
The Planning and Zoning Commission will meet in a regular session on Wednesday, July 8, 2026, 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**

The Commission welcomes citizen participation and comments at all Commission 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:

- 3.1. Direct your comments to the entire Commission, not to an individual member, nor to the audience.
- 3.2. Show the Commission the same respect that you would like to be shown.
- 3.3. State your name and address before your comments begin.
- 3.4. The Commission may not discuss or take action on any presented issue.
- 3.5. 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.

4. BUSINESS ITEMS

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

- 4.1. Minutes for May 13, 2026, Planning and Zoning Commission Regular Meeting.
- 4.2. Items applicable to the Planning and Zoning Commission discussed at City Council meetings.
- 4.3. Public hearing and recommendation to City Council related to a Development Application by Scott Felder Homes, LLC, on behalf of Bradley K and Tammara L Miller, for a zoning change (rezoning) from Agricultural Homestead (AG) District to Residential Estate (RE) District, for a 20.16 acre tract of land conveyed to Bradley K. Miller and Tammara L. Miller by deed recorded in Document No. 200306022245 of the Official Public Records of Comal County, Texas, out of the Vicente Micheli Survey No. 114, Abstract 383, and further located at 8474 Bindseil Lane in the City of Garden Ridge, Comal County, Texas.
- 4.4. Future Agenda Items.

5. CITIZEN COMMENT PERIOD (See Guidelines 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 10:00 a.m. on June 30, 2026, 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:

Chair Kerim Jacaman
Vice-Chair Richard Howard
Commissioner Christopher Johnson
Commissioner Joe Maloney
Commissioner Rodney Apgar

Commissioners Absent:

Commissioner Darren Bates
Vacant Position

City Staff and City Councilmembers Present:

Ryan Rapelye, City Manager
Marisa Spencer, City Secretary
Cyndi Simmons, Assistant City Secretary
Jason Vreeland, City Engineer
Mayor Lisa Swint

1. CALL TO ORDER/ROLL CALL

With a quorum of the Planning and Zoning Commissioners present, Chair Jacaman called the regular meeting of the Garden Ridge Planning and Zoning Commission to order at 6:02 p.m. on Wednesday, May 13, 2026, in the City Council Chambers of Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas 78266.

2. PLEDGE OF ALLEGIANCE

Chair Jacaman 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.

4.1. Minutes for April 8, 2026, Planning and Zoning Commission Regular Meeting.

Motion: A motion was made by Commissioner Apgar, seconded by Commissioner Johnson, to approve the Minutes for April 8, 2026, Planning and Zoning Commission Regular Meeting. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

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

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

4.3. Final Plat establishing Grace Covenant Church, being a total of 2.826 acres inclusive of 0.0446 acre right-of-way dedication establishing Lot 1, Block 1, Garden Ridge, Comal County, Texas, and being that same property conveyed by special warranty deed with vendor's lien to Grace Covenant Presbyterian Church recorded in document #202406004783 of the official public records of Comal County, Texas.

Chair Jacaman, City Manager Ryan Rapelye, and City Engineer Jason Vreeland spoke regarding the Final Plat establishing Grace Covenant Church and addressed questions from Commissioners.

Motion: A motion was made by Commissioner Maloney, seconded by Commissioner Apgar, to recommend to City Council approval of the Final Plat establishing Grace Covenant Church, being a total of 2.826 acres inclusive of 0.0446 acre right-of-way dedication establishing Lot 1, Block 1, Garden Ridge, Comal County, Texas, and being that same property conveyed by special warranty deed with vendor's lien to Grace Covenant Presbyterian Church recorded in document #202406004783 of the official public records of Comal County, Texas. The Commission voted four (4) for and none (0) opposed. The motion carried unanimously.

4.4. Future Agenda Items.

None at this time.

5. CITIZEN COMMENT PERIOD

No one wished to speak.

6. ADJOURNMENT

There being no further business, the Wednesday, May 13, 2026, Planning and Zoning Commission Regular Meeting was adjourned at 6:13 p.m. by Chair Jacaman.

ATTEST:

Kerim Jacaman
Chair

Marisa Spencer
City Secretary



LEGAL NOTICE
NOTICE OF PUBLIC HEARINGS
DEVELOPMENT APPLICATION-REZONING

The Planning and Zoning Commission of the City of Garden Ridge, Texas, will conduct a public hearing on Wednesday, July 8, 2026, at 6:00 p.m. in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The City Council of the City of Garden Ridge, Texas, will conduct a public hearing on Wednesday, August 5, 2026, at 6:00 p.m. in the City Council Chambers of the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

The public hearings will be to consider a Development Application by Scott Felder Homes, LLC, on behalf of Bradley K and Tammara L Miller, for a zoning change (rezoning) from Agriculture and Agricultural Homestead (AG) District to Residential Estate (RE) District, for a 20.16 acre tract of land conveyed to Bradley K. Miller and Tammara L. Miller by deed recorded in Document No. 200306022245 of the Official Public Records of Comal County, Texas, out of the Vicente Micheli Survey No. 114, Abstract 383, and further located at 8474 Bindseil Lane in the City of Garden Ridge, Comal County, Texas.

The City's current Zoning Map, Development Application for Zone Change, and associated attachments to the application can be viewed on the City's website at <https://www.ci.garden-ridge.tx.us/292/PublicLegal-Notices>.

The City encourages citizen participation, and the public is invited to attend the public hearings in person to provide oral comments on this matter. Alternatively, written comments on this matter may be submitted in advance in accordance with the *Notice of Procedures for Public Hearing Written Comments* (located at the link above).

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

This is to certify that I, Marisa Spencer, posted this Legal Notice at 1:00 p.m. on June 17, 2026, on the bulletin board located at the entrance to the Garden Ridge City Hall, 9400 Municipal Parkway, Garden Ridge, Texas.

Marisa Spencer
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: Highgrove/Miller Tract

Site Location Information

Legal Description See Metes and Bounds Description

County Appraisal District Parcel ID # (all properties) 77590

Property Deed recorded in Comal County Volume # 200308022245 Page(s) # _____

Address: 8474 Bindseil Ln, San Antonio, TX 78266 Number of Lots: 21 Acreage: 20.1625

General Location of Property (if no address): _____

Subdivision Name: N/A Block: _____ Lot: _____

Zoning Information

Current Zoning: AG Requested Zoning (if applicable): RE

Existing Land Use: Agriculture Proposed Land Use (if applicable): Residential Estate

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

Owner Name: Bradley K & Tammara L Miller

Owner Address: 108 Cliffside Drive, Shavano Park, TX 78231
(Street) (City) (State) (Zip)

Phone #: 210-771-1007 Email: [REDACTED]

Applicant Information - Check box if same as property owner

Name: Scott Felder Homes, LLC

Address: 16103 Via Shavano, San Antonio, TX 78249
(Street) (City) (State) (Zip)

Phone #: 210-547-4306 Email: [REDACTED]

Engineer/Surveyor Information (if applicable)

Name: Pape Dawson-Bruna Spengler
(Company) (Contact Person)

Address: 2000 Northwest Loop 410, San Antonio, TX 78213
(Street) (City) (State) (Zip)

Phone #: 210-775-2800 Email: [REDACTED]

Authorized Agent Information (if applicable)

Name: Scott Felder Homes-Marcus Moreno

Address: 16103 Via Shavano, San Antonio, TX 78249
(Street) (City) (State) (Zip)

Phone #: 210-547-4306 Email: [REDACTED]

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: *Tammara Miller* Date: *26 May 24*
Printed Name: Tammara Miller

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



Zoning Change (Rezone) Checklist

Incomplete submissions will NOT be accepted

For Office Use Case No. _____

Application Completeness Requirements:

- Development Application signed by owner
- This checklist (signed by applicant or authorized representative)
- Application fees in the form of a check made payable to City of Garden Ridge
- 3 Copies of a rezoning exhibit prepared in accordance with this checklist
- Metes and Bounds Description (field notes) - on 8 1/2" by 11" paper including surveyor seal and signature.
- Certified Copy of a Tax Certificate showing no taxes owed (if taxes are owed submit Tax Receipts with the Certificate showing a zero balance owed)
- Letter of Intent (see letter of intent requirements below)
- Traffic impact analysis determination form (traffic impact analysis if required by determination form) *N/A*
- Agent authorization letter (if required) *N/A*
- Digital copy in .pdf format of entire application submission (application, checklist, exhibits, etc.) on CD or USB drive
- Any additional information required by this application, City Staff, City Council, City Codes & Ordinances and State Statutes, needed to evaluate this request

Submittal Information

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

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

City of Garden Ridge
Attn: City Manager
9400 Municipal Parkway
Garden Ridge, TX 78266
(210) 651-6632
CityManager@ci.garden-ridge.tx.us

Letter of Intent Requirements

The letter of intent is a narrative to describe the zoning request and generally should contain the following (some items may only be applicable for new development proposals):

- Describe in detail the location of the property (including distance from nearest intersection). Additionally, include the County Appraisal District property identification no. and address when available.
- Define acreage of subject property and current zoning district
- General description of the proposed development
- Specify proposed land uses with specific operations defined.
- Specify if the proposed development will be developed in phases.
- Detail any special considerations.
- Any additional information from the owner/applicant to thoroughly describe the request.
- The letter of intent must provide the signature and contact information of the owner or applicant.

Zoning Exhibit Technical Requirements

Use the following technical checklist in preparing a zoning exhibit:

Zoning Exhibit Technical Requirements <i>**Do not leave any items unchecked**</i>	
Applicant	
<input checked="" type="checkbox"/>	1) Title block placed in the lower right corner, with a complete legal description including survey name and abstract number, acreage, city, county, and preparation date
<input checked="" type="checkbox"/>	2) Location / vicinity map with north arrow and scale and showing all adjacent arterial or collector roadways and City and County limits where applicable
<input checked="" type="checkbox"/>	3) Location of City limits boundary and/or County boundary if they traverse the property, form part of the boundary of the property or are contiguous to such boundary
<input checked="" type="checkbox"/>	4) Name, address, and phone number of owner and applicant
<input checked="" type="checkbox"/>	5) North arrow
<input checked="" type="checkbox"/>	6) Graphic and written scale, appropriate for level of detail
<input checked="" type="checkbox"/>	7) Legend containing all symbols and abbreviations used
<input checked="" type="checkbox"/>	8) Property boundary with bearings and dimensions
<input checked="" type="checkbox"/>	9) Existing and requested zoning boundary lines
<input checked="" type="checkbox"/>	10) Total gross and net acreage of existing and requested zoning
<input checked="" type="checkbox"/>	11) Locations of existing and proposed rights-of-way and easements with filing information
<input checked="" type="checkbox"/>	12) Location of existing and proposed FEMA 100-year floodplain and floodway limits, if not located in a floodplain provide a note that no 100-year floodplain exists on the property
<input checked="" type="checkbox"/>	13) Location, dimensions and uses of existing or proposed structures, improvements, and curb cuts on the property to be rezoned
<input checked="" type="checkbox"/>	14) Owner's name, property ID#, address, current land use, and zoning information for all adjacent properties within 200'
<input type="checkbox"/>	15) Any additional information as required to clarify the proposal

Preparer's Signature: 

Date: 5-27-26

Printed Name: MARCUS MORENO

Company Name: SCOTT FELTON HOMES



RE: Residential Development Zoning Request

Scott Felder Homes, LLC

Date: May 27, 2026

To: City Manager

City of Garden Ridge

9400 Municipal Parkway

Garden Ridge, TX 78266

RE: Request for Rezoning - Highgrove Residential Development

Property Address: 8474 Bindseil Lane

Comal County Property ID: 77590

Introduction

Dear City Manager,

Scott Felder Homes respectfully submits this Letter of Intent to request rezoning of the property located at 8474 Bindseil Lane, Garden Ridge, Texas, from AG (Agriculture) to RE (Residential Estate). This request supports our proposed development of Highgrove, a carefully planned residential community that will enhance the Garden Ridge area with high-quality estate homes while respecting the character and values of the surrounding neighborhood.

Property Description

The subject property is located at 8474 Bindseil Lane in Garden Ridge, Texas. The parcel comprises 20.16 acres and is identified by Comal County as Property ID 77590. The property is currently zoned AG (Agriculture) and is being considered for rezoning to RE (Residential Estate) to accommodate the proposed Highgrove residential development. The site's location

and size make it well-suited for low-density residential estate development that aligns with the Garden Ridge community vision.

Property Detail	Specification
Address	8474 Bindseil Lane, Garden Ridge, Texas
Parcel Size	20.16 acres
County Identification	Comal County Property ID 77590
Current Zoning	AG (Agriculture)
Proposed Zoning	RE (Residential Estate)
Development Name	Highgrove Residential Development

Proposed Development Overview

The Highgrove development will consist of 20 single-family estate lots, each with a minimum size of three-quarters of an acre. This low-density configuration ensures spacious homesites that preserve the estate character desired by the City of Garden Ridge. The proposed homes will range in size from 2,863 to 4,028 square feet, offering substantial living spaces designed for families seeking quality construction and premium finishes. The anticipated price range of \$895,000 to \$995,000 reflects the high-end nature of the development and positions Highgrove as a premier residential offering within the Garden Ridge market.

Development Feature	Specification
Total Lots	20 single-family estate lots
Minimum Lot Size	0.75 acres (three-quarters of an acre)
Home Square Footage Range	2,863 to 4,028 square feet
Price Range	\$895,000 to \$995,000
Development Type	Low-density residential estate
Target Market	Families seeking quality construction and premium finishes

Land Use and Zoning Rationale

The requested rezoning from AG (Agriculture) to RE (Residential Estate) represents a logical transition for this property given its location within the Garden Ridge planning area. The RE zoning classification is specifically designed to accommodate low-density residential development with larger lot sizes, which aligns precisely with the Highgrove concept. The minimum three-quarter-acre lots exceed typical suburban densities and will maintain the rural estate character that defines Garden Ridge. This zoning change will allow for responsible development that balances growth with preservation of community character, providing high-quality housing options while maintaining appropriate density levels and open space.

Development Phasing

The Highgrove development is planned as a single-phase project, which will streamline construction timelines and minimize prolonged impacts to surrounding properties and infrastructure. This approach allows for efficient development of all 20 estate lots within a cohesive timeframe, ensuring consistent quality standards throughout the community and reducing the duration of construction-related activities in the area. Single-phase development also facilitates coordinated infrastructure improvements and landscaping installation, creating a finished community aesthetic more rapidly than multi-phase approaches.

Community Considerations

Scott Felder Homes is committed to developing Highgrove in a manner that respects and enhances the Garden Ridge community. The low-density estate lot configuration preserves significant green space and natural features while providing substantial setbacks and buffers. The premium price point and quality construction standards will contribute positively to property values in the surrounding area.

Infrastructure improvements associated with the development, including roads, utilities, and drainage systems, will be designed and constructed to meet City of Garden Ridge standards. We are committed to working collaboratively with city staff, neighboring property owners, and other stakeholders throughout the planning and development process to address any concerns and ensure the project's compatibility with the broader community vision.

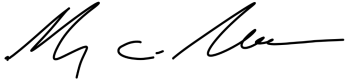
Conclusion

Scott Felder Homes believes the proposed Highgrove development represents an ideal use for the subject property that will benefit both the city and its residents. The rezoning from AG to RE will enable development of a high-quality residential community that aligns with Garden Ridge's estate character and planning objectives. We respectfully request your favorable

consideration of this rezoning application and welcome the opportunity to discuss the project in greater detail with city officials and the community.

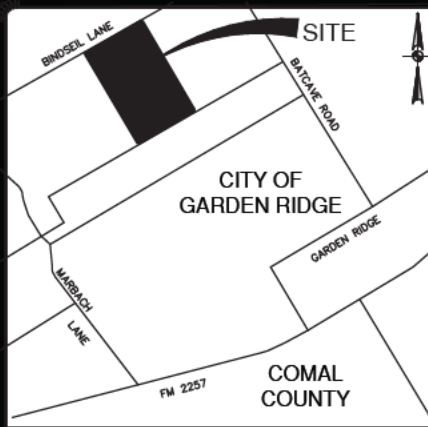
Should you have any questions regarding this Letter of Intent or the proposed Highgrove development, please do not hesitate to contact me directly.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. Moreno', written in a cursive style.

Marcus Moreno

Scott Felder Homes - VP Land

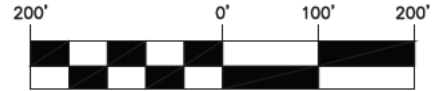


LEGEND:

MPR MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 POB POINT OF BEGINNING

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 14199-00 BY PAPE-DAWSON.
2. THE BEARINGS ARE BASED DEED FOR A CALLED 20.1625 ACRE TRACT RECORDED IN DOCUMENT NO. 200306022245 O.P.R.
3. DISTANCES ARE SHOWN IN U.S. SURVEY FEET.



SCALE: 1" = 200'

LOCATION MAP
 NOT-TO-SCALE

BINDSEIL LANE

EXHIBIT FOR ZONING

P.O.B.

(VARIABLE WIDTH R.O.W.)

N60°01'24"E 752.79'

RICHARD A. URE
 4.995 ACRES
 (DOC. NO. 201706028376 O.P.R.)
N30°29'53"W 575.60'

BARBARA KORAN
 5.656 ACRES
 (DOC. NO. 201106018332 O.P.R.)
N30°29'54"W 600.27'

BRADLEY K. MILLER AND TAMMARA L. MILLER
 20.1625 ACRES
 (DOC. NO. 200306022245 O.P.R.)

20.163 ACRES

VICENTE MICHELI
 SURVEY NO. 114
 ABSTRACT 383

23

22

25' RIGHT-OF-WAY DEDICATION
 (FUTURE TONKAWA PASS)
 (DOC. NO. 200606014758 M.P.R.)

21

20

19

18

17

S29°58'36"E 1174.24'

OAK MEADOW ESTATES
 (DOC. NO. 200606014758 M.P.R.)



Brian D Lorentson

"THIS DOCUMENT WAS PREPARED UNDER 22 TAC §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

S59°53'56"W
240.47'

S59°55'15"W 397.51'

S59°49'55"W
104.11'

JAMES D. KYLE AND KATHLEEN S. KYLE
 56.32 ACRES

(DOC. NO. 201906018342 O.P.R.)

PAPE-DAWSON
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MAY 2026

SHEET 1 OF 1

JOB No.:14199-00

METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 20.163 acre tract of land being all of that called 20.1625 acre tract conveyed to the Bradley K. Miller and Tammara L. Miller by deed recorded in Document No. 200306022245 of the Official Public Records of Comal County, Texas, out of the Vicente Micheli Survey No. 114, Abstract 383, in the City of Garden Ridge, Comal County, Texas. Said 20.163 acre tract being more fully described as follows, with bearings based on said Document No. 200306022245:

BEGINNING: At a point on the south right-of-way line of Bindseil Lane, a variable width public right-of-way, a northeast corner of a 4.995 acre tract described in Document No. 201706028376 of the said Official Public Records, and the northwest corner of said called 20.1625 acre tract;

THENCE: N 60°01'24" E, along and with the north line of said called 20.1625 acre tract, the south right-of-way line of said Bindseil Lane, a distance of 752.79 feet to a point at the northwest corner of a 25-foot right-of-way dedication, called Future Tonkawa Pass, described in the Oak Meadow Estates, recorded in Document No. 200606014758 of the Map and Plat Records of Comal County, Texas;

THENCE: S 29°58'36" E, departing the south right-of-way line of said Bindseil Lane, along and with the common line of said 25-foot right-of-way dedication and said called 20.1625 acre tract, a distance of 1174.24 feet to a point at the southeast corner of said called 20.1625 acre tract and on the north line of a 56.32 acre tract described in Document No. 201906018342 of the said Official Public Records;

THENCE: Along and with the common lines of said called 20.1625 acre tract and said 56.32 acre tract, the following bearings and distances:

S 59°49'55" W, a distance of 104.11 feet to a point;

S 59°55'15" W, a distance of 397.51 feet to a point;

S 59°53'56" W, a distance of 240.47 feet to a point at the southwest corner of said called 20.1625 acre tract and the southeast corner of a 5.656 acre tract described in Document No. 201106018332 of the said Official Public Records;

THENCE: N 30°29'54" W, along and with the common line of said called 20.1625 acre tract and said 5.656 acre tract, a distance of 600.27 feet to a point at the northeast corner of said 5.656 acre tract, the southeast corner of said 4.995 acre tract;

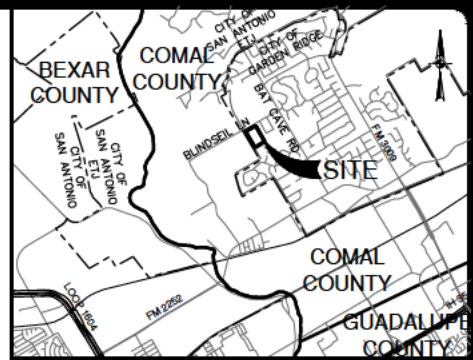
THENCE: N 30°29'53" W, along and with the common line of said called 20.1625 acre tract and said 4.995 acre tract, a distance of 575.60 feet to the POINT OF BEGINNING and containing 20.163 acres in the Comal County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 14199-00 by Pape-Dawson.

"This document was prepared under 22TAC138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson
DATE: May 22, 2026
JOB NO. 14199-00
DOC. ID. N:\CIVIL\14199-00\Word\14199-00 FNZN 20.163 AC.docx

Brian D. Lorentson

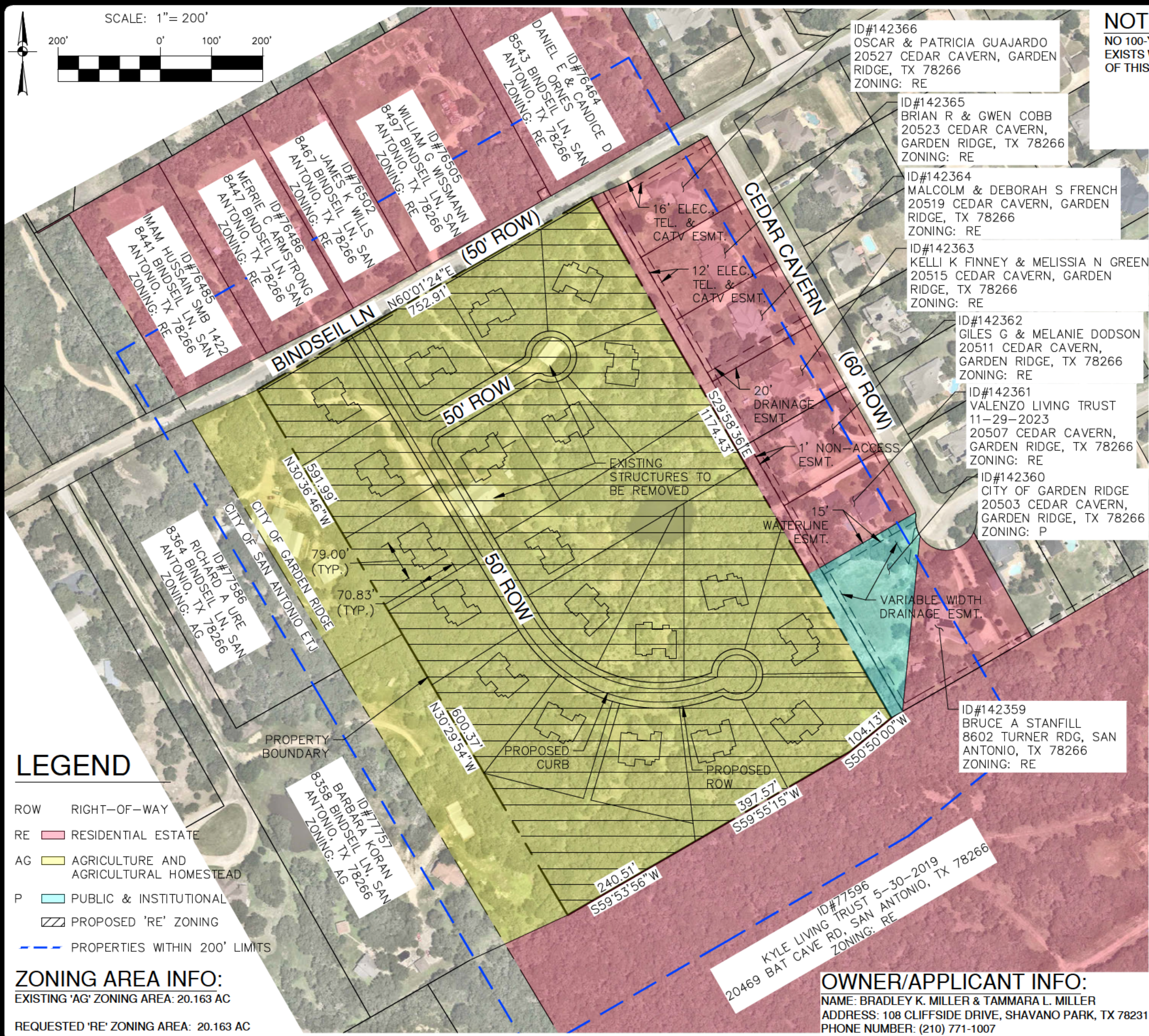




LOCATION MAP
SCALE: 1" = 4000'

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1002800

NOTE:
NO 100-YEAR FLOODPLAIN EXISTS WITHIN THE LIMITS OF THIS PROPERTY



LEGAL DESCRIPTION:

DESCRIPTION OF A 20.1625 ACRE TRACT OF LAND OUT OF THE VICENTE MICHELI SURVEY NO. 114, ABSTRACT 383, COMAL COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN 52.663 ACRE TRACT OF LAND DESCRIBED IN FORECLOSURE SALE DEED DATED NOVEMBER 5, 1991 AND RECORDED IN VOLUME 790 ON PAGES 145-167 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, SAID 20.1625 ACRE TRACT DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" RE-BAR ROD FOUND IN THE SOUTHEAST LINE OF BINDSEIL LANE, FOR THE NORTH CORNER OF A 5.000 ACRE TRACT CONVEYED TO RODNEY S. WILSON AND WIFE, DEANNA WILSON BY DEED DATED AUGUST 25, 1982 AND RECORDED IN VOLUME 333 ON PAGES 342-345 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, FOR THE WEST CORNER OF THE ABOVE CITED 52.663 ACRE TRACT, FOR THE WEST CORNER OF THE HEREIN DESCRIBED 20.1625 ACRE TRACT;

THENCE WITH THE SOUTHEAST LINE OF BINDSEIL LANE, WITH THE NORTHWEST LINE OF THE 52.663 ACRE TRACT, N. 60° 01' 24" E. 752.79 FEET TO A 1/2" RE-BAR ROD FOUND FOR THE NORTH CORNER OF THIS 20.1625 ACRE TRACT;

THENCE CROSSING THE 52.663 ACRE TRACT, ESTABLISHING THE NORTHEAST LINE OF THIS 20.1625 ACRE TRACT, S. 29° 58' 36" E. 1,174.24 FEET TO A 1/2" RE-BAR ROD FOUND IN THE FENCE, THE NORTHWEST LINE OF A TRACT CONVEYED TO RAMBIE LE BRIGGS, TRUSTEE BY DEED DATED DECEMBER 22, 1994 AND RECORDED AS DOCUMENT NO. 463850 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, IN THE SOUTHEAST LINE OF THE 52.663 ACRE TRACT, FOR THE EAST CORNER OF THIS 20.1625 ACRE TRACT;

THENCE WITH THE FENCE, THE NORTHWEST LINE OF THE RAMBIE LE BRIGGS, TRUSTEE TRACT, THE SOUTHEAST LINE OF THE 52.663 ACRE TRACT, AS FOLLOWS:

S. 50° 50' 00" W. 104.11 FEET TO A 1/2" RE-BAR ROD FOUND, S. 59° 55' 15" W. 397.51 FEET TO A 1/2" RE-BAR ROD FOUND, AND S. 59° 53' 56" W. 240.47 FEET TO A 1/2" RE-BAR ROD FOUND FOR THE EAST CORNER OF A 5.667 ACRE TRACT CONVEYED TO DAVID R. STULLER AND WIFE, JUDY A. STULLER BY DEED DATED NOVEMBER 1, 1989 AND RECORDED IN VOLUME 700 ON PAGES 394-397 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, FOR THE SOUTH CORNER OF THE 52.663 ACRE TRACT, FOR THE SOUTH CORNER OF THIS 20.1625 ACRE TRACT;

THENCE WITH THE NORTHEAST LINE OF THE 5.667 ACRE TRACT, THE SOUTHWEST LINE OF THE 52.663 ACRE TRACT, N. 30° 29' 54" W. 600.27 FEET TO A 1/2" RE-BAR ROD FOUND FOR THE NORTH CORNER OF THE 5.667 ACRE TRACT, FOR THE EAST CORNER OF THE AFORESAID WILSON 5.000 ACRE TRACT;

THENCE, WITH THE NORTHEAST LINE OF THE WILSON 5.000 ACRE TRACT, THE SOUTHWEST LINE OF THE 52.663 ACRE TRACT, N. 30° 29' 53" W. 575.60 FEET TO THE PLACE OF BEGINNING.

I HEREBY STATE THAT THIS SURVEY WAS MADE ON THE GROUND AND COMPLETED ON JUNE 5, 2003, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MILLER TRACT
GARDEN RIDGE, TEXAS
ZONING EXHIBIT

LEGEND

- ROW RIGHT-OF-WAY
- RE RESIDENTIAL ESTATE
- AG AGRICULTURE AND AGRICULTURAL HOMESTEAD
- P PUBLIC & INSTITUTIONAL
- PROPOSED 'RE' ZONING
- PROPERTIES WITHIN 200' LIMITS

ZONING AREA INFO:
EXISTING 'AG' ZONING AREA: 20.163 AC
REQUESTED 'RE' ZONING AREA: 20.163 AC

OWNER/APPLICANT INFO:

NAME: BRADLEY K. MILLER & TAMMARA L. MILLER
ADDRESS: 108 CLIFFSIDE DRIVE, SHAVANO PARK, TX 78231
PHONE NUMBER: (210) 771-1007

JOB NO. 14199-00
DATE MAY 2026
DESIGNER
CHECKED
DRAWN GK
SHEET 1 of 1

Date: November 18, 2025, 2:53 PM User: J. Janszabari
File: P:\M\100_V\Design\22_Sch\222_Exhibit\20031801_Bindseil

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE UNLESS OTHERWISE NOTED. Imagery © 2016, CAPCOG Digital Globe, Texas Orthometry Program, USDA Farm Service Agency.

Non-Residential Development

Anticipated Land Use	Project Size			Peak Hour (Weekday/Weekend) (e.g., 5-6 pm, weekdays)	Peak Hour (Weekend) (e.g., 2-3 pm, weekends)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source (ITE Code)
	Acres	GFA	Other					

Adjacent Roadways

Street Name	Proposed Access (Yes or No)
Bindsell Ln	Yes

Please check one:

A traffic impact analysis is required. The consultant preparing the study must meet with city staff to discuss the scope and requirements of the study before beginning the study.

A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

A traffic impact analysis has been waived for the following reason(s): _____



Stuart Hansmann
 COMAL COUNTY TAX ASSESSOR/COLLECTOR
 205 N. Seguin Avenue
 New Braunfels, TX 78130
 (830) 221-1353

2025+ Tax Statement

Property Account Number:
77590

Statement Date: 05/19/2026
Owner: MILLER BRADLEY K & TAMMARA L
Mailing Address: 108 CLIFFSIDE DR
 SHAVANO PARK TX 78231-1509

Property Location: 0008474 BINDSEIL LN
Acres: 20.163
Legal Description: A-383 SUR-114 V MICHELI
 ACRES 20.163

Exemptions: AG 1D1

IMPROVEMENT VALUE	LAND MARKET VALUE	NON-HOMESITE IMPRV	NON-HOMESITE LAND	AG VALUE	MINERAL VALUE	PERSONAL PROPERTY	TOTAL MARKET VALUE
605,764	634,560	0	0	1,610	0	0	1,240,324
Taxing Entities		Exemption Amount	Taxable Value	Tax Rate Per \$100	Base Tax		
COMAL COUNTY		617,210	623,114	0.269000	1676.18		
COMAL COUNTY LATERAL		617,210	623,114	0.036015	224.41		
CITY - GARDEN RIDGE		617,210	623,114	0.246430	1535.54		
COMAL ISD		617,210	623,114	1.074800	6697.22		
ESD 6		617,210	623,114	0.089273	556.28		
TOTAL BASE TAX					10,689.63		
Total Amount Due							0.00

*ADDITIONAL COUNTY SALES TAX REDUCED YOUR COUNTY AD VALOREM TAX BY \$515.13.

↓ Detach ↓

Return With Payment



Visit our website for online credit card payments.



77590

CCAD

2025 +Tax Statement
 05/19/2026

Property Account Number
 77590

Total Amount Due \$0.00

<u>IF PAID IN</u>	<u>AMOUNT DUE</u>
JUN	0.00
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00

Please Make Checks Payable To:
Stuart Hansmann,
Tax Assessor-Collector

MILLER BRADLEY K & TAMMARA L
 108 CLIFFSIDE DR
 SHAVANO PARK TX 78231-1509

Warranty Deed with Vendor's Lien

Date: June 18, 2003

Grantor: Dan L. Bindseil and Carolyn C. Bindseil, husband and wife

Grantor's Mailing Address:

Dan L. Bindseil and Carolyn C. Bindseil
8115 Bindseil Lane
San Antonio, Texas 78266

Grantee: Bradley K. Miller and Tammara L. Miller, husband and wife

Grantee's Mailing Address:

Bradley K. Miller and Tammara L. Miller
555 Lower Valley Lane
Cibolo, Texas 78108

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Dan L. Bindseil and Carolyn C. Bindseil in the principal amount of ONE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$120,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Dan L. Bindseil and Carolyn C. Bindseil and by a first-lien deed of trust of even date from Grantee to Christopher H. Moore, trustee.

Property (including any improvements):

See Exhibit "A" attached hereto

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2003, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together

with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

Dan L. Bindseil

Dan L. Bindseil

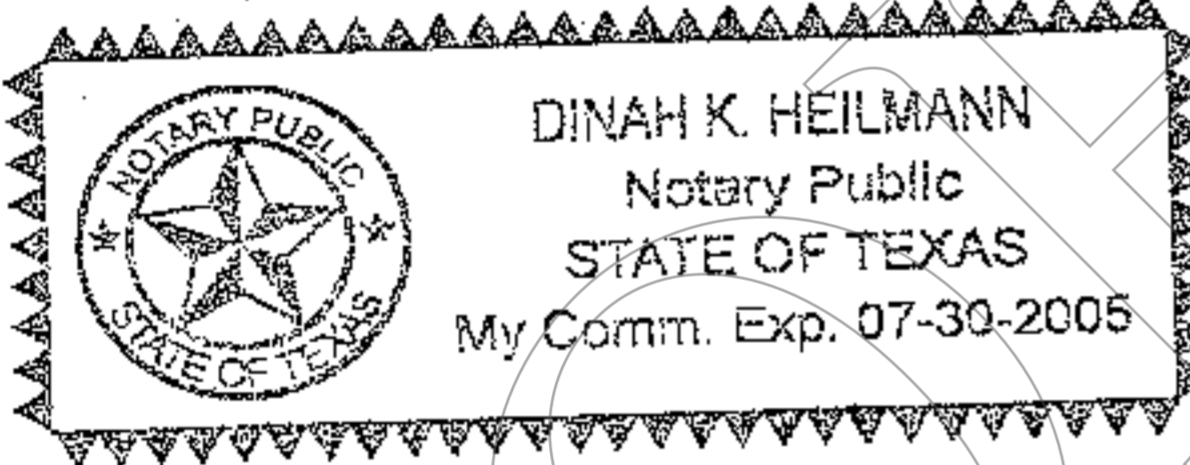
Carolyn C. Bindseil

Carolyn C. Bindseil

STATE OF TEXAS)

COUNTY OF GUADALUPE)

This instrument was acknowledged before me on June 18, 2003, by Dan L. Bindseil.



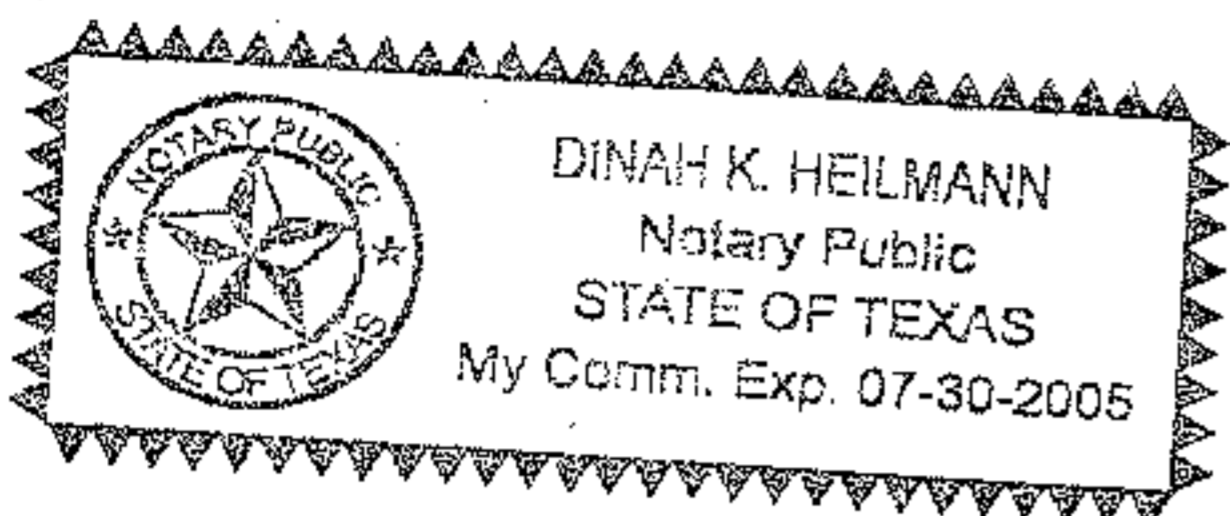
Dinah K. Heilmann

Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF GUADALUPE)

This instrument was acknowledged before me on June 18, 2003, by Carolyn C. Bindseil.



Dinah K. Heilmann
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Knobles, Raetzsch, Moore & Eveld, L.L.P.
202 N. Camp Street
Seguin, Texas 78155
Tel: (830) 379-6636
Fax: (718) 535-5343

AFTER RECORDING RETURN TO:

~~First American Title~~
4917 FM 3009, #100
Schertz, Texas 78154

Bradley & Tammara Miller
555 Lower Valley Ln.
Cibola TX 78108

EXHIBIT "A"

Description of a 20.1625 acre tract of land out of the Vicente Micheli Survey No. 114, Abstract 383, Comal County, Texas, and being out of that certain 52.663 acre tract of land described in Foreclosure Sale Deed dated November 5, 1991 and recorded in Volume 790 on pages 145-167 of the Official Public Records of Comal County, Texas, said 20.1625 acre tract described more particularly by metes and bounds as follows:

BEGINNING at a 1/2" re-bar rod found in the Southeast line of Bindseil Lane, for the North corner of a 5.000 acre tract conveyed to Rodney S. Wilson and wife, Deanna Wilson by deed dated August 25, 1982 and recorded in Volume 333 on pages 342-345 of the Deed Records of Comal County, Texas, for the West corner of the above cited 52.663 acre tract, for the West corner of the herein described 20.1625 acre tract;

THENCE with the Southeast line of Bindseil Lane, with the Northwest line of the 52.663 acre tract, N. 60° 01' 24" E. 752.79 feet to a 1/2" re-bar rod found for the North corner of this 20.1625 acre tract;

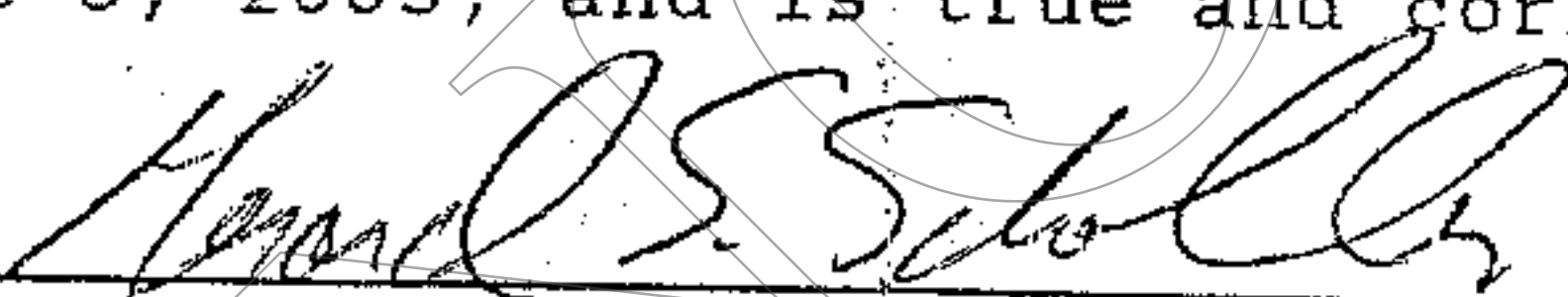
THENCE crossing the 52.663 acre tract, establishing the Northeast line of this 20.1625 acre tract, S. 29° 58' 36" E. 1,174.24 feet to a 1/2" re-bar rod found in the fence, the Northwest line of a tract conveyed to Rambie Le Briggs, Trustee by deed dated December 22, 1994 and recorded as Document No. 463850 of the Official Public Records of Comal County, Texas, in the Southeast line of the 52.663 acre tract, for the East corner of this 20.1625 acre tract;

THENCE with the fence, the Northwest line of the Rambie Le Briggs, Trustee tract, the Southeast line of the 52.663 acre tract, as follows:
S. 50° 50' 00" W. 104.11 feet to a 1/2" re-bar rod found,
S. 59° 55' 15" W. 397.51 feet to a 1/2" re-bar rod found, and
S. 59° 53' 56" W. 240.47 feet to a 1/2" re-bar rod found for the East corner of a 5.667 acre tract conveyed to David R. Stuller and wife, Judy A. Stuller by deed dated November 1, 1989 and recorded in Volume 700 on pages 394-397 of the Official Public Records of Comal County, Texas, for the South corner of the 52.663 acre tract, for the South corner of this 20.1625 acre tract;

THENCE with the Northeast line of the 5.667 acre tract, the Southwest line of the 52.663 acre tract, N. 30° 29' 54" W. 600.27 feet to a 1/2" re-bar rod found for the North corner of the 5.667 acre tract, for the East corner of the aforesaid Wilson 5.000 acre tract;

THENCE with the Northeast line of the Wilson 5.000 acre tract, the Southwest line of the 52.663 acre tract, N. 30° 29' 53" W. 575.60 feet to the Place of Beginning.

I hereby state that this survey was made on the ground and completed on June 5, 2003, and is true and correct to the best of my knowledge and belief.


GERARD S. SCHOLLER
R.P.L.S. 1876

Doc# 200306022245
Pages 4
05/28/2003 10:49:14 AM
Filed & Recorded in
Official Records of
COMAL COUNTY
JOY STREATER
COUNTY CLERK
Fees \$15.00