
The Garden Ridge City Council will meet in a regular session on Wednesday, December 3, 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. Presentations/Proclamations**

- a) Introduction of City Staff.
- b) CPS Energy Presentation.

4. Citizen Comment Period – limited to 30 minutes total

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

- a) Respect and courtesy:
 1. Direct your comments to the entire City Council, not to an individual member, nor to the audience.
 2. Show the City Council 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.

5. Consent Agenda

THESE ITEMS MAY BE ACTED UPON IN A SINGLE MOTION. NO SEPARATE DISCUSSION OR ACTION ON THESE ITEMS WILL BE HELD UNLESS REQUESTED BY A COUNCILMEMBER. PUBLIC COMMENT ON THESE ITEMS MAY BE HEARD DURING CITIZENS' PARTICIPATION; HOWEVER, THAT DOES NOT MEAN THE ITEM WILL BE CONSIDERED OUTSIDE THE CONSENT AGENDA.

- a) Approval of Minutes for the November 5, 2025, City Council Regular Meeting.
- b) Financial Statement, Summary Report, and Management's Discussion and Analysis of Results of Operations – October 31, 2025.

6. Staff Reports

- a) City Manager Monthly Activity Report.
 - City/employee recognitions, *Volunteer Garden Ridge!*, Community and Event Center report, building permits, citizen concern/input, upcoming events, personnel updates, and continuity of operations.

- b) Finance/HR Monthly Activity Report.
 - Financial reporting, audits, employee benefits, communication efforts, upcoming events, personnel updates, and continuity of operations.
- c) City Secretary Monthly Activity Report.
 - Administrative operations and projects, records management, communication efforts, citizen concern/input, upcoming events, personnel updates, and continuity of operations.
- d) Police Department Monthly Activity Report.
 - Traffic/code compliance enforcement, criminal activity, upcoming events, personnel updates, and continuity of operations.
- e) Public Works Department Monthly Activity Report.
 - Public Facilities: Street/right-of-way maintenance, drainage facility/easement maintenance, City facilities maintenance, animal services, personnel updates, and continuity of operations.
 - Utilities: Water pumping/usage from City wells, system infrastructure maintenance/repairs/projects, leak adjustments, water/drought management, personnel updates, and continuity of operations.
- f) Library Monthly Activity Report.
 - Upcoming events and continuity of operations.

7. City Engineer Projects Status Reports

- a) FM 2252 TxDOT Project: receive report and provide direction, as needed.
- b) Land Development Projects: receive report and provide direction, as needed.

8. City Commission Reports/Recommendations/Possible Actions

- a) Planning and Zoning Commission:
 1. 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.
 - 1.1. Receive recommendation.
 - 1.2. Discuss and take action.
 2. Receive monthly activity update as applicable.
- b) Water Commission:
 1. Receive monthly activity update as applicable.

9. Approvals and Authorizations

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

- a) City of Garden Ridge 2026 Master Calendar.
- b) Board of Adjustment Appointments.
- c) Agenda Format/Structure.

10. Updates

- a) City Council Projects.
 1. Aggregate Production Operations (APO) impacting Garden Ridge (Swint and Arvidson).
 2. Mitigation of growth and encroachment impacts on Garden Ridge (Swint and Harralson).
 3. Economic Development (Smith and Swint).
 4. Outreach and Communication Efforts between Residents and City Council (Reyes).

11. Discussion of Future Agenda Items

12. Citizen Comment Period – limited to 20 minutes total

See “Rules for Citizens’ Participation” under Item 4.

13. 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:

- 100 Club of Comal County
- Alamo Area Metropolitan Planning Organization/Technical Advisory Committee
- Boy Scouts and/or Girl Scouts
- City of Garden Ridge sponsored events and outreach efforts
- Comal ISD (Garden Ridge Elementary School/Danville Middle School/Davenport High School)
- Counties (Bexar/Comal/Guadalupe)
- Families of Garden Ridge
- Garden Ridge Lions Club and Garden Ridge Women’s Club
- Garden Ridge Citizen Police Academy Alumni Association/Citizen Patrol
- Great Springs Project
- Greater Bexar County Council of Cities
- Hill Country Alliance
- Northeast Partnership
- Texas Department of Transportation (TxDOT)
- Tri-County Chamber of Commerce

14. 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 Council may vote or act upon any item within this Agenda. The Council 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 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 10:00 a.m. on November 20, 2025, on the bulletin board located at the entrance to Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.



Marisa Spencer
City Secretary



AGENDA ITEM:	3.b) CPS Energy Presentation
SUBMITTED BY:	City Manager Ryan Rapelye
DATE SUBMITTED:	November 20, 2025
MEETING DATE:	December 3, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

CPS Energy Presentation.

BACKGROUND

City Council will receive a presentation from CPS Energy on upcoming underground utility work to be conducted in the Forest Waters Subdivision.

Recently, the City of Garden Ridge approved a floodplain permit for this project. CPS Energy representatives will present the scope and timeline of the electrical infrastructure improvement to be conducted by CPS Energy in the Forest Waters Subdivision.

ATTACHMENTS:

REQUESTED ACTION

- Motion
- Discussion
- Ordinance
- Resolution
- Other

FINANCIAL

- Budgeted Item Original Estimate/Budget:
- Non-budgeted Item Current Estimate:
- Not Applicable Amount Under/Over Budget: \$

PROs / CONS

STAFF RECOMMENDATION

Councilmembers Present:

Mayor Lisa Swint
Mayor Pro-Tem Kelly Smith
Councilmember Jim Mueller
Councilmember Krendra Harralson
Councilmember Todd Arvidson
Councilmember Brian Reyes

Councilmembers Absent:

None

City Staff Present:

Ryan Rapelye, City Manager
Marisa Spencer, City Secretary
Cyndi Simmons, Assistant City Secretary
Ron Eberhardt, Chief of Police
Robyn Achu, Finance/HR Director
Steven Steinmetz, Public Works Director
Linda Crosland, Library Director
Dan Jones, City Attorney
Hank Crippen, City Engineer

1. Call to Order/Roll Call

With a quorum of the City Councilmembers present, Mayor Swint called the regular meeting of the Garden Ridge City Council to order at 6:01 p.m. on Wednesday, November 5, 2025, in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. Pledge of Allegiance

Mayor Swint led the Pledge of Allegiance and Texas Pledge.

3. Presentations/Proclamations**a) Life Saving Award to Officer McMahan.**

Chief Eberhardt presented a Life Saving Award to Officer McMahan and spoke regarding the related incident.

4. Citizen Comment Period

No one signed up to speak.

5. Consent Agenda

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a) Approval of Minutes for the October 1, 2025, City Council Regular Meeting.**b) Financial Statement, Summary Report, and Management's Discussion and Analysis of Results of Operations – September 30, 2025.**

Motion: A motion was made by Mayor Pro-Tem Smith, seconded by Councilmember Arvidson, to approve consent agenda items a)-b). The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

6. Staff Reports

a) City Manager Monthly Activity Report.

City Manager Ryan Rapelye reviewed employee recognitions/employee anniversaries and spoke regarding continuity of city operations.

b) Finance/HR Monthly Activity Report.

Finance/HR Director Robyn Achu spoke regarding continuity of operations related to the Finance/HR Department.

c) City Secretary Monthly Activity Report.

City Secretary Marisa Spencer reviewed the monthly activity report and spoke regarding continuity of operations related to the Administrative Department.

d) Police Department Monthly Activity Report.

Chief Eberhardt reviewed the monthly activity report and spoke regarding continuity of operations related to the Police Department.

e) Public Works Department Monthly Activity Report.

Public Works Director Steven Steinmetz reviewed the monthly activity report and spoke regarding continuity of operations related to the Public Works Department.

f) Library Monthly Activity Report.

Library Director Linda Crosland reviewed the monthly activity report and spoke regarding continuity of operations related to the Library.

7. City Engineer Projects Status Reports

City Engineer Hank Crippen reviewed the City Engineer monthly activity report and addressed questions from Councilmembers.

8. City Commission Reports/Recommendations/Possible Actions

a) Planning and Zoning Commission:

1. Expiring Terms (September 30, 2025) of Commissioners.

1.1. Receive recommendation to reappoint Commissioner Maloney and Commissioner Howard to serve another term with terms expiring September 30, 2027.

Vice-Chair Diaz stated the Commission recommends the reappointment of Commissioner Maloney and Commissioner Howard to serve another term on the Planning and Zoning Commission, and further stated Commissioner Dr. Miller and Commissioner Estrada did not desire to continue serving on the Planning and Zoning Commission.

1.2. Discuss and take action.

Motion: A motion was made by Mayor Pro-Tem Smith, seconded by Councilmember Reyes, to approve the Planning and Zoning Commission's recommendation and reappoint Commissioner Maloney and Commissioner Howard to serve another term on the Planning and Zoning Commission with terms expiring September 30, 2027. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

2. Receive monthly activity update as applicable.

Vice-Chair Diaz provided City Council with an update on items discussed during the Commission's meeting.

b) Water Commission:

1. Receive monthly activity update as applicable.

Mayor Swint stated the Water Commission did not meet in October.

9. Approvals and Authorizations

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

- a) **Ordinance No. 61-112025 An Ordinance of the City Council of the City of Garden Ridge, Texas, establishing the Drought Management Plan for the City of Garden Ridge; establishing trigger conditions and demand reduction measures; providing a variance procedure; providing a penalty for violations of this Ordinance; providing a cumulative and savings clause; providing for severability; and declaring an effective date.**

Chair Pohl spoke regarding the Water Commission's recommendation related to the proposed amendments to Ordinance No. 61.

1. Hold a public hearing.

Mayor Swint opened the public hearing at 6:29 p.m.

No one wished to speak, and City Secretary Marisa Spencer stated no written comments were submitted.

Mayor Swint closed the public hearing at 6:30 p.m.

2. Discuss and take action.

Motion: A motion was made by Councilmember Arvidson, seconded by Councilmember Harralson, to approve Ordinance No. 61-112025 An Ordinance of the City Council of the City of Garden Ridge, Texas, establishing the Drought Management Plan for the City of Garden Ridge; establishing trigger conditions and demand reduction measures; providing a variance procedure; providing a penalty for violations of this Ordinance; providing a cumulative and savings clause; providing for severability; and declaring an effective date. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

- b) **Resolution No. 539-112025 A Resolution of the City Council of the City of Garden Ridge, Texas, of votes cast to elect Board of Directors for the Comal Appraisal District for the years 2026-2029.**

City Manager Ryan Rapelye spoke regarding Resolution No. 539-112025 related to the Board of Directors for the Comal Appraisal District for the years 2026-2029 and addressed questions from Councilmembers.

Motion: A motion was made by Councilmember Reyes, seconded by Councilmember Arvidson, to distribute the City of Garden Ridge's 27 total available votes as follows: 9 votes for Sean Alvarez, 9 votes for Case Brown, and 9 votes for Aaron Craig O'Neil; and approve Resolution No. 539-112025 A Resolution of the City Council of the City of Garden Ridge, Texas, of votes cast to elect Board of Directors for the Comal Appraisal District for the years 2026-2029. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

- c) **Implementation of a three-way stop at the intersection of Schoenthal Road and Water Wood Drive.**

City Manager Ryan Rapelye spoke regarding the implementation of the three-way stop at the intersection of Schoenthal Road and Water Wood Drive and addressed questions from Councilmembers.

Motion: A motion was made by Councilmember Mueller, seconded by Councilmember Harralson, to approve the implementation of a three-way stop at the intersection of Schoenthal Road and Water Wood Drive and amend Attachment 1, Annex A, Table 1 of Ordinance No. 22 to include a three-way stop at the intersection of Schoenthal Road and Water Wood Drive. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

- d) **Nomination to rename Pavilion 1 at Paul Davis Park to "Harold Miller Pavilion".**

City Manager Ryan Rapelye spoke regarding the request from the family of Harold Miller and Ramona Miller Banfield to name the pavilion at Paul Davis Park in their honor, stating the request meets the established criteria in the Facility Naming Policy for the City of Garden Ridge.

The family of Harold Miller and Ramona Miller Banfield spoke regarding their meaningful contributions and foundational roles in the creation and development of the Garden Ridge community.

Motion: A motion was made by Councilmember Reyes, seconded by Mayor Pro-Tem Smith, to approve the nomination to rename Pavilion 1 at Paul Davis Park to “Harold Miller and Ramona Miller Banfield Pavilion”. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.

e) Agenda Format/Structure.

City Manager Ryan Rapelye spoke regarding the agenda format/structure and addressed questions from Councilmembers.

The City Council agreed by consensus to direct City Staff to move forward with the proposed revisions related to the agenda format/structure.

10. Updates

a) City Council Projects.

1. Aggregate Production Operations (APO) impacting Garden Ridge (Swint and Arvidson).

Mayor Swint provided updates related to Aggregate Production Operations (APO) impacting Garden Ridge.

2. Mitigation of growth and encroachment impacts on Garden Ridge (Swint and Harralson).

Mayor Swint provided updates related to mitigation of growth and encroachment impacts on Garden Ridge.

3. Economic Development (Smith and Swint).

Mayor Swint and Mayor Pro-Tem Smith provided updates related to Economic Development.

4. Outreach and Communication Efforts between Residents and City Council (Reyes).

Councilmember Reyes spoke regarding Outreach and Communication Efforts between Residents and City Council. The City Council discussed conducting a series of Coffee with Council sessions with one (1) individual Councilmember and the City Manager at each session.

11. Discussion of Future Agenda Items

None at this time.

12. Citizen Comment Period

Sharon Stripling, 21729 Forest Waters Circle, spoke regarding the agenda format/structure.

13. 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:

100 Club of Comal County, Alamo Area Metropolitan Planning Organization/Technical Advisory Committee, Boy Scouts and/or Girl Scouts, City of Garden Ridge sponsored events and outreach efforts, Comal ISD (Garden Ridge Elementary/ Danville Middle School/Davenport High School), Counties (Bexar/Comal/Guadalupe), Families of Garden Ridge, Garden Ridge Lions Club and Garden Ridge Women’s Club, Garden Ridge Citizen Police Academy Alumni Association/Citizen Patrol, Great Springs Project, Greater Bexar County Council of Cities, Hill Country Alliance, Northeast Partnership, Texas Department of Transportation (TxDOT), Tri-County Chamber of Commerce.

Mayor Swint spoke regarding Great Springs Project and Hill Country Alliance. Councilmember Arvidson and Councilmember Reyes spoke regarding Comal ISD. Mayor Pro-Tem Smith spoke regarding Tri-County Chamber of Commerce Events.

14. Adjournment

There being no further business, the Wednesday, November 5, 2025, City Council regular meeting was adjourned at 7:12 p.m. by Mayor Swint.

ATTEST

Lisa Swint
Mayor

Marisa Spencer
City Secretary

CITY OF GARDEN RIDGE
 MONTHLY ACCOUNT BALANCES & INTEREST RATES
 PERIOD ENDED AS OF 10/31/2025

CITY FUNDS	BALANCE	CURRENT INTEREST RATE
GF OPERATING ACCOUNT	408,866.55	0.40%
GF MONEY MARKET	384,994.83	3.67%
PEG CAPITAL FEES	20,592.86	3.67%
TEXPOOL INVESTMENTS	3,458,822.27	4.14%
2017 I&S	2,656.47	3.67%
2012 I&S	6,048.64	3.67%
2012 REFI	14,903.42	3.67%
2015 I&S	6,400.26	3.67%
TEXPOOL WATER IMPACT FEES	198,825.92	4.14%
TEXPOOL STREET IMPACT FEES	68,810.12	4.14%
AMERICAN RECOVERY ACCT	-	
TEXPOOL AMERICAN RECOVERY ACCT	-	
ASSET/FORFEITURE - FED	78,504.49	3.67%
ASSET/FORFEITURE - STATE	29,300.87	3.67%
TOTAL CITY FUNDS	\$ 4,678,726.70	

WATER FUNDS	BALANCE	CURRENT INTEREST RATE
OPERATING ACCOUNT	1,218,952.63	3.67%
WATER SURCHARGE	166,526.64	3.67%
TEXPOOL WATER INVEST	1,384,378.66	4.14%
SIB LOAN I&S	3,389.04	3.67%
SIB RESERVE	48,181.09	3.67%
TOTAL WATER FUNDS	\$ 2,821,428.06	
TOTAL ALL ACCOUNTS	\$ 7,500,154.76	

CITY OF GARDEN RIDGE
CASH & INVESTMENTS STATEMENT
PERIOD ENDED AS OF 10/31/2025

GENERAL FUND	BALANCE
GF Operational Checking	\$ 408,866.55
GF Money Market	384,994.83
GF Peg Capital Fund	20,592.86
TexPool Investments	3,458,822.27
Restricted Amounts:	(379,486.44)
(Including GF Peg Capital Fund)	
TOTAL AVAILABLE FUNDS	<u><u>\$ 3,893,790.07</u></u>

WATER FUND	BALANCE
Operational Checking	\$ 1,218,952.63
TexPool Water Invest	1,384,378.66
Water Surcharge	166,526.64
Restricted/Unavailable Amounts	(866,384.19)
TOTAL AVAILABLE FUNDS	<u><u>\$ 1,903,473.74</u></u>

CITY OF GARDEN RIDGE
STATEMENT OF ACTIVITIES
PERIOD ENDING AS OF 10/31/2025

GENERAL FUND	Oct-25	YTD	FY 2025 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 77,674.67	\$ 77,674.67	\$ 4,230,730.00	1.84%	\$ 4,153,055.33
EXPENDITURES					
ADMINISTRATION	115,587.41	115,587.41	967,061.00	11.95%	851,473.59
COURT	15,202.08	15,202.08	140,168.00	10.85%	124,965.92
POLICE	197,022.58	197,022.58	2,046,551.00	9.63%	1,849,528.42
PUBLIC FACILITIES	117,743.71	117,743.71	1,048,333.00	11.23%	930,589.29
COMMUNITY CENTER	7,036.26	7,036.26	83,043.00	8.47%	76,006.74
LIBRARY	10,378.03	10,378.03	187,878.00	5.52%	177,499.97
FUND CHANGES/XFER	-	-	-	0.00%	-
TOTAL EXPENDITURES	<u>462,970.07</u>	<u>462,970.07</u>	<u>4,473,034.00</u>	10.35%	<u>4,010,063.93</u>
NET POSITION	<u>\$ (385,295.40)</u>	<u>\$ (385,295.40)</u>	<u>\$ (242,304.00)</u>		<u>\$ 142,991.40</u>

WATER FUND	Oct-25	YTD	FY 2025 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	\$ 263,269.19	\$ 263,269.19	\$ 2,495,100.00	10.55%	\$ 2,231,830.81
EXPENDITURES					
BOND PRINCIPLE PMTS	-	-	567,902.00		567,902.00
ALL OTHER EXPENDITURES	163,675.14	163,675.14	2,538,743.00		2,375,067.86
TOTAL EXPENDITURES	<u>163,675.14</u>	<u>163,675.14</u>	<u>3,106,645.00</u>	5.27%	<u>2,942,969.86</u>
REVENUE +/- EXPENDITURES	<u>99,594.05</u>	<u>99,594.05</u>	<u>(611,545.00)</u>		<u>(711,139.05)</u>

CITY OF GARDEN RIDGE
STATEMENT OF ACTIVITIES - COMMUNITY CENTER
PERIOD ENDING AS OF 10/31/2025

REVENUES	YTD	Budget	% OF BUDGET
RENTALS	\$ 11,250.00	95,000.00	11.8%
DEPOSITS	(500.00)	2,000.00	-25.0%
CLEAN-UP FEES	800.00	9,500.00	8.4%
TOTAL REVENUES	11,550.00	106,500.00	10.8%
EXPENDITURES			
PAYROLL/TAXES/RETIREMENT	415.37	6,563.00	6.3%
MANAGER FEES	3,586.00	38,000.00	9.4%
COMPUTER MAINT/TRNG	140.74	1,680.00	8.4%
TELEPHONE	50.00	600.00	8.3%
UTILITIES	968.76	12,000.00	8.1%
MAINTENANCE	-	7,000.00	0.0%
SUPPLIES	925.39	3,000.00	30.8%
CLEANING	950.00	8,200.00	11.6%
EQUIPMENT	-	6,000.00	0.0%
MARKETING	-	-	
DONATION EXPENDITURES	-	-	
CAPITAL EXPENDITURES	-	-	
TOTAL EXPENDITURES	7,036.26	83,043.00	8.5%
NET POSITION	\$ 4,513.74	\$ 23,457.00	

Management's Discussion and Analysis of Results of Operations – 10/31/2025

GENERAL FUND

Cash

Total available funds as of October 31, 2025, are \$3,893,790

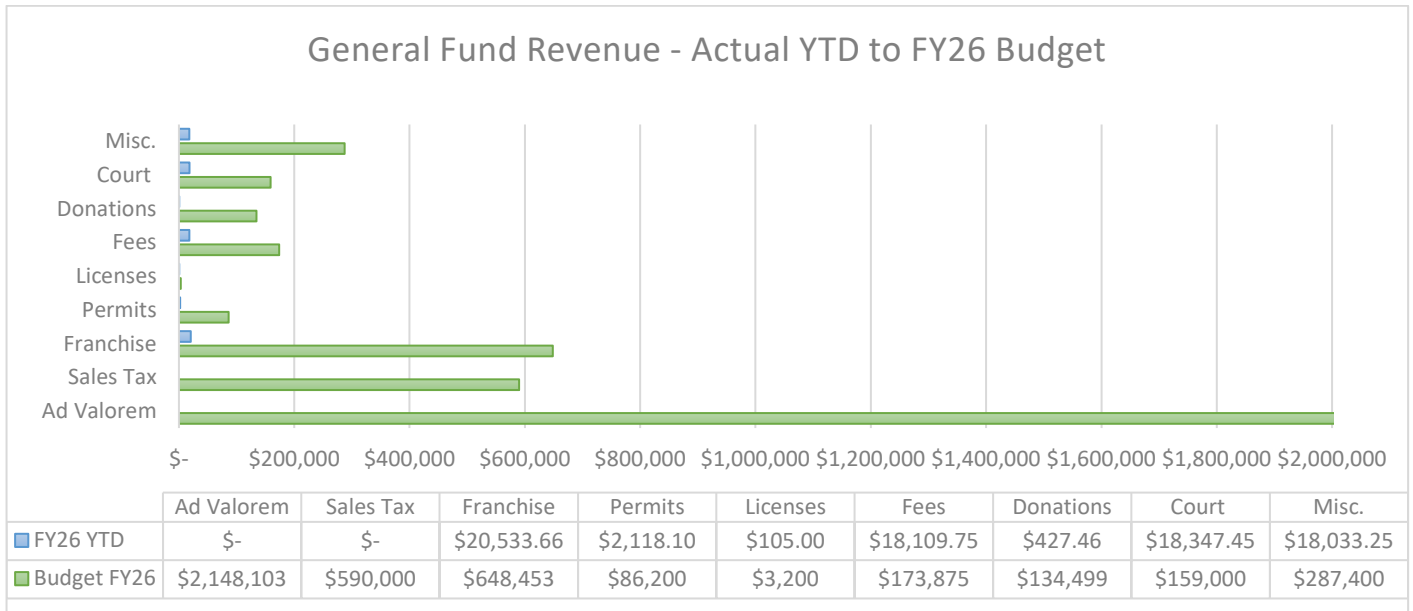
Revenue

Ad Valorem Tax received for October totals \$0. YTD collections total \$0 or 00% of the FY26 budget of \$2,148,103

Sale Tax Revenue received during the month of October totals \$0 for FY26. YTD totals \$0 or 00% of the \$590,000 budgeted for FY26.

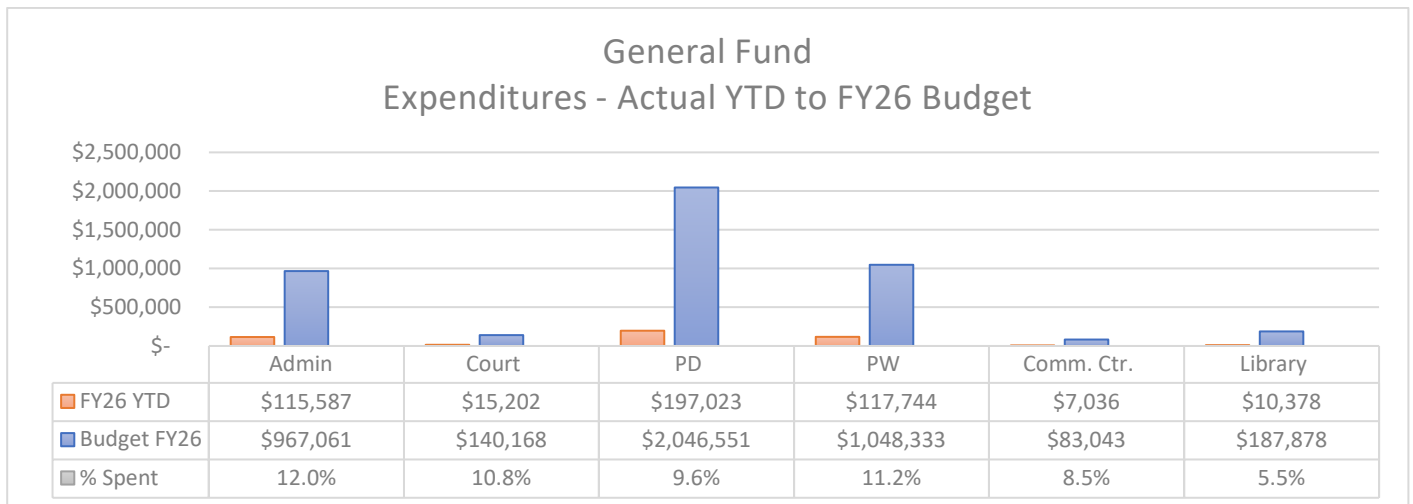
Annual Building Permits revenue totals \$1,981 or 02% of the \$85,000 budgeted for FY26.

Trash Collection YTD totals \$10,822 or 12% of the \$87,153 budgeted for FY26.



Expenditure

Expenditures for the month total \$462,970. YTD expenditures for FY26 total \$462,970 or 10% of the \$4,473,034 budget. All departments are operating within the FY26 budget.



WATER FUND

Meters

Current meters for October 2025 total 1695 vs 1694 for October 2024.

Cash

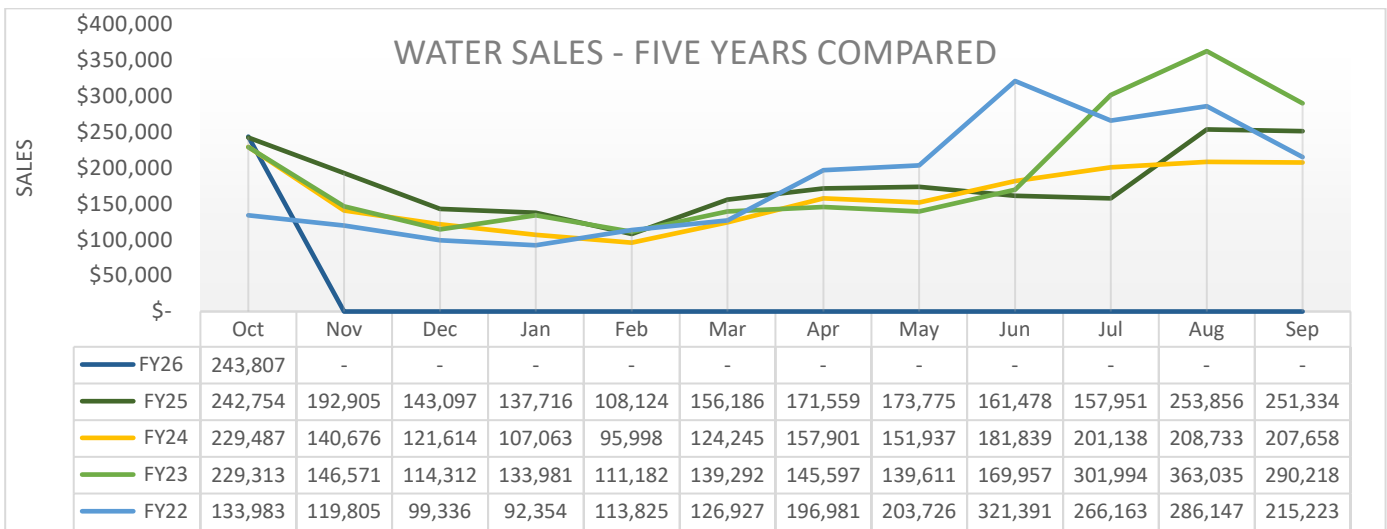
Total available funds as of October 31, 2025, are \$1,903,474.

Revenue

Revenue YTD totals \$263,269 or 11% of the \$2,495,100 budgeted for FY26. Total revenue for the same period last year was \$281,313.

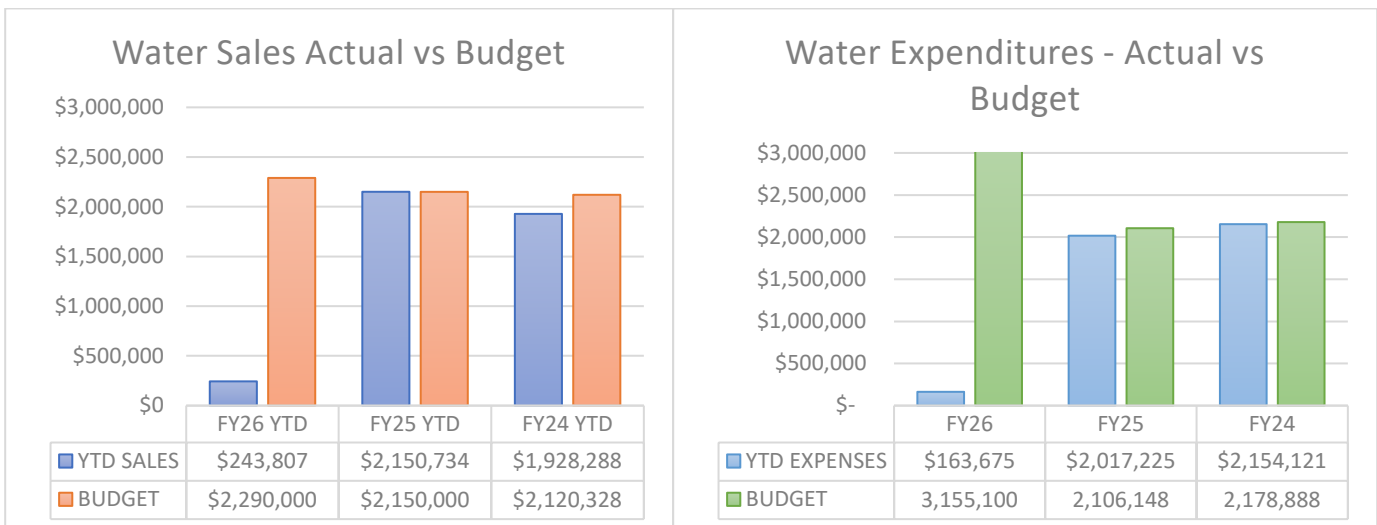
Water Sales for the month total \$243,807. YTD water sales total \$243,807 or 11% of the \$2,290,000 budgeted for FY26.

Meter installation revenue YTD totals \$0 or 00% of the \$3,000 budgeted for FY26.



Expenditure

Expenditures for the month total \$163,675. YTD expenditures for FY26 total \$163,675 or 05% of the \$3,106,645 budget.



Interest & Sinking Fund

Revenue

Ad Valorem Tax collections YTD total \$0 of the \$508,891 budgeted for FY26.

Expenditure

Bond interest payments and agent fees for October 2025 totaled \$0. The next bond payments are due in February 2026.

Capital Improvements Fund – (all accounts are restricted)

Cash Balance

Water Impact Fee Balance is \$198,826.

Street Impact Balance is \$68,810.

American Recovery Acct. Balance is \$0.

Revenue

No new revenue other than monthly interest which is included in the balances above to report for the month.

Asset Seizure Fund

Cash Balance

The Restricted Fund Balance is \$107,805.

Revenue

Month Revenue to report is \$345.

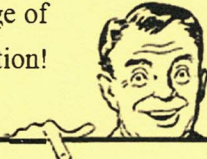
Expenditure

Month expenditures to report is \$0

Summary

The City of Garden Ridge is financially sound and operates within the Budget set forth by City Council.

A Message of
Appreciation!



Thank-U-Gram

In recognition of the good you have done

Thank you,
Marisa so much
for your time and presence
at our ribbon cutting ceremony.
It was such an honor to
have you in our office representing
Garden Ridge!
I will always be grateful
to you,
-Dr. Jorge Ayala

copyright 2006 - Thomas A. Owen III

To Reorder Call - (423) 629-4366

Administrative Operations and Upcoming Events

City Hall Office Hours

- Monday/Wednesday/Thursday: 8am-5pm, Tuesday: 8am-6pm, and Friday: 8am-4pm.
- Upcoming Holidays/City Offices Closed: Wednesday Dec. 24th / Thursday Dec. 25th / Friday Dec. 26th.
- City Offices will close early at 10:30am on Wednesday, Dec. 17th for Employee/Council Holiday Party.
- After hours emergency phone number: 210-651-6831.

Holiday Garbage and Recycling Schedule

- It's the holidays, meaning your garbage service will have a change in schedule during the week of Christmas and New Years. If your service is usually on Thursday, then it will occur on Friday instead. If your service is usually on Friday, then it will occur on Saturday instead. There are no changes in service on Monday-Wednesday. Call City Hall if you have any questions.

Christmas Tree Lighting Event

- Join us on Friday, December 5th from 5:30pm-7pm for the 11th Annual Christmas Tree Lighting Event at the Community and Event Center Grounds. Visit the City's Website or social media accounts for details.

Commission Vacancies

- The City of Garden Ridge currently has two vacancies on our [Planning and Zoning Commission](#). Show your interest in becoming actively involved in the City by submitting a [Volunteer Interest Form](#) with your resume or bio attached.

Communication Efforts

Water Alerts/Customer Portal: Access your water usage information and configure notification preferences easily and securely from the Get My Meter Info web portal (<https://getmymeter.info>) and integrated smart phone apps. See the Advanced Metering Infrastructure (AMI) page on the City's Website for more details (<https://www.ci.garden-ridge.tx.us/557/Advanced-Metering-Infrastructure-AMI>).

Garden Ridge Emergency Alert System: G.R.E.A.S. enhances the City's ability to communicate with residents during an emergency by sending direct notifications to your phone. Go to the City's website and click on the "Emergency Alerts" graphic button on the homepage to SIGN UP/MODIFY your communication preferences.

Notify Me: Stay up-to-date with general City information by subscribing to Notify Me email/text notifications. By signing up, you can receive notifications for agenda postings, calendar events, general announcements, and other website updates. Go to the City's website and click on the "Emergency Alerts" graphic button.

Streaming of Meetings: City Council – 50 views / Commissions – 40 views

Public Information Act Summary	
Year	Number of Requests
2025	125
2024	122
2023	124
2022	166
2021	146
2020	207
2019	276
2018	225

Social Media Summary	
Social Media Platform	Number of Posts
Facebook	48
Instagram	48
NextDoor	44
X (Twitter)	44
Total for Month	184

POLICE DEPARTMENT MONTHLY BREAKDOWN

NOV 1 to NOV 30

Calls for Service

Dispatched: 117 City Ordinance: 16 (4 Water) False Alarms: 6

Arrests

- * 1 – Outstanding warrant for Burglary of Habitation

Traffic Enforcement

Crashes: 7 Citations: 172 Warnings: 67 Total: 239

Training

- * Members of the Department completed Firearms in Low-light Conditions training.
- * Ofc. Forehand completed the FTO Program and is assigned to a regular patrol shift.
- * Ofc Carney completed block training and is now in phase 1 of the field training.

Outreach Efforts

- * Coffee with the Cops (Monthly)
- * GRCPAAA volunteer hours 43

Administrative Comments

- * Autumn Duerr completed the hiring process with a job offer as a patrol officer and began block training on 11/25/25.
- * Recruiting continues. Currently conducting applicant interviews.

MONTHLY PUBLIC WORKS REPORT

Steven Steinmetz
Public Works
Director

Eric Lowman
Public Facilities
Foreman

Stanley Georg
Manuel Troncoso
Ryan Ferguson
Ryan Garrison

Ongoing Responsibilities

- Parks Maintenance
- Facilities Maintenance
- Streets
- All Public Facilities Grass and Right-of-Ways
- Storm Water Drainage
- Animal Control
- Oak Wilt Monitoring

Upcoming Events

Tree lighting event
Dec 5, 2025
5:30 PM to 7:00 PM

December Dumpster
Schedule

Dec. 13, 8am to 5pm

Dec. 14, 12pm to
4pm

Dec. 20, 8am to 5pm

Dec. 21, 12pm to
4pm

December 2025

Activities For The Month

Public Works Tasks Completed: 231

Storm Water Drainage Facility and Easement Maintenance

- Inspected 10 outfalls.
- Inspected 18 detention ponds.
- Stormwater Public Outreach: 2 messages displayed during bulk dumpsters.
- Trash removed from right of ways: 0 lbs.
- Rain fall total: 1.33 in.

Street/Sign Maintenance

- Replaced 9 old street signs.
- Road repairs on Old Nacogdoches.
- Road repairs on Schoenthal Rd.
- Replaced reflective markings delineator poles.
- Pre staged barricades in case of a heavy rain event.

Parks Maintenance

- Ongoing dead tree removal at Davis Park.
- Relocated Christmas Tree out of storage.

City Facility/Church Buildings/Community Center/Property Maintenance

- Continued interior painting of City Hall.
- Community Center Christmas decorating.
- Replaced gutter at the Schoenthal rental property.

Class/Continuing Education

None.

Oak Wilt

- No new cases.

Future Projects or Needs

- More storage space required.
- Covered equipment storage.



Animal Services Monthly Activities

- 0 Live trap loaned out for the month, total for the year is 21.
- 312 Pets registered for the year.

Adoptions

- 0 Dogs; 2 Year To Date
- 0 Cats; 3 Year To Date

Returned To Owners

- 0 Dogs; 24 Year To Date
- 0 Cats; 0 Year To Date

Transferred To Other Agencies

- 0 Dogs; 3 Year To Date
- 0 Cats; 6 Year To Date

Currently In City Care

- 2 Dogs
- 2 Cats

Ready For Adoption

- 2 Dogs
- 0 Cats



Year to Date Wildlife Report

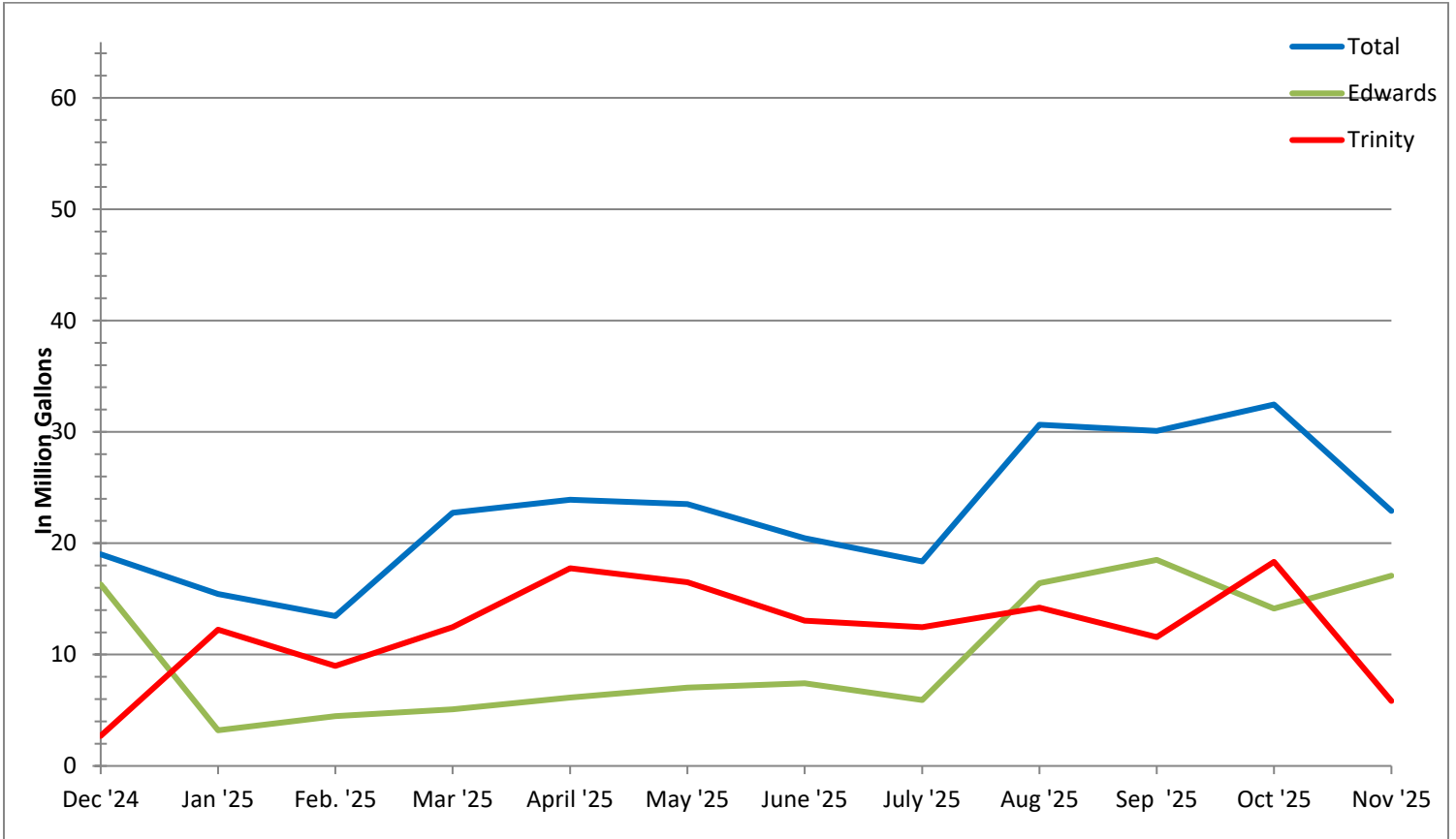
	Jan	Feb.	Mar	Apr.	May	Jun	Jul	Aug.	Sep.	Oct	Nov	Dec.	Total
10 Deer	12	8	6	11	6	7	9	4	5	12	10		78
Raccoons	3	2	6	6	6	5	6	17	8	11	4		63
Opossums	2	1	2	3	3	1	2	3	5	2			22
Skunks	6	8	3	1		1		7	5	4	4		35
Wild hogs			2	4									6
Turtles				1			1						2
Squirrels	1			3		1				1			5
Foxes		2			1			1	2		2		8
Armadillos					3	1	4	5	2	1			15
Hawks				2									2
Bats				2			1						3
Coyotes													
Buzzards		3											3
Ringtails	1	1		1		1							4
Snakes			1	1	1	1	1	2	1		1		9
Duck						1	1						2
Porcupine													
Rabbit													
Totals	25	25	20	35	20	19	25	39	28	31	21		288



Utilities Department Report

As of November 30, 2025

City of Garden Ridge Aquifer Usage

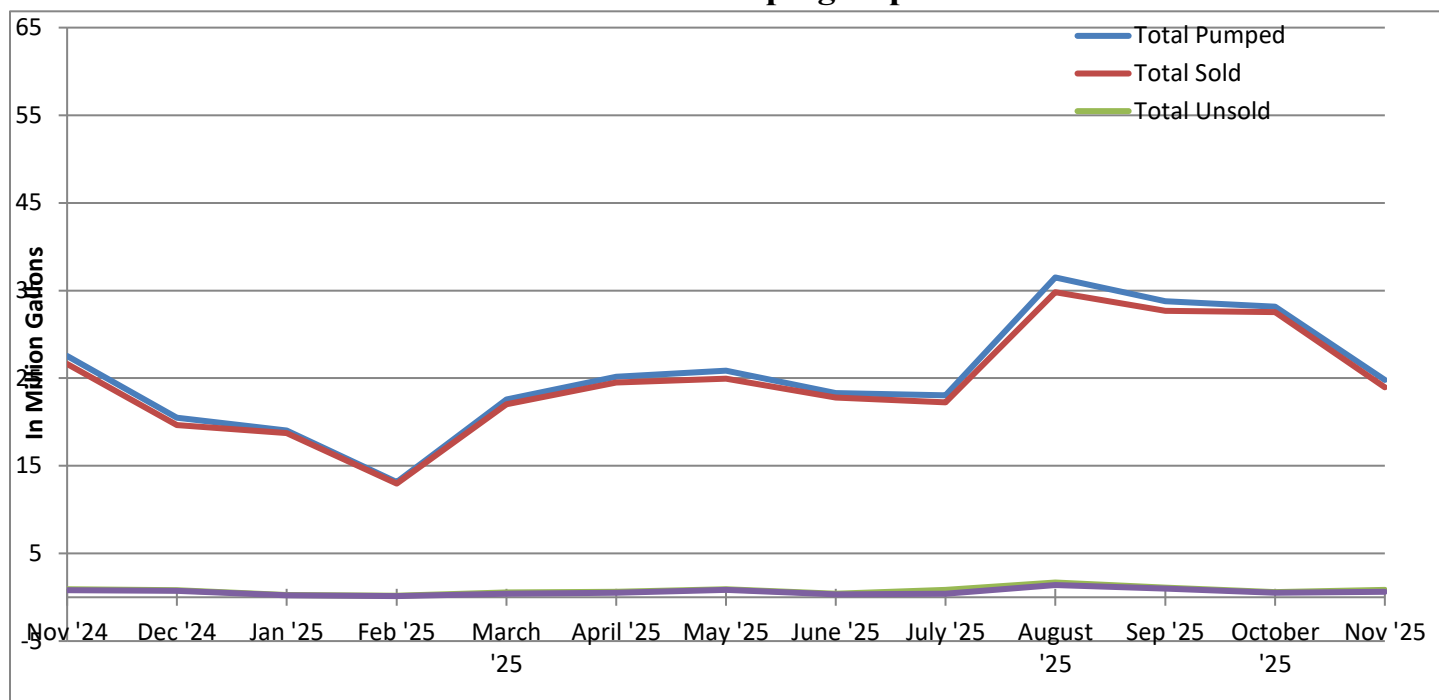


	Month:	Year:	Available:	Stage:
Edwards Well Usage AC/FT:	52.40	323.4	96.22	4
Trinity Well Usage AC/FT:	17.86	455.86	N/A	0

Water Quality

Bacteriological Samples:	Due:	Missed:	Passed:	Failed:
Distribution samples:	6	0	6	0
Chlorine Residual test:	30	0	30	0
Special Samples:	0	0	0	0

2024 – 2025 Pumping Report



	Total Pumped (Thousands)	Total Sold (Thousands)	Total Unsold (Thousands)	Unaccountable Unsold (Thousands)	Unaccountable Unsold %
Nov '24	27,536	26,636	900	813	2.9%
Dec '24	20,478	19,657	821	734	3.6%
Jan '25	19,014	18,175	269	219	1.2%
Feb '25	13,146	12,971	175	135	1.0%
March '25	22,577	22,021	556	407	1.8%
April '25	25,154	24,512	642	506	2.0%
May '25	25,864	24,932	932	832	3.2%
June '25	23,291	22,784	420	333	1.8%
July '25	23,057	22,229	828	390	1.7%
August '25	36,490	34,809	1,681	1,395	3.8%
September '25	33,786	32,671	1,115	978	2.9%
Oct '25	33,144	32,549	595	507	1.5%
Nov '25	24,779	23,949	830	630	2.5%
Yearly Average	25,255	24,453	751	606	2.3%
	Yearly national average				16%

Utilities Department Monthly Activities:

New Installed Meters	0	Work Orders	360
Meter Replacements	2	Locates	41
City Owned Leaks	0	Irrigations Permits Issued	0
Meters Read	1703	Total Rebates	0
Meter Tests	0		

AMI Information

Total Portal Customers: 939 up 5 from October

Meter Daily Readability Percentage: 98.32% for 1,689 assigned meters (current bill cycle)

Main Breaks/City Repairs: none found.

Estimated Water Loss:

Location:

Explanation:

Leak Adjustments

New Requests	2	Waiting for Customer	2	Approved	0	Amount Approved	\$	Denied	0	Sent to Water Commission	0
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Employee Training/certifications



Garden Ridge Library

Volume X, Issue 3
December 3, 2025

Monthly Library Update

By Linda Crosland, Library Director

For leisure, for learning, for life!

Upcoming Activities for December

Children

Fridays—**Storytime, 10:30 am**

Stay & Play, 11:00 am

Adults

Tuesday, December 2 **Cards for Troops, 1:00 pm**

Tuesday, December 16, **Card Making, 1:00 pm**

Thursdays, **Adult Coloring, 1:00 pm**

Thursdays, **Silver Games, 2:00 pm**

Special Events

Children

Letters to Santa, Turn letters in between December 5-13 to receive an answer from Santa

Santa Storytime, December 13, 10:30, Santa arrives at 11:00 am

Adults

Thursday, December 18, **Lunch at the Library, 12:00 noon**, first meeting of The Library Idea Factory

Thursday, December 18, **Seed Cleaning, 1:00 pm**

Department Statistics for November

Visits to the Library	958
Items Checked Out	1,545
\$ Saved by checking out hardcopy books during month	
	\$7,116
\$ Saved by using eBooks	\$5,005
New Patrons Added	7
New Items Added, Physical books	20
-Libby Books + Boundless + CloudLibrary (new)	315,599
Volunteer Hours	158

Activity Statistics

Children's Preschool	96
Children's Elementary Age Activities	54
Adult Classes—Coloring, Book club, crafts, Lunch-n-Learns	56
Veterans Day Celebration	116
Activity Totals	322

“Coming together is a beginning; keeping together is progress; working together is success.” — Henry Ford



THE LIBRARY IDEA FACTORY

During the month of December, we purposely have fewer activities. It is a time to reflect on what we are currently doing, on how we can improve, and the direction we wish to begin moving in 2026.

As we have emphasized for years, our goal is to transition from being a building that only stores and lends books to being a fully featured community center. While today's public libraries are still committed to sharing knowledge and providing easy access to books and other publications, they have transformed into spaces that offer much more. As a result, libraries are now meeting places, maker spaces, centers for literacy, places for workforce development, and so much more. *We are still striving to reach this goal.*

Since libraries serve specific communities, one size and one design do not fit all. The most successful public libraries are designed with people in mind and with the help of the community they serve. These libraries not only reflect the identity of the individuals using the space but also provide the staff, stakeholders, and users with a sense of identity and ownership of the library.

As designers, we need to learn what makes the community tick. What is most important to those who use the library? How can the library serve the community best? With these questions in mind, we wish to undertake a series of meetings during December and January with community members who will help to strategize by reaching out to their special interest groups. With information and ideas from those groups, they will work with the library to formulate a plan of action for 2026 and beyond. These groups will be called **The Library Idea Factory.**



The Next Chapter for Public Libraries: How Current and Future Trends are Shaping the Libraries of Tomorrow

by Angie Brose

[Architecture](#), [Community](#), [Design](#)

CURRENT TRENDS

Over the past few years, more and more libraries have been implementing the following trends to serve their communities better:

COMMUNITY CENTER

Loneliness is a major problem in the United States, with some experts calling it a public health epidemic that affects about half of all adults. This widespread issue is linked to serious health risks comparable to smoking 15 cigarettes a day, including a higher risk of depression, heart disease, and dementia. Loneliness is also a problem for young adults, with some studies showing high rates of loneliness in this age group.

This is a shocking statistic! I believe that our library can help to alleviate the problem in Garden Ridge. It is something that we began working on in August of 2025 with our Chair Yoga and Silver Gamers. It is a statistic we would like to erase in our community.

Libraries serve entire communities and act as community living rooms, are performing arts venues, offer spaces for social interaction, or provide programming, classes, and workshops. As a result of the wide variety of uses libraries now have, they need spaces that can be interactive and loud, or intimate and quiet, while being warm, and welcoming.

With more space we can achieve this.

EARLY LITERACY

Research has shown that the ages of 0-6 are the most formative years for brain development. Many libraries understand that they are critical to young children's early literacy and offer family spaces, story time areas, interactive children's exhibits, and learning labs with technology to teach literacy and enhance reading skills.

We have concentrated on Community Center and Early Literacy during the past year.

There is success in both endeavors and room for improvement. The following trends are something to consider in 2026, especially Data and Information Literacy:

FUTURE TRENDS

The COVID-19 pandemic forced libraries to shift much faster into the digital transformation that was already happening. Online registration for library cards and access to electronic material presented new challenges and opportunities for libraries. This quickly evolving digital landscape has also affected people. The pandemic exacerbated an issue in which individuals were being increasingly isolated through technology. Video games, social media, and even on-demand streaming made it easy for users to not interact with other people. Moving forward, libraries can help users by being a safe, inclusive space where people can interact with each other.

DATE AND INFORMATION LITERACY

With an increase of misinformation online, in the media, and thru foreign adversaries, libraries could host classes and workshops on media and information literacy, fake news, and internet safety. This could help empower users to identify what misinformation is in the media they consume and observe.

ACCESS TO TECHNOLOGY

While we don't see a huge need for access to technology, we do have people who come here to print or to fax documents. There is a need for computer classes as most people of a certain age are self-taught. There is a need for better use of Word and Excel classes. The difficulty here is that we only have 5 computers to use at one time, so classes would be extremely limited.

MORE FUTURE CONCERNS

CONNECTED LEARNING:

It is vital for public libraries to connect teenagers with a wide range of technologies and resources so they can explore their passions and hobbies. Whether it's learning to write

code, recording music, filming a movie, or building a robot, libraries can provide free, easy-to-access resources for teens to hone their skills.

ARTIFICIAL INTELLIGENCE:

Artificial Intelligence will have a significant impact on the way we work and learn. It can be a helpful tool, but it does have ethical and societal implications and dangers. As technology becomes more mainstream and accepted, libraries will have to find ways to incorporate AI into their operations. For example, libraries could leverage AI to improve the analytics and recommendations of their digital catalog, freeing up time for staff for other tasks. Libraries could also play a role in algorithmic literacy and workforce development, providing classes and workshops on both.

LIFELONG LEARNING:

Libraries provide learning services and resources to all ages. As the population ages and life expectancy increases, there will be a higher demand for activities for senior and retired adults. Public libraries will take on the role of community and meeting spaces, offering curated programming, collections, and services to this older population.

memorandum

To: Garden Ridge City Council
From: Trihydro Corporation
cc: Mr. Ryan Rapelye, City Manager, City of Garden Ridge
Date: November 20, 2025
Re: Engineering Report for December 2025 Council Meeting

The intent of this memorandum is to provide the status of various projects that Trihydro is currently working on for the City of Garden Ridge. Updates to this memorandum subsequent to submittal will be provided at the council meeting.

SAWS Emergency Interconnect Project

- Project Background
 - This project is for a water line connection to SAWS for use in emergency situations. This project provides additional resiliency in the City water system with an added water source connection.
 - Project Phase – Preliminary Design
- Project Status
 - Easement dedication from affected property owner is in the agreement stage at the time of this report. We are waiting on approved SAWS water line extension plans to coordinate connection location along Schoenthal Road N.

Municipal Ground Storage Tank Rehabilitation Project

- Project Background
 - This project is to rehabilitate the existing 328,000-gallon bolted steel ground storage tank located adjacent to the Public Works Building. This project intends to extend the life of the deteriorating bolted tank until funding is allocated for construction of a new tank.
 - Project Phase – Construction Phase
- Project Status
 - Contractor is planning to be substantially complete prior to Christmas.

Water System Capital Improvement Plan Project

- Project Background
 - This project will focus on current and future water system needs, considering growth and future land use over a 20-year period. This includes analysis of existing facilities, identification of potential deficiencies, and system improvement exploration. Trihydro will work with City stakeholders to develop a water system capital improvement list.
 - Project Phase – Capital Project Verification and Stakeholder Review
- Project Status
 - Trihydro is providing a preliminary list for staff review in Mid-November.

Land Development Projects and Reviews

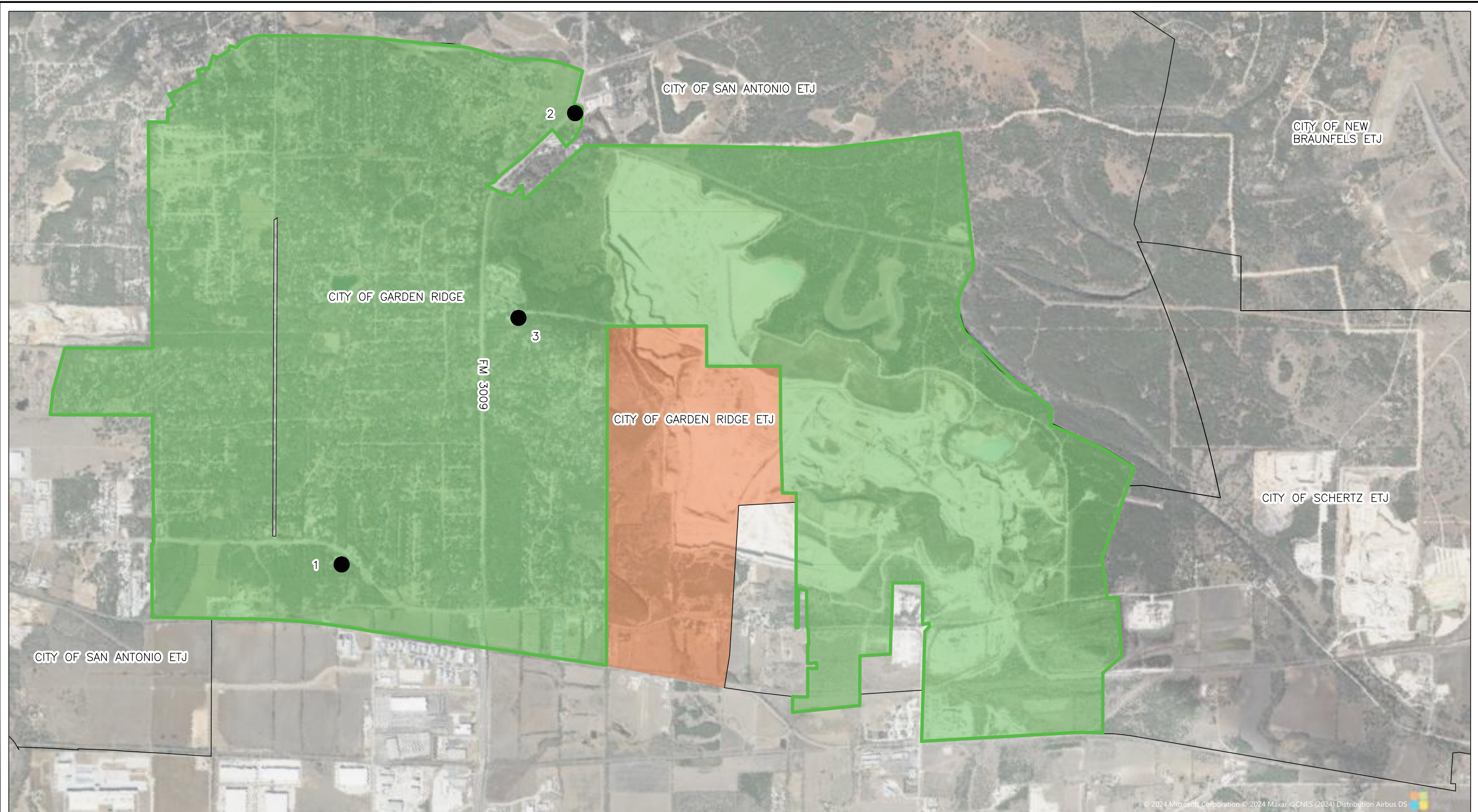
- The Revival
 - Utility and miscellaneous items are being coordinated with the development team through the construction phase of this project.
- 8111 Wild Wind Park Replat
 - A replat application was submitted to combine Lots 91 and 92 of Wild Wind Unit 3. Technical review comments are cleared with a scale variance recommended approval at the November P&Z meeting.
- Grace Covenant Church Preliminary Plat
 - A preliminary plat application was submitted for the property located at the Northwest intersection of Bindseil Lane and Bat Cave Road. Technical review comments are close to being cleared at the time of this report.
- 22700 FM 3009 Development Water Line Extension
 - An application was submitted for a water line extension to a proposed gas station at the Southeast corner of FM3009 and Schoenthal Rd N. This property is outside Garden Ridge City Limits and within the water service area. The water line extension plans and agreement are under review.

Miscellaneous Engineering Services

- Schertz Sewer Connection
 - A sewer connection agreement meeting with Schertz is scheduled for December 16 at the time of this report.

Figure:
Project Location Map

C:\USERS\ALopez\Trihydro\CITY OF GARDEN RIDGE - DOCUMENTS\CADD\CITYENGINEER\SINGLEFIGURES\GARDENRIDGEPROJECTLOCATIONS (1)



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EXPLANATION

- CITY OF GARDEN RIDGE CITY LIMIT
- CITY OF GARDEN RIDGE ETJ
- 1 DEVELOPMENT REVIEW - THE REVIVAL
- 2 PROJECT - SAWS EMERGENCY INTERCONNECT
DEVELOPMENT REVIEW- FM3009 WATER LINE EXTENSION
- 3 PROJECT - MUNICIPAL GROUND STORAGE TANK REHAB



0 2,000'



New Braunfels Austin
 1672 Independence Dr., Ste. 315 5508 Highway 290 West Suite 201
 New Braunfels, Texas 78132 Austin, TX 78735
 (P) 830/626.3588 (F) 830/626.3544 (P) 512/442.3008 (F) 512/448.7811
 www.trihydro.com

FIGURE 1

CURRENT PROJECT LOCATIONS

**ENGINEER'S REPORT
CITY OF GARDEN RIDGE**

Drawn By: AL	Checked By: HC	Scale: 1" = 2000'	Date: 10/22/25
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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

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

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

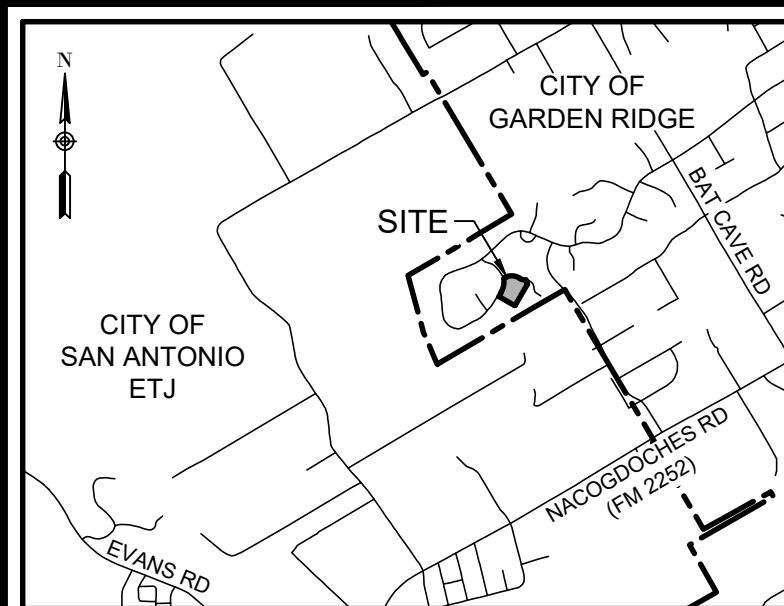
Address: _____
(Street) (City) (State) (Zip)

Phone #: _____ Email: _____

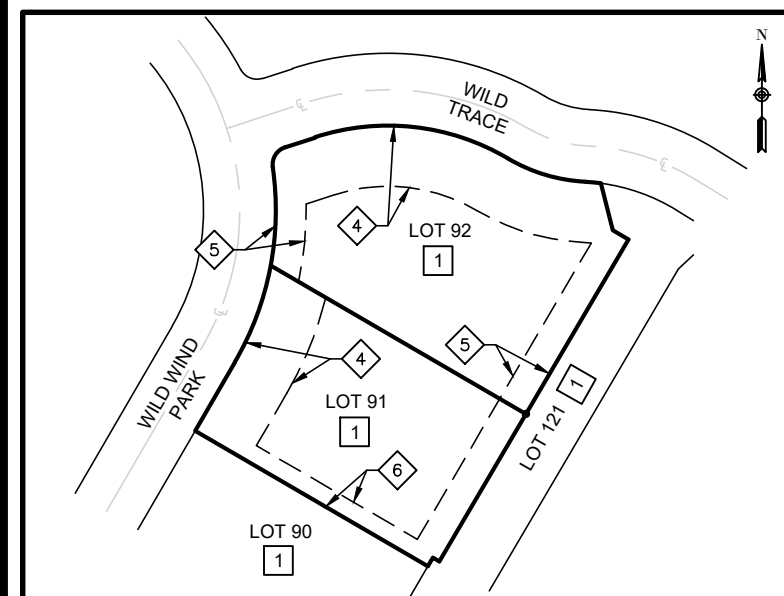
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the property owner to submit this application and have attached written evidence of such authorization AND that I have 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:

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

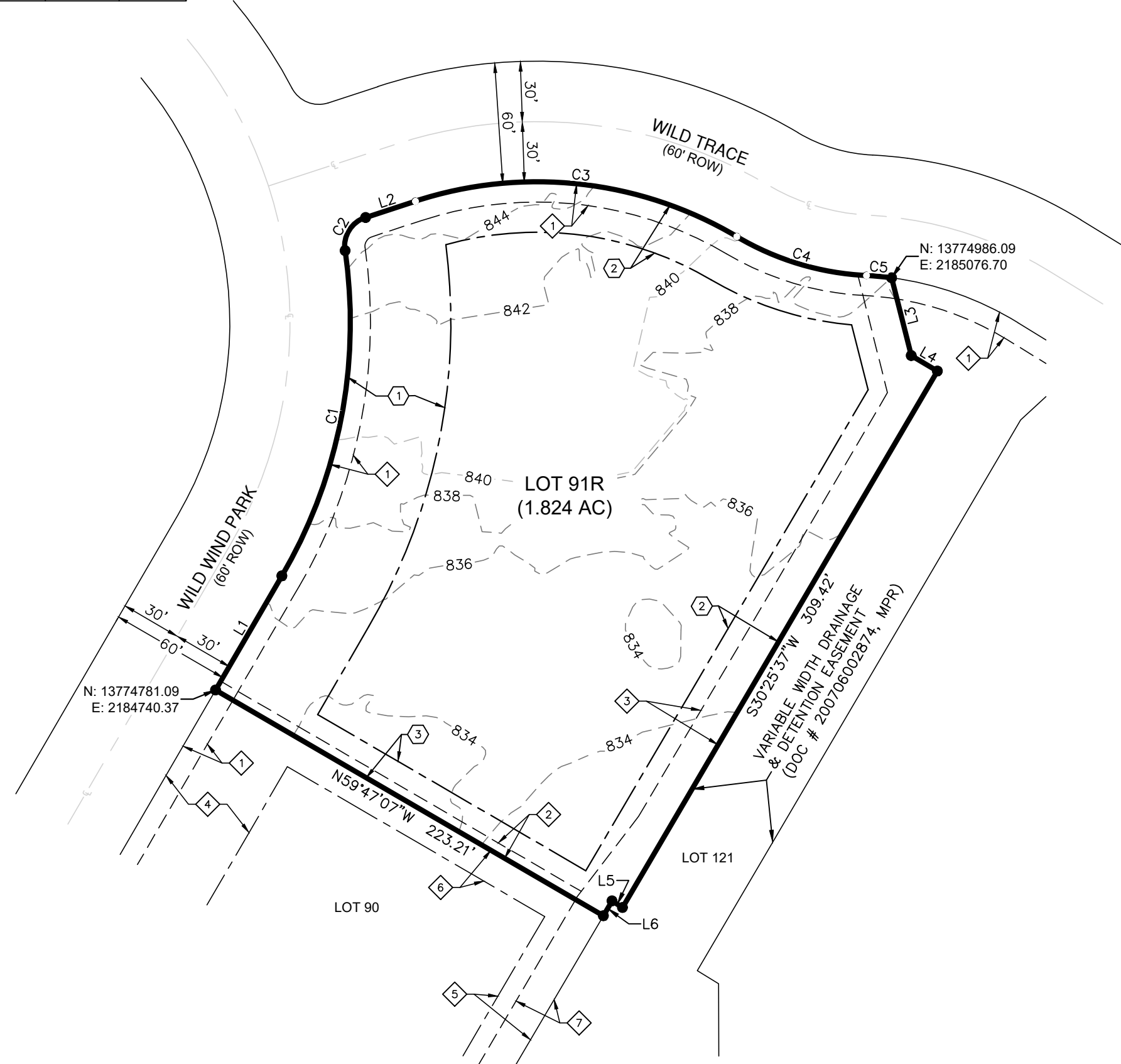
THIS SUBDIVISION DOES NOT LIE IN THE RECHARGE ZONE OF THE EDWARDS AQUIFER.

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

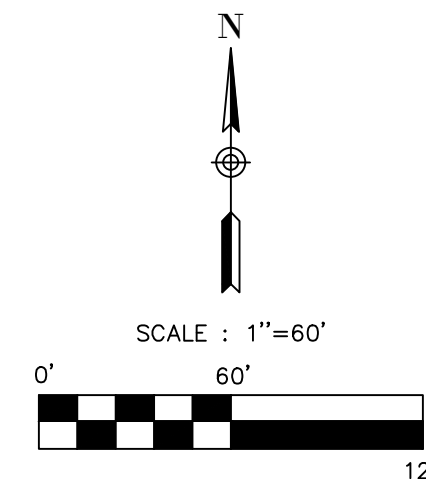
STATE OF TEXAS
CITY OF GARDEN RIDGE

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



AGENDA ITEM:	9.a) 2026 Master Calendar
SUBMITTED BY:	City Manager Ryan Rapelye
DATE SUBMITTED:	November 20, 2025
MEETING DATE:	December 3, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Discussion and Action on the City of Garden Ridge 2026 Master Calendar.

BACKGROUND

In January 2025 the City of Garden Ridge began utilizing a Master Calendar to serve as a planning tool for the upcoming year. The following items appear on the calendar with a corresponding color:

1. Recurring Meetings: City Council/Planning & Zoning Commission/Water Commission
2. City Offices Closures
3. Bulk Dumpster Dates

In addition, outlined next to each month are additional dates of note, including:

1. Holidays
2. Municipal Court Night
3. Election Day/Early Voting Periods
4. First Friday
5. Other Special Events (4th of July Celebration & Parade, National Night Out, Trunk or Treat, Friendsgiving Potluck, Veterans Day Celebration, Tree Lighting Event)

ATTACHMENTS: 2026 Master Calendar

REQUESTED ACTION

- Motion
- Discussion
- Ordinance
- Resolution
- Other

FINANCIAL

- Budgeted Item Original Estimate/Budget:
- Non-budgeted Item Current Estimate:
- Not Applicable Amount Under/Over Budget: \$

PROs / CONS

STAFF RECOMMENDATION

Staff recommends approval of the City of Garden Ridge 2026 Master Calendar with the understanding that meetings/events are subject to cancellation or date change.



MASTER CALENDAR 2026

- 1 New Years Day (Office Closed)
- 2 (Office Closed)
- 19 MLK Day (Office Closed)
- 22 Municipal Court Night (5:30 PM)

JANUARY						
S	M	T	W	T	F	S
				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

FEBRUARY						
S	M	T	W	T	F	S
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

- 16 President's Day (Office Closed)
- 26 Municipal Court Night (5:30 PM)

- 20 First (Third) Friday
- 26 Municipal Court Night (5:30 PM)

MARCH						
S	M	T	W	T	F	S
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				

APRIL						
S	M	T	W	T	F	S
			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		

- 3 Good Friday (Office Closed)
- 14 Municipal Court Night (6:00 PM)
- 20-28 Early Voting Period

- 1 First Friday
- 2 City Election Day
- 25 Memorial Day (Office Closed)
- 28 Municipal Court Night (5:30 PM)

MAY						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
25	25	26	27	28	29	30
31						

JUNE						
S	M	T	W	T	F	S
	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				

- 5 First Friday
- 19 Juneteenth (Office Closed)
- 25 Municipal Court Night (5:30 PM)

- 4 4th of July Celebration & Parade
- 6 July 4th (Observed-Office Closed)
- 23 Municipal Court Night (5:30 PM)

JULY						
S	M	T	W	T	F	S
			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	

AUGUST						
S	M	T	W	T	F	S
						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					

- 7 First Friday
- 27 Municipal Court Night (5:30 PM)

- 7 Labor Day (Office Closed)
- 24 Municipal Court Night (5:30 PM)

SEPTEMBER						
S	M	T	W	T	F	S
		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			

OCTOBER						
S	M	T	W	T	F	S
				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

- 2 First Friday
- 6 National Night Out
- 12 Columbus Day (Office Closed)
- 13 Municipal Court Night (6:00 PM)
- 19-30 Early Voting Period
- 31 Halloween - Trunk or Treat

- 3 Election Day
- 8 Friendsgiving Potluck
- 10 Veterans Day Celebration
- 11 Veterans Day (Office Closed)
- 26 Thanksgiving Day (Office Closed)
- 27 (Office Closed)

NOVEMBER						
S	M	T	W	T	F	S
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					

DECEMBER						
S	M	T	W	T	F	S
		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		

- 4 Tree Lighting Event
- 8 Municipal Court Night (6:00 PM)
- 24 Christmas Eve (Office Closed)
- 25 Christmas Day (Office Closed)

- Council Meeting
- Planning & Zoning Commission
- Water Commission

- City Offices Closed
- Bulk Dumpsters (Saturday - 8am-5pm, Sunday - 12-4 pm)

Meetings/events are subject to cancellation or date change
Check www.ci.garden-ridge.tx.us for updated information



AGENDA ITEM:	9.b) Board of Adjustment Appointments
SUBMITTED BY:	City Manager Ryan Rapelye
DATE SUBMITTED:	November 20, 2025
MEETING DATE:	December 3, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Discussion and Action on Board of Adjustment (BOA) Appointments.

BACKGROUND

City Council appointed BOA Members in December 2023 for a two-year period. City Staff inquired as to whether the current members wish to serve another term.

- Veronica Garcia – no response yet
- Elizabeth Templeman – yes
- Autumn Flanagan – no response yet
- David Krawczynski – no response yet
- Roy Leatherberry – yes
- Jennifer Dalton – no response yet

Additionally, due to issues we have experienced when trying to schedule meetings and the requirement of a 75% concurring vote on each item considered by the BOA, City Staff recommends that City Council consider adding more alternate members as allowed by Ordinance No. 13. Section 1.02.03. of Ordinance No. 13 states, “City Council may appoint up to three (3) alternate members who are registered voters of the City of Garden Ridge”.

ATTACHMENTS: Board of Adjustment Members/Terms and Ordinance No. 13 Section 1.02.03.

REQUESTED ACTION

- Motion
- Discussion
- Ordinance
- Resolution
- Other

FINANCIAL

- Budgeted Item Original Estimate/Budget:
- Non-budgeted Item Current Estimate:
- Not Applicable Amount Under/Over Budget: \$

PROs / CONS

STAFF RECOMMENDATION

BOARD OF ADJUSTMENT TERMS OF OFFICE

Name	Place	Appointment & Expiration	Appointment & Expiration	Appointment & Expiration	Appointment & Expiration	Appointment & Expiration
Veronica Garcia <i>(Appointed Chair January 2024-current)</i>	1	December 2023 December 2025				
Elizabeth Templeman <i>(Appointed Vice-Chair January 2024-current)</i>	2	December 2023 December 2025				
Autumn Flanagan	3	December 2023 December 2025				
David Krawczynski	4	December 2023 December 2025				
Roy Leatherberry	5	December 2023 December 2025				
Jennifer Dalton	Alt.	December 2023 December 2025				

1.02.03. Board of Adjustment

A. Appointment and Service

1. Appointment.

The Board of Adjustment shall consist of at least five (5) but no more than seven (7) regular members who are registered voters of the City of Garden Ridge. City Council may appoint up to three (3) alternate members who are registered voters of the City of Garden Ridge. Appointment of both regular and alternate members will be for two-year periods. Appointments shall be made by the City Council and consistent with state law and City Council procedures.

2. Removal.

Removal of a Member of the Board of Adjustment may only be for cause, as found by the City Council, on a written charge after a public hearing.

3. Vacancies.

A vacancy on the Board of Adjustment shall be filled for the expired term based on appointments of the City Council.

4. Ordinance No. 210.

To the extent that the provisions related to appointment and service on the Board of Adjustment provided for in this Ordinance conflict with Ordinance No. 210, this Ordinance shall control.

B. Meetings

The Board shall adopt rules in accordance with the provision of this Ordinance. Meetings of the Board shall be held at the call of the Chair and at such other times as the Board may determine. Such Chair, or in his/her absence, the Acting Chair, may administer oaths and compel the attendance of witnesses. The Board shall keep minutes of its proceedings, showing the vote of each member upon question, or if absent or failing to vote, indicating such fact, and shall keep records of the examinations and other official action, all of which shall be immediately filed in the Office of the City Secretary and shall be a public record. Each case before the Board of Adjustment must be heard by at least seventy-five (75) percent of the members.

C. Vote Required for Decisions

In accordance with Texas Local Government Code Section 211.009, the concurring vote of seventy-five (75) percent of the members of the Board is necessary to: reverse an order, requirement, decision, or determination of any administrative official; decide in favor of an applicant on any matter upon which the Board is required to pass under a zoning requirement; or authorize a variance from the terms of this Zoning Ordinance.

D. Responsibilities

1. The Board of Adjustment shall have the following responsibilities:
 - a. hear and decide an appeal that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of this Ordinance;
 - b. hear and decide special exceptions to the terms of the zoning ordinance when this Ordinance requires the Board to do so;
 - c. authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done; and
 - d. hear and decide other matters authorized by this Ordinance.
2. Section 1.02.05. provides a summary of the Board of Adjustment's responsibilities within this Ordinance.

1.02.04. Zoning Administrator

A. Establishment

The City Administrator, or the City Administrator's duly authorized designee, is the designated Zoning Administrator and will be the administrative official responsible for the duties and procedures provided in this Ordinance. The provisions of this Ordinance will be carried out by said official or a designee such as assistants or department heads.

B. Responsibilities

1.02.05. provides a summary of the Zoning Administrator's responsibilities within this Ordinance.



AGENDA ITEM:	9.c) Agenda Format/Structure
SUBMITTED BY:	City Manager Ryan Rapelye
DATE SUBMITTED:	November 20, 2025
MEETING DATE:	December 3, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Discussion and Possible Action on potential modifications to the structure and/or framework of the current City Council agenda.

BACKGROUND

The intent of this agenda item is to discuss with City Council the current framework of the City Council agenda and evaluate the need to streamline a more effective framework for our City Council meetings. The current structure provides two opportunities for citizen comments, consent, action items, staff reports from multiple departments, commission reports, updates on projects, and future items for the City Council discussion.

A revised format/structure would seek to enhance clarity, improve public engagement, and reduce meeting length without compromising transparency or effectiveness. This item was discussed with City Council in July. The City Manager provided a draft agenda for the October and November meeting which detailed potential red-line changes. City Council provided feedback, and the attached agenda is based on this input from City Council.

ATTACHMENTS: Draft City Council Agenda

REQUESTED ACTION

- Motion
- Discussion
- Ordinance
- Resolution
- Other

FINANCIAL

- Budgeted Item Original Estimate/Budget:
- Non-budgeted Item Current Estimate:
- Not Applicable Amount Under/Over Budget: \$

PROs / CONS

STAFF RECOMMENDATION

Staff is recommending approval of the revised City Council agenda for future meetings.

The Garden Ridge City Council will meet in a regular session on Wednesday, December 3, 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. PRESENTATIONS/PROCLAMATIONS**

- 3.1. Introduction of City Staff.
- 3.2. CPS Energy Presentation.

4. CITIZEN COMMENT PERIOD

The City Council welcomes citizen participation and comments at all City Council Meetings. First Citizen Comment Period: Speakers are required to sign up to speak before the meeting and shall limit their comments to three (3) minutes each. Second Citizen Comment Period: Speakers are not required to sign up to speak and shall limit their comments to two (2) minutes each. Speakers are only allowed to speak once per topic, unless also speaking during a posted Public Hearing. If you speak, you must follow these guidelines:

- 4.1. Direct your comments to the entire City Council, not to an individual member, nor to the audience.
- 4.2. Show the City Council the same respect that you would like to be shown.
- 4.3. State your name and address before your comments begin.
- 4.4. City Council may not discuss or take action on any presented issue.
- 4.5. Topics of operational concern shall be directed to the City Manager.

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.

5. CONSENT AGENDA

THESE ITEMS MAY BE ACTED UPON IN A SINGLE MOTION. NO SEPARATE DISCUSSION OR ACTION ON THESE ITEMS WILL BE HELD UNLESS REQUESTED BY A COUNCILMEMBER. PUBLIC COMMENT ON THESE ITEMS MAY BE HEARD DURING CITIZENS' PARTICIPATION; HOWEVER, THAT DOES NOT MEAN THE ITEM WILL BE CONSIDERED OUTSIDE THE CONSENT AGENDA.

- 5.1. Approval of Minutes for the November 5, 2025, City Council Regular Meeting.
- 5.2. Financial Statement, Summary Report, and Management's Discussion and Analysis of Results of Operations – October 31, 2025.

6. STAFF REPORTS

- 6.1. City Manager Report.
City/employee recognitions, department updates, upcoming events, and other projects in Garden Ridge.
- 6.2. City Engineer Project Report.

7. APPROVALS AND AUTHORIZATIONS

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

- 7.1. 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. (Planning and Zoning Commission)
- 7.2. City of Garden Ridge 2026 Master Calendar. (Rapelye)
- 7.3. Board of Adjustment Appointments. (Rapelye)
- 7.4. Agenda Format/Structure. (Rapelye)

8. CITIZEN COMMENT PERIOD (See guidelines under Item 4.)

9. ANNOUNCEMENTS ON ITEMS OF COMMUNITY INTEREST

The Mayor and/or City Councilmembers may comment, make general announcements, and/or provide progress reports on events, activities, committee/board meetings, and/or other items of community interest.

10. 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 Council may vote or act upon any item within this Agenda. The Council 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 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 10:00 a.m. on November 20, 2025, on the bulletin board located at the entrance to Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

Marisa Spencer
City Secretary