEMENT (DOC # 200706002874, MPR)
- ⑤ 50' BUILDING SETBACK LINE (DOC # 200706002874, MPR) (DOC # 200706003186, OR)
- ⑥ 25' BUILDING SETBACK LINE (DOC # 200706002874, MPR) (DOC # 200706003186, OR)
- ⑦ 15' BUILDING SETBACK LINE (DOC # 200706002874, MPR) (DOC # 200706003186, OR)
- ⑧ 16' GETCTV EASEMENT (DOC # 200706002874, MPR)
- ① 50' BUILDING SETBACK LINE
- ② 25' BUILDING SETBACK LINE
- ③ 15' BUILDING SETBACK LINE

LINE #	BEARING	LENGTH
L1	N30°10'47"E	65.63
L2	N71°53'42"E	26.05
L3	S14°10'27"E	39.89
L4	S59°18'23"E	15.12
L5	N57°53'00"W	6.10
L6	S30°32'26"W	8.55

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	250.00'	38°29'42"	N10°59'41"E	164.82'	167.97'
C2	15.00'	80°10'22"	N31°50'22"E	19.32'	20.99'
C3	195.00'	48°43'31"	S83°44'33"E	160.88'	165.83'
C4	140.00'	27°50'19"	S73°17'57"E	67.36'	68.02'
C5	160.00'	4°30'04"	S84°44'02"E	12.57'	12.57'



STATE OF TEXAS
CITY OF GARDEN RIDGE

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT.

BEN SETTERBO, P.E., CFM
LICENSED PROFESSIONAL ENGINEER # 116032
SETTERBO ENGINEERS, LLC
TBPELS FIRM # F-26602

STATE OF TEXAS
CITY OF GARDEN RIDGE

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF ____ A.D. 20 ____.

NOTARY PUBLIC IN AND FOR COMAL COUNTY, TEXAS

STATE OF TEXAS
CITY OF GARDEN RIDGE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND MADE UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK J. EWALD
REGISTERED PROFESSIONAL SURVEYOR # 5095
WESTAR ALAMO LAND SURVEYORS, LLC
P.O. BOX 1645
BOERNE, TEXAS 78006
TBPELS FIRM # 10111700

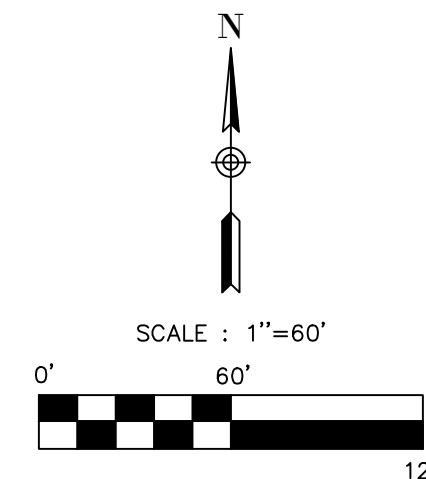
STATE OF TEXAS
CITY OF GARDEN RIDGE

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF ____ A.D. 20 ____.

NOTARY PUBLIC IN AND FOR COMAL COUNTY, TEXAS

**REPLAT OF
8111 WILD WIND PARK**

BEING A 1.824 ACRE TRACT OF LAND, ESTABLISHING LOT 91R, COMPRISED OF LOTS 91 & 92 OF THE WILD WIND UNIT-3 SUBDIVISION PLAT, RECORDED IN DOC # 200706002874 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.



14439 NW MILITARY HWY, SUITE 108-435
SAN ANTONIO, TX 78231 | 210-404-4646
TBPELS FIRM F-26602

DATE OF PRINT: July 30, 2025

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS
CITY OF GARDEN RIDGE

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GARDEN RIDGE, TEXAS, FOR USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CLYDE A. TURNER, JR AND DAVIDA L. LEE-TURNER
8111 WILD WIND PARK
GARDEN RIDGE, TEXAS 78266

STATE OF TEXAS
CITY OF GARDEN RIDGE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLYDE A. TURNER, JR AND DAVIDA L. LEE-TURNER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, A.D. 20 ____.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATION BY THE CITY ENGINEER

THE CITY ENGINEER OF THE CITY OF GARDEN RIDGE, COMAL COUNTY, TEXAS HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

APPROVAL OF THE CITY COUNCIL

THIS PLAT OF 8111 WILD WIND PARK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF GARDEN RIDGE, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS ____ DAY OF ____, A.D. 20 ____.

MAYOR

CITY SECRETARY

COUNTY CLERK RECORDING ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF COMAL

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ A.D. 20 ____ AT ____ M., IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME _____, ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ____, A.D. 20 ____.

COUNTY CLERK, COMAL COUNTY, TEXAS



October 24, 2025

Mr. Hank Crippen, P.E.
Trihydro Corporation
1672 Independence Drive, Suite 315
New Braunfels, TX 78132

Re: 8111 Wild Wind Park Replat
Comments Response Letter #1

Dear Mr. Crippen,

This letter responds to your comments dated September 10, 2025 as addressed below.

8111 Wild Wind Park Replat Review 1:

1. Per Article 5 of Ordinance 7, the Plat shall be drawn to a scale of 100 feet to one inch. A signed variance request letter requesting a 60 feet to one inch scale may be submitted for consideration per Article 3 of Ordinance 7.
Response: Please see attached variance request letter to maintain the 60' scale, as discussed. Let me know if you need additional information to satisfy the variance request.
2. Per City of Garden Ridge Ordinance 7, the location map scale shall be no more than 4,000 feet to an inch. Please provide a location map scale to meet the requirement.
Response: Please see attached revised plat, as requested. Scale is set to 1" = 3000', which is less than the maximum allowed of 1" = 4000'.
3. Please update the floodplain verification note to match note provided in Item 22 of the Plat Requirements within the Comal County Subdivision Regulations.
Response: Please see attached revised plat, as requested.
4. Please include the Edwards Aquifer Recharge Zone note provided in Item 20 of the Plat Requirements within the Comal County Subdivision Regulations.
Response: Please see attached revised plat, as requested.
5. Add the County Clerk's recording acknowledgement per Item 24 of the Plat Requirements within the Comal County Subdivision Regulations.
Response: Please see attached revised plat, as requested.

Comments Response Letter #1
8111 Wild Wind Park Replat
October 24, 2025
Page 2 of 2

6. Please label Lot 121 at the southern corner of the Plat.

Response: Please see attached revised plat, as requested. Note, Lot 121 extends along the entire southeast border of the subject platted area. Plat has been updated accordingly.

Please contact our office if you need additional information or have any questions regarding this letter. You may reach our office at (210) 404-4646 or email me at Ben@setterboengineers.com.

Sincerely,
Setterbo Engineers, LLC



Ben Setterbo, P.E., CFM
President

S:\Projects\24\125\00\Word\Letters\Comments Response Letter (CoGR)_251024.docx



October 24, 2025

Mr. Ryan Rapelye, City Manager
City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, TX 78266

Re: 8111 Wild Wind Park Replat
Variance Request Letter for Article 5, Ordinance No. 7

Dear Mr. Rapelye,

On behalf of the property owner, Mr. Clyde Turner, we respectfully request a variance from the plat scale requirement contained in Article 5 of Ordinance No. 7, which requires plats to be prepared at a **1" = 100'** scale. The proposed plat for the subject property has been prepared at a **1" = 60'** scale.

The requested **1" = 60'** scale is appropriate and warranted for the following reasons:

1. Improved Legibility and Accuracy:

The subject property contains detailed site information, lot configurations, and existing features that are more clearly shown at the 60-foot scale. This scale provides a clear and accurate depiction of boundaries, easements, and setbacks without crowding or loss of readability.

2. Best Representation of Required Information:

The 60-foot scale enables required dimensional and topographic information to be presented in a way that is easily interpreted by City staff, reviewing agencies, and the Planning & Zoning Commission. The 100-foot scale would reduce clarity and hinder review.

3. No Impact to Compliance or Public Interest:

The scale modification does not alter the subdivision layout, development standards, or zoning, drainage, utility, or access conditions. The variance is strictly graphical and does not affect compliance with other City requirements or public health, safety, or welfare.

For these reasons, we believe the proposed **1" = 60'** scale is reasonable and appropriately tailored to this property and supports an efficient and accurate review process.

Comments Response Letter #1
8111 Wild Wind Park Replat
October 24, 2025
Page 2 of 2

We respectfully request favorable consideration and approval of this variance. Please contact our office if you need additional information or have any questions regarding this letter. You may reach our office at (210) 404-4646 or email me at Ben@setterboengineers.com.

Sincerely,
Setterbo Engineers, LLC



Ben Setterbo, P.E., CFM
President

S:\Projects\24\125\00\Word\Letters\Variance Request Letter_251024.docx