AGENDA

CITY COUNCIL REGULAR MEETING

WEDNESDAY, AUGUST 5, 2026 | 6:00 P.M.

The Garden Ridge City Council will meet in a regular session on Wednesday, August 5, 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. PRESENTATIONS/PROCLAMATIONS

3.1. Introduction of Police Officers/Assistant Chief of Police.

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 July 1, 2026, City Council Regular Meeting.

5.2. Financial Statement, Summary Report, and Management's Discussion and Analysis of Results of Operations – June 30, 2026.

5.3. Texas Conviction Reporting (TXCR) Interlocal Cooperation Contract between Texas Department of Public Safety (DPS) and the Municipal Court of the City of Garden Ridge.

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. Public hearing and possible action on the 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. (Planning and Zoning Commission)

7.2. Ordinance No. 18-082026 An Ordinance of the City Council of the City of Garden Ridge, Texas, establishing regulations for the control and care of animals in the City of Garden Ridge; establishing related service fees; providing a penalty for violations of this Ordinance; providing a cumulative and savings clause; providing for severability; and declaring an effective date. (Rapelye)

7.3. Ordinance No. 22-082026 An Ordinance of the City Council of the City of Garden Ridge, Texas, regulating traffic on streets, roads, and highways within the City of Garden Ridge by establishing stop sign locations and placement of traffic control devices; establishing prima facie speed limits and placement of traffic control devices; establishing through truck traffic regulations and placement of traffic control devices; establishing "no parking zones"; regulating and requiring permits for certain assemblages and processions; providing a penalty; providing for severability; and declaring an effective date. (Rapelye)

7.4. Request from Buckley Powder Co., for a Partial Exemption Permit to conduct blasting activities at Heidelberg Materials Servtex Quarry for the period of October 1, 2026 – September 30, 2027, and set annual permit fee. (Rapelye)

7.5. Interlocal Agreement with the City of Selma for Code Enforcement Services. (Rapelye)

7.6. Interlocal Agreement Regarding Sewer Capacity and Wheeling Between the City of Schertz and the City of Garden Ridge. (Rapelye)

7.7. Fiscal Year 2027 Proposed Budget for the City of Garden Ridge. (Rapelye)

7.8. 2026 No-New-Revenue, Voter-Approval, and De Minimis Tax Rate Calculations/Propose a tax rate for the 2026 Tax Year. (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. EXECUTIVE SESSION

The City Council shall recess the open meeting and reconvene in Closed Session pursuant to Texas Government Code § 551.071 to conduct a private consultation with legal counsel concerning the pending condemnation proceedings styled *Outer Loop Utility, LLC v. City of Garden Ridge, Texas*, Cause No. 2026CV0213, in County Court No. 1, Comal County, Texas. The City Council may reconvene in open session to take any action deemed necessary as a result of said consultation.

11. BUSINESS ITEMS

The City Council will reconvene into Regular Session upon conclusion of the Executive Session and may recall any items posted for Executive Session for action, as necessary.

12. 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.

Budget Statement/Taxpayer Impact Statement: Regarding Agenda Item No. 7.7. and 7.8. above, the City provides the following information in compliance with Texas Government Code §551.043(c):

1. A copy of the City's proposed budget, when available, may be located on the City's home page of its website and at: https://www.ci.garden-ridge.tx.us/358/AuditsBudgetsReports
2. Taxpayer Impact Statement – For the median-valued homestead property (median taxable value of $712,130), a comparison of the City's property tax bill for the current fiscal year, an estimate if the proposed budget is adopted for the upcoming fiscal year, and an estimate if a balanced budget is funded and adopted at the no-new-revenue tax rate for the upcoming fiscal year is as follows:
   - Current FY2025/2026: $1,755
   - Estimated if the proposed budget is adopted for FY2026/2027: $1,782
   - Estimated if a balanced budget is funded and adopted at the no-new-revenue tax rate for FY2026/2027: To Be Determined

This is to certify that I, Marisa Spencer, posted this Agenda at 3:30 p.m. on July 28, 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

MINUTES

CITY COUNCIL REGULAR MEETING

WEDNESDAY, JULY 1, 2026 | 6:00 P.M.

Councilmembers Present:
Mayor Lisa Swint
Mayor Pro-Tem Kelly Smith
Councilmember Jim Mueller
Councilmember Krendra Harralson
Councilmember Jim Hunter

Councilmembers Absent:
Councilmember Brian Reyes

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 6:00 p.m. on Wednesday, July 1, 2026, 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 the Texas Pledge.

3. PRESENTATIONS/PROCLAMATIONS

3.1. Eagle Scout Certificate of Recognition-Colton Cook.

Mayor Swint and Councilmember Hunter presented a Certificate of Recognition to Colton Cook for attaining the rank of Eagle Scout.

4. CITIZEN COMMENT PERIOD

Thomas Klimas, 9610 Meadow Rue, spoke regarding Paul Davis Park.

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. Minutes for the June 3, 2026, City Council Regular Meeting.
5.2. Minutes for the June 17, 2026, City Council Special Meeting.
5.3. Financial Statement, Summary Report, and Management's Discussion and Analysis of Results of Operations – May 31, 2026.

5.4. Bexar Metro 9-1-1 Network Fiscal Year 2026 Financial Plan and Budget.

5.5. Designate Comal County Tax Assessor-Collector to calculate 2026 Tax Rates for the City of Garden Ridge.

Motion: A motion was made by Mayor Pro-Tem Smith, seconded by Councilmember Hunter, to approve consent agenda items 5.1.-5.5. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

6. STAFF REPORTS

6.1. City Manager Report.

City/employee recognitions, department updates, upcoming events, and projects in Garden Ridge.

City Manager Ryan Rapelye spoke regarding continuity of city operations and addressed questions from Councilmembers.

6.2. City Engineer Project Report.

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

7. APPROVALS AND AUTHORIZATIONS

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

7.1. Public hearing and possible action on Ordinance No. 251-072026 An Ordinance of the City Council of the City of Garden Ridge, Texas, authorizing, establishing, and approving a Public Works Specifications Manual; authorizing the City Manager to amend the Manual; repealing all ordinances to the extent they are in conflict; providing for severability; and declaring an effective date. (Rapelye)

City Manager Ryan Rapelye spoke regarding the Public Works Specifications Manual.

Mayor Swint opened the public hearing at 6:13 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 6:13 p.m.

The City Council discussed the Public Works Specifications Manual.

Motion: A motion was made by Councilmember Hunter, seconded by Mayor Pro-Tem Smith, to approve Ordinance No. 251-072026 An Ordinance of the City Council of the City of Garden Ridge, Texas, authorizing, establishing, and approving a Public Works Specifications Manual; authorizing the City Manager to amend the Manual; repealing all ordinances to the extent they are in conflict; providing for severability; and declaring an effective date. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

7.2. Republic Services Annual Rate Adjustment / Ordinance No. 143-072026 An Ordinance of the City Council of the City of Garden Ridge, Texas, granting an exclusive Municipal Materials Management Agreement between the City of Garden Ridge, Texas, and BFI Waste Services of Texas, L.P., dba/Republic Services of San Antonio a Texas Limited Partnership, for the collection and disposal of solid waste and recycling service; setting forth general specifications establishing rates for collection and disposal of solid waste and recycling service; providing for enforcement and the collection of established rates; providing a penalty for violations of this ordinance of a fine of not less than $100.00 nor more than $500.00 and making each day a separate offense; providing a cumulative and savings clause; providing for severability; and declaring an effective date. (Rapelye)

City Manager Ryan Rapelye spoke regarding Republic Services Annual Rate Adjustment and addressed questions from Councilmembers.

Motion: A motion was made by Councilmember Mueller, seconded by Councilmember Hunter, to approve Ordinance No. 143-072026 An Ordinance of the City Council of the City of Garden Ridge, Texas, granting an exclusive Municipal Materials Management Agreement between the City of Garden Ridge, Texas, and BFI Waste Services of Texas, L.P., dba/Republic Services of San Antonio a Texas Limited Partnership, for the collection and disposal of solid waste and recycling service; setting forth general specifications establishing rates for collection and disposal of solid waste and recycling service; providing for enforcement and the collection of established rates; providing a penalty for violations of this ordinance of a fine of not less than $100.00 nor more than $500.00 and making each day a separate offense; providing a cumulative and savings clause; providing for severability; and declaring an effective date. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

7.3. Old Nacogdoches Road Feasibility Study. (Rapelye)

City Manager Ryan Rapelye, City Engineer Hank Crippen, and Mayor Swint spoke regarding the Old Nacogdoches Road Feasibility Study and addressed questions from Councilmembers.

The City Council discussed the Old Nacogdoches Road Feasibility Study and agreed by consensus to table any action on this item to a future agenda once additional information is available.

7.4. Library Expansion Fundraising Efforts. (Rapelye)

City Manager Ryan Rapelye and Library Director Linda Crosland spoke regarding the Library Expansion Fundraising Efforts and addressed questions from Councilmembers.

Motion: A motion was made by Councilmember Harralson, seconded by Mayor Pro-Tem Smith, to support the Garden Ridge Library's fundraising efforts for the purpose of a potential library expansion. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

7.5. Discussion and possible action on holding a Strategic Plan Workshop. (Rapelye)

City Manager Ryan Rapelye spoke regarding holding a Strategic Plan Workshop and addressed questions from Councilmembers.

Motion: A motion was made by Councilmember Hunter, seconded by Councilmember Harralson, to approve conducting a Strategic Planning Workshop facilitated by Clear Career Professionals with the date to be determined based on City Council availability. The City Council voted four (4) for and none (0) opposed. The motion carried unanimously.

7.6. Fiscal Year 2027 Budget Workshop. (Rapelye)

City Manager Ryan Rapelye spoke regarding the general fund, water fund, capital improvement projects, budget goals and objectives, and upcoming meetings related to the budget process. City Manager Ryan Rapelye addressed questions from Councilmembers and received input from Councilmembers.

8. CITIZEN COMMENT PERIOD

Sharon Stripling, 21729 Forest Waters Circle, spoke regarding Republic Services, road improvements, and the Garden Ridge Library.

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.

Mayor Swint spoke regarding the Limited Purpose Quarry Study Group, Garden Ridge Area Coalition for the Environment, and the City's 4th of July Event. Mayor Pro-Tem Smith spoke regarding the Tri-County Chamber of Commerce.

10. EXECUTIVE SESSION

The City Council shall recess the open meeting and reconvene in Closed Session pursuant to Texas Government Code § 551.071 to conduct a private consultation with legal counsel concerning the pending condemnation proceedings styled *Outer Loop Utility, LLC v. City of Garden Ridge, Texas*, Cause No. 2026CV0213, in County Court No. 1, Comal County, Texas. The City Council may reconvene in open session to take any action deemed necessary as a result of said consultation.

Mayor Swint pulled this item from the agenda, stating the executive session is not needed at this time.

11. BUSINESS ITEMS

The City Council will reconvene into Regular Session upon conclusion of the Executive Session and may recall any items posted for Executive Session for action, as necessary.

No action taken.

12. ADJOURNMENT

There being no further business, the Wednesday, July 1, 2026, City Council regular meeting was adjourned at 7:34 p.m. by Mayor Swint.

_____
Lisa Swint
Mayor

ATTEST

_____
Marisa Spencer
City Secretary

CITY OF GARDEN RIDGE

MONTHLY ACCOUNT BALANCES & INTEREST RATES

PERIOD ENDED AS OF 6/30/2026

CITY FUNDS	BALANCE	CURRENT INTEREST RATE
GF OPERATING ACCOUNT	601,941.74	0.40%
GF MONEY MARKET	1,215,185.53	3.67%
PEG CAPITAL FEES	3,893.55	3.67%
TEXPOOL INVESTMENTS	3,545,199.61	3.65%
2017 I&S	2,904.63	3.67%
2012 I&S	26,808.41	3.67%
2015 I&S	45,571.54	3.67%
TEXPOOL WATER IMPACT FEES	203,791.09	3.65%
TEXPOOL STREET IMPACT FEES	70,528.57	3.65%
ASSET/FORFEITURE - FED	80,500.34	3.67%
ASSET/FORFEITURE - STATE	30,009.57	3.67%
TOTAL CITY FUNDS	**$ 5,826,334.58**	

WATER FUNDS	BALANCE	CURRENT INTEREST RATE
OPERATING ACCOUNT	797,844.06	3.67%
WATER SURCHARGE	170,520.77	3.67%
TEXPOOL WATER INVEST	1,418,950.75	3.65%
SIB LOAN I&S	3,501.21	3.67%
SIB RESERVE	49,346.44	3.67%
TOTAL WATER FUNDS	**$ 2,440,163.23**	

TOTAL ALL ACCOUNTS	**$ 8,266,497.81**	

CITY OF GARDEN RIDGE

CASH & INVESTMENTS STATEMENT

PERIOD ENDED AS OF 6/30/2026

GENERAL FUND	BALANCE
GF Operational Checking	$ 601,941.74
GF Money Market	1,215,185.53
GF Peg Capital Fund	3,893.55
TexPool Investments	3,545,199.61
Restricted Amounts:	(520,663.80)
(Including GF Peg Capital Fund)	
TOTAL AVAILABLE FUNDS	**$ 4,845,556.63**

WATER FUND	BALANCE
Operational Checking	$ 797,844.06
TexPool Water Invest	1,418,950.75
Water Surcharge	170,520.77
Restricted/Unavailable Amounts	(883,642.27)
TOTAL AVAILABLE FUNDS	**$ 1,503,673.31**

CITY OF GARDEN RIDGE

STATEMENT OF ACTIVITIES

PERIOD ENDING AS OF 6/30/2026

GENERAL FUND	Jun-26	YTD	FY 2025 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	$ 114,399.58	$ 3,556,812.15	$ 4,335,500.00	82.04%	$ 778,687.85
EXPENDITURES					
ADMINISTRATION	98,598.83	802,016.51	1,066,128.00	75.23%	264,111.49
COURT	9,046.44	100,521.09	139,831.00	71.89%	39,309.91
POLICE	103,637.28	1,235,753.98	1,840,892.00	67.13%	605,138.02
PUBLIC FACILITIES	63,790.24	642,569.66	1,094,557.00	58.71%	451,987.34
COMMUNITY CENTER	23,485.49	83,533.30	113,263.00	73.75%	29,729.70
LIBRARY	14,179.91	133,274.17	188,366.00	70.75%	55,091.83
FUND CHANGES/XFER	-	-	65,000.00	0.00%	65,000.00
TOTAL EXPENDITURES	312,738.19	2,997,668.71	4,508,037.00	66.50%	1,510,368.29
NET POSITION	$ (198,338.61)	$ 559,143.44	$ (172,537.00)		$ (731,680.44)

WATER FUND	Jun-26	YTD	FY 2025 BUDGET	% OF BUDGET	BUDGET BALANCE
REVENUES	$ 167,966.56	$ 1,662,490.81	$ 2,562,100.00	64.89%	$ 899,609.19
EXPENDITURES					
BOND PRINCIPLE PMTS	-	566,400.00	567,902.00		1,502.00
ALL OTHER EXPENDITURES	103,488.18	1,396,594.56	2,007,098.00		610,503.44
TOTAL EXPENDITURES	103,488.18	1,962,994.56	2,575,000.00	76.23%	612,005.44
REVENUE +/(-) EXPENDITURES	64,478.38	(300,503.75)	(12,900.00)		287,603.75

CITY OF GARDEN RIDGE

STATEMENT OF ACTIVITIES - COMMUNITY CENTER

PERIOD ENDING AS OF 6/30/2026

	YTD	Budget	% OF BUDGET
REVENUES			
RENTALS	$ 63,221.50	95,000.00	66.5%
DEPOSITS	2,357.19	3,000.00	78.6%
CLEAN-UP FEES	1,575.00	6,000.00	26.3%
TOTAL REVENUES	67,153.69	104,000.00	64.6%
EXPENDITURES			
PAYROLL/TAXES/RETIREMENT	1,387.74	3,283.00	42.3%
MANAGER FEES	28,373.00	38,000.00	74.7%
COMPUTER MAINT/TRNG	5,334.43	7,000.00	76.2%
TELEPHONE	373.23	600.00	62.2%
UTILITIES	9,418.10	12,000.00	78.5%
MAINTENANCE	4,676.33	10,000.00	46.8%
SUPPLIES	4,909.70	5,000.00	98.2%
CLEANING	6,820.00	9,070.00	75.2%
EQUIPMENT	5,242.77	6,000.00	87.4%
MARKETING	-	1,500.00	0.0%
MEMBERSHIPS	-	210.00	0.0%
MISCELLANEOUS	-	2,600.00	0.0%
CAPITAL EXPENDITURES	16,998.00	18,000.00	94.4%
TOTAL EXPENDITURES	83,533.30	113,263.00	73.75%
NET POSITION	$ (16,379.61)	$ (9,263.00)	

Management's Discussion and Analysis of Results of Operations – 6/30/2026

GENERAL FUND

Cash

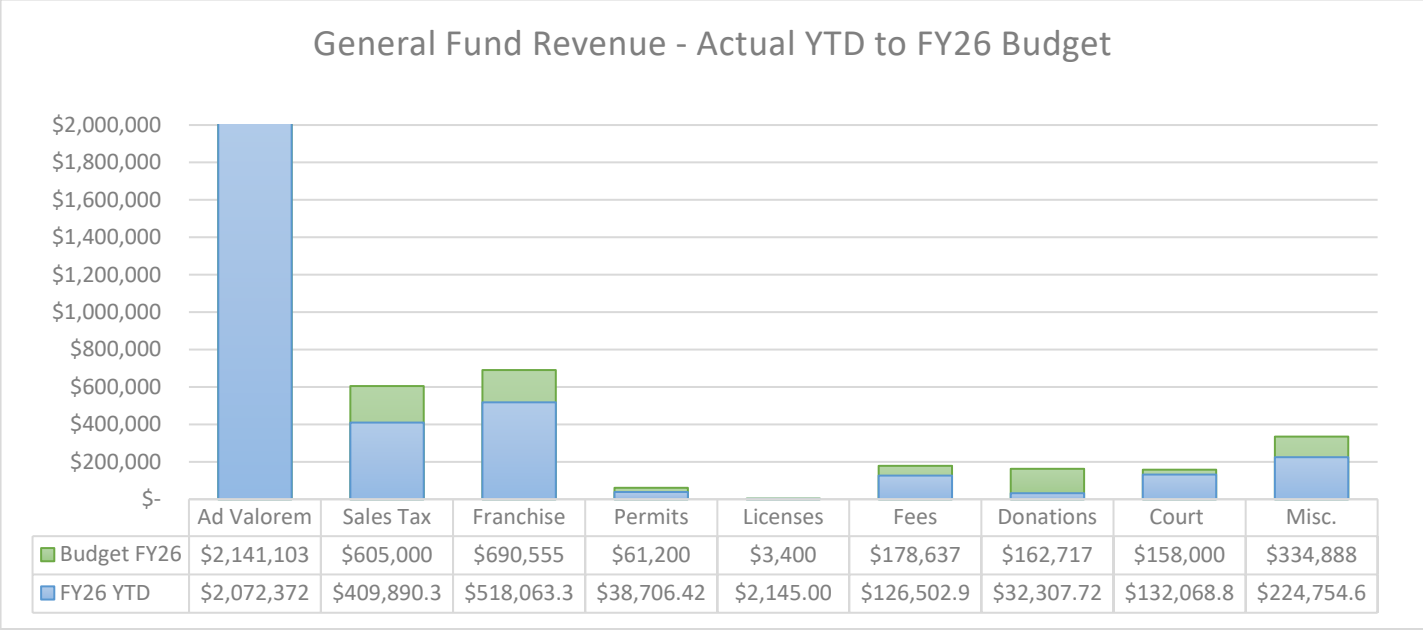
Total available funds as of June 30, 2026, are $4,845,557

Revenue

Ad Valorem Tax received for June totals $16,393. YTD collections total $2,072,373 or 97% of the FY26 budget of $2,141,103

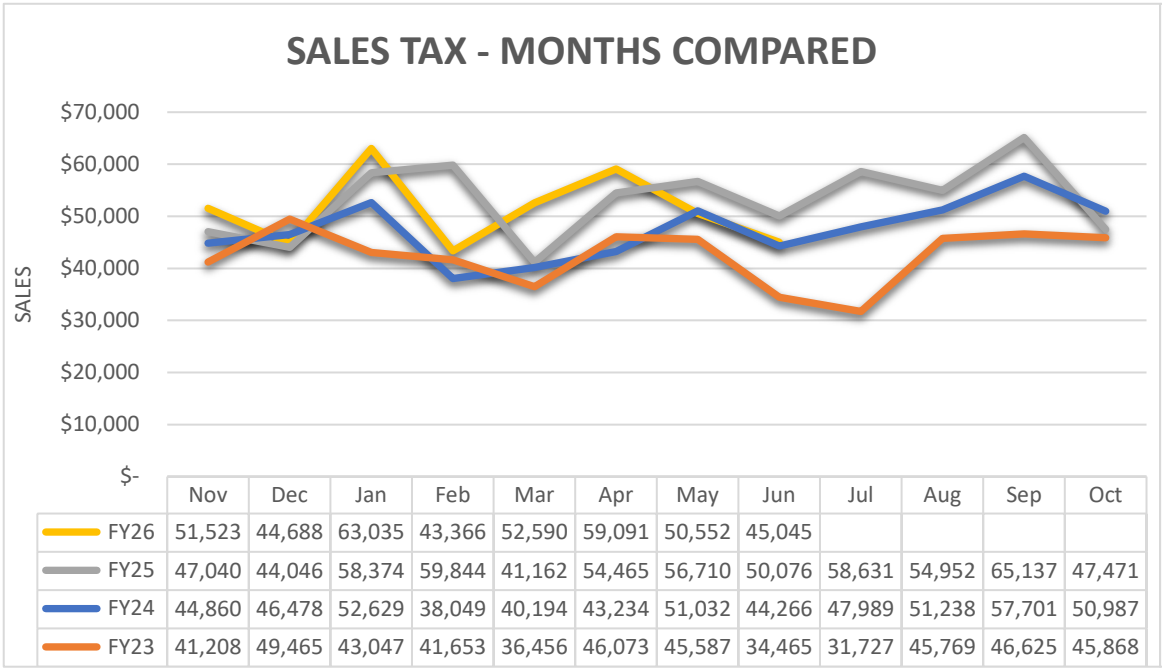
Annual Building Permits revenue totals $37,270 or 62% of the $60,000 budgeted for FY26.

Trash and Dumpster Collections YTD totals $128,801 or 98% of the $157,000 budgeted for FY26.

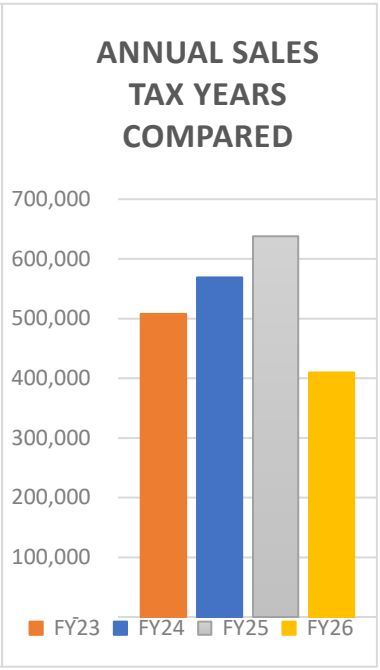


	Ad Valorem	Sales Tax	Franchise	Permits	Licenses	Fees	Donations	Court	Misc.
Budget FY26	$2,141,103	$605,000	$690,555	$61,200	$3,400	$178,637	$162,717	$158,000	$334,888
FY26 YTD	$2,072,372	$409,890.3	$518,063.3	$38,706.42	$2,145.00	$126,502.9	$32,307.72	$132,068.8	$224,754.6

Sale Tax Revenue received during the month of June totals $45,045 for FY26. YTD totals $409,890 or 68% of the $605,000 budgeted for FY26.

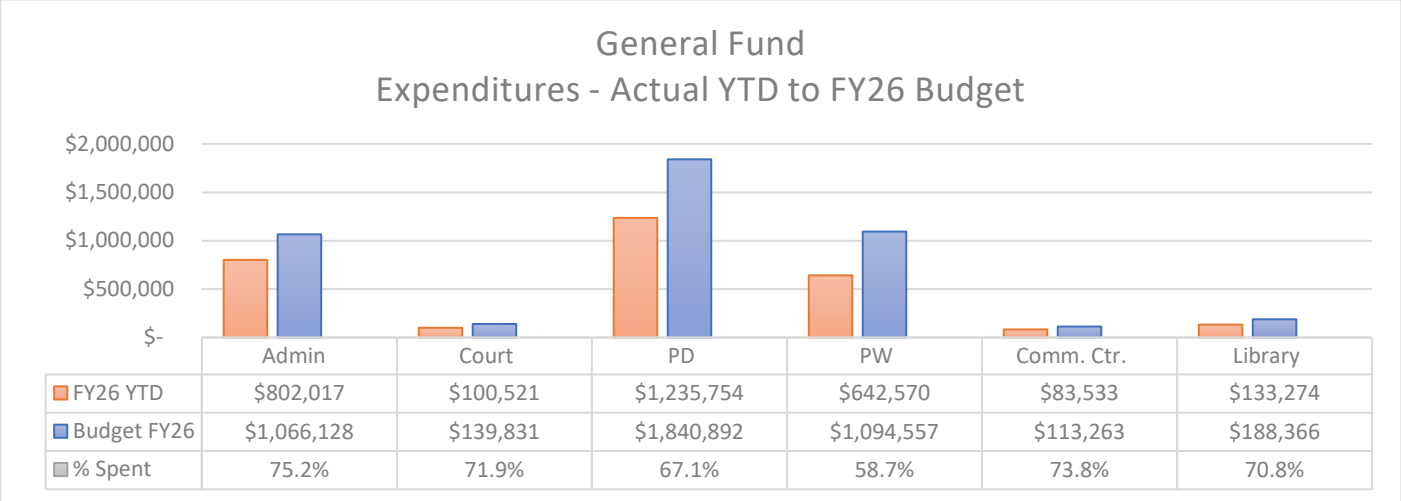


	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
FY26	51,523	44,688	63,035	43,366	52,590	59,091	50,552	45,045				
FY25	47,040	44,046	58,374	59,844	41,162	54,465	56,710	50,076	58,631	54,952	65,137	47,471
FY24	44,860	46,478	52,629	38,049	40,194	43,234	51,032	44,266	47,989	51,238	57,701	50,987
FY23	41,208	49,465	43,047	41,653	36,456	46,073	45,587	34,465	31,727	45,769	46,625	45,868



Expenditure

Expenditures for the month total $312,738. YTD expenditures for FY26 total $2,997,669 or 67% of the $4,443,037 budget. All departments are operating within the FY26 budget.



	Admin	Court	PD	PW	Comm. Ctr.	Library
FY26 YTD	$802,017	$100,521	$1,235,754	$642,570	$83,533	$133,274
Budget FY26	$1,066,128	$139,831	$1,840,892	$1,094,557	$113,263	$188,366
% Spent	75.2%	71.9%	67.1%	58.7%	73.8%	70.8%

WATER FUND

Meters

Current meters for June 2026 total 1708 vs 1691 for June 2025.

Cash

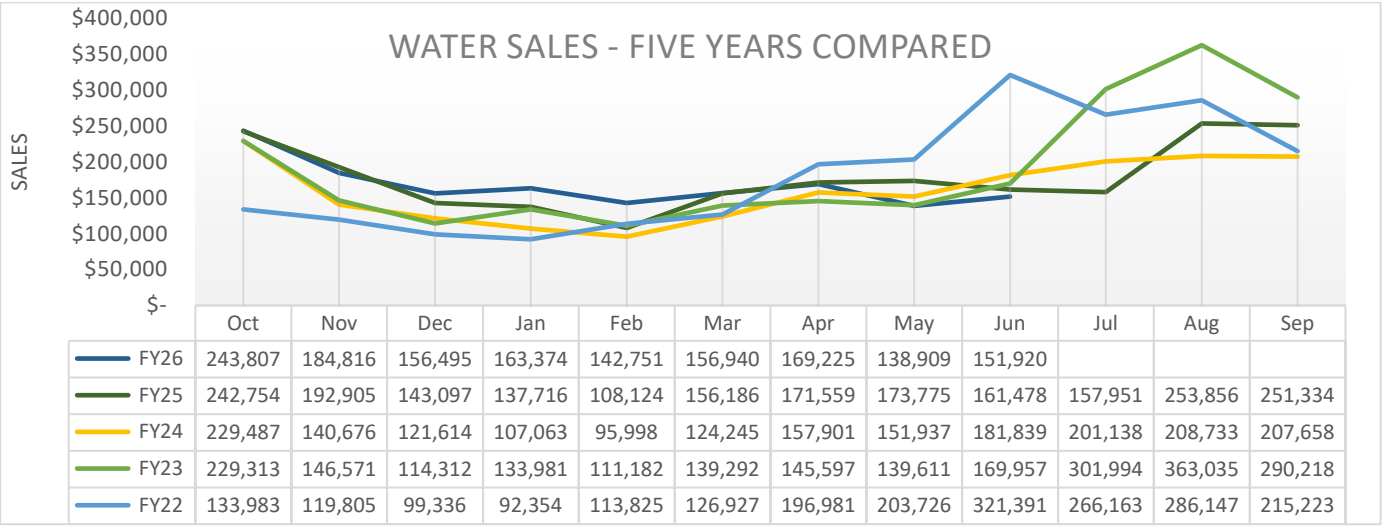
Total available funds as of June 30, 2026, are $1,503,673.

Revenue

Revenue YTD totals $1,662,491 or 65% of the $2,562,100 budgeted for FY26. Total revenue for the same period last year was $1,632,497.

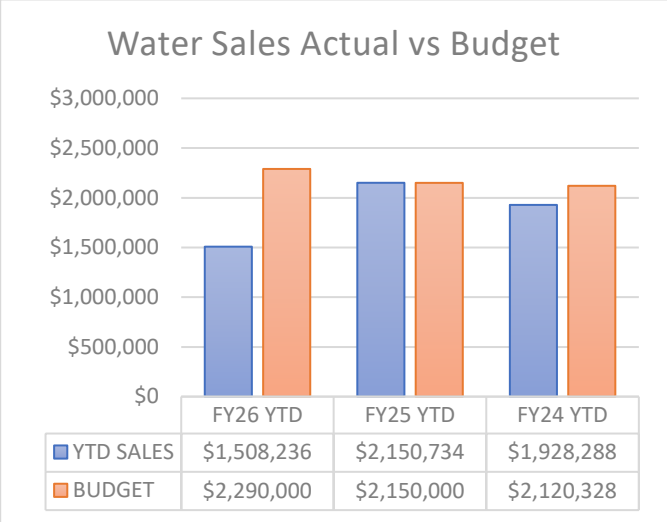
Water Sales for the month total $151,920. YTD water sales total $1,508,236 or 66% of the $2,290,000 budgeted for FY26.

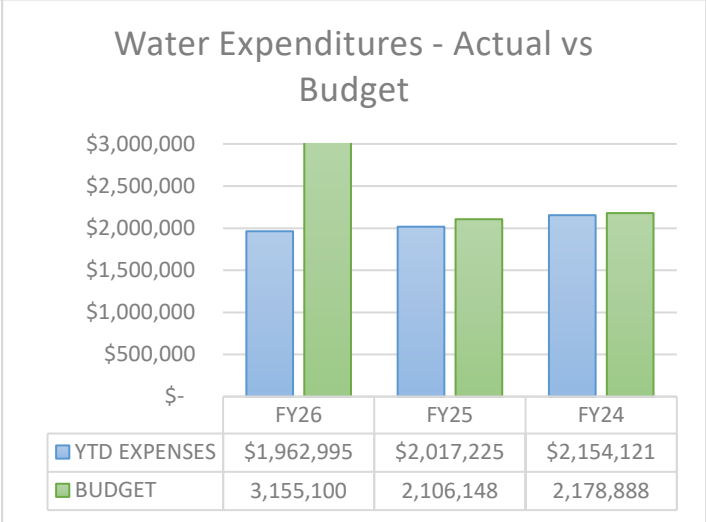
Meter installation revenue YTD totals $1,325 or 44% of the $3,000 budgeted for FY26.



	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
FY26	243,807	184,816	156,495	163,374	142,751	156,940	169,225	138,909	151,920			
FY25	242,754	192,905	143,097	137,716	108,124	156,186	171,559	173,775	161,478	157,951	253,856	251,334
FY24	229,487	140,676	121,614	107,063	95,998	124,245	157,901	151,937	181,839	201,138	208,733	207,658
FY23	229,313	146,571	114,312	133,981	111,182	139,292	145,597	139,611	169,957	301,994	363,035	290,218
FY22	133,983	119,805	99,336	92,354	113,825	126,927	196,981	203,726	321,391	266,163	286,147	215,223

Expenditure
Expenditures for the month total $103,488. YTD expenditures for FY26 total $1,962,995 or 76% of the $2,575,000 budget.





Interest & Sinking Fund

Revenue
Ad Valorem Tax collections YTD total $492,289 of the $508,891 budgeted for FY26.

Expenditure
Bond interest payments and agent fees for June 2026 totaled $0. The next bond payments are due in August 2026.

Capital Improvements Fund – (all accounts are restricted)

Cash Balance
Water Impact Fee Balance is $203,791.
Street Impact Balance is $70,529.

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 $110,510.

Revenue
Month Revenue to report is $10,292.

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.

Investment Officer Certification

I, the undersigned Investment Officer for the City of Garden Ridge, hereby certify that the investment portfolio as of June 2026 is in compliance with the Texas Public Funds Investment Act (Chapter 2256, Texas Government Code) and the City's adopted Investment Policy.
All investments were made in accordance with authorized investment strategies, and the City maintains internal controls designed to safeguard public funds. No known violations of the Act or the Investment Policy occurred during the reporting period.

Signed electronically by:

Robyn Achu

Robyn Achu
Investment Officer
Finance & HR Director
August 3, 2026

AGENDA ITEM:	5.3. TXCR Interlocal Cooperation Contract
SUBMITTED BY:	City Secretary Marisa Spencer
DATE SUBMITTED:	July 29, 2026
MEETING DATE:	August 5, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

(Consent Agenda Item) Action on Texas Conviction Reporting (TXCR) Interlocal Cooperation Contract between Texas Department of Public Safety (DPS) and the Municipal Court of the City of Garden Ridge.

BACKGROUND

The City of Garden Ridge Municipal Court currently reports convictions to DPS using Secure File Transfer Protocol (SFTP) through DPS Web Transfer Client Portal. DPS has started the process of transitioning to their new Texas Conviction Reporting (TXCR) user interface for conviction submissions. During this transition from SFTP to TXCR, all contracting parties and authorities are required to submit a new Interlocal Cooperation Contract by December 31st, 2026.

Effective January 1st, 2027, all final convictions sent to DPS for processing must be submitted via their new Texas Conviction Reporting (TXCR) interface. The TXCR interface eliminates paper processes and the current electronic file submission process. A "real time" upload feature allows court users the ability to review successful submissions, prevent duplicate entries, and review rejected convictions. The submission of final convictions via the portal requires that a TXCR Interlocal Cooperation Contract be completed and submitted to the Department before using the new TXCR interface.

Since the City of Garden Ridge Municipal Court currently reports convictions to DPS, the information that we report and the agency in which we report that information to is not changing. The only change is DPS transitioning to a new interface and DPS requiring all agencies to submit a new Interlocal Cooperation Contract before providing access to the interface.

ATTACHMENTS: Interlocal Cooperation Contract

REQUESTED ACTION

Motion	☒	Resolution	☐
Discussion	☐	Other	☐
Ordinance	☐		

FINANCIAL

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

PROs / CONs

N/A

STAFF RECOMMENDATION

Staff recommends approval of the Interlocal Cooperation Contract between Texas Department of Public Safety (DPS) and the Municipal Court of the City of Garden Ridge.

INTERLOCAL COOPERATION CONTRACT

I. CONTRACTING PARTIES AND AUTHORITY

The Department of Public Safety (DPS) and the _____Court of _____ [City or County] are contracting under the authority of Texas Government Code Chapter 791 (the Interlocal Cooperation Act).

DPS certifies that it has the authority to contract for the Texas Conviction Reporting (TXCR) application by the authority granted in Tex. Transp. Code Chapter 543, Subchapter C.

II. BACKGROUND AND PURPOSE

DPS is legislatively required to apply all court-reported convictions to a driver record within seven days of the final disposition of conviction. Texas courts send more than 180,000 conviction records monthly. To secure personally identifiable information (PII) of drivers who are convicted in Texas courts, DPS developed a secure web-based application for Texas courts to submit electronic convictions onto a Texas driver's record and eliminate mailed or unsecured upload of conviction records.

Furthermore, DPS and Federal Motor Carrier Safety Administration's (FMCSA) common goal is to ensure and improve public safety by reducing crashes, injuries, and fatalities involving Commercial Motor Vehicles (CMV). One of the components of this effort is the appropriate and timely reporting of moving violation convictions for Commercial Driver License (CDL) holders and operators of CMVs. For DPS to be successful in its endeavor to bolster the foundation and support the priorities of the CDL program, it must have the proper tools to accomplish these goals.

III. STATEMENT OF SERVICES

DPS responsibilities are as follows.

- Provide access to the TXCR over the internet from a publicly accessible site based on authorized access granted by DPS to Court reporting personnel.
- Ensure the TXCR site is secure and meets Criminal Justice Information System (CJIS) security requirements as defined by the Federal Bureau of Investigation (FBI).
- Allow submission of convictions individually using a web-form that matches the bulk file format for ease of entry. Bulk file format will be provided to Court.
- TXCR will validate conviction data prior to inclusion to the driver's record and if data cannot be validated, will reject the submission with an opportunity for Court to correct and resubmit.
- Provide historical reports for Court to assist with timely reporting, reducing rejects and ensuring accuracy of conviction reporting.
- Provide training to Court, and include training materials and procedures on the TXCR site for 24/7 access by Court.
- TXCR Contractor will assist Court users by providing a toll-free telephone number and email, Monday through Friday from 7:00am to 8:00pm, except holidays.

Court responsibilities are as follows.

- Do not share the TXCR site information with unauthorized persons.
- Have only two authorized court personnel with access to TXCR, unless additional personnel are authorized by DPS based on business need.
- Authorized users must use Multi-Factor Authentication (MFA) to access TXCR and will be required to download an application to a cell phone to receive the MFA code before access is granted.
- Must use TXCR to upload individual convictions using a web-form or bulk upload of convictions in a pre-defined format approved by DPS. Paper forms will not be accepted.
- Must notify DPS immediately upon termination or resignation of an authorized user to allow DPS disable the account and prevent unauthorized use of TXCR.
- Submit conviction reports to TXCR within seven days from the date of conviction in compliance with Tex. Transp. Code Chapter 543, Section 543.203.

IV. CONTRACT AMOUNT AND BASIS FOR CALCULATING COSTS

DPS will provide TXCR to Court at no cost.

V. TERM OF CONTRACT AND AMENDMENTS

This contract is effective on the date of execution and will not expire except upon written request of either party with 30 calendar days' written notice. This contract may only be amended by mutual written agreement of the parties.

Any alterations, additions, or deletions to the terms of the Contract that are required by changes in federal or state law or regulations are automatically incorporated into the contract without written amendment hereto, and shall become effective on the date designated by such law or by regulation.

VI. GENERAL TERMS AND NOTICE

This Contract is governed by and construed under and in accordance with the laws of the State of Texas. The Court understands and agrees that it will comply with all local, state, and federal laws in the performance of this Contract, including administrative rules adopted by DPS.

The respective party will provide any required notice as noted in this section. Either party may change its information by giving the other party written notice and the effective date of the change.

Court	**Department of Public Safety**
Attn.:	Enforcement & Compliance Service Attn: Conviction Reporting 5805 North Lamar Blvd., Bldg A Austin, Texas 78752-0001 (512) 424-5809 [fax] Data.Submission@dps.texas.gov (512) 424-2031
Address:	
Address:	
Fax:	
Email:	
Phone:	

VII. CERTIFICATIONS

The parties certify that (1) the contract is authorized by the governing body of each party; and (2) the purpose, terms, rights, and duties of the parties are stated within the Contract.

The undersigned signatories have full authority to enter into this Contract on behalf of the respective Parties.

Court Authorized Signatory
Signature and Title **Date:**

Department of Public Safety
Signature of Driver License Division Chief or Designee **Date:**

*An additional page may be attached if more than one signature is required to execute this Contract on behalf of the Court. Each signature block must contain the person's title and date.

From: Marsha Kern
To: City Secretary
Cc: Lisa Swint
Subject: Thank You
Date: Sunday, July 5, 2026 9:08:37 PM

I want to express my appreciation to Cyndi Simmons, Stanley George and Officer Erin Brown for all the help we received while putting together the 50th Anniversary of the Garden Ridge Bike Parade. They were so helpful and cooperative. I'm sure you don't need me to tell that they are valuable employees.
The trip down Memory Lane was worth all the preparation!

Sincerely,
Marsha Kern

From: Lisa Connolly
To: City Secretary; Ron Eberhardt
Subject: Hello
Date: Thursday, July 23, 2026 9:42:34 PM

My name is Lisa Connolly. My husband Mike Connolly volunteered with the Garden Ridge Alumni Association.
He passed away last month, and his celebration of life was July 18 at the Garden Ridge community center.

There was an incident when he was in Hospice Care at home, in which he fell out of bed, and I had to call the Hospice Care team, who in turn called the ambulance to help get him back into bed as he was immobile by then and I could not lift him. The ambulance came as well as one of your police officers. Her name was Heidi Carney.

She told me later that she was fairly new, so she was likely the only Officer that Mike had not met.

I just wanted to mention how exceptionally kind she was. There was a lot going on between Hospice Care and the ambulance and rescue people who were at our home, and I was obviously emotional about everything that was happening. She stayed until everyone had left and said she just wanted to make sure that I was all right. She could've left earlier, but she didn't.

Mike died a few days after this occurred and the very next day, she came to my door and gave me flowers and told me how sorry she was for my loss.

I felt that was really above and beyond, and what a wonderful tribute to Heidi and to the Garden Ridge police force.

I just wanted to let you all know how much I appreciated her extra concern.

You should be proud to have her as a part of your department.

Thank you and please thank her for me,

Lisa Connolly

CITY SECRETARY
Monthly Activity Report
Reporting Period: July 2026

Administrative Operations and Upcoming Events

City Hall Office Hours

- Effective June 1st, City Hall public operating hours are Monday through Friday 8am-4pm. The purpose of this operational adjustment is to improve efficiency, accuracy, and overall service quality while reducing overtime expenses. This operational change is not intended to reduce public access or employee work hours, but rather to strategically align operations in a manner that improves efficiency, enhances service reliability, supports staff productivity, and serves as a fiscally responsible cost-saving measure.
- After hours emergency phone number: 210-651-6831.

Training/Professional Development

- The City of Garden Ridge has reported compliance with annual Cybersecurity Training Requirements and Artificial Intelligence (AI) Training Requirements for Fiscal Year 2026.
- City Manager Ryan Rapelye and City Secretary Marisa Spencer attended a Leadership Summit co-hosted by Region 8 of the Texas City Management Association (TCMA) and the Alamo Chapter of the Texas Municipal Clerks Association (TMCA).
- Administrative Coordinator Michelle Hinojosa and Utility Clerk Monica McCaslin attended a two-day Kamstrup Water Meter Training.

Blood Drive

- The next Blood Drive hosted by the Garden Ridge Lions Club is scheduled for Saturday, August 8th, from 8:30am-1:30pm at the Garden Ridge Community and Event Center. Make a difference in your community at the upcoming blood drive and as a thank you, receive a $20 e-gift card for your life-saving donation. For appointments visit: https://donor.southtexasblood.org/donor/schedules/drive_schedule/152468.

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 and Notify Me: G.R.E.A.S. enhances the City's ability to communicate with residents during an emergency by sending direct notifications to your phone. Notify Me allows residents to sign up to 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 on the homepage to SIGN UP/MODIFY your communication preferences.

Streaming of Meetings: City Council – 71 views / Commissions – 97 views

Public Information Act Summary	
Year	Number of Requests
2026	92
2025	136
2024	122
2023	124
2022	166
2021	146
2020	207

Social Media Summary	
Social Media Platform	Number of Posts
Facebook	57
Instagram	55
NextDoor	39
X (Twitter)	51
Total for Month	**202**

GARDEN RIDGE TEXAS

City of Garden Ridge
Police Department

POLICE DEPARTMENT MONTHLY BREAKDOWN

JULY 1 to JULY 31

Calls for Service

Dispatched: 140 City Ordinance: 23 (4 Water) False Alarms: 11

Arrests

- Driving While License Invalid w/ Previous Convictions

Traffic Enforcement

Crashes: 5 Citations: 92 Warnings: 28 Total: 120

Training

* Sgt. Thoemke and Ofc. Carney completed Legislative Updates training
* Sgt. Thoemke completed Protecting Your TCOLE License
* Ofc. McMahan completed Hostage Negotiations class

Outreach Efforts

* Coffee with the Cops (Monthly)
* 96.75 GRCPAAA volunteer hours (including the 4th of July Celebration)

Administrative Comments

* Ofc. Campos in Phase 1 of FTO Program
* Finished all processing and have Mowrer starting AACOG on August 3, 2026
* Welcoming new Assistant Chief McDonald to the department on August 3, 2026
* 4th of July Celebration went off without a hitch for the PD

MONTHLY PUBLIC WORKS REPORT

July 2026

Activities For The Month

Public Works Tasks Completed: 294

Storm Water Drainage Facility and Easement Maintenance

- Inspected 10 outfalls.
- Inspected 18 detention ponds.
- Stormwater Public Outreach: 3 messages displayed during bulk dumpsters.
- Trash removed from right of ways: 40lbs
- Rain fall total: 5.07in

Street/Sign Maintenance

- Continue to replace old street signs.
- Pot hole filling on Old Nacogdoches.

Parks Maintenance

- Ongoing dead tree removal at Davis Park.
- Repaired the Baseball Backstop water fountain.
- Had a successful July 4th Celebration.
- Replaced the climbing rope at the rear exercise station.

City Facility/Church Buildings/Community Center/Property Maintenance

- Replaced damaged ceiling tiles at church buildings.
- Set up, take down, and clean up 8 Community Center Rentals.

Equipment/Vehicle Maintenance

- General daily maintenance on equipment and vehicles.

Class/Continuing Education

- Eric attended a one day chemical spill training in Austin.
- Ryan attended Animal Control Advanced Training.

Oak Wilt

- No new cases.

Future Projects or Needs

- More storage space required.
- Covered equipment storage.

Steven Steinmetz
Public Works Director

Eric Lowman
Public Facilities Foreman

Stanley Georg
Manuel Troncoso
Ryan Fergason

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

August Dumpster Schedule

Aug 08, 8am to 5pm

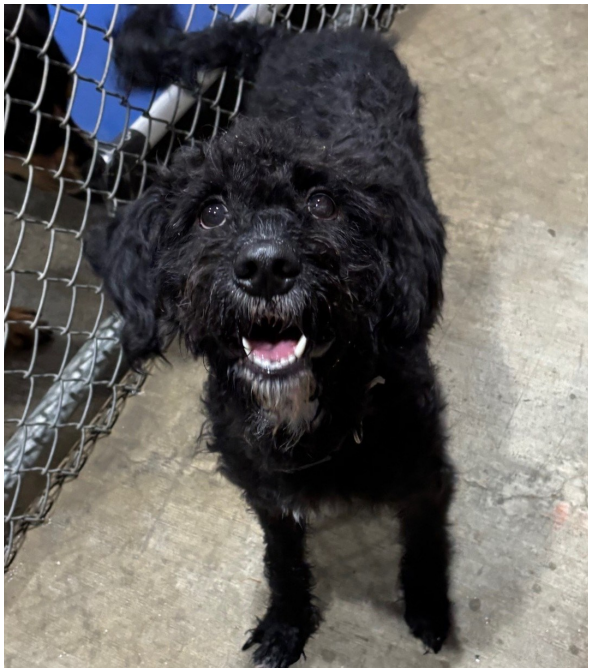
Aug 09, 12pm to 4pm

Aug 15, 8am to 5pm

Aug 16, 12pm to 4pm

Animal Services Monthly Activities

- 3 Live traps loaned out for the month, total for the year is 13.
- 165 Pets registered for the year.



Adoptions
- 1 Dog; 3 Year To Date
- 0 Cats; 1 Year To Date

Returned To Owners
- 1 Dog; 7 Year To Date
- 0 Cats; 0 Year To Date

Transferred To Other Agencies
- 6 Dogs; 11 Year To Date
- 0 Cats; 0 Year To Date

Currently In City Care
- 3 Dogs
- 5 Puppies
- 5 Kittens

Ready For Adoption
- 2 Dogs
- 4 Kittens

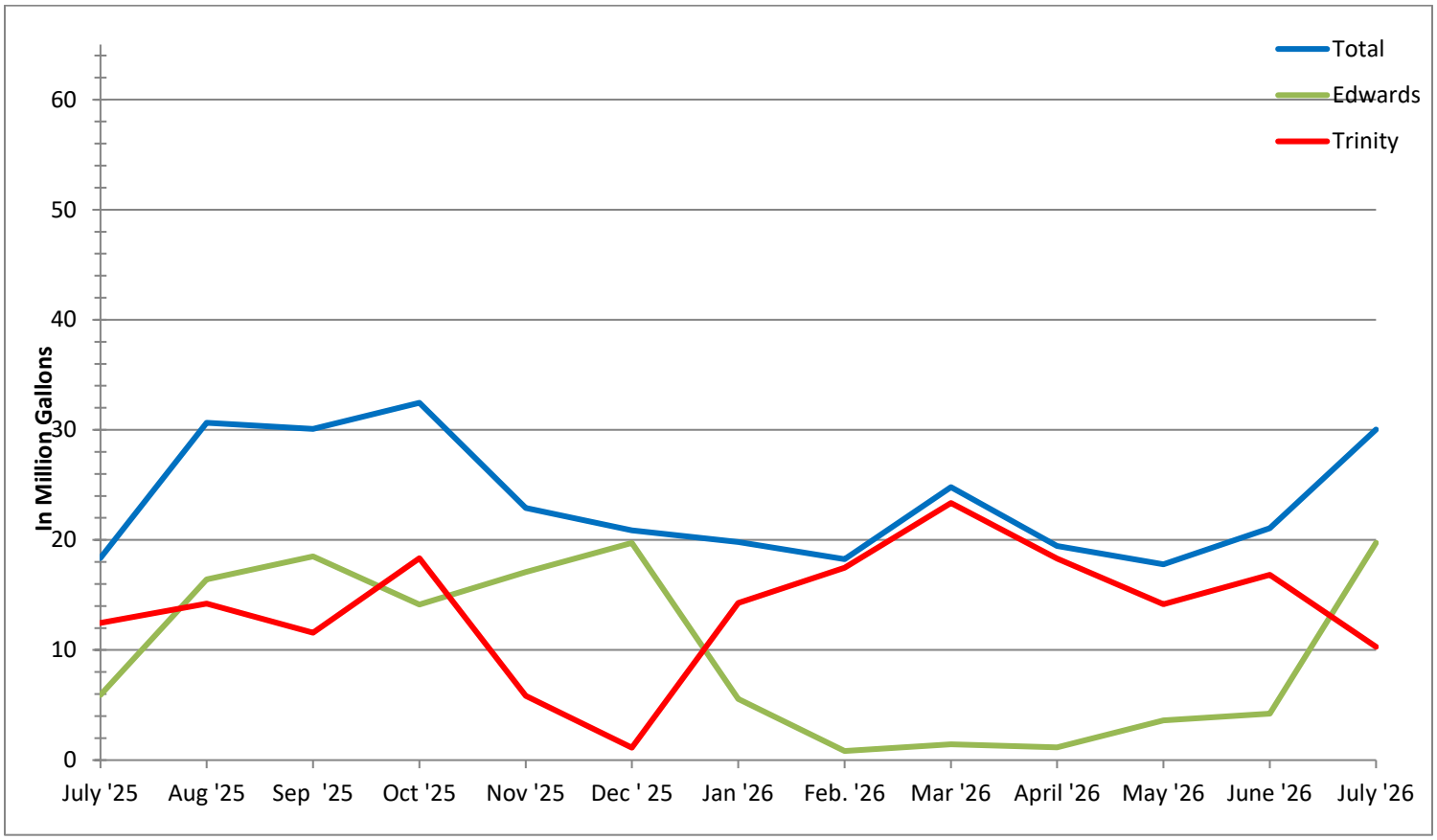
Year to Date Wildlife Report

	Jan	Feb.	Mar	Apr.	May	Jun	Jul	Aug.	Sep.	Oct	Nov	Dec.	Total
Deer	7	4	1	5	8	16	14						55
Raccoons	4	4	5	5	3	4	8						33
Opossums	1		1	2	1		2						7
Skunks	5	5		2	2		2						16
Wild hogs													
Turtles				2		1							3
Squirrels	1	3	1	3		3	2						13
Foxes	1	2			1		1						5
Armadillos							2						2
Hawks													
Bats													
Coyotes													
Buzzards	1	4		1	1	3	1						11
Ringtails	2		1										3
Snakes			1	2	1	1							5
Duck					1								1
Porcupine													
Rabbit													
Totals	22	22	10	22	18	28	32						154

Utilities Department Report

As of July 31, 2026

City of Garden Ridge Aquifer Usage

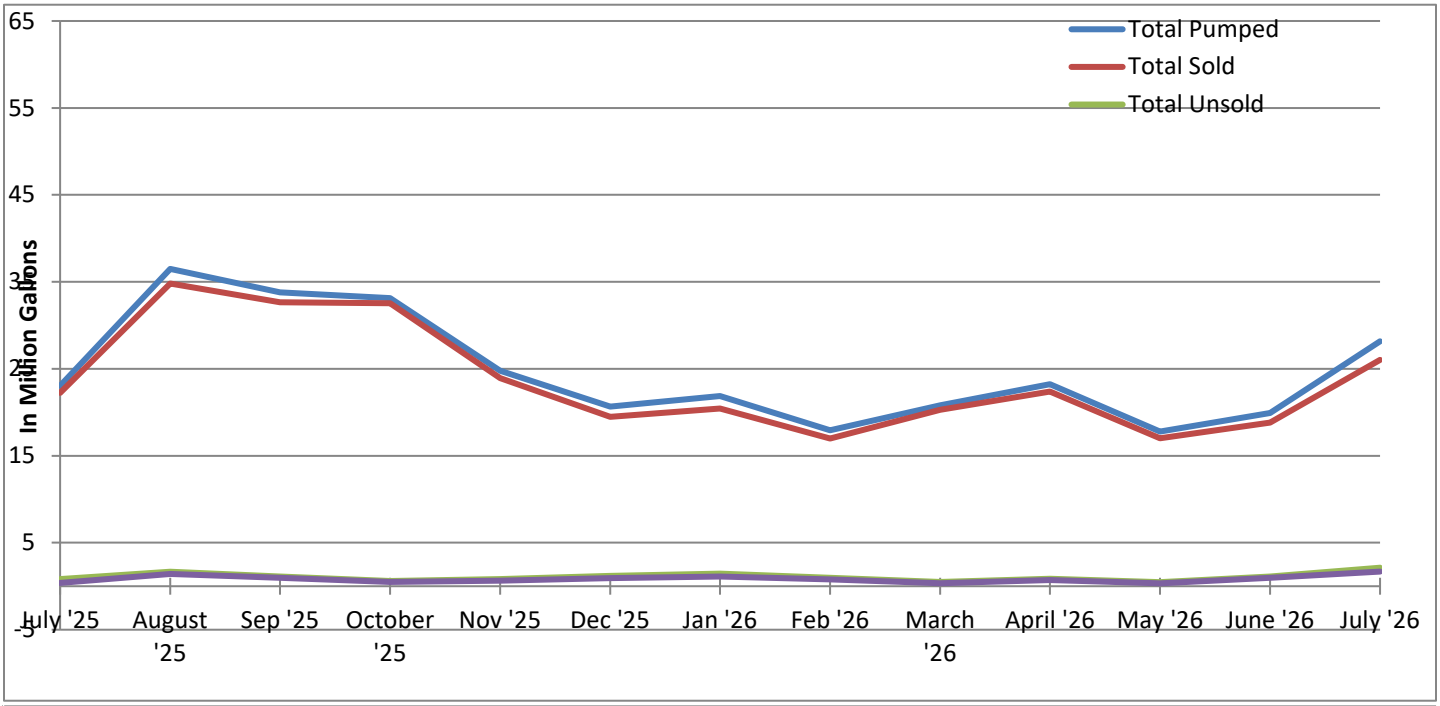


	Month:	Year:	Available:	Stage:
Edwards Well Usage AC/FT:	**60.58**	**112.1**	**480.51**	**1**
Trinity Well Usage AC/FT:	**31.6**	**351.98**	**N/A**	**0**

Water Quality

Bacteriological Samples:	Due:	Missed:	Passed:	Failed:
Distribution samples:	**6**	**0**	**6**	**0**
Chlorine Residual test:	**31**	**0**	**31**	**0**
Special Samples:	**0**	**0**	**0**	**0**

2025 – 2026 Pumping Report



	Total Pumped (Thousands)	Total Sold (Thousands)	Total Unsold (Thousands)	Unaccountable Unsold (Thousands)	Unaccountable Unsold %
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%
Dec '25	20,657	19,474	1,183	936	4.5%
Jan '26	21,864	20,429	1,435	1,099	5.0%
Feb '26	17,936	16,984	952	776	4.3%
March '26	20,786,	20,288	501	359	1.7%
April '26	23,246	22,389	857	721	3.1%
May '26	17,465	16,996	469	333	1.9%
June '26	19,920	18,819	1,101	964	4.8%
July '26	28,166	26,037	2,129	1,683	6.0%
Yearly Average	**25,043**	**23,663**	**1,052**	**829**	**3.4%**
	Yearly national average				**16%**

Utilities Department Monthly Activities:

New Installed Meters	**0**	Work Orders	**325**
Meter Replacements	**0**	Locates	**67**
City Owned Leaks	**0**	Irrigations Permits Issued	**0**
Meters Read	**1703**	Total Rebates	**0**
Meter Tests	**0**	Watering variances	**0**

AMI Information

Total Portal Customers: 932
Meter Daily Readability Percentage: 98.09% for 1,678 assigned meters (current bill cycle)

Main Breaks/City Repairs: none found.

Estimated Water Loss:
Location:
Explanation:

Leak Adjustments

New Requests	0	Waiting for Customer	0	Approved	3	Amount Approved	457.88	Denied	0	Sent to Water Commission	0

Employee Training/certifications

Garden Ridge Library

Volume XII, Issue 11
August 5, 2026

Monthly Library Update

By Linda Crosland, Library Director

For leisure, for learning, for life!

Upcoming Activities For August

Children

Tuesday, 8/4, **Lego Robotics**, Free time, Come-n-Go
Wednesday, 8/5, **Adventure Wednesday,** 10:00 am – 12:00 pm
Fridays, **Storytime,** 10:30 am and **Stay & Play**, 11:00 am
After August 5 all children's programs will be on hiatus until September 1.

Special

August 5 – **Summer Reading Celebration,** 5:30-7:30 in Council Room, Special Presentation by Daniel Benes, Awarding of Reading Prizes, and Ice Cream Sundaes

Adults

1st Tuesdays, **Cards for Troops,** 1:00 pm
3rd Tuesdays, **Card Making,** 1:00 pm
Thursdays, **Adult Coloring,** 1:00 pm
3rd Thursday, **Seed Cleaning for Seed Catalog,** 1:00 pm
Thursdays, 12:00, **Mahjong**
Fridays, 12:00**, Mahjong**
Something New! 1st Monday Mahjong, 7-9 pm
2nd Monday, Poker, 7-9 pm
***Note: Silver Games is on hiatus**

Special

Saturday, August 22, **Coffee with Councilperson Reyes,** 9:00 am

Department Statistics for July

Visits to the Library	1,480
Items Checked Out	3,128
$Saved by Checking out hardcopy Books during month	$16,512
$Saved by using eBooks	$15,565
New Patrons Added	27
New Items Added, Physical Books	50
Volunteer Hours	219

Activity Statistics

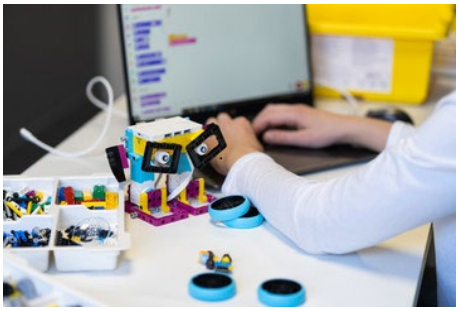
Children's Preschool	**139**
Children's Elementary Age	**170**
Children's Mixed Ages	**54**
Adult Classes – Card Making, Lunch-n-Learns, Coloring, Yoga, Games	**169**
Activity Totals	**532**

****

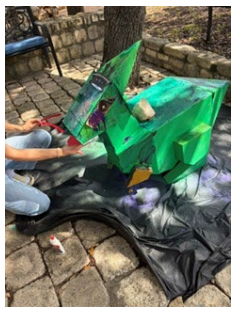
"Well-run libraries are filled with people because what a good library offers cannot be easily found elsewhere; an indoor public space in which you do not have to buy anything in order stay." -Zadie Smith

July is often celebrated as a month of warmth, growth, and the joys of summer. At the library it was a month of coming in to explore

What Lego Robotics is all about to digging for fossils, adopting a dino, and painting a dino!







…which was ridden by stuffed animals at the Stuffed Animal Sleepover






Each child who brought their stuffed animal received a personalized picture book of the adventures their "Stuffie" had during the night!

Piada Italian Street Food came one Adventure Wednesday to serve delicious refreshments to thirsty Dinosaur Hunters. Bob Doerr got to enjoy some of it as he prepared for his **Writing Workshop.**



Even though **Chair Yoga** was on hiatus during July, Mahjong increased by 100%, causing people to come two days instead of only one.

Yes, July at the library captured the essence of warmth, growth, and the beauty of mid-year moments.

memorandum

To:	Garden Ridge City Council
From:	Trihydro Corporation
cc:	Ryan Rapelye, City Manager, City of Garden Ridge
Date:	July 24, 2026
Re:	Engineering Report for August 2026 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 – Final Design and Permitting
- Project Status
    - Trihydro assisted the City with the Texas Water Development Board Water Supply Infrastructure Grant (WSIG) application. The application will be requesting funds for construction and engineering of this project. This application is scheduled for submittal prior to the July 30, 2026 deadline.

Land Development Projects and Reviews

- The Revival
    - Civil comments were cleared and is ready to proceed with Fire Marshall approval.
- 22700 FM 3009 Development Water Line Extension
    - The City is awaiting water main testing, payment of water impact fees, and other closeout documents prior to acceptance of the water line at the time of this report.
- Highgrove/Miller Rezoning
    - This rezoning application is scheduled for August council meeting consideration at the time of this report.

Miscellaneous Engineering Services

- Wastewater Ordinance
    - Trihydro received additional comments at the July Water Commission meeting. Trihydro will make the necessary revisions for an additional presentation at a future Water Commission meeting.
- Water Rate Study
    - A rate study consultant is engaged to perform a comprehensive five-year water rate study, with the kickoff meeting held on July 21, 2026. The rate study final report and presentation are anticipated to be completed in October.

AGENDA ITEM:	7.1. Rezoning Development Application
SUBMITTED BY:	City Manager Ryan Rapelye
DATE SUBMITTED:	July 30, 2026
MEETING DATE:	August 5, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Public hearing and possible action on the 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. (Planning and Zoning Commission)

BACKGROUND

Conduct a public hearing and consider action on a request submitted by Scott Felder Homes, LLC, on behalf of Bradley K. Miller and Tammara L. Miller, to rezone approximately 20.16 acres located at 8474 Bindseil Lane from Agriculture and Agricultural Homestead (AG) District to Residential Estate (RE) District.

The proposed rezoning would facilitate the development of 20 residential estate lots with an average lot size of approximately three-quarters of an acre. Proposed homes are anticipated to range from 2,600 to 4,800 square feet, with estimated base home prices between $759,000 and $1,000,000.

The proposed Residential Estate (RE) zoning is consistent with the City's Future Land Use Plan, which designates the property for Low Density Residential development. The proposed development is intended to maintain the community character of Garden Ridge by providing low-density, estate-style residential housing while representing the highest and best use of the property. The project is also anticipated to expand the City's residential tax base and support orderly growth consistent with the City's Comprehensive Master Plan.

Fiscal Impact: Approval of the rezoning request is anticipated to have a positive long-term fiscal impact through increased property tax revenues associated with new residential development. Any future infrastructure improvements will be addressed through the plat process, the updated subdivision ordinance, and the development review process.

ATTACHMENTS: 8474 Bindseil Lane Rezoning Development Application with Attachments

REQUESTED ACTION

Motion	☒	Resolution	☐
Discussion	☒	Other	☐
Ordinance	☐		

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 Planning and Zoning Commission's recommendation/approval of the requested rezoning for the property located at 8474 Bindseil Lane from Agriculture and Agricultural Homestead (AG) District to Residential Estate (RE) District, as the request is consistent with the Future Land Use Plan, supports the City's long-term planning objectives, and maintains the low-density residential character of the community. The Planning and Zoning Commission conducted a public hearing on the request and, following consideration of the application and public input, recommended approval of the rezoning by a 3-1 vote.

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

GARDEN RIDGE
TEXAS

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 # 200306022245 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: 16 May 24

Printed Name: Tammara Miller

Office Use Only

Received Date: _____ Date Application Deemed Complete: _____

Case No.: _____ Review By: _____

GARDEN RIDGE
TEXAS

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 ½" 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

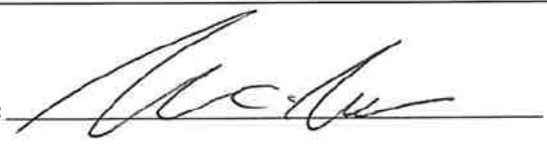
The letter of intent is a narrative to describe the zoning request and generally should contain the following (some items may only be applicable for new development proposals):

- 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:

Applicant		Zoning Exhibit Technical Requirements **Do not leave any items unchecked**
☑	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
☑	2)	Location / vicinity map with north arrow and scale and showing all adjacent arterial or collector roadways and City and County limits where applicable
☑	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
☑	4)	Name, address, and phone number of owner and applicant
☑	5)	North arrow
☑	6)	Graphic and written scale, appropriate for level of detail
☑	7)	Legend containing all symbols and abbreviations used
☑	8)	Property boundary with bearings and dimensions
☑	9)	Existing and requested zoning boundary lines
☑	10)	Total gross and net acreage of existing and requested zoning
☑	11)	Locations of existing and proposed rights-of-way and easements with filing information
☑	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
☑	13)	Location, dimensions and uses of existing or proposed structures, improvements, and curb cuts on the property to be rezoned
☑	14)	Owner's name, property ID#, address, current land use, and zoning information for all adjacent properties within 200'
☐	15)	Any additional information as required to clarify the proposal

Preparer's Signature:  Date: 5-27-26

Printed Name: MARCUS MORENO

Company Name: SCOTT FELDER 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.

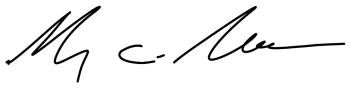
Conclusion

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.

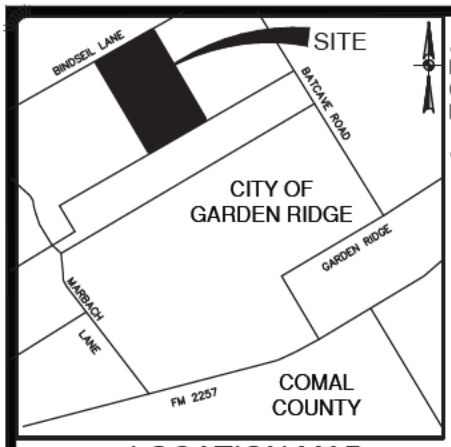
Should you have any questions regarding this Letter of Intent or the proposed Highgrove development, please do not hesitate to contact me directly.

Respectfully submitted,



Marcus Moreno

Scott Felder Homes - VP Land



LOCATION MAP
NOT-TO-SCALE

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.

200' 0' 100' 200'

SCALE: 1"= 200'

BINDSEIL LANE

(VARIABLE WIDTH R.O.W.)

EXHIBIT FOR ZONING

P.O.B.

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

S29°58'36"E 1174.24'

23
22
21
20
19
18
17

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

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

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.)

STATE OF TEXAS
REGISTERED
BRIAN DAVID LORENTSON
6839
PROFESSIONAL
LAND SURVEYOR

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."

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

MAY 2026

SHEET 1 OF 1

JOB No.:14199-00

REFERENCE:

Date: May 22, 2026, 2:08pm User ID: DMcCluskey
File: N:\Civil\14199-00\14199-00 EXZN 20.163Ac.dwg

PAPE–DAWSON

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."

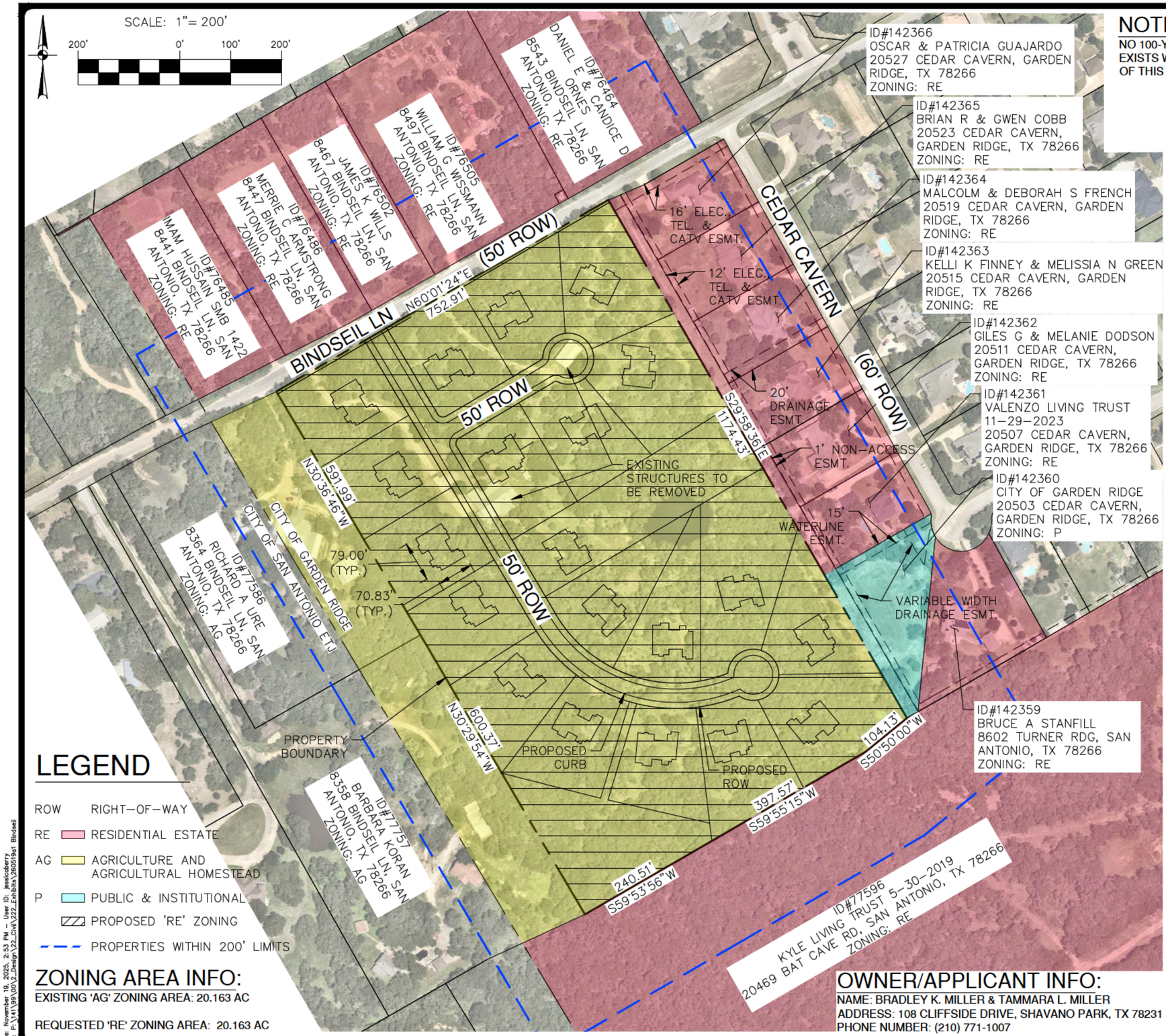
PREPARED BY: Pape-Dawson
DATE: May 22, 2026
JOB NO. 14199-00
DOC. ID. N:\CIVIL\14199-00\Word\14199-00 FNZN 20.163 AC.docx

Brian D Lorentson

STATE OF TEXAS
REGISTERED
BRIAN DAVID LORENTSON
6839
PROFESSIONAL
LAND SURVEYOR

SCALE: 1"= 200'

200' 0' 100' 200'



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

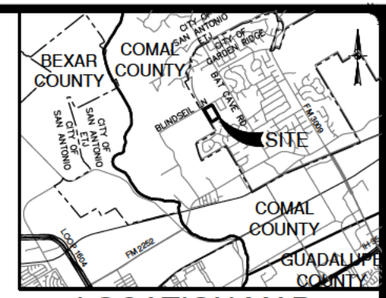
REQUESTED 'RE' ZONING AREA: 20.163 AC

OWNER/APPLICANT INFO:

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

NOTE:

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



LOCATION MAP

SCALE: 1": 4000'

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 ½" 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 ½" 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 ½" 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 ½" RE-BAR ROD FOUND,

S. 59° 55' 15" W. 397.51 FEET TO A ½" RE-BAR ROD FOUND, AND

S. 59° 53' 56" W. 240.47 FEET TO A ½" 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 ½" 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.

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

MILLER TRACT

GARDEN RIDGE, TEXAS

ZONING EXHIBIT

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

Date: November 19, 2025, 2:53 PM – User ID: jessicaberry
File: P:\141\99\00\2_Design\22_Civil\222_Exhibits\260519e1 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 HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.

GARDEN RIDGE
TEXAS

Traffic Impact Analysis Determination Form

For Office Use
Case No. _____

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis (TIA)

Site Location Information

Property Address: 8474 Bindseil Ln San Antonio, TX 78266

County Appraisal District Parcel ID # 77590

General Location of Property (if no address): _____

Preparer Information

Name / Company: Jessica Berry / Pape-Dawson

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

Phone #: 210-375-9000 Email: [redacted]

Application Type:

☐ **Master Develop Plan**	☐ **Preliminary Plat**
☐ **Final Plat**	☐ **Replat**
☑ **Zoning/Re-Zoning**	☐ **Other** _____

TIA Threshold (please check one):

☑ **No TIA (100 or less peak hour trips generated)**	☐ **Level 1 TIA (101-500 peak hour trips generated)**
☐ **Level 2 TIA (501-1000 peak hour trips generated)**	☐ **Level 3 TIA (1001 or more peak hour trips generated)**

Previously Approved TIA: Is there a previously approved TIA associated with the property? **Yes** ☐ **No** ☑
If yes, please provide a copy of the TIA

Residential Development

Anticipated Land Use	Number of Lots/Units	Tract Acreage	Peak Hour (Weekday) (e.g., 5-6 pm, weekdays)	Peak Hour (Weekend) (e.g., 2-3 pm, weekend)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source (ITE Code)
Single Family Residential (RE)	21	0.75 AC	Weekday, PM	Saturday, PM	0.94	19	210

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)
Bindseil 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

Property Account Number
77590

Total Amount Due **$0.00**

IF PAID IN	AMOUNT DUE
JUN	0.00
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
	0.00

Visit our website for online credit card payments.

77590 CCAD

2025 +Tax Statement
05/19/2026

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

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

FATCO# 195343DN (Schertz) $ 15.00

Doc# 20030602245

4/T

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

UNOFFICIAL

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
My Comm. Exp. 07-30-2005

Dinah K. Heilmann

Notary Public, State of Texas

UNOFFICIAL

STATE OF TEXAS)

COUNTY OF GUADALUPE)

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

NOTARY PUBLIC STATE OF TEXAS
DINAH K. HEILMANN
Notary Public
STATE OF TEXAS
My Comm. Exp. 07-30-2005

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.
Cibolo TX 78108

UNOFFICIAL

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
06/20/2003 10:49:14 AM
Filed & Recorded in
Official Records of
COMAL COUNTY
JOY STREATER
COUNTY CLERK
Fees $15.00

Doc# 200306022245

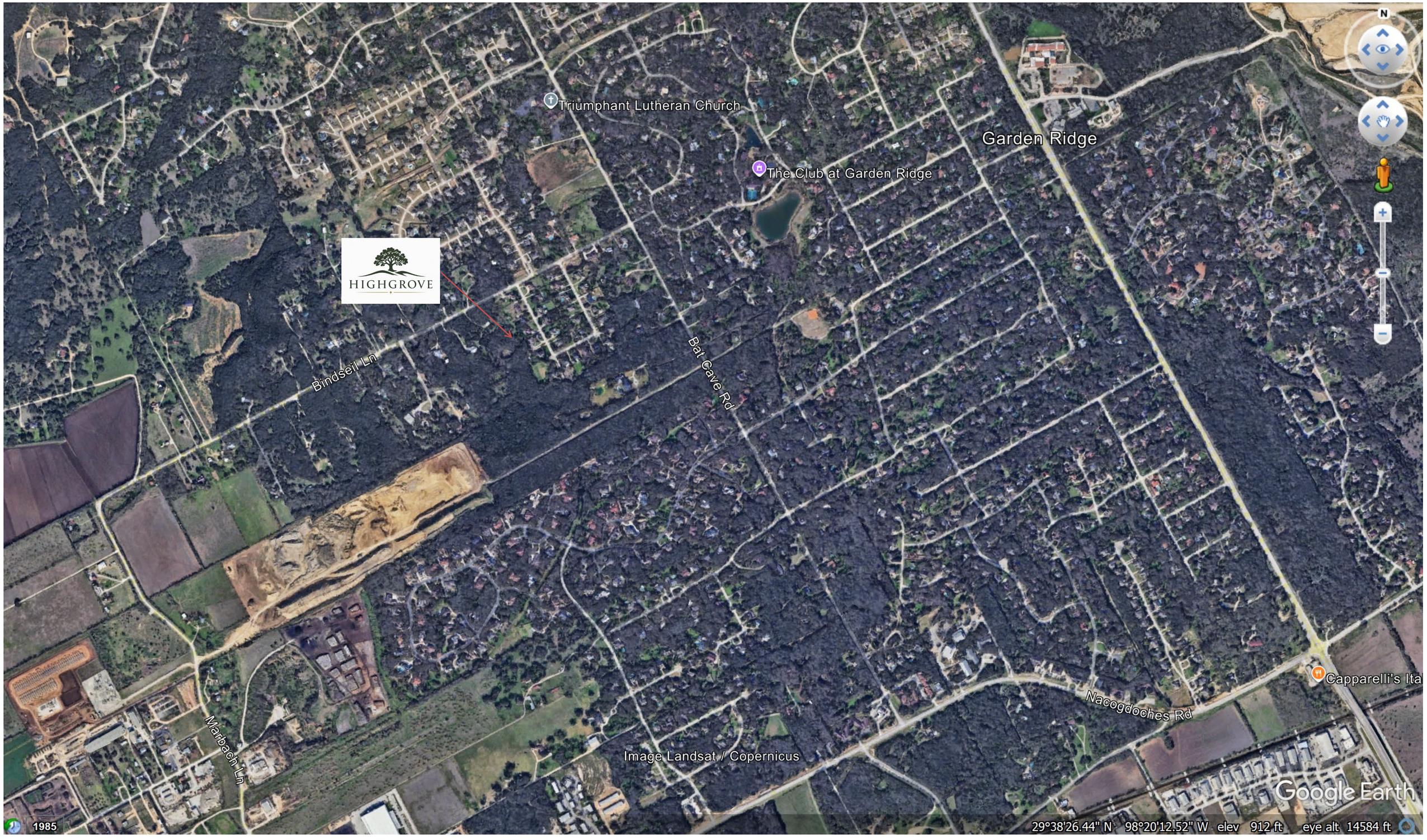
UNOFFICIAL COPY

HIGHGROVE

Garden Ridge, Texas

August 5, 2026

SCOTT FELDER
HOMES


Triumphant Lutheran Church
Garden Ridge
The Club at Garden Ridge
HIGHGROVE
Bindseil Ln
Bat Cave Rd
Marbach Ln
Nacogdoches Rd
Capparelli's Ita
Image Landsat / Copernicus
Google Earth
1985
29°38'26.44" N 98°20'12.52" W elev 912 ft eye alt 14584 ft

SCALE: 1"= 200'

200' 0' 100' 200'

ID#142366
OSCAR & PATRICIA GUAJARDO
20527 CEDAR CAVERN, GARDEN RIDGE, TX 78266
ZONING: RE

ID#142365
BRIAN R & GWEN COBB
20523 CEDAR CAVERN, GARDEN RIDGE, TX 78266
ZONING: RE

ID#142364
MALCOLM & DEBORAH S FRENCH
20519 CEDAR CAVERN, GARDEN RIDGE, TX 78266
ZONING: RE

ID#142363
KELLI K FINNEY & MELISSIA N GREEN
20515 CEDAR CAVERN, GARDEN RIDGE, TX 78266
ZONING: RE

ID#142362
GILES G & MELANIE DODSON
20511 CEDAR CAVERN, GARDEN RIDGE, TX 78266
ZONING: RE

ID#142361
VALENZO LIVING TRUST
11-29-2023
20507 CEDAR CAVERN, GARDEN RIDGE, TX 78266
ZONING: RE

ID#142360
CITY OF GARDEN RIDGE
20503 CEDAR CAVERN, GARDEN RIDGE, TX 78266
ZONING: P

ID#142359
BRUCE A STANFILL
8602 TURNER RDG, SAN ANTONIO, TX 78266
ZONING: RE

ID#76464
DANIEL E & CANDICE ORNES
8543 BINDSEIL LN, SAN ANTONIO, TX 78266
ZONING: RE

ID#76500
WILLIAM G WISSMANN
8497 BINDSEIL LN, SAN ANTONIO, TX 78266
ZONING: RE

ID#76502
JAMES K WILLS
8467 BINDSEIL LN, SAN ANTONIO, TX 78266
ZONING: RE

ID#76486
MERRIE C ARMSTRONG
8447 BINDSEIL LN, SAN ANTONIO, TX 78266
ZONING: RE

ID#76485
MAM HUSSAIN SMB 1422
8441 BINDSEIL LN, SAN ANTONIO, TX 78266
ZONING: RE

ID#77566
RICHARD A URE
8364 BINDSEIL LN, SAN ANTONIO, TX 78266
ZONING: AG

ID#77575
BARBARA KORAN
8356 BINDSEIL LN, SAN ANTONIO, TX 78266
ZONING: AG

ID#77596
KYLE LIVING TRUST 5-30-2019
20469 BAT CAVE RD, SAN ANTONIO, TX 78266
ZONING: RE

BINDSEIL LN (50' ROW)
N60°01'24"E 752.91'
50' ROW
CEDAR CAVERN (60' ROW)
50' ROW
S29°58'36"E 1174.43'
N30°36'46"W 591.99'
N30°29'54"W 600.37'
S59°55'15"W 397.57'
S59°53'56"W 240.51'
S50°50'00"W 104.13'
78.80' (TYP.)
70.83' (TYP.)
ELE TEL CATV EASMT
ELE TEL CATV EASMT
DRAINAGE EASMT
EXISTING STRUCTURE TO BE REMOVED
WATER LINE EASMT
VARIABLE WIDTH DRAINAGE EASMT
PROPOSED CURB
PROPERTY BOUNDARY

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

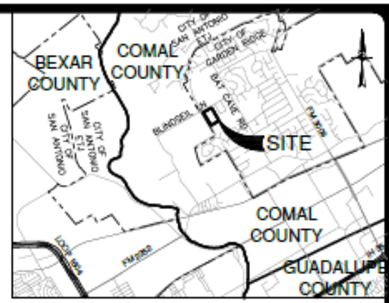
REQUESTED 'RE' ZONING AREA: 20.163 AC

OWNER/APPLICANT INFO:

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

NOTE:

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



LOCATION MAP
SCALE: 1": 4000'

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 ½" 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 ½" 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 ½" RE-BAR ROD FOUND 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 ½" 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.

20 acres
20 Estate Lots
AG to RE
(Residential Estate)

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

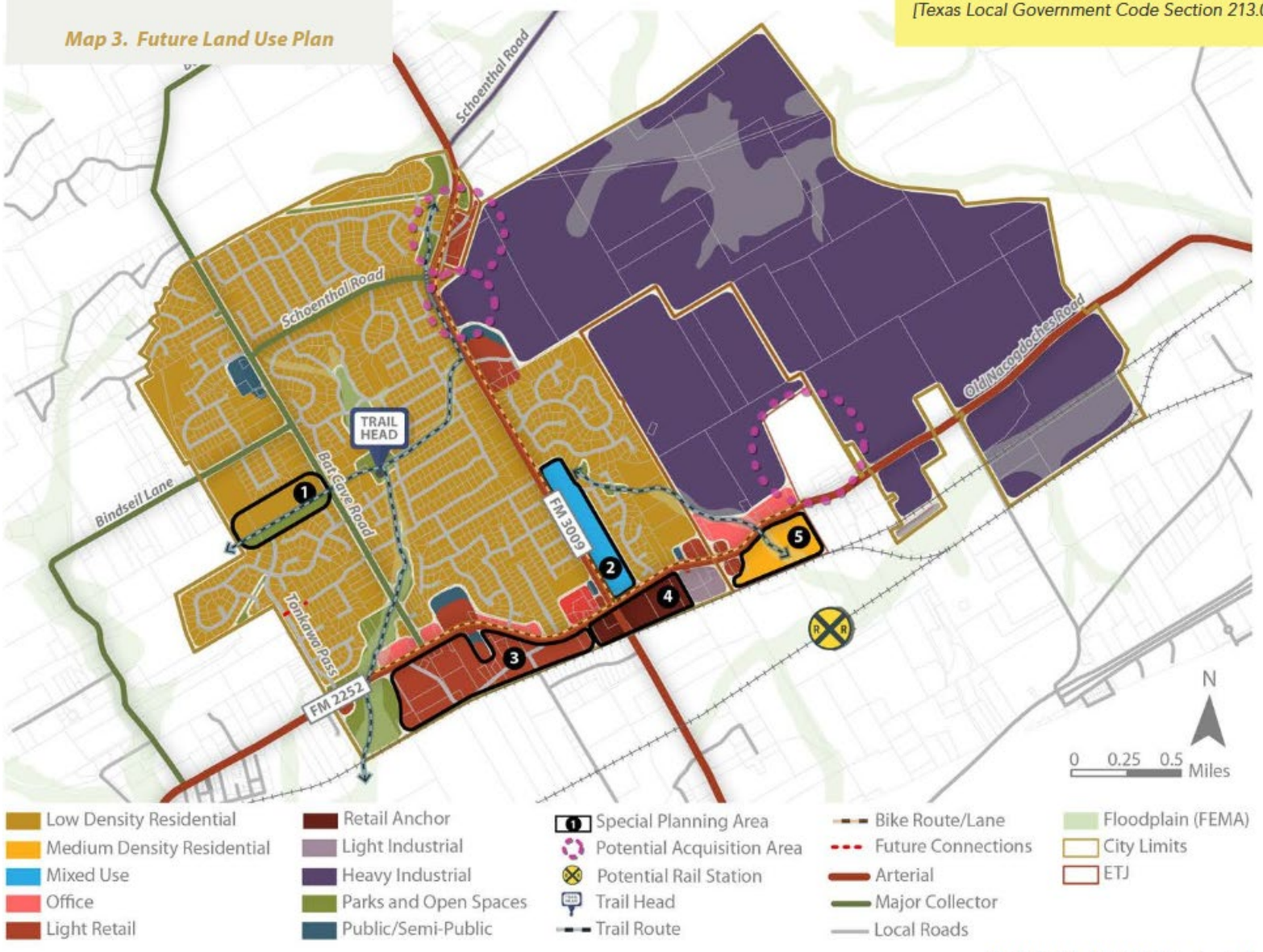
R TRACT
DGE, TEXAS
EXHIBIT

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

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

[Texas Local Government Code Section 213.005]

Map 3. Future Land Use Plan



- Maintains the community character of the City
- Highest Potential land use and Increases Tax Base
- Meets Future Land Use-Low Density Residential

SCOTT FELDER HOMES



- 20 Estate Lots Average Size ¾ acre
- Base Home Price $759K-$1 Million

- 2,600-4,800 S.F.

SCOTT FELDER HOMES









HIGHGROVE

SCOTT FELDER
HOMES

TWENTY-ONE TIME
Builder of the Year

AUSTIN, SAN ANTONIO · AND · TEXAS



THE AWARD-WINNING TRADITION CONTINUES

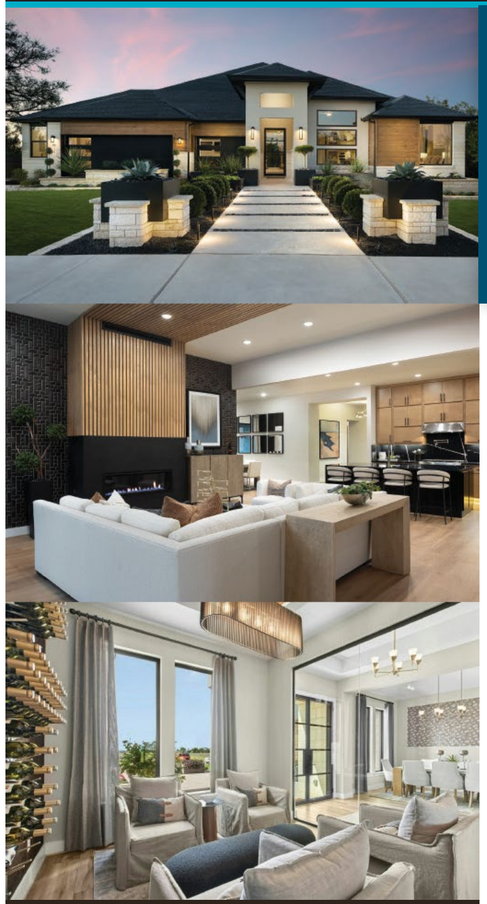
Year after year, our commitment to quality, innovation and superior service has never changed, and never will.
We are dedicated to giving our customers the flawless experience and personal attention they deserve.

We are honored to be recognized as a 21 Time Builder-of-the-Year	2012, 2013, 2014, 2016, 2017, 2018 and 2023 Home Builders Association of Greater Austin 2012, 2013, 2015, 2016, 2018, 2021, 2023 and 2025 Texas Association of Builders 2015, 2018 and 2021 Greater San Antonio Builders Association 2014, 2019 and 2021 Austin Business Journal

SCOTT FELDER HOMES

QUALITY CONSTRUCTION || CUSTOM FEATURES || ENVIRONMENTAL CONSCIOUSNESS

SCOTT FELDER HOMES



ONE OF CENTRAL TEXAS'

PREMIER BUILDERS

We have earned a reputation for integrity and attention to detail, which have long been our cornerstones for success.

Our reliability and leadership in the production of quality housing are recognized and respected by clients, Realtors and building professionals throughout Texas. Over the past 40 years, Scott Felder Homes has risen through the ranks to become one of the largest producers of quality, move-up homes in Austin and San Antonio.

AWARD-WINNING HOME BUILDER

Scott Felder Homes has been honored with twenty-one "Builder of the Year" awards in Austin, San Antonio and Texas. As a market innovator, we have made it our mission to understand the needs and desires of today's home buyer. We go above and beyond to create an exceptional home buying experience that fulfills our clients' needs by offering the latest designs, features and elevations.

A DESIGN STUDIO THAT BRINGS YOUR VISION TO LIFE

It isn't your home until you make it your own. Exactly the reason Scott Felder Homes lets you choose from an extensive selection of interior and exterior finishes, touches and options. Our design studio is staffed by talented professionals who are happy to provide advice and inspiration to help you get the look you'll love.

HIGH STANDARDS OF BUILDING

Innovative designs, custom features, desirable locations, high quality construction and energy efficiency earmark the standards for which Scott Felder Homes is best known. We choose to build homes in the best neighborhoods with outstanding amenities and great school districts – many of which offer on-site elementary schools – to better protect your homes' value for years to come. Down to the smallest detail, we specialize in tailoring our services and products to our clients' desires and sense of style.

21 × HOMEBUILDER OF THE YEAR
SAN ANTONIO, AUSTIN & TEXAS

2012, 2013, 2015, 2016, 2018, 2021, 2023 & 2025 Texas Association of Builders
2012, 2013, 2014, 2016, 2017, 2018 & 2023 HBA of Greater Austin
2014, 2019 & 2021 Austin Business Journal
2015, 2018 & 2021 Greater San Antonio Builders Association

SCOTTFELDERHOMES.COM

MODELS OPEN DAILY: Monday-Saturday: 10-6 Sunday: 12-6

SCOTT FELDER HOMES

AGENDA ITEM:	7.2. Ordinance No. 18 Animal Services
SUBMITTED BY:	City Manager Ryan Rapelye
DATE SUBMITTED:	July 30, 2026
MEETING DATE:	August 5, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Ordinance No. 18-082026 An Ordinance of the City Council of the City of Garden Ridge, Texas, establishing regulations for the control and care of animals in the city of garden ridge; establishing related service fees; providing a penalty for violations of this ordinance; providing a cumulative and savings clause; providing for severability; and declaring an effective date. (Rapelye)

BACKGROUND

The current 14-day stray animal hold period was adopted in 2018 to provide owners additional time to reclaim pets if they were out of town or otherwise unaware their pet was missing. Prior to the ordinance amendment, when the required hold period was three days, there were only two known instances in which an owner attempted to reclaim a pet after the three-day period had expired. Since the hold period was extended to 14 days, no similar occurrences have been identified.

Staff recommends reducing the required hold period from 14 days to five days. State law requires the City to retain unclaimed animals for the prescribed holding period before they may be spayed or neutered, adopted, or transferred to a rescue or no-kill shelter. Reducing the hold period to five days will allow unclaimed animals to be placed into permanent homes more quickly, improve shelter capacity, and reduce the staffing time and resources required to care for animals awaiting disposition while still providing owners a reasonable opportunity to reclaim their pets.

The Public Works Department, which includes Animal Services, is also implementing several operational improvements to enhance shelter operations. These efforts include developing a Standard Operating Procedure (SOP) for animal intake and outcome processes, preparing a scope of work for improvements to the animal holding bay areas, and finalizing a volunteer handbook to provide guidance and support for shelter volunteers. Collectively, these initiatives are intended to improve operational efficiency, animal care, and community engagement.

ATTACHMENTS: Ordinance No. 18-082026

REQUESTED ACTION

Motion	☒	Resolution	☐
Discussion	☒	Other	☐
Ordinance	☒		

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 Ordinance No. 18-082026, which changes the current 14-day stray animal holding period to five days.

ORDINANCE NO. 18-082026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, ESTABLISHING REGULATIONS FOR THE CONTROL AND CARE OF ANIMALS IN THE CITY OF GARDEN RIDGE; ESTABLISHING RELATED SERVICE FEES; PROVIDING A PENALTY FOR VIOLATIONS OF THIS ORDINANCE; PROVIDING A CUMULATIVE AND SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of Garden Ridge ("City") is authorized to provide standards for the ownership, control and care of animals in the City pursuant to the general authority granted to the City under Chapter 54 of the Texas Local Government Code; and

WHEREAS, the City finds that growth within the City has created new challenges related to the safe control and regulation of animals within the City; and

WHEREAS, the City finds that the costs associated with the provisions of animal care services should be defrayed by the establishment of related animal care service fees; and

WHEREAS, the City finds that the fees established herein are reasonable and necessary to provide the services and administer the City's Animal Services program; and

WHEREAS, the City finds that the existing animal control related Ordinances require revisions for the protection of the health, safety, and welfare of the community; and

WHEREAS, the City is committed to ensuring public health, safety, and welfare by encouraging individuals to be responsible pet owners; and

WHEREAS, the City Council finds that this Ordinance is necessary to protect the public health, safety, and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, THAT:

SECTION 1. FINDINGS.
The findings set out herein are found to be true and correct and are hereby adopted by the City Council and made a part of this Ordinance for all purposes.

SECTION 2. REGULATIONS.
The animal services regulations more particularly described in this Ordinance and any attached exhibits are incorporated herein by reference for all purposes and are adopted as the City's Animal Services regulations.

SECTION 3. ANIMAL SERVICES OFFICER(S).
The City's Animal Services Officer(s) shall enforce all provisions of this Ordinance, including gathering up and impounding or quarantining of dogs, cats, livestock, fowl, or any other domestic and non-domestic animals found running at large (stray) within the City limits.

SECTION 4. DEFINITIONS.
The following words and phrases, when used in this Ordinance, have the following meanings:

Abandon means leaving an animal without proper food, shelter, water and care or without making reasonable arrangements for assumption of custody and care by another person.

Animal means every nonhuman species of animal, both domestic and wild.

Animal at large means any animal not under the restraint of a leash, lead or harness by a person capable of controlling the animal when off the premises of the owner or an animal, including fowl or livestock, not in a secure enclosure or not completely confined by a building, wall, pen or fence of sufficient strength of construction, to physically restrain the animal on the premises of the owner or custodian.

Animal Services Officer(s) means any person or persons designated by the City as an Animal Enforcement Officer who is qualified and authorized to perform such duties as required by this Ordinance and state law.

Animal exhibition means any exhibition or act featuring performing animals, including temporary animal exhibits and shows and petting zoos. Such exhibits shall not include animal rescue groups or humane societies.

Animal shelter means any facility operated by a humane organization or municipal agency, or its authorized agents, for the purpose of impounding animals under the authority of this Ordinance or state law for care, confinement, return to owner, adoption, or euthanasia.

Bite means puncturing or tearing of the skin by an animal's teeth, excluding scratch/scratches.

Cat means any live or dead member of the feline family (Felis catus).

Commercial animal establishment means any pet shop, grooming shop, guard dog or obedience training center, animal auction, performing animal exhibition, or boarding or breeding kennel.

Currently vaccinated means a protective inoculation by a licensed veterinarian with a rabies vaccine recognized and approved by the United States Department of Agriculture given in an amount sufficient to provide an immunity that satisfies the requirement of state law.

Dangerous dog means defined by the Health and Safety Code, Chapter 822, subchapter D, as amended, a dog that:

a) Makes an unprovoked attack on a person that causes bodily injury and occurs in a place other than an enclosure in which the dog was being kept and that was reasonably certain to prevent the dog from leaving the enclosure on its own; or

b) Commits unprovoked acts in a place other than an enclosure in which the dog was being kept and that was reasonably certain to prevent the dog from leaving the enclosure on its own and those acts cause a person to reasonably believe that the dog will attack and cause bodily injury to that person.

Deer management means a program/plan/policy detailing the activities of deer management that may include but not be limited to education, research, trapping, relocation, deprivation, sterilization, and birth control of deer.

Dog means a domesticated animal that is a member of the canine family (Canis lupus familiaris).

Domestic animal means tame; domesticated; of or pertaining to any animal commonly kept as a family or household pet.

Feral means a non-domesticated or non-cultivated animal, born in the wild or having escaped from domestication and that becomes wild.

Fowl means any bird, wild or domesticated relating to an order of birds, such as but not limited to chickens, turkeys, ducks, geese, peacocks, pheasants, or other fowl regardless of age or sex, except common household pets such as parakeets, parrots, etc.

Grooming shop means a commercial establishment where animals are bathed, clipped, plucked, or otherwise groomed.

Guard dog means any professionally trained dog that will detect and warn its handler that an intruder is present in or near an area that is secured.

Kennel means any premises wherein any person engages in the business of boarding, breeding, buying, letting for hire, training for a fee, or selling dogs or cats; or a facility for keeping more than four breeding animals of the same species.

Licensed veterinarian means a veterinarian licensed to practice veterinary medicine in one or more of the fifty states of the United States.

Livestock means domestic animals used or raised, typically, on a farm, especially those kept for a profit, specifically, horses, ponies, mules, donkeys, cattle, goats, rabbits, sheep, and swine, regardless of age, sex, or breed.

Local health authority means Texas Department of State Health Services.

Observation period means the ten (10) days following a bite incident during which the biting animal's health status must be monitored. The ten-day observation period begins on the first day of the bite incident (Day One). See quarantine period for further definition.

Owner (custodian) means any person, partnership, or corporation owning, keeping, or harboring one or more animals. An animal shall be deemed to be harbored (in custody) if it is fed or sheltered or provided medical attention for three consecutive days or more.

Person means an individual, corporation, government or governmental subdivision, or agency, business trust, estate, partnership, association or any other legal entity.

Pet or companion animal means any animal kept for companionship rather than as a physical or mental service support animal; an animal of a species that has been bred and raised to live in or about the habitation of humans and is dependent on people for food and shelter.

Pet Pig means a pot belly pig that is not more than 24" tall and weight does not exceed 200 pounds.

Pet shop means any person, partnership or corporation, whether operated separately or in connection with another business enterprise, except for a licensed kennel, that buys, sells, or boards any species of animal.

Possible exposure to rabies means receipt of a bite from any warm-blooded animal, animal to human or animal to animal, is reason to suspect exposure to rabies.

Provocation means any purposeful act that causes an animal to bite, scratch, or attack in protection of self, the owner, or the owner's premises. Entrance, in any manner, into an area where an animal is properly under restraint in compliance with City regulations would be considered provocation, irrespective of the reason for such entrance.

Public nuisance means any animal or animals that unreasonably annoy humans, endanger the life or health of other animals or persons, or substantially interferes with the rights of citizens, other than their owners, to enjoyment of life or property. The term "public nuisance animal" shall mean and include, but is not limited to, any animal that:

a) Is found at large more than three times in a calendar year.
b) Damages the property of anyone other than its owner.
c) Molests or intimidates pedestrians.
d) Trespasses on public or private property.
e) Chases vehicles.
f) More than three times in a calendar year, repeatedly makes disturbing noises, including but not limited to howling, barking, whining, or other utterances causing unreasonable annoyance, disturbance, or discomfort to neighbors or others in close proximity to the premises where the animal is kept or harbored.
g) Causes fouling of the air by odor and thereby creates unreasonable annoyance or discomfort to neighbors or others in close proximity to the premises where the animal is kept or harbored.
h) Causes unsanitary or dangerous conditions in enclosures or surroundings where the animal is kept or harbored.
i) Is offensive or dangerous to the public health, safety, or welfare by virtue of the number or types of animals maintained.
j) Attacks other domestic animals.
k) Attacks or chases deer and other wildlife while on public property or while trespassing on private property.

Quarantine means the detention or isolation of an animal suspected of carrying an infectious or contagious disease.

Quarantine period means that portion of the observation period during which an animal is physically confined for observation as provided for under the quarantine method and testing section of this Ordinance. See observation period for further definition.

Rabies means an acute viral disease of man and animal affecting the central nervous system and usually transmitted by an animal bite or saliva.

Rabies Control Officer(s) means the City's Animal Services Officer(s) who shall handle all duties required under the Rabies Control Act of 1981 and all amendments to that act.

Restraint means the securing of an animal by:
a) A leash, lead, or harness.
b) Confinement in a structure, cage, vehicle, wall or fence of sufficient strength or construction to prevent the animal from escaping.
c) A chain, rope, tether, leash, cable, or other device that attaches an animal to a stationary object or trolley system.

Riding school or stable means any place that has available for hire, boarding and/or riding instruction any horse, pony, donkey, or mule; or any place that regularly buys, sells, or trains the above animals.

Scratch means a scrape left by the teeth, claws or nails of an animal and of sufficient severity to break the skin.

Sick animal means any animal that appears to be suffering from an infectious, contagious, or communicable disease; or that is showing evidence of a physical injury, physical disorder, or traumatic injury; or that has an elevated temperature.

Stray means a domestic animal that is roaming beyond the premises of an animal's owner, custodian, or keeper with no physical restraint.

Unowned animal means any animal for which an owner has not been identified.

Vaccinated means properly injected with a rabies vaccine licensed for use in that species by the United States Department of Agriculture and administered by or under the direct supervision of a licensed veterinarian.

Veterinary hospital means any establishment maintained and operated by a licensed veterinarian for surgery, diagnosis, and treatment of diseases and injuries of animals.

Vicious animal means any animal that attacks, bites, or injures human beings or domesticated animals without adequate provocation, or which, because of temperament, conditioning, or training, has a known propensity to attack, bite, or injure human beings or domesticated animals; more specifically, any individual animal of any species that has, without provocation, attacked or bitten any person or other animal, or any animal that has killed a person or other animal on any single occasion, or an individual animal which the Animal Services Officer has reason to believe has a dangerous disposition, likely to be harmful to humans or other animals.

Wild animal means any animal that is undomesticated or customarily considered dangerous including, but not limited to the following, and any hybrid of an animal listed in this definition:

- All nonhuman primates
- Alligators/ Crocodiles
- Antelope
- Armadillos
- Bats
- Bears
- Boa constrictors/pythons
- Bobcats
- Caracals
- Caymans
- Cheetahs
- Cougars
- Coyotes
- Deer
- Foxes
- Hyenas
- Jackals
- Jaguars
- Leopards
- Lions
- Lynx
- Marsupials
- Ocelots
- Opossums
- Panthers
- Poisonous frogs
- Porcupines
- Raccoons
- Ringtail cat
- Servals
- Skunks
- Squirrels
- Tigers
- Venomous lizards
- Venomous snakes
- Wolves

Wild animal does not include small livestock, large livestock, fowl, or normal household pet animals, such as, but not limited to domestic dogs, domestic cats, domestic ferrets, cockatiels, hamsters, guinea pigs, gerbils, rabbits, fish or nonpoisonous reptiles or small, nonpoisonous snakes (less than three feet total length).

Wildlife means any animal that occurs naturally in the wild state.

Wild state means living in its original, natural condition; not domesticated.

SECTION 5. DOG AND CAT REGISTRATION.

a) Any person owning, keeping, harboring, or having custody of any dog or cat over four months of age within this municipality must register them as herein provided.

b) Written application for licenses, which shall include the name, address, phone number and email address of the applicant (if available), the description of the dog or cat, the appropriate fee as listed in Appendix A to this Ordinance, and a current copy of the rabies certificate issued by a licensed veterinarian or a letter from a licensed veterinarian who has determined a rabies vaccination would be detrimental to the health of a dog or cat shall be provided to the City.

c) Registration of dogs or cats shall be for a period of one year beginning January 1, through December 31. Animals shall be registered each year.

d) Application for registration must be made within thirty (30) days after obtaining a dog or cat over four (4) months of age; this requirement will not apply to a nonresident keeping a dog or cat within the City for not longer than thirty (30) days.

e) Upon acceptance of the registration application, fee, and current rabies vaccination certificate, the City shall issue a durable tag, stamped with an identifying number and the year of issuance.

f) Each dog or cat must wear a City issued registration tag attached to a properly fitted collar at all times.

g) The Animal Services Officer shall maintain a record of all City issued registration tag numbers and a copy of the current rabies vaccination certificate.

h) It shall be the duty of the owner of any dog or cat to procure a duplicate tag from the City in the event that the original tag is lost or destroyed. A fee, as provided in Appendix A of this Ordinance, will be charged for each replacement tag.

i) No person may use a registration tag for any animal other than the animal for which it was issued.

j) Fee registration is not required for pets under the care of pet sitters or visitors staying in the City for less than 180 days. Proof of valid rabies vaccination and valid registration from another City is required.

SECTION 6. KEEPING OF DOMESTIC ANIMALS; LIMITATION OF NUMBER OF DOGS AND CATS.

It shall be unlawful for any person to own, keep, or harbor more than six (6) dogs and six (6) cats, with a maximum aggregate total of ten (10) over four (4) months of age at any one address or location within the City limits. The breeding of one (1) litter per year per residence is permitted; however, the breeding of more than one (1) litter per year will result in the residence being declared a commercial animal establishment and subject to a fine.

One (1) additional dog or cat is permitted upon proof that the owner or custodian is participating in a nonprofit rescue organization or similar shelter group's foster program.

Subsections a) and b) shall not apply to animal shelters, veterinary establishments, animal hospitals operated by a licensed veterinarian, or commercial animal establishments. Such establishments, however, must meet sanitation requirements and keep animals securely caged or penned.

The requirements of this Section shall not apply for a period of one (1) year for any animal(s) being kept at lawfully existing premises within the City limits immediately prior to the passage of this Ordinance or at a location outside the City limits which by annexation becomes a part of and within the boundaries of the incorporated area of the City.

SECTION 7. KEEPING OF PET PIGS

a) Pet pigs shall be registered annually. The City of Garden Ridge pet registration period is from January 1 to December 31.

b) It shall be unlawful for any person to keep a pet pig outdoors other than those times necessary for the elimination of waste materials or exercise.

c) It shall be unlawful for any person to own, keep, harbor, have custody of, or control of any pet pig over 4 months of age within the city limits unless such pig is currently

vaccinated, as defined in this ordinance, against rabies by the injection of rabies vaccine by or under the direct supervision of a licensed veterinarian. Rabis vaccination required annually.

d) It shall be unlawful for any person to keep, harbor, or raise more than two pigs regardless of age at any time in any dwelling within the city.

e) Any pet pig kept in the City of Garden Ridge must be spayed/neutered before 6 months of age.

f) All tusks must be trimmed to tip line.

g) All pet pigs are required to be microchipped.

h) Pet pigs must be kept in a fenced in yard and not allowed to run at large or stray from owner's premises.

i) It shall be owner's responsibility to have the means and capability to transport their pet pig to any vet appointment or destination. Also, to have the carcass removed upon the animal's death.

j) Pet pigs are subject to all applicable sections of this ordinance.

k) All proceeding sections of this ordinance shall also apply to the keeping, harboring, custody of or control of a pet pig in the City of Garden Ridge.

SECTION 8. GENERAL ANIMAL CARE.

a) No owner shall fail to provide their animal with sufficient wholesome and nutritious food, water in sufficient quantities, adequate ventilation, shelter space and protection from the weather, veterinary care when needed to prevent suffering, and humane care and treatment.

b) No person shall beat, cruelly treat, torment, overload, overwork, or otherwise abuse an animal, or cause, instigate, or permit any dogfight, cockfight, bullfight, or other combat between animals or between animals and humans.

c) No person shall expose any known poisonous substance, whether mixed with food or not, so that the same shall be likely to be eaten by any animal; provided that it shall be lawful for a person to expose on their own property commercially available rat poison or other pesticides appropriately placed in accordance with the labeling directions.

d) It shall be unlawful for any person to use steel jaw leg and/or neck traps with the intent of trapping any animal.

e) Any person who, as the operator of a motor vehicle, strikes a domestic or a non-domestic animal shall immediately report such injury or death to the police department.

f) A person who owns or has custody or control of an animal and who uses a chain, rope, tether, leash, cable, or other device that attaches an animal to a stationary object or trolley system may not leave an animal outside and unattended without shelter, food, and water.

g) A person who owns or has custody or control of an animal and who uses a chain, rope, tether, leash, cable, or other device that attaches an animal to a stationary object or trolley system may not leave an animal outside and unattended between the hours of 10 p.m. and 6 a.m.

h) A restraint that unreasonably limits an animal's movement is prohibited if the restraint:
   i. Uses a collar that is pinch-type, prong-type, or choke-type or that is not properly fitted to the animal;
   ii. Is a length shorter than the greater of five times the length of the animal, as measured from the tip of the animal's nose to the base of the animal's tail; or ten (10) feet;
   iii. Is in an unsafe condition; or
   iv. Causes injury to the animal.

SECTION 9. REMOVAL OF WASTE.

The owner of every animal shall be responsible for the removal of any excreta deposited by their animal(s) on public walks, recreation areas, public or private property, including the property of the owner.

SECTION 10. EVALUATION OF ANIMALS AND PREMISES.

a) All pens, enclosures, or fenced or unfenced yards located within the City's corporate limits in which any animal or fowl are kept shall be maintained and kept in such condition as not to become unsanitary, offensive, or disagreeable to persons in the vicinity thereof. For the purposes of this section, an unsanitary, offensive or disagreeable condition occurs when the failure to maintain any pen, enclosure, or fenced or unfenced yards causes the pen, enclosure, or fenced or unfenced yard to become:
   i. A breeding place for flies; or
   ii. A place that may become a risk to the health and safety of any person working or residing in the vicinity of the pen, enclosure, or fenced or unfenced yard; or
   iii. A place that produces odors that would disturb the reasonable sensibilities of any person in the vicinity of the pen, enclosure, or fenced or unfenced yard.
   iv. Animals and premises whereon animals are kept or maintained shall be subject to evaluation with just cause by the local health authority, Animal Services Officer, or Police Officer at any reasonable hour, or at any hour in cases of emergency.

SECTION 11. ABATEMENT OF VIOLATION.

Whenever any premises where animals are kept are in an unsanitary condition, or the facilities are not in keeping with the provisions of this Ordinance or any other regulations herein, or if any health Ordinance or law is not observed, the local health authority, Animal Services Officer, or Police Officer, by written notice to the person responsible for the condition of the premises or the keeping of the animals or the person owning or in control of such premises, may order the abatement of the conditions which are not in accordance with this Ordinance or other regulations, or conditions which constitute a nuisance. Failure to comply with such order shall, in addition to any criminal or administrative proceedings, be grounds for and entitle the City to obtain relief by injunction.

SECTION 12. SAFETY OF ANIMALS IN PARKED VEHICLES; REMOVAL IF NECESSARY.

It shall be unlawful to leave any animal in any standing or parked vehicle in such a way as to endanger the animal's health or safety. The Animal Services Officer or Police Officer is authorized to use reasonable force, to remove an animal from a vehicle when the animal's health or safety is or soon will be endangered and said neglected or endangered animal shall be impounded. If professional services are required to remove the animal, the owner is responsible for the cost. A Police Officer or Animal Services Officer who removes an animal from a vehicle in accordance with this subsection is not liable for any resulting property damage.

SECTION 13. LIVE CAPTURE TRAPS.

a) Animal live capture traps may be loaned by the City Animal Services Officer for a security deposit set in Appendix A of this Ordinance for a period of thirty (30) days. If a live capture trap is lost or damaged the individual assigned the trap will be assessed the cost of replacement.

b) Live traps will be checked by the individual assigned the trap at least every twelve (12) hours. Traps will be protected from the elements and humane care will be provided to the captured animals.

c) Dogs and cats caught in live traps, whether City owned or privately owned, will be impounded and notice of impoundment provided if ownership can be established. A citation may be issued to the owner of the impounded animal for animal at large.

d) Animals, other than dogs and cats, caught in privately owned traps will be transported and released by Animal Services.

e) Trapping of animals in live capture traps is prohibited from Friday at 4:31 p.m. to Monday at 8:00 a.m. and on City holidays.

f) It is unlawful for any person other than Animal Services personnel to tamper with a live trap or release an animal confined in a live trap.

SECTION 14. DOGS AND CATS AT LARGE.

All dogs and cats shall be kept under restraint by a leash, lead or harness or on owner's property and not allowed to run at large or to stray.

SECTION 15. GENERAL IMPOUNDMENT; VIOLATION NOTICE.

a) Unrestrained dogs and nuisance animals shall be taken by the police or Animal Services Officer and impounded in an animal shelter or veterinary clinic and there confined in a humane manner. Any animal that poses a threat to public health and safety, any wild animal kept illegally, or any animal that has been cruelly treated or abused also shall be impounded. To discharge the duties imposed by the provisions of this Ordinance or other applicable laws, and to enforce the same, duly authorized Police Officers and Animal Services Officers may enter upon private property to the full extent permitted by law, which shall include but is not limited to entry upon private unsecured property when in pursuit of any animal which they have reason to believe is subject to impoundment pursuant to the provisions of this Ordinance or other applicable laws. The aforementioned enforcement officers are also authorized, after reasonable attempts have been made to contact the owner, to enter any unlocked residence or other enclosure on private property to seize, impound, and quarantine any animal that is suspected of having bitten someone and therefore posing a threat to public health and safety.

b) Impounded dogs or cats shall be kept for not less than five (5) days unless claimed by the owner.

c) Cats or dogs impounded and deemed to be wild may be kept or euthanized within zero (0) to seventy-two (72) hours at the discretion of the Animal Services Officer.

d) Sick or injured animals, having no apparent identification through which ownership can be determined, may be kept or euthanized within zero (0) to seventy-two (72) hours at the discretion of the Animal Services Officer.

e) If, by a license tag or other means, the owner of an impounded animal can be identified, the Animal Services Officer will, upon impoundment, notify the owner by direct contact, telephone, mail, or other reasonable means.

f) An owner reclaiming an impounded dog or cat shall pay all impounding and registration fees, if unregistered, according to Appendix A of this Ordinance and shall provide a current copy of the rabies certificate for the dog or cat. If at that time the dog or cat is not currently vaccinated the owner must present proof of rabies vaccination on said dog or cat within ten (10) business days to the Animal Services Officer or will be considered again in violation of this subsection and subject to a second fine.

g) No sick impounded animal shall be released to the owner until the Animal Services Officer determines that arrangements have been made for treatment of the sick animal.

h) Any animal not reclaimed within five (5) calendar days shall be considered abandoned and will be eligible for adoption, transferred to a nonprofit organization or euthanized as determined by the Animal Services Officer.

i) In addition to, or in lieu of, impounding an animal found at large, a Police Officer may issue to the known owner of such animal a notice of Ordinance violation. A person who is convicted of owning an animal at large shall pay a fine as listed in Appendix A.

j) No owner or custodian of an animal shall abandon any animal. If an owned animal has been impounded by the Animal Services Officer, no owner shall allow the animal to remain at the impound facility beyond five (5) calendar days for the purpose of adopting the animal at a lower cost than the fine or fee(s).

SECTION 16. AUTHORITY TO DESTROY ANIMALS RUNNING AT LARGE.

If any animal found at large in violation of this Ordinance cannot be safely taken up and impounded, and poses an imminent threat of danger, such animal may be destroyed by any authorized Police Officer or Animal Services Officer, at the officer's discretion.

SECTION 17. ESCAPE, INJURY, SICKNESS, OR DEATH OF IMPOUNDED STRAYS.

If an animal dies, becomes injured, becomes sick, or escapes while impounded, the Animal Services Officer shall make a report with the Police Department of the death, injury, sickness or escape and the report will be placed in the records maintained by the Animal Services Officer in the Animal Services records.

SECTION 18. LIVESTOCK AT LARGE AND IMPOUNDMENT.

All livestock shall be kept under restraint by a secured pasture or paddock and not allowed to run at large. All impounded livestock will be the responsibility of the Comal County Sheriff's Department.

SECTION 19. RABIES VACCINATION.

a) It shall be unlawful for any person to own, keep, harbor, or have custody or control of a dog or cat over four months of age within the City limits unless such dog or cat is currently vaccinated, as defined in this Ordinance, against rabies by the injection of rabies vaccine by or under the direct supervision of a licensed veterinarian.

b) In the event a licensed veterinarian determines that a rabies vaccination would be detrimental to the health of a dog or cat a letter from the licensed veterinarian may be accepted by the Animal Services Officer.

c) Every owner of a dog or cat immunized against rabies as required herein shall procure a rabies vaccination certificate from the veterinarian administering the vaccine. Such certificate shall contain the following information:
   i. The owner's name, address, and telephone number.
   ii. The species, sex, age, size (weight), predominate breed, and color of the vaccinated animal.
   iii. The vaccine used, producer, expiration date, and serial number.
   iv. Date vaccinated.
   v. Rabies tag number.
   vi. Veterinarian's signature and license number.

SECTION 20. REPORT OF EXPOSURE TO RABIES.

Any person having knowledge of any animal exhibiting symptoms of or exposed to rabies, or that has bitten, scratched, or otherwise attacked an individual or other animal, or that the person suspects to be rabid or could reasonably foresee as capable of transmitting rabies, shall report the animal or incident to the Animal Services Officer or the Rabies Control Officer as soon as possible, but not later than twenty-four (24) hours from the time of the incident. The report shall include the name and address of any victim and the owner of the animal, if known, and any other information relating to the incident or animal.

SECTION 21. QUARANTINE METHOD AND TESTING.

a) The Animal Services Officer will follow the Texas Health and Safety Code, Section 169.27, as amended, for the quarantine and testing for rabies.

b) When a dog, cat, or domestic ferret which has bitten a human has been identified, the owner will place the animal in quarantine as defined in the Texas Health and Safety Code, Section 826.002, until the end of the ten (10) day observation period. The animal must also be quarantined if there is probable cause to believe that it has otherwise exposed a human to rabies. The observation period will begin at the time of the exposure. The animal must be placed in a certified rabies quarantine facility specified by the local Rabies Control Officer and observed at least twice daily. As an alternative, the Rabies Control Officer may allow home confinement. If the potential rabies exposure occurs in the City other than where the animal's custodian resides, the animal may be transferred to a certified rabies quarantine facility in the City of the custodian's residence or allowed confinement deemed appropriate if there is a mutual agreement between the Rabies Control Officer for the City where the exposure occurred and where the custodian resides, if applicable. The alternative to quarantining (to include home confining) a dog, cat, or domestic ferret is to have the animal humanely killed in such a manner that the brain is not damaged so that a suitable specimen (head with brain intact or brain) can be submitted to a certified rabies testing laboratory.

c) To allow home confinement:
   i. A secure enclosure approved by the Rabies Control Officer must be used to prevent escape.
   ii. The animal must have been vaccinated against rabies and the time elapsed since the most recent vaccination must not have exceeded the manufacturer's recommendations for the vaccine.
   iii. The unvaccinated animal must have been sixteen (16) weeks of age at the time of the potential exposure.
   iv. The Rabies Control Officer or a veterinarian must observe the animal at least on the first and last days of the home confinement.
   v. The animal must not have been a stray as defined in the Texas Health and Safety Code, section 826.002, at the time of the potential exposure.

d) A domestic animal which has potentially exposed a human and has been designated by the Rabies Control Officer as unowned may be humanely euthanized. A suitable

specimen shall be submitted for rabies testing as approved by the local Rabies Control Officer.

e) If the animal implicated in the potential exposure is a high-risk animal, it shall be humanely destroyed and a suitable specimen submitted for rabies testing as approved by the local Rabies Control Officer.

f) If the animal implicated in the potential exposure is a low-risk animal, neither quarantine nor rabies testing will be required unless the Rabies Control Officer has cause to believe the animal is rabid, in which case it shall be humanely destroyed and a suitable specimen submitted for rabies testing as approved by the local Rabies Control Officer.

g) The Rabies Control Officer may require an animal which has inflicted multiple bite wounds, punctures, or lacerations to a person to be humanely destroyed and a suitable specimen submitted for rabies testing as approved by the local Rabies Control Officer.

h) If the animal implicated in the potential exposure is not included in subsections b) through g) of this section, the animal shall be humanely destroyed and a suitable specimen submitted for rabies testing as by the local Rabies Control Officer or the Rabies Control Officer may require the animal to be quarantined at a certified rabies quarantine facility or confined elsewhere as deemed appropriate by the Rabies Control Officer for the thirty (30) day observation period as an alternative to killing and testing.

i) Any animal required to be quarantined under this section, which cannot be maintained in secure quarantine, shall be humanely euthanized and a suitable specimen submitted for rabies testing as approved by the local Rabies Control Officer.

j) All laboratory specimens referred to in subsections b) through h) of this section shall be submitted in accordance with section 169.33 of the Rabies Control and Eradication [Rules].

k) Police service animals are exempted from quarantine and confinement per the Texas Health and Safety Code, section 826.048.

l) At the discretion of the Rabies Control Officer, assistance animals may be exempted from quarantine and confinement during the observation period.

m) Animals should not be vaccinated against rabies during the observation period; however, animals may be treated for unrelated medical problems diagnosed by a veterinarian. If the animal becomes ill during the observation period, the Rabies Control Officer must be notified by the person having possession of the animal.

n) All quarantine fees must be paid by the owner or custodian of the animal quarantined.

o) If the animal dies or becomes sick while under a rabies observation in a quarantine facility (other than the death or sickness due to the rabies virus), the Rabies Control Officer shall test in accordance with the section 826.043 and make a report of the death or sickness. The Rabies Control Officer will maintain a copy of the report in the Animal Services records.

p) The liability for a quarantined animal that escapes from the quarantine facility shall be the responsibility of the facility. The liability for a home quarantined animal that escapes from the home shall be the responsibility of the animal's owner or custodian. If a quarantined animal should escape and become at large from the primary enclosure of a home quarantine, the Rabies Control Officer shall safely take up the animal and deliver the animal to a state-approved quarantine facility for the duration of the quarantine time.

SECTION 22. ANIMALS EXPOSED TO RABIES.

a) Animals not currently vaccinated which have been bitten by, directly exposed by physical contact with, or directly exposed to the fresh tissues of a rabid animal may either be humanely destroyed; or immediately vaccinated against rabies, placed in confinement for ninety (90) days, and given booster vaccinations during the third and eighth weeks of confinement. For animals under four (4) months of age, additional vaccinations may be necessary to ensure that the animal receives at least two vaccinations at or after the age prescribed by the United States Department of Agriculture (USDA) for the vaccine administered.

b) Animals currently vaccinated which have been bitten by, directly exposed by physical contact with, or directly exposed to the fresh tissues of a rabid animal may be humanely destroyed; or immediately given a booster rabies vaccination and placed in confinement for forty-five (45) days.

c) These provisions apply only to domestic animals for which a USDA-licensed rabies vaccine is available.

d) In situations where none of the requirements of this section are applicable, the recommendations contained in the latest edition of the publication titled Compendium of Animal Rabies Prevention and Control, published by the National Association of State Public Health Veterinarians, should be followed. The administration of a rabies vaccine in a species for which no licensed vaccine is available is at the discretion of the veterinarian; however, an animal receiving a rabies vaccine under these conditions will not be considered to be vaccinated against rabies virus in potential rabies exposure situations.

SECTION 23. DANGEROUS DOGS.

Dangerous dogs, as defined in the Health and Safety Code, Chapter 822 as amended, shall be regulated in accordance with the provisions of the Health and Safety Code, Chapter 822, Subchapter D, as amended.

SECTION 24. VICIOUS OR DANGEROUS ANIMALS.

a) Any animal within the City that shall bite, scratch, or otherwise attack a person who is not at the time trespassing upon the property of the owner or person having control of such animal, nor provoking or teasing such animal, shall be deemed vicious or dangerous to persons or other animals, and the municipal court may order that such animal be kept muzzled, or that such animal be kept within a sufficient enclosure, or that such animal be delivered to the Animal Services Officer to be humanely euthanized.

b) If the municipal court cannot determine beyond a reasonable doubt that an animal is vicious or dangerous, the court shall have the authority to hold a hearing, and if the court determines at the hearing that the animal is vicious or dangerous to persons or other animals, the court may use the remedies authorized in this Ordinance or by state law.

SECTION 25. DOGS AND COYOTES THAT ATTACK ANIMALS.

Dogs or coyotes that attack animals, as defined in the Health and Safety Code, section 822.011, shall be regulated in accordance with the provisions of the Health and Safety Code, chapter 822, subchapter B, as amended.

SECTION 26. KEEPING OF WILD ANIMALS.

No person shall own, possess, or have custody, on their premises, any wild animal.

This section shall not be construed to apply to animal shelters operated under the authority of the governing body of the City or those persons qualifying for exceptions as provided for in the Health and Safety Code, Section 822.102, as amended.

SECTION 27. KEEPING OF LIVESTOCK AND FOWL.

a) The keeping of livestock in areas zoned Residence Agriculture (RA) District is regulated as follows:
   i. It shall be unlawful for any person, firm, or corporation to keep any swine.
   ii. It shall be unlawful for any owner or custodian of fowl to keep or harbor any fowl other than chickens, turkeys, or guinea fowl. No more than twelve (12) fowl shall be allowed, one (1) of which may be male.
   iii. The owner must have adequate facilities to house livestock and fowl and ensure adequate sanitation in a manner that does not allow them to create a nuisance.
   iv. Sanitation must be addressed in a manner that prevents the attraction of pests and complies with City and state laws.

b) In areas zoned Single Family Dwelling (R) District the keeping of livestock is prohibited. The keeping of fowl shall be regulated as follows:
   i. It shall be unlawful for any owner or custodian of fowl to keep or harbor any fowl other than chickens or turkeys. No more than six (6) fowl shall be allowed, none of which may be male.
   ii. The owner must have adequate facilities to house the fowl and ensure adequate sanitation in a manner that does not allow them to create a nuisance.

iii. Coops or other similar structures to house chickens and turkeys must be located a minimum of fifteen (15) feet from any adjoining property lines.
iv. Sanitation must be addressed in a manner that prevents the attraction of pests and complies with all City and state laws.

SECTION 28. FEEDING OF WILDLIFE.

The placement of food sources or other materials that attract animals other than those of the property owner, for purposes other than trapping and removal, is prohibited. Wild birds may be fed from a bird feeder.

SECTION 29. ADOPTION.

a) Dogs and cats in the custody of the City of Garden Ridge that have not been claimed by their owner within five (5) days will be eligible for adoption.

b) Prior to adoption unclaimed dogs and cats will be spayed/neutered, receive rabies vaccinations and be checked for heartworms.

c) The Animal Services Officer may recommend to the City Manager the waiving or reduction of adoption fees dependent on the amount of time an animal has been available for adoption, the health of the animal being adopted or the demeanor of the animal.

SECTION 30. PROHIBITED SELLING, DISPLAYING ANIMALS ON ROADSIDE.

a) It shall be unlawful for any person to display for a commercial purpose or to sell, trade, barter, lease, rent, or give away, any animal on any roadside, public right-of-way, commercial parking lot, garage sale, festival, park, community center, or outdoor public place.

b) This section shall not apply to any tax-exempt non-profit organization founded for the purpose of providing humane sanctuary or shelter for abandoned or unwanted animals or any recognized rescue organization which is currently registered with Animal Services.

c) Any animal being sold, traded, bartered, leased, rented, or being given away on any roadside, public right-of-way, commercial parking lot, garage sale, festival, park, community center or outdoor public place shall be subject to seizure and impoundment at the discretion of the investigating Animal Services Officer and subject to disposition in accordance with this Ordinance.

SECTION 31. ANIMAL EXHIBITIONS, SHOWS, OR EVENTS.

a) All allowable Animal Exhibitions, Shows, or Events shall, comply with the minimum standards of this Ordinance and all applicable state and federal regulations. All Exhibitions, Shows or Event facilities shall be subject to inspection by the Animal Services Officer upon request during reasonable hours.

b) The presenter of the Animal Exhibitions, Shows, or Events must give event specifics and notice thirty (30) days in advance to the Animal Services Officer.

c) All Animal Exhibitions, Shows, or Events are prohibited in the City limits except as follows:
   i. Cat and dog shows; and
   ii. Small petting zoos and pony rides for a period not to exceed one (1) day on private property or with authorization on public property.

SECTION 32. PET AND GROOMING SHOP, BOARDING KENNEL, AND VETERINARY FACILITIES BUSINESS LICENSE.

a) No person shall operate any pet or pet grooming shop, kennel, or licensed veterinary facility as defined in this Ordinance, without first obtaining a business license from the City. The qualifications for license shall include consideration of the type of building construction, the regulatory compliance history of the permittee as it relates to sanitation, health, welfare of the animals, and related zoning requirements.

b) Failure to maintain the establishment in compliance with this Ordinance and state law as it relates to sanitation, health, and welfare of the animals may result in suspension or revocation of the license.

c) Failure to apply for a license prior to the opening of such a commercial animal facility, or within thirty (30) days after the renewal date, shall constitute an offense.

d) Each license shall be valid for one (1) year.

SECTION 33. REVOCATION.

Any person or business holding a business license regulated by this Ordinance that refuses or fails to comply with this Ordinance or any law governing the protection and keeping of animals shall have the license revoked by the City. Revocation of the license shall be accomplished by either mailing to the holder of such license a written notice by certified mail stating the license is revoked or by personally delivering to the holder thereof a written notice stating the license is revoked.

SECTION 34. INVISIBLE FENCES.

Invisible fences used to contain dogs and cats within the City must have warning signage placed within five (5) feet from any driveway, pedestrian sidewalk, or other walkway. For public safety signs must not exceed three (3) square feet with one (1) inch block letters and be of contrasting colors.

SECTION 35. WAIVER OF FEES.

The Garden Ridge City Council has the authority to waive fees, excluding fines, associated with this Ordinance due to hardship or unusual circumstances. The affected party must submit a written request to the City Council for the waiving of fees. The request must indicate the hardship or unusual circumstances and supporting documentation must be included. The City Council will consider the request in an open City Council meeting and is the final authority on requests to waive fees.

SECTION 36. ENFORCEMENT.
The civil and criminal provisions of this Ordinance shall be enforced by those persons or agencies designated by the municipal authority. It shall be a violation of this Ordinance to interfere with an Animal Services Officer in the performance of the Officer's duties. Unless otherwise indicated, any person who violates a section of this Ordinance shall be strictly liable for such violation and shall be subject to the penalties established.

SECTION 37. PENALTY.
Any person who shall violate any of the provisions of this Ordinance, or fail to comply therewith, or with any of the provisions thereof, shall be guilty of a misdemeanor and, upon conviction, shall be fined an amount not exceeding five hundred dollars ($500.00). Every day's violation shall constitute a separate and distinct offense. The City retains all other legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 38. CUMULATIVE AND SAVINGS.
This Ordinance shall be cumulative of all provisions of Ordinances of the City of Garden Ridge, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed. Any and all previous versions of this Ordinance to the extent that they are in conflict herewith are repealed.

SECTION 39. SEVERABILITY.
It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 40. EFFECTIVE DATE.
This Ordinance shall become effective immediately upon its passage, approval, and publication as provided by law.

PASSED AND APPROVED ON this 5th day of August, 2026.

_____
Lisa Swint
Mayor

ATTEST:

_____
Marisa Spencer
City Secretary

Appendix A
Animal Services Fee Schedule

Dog and Cat Registration Fees:

Registration Fee $10 per year per animal

Replacement Tag Fee $1 per tag

Live Traps:

Security Deposit $40 per trap

Impoundment Fees: (To defray costs)

$25 for first day

$10 for each calendar day thereafter until claimed by owner

Adoption Fees:

$50 – Cats

$75 – Dogs

Fines - Animal at Large:

$50 plus court costs

$50 increase for each subsequent offense

AGENDA ITEM:	7.3. Ordinance No. 22 Traffic Regulations
SUBMITTED BY:	City Manager Ryan Rapelye
DATE SUBMITTED:	July 30, 2026
MEETING DATE:	August 5, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Ordinance No. 22-082026 An Ordinance of the City Council of the City of Garden Ridge, Texas, regulating traffic on streets, roads, and highways within the City of Garden Ridge by establishing stop sign locations and placement of traffic control devices; establishing prima facie speed limits and placement of traffic control devices; establishing through truck traffic regulations and placement of traffic control devices; establishing "no parking zones"; regulating and requiring permits for certain assemblages and processions; providing a penalty; providing for severability; and declaring an effective date. (Rapelye)

BACKGROUND

Last month, the City Council was briefed on the findings of the Old Nacogdoches Road Feasibility Study. The study was initiated after City staff identified the City-owned portion of Old Nacogdoches Road as a roadway requiring rehabilitation due to one of the lowest Pavement Condition Index (PCI) scores within the City's street network. In October 2025, the City retained Trihydro to evaluate roadway rehabilitation options and provide planning-level cost estimates.

As part of the study, Trihydro evaluated existing pavement conditions, projected traffic loading, subsurface conditions, and potential rehabilitation alternatives. Traffic loading assumptions were developed using historical Texas Department of Transportation (TxDOT) data from comparable roadways with similar traffic characteristics. Due to the nearby quarry operations and the significant volume of Class 9 (five-axle) trucks operating near legal load limits, conservative traffic assumptions were utilized. Based on these assumptions and a 20-year design life, the projected Equivalent Single Axle Load (ESAL) demand was estimated at approximately 4,000,000 ESALs**.**

Based on the study findings, including pavement conditions, geotechnical information, projected traffic demands, and contractor-provided cost estimates, Trihydro recommends full pavement reconstruction of the City-owned portion of Old Nacogdoches Road to adequately support the anticipated heavy truck traffic and achieve the desired 20-year service life. The estimated cost for full reconstruction is approximately $2-3 million**.** Due to the magnitude of this investment, the City would likely need to consider debt financing or other funding options to complete the project.

As an alternative, the City may consider restricting through truck traffic on this section of Old Nacogdoches Road and implementing a lower-cost rehabilitation approach, such as milling and overlay, to address current roadway conditions. The City has previously restricted through truck traffic on this portion of Old Nacogdoches Road, and it is believed that this restriction may help extend the useful life of the roadway and reduce the impact of heavy commercial truck traffic.

The attached version of Ordinance No. 22 includes the following changes for City Council's consideration:

- Page 5, Section 4. Through Truck Traffic Regulations. a) 3. has been removed, which previously stated, "On Old Nacogdoches Road from FM 2252 to the northern City limits".
- Page 12, Annex A Traffic Control Device Locations, Through Truck Traffic Only on FM 2252 and FM 3009 table. The last 2 rows have been added to be consistent with the change in Section 4.

ATTACHMENTS: Ordinance No. 22-082026

REQUESTED ACTION

Motion	☒	Resolution	☐
Discussion	☒	Other	☐
Ordinance	☒		

FINANCIAL

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

PROs / CONs

STAFF RECOMMENDATION

If the City Council desires to implement a lower-cost rehabilitation approach such as milling and overlay to address current roadway conditions, then Staff recommends approval of Ordinance No. 22-082026, which reestablishes prior restrictions related to through truck traffic on the City-owned portion of Old Nacogdoches Road.

ORDINANCE NO. 22-082026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, REGULATING TRAFFIC ON STREETS, ROADS, AND HIGHWAYS WITHIN THE CITY OF GARDEN RIDGE BY ESTABLISHING STOP SIGN LOCATIONS AND PLACEMENT OF TRAFFIC CONTROL DEVICES; ESTABLISHING PRIMA FACIE SPEED LIMITS AND PLACEMENT OF TRAFFIC CONTROL DEVICES; ESTABLISHING THROUGH TRUCK TRAFFIC REGULATIONS AND PLACEMENT OF TRAFFIC CONTROL DEVICES; ESTABLISHING "NO PARKING ZONES"; REGULATING AND REQUIRING PERMITS FOR CERTAIN ASSEMBLAGES AND PROCESSIONS; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of Garden Ridge, Texas ("the City") is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Section 545.356 of the Texas Transportation Code, the City has the authority to establish prima facie maximum reasonable and prudent speeds within its corporate boundaries for vehicles on streets and highways; and

WHEREAS, pursuant to Section 542.202 of the Texas Transportation Code, the City has the authority to designate school zones; and

WHEREAS, pursuant to Section 311.001 of the Texas Transportation Code, the City has the exclusive control over and under the public highways, streets, and alleys of the City and may regulate the stopping, standing and designate no parking areas and truck traffic routes to facilitate the reasonable movement of traffic; and

WHEREAS, pursuant to Section 544.003 of the Texas Transportation Code, the City has the authority to place stop signs on city streets at intersections; and

WHEREAS, the City Council has reviewed the Multiway Stop Control Warrant Analysis regarding Schoenthal Road and Water Wood Drive on November 5, 2025, and the City Council finds that three-way stop signs are necessary at the intersection of Schoenthal Road and Water Wood Drive in the City of Garden Ridge; and

WHEREAS, use of certain streets and highways by truck traffic (as defined by ordinance) is incompatible with neighborhood business and residential areas and can cause costly damage to street infrastructure, impede the flow of traffic, and cause potential injury to property and human life; and

WHEREAS, the City Council finds that there are alternate routes throughout the City that provide sufficient connectivity for truck traffic to traverse through the City; and

WHEREAS, there is no burden on intra- or interstate commerce and any inconvenience is minimal compared to the governmental interest of protecting human life and property; therefore, such traffic should be diverted accordingly; and

WHEREAS, the City Council has determined that the safety and welfare of the citizens and other members of the traveling public require that additional regulations are needed and amendments to the Ordinance regulating traffic are necessary from time to time; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARDEN RIDGE, TEXAS, THAT:

SECTION 1. CITY OF GARDEN RIDGE, ORDINANCE 22.

The City Council hereby revokes and repeals in its entirety the now existing Ordinance No. 22 and replaces it by adoption of the regulations contained in this Ordinance, effective upon adoption and any publication requirements. Annex A, Annex B, and Annex C are a part of this Ordinance.

SECTION 2. DEFINITIONS.

The following words and phrases, when used in this Ordinance, shall have the meanings respectively ascribed to them hereunder. Additional definitions will include, but may not be limited to, those contained in Texas Transportation Code and shall be used to define words and phrases not herein defined.

Authorized Emergency Vehicle means all authorized vehicles as defined by Texas Transportation Code Section 541.201.

Business District means the territory contiguous to and including a roadway when within six hundred (600) feet along such roadway there are buildings used for business or commercial purposes which may occupy three hundred (300) feet of frontage on one side or three hundred (300) feet collectively on both sides of the roadway.

Driver shall mean every person who drives or is in actual physical control of a vehicle.

Intersection(s) means:

- The area embraced within the prolongation or connection of the lateral curb lines. If none, then the lateral boundary lines of the roadways of two highways which join one another at, or approximately at, right angles; or the area within which vehicles traveling upon different highways joining at any other angle which may come in conflict; and

- The area where a highway includes two roadways thirty (30) feet or more apart, then every crossing of each roadway of such divided highway by an intersecting highway shall be regarded as a separate intersection. In the event such intersecting highway also includes two roadways thirty (30) feet or more apart, then every crossing of two roadways of such highways shall be regarded as a separate intersection.

Light Truck is a truck with a manufacturer's rated carrying capacity of less than two thousand (2,000) pounds, including trucks commonly known as pickup trucks, panel delivery trucks, and carryall trucks, as defined in the Texas Transportation Code.

Motor Vehicle means a self-propelled vehicle or a vehicle that is propelled by electric power from overhead trolley wires. The term does not include an electric bicycle or an electrical personal assistive mobility device, as defined by Section 551.201 of the Texas Transportation Code.

Owner means a person who owns the legal title of a vehicle or in the event a vehicle is the subject of an agreement for the conditional sale or lease thereof with the right of purchase upon performance of the conditions stated in the agreement and with an immediate right of possession in the conditional vendee or lessee, or in the event a mortgagor of a vehicle is entitled to possession, then such conditional vendee or lessee or mortgagor shall be deemed owner for the purpose of this Ordinance.

Pedestrian shall mean any person on foot.

Person shall mean every natural person, firm, partnership, association, or corporation.

Police Officer means every officer authorized to direct or regulate traffic and to cite or make arrests for violations of traffic regulations and other laws affecting such regulations.

Proof of Route is written verification of pick-ups, deliveries, or destinations, which may include a log book, delivery slip, shipping order, bill, or other document which identifies and specifies the date, address, and name of the person requesting or directing the pick-up or delivery and the destination of the pick-up or delivery being within the corporate limits of the City of Garden Ridge, or another location the only means access for which is by roadways on which through truck traffic is prohibited.

Residence District is the territory contiguous to and including a highway not comprising a business district when the property on such highway for a distance of three hundred (300) feet, or more, is improved with residences and previously existing buildings now used for business.

Right of Way means the privilege of immediate use of the roadway.

Roadway shall mean that portion of a highway improved, designed, or ordinarily used for vehicular travel. In the event a highway includes two or more separate roadways, the term "roadway" as used herein shall refer to any such separately but not to all such roadways collectively.

Street, road, or highway is the entire width between the boundary lines of every way publicly maintained when any part thereof is open to use by the public for purposes of vehicular traffic.

Through Truck or Through Truck Traffic is the operation of a truck, as the term “truck” defined by Texas Transportation Code Section 541.201 (including, but not limited, to truck tractors, road tractors, semitrailers, pole trailers and special mobile equipment) through the corporate limits of the City having no destination, pick-up, or delivery point within the corporate limits of the City.

Traffic means pedestrians, ridden or herded animals, vehicles, and other conveyances either singly or together while using a street, road, or highway.

Traffic Control Device means all signs, signals, markings, and devices erected by and in the City of Garden Ridge for the purpose of regulating, warning, or guiding traffic.

Traffic Control Signal means any device, whether manually, electrically, or mechanically operated by which traffic is alternately directed to stop and to proceed.

Truck means a motor vehicle designed, used, or maintained primarily to transport property.

Truck tractor means a motor vehicle designed and used primarily to draw another vehicle but not constructed to carry a load other than a part of the weight of the other vehicle and its load.

Vehicle means every device, in which or by which any person or property is or may be transported or drawn upon a street, road, or highway.

SECTION 3. GENERAL TRAFFIC REGULATIONS.

a) **Required Obedience To Traffic Laws –** It shall be unlawful and it is a misdemeanor for any person to do any act forbidden, or fail to perform any act required in this Ordinance and the Texas Motor Vehicle Laws within the City of Garden Ridge, Comal County, State of Texas.

b) **Traffic Control Devices –** Traffic regulating devices such as signs, lights, signals, and roadway surface markers may be installed on the streets, roads, and highways within the corporate limits of the City, and at such places as designated by the State of Texas and the City.

c) **Operating An Unregistered Vehicle –** A motor vehicle which has not been registered, as required by law, shall not be operated upon any roadway, street, highway, within the City of Garden Ridge. Any person operating, or as owner permitting operation of, an unregistered or unlicensed vehicle which requires registration and licensing by state statute shall be charged with a misdemeanor for violation of such laws and this Ordinance.

d) **Negligent and/or Reckless Damage to Roadways. Streets. Rights of Ways and City Parks in Garden Ridge –** Any person driving, operating, or in charge of any vehicle or animal that does repairable damage to any roadways, street, right of way, or any public place (City, park, etc.) in Garden Ridge, such person shall be determined liable for repair, cost of repair, or replacement.

e) **Stop Signs –** All Stop Signs and their physical locations within the City of Garden Ridge are approved and erected at the designated intersections by the State of Texas, Comal County, and the City of Garden Ridge. These stop signs are enumerated in "Attachment 1 Annex A". Except when directed to proceed by a police officer or other traffic control device, every driver of a vehicle approaching a stop intersection, as indicated by a "Stop Sign", shall stop before entering said intersection.

f) **Speed Regulation –** Within the City of Garden Ridge, the maximum, reasonable, and prudent speed limit shall be thirty miles per hour (30 MPH) on all streets in residential areas unless otherwise posted and ordained herein. No person shall drive a vehicle on a street, road, or highway at a speed greater than is reasonable and prudent under the circumstances then existing. Speed limits specified herein are attached in "Attachment 2 Annex B" and shall be lawful; but, any speed in excess of these limits shall be prima facie evidence that the speed in excess of the specified limits is not reasonable nor prudent and that it is unlawful. No person shall drive a vehicle upon the roadways in Garden Ridge at such a slow speed as to impede traffic except when reduced speed is necessary, or properly directed, for safe operation or compliance with law.

g) **Exceptions To Speed Limit Restrictions –** The provisions of this Ordinance regulating speeds shall not apply to vehicles operated by a Fire Department, Police Officers acting in their official capacity, nor to physicians or ambulances responding to emergency calls.

h) **No Parking Zones –** No Parking Zones are established within the City to aid in giving access to places of public gathering for emergency vehicles and personnel. The areas designated as "No Parking Zones" are defined in "Annex C" of this Ordinance.

SECTION 4. THROUGH TRUCK TRAFFIC REGULATIONS.

All public streets, except FM 3009 and FM 2252, within the corporate limits of the City are closed to through truck traffic. This prohibition does not apply to Authorized Emergency Vehicles, Light Trucks, or Trucks with drivers that are able to produce proof of route within the corporate limits of the City.

a) A "Through Truck Traffic Route" is established in the City of Garden Ridge as follows:
   1. On FM 2252, within the City Limits as traffic enters the City until traffic exits the City Limits.
   2. On FM 3009, within the City Limits as traffic enters the City until traffic exits the City Limits.

b) The Chief of Police is hereby authorized and directed to cause appropriate "THROUGH TRUCK TRAFFIC ON FM 2252 AND FM 3009 ONLY" signs and any other signage necessary to be installed in the appropriate locations to properly delineate the through truck traffic route. The Chief of Police is hereby directed to consult with the Texas Department of Transportation in the installation of said signs. The Chief of Police is further directed to cause appropriate signs to be installed informing the public that through trucks are permitted to travel through the City of Garden Ridge, Texas only on the designated through truck traffic routes. The location of such signs shall be shown in the list of traffic control devices attached to this ordinance.

c) Any person, firm, or corporation who operates a Truck or causes a Truck to be operated on any roadway in the City in violation of this Ordinance, shall, upon being found guilty of such violation by a Court of competent jurisdiction, be fined up to five hundred dollars ($500.00) per violation, in accordance with the Traffic Control Ordinance of the City of Garden Ridge, Texas. Each roadway on which a truck is operated in violation of this Ordinance constitutes a separate and independent offense when enforcing this Ordinance.

SECTION 5. RESTRICTED TURN IN INTERSECTIONS.

a) It shall be unlawful for the driver of any vehicle to make a left turn as indicated at the following location(s) between 7am and 8am Monday through Friday school days only:
   1. Teakwood Dr. onto FM 3009

b) The City of Garden Ridge will erect and maintain "No Left Turn" signs at the above location(s).

SECTION 6. PEDESTRIAN TRAFFIC.

There shall be no pedestrian traffic allowed to cross Municipal Parkway between the hours of 7:00am and 8:00am, Monday through Friday school days only.

a) The City of Garden Ridge will erect and maintain "No Pedestrian Crossing" signs at the above location.

b) The City Manager is authorized to waive the no pedestrian traffic provision for school related programs and activities at Garden Ridge Elementary School after coordination with the school Principal or their authorized designee.

SECTION 7. ASSEMBLAGES AND PROCESSIONS.

a) Except as otherwise provided herein, it shall be unlawful for any person or entity to conduct, engage in, participate in, organize, promote, form, start, cause, or allow an assemblage or procession of eleven (11) or more vehicles or beasts of burden, or twenty five (25) or more pedestrians on the streets and highways of the City, unless:

   1. a written permit has previously been obtained from the Chief of Police of the City of Garden Ridge at least thirty (30) calendar days prior to the event date; and

   2. an official police escort or traffic control detail being sufficient to meet traffic safety requirements has been arranged for in advance of the event and approved by the Chief of Police.

b) For the purpose of this section, "assemblage or procession" shall mean any group of eleven (11) or more vehicles or beasts of burden, or any group of twenty-five (25) or more pedestrians being operated on or occupying public streets within the City limits of the City of Garden Ridge within such proximity to each other that they pass the same point along any roadway of the City within ten (10) minutes of each other.

c) The Chief of Police may deny approval of any event requiring approval under Subsection A of this Section which in his determination will pose an unreasonable traffic safety risk or unreasonable disruption of traffic on the City's streets. Any appeal of the decision of the Chief of Police shall be made in writing to the City Manager within ten (10) business days of the receipt by the applicant of notice of denial of permit.

d) A processing fee of twenty-five dollars ($25.00) shall be submitted with each permit application to cover the City's administrative costs in processing the application. After receipt of the application, the City will calculate the remainder of the permit fee to be owed by the applicant based upon the City's projected costs for the event. The permit fee will include the current Police Department hourly security contract rate per traffic control officer provided by the City at the event. Within five (5) business days of the City's receipt of the application and the processing fee, the City will either notify the applicant the permit has been denied or will notify the applicant of the additional permit fee amount to be paid by the applicant prior to the issuance of the permit. The additional permit fee amount will be due from the applicant within ten (10) business days from the date the applicant receives notification of the additional permit fee amount.

Within three (3) business days from the date the City receives payment of the additional permit fee amount, the City will issue the permit to the applicant at the address stated on the application. If an event lasts longer than anticipated, the permit holder shall pay any additional fee for City services within ten (10) business days of receipt of a bill for same from the City at the address provided on the application for permit.

e) Permit fees for events approved by City Council shall be set by the City Council at the time of their approval or as otherwise provided by law.

f) Repetitive Events. Any event which will be recurring on a regular or repetitive basis during any calendar year may be permitted by an application for a "repetitive event permit" which lists the date and time of each scheduled recurrence of the event for the year. The permit for each recurrence date listed on the "repetitive event permit" will be conditioned upon payment by the permit holder of the additional permit fee. The permit fee will be due at least thirty (30) calendar days prior to the recurrence date.

g) Variance Procedure. Any person or organization wishing to apply for a variance may do so by submitting a request for hardship variance to the City Manager or designee. A request for hardship variance shall state the special circumstances under which compliance with this Section will impose undue hardship on the person or entity. The City Manager may reject any such request for variance, and such rejection may be appealed to the City Council at their next regularly scheduled meeting for which time permits by submitting a request in accordance with Council procedures. The City Manager may waive the permit fee for a non-profit organization under a hardship variance only if they determine this will not result in the illegal donation of City funds.

h) The City of Garden Ridge is not required to provide security or insurance for any event it permits and by granting a permit for the event does not make any representation as to the safety of the event or the safety or suitability of any road in the City for the passage of vehicles, beasts of burden, or pedestrians. Each person or entity requesting a permit from the City shall be required to sign an agreement by which they hold the City harmless and indemnify the City for any claims, liability, loss, or damages arising out of the event or as a result of the City's allowing the event to be held upon the streets in the City.

i) Exceptions. The provisions of this section DO NOT apply to the following:
   1. Pedestrians participating in Traditional Seasonal events including but not limited to Halloween Trick or Treat, Caroling, or any other such events which may be deemed appropriate by the City Council;
   2. Parades or events approved by or sponsored by the City Council; and
   3. Funeral processions conducted by houses of worship or professional Funeral Director.

SECTION 8. PENALTY.

Any person, entity, or corporation violating any provision of this Ordinance, within the corporate limits of Garden Ridge, shall be guilty of a misdemeanor and shall be subject to a fine not to exceed five hundred dollars ($500.00), with each day such offense continues constituting a new and separate offense.

Each and every person or entity participating in any event which violates this Ordinance may be fined separately. Where state law controls the maximum penalty as a fine not to exceed two hundred dollars ($200.00), such penalty shall be assessed and control over the provisions of this Ordinance.

SECTION 9. SEVERABILITY.
If any section, paragraph, sub-paragraph, clause, or phrase of this amendment shall be adjudged to be invalid or held to be unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of any provision thereof other than the part so decided to be invalid or unconstitutional.

SECTION 10. FINDINGS. All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Garden Ridge and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 11. OPEN MEETING. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION 12. EFFECTIVE DATE.
This Ordinance shall become effective immediately upon its passage, approval, and publication as provided by law.

PASSED AND APPROVED ON this 5th day of August, 2026.

_____
Lisa Swint
Mayor

ATTEST:

_____
Marisa Spencer
City Secretary

Attachment 1

ANNEX A
TRAFFIC CONTROL DEVICE LOCATIONS

1. **Stop Signs**
   + *Enforcement through Traffic Code Chapter 545.256*
   • Three or Four Way Stop
   * State or County Maintained

STREET	DIRECTION	STOP SIGN LOCATION
Aster Circle	West	Hoya Lane
Arrowood Drive	South	FM 2252
Audrey Ridge	East	Regency Run
Azalea Circle	West	Hoya Lane
Azalea Gate	East	Hoya Lane
*Bat Cave Road	South	FM 2252
Beltorm	North	Tuscan Hills Drive
Bent Brook Drive	East	Deer Canyon Drive
Berean Way	West	Paradise Pass
Blazing Star Trail	East	Timber Rose Drive
•Blazing Star Trail	West	Grass Creek Road
•Blazing Star Trail	East	Grass Creek Road
*Blazing Star Trail	West	Bat Cave Road
Blue Bell Drive	East	Timber Rose Drive
*Bindseil Lane	East	Bat Cave Road
*Bindseil Lane	West	Bat Cave Road
Bindseil Lane	East	Forest Waters Circle
Calley Circle	West	Regency Run
•Cedar Branch	East	Hickory Bend Drive
Cedar Branch	North	Gardenia Bend Drive
Cedar Cavern	North	Bindseil Lane
Cinchona Trail	East	Timber Rose Drive
Cinchona Trail	West	Grass Creek Road
Creekview	West	Bat Cave Road
Cristobal	South	Verano Drive
Cristobal	North	Tuscan Hills Drive
Deer Canyon Drive	North	Tuscan Hills Drive
Deer Canyon Drive	South	Schoenthal Road
Deer Garden	North	Bindseil Lane
Doerr Lane	North	Nacogdoches Loop
Doerr Lane	South	Rail Crossing
Fairview Drive	North	Schoenthal Road
•*FM 2252	North	FM2252/Old Nacogdoches
•*FM 2252	East	FM 2252/Old Nacogdoches
Forest Waters Circle	East	Water Wood Drive

Forest Waters Circle	West	Water Wood Drive
Forest Waters Circle	South	Forest Waters Circle
*Garden Ridge Drive	West	Bat Cave Road
*Garden Ridge Drive	East	Bat Cave Road
Gardenia Bend Drive	West	Paradise Pass
Gardenia Bend Drive	South	Azalea Gate
Glen Cove	North	Forest Waters Circle
*Gloxinia Drive	East	FM 3009
Gloxinia Drive	East	Hoya Lane
Gloxinia Drive	West	Hoya Lane
Goldenrod Lane	East	Timber Rose Drive
•Goldenrod Lane	East	Sorrel Lane
•Goldenrod Lane	West	Sorrel Lane
•Grass Creek Road	South	Blazing Star Trail
•Grass Creek Road	North	Blazing Star Trail
Grass Creek Road	South	Garden Ridge Drive
Hampton Park	North	Schoenthal Road
•Hickory Bend Drive	South	Cedar Branch
•Hickory Bend Drive	North	Cedar Branch
*Hickory Bend Drive	South	FM 2252
Hoya Lane	North	Gloxinia Drive
+John T. Phillips Municipal Parkway	North 9400 Block-Garden Ridge Elementary School Lot	John T. Phillips Municipal Parkway
John T. Phillips Municipal Parkway	South 9400 Block-City Hall Parking Lot	John T. Phillips Municipal Parkway
John T. Phillips Municipal Parkway	South 9500 Block-Community and Event Center Driveway	John T. Phillips Municipal Parkway
Katherine Glen	East	Regency Run
Larmona Cove	South	Tuscan Hills Drive
•Las Cimas Drive	North	Tuscan Hills Drive
•Las Cimas Drive	South	Tuscan Hills Drive
Lloyds Park	North	Garden Ridge Drive
Magic Falls	West	Hickory Bend
Marie Meadow	East	Regency Run
*Meadow Rue	East	FM 3009
Meadow Rue	West	Hoya Lane
Michelle Hill	East	Regency Run
Mountain Laurel Lane	North	Garden Ridge Drive
Mountain Laurel Lane	North	Gloxinia Drive
Mountain Laurel Lane	South	Gloxinia Drive
Mountain Laurel Lane	South	Gardenia Bend Drive
*Nacogdoches Loop	East	FM 2252
*Nacogdoches Loop	North	FM 2252
*Old Nacogdoches Road	East	Quarry Rail Spur

*Old Nacogdoches Road	West	Quarry Rail Spur
•*Old Nacogdoches Road	West	FM 2252
Oro Viejo Court	North	Cinnabar Court
Oro Viejo Court	South	Tuscan Hills Drive
Osage Circle	East	Osage Trail
Osage Trail	North	Fairview Drive
Osage Trail	South	Goldenrod Lane
Park Lane Court	North	Park Lane Drive
Park Lane Drive	East	Bat Cave Road
Parkview Drive	East	Bat Cave Road
Paseo Corto Drive	South	Verano Drive
Paseo Corto Drive	North	Tuscan Hills Drive
Paseo Corto Drive	South	Tuscan Hills Drive
Plum Ranch	South	Azalea Gate
Primrose Circle	West	Hoya Lane
Quiet Moon Drive	North	Tuscan Hills Drive
*Regency Run	South	FM 2252
*Schneider Lane	South	FM 2252
Schoenthal Road	West	Bat Cave Road
*Schoenthal Road	East	FM 3009
*Schoenthal Road	West	FM 3009
•Schoenthal Road	East	Schoenthal Road
•Schoenthal Road	West	Schoenthal Road
Senna Hills Drive	North	Tuscan Hills Drive
Senna Hills Drive	South	Tuscan Hills Drive
Sonata Court	East	Deer Canyon Drive
•Sorrel Lane	North	Goldenrod Lane
Sorrel Lane	South	Blue Bell Drive
Sumac Circle	West	Timber Rose Drive
Sumac Cove	East	Sorrel Lane
Sumac Lane	North	Timber Rose Drive
Sumac Lane	South	Sorrel Lane
Sundew Lane	North	Blazing Star Trail
*Teakwood Drive	East	FM 3009
Teakwood Drive	West	Timber Rose Drive
Teakwood Lane	East	Timber Rose Drive
Teakwood Lane	West	Sorrel Lane
Timber Rose Drive	North	Blazing Star Trail
Timber Rose Drive	South	Blazing Star Trail
Timber Rose Drive	South	Goldenrod Lane
Tree Top Cove	South	Forest Waters Circle
*Trophy Oaks Drive	West	FM 3009
•Tuscan Hills Drive	East	FM 3009
•Tuscan Hills Drive	West	Las Cimas Drive

•Tuscan Hills Drive	East	Las Cimas Drive
Twisted Oaks	East	Bat Cave Road
Valley Park Drive	South	Park Lane Drive
Via Posada Drive	North	Tuscan Hills Drive
Waterwood Drive	North	Schoenthal Road
Waterwood Drive	South	Forest Waters Circle
•Waterwood Drive	North	Waterwood Drive
Wild Wind Park	East	Bat Cave Road
•Wild Wind Park	East	Tonkawa Pass
•Wild Wind Park	West	Tonkawa Pass
Woodland Cove	North	Forest Waters Circle

2. **Yield Signs**

* State or County Maintained

*FM 2252	North	FM 3009
*FM 2252	South	FM 3009
*FM 3009	West	FM 2252
*FM 3009	East	FM 2252
*John T. Phillips Municipal Parkway	North	North Parent Parking Lot
*Nacogdoches Loop	West	FM 2252
*Nacogdoches Loop	East	FM 2252
*Old Nacogdoches Road	East	FM 2252

3. **Stop Lights**

***** *State or County Maintained*

* FM 2252	All	FM 3009
* FM 3009	Three-way	John T. Phillips Municipal Parkway

4. **Through Truck Traffic Only on FM 2252 and FM 3009**

***** *State or County Maintained*

*Bat Cave Road southbound at intersection with Park View
*Bat Cave Road northbound at intersection with Schoenthal Road
*Bindseil Lane eastbound at City Limits (8300 Block)
*Doerr Lane northbound at City Limits
*FM 2252 eastbound at City Limits
*FM 2252 westbound at intersection with Schneider Lane
*FM 3009 northbound at City Limits
*FM 3009 southbound at City Limits
*Western end of Nacogdoches Loop at FM 2252
*Eastern end of Nacogdoches Loop at FM 2252
*Old Nacogdoches Road westbound at City Limits
*Old Nacogdoches Road eastbound at FM 2252

Attachment 2

ANNEX B
MAXIMUM PRIMA FACIE SPEED LIMITS

1. The Speed Limit on all streets within the City of Garden Ridge is Thirty Miles Per Hour (30MPH) unless otherwise posted.

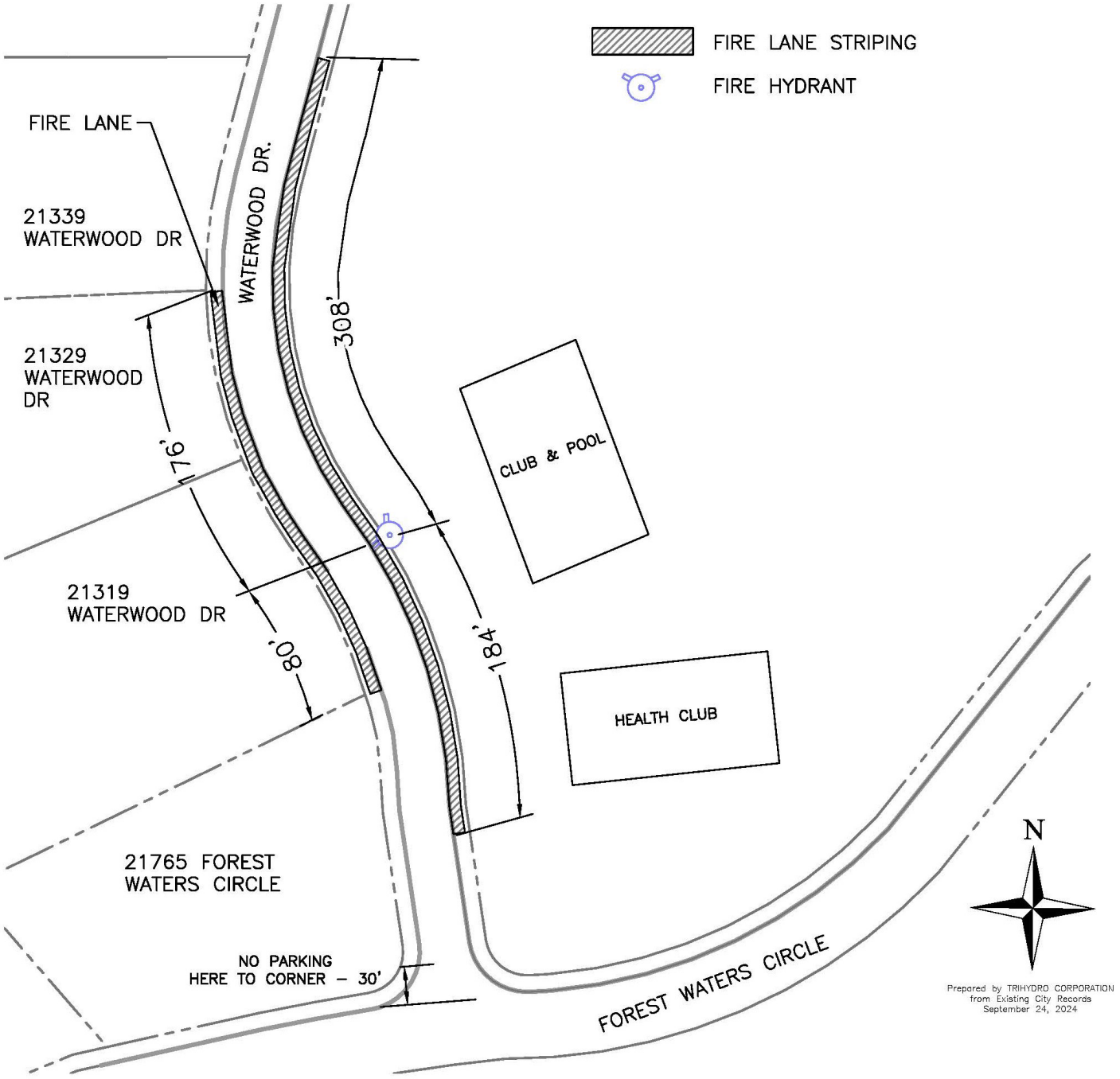
2. Posted Exceptions to 30 Mile Per Hour speed limits:

STREET	**SPEED AND EXTENT**
Bindseil Lane	35 Miles per hour (35 MPH) from Bat Cave Road to City Limits, both directions
Bat Cave Road	35 Miles per hour (35 MPH) from FM 2252 to City Limits, both directions
FM 3009	Speed Limits as currently posted by the State of Texas
FM 2252	Speed Limits as currently posted by the State of Texas
Nacogdoches Loop	35 Miles per hour (35 MPH) from FM 2252 to FM 2252, both directions
Municipal Parkway	25 Miles per hour (25 MPH) from FM 3009 to termination of roadway, both directions

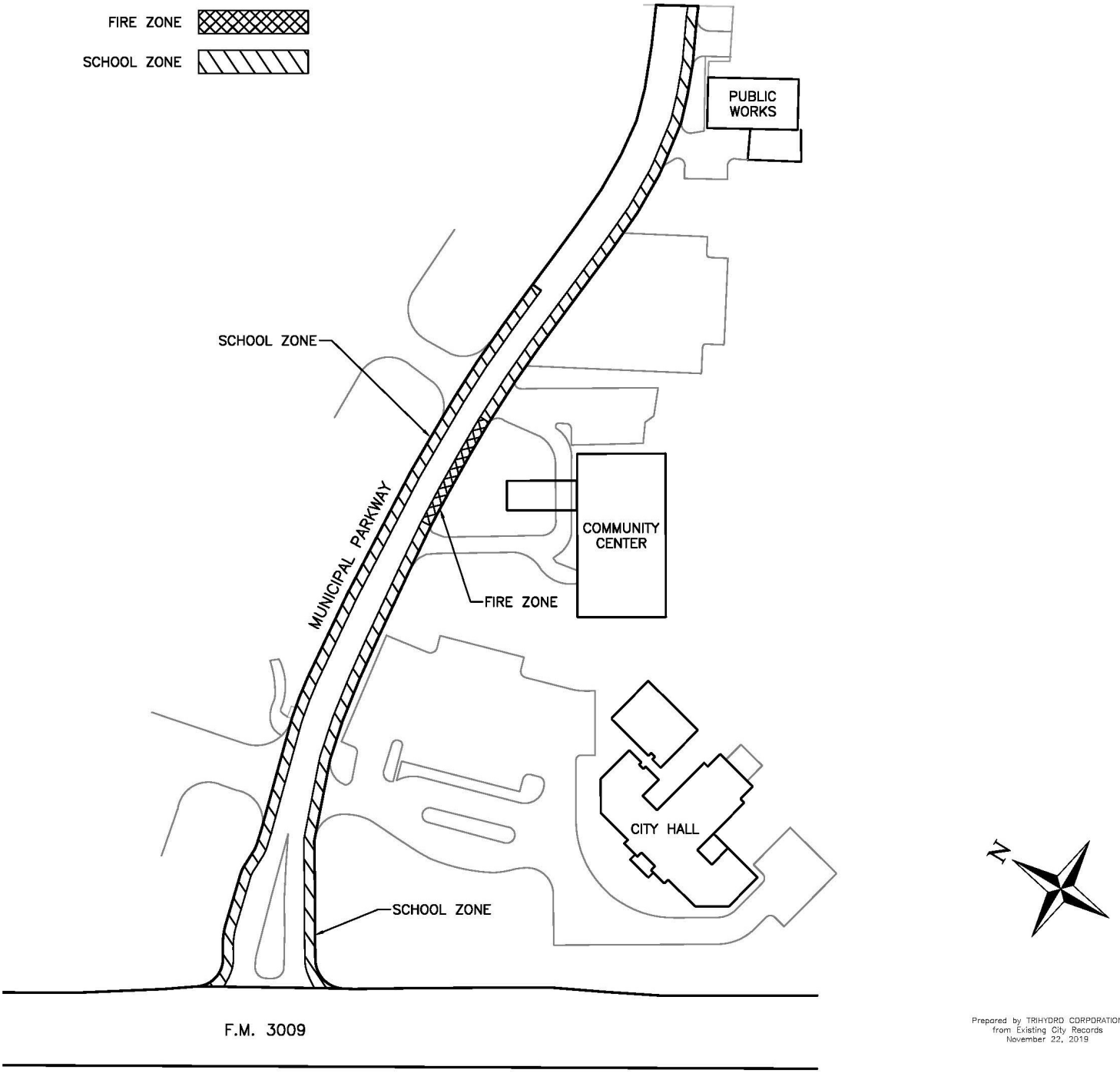
Attachment 3

ANNEX C
NO PARKING ZONES

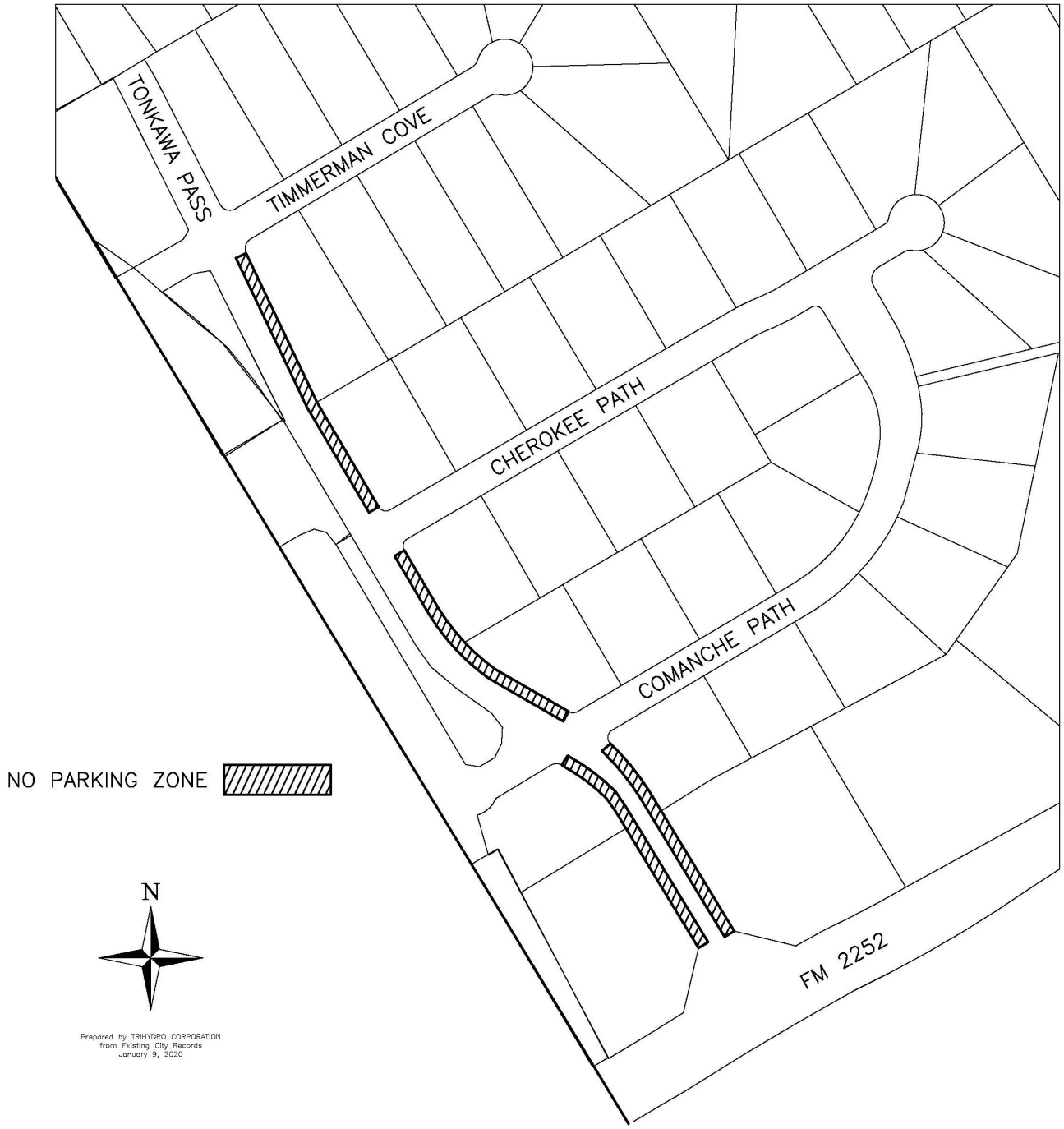
Waterwood Drive	Safety Zone	From the intersection of Waterwood Drive with Forest Waters Circle, 30 feet north along the west curb line.
Waterwood Drive	Fire Lane	Extending 176 feet north of the fire hydrant along the west curb line, 308 feet north along the east curb line, 80 feet south along the west curb line, and 184 feet south along the east curb line.



John T. Phillips Municipal Parkway	Fire Zone	On the South side starting from the most westerly driveway of the community center to the most easterly driveway of the community center.
John T. Phillips Municipal Parkway	School Zone	Both ways from FM 3009 to termination of roadway



Tonkawa Pass	No Parking Zone	On the North and South Side from FM 2252 to Comanche Path
Tonkawa Pass	No Parking Zone	On the North side from Comanche Path to Cherokee Path
Tonkawa Pass	No Parking Zone	On the North side from Cherokee Path to Timmerman Cove



AGENDA ITEM:	7.4. Partial Exemption Permit Request
SUBMITTED BY:	City Manager Ryan Rapelye
DATE SUBMITTED:	July 30, 2026
MEETING DATE:	August 5, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Discussion and Action on Request from Buckley Powder Co., for a Partial Exemption Permit to conduct blasting activities at Heidelberg Materials Servtex Quarry for the period of October 1, 2026 – September 30, 2027, and set annual permit fee.

BACKGROUND

Over the past eight years, Buckley Powder Company has held a Partial Exemption Permit to conduct blasting operations at Heidelberg Materials South – Servtex Quarry, located at 21303 FM 2252, Garden Ridge, Texas. The current permit is set to expire on September 30, 2026.

This agenda item is to review Buckley Powder Company's request for a new Partial Exemption Permit covering the period from October 1, 2026, through September 30, 2027. The permit allows for blasting activities in accordance with City of Garden Ridge Ordinance No. 34, as well as all applicable local, state, and federal regulations.

In compliance with Ordinance 34, Buckley Powder Company has submitted all required documentation for the permit renewal. The City Council is also required to set an annual fee for the issuance of the permit. The current fee, established for fiscal year 2026, is $33,026.22.

It is recommended that the permit fee for fiscal year 2027 remain unchanged at $33,026.22. This fee offsets administrative, legal, and consultant costs incurred by the City related to the regulations outlined in Ordinance No. 34 and support of blasting operations scheduled to occur at the Quarry during FY 2027.

ATTACHMENTS: Request from Buckley Powder Company for a Partial Exemption Permit

REQUESTED ACTION

Motion	☒	Resolution	☐
Discussion	☒	Other	☐
Ordinance	☐		

FINANCIAL

Budgeted Item	☐
Non-budgeted Item	☐
Not Applicable	☐

Original Estimate/Budget:
Current Estimate:
Amount Under/Over Budget:

PROs / CONs

STAFF RECOMMENDATION

City staff has reviewed all submitted documentation and considers the request administratively complete. The current Partial Exemption Permit is held by Buckley Powder Company. Over the past year, there have been no blasting exceedances, and all blasting activities have been conducted in full compliance with Ordinance No. 34. Therefore, City staff recommends approval of the permit and recommends the permit fee for FY 2027 remain unchanged at $33,026.22.

Buckley Powder Co.
A Dyno Nobel Distributor
P.O. Box 1358 Georgetown, TX 78628 USA Telephone 512-869-0287 Fax: 512-819-9906

DYNO
Dyno Nobel

July 20, 2026

City Administrator
City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, TX 78266

To whom it may concern:

Buckley Powder Company would like to be considered for a Partial Exemption Permit with the City of Garden Ridge. We have four gentlemen that will be our representatives for the purpose of this application, Mr. Steve Ezell, Mr. Riley Pumphrey, Mr. Darryl Borg, and Mr. Dustin Althoff. The complete contact information for these gentlemen is as follows:

Steve Ezell, Health & Safety Manager [redacted]

Riley Pumphrey, General Manager [redacted]

Darryl Borg, Senior Technical Representative [redacted]

Dustin Althoff, South Region Manager [redacted]

Buckley Powder Company
1227 Krueger Canyon Road
New Braunfels, TX 78132

Buckley Powder will be blasting for the crushed stone operation of Heidelberg Materials for the 2027 fiscal year. If you have any questions or concerns, please feel free to contact me or Mr. Borg.

Sincerely,

Dustin Althoff
South Region Manager

Buckley Powder Co.
A Dyno Nobel Distributor
P.O. Box 1358 Georgetown, TX 78628 USA Telephone 512-869-0287 Fax: 512-819-9906

DYNO
Dyno Nobel

Date: July 20, 2026

TO: City of Garden Ridge

CC: Steve Ezell, Riley Pumphrey, Darryl Borg

From: Dustin Althoff
South Region Manager
Buckley Powder Company

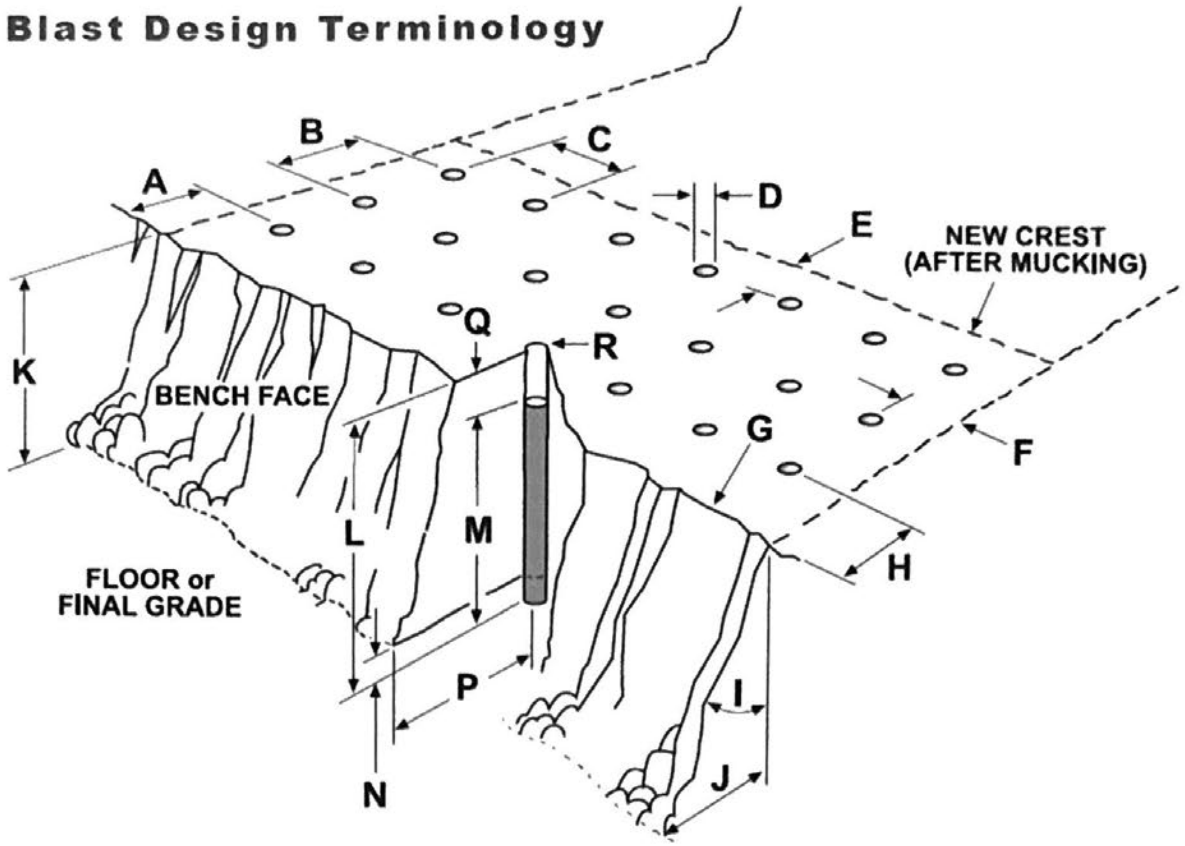
All Buckley Powder blasters are required to attend at least 40 hours of classroom training and testing to ensure they have a complete understanding of these procedures. Along with classroom training, they are provided extensive field training before ever actually being assigned duties as a lead blaster.

The City of Garden Ridge has been supplied a copy of the Open Pit Blaster Training. This course provides a thorough understanding of the fragmentation process and how to minimize vibration and air over pressure which may affect the surrounding community. Blasters are taught all calculations necessary to safely obtain the production goals of the customer while minimizing the environmental effects. Once again, they must pass written tests in the classroom and are audited in the field to ensure they are following these calculations and procedures. As new and improved techniques are introduced to the industry, blasters are brought in to be trained on the latest information as well as refreshed on previous topics.

Buckley Powder now blasts approximately 50,000,000 tons of rock per year in the San Antonio – New Braunfels area. Our blasters and technical staff are extremely familiar with the geological abnormalities which must be addressed to keep environmental effects to a minimum. The included documents are quite lengthy – so we will list below the typical process involved for blasting in the Edwards Aquifer area.

Included on the next page is an illustration of a typical bench to be blasted and the terminology for many of the parameters considered in the design of the blast.

Blast Design Terminology



A	Hole - to - Crest	G	Crest	M	Explosive Column Height
B	Apparent Burden*	H	Crest Burden	N	Subdrilling
C	Apparent Spacing*	I	Bank Angle	P	Toe Burden
D	Hole Diameter	J	Toe	Q	Stemming Height
E	Back Break	K	Bench Height	R	Collar
F	Side Break	L	Hole Depth		

* True Burden and True Spacing may be different than Apparent Burden and Apparent Spacing due to delay pattern.

We teach our blasters that there are four things which occur when rock is blasted:

- The rock is broken or fragmented.
- There is a heaving affect.
- Vibration is created.
- Air overpressure is created.

If a blast is properly designed, the energy of the explosives will be used to do the first two in the list and there will be less energy left to create vibration and air overpressure. Thus, the correct pattern to properly distribute the energy through the rock is the first important consideration. We know from experience how many pounds of explosives per cubic yard or ton of rock (powder factor) will give satisfactory fragmentation. If we under load a blast, it may create higher vibration. Extensive research calculations have been developed which aid in predicting vibration

at a given distance based on the pounds of explosives detonated at a specific interval. Based on the two above factors a blast pattern can be determined.

Laying out the blast pattern

As illustrated in the diagram, previous blasting will create a face which many times will be irregular, depending on the local geology. GPS accurate drone imagery with 3D photogrammetry software will be used to determine at what distance from the crest holes should be placed in order to have the proper burden (amount of rock in front of the hole). There will be times when geological abnormalities may be observed and require the holes to have additional burden placed on them to minimize any venting of energy through the various seams, which may increase air overpressure. If this is necessary, the spacing between holes in this row will be reduced to maintain the proper powder factor. The location of each hole is marked by the blaster.

Drilling

The driller will be given documentation of the pattern. This will include a diagram of the hole locations. The required depth of the holes will be indicated. Depths are determined from the initial data from the laser profiler. To properly break the rock at the bottom of the hole, the holes will be drilled slightly deeper than the actual bench height. In areas of vibration concern, this subdrill should be kept to a minimum. Excessive subdrill tends to increase vibration due to the over confinement in this area of the blast. The driller will be asked to provide a log of each hole. These logs will provide information concerning variations in geology; with the depths of these variations noted. This is important data which aids the blaster in making determinations on how the hole should be loaded.

Loading the blast pattern

Before the blast is loaded, drone imagery with 3D photogrammetry software will be used. This unit allows the exact location of each hole to be surveyed. The 3D photogrammetry creates a point cloud to determine exact 2D and 3D burdens of each hole. Various reports will be generated from the data, which will aid the blaster in determining what must be done to eliminate problems (examples included at the end). The most important of these reports are the actual profiles of each front row borehole. These profiles show the exact burden in front of the hole. The software can also be set to look at predetermined distance on either side of the hole for any lesser burdens which might be influenced by this hole. With these reports in hand, the blaster will visually examine the face one more time and make notes on the printouts of any variations in the loading which should take place.

All holes will be checked for proper depth. If any have excessive subdrill which may increase vibration, they will be backfilled to the proper depth. Detonators and cast boosters will be placed in the holes as needed and the hole will be loaded with bulk explosives. The blaster will monitor the rise of the product in the hole. If there are any abnormalities such as cracks and voids the powder will stop rising and the blaster will immediately stop to address the issue. In most cases an inert material such as crushed stone will be placed in this area of the borehole to avoid the accumulation of excess explosives. Trucks are equipped with meters as an added check to ensure the proper amount of explosives is being placed in each hole. In the cases where a full column may be too large to maintain the desired vibration level; the load in the hole may be divided into smaller charges separated by inert material. These smaller charges will be timed to detonate separately to reduce vibration. If seams of softer material or clay are noted on drill logs or observed by the blaster as he inspects the face; inert material will be placed in that area of

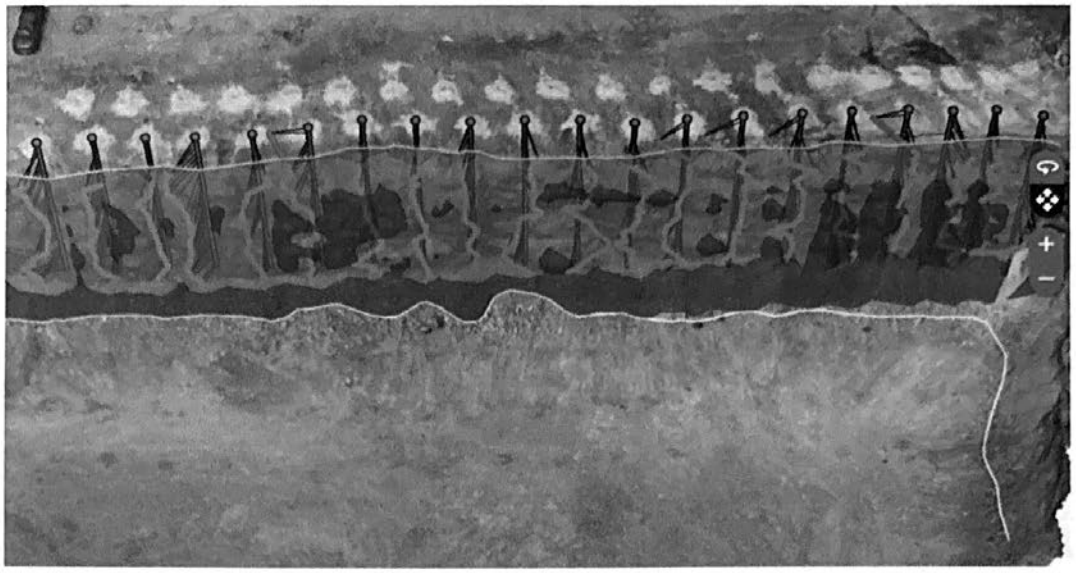
the column to prevent venting which may increase air overpressure and noise issues. The powder column will be stopped at a predetermined distance from the top of the hole. This is called the stemming area and will be filled with crushed stone to create confinement at the surface.

Electronic Detonators

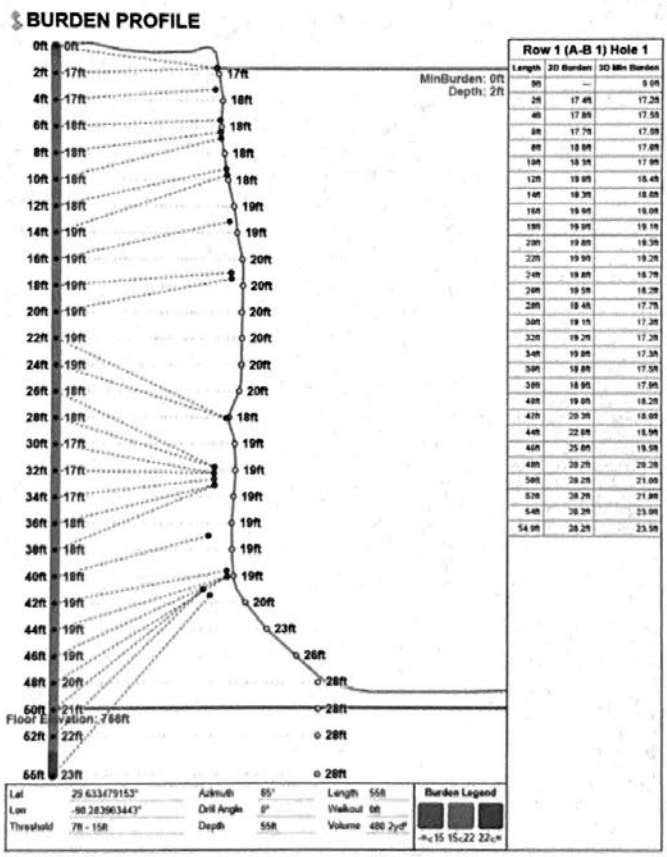
The development of electronic detonators has improved the ability of our industry to reduce vibration from blasting. The accuracy of these detonators has allowed us to be very predictive as to our end results. Software has been developed which allows us to blast one hole, collect the vibration data; apply that data to a multiple hole scenario; and with a fair amount of accuracy predict what the results will be from that blast. The software we have allows us to enter the exact parameters of a particular blast pattern and see what the vibration should be based of various timing sequences. Though our vibration levels are never close to a level which will do damage to a structure, we can many times find a sequence which is less perceivable and acceptable to the community.

Conclusion

There are few places left where our customers have not had developments build around them. Buckley Powder has been successful helping those customers deal with community concerns. We take great pride in our education program for our personnel concerning safety and technology. If you have further questions concerning our procedures, please contact us.



Aerial view of blast pattern created from 3D profile software



Typical Profile of a Blast Hole showing 2D and 3D burden

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/31/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Willis Towers Watson Insurance Services West, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	CONTACT NAME: WTW Certificate Center PHONE (A/C, No, Ext): 1-877-945-7378 FAX (A/C, No): 1-888-467-2378 E-MAIL ADDRESS: certificates@wtwco.com
INSURED Buckley Powder Company, Inc. 42 Inverness Drive E Englewood, CO 80112	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A: Starr Indemnity & Liability Company — 38318 INSURER B: Lexington Insurance Company — 19437 INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** W45251882 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. *Not Applicable in WY

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [X] PRO-JECT [X] LOC [ ] OTHER:	Y		1000090348261	04/01/2026	04/01/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 100,000 $ 10,000 $ 2,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY	Y		1000198724261	04/01/2026	04/01/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ $ $
A	[ ] UMBRELLA LIAB [X] OCCUR [X] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $	Y		1000095505261	04/01/2026	04/01/2027	EACH OCCURRENCE AGGREGATE	$ 3,000,000 $ 3,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [No] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		1000002255	04/01/2026	04/01/2027	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
B	Excess Liability (2M xs $3m)	Y		012148079	04/01/2026	04/01/2027	Each Occurrence: Aggregate:	$2,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Subject always to policy terms, conditions and exclusions, Certificate Holder is named as Additional Insured (excluding Workers' Compensation and Employers' Liability) but only to the extent of risks and liabilities assumed by the Named Insured in a signed written contract.

CERTIFICATE HOLDER

City of Garden Ridge
9400 Municipal Parkway
Garden Ridge, TX 78266

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



© 1988-2025 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/31/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Willis Towers Watson Insurance Services West, Inc.
c/o 26 Century Blvd
P.O. Box 305191
Nashville, TN 372305191 USA

CONTACT NAME: WTW Certificate Center
PHONE (A/C, No, Ext): 1-877-945-7378 FAX (A/C, No): 1-888-467-2378
E-MAIL ADDRESS: certificates@wtwco.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Starr Indemnity & Liability Company	38318
INSURER B: Lexington Insurance Company	19437
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Buckley Powder Company, Inc.
42 Inverness Drive E
Englewood, CO 80112

COVERAGES **CERTIFICATE NUMBER:** W45251981 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. *Not Applicable in WY

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY X PRO-JECT X LOC OTHER:	Y	Y	1000090348261	04/01/2026	04/01/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 100,000 $ 10,000 $ 2,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY	Y	Y	1000198724261	04/01/2026	04/01/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ $ $
A	UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED RETENTION $			1000095505261	04/01/2026	04/01/2027	EACH OCCURRENCE AGGREGATE	$ 3,000,000 $ 3,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? Y/N No (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y	1000002255	04/01/2026	04/01/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
B	Excess Liability (2M xs $3m)			012148079	04/01/2026	04/01/2027	Each Occurrence: Aggregate:	$2,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Heidelberg Materials US, Inc., subsidiaries and affiliates are included as Additional Insureds as respects to General Liability and Auto Liability.

General liability must be Primary & Non-Contributory as per Heidelberg Materials insurance requirements.

Waiver of Subrogation applies in favor of Heidelberg Materials US, Inc., subsidiaries and affiliates with respects to

CERTIFICATE HOLDER

Heidelberg Materials US, Inc.
c/o Avetta LLC
P. O. Box 51387
Irvine, CA 92619

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2025 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

SR ID: 29660967 BATCH: 4386405

AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY		NAMED INSURED
Willis Towers Watson Insurance Services West, Inc.		Buckley Powder Company, Inc. 42 Inverness Drive E Englewood, CO 80112
POLICY NUMBER See Page 1		
CARRIER See Page 1	NAIC CODE See Page 1	EFFECTIVE DATE: See Page 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

General Liability.

Waiver of Subrogation in favor of Heidelberg Materials US, Inc., subsidiaries and affiliates, is required to be provided on the Automobile Liability as per Heidelberg Materials insurance requirements.

Waiver of Subrogation in favor of Heidelberg Materials US, Inc., subsidiaries and affiliates, is required to be provided on the Workers Compensation as per Heidelberg Materials insurance requirements and as permitted by law.

Umbrella/Excess Follows Form

© 2008 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

U.S. Department of Justice
Bureau of Alcohol, Tobacco, Firearms and Explosives

Federal Explosives License/Permit
(18 U.S.C. Chapter 40)

In accordance with the provisions of Title XI, Organized Crime Control Act of 1970, and the regulations issued thereunder (27 CFR Part 555), you may engage in the activity specified in this license or permit within the limitations of Chapter 40, Title 18, United States Code and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 555.53.** See "WARNINGS" and "NOTICES" on reverse.

Direct ATF Correspondence To: ATF - Chief, FELC 244 Needy Road Martinsburg, WV 25405-9431	License/Permit Number: **5-TX-091-20-8J-01236**
Chief, Federal Explosives Licensing Center (FELC) Shawn Stevens	Expiration Date: **September 1, 2028**

Name
BUCKLEY POWDER CO

Premises Address (Changes? Notify the FELC at least 10 days before the move.)
1227 KRUEGER CANYON ROAD
NEW BRAUNFELS, TX 78131-

Type of License or Permit
20-MANUFACTURER OF EXPLOSIVES

Purchasing Certification Statement

The licensee or permittee named above shall use a copy of this license or permit to assist a transferor of explosives to verify the identity and the licensed status of the licensee or permittee as provided by 27 CFR Part 555. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license or permit with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Explosives Licensee (FEL) or a responsible person of the FEL. I certify that this is a true copy of a license or permit issued to the licensee or permittee named above to engage in the business or operations specified above under "Type of License or Permit."

Mailing Address (Changes? Notify the FELC of any changes.)
BUCKLEY POWDER CO
42 INVERNESS DRIVE EAST
ENGLEWOOD, CO 80112-

Jill Marrs — HSE Manager
Licensee/Permittee Responsible Person Signature — Position/Title

Jill Marrs — 8-19-25
Printed Name — Date

Previous Edition is Obsolete BUCKLEY POWDER CO:1227 KRUEGER CANYON ROAD:78131:5-TX-091-20-8J-01236:September 1, 2028:20-MANUFACTURER OF EXPLOSIVES

ATF Form 5400.14/5400.15 Part I
Revised September 2011

Federal Explosives License (FEL) Customer Service Information

Federal Explosives Licensing Center (FELC)
244 Needy Road
Martinsburg, WV 25405-9431

Toll-free Telephone Number: (877) 283-3352
Fax Number: (304) 616-4401
E-mail: FELC@atf.gov

ATF Homepage: www.atf.gov

Change of Address *(27 CFR 555.54(a)(1))*. Licensees or permittees may during the term of their current license or permit remove their business or operations to a new location at which they intend regularly to carry on such business or operations. The licensee or permittee is required to give notification of the new location of the business or operations not less than 10 days prior to such removal with the Chief, Federal Explosives Licensing Center. The license or permit will be valid for the remainder of the term of the original license or permit. **(The Chief, FELC, shall, if the licensee or permittee is not qualified, refer the request for amended license or permit to the Director of Industry Operations for denial in accordance with § 555.54.)**

Right of Succession *(27 CFR 555.59)*. (a) Certain persons other than the licensee or permittee may secure the right to carry on the same explosive materials business or operations at the same address shown on, and for the remainder of the term of, a current license or permit. Such persons are: (1) The surviving spouse or child, or executor, administrator, or other legal representative of a deceased licensee or permittee; and (2) A receiver or trustee in bankruptcy, or an assignee for benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business or operations shall furnish the license or permit for for that business or operations for endorsement of such succession to the Chief, FELC, within 30 days from the date on which the successor begins to carry on the business or operations.

(Continued on reverse side)

Cut Here ✂

Federal Explosives License/Permit (FEL) Information Card

License/Permit Name: **BUCKLEY POWDER CO**

Business Name:

License/Permit Number: **5-TX-091-20-8J-01236**

License/Permit Type: **20-MANUFACTURER OF EXPLOSIVES**

Expiration: **September 1, 2028**

Please Note: Not Valid for the Sale or Other Disposition of Explosives.

U.S. Department of Justice
Bureau of Alcohol, Tobacco, Firearms and Explosives
Federal Explosives Licensing Center (FELC)
www.atf.gov

Federal Explosives Licensing Center
244 Needy Road
Martinsburg, West Virginia 25405
telephone: (877)283-3352 fax: (304)616-4401

06/04/2026

NOTICE OF CLEARANCE

for individuals transporting, shipping, receiving, or possessing explosive materials.

ISSUED TO: BUCKLEY POWDER CO
NOTICE DATE: 06/04/2026

Federal Explosives license/permit no.: 5-TX-091-20-8J-01236
Expiration Date: **September 1, 2028**
Explosives License/Permit Type: 20-MANUFACTURER OF EXPLOSIVES

EXPIRATION DATE: This Notice expires when superseded by a newer Notice which will list all current responsible persons and employee possessors, or when the license or permit expires - whichever comes first.

1. **WARNING.** Only those individuals listed below as RESPONSIBLE PERSONS and EMPLOYEE POSSESSORS with a background clearance status of "CLEARED" or "PENDING" are authorized to transport, ship, receive, or possess explosive materials in the course of employment with you.
2. **"DENIED" STATUS.** If an employee possessor has a background clearance status of "DENIED", you MUST take immediate steps to remove the employee from a position requiring the transporting, shipping, receiving, or possessing of explosive materials. Also, if the employee has been listed as a person authorized to accept delivery of explosive materials, you MUST remove the employee from such list and immediately, and in no event later than the second business day after such change, notify distributors of such change, as stated in 27 CFR 555.33(a).
3. **CHANGE IN RESPONSIBLE PERSONS.** You MUST report any change in responsible persons to the Chief, Federal Explosives Licensing Center, within 30 days of the change and new responsible persons MUST include "appropriate identifying information" as defined in 27 CFR 555.11. Fingerprints and photos are NOT required, however they will be required upon renewal of the license or permit.
4. **CHANGE OF EMPLOYEES.** You MUST report any change of employee/possessors to the Chief, FELC, within 30 days. Reports relating to newly hired employees must be submitted on ATF Form 5400.28 for EACH employee.

Premises Address: 1227 KRUEGER CANYON ROAD
NEW BRAUNFELS, TX 78131

Mailing Address:
BUCKLEY POWDER CO
42 INVERNESS DRIVE EAST
ENGLEWOOD, CO 80112

This 'Notice of Clearance' is provided to you as required by 18 U.S.C. 843(h) and MUST be retained as part of your permanent records and be made available for examination or inspection by ATF officers as required by 27 CFR 555.121. If you receive a Notice subsequent to this Notice, this Notice will no longer be valid.

In accordance with 27 CFR 555.33, Background Checks and Clearances, and 27 CFR 555.57, Change of Control, Change in Responsible Persons, and Change of Employees, ATF's Federal Explosives Licensing Center (FELC) has conducted background checks on the individual(s) you identified as a responsible person(s) and an employee/possessor(s) on your application, or reported after the issuance of your license/permit.

The following is a SUMMARY of the results of the background checks conducted on the individuals you reported as responsible persons and employee/possessors. ATF will be notifying ALL individuals listed on this document of their respective status by separate letter mailed to their residence address.

PLEASE BE ADVISED THAT IT IS UNLAWFUL FOR ANY PERSON REFLECTING A STATUS OF "DENIED" TO TRANSPORT, SHIP, RECEIVE, OR POSSESS EXPLOSIVE MATERIALS.

Please carefully review this Notice to ensure that all the information is accurate. If this Notice is incorrect, please return the Notice to the Chief, FELC, with a statement showing the nature of the error(s). The Chief, FELC, shall correct the error, and return a corrected Notice.

Number of RESPONSIBLE PERSON(S) : 11
Number of EMPLOYEE POSSESSOR(S): 36

LAST NAME, First Name, Middle Name	Clearance Status
RESPONSIBLE PERSONS:	**11**
0001 ADAMS, LANCE HENRY	Cleared
0002 BORDEN, CHAD MICHAEL	Cleared
0003 BRETZING STEPHEN KARL	Cleared
0004 BUCKLEY, JOSEPH STEVEN	Cleared
0005 BUCKLEY, RAYMOND LEE JR	Cleared
0006 BUCKLEY, STEVEN LEE	Cleared
0007 HOPE, JASON LANCE	Cleared
0008 MARRS, JILL BUCKLEY	Cleared

continued

LAST NAME, First Name, Middle Name	Clearance Status
0009 MEDLIN, JASON SCOTT	Cleared
0010 PUMPHREY, ADRIAN RILEY	Cleared
0011 PUMPHREY, JAY ROY	Cleared
EMPLOYEE POSSESSORS:	**36**
0001 AGUILAR OCHOA, LUIS E	Cleared
0002 ALTHOFF, DUSTIN JAMES	Cleared
0003 AYERS, KRISTOPHER JOEL	Cleared
0004 BALACEANU, LUCIUS ANTONIO	Cleared
0005 BICKHAM, JOSHUA LANE	Cleared

NOTICE OF CLEARANCE 06/04/2026

for individuals transporting, shipping, receiving, or possessing explosive materials.

NOTICE DATE: 06/04/2026

EXPIRATION DATE: This Notice expires when superseded by a newer Notice which will list all current responsible persons and employee possessors, or when the license or permit expires - whichever comes first.

This 'Notice of Clearance' is issued to: BUCKLEY POWDER CO
Federal Explosives license/permit no.: 5-TX-091-20-8J-01236
Explosives License/Permit Type : 20-MANUFACTURER OF EXPLOSIVES
Expiration Date : September 1, 2028

1227 KRUEGER CANYON ROAD
NEW BRAUNFELS, TX 78131

continued from previous page

	LAST NAME, First Name, Middle Name	Clearance Status
0006	BORG, DARRYL JOSEPH	Cleared
0007	BROWN, BRADLEY EUGENE	Cleared
0008	CATES, JOSHUA LEE	Cleared
0009	CEPICAN, BENJAMIN XAVIER	Cleared
0010	CONEJO, ALBERTO GARCIA	Cleared
0011	DESBAZIELLES, JOSHUA JAMES	Cleared
0012	DIRST, SETH RUSTIN	Cleared
0013	ESPINOZA, RANDALL EDWARD	Cleared
0014	GARSON, BRANDON HUNTLEY	Cleared
0015	GONZALEZ, JAIME JR	Cleared
0016	GONZALEZ, RUBEN	Cleared
0017	GREEN, DARIEN TYRECK	Cleared
0018	HILLER, JOSHUA MARK	Cleared
0019	JEFFERSON, THOMAS RAY	Cleared
0020	KELLEY, DAVID KYLE	Cleared
0021	LEVESQUE, JEAN PIERRE	Cleared
0022	MIMS, JOHN JASON	Cleared
0023	MIRANDA, ZINNIA ADELLE	Cleared
0024	PECK, JARRET ALLEN	Cleared
0025	PEREZ, ALVARO III	Cleared
0026	RANGEL, JEREMIAH MATHIAS	Cleared
0027	REEDY, COOPER DAVIS	Cleared
0028	ROBINSON, TRISTIN LEE	Cleared
0029	SMITH, GARRETT MICHAEL	Cleared
0030	SUSTAITA, JOHNATHAN RYAN	Cleared
0031	THERING, MATTHEW CHRISTOPHER	Cleared
0032	THORNTON, WILLIAM LESTER	Cleared
0033	VALDEZ, JACOB BENNETT	Cleared
0034	WILLEY, GARRETT TYLER	Cleared
0035	WILSON, BANNON RAY	Cleared
0036	VASQUEZ, MARCO LORENZO	Pending

LAST NAME, First Name, Middle Name	Clearance Status

AGENDA ITEM:	7.5. Interlocal Agreement with City of Selma
SUBMITTED BY:	City Manager Ryan Rapelye
DATE SUBMITTED:	July 30, 2026
MEETING DATE:	August 5, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Interlocal Agreement with City of Selma for Code Enforcement Services. (Rapelye)

BACKGROUND

Consider approval of an Interlocal Agreement between the City of Selma and the City of Garden Ridge for shared Code Enforcement Officer services pursuant to Chapter 791 of the Texas Government Code (Interlocal Cooperation Act). Under the agreement, a single Code Enforcement Officer will provide enforcement services for both cities, including building and fire safety standards, dilapidated and unsafe buildings, junked vehicles, signs, subdivisions, zoning, and other duties as assigned by each city's administration. The City of Garden Ridge had budgeted for a part-time Code Enforcement Officer position but has experienced difficulty recruiting and filling the position. As a result, Garden Ridge approached the City of Selma to explore a cost-sharing partnership for a single Code Enforcement Officer.

The agreement establishes a cost-sharing arrangement, with the City of Selma serving as the primary agency. Selma will pay 70% of the Code Enforcement Officer's wages and benefits and receive 70% of the officer's work time, while Garden Ridge will pay 30% of the wages and benefits and receive 30% of the officer's work time. Each City will fund its respective share from available revenues.

The agreement is effective August 5, 2026, and may be terminated by either party upon 30 days' written notice. It also includes standard provisions regarding amendments, notices, severability, governmental immunity, venue, and other contractual terms.

Fiscal Impact: The City of Selma will be responsible for 70% of the Code Enforcement Officer's salary and benefits, with the City of Garden Ridge reimbursing Selma for the remaining 30%. The agreement provides partial cost recovery for the shared position, reducing Selma's overall personnel expense while maintaining code enforcement services. Funding is available within the adopted budget.

ATTACHMENTS: Interlocal Agreement between the City of Selma and the City of Garden Ridge

REQUESTED ACTION

Motion	☒	Resolution	☐
Discussion	☒	Other	☐
Ordinance	☐		

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 Interlocal Agreement between the City of Selma and the City of Garden Ridge for shared Code Enforcement Officer services. Approval of this agreement will formalize the shared services arrangement, provide for equitable cost-sharing between the two cities, and support the continued delivery of code enforcement services in both communities.

INTERLOCAL AGREEMENT BETWEEN THE CITY OF SELMA, TEXAS AND THE CITY OF GARDEN RIDGE, TEXAS

This Interlocal Agreement ("Agreement") is entered into between the City of Selma, Texas, a General Law Municipality organized in the State of Texas ("Selma"), and the City of Garden Ridge, Texas, a Home Rule Municipality in the State of Texas ("Garden Ridge").

RECITALS

WHEREAS, Selma and Garden Ridge are authorized to enter into this Agreement pursuant to the Interlocal Cooperation Act, Chapter 791, Texas Government Code; and

WHEREAS, Selma and Garden Ridge desire to enter into agreement for the same Code Enforcement Officer to serve each city in that capacity through the Cities' designated authority, as necessary pursuant to state law.

NOW THEREFORE, in consideration of the premises, and of the terms, provisions, and mutual promises herein contained which fairly compensate the performing party, it is mutually agreed as follows:

ARTICLE 1 – SCOPE OF SERVICES

The Code Enforcement Officer shall perform the following code enforcement duties, including but not limited to the following:

1.1. The Code Enforcement Officer shall enforce the provisions of the City of Selma Code of Ordinances and the City of Garden Ridge Code of Ordinances relating to the following:

- 1.1.1 Building standards
- 1.1.2 Fire safety standards
- 1.1.3 Dilapidated and unsafe buildings
- 1.1.4 Junked vehicles
- 1.1.5 Signs
- 1.1.6 Subdivisions
- 1.1.7 Zoning

1.2. The Code Enforcement Officer shall provide 12 hours of service to Garden Ridge per week.

1.3. Any other duties as prescribed by the City Administrator of Selma for Selma and City Manager of Garden Ridge for Garden Ridge.

ARTICLE 2 – COMPENSATION

2.1 Selma and Garden Ridge shall pay for the performance of said services under this Agreement from revenue available to each party.

2.2 Selma is the primary agency in this Agreement.

2.3 Garden Ridge shall pay Selma the sum of $3,221.14 per month for the services of the Code Enforcement Officer. Payment for services shall be due and payable by Garden Ridge on or before the last calendar day of each month during the term of this Agreement.

2.4 Selma and Garden Ridge agree that the compensation to Selma for services of the Code Enforcement Officer is subject to review and adjustment periodically based on the volume of Code Enforcement Officer services to Garden Ridge.

ARTICLE 3 – MISCELLANEOUS

3.1 **Notice:** Any notice required under the provisions of this Agreement shall be in writing and delivered in person or deposited in the United States Mail, registered or certified, return receipt requested. Any notice shall be deemed received three days after the date of deposit in the United States Mail, unless proof is offered to the contrary. Unless otherwise provided in this Agreement, all notices shall be delivered to the following addresses:

CITY OF SELMA:	CITY OF GARDEN RIDGE:
City Administrator	City Manager
9375 Corporate Drive	9400 Municipal Parkway
Selma, TX 78154	Garden Ridge, TX 78266
210-651-6661	210-651-6632

3.2 **Amendment**: This Agreement may not be amended except in a written instrument specifically referring to this Agreement and signed by the parties hereto.

3.3 **Binding Agreement**: This Agreement has been duly executed and delivered by both parties and constitutes a legal, valid and binding obligation of the parties. Each person executing this Agreement on behalf of each party represents and warrants that they have full right and authority to enter into this Agreement.

3.4 **Severability**: In the event that one or more of the provisions contained in the Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect by a court of competent jurisdiction, this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein, but shall not affect the remaining provisions of this Agreement, which shall remain in full force and effect.

3.5 **Immunity**: No provision of this Agreement shall affect or waive any sovereign or governmental immunity available to either party and/or its elected officials, officers, employees and agents under Federal or Texas law nor waive any defenses or remedies at law available to either party and/or its elected officials, officers, employees and agents under Federal or Texas law.

3.6 **Venue**: This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Texas, without regard to its conflict of laws principles. Exclusive venue shall be in a court of competent jurisdiction in Guadalupe County, Texas.

3.7 **Third Party**: The parties to this Agreement do not enter this Agreement to protect any specific third party. The intent of this Agreement excludes the idea of a suit by a third-party beneficiary.

The parties to this Agreement do not consent to the waiver of sovereign or governmental immunity under Texas law to the extent any party may have immunity under Texas law.

3.8 **Joint Venture and Agency**: The relationship between the parties to this Agreement does not create a partnership or joint venture between the parties. This Agreement does not appoint any party as agent for the other party.

3.9 **Headings**: The headings of this Agreement are for the convenience of reference only and shall not affect in any manner any of the terms and conditions herein.

3.10 **Term and Termination**: This Agreement shall begin on August 1, 2026, and terminate on July 31, 2027. Notwithstanding the terms hereof, this Agreement may be terminated for any reason at any time by either party upon thirty (30) days written notice to the other party.

3.11 **Entire Agreement**: This Agreement contains the entire agreement between the parties and correctly sets forth the rights, duties and obligations of each to the other as of the Effective Date. Any oral representations or modifications concerning this Agreement will be of no force or effect excepting a subsequent written modification executed by both parties.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement as of the date below:

CITY OF SELMA, TEXAS:

By: _____
Name: _____
Title: _____
_____, 2026
ATTEST:

_____
JOHNNY CASIAS, CITY SECRETARY

CITY OF GARDEN RIDGE, TEXAS:

By: _____
Name: _____
Title: _____
_____, 2026
ATTEST:

_____
MARISA SPENCER, CITY SECRETARY

AGENDA ITEM:	7.6. Interlocal Agreement with City of Schertz
SUBMITTED BY:	City Manager Ryan Rapelye
DATE SUBMITTED:	July 30, 2026
MEETING DATE:	August 5, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Interlocal Agreement Regarding Sewer Capacity and Wheeling Between the City of Schertz and the City of Garden Ridge. (Rapelye)

BACKGROUND

Consider approval of an Interlocal Agreement between the City of Garden Ridge and the City of Schertz for sanitary sewer conveyance (wheeling) services pursuant to Chapter 791 of the Texas Government Code (Interlocal Cooperation Act).

The agreement will allow the City of Garden Ridge to utilize the City of Schertz's sanitary sewer system to convey wastewater flows from a portion of Garden Ridge to the Cibolo Creek Municipal Authority (CCMA) wastewater treatment system. Because CCMA's sewer infrastructure does not extend to the Garden Ridge city limits, Schertz's existing sewer system provides the necessary connection to CCMA. The agreement also provides for the extension and upsizing of certain Schertz sewer lines to accommodate Garden Ridge's projected wastewater flows while maintaining adequate capacity for Schertz's future needs.

Under the agreement, Schertz will provide Garden Ridge with up to 183,750 gallons per day (750 Land Use Equivalents) of wastewater conveyance capacity. Garden Ridge will be responsible for ensuring all wastewater entering the Schertz system complies with applicable pretreatment standards and will pay Schertz sewer impact fees for capacity prior to development, based on Schertz's adopted sewer impact fee schedule.

Beginning in the first year after wastewater flows commence, Garden Ridge will pay Schertz an annual wheeling charge of $0.34 per estimated average daily gallons of flow, with the rate increasing by 3% annually. Flow volumes will be metered and adjusted as necessary by mutual agreement. All payments will be made from currently available City revenues. A wheeling charge is a fee paid to a utility or another entity for the use of its infrastructure to transport a service from one point to another.

The agreement has an initial term of 20 years, with either party having the option to terminate the agreement upon three years' written notice. The agreement also contains standard provisions regarding amendments, force majeure, mediation, remedies, notices, venue, severability, and other contractual requirements.

Fiscal Impact: The agreement establishes the financial framework for Garden Ridge to obtain sanitary sewer conveyance capacity and fund the associated infrastructure improvements and annual wheeling fees. Costs associated with sewer impact fees, capital improvements, and annual wheeling charges have been incorporated into the City's long-term utility financial planning and will be paid from the Water/Wastewater Utility Fund as development occurs.

ATTACHMENTS: Interlocal Agreement Regarding Sewer Capacity and Wheeling Between the City of Schertz and the City of Garden Ridge

REQUESTED ACTION

Motion	☒	Resolution	☐
Discussion	☒	Other	☐
Ordinance	☐		

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 Interlocal Agreement Regarding Sewer Capacity and Wheeling Between the City of Schertz and the City of Garden Ridge. Approval of this agreement secures the wastewater conveyance capacity necessary to serve future development, establishes a long-term partnership with the City of Schertz, and supports the City's ongoing utility infrastructure expansion and economic development objectives.

INTERLOCAL AGREEMENT

Regarding Sewer Capacity and Wheeling
Between
The City of Schertz
and
The City of Garden Ridge

This INTERLOCAL AGREEMENT (this "Agreement") is entered into by and between THE CITY OF SCHERTZ ("SCHERTZ") and THE CITY OF GARDEN RIDGE ("Garden Ridge"). Schertz and Garden Ridge are each sometimes referred to herein as a "Party" and, collectively, as the "Parties."

RECITALS

WHEREAS, Garden Ridge is seeking to provide sanitary sewer treatment service to a portion of the city; and

WHEREAS, the service area of Cibolo Creek Municipal Authority ("CCMA"), a conservation and reclamation district that provides sanitary sewer treatment services, includes the portion of Garden Ridge for which the city is seeking to provide sanitary sewer treatment service; and

WHEREAS, CCMA does not have sanitary sewer lines that run to the boundary of Garden Ridge; and

WHEREAS, the City of Schertz does have sanitary sewer lines, near Garden Ridge that do connect to CCMA sanitary sewer lines; and

WHEREAS, for purposes of facilitating delivery of treated wastewater from Garden Ridge to CCMA's sanitary sewer lines, Garden Ridge has requested that Schertz wheel the sanitary sewer flows from Garden Ridge to CCMA's sanitary sewer lines; and

WHEREAS, Schertz and Garden Ridge each and jointly recognize the benefit of wheeling services being provided by Schertz,

WHEREAS, Schertz has costs associated with maintaining and servicing its sanitary sewer lines; and

WHEREAS Schertz and Garden Ridge each and jointly recognize the reasonableness of Garden Ridge paying a wheeling charge to Schertz for conveying sanitary sewer flows and having to maintain and operate Schertz' sanitary sewer lines being utilized to convey those flows to CCMA's sanitary sewer lines; and

WHEREAS, certain sanitary sewer lines of Schertz need to be extended and upsized to be able to convey Garden Ridge's sanitary sewer flows while still providing necessary sanitary sewer capacity in Schertz; and

WHEREAS both Schertz and Garden Ridge each and jointly recognize the reasonableness of Garden Ridge paying for that capacity; and

WHEREAS, in the interest of providing a funding mechanism for Garden Ridge to pay Schertz for wheeling and upsizing costs, Schertz and Garden Ridge desire to enter into this interlocal cooperative agreement as authorized by the Interlocal Cooperation Act located at Chapter 791 of the Texas Government Code; and

DRAFT

WHEREAS, adoption of this Agreement is hereby found and determined to be in the best interest of Schertz and Garden Ridge.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and subject to the terms and conditions hereinafter set forth, Schertz and Garden Ridge, intending to be bound, agree as follows:

Article 1. Sanitary Sewer Conveyance Capacity.

1.1 Schertz agrees to allow Garden Ridge to convey up to 183,750 gallons per day of capacity through Schertz sanitary sewer lines to the CCMA take point. 183,750 gallons per day equates to 750 Land Use Equivalents ("LUEs") based on the standard of 245 Gallons Per Day ("gpd"). Discharge to the system will be metered and actual flows will be evaluated monthly.

1.2 Notwithstanding any other terms of this Agreement, Garden Ridge agrees to make timely investigation and cause repair to be made to its collection and conveyance system if inflow and infiltration or illicit discharges to Schertz' sanitary sewer line are suspected or detected.

1.3 Garden Ridge will be responsible for ensuring that the influent entering Schertz' sanitary sewer line from Garden Ridge complies with Schertz' and CCMA's pretreatment requirements. Garden Ridge agrees to enforce these pretreatment requirements and take such action as is necessary to control the strength of raw industrial sewage reaching Schertz' sanitary sewer line in order that the quality of discharge from the CCMA sewer treatment plant as required by any permit may be maintained. Garden Ridge will assist and cooperate in good faith at all times to ensure compliance with applicable federal state and local regulations and permit requirements, including any request for information and records.

1.4 Payment for the sanitary sewer capacity shall be made by Garden Ridge to Schertz prior to issuance of building permits or time of tap purchases, whichever occurs first, for development that will convey sanitary sewer flows through Schertz' sanitary sewer lines. Payment shall be in an amount equal to the Schertz Sewer Impact fee that would be charged if the development were subject to the City of Schertz Sewer Impact Fees, Article V Water and Wastewater Capital Recovery Fees in effect as of the effective date of this Agreement or as may be increased in the future. The Schertz Sewer Impact Fee as of the effective date of this Agreement is outlined in Exhibit "A".

1.5 Capacity through Schertz wastewater sewer lines for the full 750 LUEs shall be available to begin receiving flows from Garden Ridge by no later than January 1, 2028. Schertz may allow flows prior to that if in their sole determination excess capacity is available to accommodate flows from Garden Ridge.

1.6 All payments by Garden Ridge under this Article 1 shall be paid using current revenue available to Garden Ridge.

Article 2. Payment for Wheeling Services.

2.1 Garden Ridge agrees to compensate Schertz for wheeling services as follows:

(a) **Wheeling Charge and Payment.** Beginning the first year after Garden Ridge sends sewer flows through the Schertz sanitary sewer lines, Garden Ridge will pay Schertz, on an annual basis by March 1 of each year, a fee equal to Thirty-Four cents ($0.34) per the estimated average daily gallons of flow for the

DRAFT

prior calendar year. The average daily gallons of flow will be based on the anticipated flows from time of payment of the fee for sanitary sewer capacity. Schertz agrees to invoice Garden Ridge generally by February 1 of each year. Metered flow rates will be used to adjust the estimated annual average daily flow amount with agreement of both Schertz and Garden Ridge.

(b) **Wheeling Charge Annual Increase.** The wheeling charge will increase by 3% each year.

(c) All payments by Garden Ridge under this Article 2 shall be paid using current revenue available to Garden Ridge.

Article 3. Term.

3.1 Unless earlier terminated pursuant to Section 3.2, this Agreement shall commence on the date upon which the last of Garden Ridge or Schertz, acting on behalf of their respective governing bodies, signs this Agreement, and automatically expires in twenty (20) years.

3.2 Schertz or Garden Ridge may terminate this Agreement upon three (3) years' written notice of termination.

Article 4. Miscellaneous.

4.1 **Entire Agreement.** This Agreement sets forth the entire understanding of the Parties with respect to payments by Garden Ridge to Schertz for wheeling charges and for sewer capacity to be provided. This Agreement supersedes all prior understandings, representations, correspondence and discussions, whether written or oral, concerning the subject matter of this Agreement.

4.2 **Modification.** This Agreement may be amended or modified only by a separate writing executed by the Parties and approved by their respective governing bodies at a meeting conducted in accordance with the Texas Open Meetings Act.

4.3 **Force Majeure.** If by reason of Force Majeure Schertz shall be rendered wholly or partially unable to carry out its obligations under this Agreement, then if Schertz gives notice and full particulars of such Force Majeure in writing to the other Party within a reasonable time after occurrence of the event or cause relied on, the obligation of Schertz hereunder, so far as it is affected by Force Majeure, shall be suspended during the continuance of the inability then claimed, but for no longer period, and Schertz shall endeavor to remove or overcome such inability with all reasonable diligence and dispatch. The term "Force Majeure" as used in this Agreement shall mean acts of God, strikes, lockouts or other industrial disturbances, acts of public enemy, orders of any kind of the Government of the United States or the State of Texas, or any civil or military authority, insurrection, riots, epidemics, landslides, lightning, earthquake, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage or accidents to machinery or pipelines, partial or entire failure of water supply, or on account of any other causes not reasonably within control of the Party claiming such inability.

4.4 **Mandatory Mediation.** Anything to the contrary herein notwithstanding, it is agreed that, prior to and as a condition precedent to commencing any action, suit or legal proceeding (collectively called a "Proceeding") for the enforcement or interpretation of this Agreement, save and except an action for specific performance of a Party's payment obligations under Sections 2.1(a) or 2.1(b), the Parties shall first participate in non-binding mediation. It is agreed that in the event that a Party commences any Proceeding other than an action seeking specific performance as described in the preceding sentence, then the Court shall abate such proceeding until such time as mediation is

completed and shall further assess against the Party that filed the Proceeding in violation of this provision all costs and reasonable attorney's fees incurred by the Party who did not bring the Proceeding.

4.5 **Remedies.** In the event that a Party hereto is determined by the other Party to be in default of an obligation under this Agreement, and such Party fails to cure the alleged breach within ten (10) days following delivery of written notice from the non-defaulting Party specifying the default, then the non-defaulting Party may, strictly subject to the mandatory provisions of Section 4.5, exercise any rights and remedies available at law. It is not intended hereby to specify (and this Agreement shall not be considered as specifying) an exclusive remedy for any default, and all remedies (other than termination) existing at law or in equity may be availed of by any Party hereto and shall be cumulative.

4.6 **Applicable Law and Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the Parties created hereunder are performable in Guadalupe County, Texas. Venue for any action arising under this Agreement shall lie in the state district courts of Guadalupe County, Texas.

4.7 **Notices.** Any notice, communication, request, or reply (collectively called "Notice") required or permitted to be given, made or accepted by any Party must be in writing and may be given by depositing the same in the United States mail postpaid and registered or certified and addressed to the Party to be notified, with return receipt requested, or by delivering the same to the City Manager of such Party, addressed to the Party to be notified. Notice deposited in the mail in the manner described herein shall be conclusively deemed to be effective from and after the expiration of three (3) days after it is so deposited. For the purposes of notice, the addresses of the Parties hereto shall, until changed as hereinafter provided, be as follows:

If to Schertz, to: Steve Williams, City Manager
City of Schertz
1400 Schertz Parkway
Schertz, TX 78154
Phone: 210-619-1000

With Copy to: Denton, Navarro, Rocha, Bernal, & Zech
Attn. T. Daniel Santee
2517 N. Main Avenue
San Antonio, TX 78212
Phone: 210-227-3243

If to Garden Ridge, to: Ryan Rapelye, City Manager
9400 Municipal Parkway
Garden Ridge, TX 78266
Phone: 210-651-6632

With Copy to: Langley & Banack, Inc.
Attn. Marc J. Schnall
745 E. Mulberry Ave., Suite 700
San Antonio, TX 78212
Phone : 210-253-7108

DRAFT

The Parties shall have the right at any time to change their respective addresses and each shall have the right to specify as its address any other address by at least ten (10) days' written notice to the other Party hereto.

4.8 **Approvals and Consents.** Unless otherwise provided herein, any approval or consent required by the provisions of this Agreement by a Party shall be evidenced by a written resolution adopted by the governing body of the Party giving such approval or consent. Upon receipt of such written resolution duly certified by the appropriate Party, the opposite Party may conclusively act on the matter requiring such approval.

4.9 **No Waiver.** No waiver or waivers of any breach or default by a Party hereto or of performance by any other Party of any duty or obligation hereunder shall be deemed a waiver thereof in the future, nor shall any such waiver or waivers be deemed or construed to be a waiver of subsequent breaches or defaults of any kind, character, or description, under any circumstance.

4.10 **Severability.** The Parties agree that in case any one or more of the articles, sections, subsections, provisions, clauses, or words of this Agreement are, should be, or are held to be, for any reason, invalid or unconstitutional under the laws of the State of Texas or the United States of America, or in contravention of any such laws, then such invalidity, unconstitutionality, or contravention shall not affect any other articles, sections, subsections, provisions, clauses, or words of this Agreement or the application of the same to any other situation or circumstance, and it is intended that this Agreement shall be severable and shall be construed and applied as if any such invalid or unconstitutional article section, subsection, provision, clause, or word had not been included herein, and the rights and obligations of the Parties shall be construed and remain in force accordingly.

4.11 **No Assignment.** No Party may assign any right, duty, obligation or interest it may have under this Agreement to any other person, entity or party.

4.12 **State or Federal Laws, Roles, Orders, or Regulations.** This Agreement is subject to all applicable federal and state laws and any applicable permits, ordinances, rules, orders, and regulations of any local, state, or federal governmental authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule, or regulation in any forum having jurisdiction.

4.13 **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto acting under authority of their respective governing bodies have caused this Amendment to be duly executed as of the Effective Date first above written.

{Signature pages to follow}

DRAFT

Signature Page to Interlocal Agreement

This Agreement has been executed by the Parties as of the dates of the Acknowledgments to be effective as of the Effective Date.

City:

CITY OF GARDEN RIDGE,
a Texas municipal corporation

By:_____
Name: Ryan Rapelye, its City Manager
Date: _____

THE STATE OF TEXAS §
§
COUNTY OF GUADALUPE §

This instrument was acknowledged before me on the ____ day of _____, 2026, by Ryan Rapelye, City Manager of the City of Garden Ridge, Texas, a Texas municipal corporation, on behalf of said City.

(SEAL)

_____
Notary Public in and for
The State of Texas

My Commission expires:

DRAFT

Signature Page to Interlocal Agreement

This Agreement has been executed by the Parties as of the dates of the Acknowledgments to be effective as of the Effective Date.

City:

CITY OF SCHERTZ,
a Texas municipal corporation

By:_____
Name: Steve Williams, its City Manager
Date: _____

THE STATE OF TEXAS §
§
COUNTY OF GUADALUPE §

This instrument was acknowledged before me on the _____ day of_____, 2026, by Steve Williams, City Manager of the City of Schertz, Texas, a Texas municipal corporation, on behalf of said City.

(SEAL)

_____
Notary Public in and for
The State of Texas

My Commission expires:

DRAFT

Exhibit "A"
City of Schertz Sewer Impact Fees

SEWER COLLECTION IMPACT FEE

Meter Size	Meter Type		
5/8"	MULTI-JET	1.0	$ 5,556.00
3/4"	MULTI-JET	1.3	$ 7,222.80
1"	MULTI-JET	2.0	$ 11,112.00
2"	ULTRASONIC	16.7	$ 92,785.20
3"	ULTRASONIC	33.3	$ 185,014.80
4"	ULTRASONIC	66.7	$ 370,585.20
6"	ULTRASONIC	106.7	$ 592,825.20
8"	ULTRASONIC	186.7	$ 1,037,305.20
10"	ULTRASONIC	366.7	$ 2,037,385.20
12"	ULTRASONIC	366.7	$ 2,037,385.20

DRAFT

NOTE: City of Garden Ridge is Responsible for Paying any Impact Fees Due to CCMA.

AGENDA ITEM:	7.7. Fiscal Year 2027 Proposed Budget
SUBMITTED BY:	City Manager Ryan Rapelye
DATE SUBMITTED:	July 30, 2026
MEETING DATE:	August 5, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Fiscal Year 2027 Proposed Budget for the City of Garden Ridge. (Rapelye)

BACKGROUND

The City has conducted a series of budget workshops with the City Council throughout the budget development process to review departmental operations, capital needs, and financial priorities.

In accordance with the City Charter, the City Manager filed the proposed FY 2027 Budget with the City Secretary on July 30, 2026 for Council consideration.

The proposed budget has been developed using conservative financial assumptions and is based on the City's core financial principles, including maintaining a balanced budget with a nine-month operating reserve, continuing current service levels, utilizing conservative revenue projections, and responsibly planning for personnel, operational, and capital expenditures.

The FY 2027 Proposed General Fund includes revenues of $4,294,466, expenditures of $5,473,408, and an ending fund balance of $4,116,867, maintaining the City's goal of a nine-month operating reserve. The budget includes a 3% Cost-of-Living Adjustment (COLA) for employees, annual increases to TMRS contributions and employee health insurance premiums, no new full-time positions, funding for the Public Works Department reorganization, a part-time Code Enforcement Officer through the Interlocal Agreement with the City of Selma, and market-based salary adjustments for administrative and utility positions.

Capital improvements totaling $1,185,000 include street improvements, police vehicle replacements, Community Center HVAC replacement, Public Works facility enhancements, and loans to the Water Fund for the Vista Ridge and Schertz/Garden Ridge utility interconnect projects.

The FY 2027 Proposed Water Fund includes revenues of $3,421,500, expenditures of $3,264,025, and an unrestricted fund balance of $1,949,072, also maintaining a nine-month operating reserve. The budget includes funding associated with the Public Works Department reorganization, operational equipment, handheld radios, chlorine bottle scales, a wastewater rate study, and $910,000 in capital improvements for the Schertz/Garden Ridge - Sewer Interconnect and Vista Ridge Interconnect project to improve utility reliability and long-term infrastructure.

The proposed FY 2027 budget is supported primarily by property taxes, sales taxes, franchise fees, utility revenues, permits, fees, and municipal court collections. The proposed property tax rate is $0.254138 per $100 of assessed valuation, which is the voter-approval tax rate. Staff continues to focus on expanding the City's commercial tax base through economic development efforts along the FM 2252 and FM 3009 corridors.

ATTACHMENTS: Fiscal Year 2027 Proposed Budget

REQUESTED ACTION

Motion	☐	Resolution	☐
Discussion	☒	Other	☐
Ordinance	☐		

FINANCIAL

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

PROs / CONs

Pros

- Maintains a balanced General Fund and Water Fund while preserving the City's goal of a minimum nine-month operating reserve.
- Continues current service levels with no new full-time positions while providing a 3% Cost-of-Living Adjustment (COLA) and addressing market-based compensation adjustments.
- Funds critical infrastructure improvements, including the Vista Ridge Interconnect and Schertz/Garden Ridge Sewer Interconnect projects, as well as street improvements, police vehicle replacements, and Public Works facility enhancements.
- Utilizes conservative revenue projections and sound financial planning practices to support the City's long-term fiscal stability.
- Supports continued investment in public safety, infrastructure, and organizational efficiency while maintaining the proposed voter-approval tax rate.

Cons / Considerations

- Capital improvement projects require significant financial commitments and continued monitoring to ensure project costs and timelines remain on target.
- Future economic conditions, inflationary pressures, legislative actions, and utility operating costs may affect future budget assumptions and long-term financial planning.

STAFF RECOMMENDATION

Staff recommends that the City Council receive the presentation of the proposed Fiscal Year 2027 Budget as filed with the City Secretary and provide the opportunity for Council and the public to review the proposed budget prior to the scheduled public hearing and consideration of adoption.

Fiscal Year 2027 PROPOSED BUDGET

CITY OF GARDEN RIDGE TEXAS



9400 Municipal Parkway
Garden Ridge TX 78266
210-651-6632

www.ci.garden-ridge.tx.us



Naturally Home.

Annual Budget

Fiscal Year October 1, 2026 - September 30, 2027

"This budget will raise more revenue from property taxes than last year's budget by an amount of $54,259, which is a 2.054% percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is $5,560."

City Council Record Vote

The record vote of each member of the governing body by name voting on the adoption of the budget is as follows:

Governing Body	Record Vote
Mayor Lisa Swint	
Kelly Smith	
Jim Mueller	
Krendra Harralson	
Jim Hunter	
Brian Reyes	

The governing body will vote on the proposed budget on August 26, 2026.

	Fiscal Year 2025-2026	Fiscal Year 2026-2027
Property Tax Rate	0.246430	
No-New-Revenue Rate	0.253534	0.244789
No-New Revenue M&O Rate	0.192326	0.199370
Voter Approval Rate	0.246430	0.254138
Debt Rate	0.047373	0.047791

Debt Obligations as of October 1, 2026 - $6,300,000

The above information is presented on the cover page of the City's FY 2026-27 proposed budget to comply with requirements of section 102.005 of the Texas Local Government Code

Table of Contents

Introduction 6
Mayor and City Council 7
Truth in Taxation 8
City Manager Message 9
Progress & Investments 9
Budget Principles & Personnel 10
General Fund Overview 10
Key Budget Highlights 10
Water Fund Overview 11
Key Budget Highlights 11
Revenue Breakdown 11
Property Tax Details 11
Capital Expenditures/Projects (General & Water) – FY 2027 12
Final Remarks 12
Community Profile 13
Organization Chart 15
Advisory Boards and Commissions 16
Planning & Zoning Commission 16
Water Commission 17
Charter Commission 18
Board of Adjustment 19
Citizen Participation 19
Fund Structure 20
The City Budget 21
Basis of Budgeting 22
City of Garden Ridge Budget Process 23
Personnel Changes 25
Overview of Revenue 26
Overview of Revenue Sources and Assumptions 27
Overview of Expenditure 29
Overview of Expense Assumptions 30

Fund Summaries 32
Fund Summary 33
General Fund 35
General Fund Revenue Detail 37
Water Fund 39
Water Fund Revenue Detail 41
Interest and Sinking (I&S) Fund 42
Capital Improvements Fund 43
City Departments 44
Administration 45
Court 48
Police 50
Public Works 53
Community Center 56
Library 58
General Fund Capital Expenditures 60
Water 62
Debt 65
Government Wide Debt 66
FY 2027 Debt Obligations 70
Documents & Property Tax Calculations / Worksheets 71
Financial Policies 72
Property Tax Calculations and Worksheet 73
Appendix 99
Glossary 100

Introduction

Mayor and City Council

The Honorable

Mayor Lisa Swint

Council Members

Kelly Smith	**Mayor Pro Tem, Place 1**
Jim Mueller	**Council Member, Place 2**
Krendra Harralson	**Council Member, Place 3**
Jim Hunter	**Council Member, Place 4**
Brian Reyes	**Council Member, Place 5**

City Manager

Ryan Rapelye

Finance – HR Director **Robyn Achu**	Chief of Police **Ron Eberhardt**	Public Works & Utilities Director **Steven Steinmetz**
City Secretary **Marisa Spencer**	GARDEN RIDGE TEXAS	Library Director **Linda Crosland**

Truth in Taxation

Truth-in-taxation is a concept embodied in the Texas Constitution that requires local taxing units to make taxpayers aware of tax rate proposals and to afford taxpayers the opportunity to limit tax increases. Property owners have the right to know about increases in their properties' appraised value and to be notified of the estimated taxes that could result from the new value. For more information about this act and its impact on the budget and tax rate setting process, visit the Texas Comptroller's website and Truth in Taxation resources.

City of Garden Ridge Governing Body Information can be found here:
Mayor & City Council ↗
Comal Appraisal District: http://www.comalad.org/ ↗
Comal County Truth in Taxation Website: https://comal.countytaxrates.com/tax ↗
City of Garden Ridge Truth in Taxation ↗

BUDGET CALENDAR FOR FY 2027 BUDGET &
2026 TAX RATE SCHEDULE

June 3	**Regular City Council Meeting 6 p.m.** FY2027 Budget Worksession #1
June 17	**Special City Council Meeting 6 p.m** FY2027 Budget Worksession #2
July 1	**Regular City Council Meeting 6 p.m.** FY2027 Budget Worksession #3
July 28 – 31	*Appraisal District submits 2026 Certified Values*
July 30 – Aug 2	*Comal County Tax Office calculates and submits 2026 tax rate calculations*
July 30	*City Manager submits proposed FY2027 Budget and files with City Secretary.*
August 5	**Regular City Council Meeting 6 p.m.** Present Proposed FY2027 Budget filed with City Secretary Present No-New-Revenue and Voter-Approval Tax Rates
August 14	*Publish Notice of Budget Public Hearing for August 26*
August 22	*Publish Notice of Tax Rate Public Hearing for September 2*
August 26	**Special City Council Meeting 6 p.m.** FY2027 Budget Public Hearing FY2027 Budget Adoption
September 2	**Regular City Council Meeting at 6 p.m.** 2026 Tax Rate Public Hearing Adoption of 2026 Tax Rate

City Manager Message

July 30, 2026

To: Honorable Mayor Swint, Mayor Pro-Tem Smith, and Members of the City Council

It is with great pride that I submit the **Proposed Budget for Fiscal Year 2027**, which begins on October 1, 2026, for your consideration and adoption. As required by law, this budget is balanced and reflects our continued commitment to delivering high-quality municipal services to the residents of Garden Ridge, while maintaining sound fiscal stewardship and accountability.

As City Manager, I am responsible for presenting a comprehensive financial plan that outlines anticipated expenditures and identifies the projected revenues necessary to support those obligations. The FY 2027 Proposed Budget builds on the City's progress over the past year by addressing both operational and capital needs while aligning with the priorities established to advance long-term interests of the Garden Ridge community.

Progress & Investments

The **FY 2027 Proposed Budget** continues the City's commitment to investing in critical infrastructure across both the General Fund and Water Fund. Building on the momentum established in FY 2026, the proposed budget advances major capital initiatives with a particular focus on streets, water infrastructure, and community facilities.

A key initiative in the **FY 2026 Adopted Budget** was the development of a comprehensive Capital Improvements Plan (CIP). This effort establishes a strategic framework for identifying, prioritizing, and programming future capital investments, enabling the City to better address aging infrastructure, coordinate projects, and support long-term financial planning.

Significant progress has been made on several capital initiatives, including:

- **Street Capital Improvements Plan:** The Street Classification Study was completed in FY 2026, providing the foundation for the City's long-term Street CIP. The plan, targeted for completion by the end of September 2026, will establish a multi-year strategy for street maintenance, rehabilitation, and future transportation improvements.
- **Water Capital Improvements Plan:** City Council adopted the 20-year Water CIP in February 2026, creating a long-range roadmap for maintaining and replacing critical water infrastructure, including aging waterlines and storage tanks. A water rate study is underway to support the funding of the Water CIP. The rate study will guide the City in determining a reliable water rate structure for the City in Fiscal Year 2028-2032.
- **Paul Davis Park Trail System:** Design and construction of the trail system are funded through a Texas Parks and Wildlife Department grant. The project is expected to be completed by the end of October 2026, expanding recreational opportunities for residents and enhancing park amenities.
- **Community Center Improvements:** Throughout the past year, the City has invested in both interior and exterior improvements to the Community Center. These enhancements are intended to improve the facility's appearance and functionality, increasing its marketability for community events and private rentals.

- **Vista Ridge Interconnect:** This project will establish an emergency interconnection with the San Antonio Water System (SAWS), strengthening the City's water system resiliency by providing an additional emergency water supply source.

Budget Principles & Personnel

The **FY 2027 Proposed Budget** follows key financial principles:

- A **balanced budget** with a **9-month reserve**.
- Continuation of **core municipal services** at existing service levels.
- **Conservative revenue estimates** based on historical trends.
- Responsible expenditure planning, including:
    - A **3% Cost-of-Living Adjustment (COLA)** for employees.
    - Annual rate increases to **TMRS contributions** and **health plan premiums**.
    - Reserves maintained for emergencies, capital projects, or one-time needs.

General Fund Overview

The **General Fund**, the City's largest operating fund, supports departments including Police, Court, Public Works, Library, and Administration. All City employee salaries are funded through this fund.

- **Proposed FY 2027 General Fund Revenues**: $4,294,466
- **Proposed FY 2027 General Fund Expenditures**: $5,473,408
- **Ending Fund Balance**: $4,116,867 (equivalent to 9 months of operating reserves)

Key Budget Highlights

- **No new full-time personnel are included in the FY 27 Proposed Budget**
- **Personnel Adjustments** are included; however:
    - Funding is included to reclassify positions within the **Public Works and Water Utilities** divisions as part of the Public Works Department reorganization, which will be implemented effective October 1, 2026.
    - **$32,500** allocated for a **Part-Time Code Enforcement Officer,** this will support our Interlocal Agreement with the City of Selma for Code Enforcement services.
    - **3-5% positional increases** in addition to the 3% recommended COLA for **Administrative & Utility Positions** to remain competitive with regional markets.
- **$1,185,000** in capital expenditures, including:
    - **Street Improvements - $100,000**
    - **Purchase of New Patrol Unit & Half the Purchase of a New Unmarked Unit – Police Department $95,000**
    - **HVAC Replacement at the Community Center $20,000**
    - **Public Works – Facility Enhancements - $60,000**
    - A **loan to the Water Fund** for the Vista Ridge Interconnect project.
    - A **loan to the Water Fund** for the Schertz/Garden Ridge Sewer Interconnect project.
- **Reserve transfer of $1,178,942** to support capital needs.

Water Fund Overview

The Water Fund supports the City's utility operations. City employee salaries are funded through this fund.

- **Proposed FY 2027 Water Fund Revenues**: $3,421,500
- **Proposed FY 2027 General Fund Expenditures**: $3,264,025
- **Unrestricted Fund Balance**: $1,949,072 (equivalent to 9 months of operating reserves)

Key Budget Highlights

- **No new full-time positions are proposed** in the FY 2027 Proposed Budget; however, several strategic investments are included:

- Salary adjustments associated with the Public Works Department reorganization will be implemented effective October 1, 2026.
- Additional funding is included for operational equipment, handheld radios, and chlorine bottle scales to support utility operations.
- Funding has been programmed for a Wastewater Rate Study to evaluate long-term rate sustainability and support future utility infrastructure investments.

$910,000 in capital expenditures is proposed for key utility infrastructure projects, including:

- Construction of the Schertz/Garden Ridge Sewer Interconnect project.
- Completion of the Vista Ridge Interconnect project to enhance system resiliency and emergency water supply capabilities.

Revenue Breakdown

- **Property & Sales Taxes (combined)**: $2,286,456
- **Franchise Fees**: $703,555
- **Other Sources**: Permits, fees, and municipal court collections

Sales tax remains the City's second-largest revenue source and a continued focus of economic development. The City is actively working to attract developers, particularly along the **FM 2252** and **FM 3009** corridor, to further enhance this revenue base.

Property Tax Details

- **Proposed Tax Rate**: $0.254138 per $100 of assessed valuation – Voter Approval Rate
- **Total M&O Revenue**: $2,196,721

Capital Expenditures/Projects (General & Water) – FY 2027

- **Purchase of New Patrol Unit & Half the Purchase of a New Unmarked Unit - Police Department $95,000**
- **Facility Improvements - Public Works $60,000**
- **Street Improvements - $100,000**
- **Schertz/Garden Ridge Sewer Interconnect - $350,000**
- **Vista Ridge Interconnect Project - $560,000**
- **HVAC Replacement for Community Center - $20,000**

***Audio/Visual Improvements for the City Council Chambers - $10,000 (PEG Funds)**

Final Remarks

The FY 2027 Proposed Budget reflects a fiscally responsible approach that prioritizes essential services, strategic investments, and long-term financial sustainability. It maintains current service levels, funds critical infrastructure and operational improvements, and positions the City to address future opportunities and challenges while preserving its strong financial foundation.

The proposed budget document will be made available on the City's website for public review and inspection. I would like to thank the Mayor and City Council for your continued leadership, guidance, and engagement throughout the FY 2027 budget process. Your collaboration will continue to be instrumental from proposed to adoption.

I also extend my sincere appreciation to Team Garden Ridge and our department directors for their professionalism, dedication, and collaborative efforts in preparing a budget that supports our mission of delivering exceptional public service to our residents.

Respectfully submitted,



Ryan D. Rapelye
City Manager

Community Profile

Welcome to Garden Ridge!

On behalf of the Garden Ridge City Council and the citizens of our community, WELCOME. Located in Comal County and 12 miles south of New Braunfels, we pride ourselves in our tradition and history. Garden Ridge is known for its community and rural style -- where neighbors love helping neighbors. We strive to preserve the natural beauty of the landscape, making Garden Ridge "Naturally Home".

City History

Garden Ridge was incorporated on July 6, 1972, by a group of 200 residents who didn't want to follow the rules of San Antonio or Schertz. They signed a petition and rushed down to the County's office and declared themselves Garden Ridge. The city was operated by its residents for several years before the Council enacted a tax and began hiring employees. We honor those select residents who created our little pocket of the Hill Country.

Garden Ridge City Government

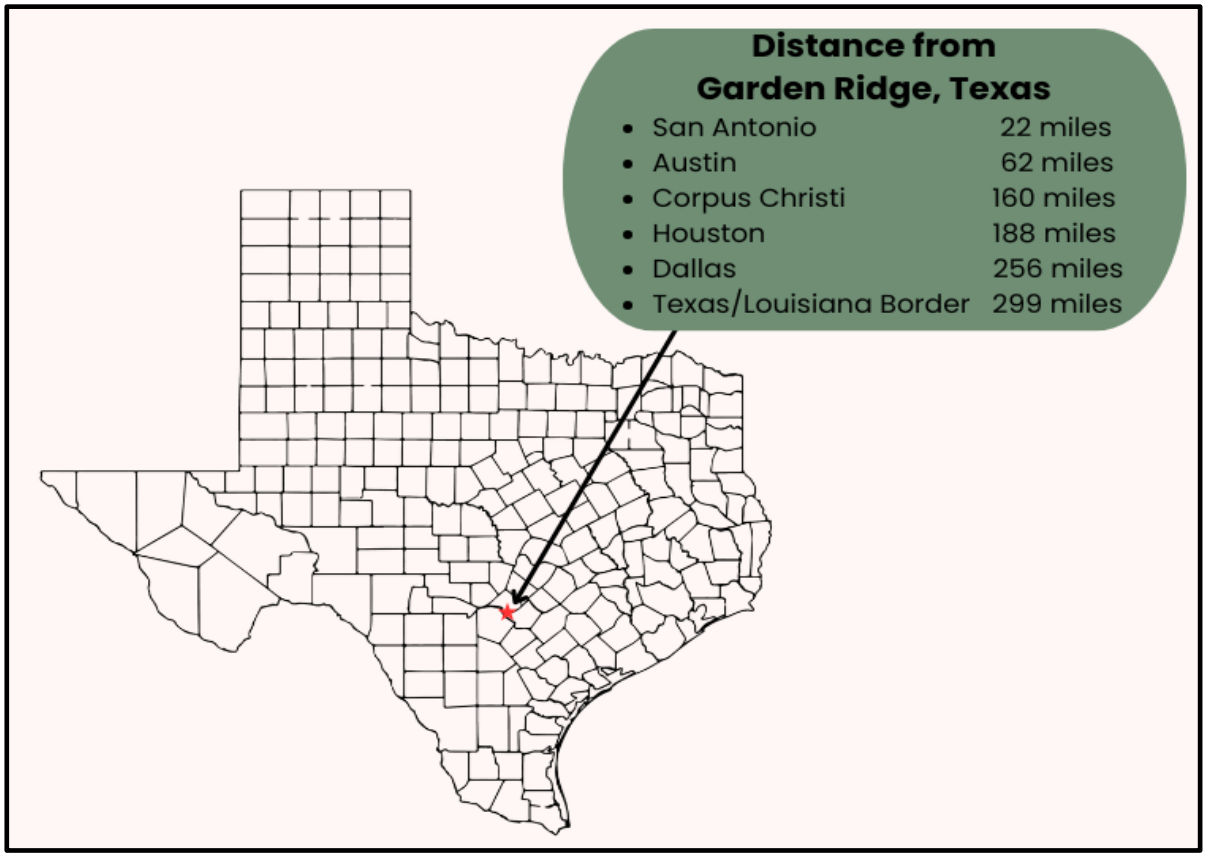
The City of Garden Ridge is a Home Rule Charter City and operates under a Council/Manager form of government. City Council consists of a Mayor and five Council Members. The Mayor and Council Members are elected at-large and serve staggered terms of two years.

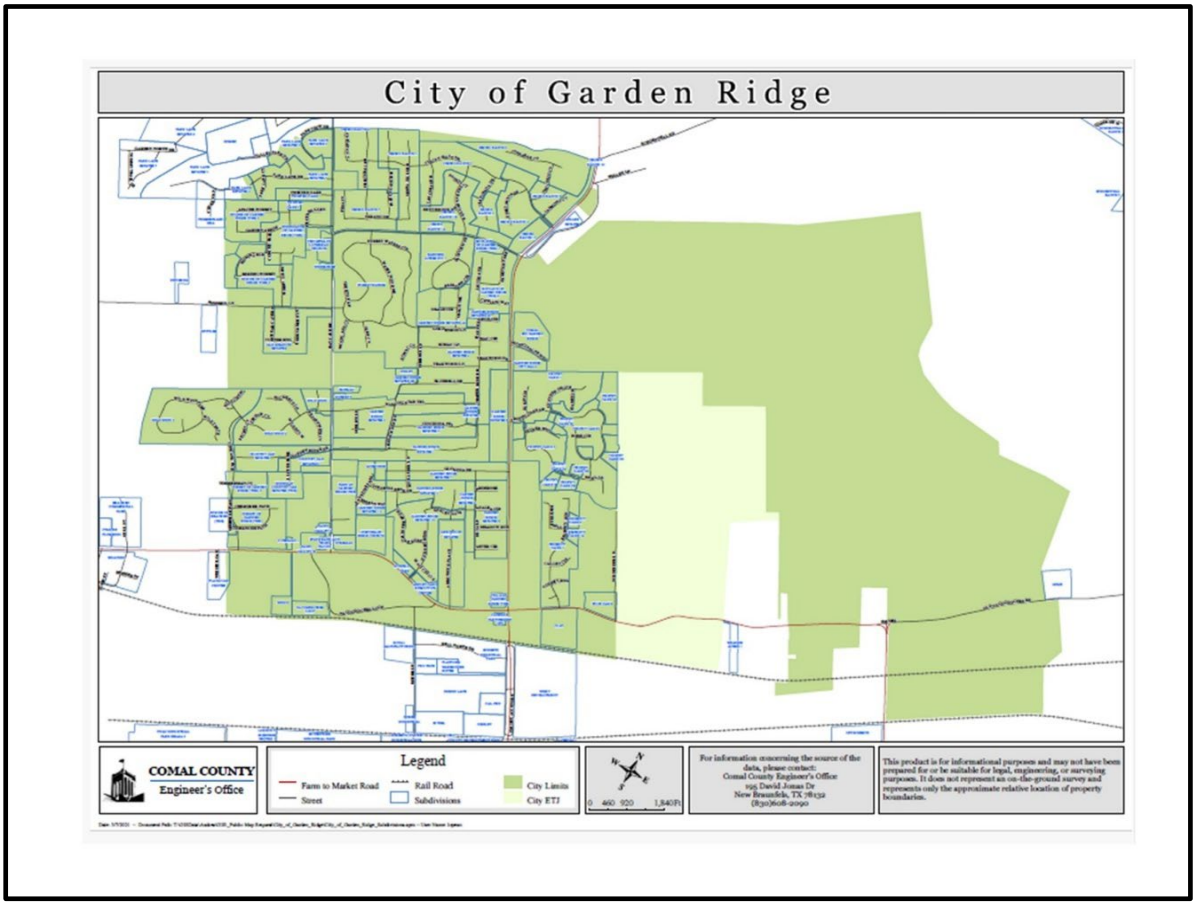
The City Council appoints the City Manager, City Attorney, City Judge, and all boards and commissions. All Department Heads and employees serve at the direction of the City Manager.

The City of Garden Ridge owns and operates its own water company. The City competitively serves almost 1,800 water customers located in and around the City limits.

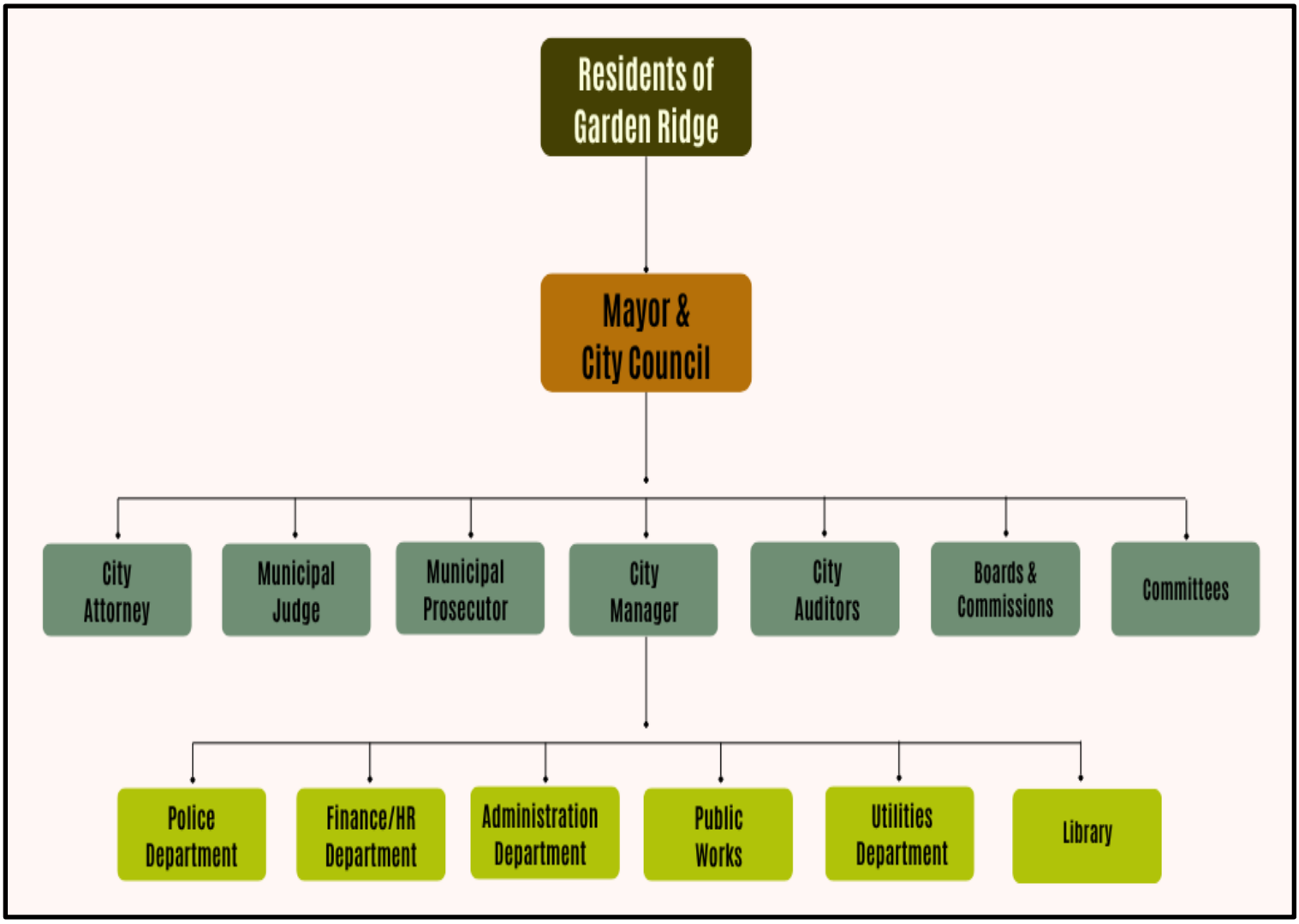
MAYORS OF GARDEN RIDGE

Paul A. Davis	May 1972 to October 1978
Betty G. McGranaham	May 1979 to May 1983
Paul A. Davis	May 1983 to November 1986
Walter A. Yohey, Jr.	April 1987 to May 1991
Linda Klekar	May 1991 to May 1992
Jay Millikin	August 1992 to May 1997
Jay F. Feibelman	May 1997 to May 2013
Andrew Dalton	May 2013 to May 2014
Nadine Knaus	May 2014 to May 2017
Larry Thompson	May 2017 to May 2021
Robb Erickson	May 2021 to May 2025
Lisa Swint	May 2025 to Present


Distance from
Garden Ridge, Texas
San Antonio 22 miles
Austin 62 miles
Corpus Christi 160 miles
Houston 188 miles
Dallas 256 miles
Texas/Louisiana Border 299 miles


City of Garden Ridge
COMAL COUNTY
Engineer's Office
Legend
Farm to Market Road
Street
Rail Road
Subdivisions
City Limits
City ETJ
0 460 920 1,840 ft
For information concerning the source of the data, please contact:
Comal County Engineer's Office
195 David Jonas Dr
New Braunfels, TX 78132
(830)608-2090
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Organization Chart



Advisory Boards and Commissions

Planning & Zoning Commission

The Planning and Zoning Commission, established in 1988, reviews and considers master plans and plats and makes recommendations to the City Council on comprehensive plan amendments, specific use permits, and zoning requests.

Meetings

Meetings are held on the second Wednesday of each month at 6pm in City Hall, 9400 Municipal Pkwy.

AGENDAS AND MINUTES

Agendas are available prior to the meetings. Minutes are available following approval.

View the most recent agendas and minutes here.

Members

The Planning and Zoning Commission consist of seven appointed residents of the City of Garden Ridge and serve a two-year term. These are non-compensated positions. The current members are:

Commissioner	Position	Appointed	Current Term Expires
Christopher Johnson	Place 1	January 2026	September 2027
VACANT	Place 2		September 2026
Kerim Jacaman, Chair	Place 3	July 2019	September 2026
Joe Maloney	Place 4	February 2023	September 2027
Rodney Apgar	Place 5	January 2026	September 2027
Richard Howard, Vice-Chair	Place 6	December 2023	September 2027
Darren Bates	Place 7	April 2022	September 2026

Water Commission

The Water Commission, established in 1987, governs the operation of the City-owned water system and ensures that the water system meets regulatory requirements established by federal, state, and other regulatory agencies as well as requirements established by the City.

Meetings

Meetings are held on the third Tuesday of each month at 6pm in City Hall, 9400 Municipal Pkwy.

Agendas and minutes

Agendas are available prior to the meetings. Minutes are available following approval.

View the most recent agendas and minutes here.

Members

The City Water Commission is a recommending body with commissioners appointed by the Garden Ridge City Council for two-year terms of office. The Commission consists of seven appointed residents of the City of Garden Ridge and one ex-officio City Council member. The current members are:

Commissioner	Position	Appointed	Current Term Expires
William Pohl, Chair	Place 1	January 2023	September 2026
Dr. Richard Carmichael	Place 2	December 2019	September 2027
Don Stone	Place 3	April 2021	September 2026
Steve Stedman	Place 4	December 2023	September 2026
Brian Strickland	Place 5	October 2025	September 2027
Keven Harshbarger	Place 6	November 2015	September 2027
Nathan Dorsey, Vice-Chair	Place 7	August 2024	September 2026
Council Member Jim Mueller, Ex-Officio			

Charter Commission

The Charter Commission, established in 2022, was tasked with drafting a City Charter to be presented to City Council and subsequently the voters for consideration in transitioning to a Home Rule City. The Charter Commission completed this task in 2023 and the City of Garden Ridge City Charter was approved by the voters on May 6, 2023.

Meetings
Meetings are held on an as needed basis as determined by the City Manager.

Agendas and Minutes

Agendas are available prior to the meetings. Minutes are available following approval.

- View the most recent agendas and minutes here.

Members
The Charter Commission consists of nine members who are residents of the City of Garden Ridge and appointed by City Council. These are non-compensated positions, and the current members are:

- Nadine Knaus
- Diana Tillery
- Autumn Flanagan
- Jim Sturch
- Johnell Holly
- Armando Diaz
- Elizabeth Templeman
- Shawn Willis
- Wayne Mudge

Board of Adjustment

The Board of Adjustment (BOA) holds quasi-judicial public hearings to determine requests made by property owners in the City of Garden Ridge for special exceptions, variances, and appeals of administrative interpretations or decisions, as authorized by state law and local ordinance.

Meetings

Meetings are held on an as needed basis in the City Council Chambers at Garden Ridge City Hall. All meetings are open to the public and agendas are posted at least 72 hours prior to each meeting.

Agendas and Minutes

Agendas are available prior to the meetings. Minutes are available following approval.

View the most recent agendas and minutes here.

Members

The Board of Adjustment is composed of five regular members and one alternate member appointed by the City Council for two-year terms. The current members are:

Member	Position	Appointed	Current Term Expires
Veronica Garcia, Chair	Regular Member	December 2023	December 2027
Elizabeth Templeman, Vice-Chair	Regular Member	December 2023	December 2027
Jennifer Dalton	Regular Member	January 2026	January 2028
Roy Leatherberry	Regular Member	December 2023	December 2027
Jesse Valdez	Regular Member	December 2025	December 2027
Carolyn Cohen	Alternate Member	January 2026	January 2028
Karen Diaz	Alternate Member	February 2026	February 2028

Citizen Participation

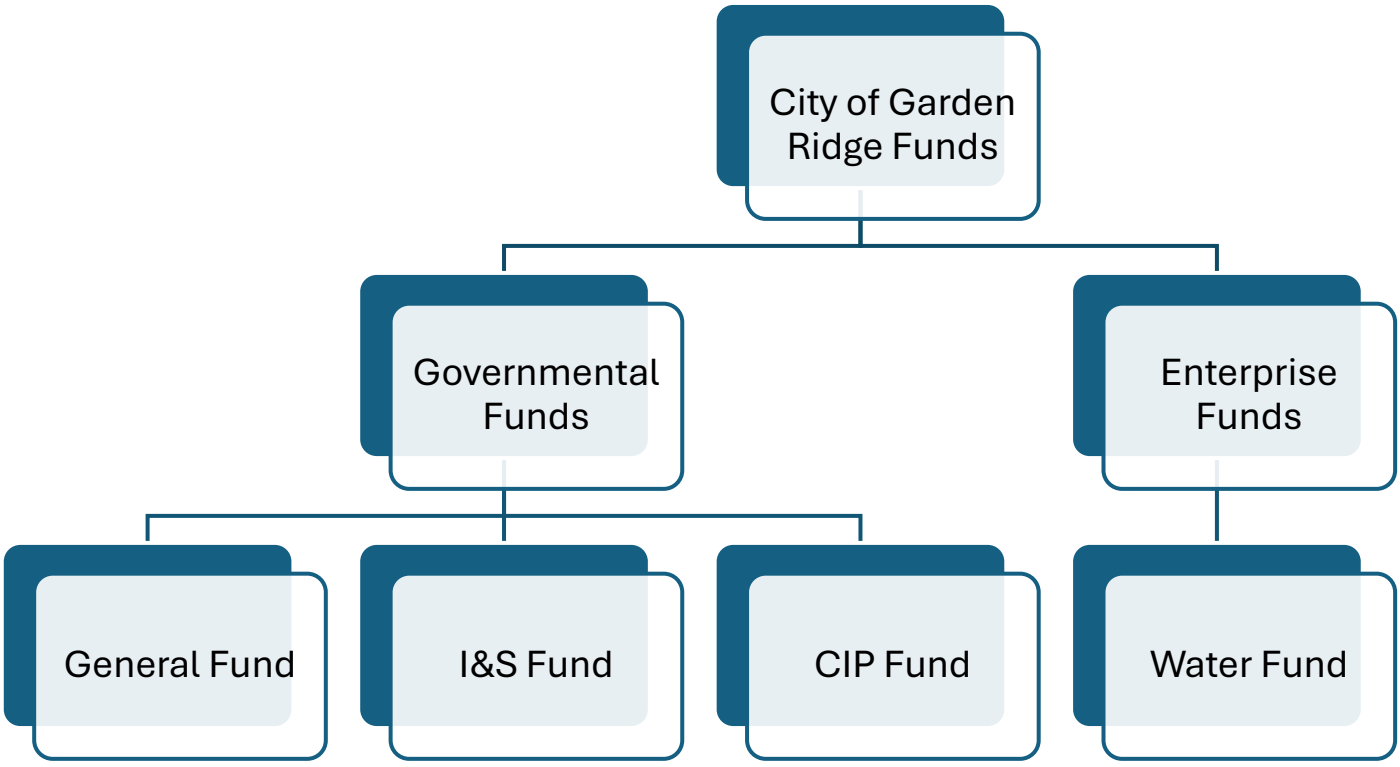
We encourage citizens to attend public hearings. If you are unable to attend, comments for a posted public hearing can be submitted for consideration in writing to the City Secretary by email in accordance with the Notice of Procedures for Written Comments during a Public Hearing.

Fund Structure

Fund Structure of the City

The City maintains budgetary control of its operating accounts using various funds. A "fund" is a self-balancing set of accounts with identifiable revenue sources and expenditures. It is segregated for the purpose of measuring a specific activity. Additionally, these funds are further separated into either major funds or non-major funds based on criteria that compare the amount of assets, liabilities, revenues or expenditures they report in comparison to the total governmental funds or the combination of the governmental funds and the enterprise funds.

- Governmental Funds
  Most of the City's government functions are financed through the governmental funds. These funds are generally used to account for tax-supported activities. Long-term liabilities and fixed assets are not accounted for through governmental funds. The measurement focus is to determine changes in financial position (fund balance) rather than to determine net income.
  - General Fund: The General Fund accounts for all financial resources except those required to be accounted for in another fund. The General Fund includes expenditures for Administration, City Secretary, Human Resources, Finance, IT, Building Codes, Public Safety, Public Works, Engineering and Planning, and the Municipal Court.
  - Debt Service Fund: The Debt Service Fund accounts for the accumulation of resources for, and the payment of, long-term debt principal and interest. These resources are funded through ad valorem property tax at the interest and sinking (I&S) tax rate.
  - Capital Project Funds: Capital Project Funds account for the proceeds of debt issuance and internal funding for the completion of capital or strategic action plan projects outside the scope of general operations and will generally span more than one fiscal year to complete.
- Enterprise Funds
  Enterprise funds are used to account for an activity for which a fee is charged to external users for goods and services. The City reports activities for a Utility Fund which includes water services.
  - Utility Operations Fund: The Utility Operations Fund accounts for the revenues from water and wastewater operating activities. It includes expenditures for all operating and maintenance activities that support these services.



The City Budget

Basis of Budgeting

The government-wide funds are reported using the economic resources measurement focus and the accrual basis of accounting. This measurement focus is also used for the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Revenue types, which have been accrued, are revenue from the investments, intergovernmental revenue and charges for services.

Property taxes are recognized in the year for which they are levied. Grants are recognized as revenue when all applicable eligibility requirements imposed by the provider are met.

Governmental fund level financial statements are reported using current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. Measurable and available revenues include revenues expected to be received within 60 days after the fiscal year ends. Receivables which are measurable but not collectible within 60 days after the end of the fiscal period are reported as unearned revenue.

Expenditures generally are recorded when a fund liability is incurred; however, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when the liability has matured and payment is due. The government reports the following major governmental funds: The General Fund is the general operating fund of the City and is always classified as a major fund.

The General Fund is used to account for all financial resources except those required to be accounted for in another fund. Major revenue sources include property taxes, charges for services, intergovernmental revenues and investment of idle funds. Primary expenditures are for general government, public safety, public facilities, municipal court and capital acquisition.

The Debt Service Fund is used to account for all funds collected and disbursed in the retirement of governmental debt.

The Capital Projects Fund is used to account for the proceeds from bond issues and other resources specifically designated for capital expenditures.

The City's non-major governmental fund is the Asset Forfeiture Fund (a special revenue fund).

Proprietary fund level financial statements are used to account for activities similar to those often found in the private sector. The measurement focus is upon determination of net income, financial position and cash flows. The City's Proprietary Fund is the Water-Works Fund (used to account for the provision of water services to residents). The Proprietary Fund is accounted for using the accrual basis of accounting as follows:

1. Revenues are recognized when earned, and expenses are recognized when the liabilities are incurred.

2. Current-year contributions, administrative expenses and benefit payments, which are not received or paid until the subsequent year, are accrued.

Proprietary funds distinguish operating revenues and expenses from non-operating. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations.

City of Garden Ridge Budget Process

The fiscal year for the City of Garden Ridge begins on October 1 and ends on September 30 of the following calendar year. In accordance with Texas state law and Generally Accepted Accounting Principles (GAAP), the City adopts a balanced budget each fiscal year, ensuring that estimated revenues equal planned expenditures.

The budget serves as both a financial plan and a policy statement, aligning City operations with the services and priorities desired by Garden Ridge residents.

Phases of the Budget Process

1. Budget Preparation

- **Departmental Requests**
  Department heads initiate the process by preparing budget requests based on current needs and long-term goals. A standardized framework is used to develop operating and capital expense estimates.
- **Preliminary Revenue Estimates**
  Upon receipt of **preliminary tax roll data**, the **City Manager** and **Finance Director** establish budgeting guidelines. These are informed by estimated property values and projected tax rate scenarios.
- **Departmental Budget Reviews**
  Departmental submissions are reviewed collaboratively by the City Manager and Finance Director. Individual review sessions are held with department heads to ensure clarity and alignment with City objectives.

---

2. Budget Development and Refinement

- **City Council Work Sessions (June - July)**
  The **City Council** conducts public budget work sessions to review the draft budget and deliberate on policy priorities. **Citizen participation is encouraged** during these sessions to promote transparency and community engagement.
- **Certified Tax Roll Integration**
  Upon receipt of the **certified tax rolls**, the Finance Director updates revenue estimates accordingly. A revised proposed budget is submitted to the City Manager for final review.

---

3. Budget Presentation and Adoption

- **Filing of the Proposed Budget (July)**
  The **City Manager files the Proposed Budget** with the **City Secretary**, in compliance with the **Texas Local Government Code** and **Truth-in-Taxation laws**.
- **Public Hearings (August–September)**
  Public hearings are held to receive input on both the proposed budget and the tax rate. These forums provide an opportunity for residents to engage with the budget process and offer feedback.

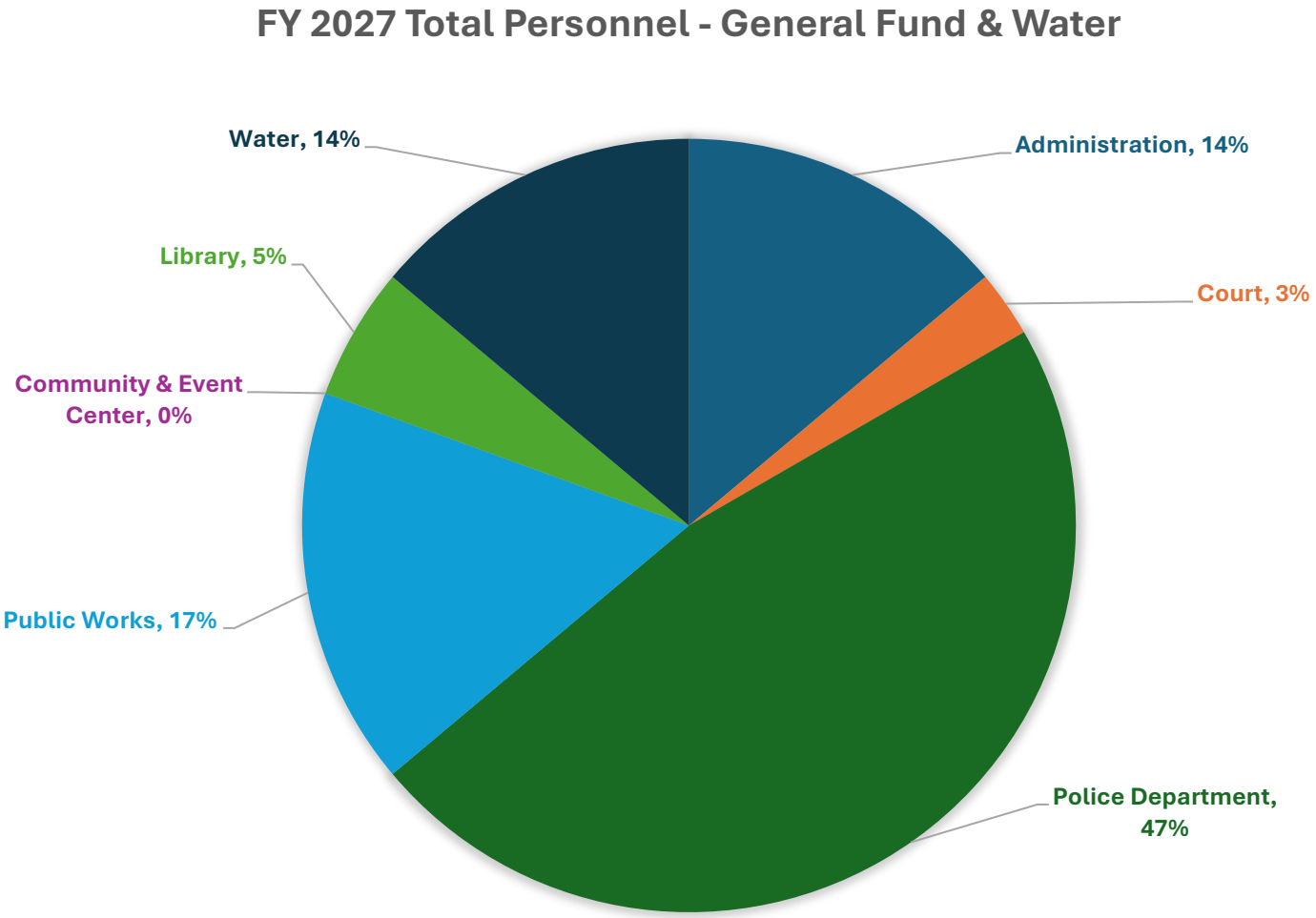
- **Budget and Tax Rate Adoption (August–September)**
  Following hearings and deliberations, the **City Council formally adopts the Annual Budget and the corresponding Tax Rate**.
- **Publication of the Adopted Budget (September)**
  The final budget document is published and made available to the public.

---

4. Budget Amendments (Post-Adoption)

After the fiscal year begins, **amendments may be made** to the budget as necessary to reflect unforeseen changes or adjustments in funding or priorities. All amendments follow the procedures required by law and City policy.

Personnel Changes



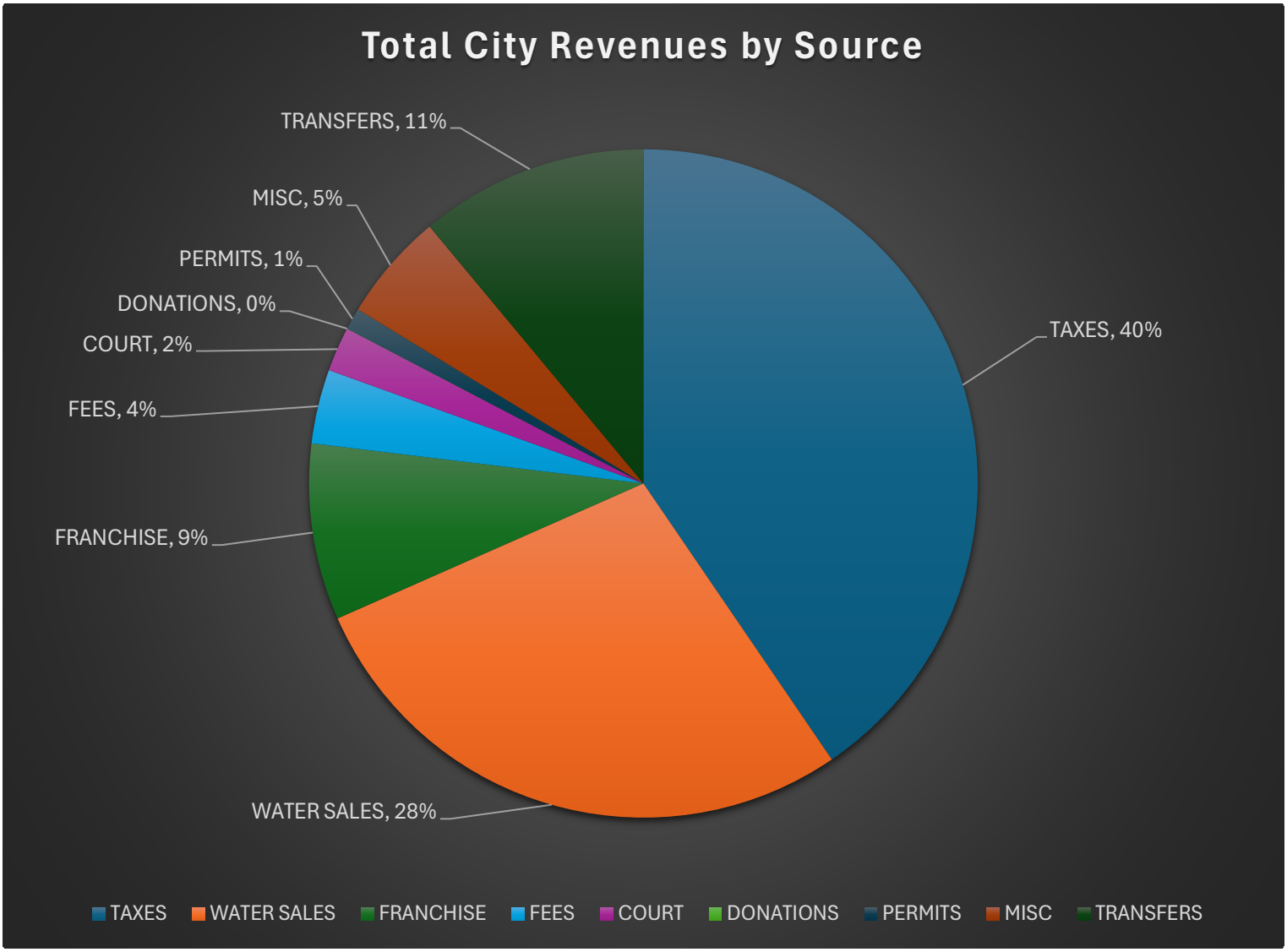
Department	FY23	FY24	FY25	FY26	FY27	Budget
Administration	5	5	5	5	5	484,855
Court	1	1	1	1	1	98,260
Police Department	14	14	15	17	17	1,774,657
Public Works	6	6	6	6	6	528,294
Community & Event Center	0	0	0	0	0	3,283
Library	2	2	2	2	2	164,958
Water	4	4	5	5	5	780,653
City of Garden Ridge Total	32	32	34	36	36	3,834,960

For Fiscal Year 2027, the City of Garden Ridge has made no changes to number of positions.

Overview of Revenue

Overview of Revenue Sources and Assumptions

Revenue is estimated based on historical data, current economic conditions and other demographic data. The City's revenue budget estimation takes into consideration many unique elements that respond to a variety of external factors such as population growth, development, inflation, and interest rates. The City of Garden Ridge applies a conservative philosophy that will produce a long-term goal of neither overstating revenues nor understating expenditures. During our revenue estimation process, the City tries to consider as many factors as possible that may contribute to changes in revenues. The City of Garden Ridge obtains revenue from several sources but relies heavily on residential property tax.



The City's revenue base reflects a diversified mix of funding sources that support both general government operations and enterprise functions like water services. The largest contributors are **taxes** and **water sales**, which together represent over **68% of total revenues**.

Revenue Breakdown:

Taxes – 40%

This includes property tax and other tax revenues, forming the core of the General Fund and supporting essential public services.

Water Sales – 28%

Represents the largest single enterprise revenue source, supporting the City's Water Fund operations, capital needs, and debt service.

Franchise Fees – 9%

Paid by utility providers for the use of public right-of-way, helping fund general services.

Fees – 4%

Includes building, planning, and service-related fees.

Transfers/Loan – 11%

Includes Inter-city Loan received from the General Fund to the Water Fund for its Capital Improvement Projects (specifically the Vista Ridge Tie-In Project).

Miscellaneous – 5%

Includes interest earnings, insurance proceeds, and other non-recurring revenues.

Court, Donations, Permits – Combined 3%

These smaller sources provide targeted support for specific programs or functions.

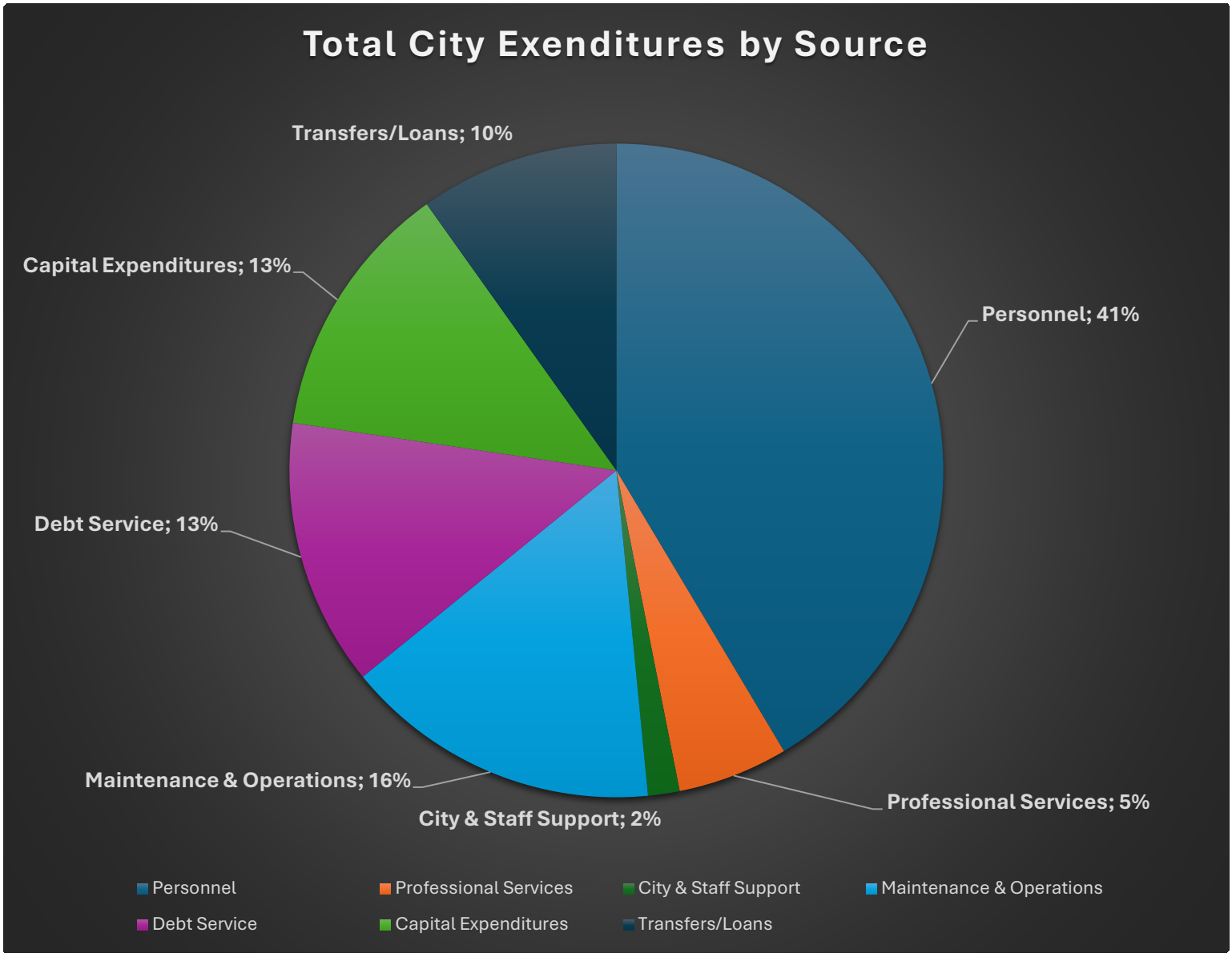
Key Insight:

This revenue profile shows the City remains largely self-sustaining, with strong enterprise support and limited reliance on volatile or one-time funding sources. Strategic rate and tax policies ensure long-term service delivery and financial stability.

Overview of Expenditure

Overview of Expense Assumptions

The City of Garden Ridge projects expenditures through a cost build-up approach based on historical data, economic data, and any other policy changes that might affect the expenditures for the fiscal year. The City's goal is to appropriate sufficient monies to provide quality services at a reasonable cost and with available financial resources. An additional goal this year was to keep the M&O expenditure as low as possible while maintaining service levels to offset the increase in the debt service (I&S) expenditures from new debt issuances.



Personnel Expenditures – 41% of Total City Expenditures: Personnel expenditures include the salaries, insurance, taxes, retirement, and workers' compensation for all departments.

Maintenance & Operations Expenditures – 16% of Total City Expenditures: This category of expenditure includes in-house street maintenance, drainage work, vehicle maintenance and repairs, green space maintenance, building and equipment repairs, minor equipment, fuel and supplies/consumables.

Strategic Projects & Capital Outlay – 13% of Total City Expenditures: Capital outlay includes the capital expenditures such as infrastructure and equipment, budgeted to be spent throughout all the funds.

Professional Services Expenditures – 5% of Total City Expenditures: Professional services expenditures include consulting expenses, legal fees, dispatch and jail services, audits, election fees, investigations, training, technology/software, and reporting costs.

Debt Service Expenditures – 13% of Total City Expenditures: Debt Service expenditures include the debt obligations due in FY 2026-27.

Transfers/Loans – 10% of Total City Expenditures: This includes an Inter-City Loan to Water from the General Fund for its Capital Improvement Projects (specifically the Vista Ridge Tie-In Project).

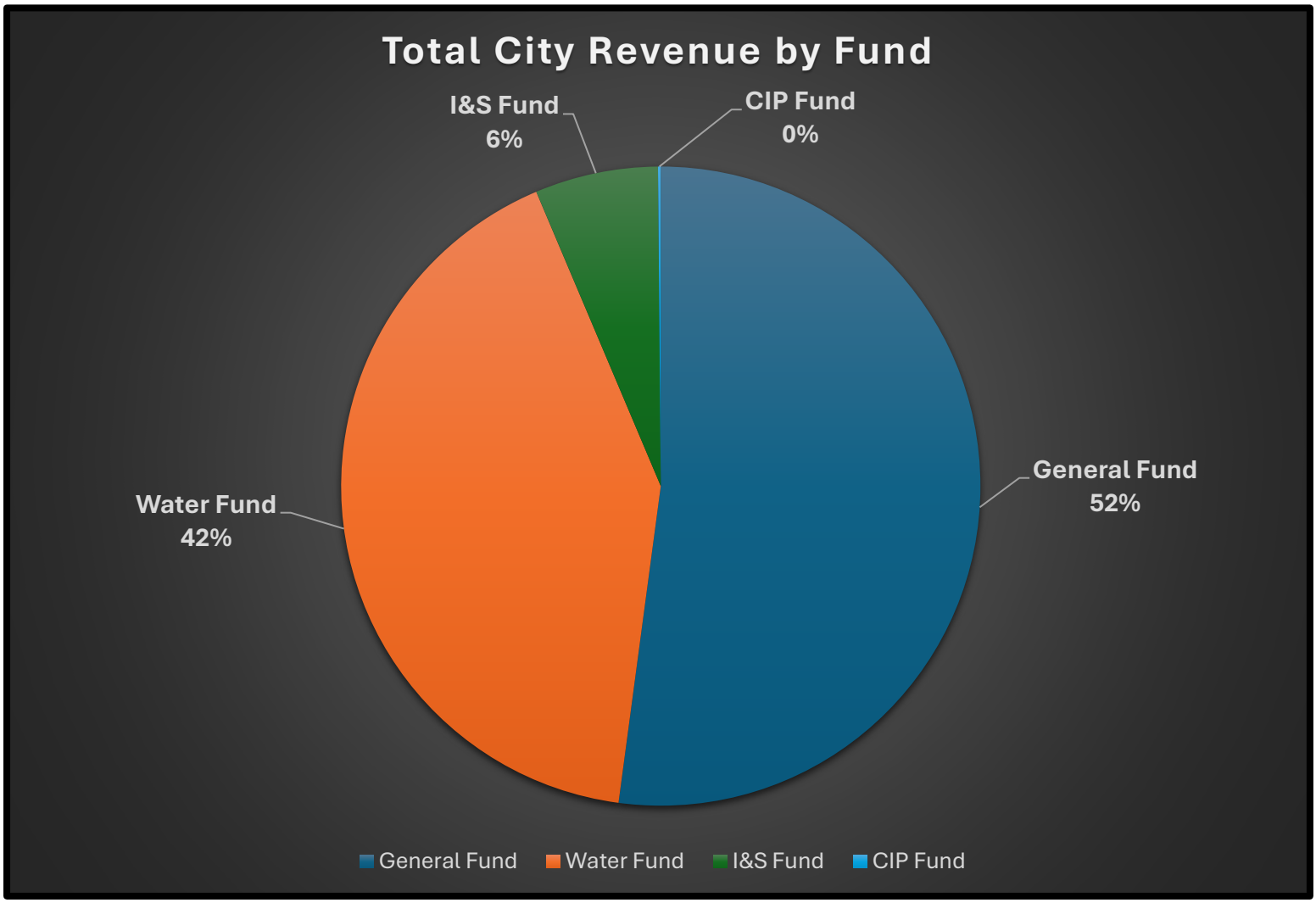
City & Staff Support – 2% of Total City Expenditures: This includes professional development and Council/City Special Events.



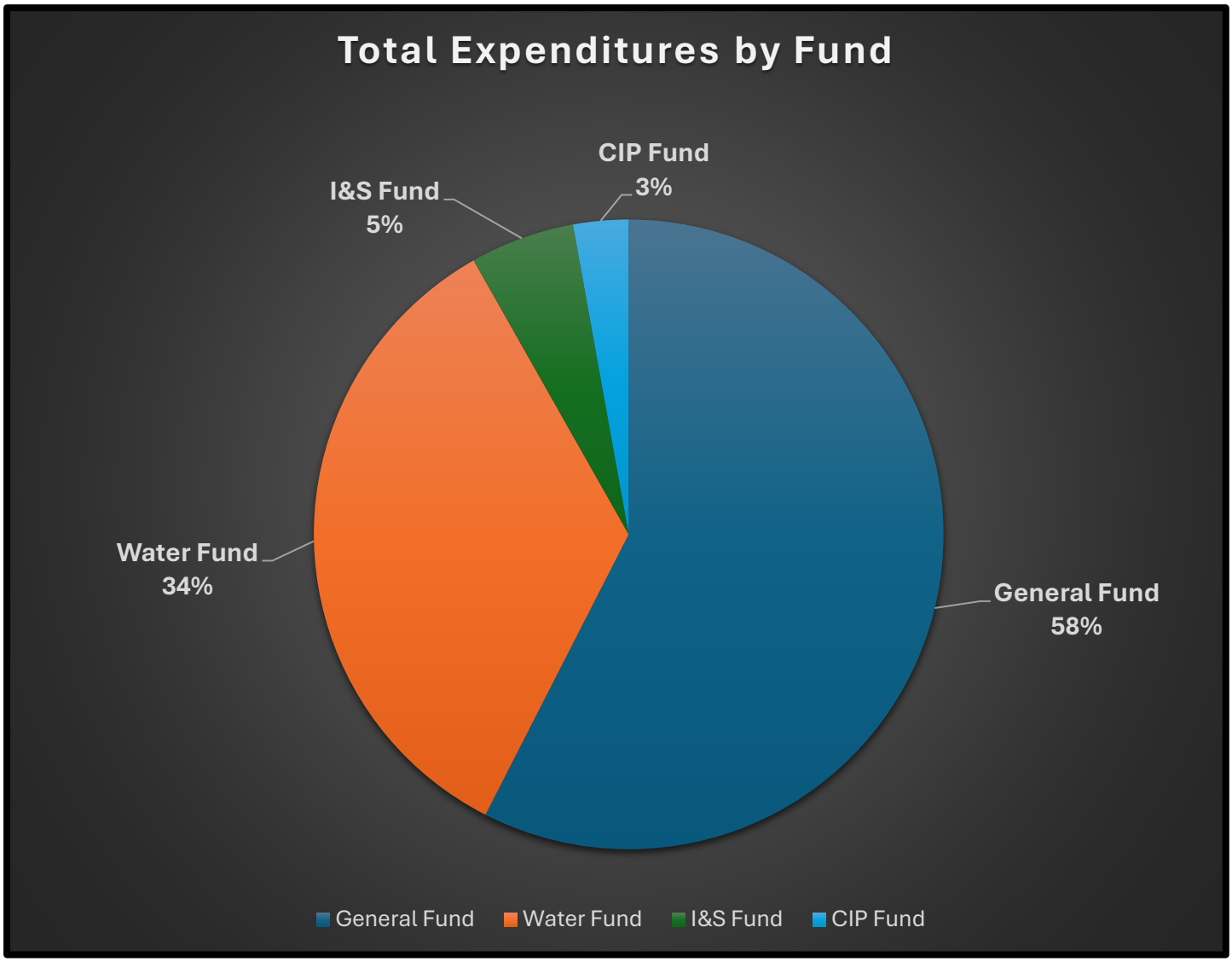
Fund Summaries

Fund Summary

The City of Garden Ridge is projecting $8.2M of revenue in FY 2027, which represents a 3.42% increase over the prior year. Budgeted expenditures are projected to increase by 20.23% or from $7.6M to $9.5M in FY 2027.



Fund	FY 2024 AUDIT	FY 2025 AMENDED BUDGET	FY 2025 AUDIT	FY 2026 AMENDED BUDGET	FY 2027 BUDGET
General Fund	4,002,953	4,073,158	4,149,698	4,278,307	4,294,466
Water Fund	2,561,811	3,220,016	2,671,199	3,155,100	3,421,500
I&S Fund	652,059	664,637	657,384	512,391	513,277
CIP Fund	578,515	333,635	14,525	12,960	11,600
Total	**7,795,338**	**8,291,446**	**7,492,806**	**7,958,758**	**8,240,842**



Fund	FY 2024 AUDIT	FY 2025 AMENDED BUDGET	FY 2025 AUDIT	FY 2026 AMENDED BUDGET	FY 2027 BUDGET
General Fund	3,311,336	4,571,485	4,396,622	4,508,037	5,473,408
Water Fund	1,911,393	3,180,648	1,930,841	2,575,000	3,264,025
I&S Fund	689,976	653,739	655,241	508,720	509,607
CIP Fund	272,427	320,675	320,675	0	270,000
Total	**6,185,132**	**8,726,547**	**7,303,379**	**7,591,757**	**9,517,040**

General Fund

The General Fund is the primary operating fund of governmental activities for the City. It accounts for all financial resources except those required to be accounted for in another fund. The services provided within the General Fund include Public Safety, City Administration, City Secretary, Municipal Court, Public Works (Public Works, Streets, Building Maintenance, Fleet), Engineering Services (Development, Planning, Inspections), and Administrative Services (Finance, Purchasing, Human Resources, and Information Technology).

General Fund Revenue by Source

GENERAL FUND		FY 2025 AUDIT	FY 2026 BUDGET	FY 2026 AMENDED BUDGET	FY 2027 BUDGET
REVENUE SUMMARY					
TAXES		2,682,306	2,738,103	2,746,103	2,826,456
FRANCHISE		680,167	686,700	690,555	703,555
PERMITS		52,386	86,200	61,200	86,200
FEES		202,927	199,275	200,237	200,237
DONATIONS		22,336	134,499	162,717	1,000
COURT		180,361	168,330	167,330	177,330
MISCELLANEOUS		329,215	265,200	316,688	299,688
TOTAL REVENUES		4,149,698	4,278,307	4,344,830	4,294,466

General Fund Expenditure by Type

GENERAL FUND		FY 2025 AUDIT	FY 2026 BUDGET	FY 2026 AMENDED BUDGET	FY 2027 BUDGET
EXPENDITURE SUMMARY					
ADMINISTRATIVE		999,512	967,060	1,071,328	1,053,230
COURT		98,643	140,168	139,831	141,124
POLICE DEPARTMENT		1,602,536	1,971,551	1,715,692	1,982,056
PUBLIC WORKS		768,990	787,333	833,557	824,864
COMMUNITY CENTER		69,209	83,043	95,263	86,683
LIBRARY		174,993	187,878	188,366	200,451
CAPITAL EXPENDITURES		682,740	996,000	469,200	1,185,000
TOTAL EXPENDITURES		4,396,622	5,133,033	4,513,237	5,473,408

Fund Balance

GENERAL FUND		FY 2025 AUDIT	FY 2026 BUDGET	FY 2026 AMENDED BUDGET	FY 2027 BUDGET
OVER/UNDER		(246,924)	(854,726)	(168,407)	(1,178,942)
BEGINNING FUND BALANCE		5,705,940	5,129,138	5,459,016	5,295,809
ENDING FUND BALANCE		**5,459,016**	**4,274,412**	**5,290,609**	**4,116,867**
RESTRICTED & UNCOLLECTED BALANCES					
PREPAID ITEMS		1,134	0	1,134	1,134
CHILD SAFETY		61,751	54,041	61,751	66,821
COURT SECURITY		10,830	10,830	10,830	13,450
DONATIONS		46,117	36,552	46,117	46,117
OPIOID ABATEMENT FUND		3,382	3,382	3,382	4,259
PEG CAPITAL FEES		22,913	9,907	22,913	12,913
UNCOLLECTED RECEIVABLES & PAYABLES		824,351	824,351	824,351	824,351
TOTAL RESTRICTED		970,478	970,478	939,063	970,478
UNRESTRICTED FUNDS		**4,488,538**	**3,335,349**	**4,320,131**	**3,147,822**
EXPENDITURES PER MONTH		309,490	344,753	337,003	357,003
MONTHS OF EXPENDITURES		15	10	13	9

General Fund Revenue Detail

	REVENUES	FY 2025 AUDIT	FY 2026 BUDGET	FY 2026 AMENDED BUDGET	FY 2027 BUDGET
	TAXES				
40012	AD VALOREM - TAXES	2,033,934	2,134,103	2,134,103	2,187,456
40014	AD VALOREM TAXES - DELINQUENT	2,555	8,000	5,000	8,000
40016	AD VALOREM TAXES - P & I	7,909	6,000	2,000	6,000
40100	STATE SALES TAX	637,908	590,000	605,000	625,000
	TOTAL TAXES	2,682,306	2,738,103	2,746,103	2,826,456
	FRANCHISES				
40102	CABLE TELEVISION FRANCHISE FEE	53,973	57,000	57,000	57,000
40104	ELECTRICITY FRANCHISE FEE	383,816	380,000	380,000	383,000
40106	GAS FRANCHISE FEE	24,386	24,000	24,055	24,055
40108	TELEPHONE FRANCHISE FEE	4,091	2,800	5,000	4,000
40110	WATER COMPANY FRANCHISE FEES	67,494	67,500	67,500	67,500
40230	11% COLLECTION FEE - TRASH	124,943	87,153	88,000	88,000
40230	5% TRASH FRANCHISE FEE	0	38,247	39,000	40,000
40231	DUMPSTER FEE COLLECTION	21,464	30,000	30,000	40,000
	TOTAL FRANCHISES	680,167	686,700	690,555	703,555
	PERMITS				
40202	ALARM SYSTEMS	1,350	1,200	1,200	1,200
40206	BUILDING PERMITS	50,756	85,000	60,000	85,000
40208	BUSINESS PERMITS	280	0	0	0
	TOTAL PERMITS	52,386	86,200	61,200	86,200
	FEES & LICENSES				
40010	TRASH PENALTIES	7,703	7,200	7,200	7,200
40228	P&Z VARIANCE FILING FEES	1,000	2,100	6,300	6,300
40232	PET TAG LICENSES	2,606	3,000	3,000	3,000
40233	PET IMPOUND FEE	145	200	400	400
40235	TOWER RENTAL	46,922	44,295	45,657	45,657
40236	COMMUNITY CENTER RENTAL FEES	100,263	95,000	95,000	95,000
40237	COMMUNITY CENTER DEPOSITS	0	2,000	3,000	3,000
40238	COMMUNITY CENTER CLEAN-UP FEES	6,200	9,500	6,000	6,000
40240	PARK RENTAL FEES	6,140	5,000	7,500	7,500
40609	PARK DEPOSITS	(300)	800	0	0
40637	CREDIT CARD USER FEE	17,067	15,000	11,000	11,000
40630	RENTAL FORMER CITY COMPLEX	15,180	15,180	15,180	15,180
	TOTAL FEES	202,927	199,275	200,237	200,237
	DONATIONS				
40601	COMMUNITY CNTR DONATIONS	0	0	0	0
40602	DONATION - POLICE DEPARTMENT	2,659	0	1,442	0
40603	PET DONATIONS	0	0	0	0
40604	LIBRARY DONATIONS	9,487	0	20,350	0
40241	PARK DONATIONS / GRANTS	0	133,499	133,499	0
40242	50th ANNIVERSARY DONATIONS	0	0	0	0
40246	SPECIAL EVENTS DONATIONS	5,771	0	3,656	0
40247	BRICK GARDEN PROGRAM	1,700	1,000	1,000	1,000
40243	PARKS COMMITTEE DONATION	0	0	0	0
40631	LEOS TRAINING DONATION	2,720	0	2,770	0
40639	COUNCIL EVENT-DONATIONS	0	0	0	0
40636	LANDSCAPE DONATIONS	0	0	0	0
	TOTAL DONATIONS	22,336	134,499	162,717	1,000

	REVENUES	FY 2025 AUDIT	FY 2026 BUDGET	FY 2026 AMENDED BUDGET	FY 2027 BUDGET
	COURT				
40302	MUNI COURT & WARRANT FINES	159,673	144,500	151,500	161,500
multi	OTHER COURT FEES	824	2,180	2,180	2,180
40310	CHILD SAFETY/BLDG SECURITY & TECH	13,390	14,500	6,500	6,500
multi	OTHER COURT REVENUE	6,475	7,150	7,150	7,150
	TOTAL COURT	180,361	168,330	167,330	177,330
	MISCELLANEOUS				
40220	RECYCLING	3,183	3,000	6,000	6,000
40400	INSURANCE CLAIM REVENUE	57,423	0	57,888	57,888
40402	BANK INTEREST	202,505	200,000	170,000	170,000
41701	BAD DEBT COLLECTIONS	2,427	3,000	9,000	9,000
40600	SALE OF ASSETS	0	12,000	6,000	6,000
40640	VEHICLE IMPOUND FEE	5,281	5,200	5,800	5,800
40418	MISC. INCOME	58,395	42,000	62,000	45,000
	TOTAL MISCELLANEOUS	329,215	265,200	316,688	299,688
TOTAL REVENUES		**4,149,698**	**4,278,307**	**4,344,830**	**4,294,466**



Water Fund

The Utility Fund is an Enterprise Fund of the City. Enterprise Funds are used to account for those operations that are financed and operated in a manner similar to private business enterprises. The intent is that the costs of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges. Services provided by the Utility Fund include utility administration, meter reading, water treatment and distribution, and wastewater collection and treatment. The fund's source of revenue is the charge for water and sewer services. Utility rates are set by the City Council.



Water Fund Revenue By Source

WATER FUND	FY 2025 AUDIT	FY 2026 BUDGET	FY 2026 AMENDED BUDGET	FY 2027 BUDGET
REVENUE SUMMARY				
WATER SALES	2,150,734	2,290,000	2,290,000	2,300,000
FEES	84,060	88,100	90,100	94,500
MISCELLANEOUS	117,082	117,000	117,000	117,000
FUND CHANGES/XFERS/LOANS	319,323	660,000	65,000	910,000
TOTAL REVENUES	2,671,199	3,155,100	2,562,100	3,421,500

Water Expenditure By Source

WATER FUND	FY 2025 AUDIT	FY 2026 BUDGET	FY 2026 AMENDED BUDGET	FY 2027 BUDGET
EXPENDITURE SUMMARY				
PERSONNEL SERVICES	628,561	716,179	723,469	780,653
PROFESSIONAL SERVICES	56,260	129,175	173,500	171,500
STAFF SUPPORT	13,391	15,700	16,300	16,300
OPERATIONAL SUPPORT	214,742	244,889	246,174	248,810
DISTRIBUTION SERVICES	208,186	192,000	194,000	194,000
MAINTENANCE SERVICES	80,734	115,597	125,597	142,000
COMPLIANCE SERVICES	76,420	86,000	90,400	90,400
DEBT SERVICE & LOAN PAYMENTS	652,548	712,560	712,560	710,363
CAPITAL OUTLAY	0	943,000	293,000	910,000
TOTAL EXPENDITURES	1,930,841	3,155,100	2,575,000	3,264,025

Fund Balance

WATER FUND	FY 2025 AUDIT	FY 2026 BUDGET	FY 2026 AMENDED BUDGET	FY 2027 BUDGET
OVER/UNDER	740,358	0	(12,900)	160,820
BEGINNING FUND BALANCE	9,676,134	9,675,357	10,416,492	10,403,592
ENDING FUND BALANCE	**10,416,492**	**9,675,357**	**10,403,592**	**10,564,412**
RESTRICTED FUNDS + SIB RESERVE	49,558	51,412	50,336	51,412
LESS NET INVESTMENT IN CAPITAL ASSETS	8,135,400	8,559,465	8,135,400	8,559,465
UNRESTRICTED FUND BALANCE	**1,805,615**	**1,489,621**	**1,792,715**	**1,952,417**
NEXT YEAR DEBT SERVICE	711,058	711,058	711,058	710,363
EXPENDITURES PER MONTH	106,524	124,962	130,787	136,693
MONTHS OF EXPENDITURES	10	6	8	9

Water Fund Revenue Detail

	REVENUES	FY 2025 AUDIT	FY 2026 BUDGET	FY 2026 AMENDED BUDGET	FY 2027 BUDGET
WATER SALES					
40003	WATER SALES	2,150,734	2,290,000	2,290,000	2,300,000
	TOTAL SALES	2,150,734	2,290,000	2,290,000	2,300,000
FEES					
40002	METER INSTALLATION FEES	2,650	3,000	3,000	3,000
40004	WATER PENALTIES	12,765	14,000	15,000	15,000
40014	EAA REVENUE ACCOUNT	55,662	55,600	55,600	60,000
40015	TRINITY GWCD REVENUE	12,233	15,000	15,000	15,000
40005	NSF CHECK INCOME	750	500	1,500	1,500
	TOTAL FEES	84,060	88,100	90,100	94,500
MISCELLANEOUS					
40000	MISC INCOME	-	2,000	2,000	2,000
41701	BAD DEBT COLLECTIONS	-	1,000	1,000	1,000
40006	SALE OF ASSETS	-	4,000	4,000	4,000
40637	CREDIT CARD USER FEES	11,613	10,000	20,000	20,000
40008	INTEREST	105,469	100,000	90,000	90,000
	TOTAL MISCELLANEOUS	117,082	117,000	117,000	117,000
FUND CHANGES/TRANSFERS					
70810	TRANSFER FROM 400 FUND	319,323	-	-	-
70808	TRANSFER FROM 220 FUND	-	-	-	-
40600	LOAN FROM 100 FUND	-	660,000	65,000	910,000
	TOTAL CHANGES/TRANSFERS	319,323	660,000	65,000	910,000
TOTAL REVENUES		$2,671,199	$3,155,100	$2,562,100	$3,421,500

Interest and Sinking (I&S) Fund

	INTEREST & SINKING FUND	FY 2024 AUDIT	FY 2025 AUDIT	FY 2026 BUDGET	FY 2027 BUDGET		REMAINING PRINCIPAL BALANCE AS OF 9/30/2027
REVENUES							
40022	AD VALOREM TAXES	653,832	644,747	507,891	508,777		
40024	AD VALOREM DELINQUENT TAXES	(7,928)	5,473	-	-		
40026	P&I/DELINQUENT TAX	2,114	2,524	1,000	1,000		
40027	BANK INTEREST	4,041	4,640	3,500	3,500		
40030	TRANSFERS FROM WATER FUND	663,292	660,426	666,597	664,936		
	TOTAL I&S REVENUES	$1,315,351	$1,317,810	$1,178,987	$1,178,212		
DEBT SERVICE PAYMENTS							
CERTIFICATE OF OBLIGATION - SERIES 2012							
50126	PRINCIPAL PAYMENT	330,000	340,000	355,000	365,000		2,000,000
50125	INTEREST PAYMENT	100,812	90,762	80,337	69,537		
CERTIFICATE OF OBLIGATION - SERIES 2015							
50126	PRINCIPAL PAYMENT	290,000	300,000	310,000	325,000		3,115,000
50125	INTEREST PAYMENT	163,350	154,500	143,800	131,100		
50126	PRINCIPAL PAYMENT	225,000	230,000	240,000	245,000		800,000
50125	INTEREST PAYMENT	56,825	50,000	42,950	35,675		
50126	**TOTAL PRINCIPAL BOND PAYMENTS**	990,000	1,015,000	905,000	935,000		
50125	**TOTAL INTEREST BOND PAYMENTS**	327,512	297,437	267,087	236,312		
50127	**AGENT FEES (54% GF & 46% WATER)**	3,150	3,150	3,150	3,150		
50131	**BANK FEES/MISCELLANEOUS FEES**	0	80	80	80		
	TOTAL DEBT SERVICE PAYMENTS	$1,320,662	$1,315,667	$1,175,317	$1,174,542		$ 5,915,000
BEGINNING FUND BALANCE		30,524	24,900	25,213	27,068		
ENDING FUND BALANCE		**$ 25,213**	**$ 23,398**	**$ 28,883**	**$ 30,738**		

Capital Improvements Fund

	CAPITAL IMPROVEMENTS FUND	FY 2025 AUDIT	FY 2026 BUDGET	FY 2027 BUDGET
REVENUES				
10014	**WATER IMPACT - BEGINNING BALANCE**	$ 189,567	$ 188,415	$ 204,558
	REVENUE			
40402	INTEREST WATER IMPACT	8,562	9,600	8,600
50210	EXPENDITURES - SEWER INTERCONNECT			200,000
	WATER IMPACT - ENDING BALANCE	**$ 198,129**	**$ 198,015**	**$ 13,158**
10017	**STREET IMPACT - BEGINNING BALANCE**	$ 65,606	$ 65,198	$ 70,902
	REVENUE			
40402	INTEREST STREET IMPACT	2,963	3,360	3,000
50221	EXPENDITURES			70,000
	STREET IMPACT - ENDING BALANCE	**$ 68,569**	**$ 68,558**	**$ 3,902**
TOTAL CIP FUND		**$ 253,614**	**$ 266,573**	**$ 17,060**

City Departments



Fiscal Year

2027

Budget

City of

Garden Ridge

Texas

ADMINISTRATION

9400 Municipal Parkway
Garden Ridge TX 78266
210-651-6632

www.ci.garden-ridge.tx.us

	ADMINISTRATIVE	FY 2025 AUDIT	FY 2026 BUDGET	FY 2026 AMENDED BUDGET	FY 2027 BUDGET	VARIANCE FY27 TO FY26 AMENDED BUDGET	FY 2027 BUDGET NOTES
	PERSONNEL SERVICES						
52012	GROSS PAYROLL	359,115	342,898	342,898	358,237	15,339	3% COLA + 3-5% Positional Increases
52013	OVERTIME	1,302	2,110	2,103	2,232	129	
52018	CERTIFICATION	900	2,070	2,250	2,250	0	
52019	LONGEVITY	2,122	1,650	1,650	2,040	390	
52014	FICA	22,283	22,028	22,039	23,022	983	
52016	MEDICARE	5,211	5,152	5,155	5,385	230	
52017	SUI TAXES	400	381	855	855	0	
52015	WORKERS COMP INSURANCE	5,850	8,284	8,207	8,617	410	
52020	HEALTH/DENTAL/VISION INS	37,447	37,515	37,515	40,761	3,246	
52022	VEHICLE ALLOWANCE	2,712	4,500	4,500	4,500	0	
52023	LIFE INS	4,326	3,265	3,265	3,537	272	
52025	RETIREMENT-ER SHARE	32,592	31,976	31,991	33,419	1,428	
	TOTAL PERSONNEL SERVICES	474,260	461,829	462,428	484,855	22,427	
	PROFESSIONAL SERVICES						
52104	ATTORNEY	46,532	61,000	61,000	61,000	0	
52106	ENGINEER	74,551	75,000	155,000	80,000	(75,000)	Return to Average
52407	CONSULTANT/PROFESSIONAL SVCS	28,668	5,000	27,000	42,000	15,000	Code Enforcement Partnership w/ Selma
52108	INSPECTORS	36,725	47,000	47,000	47,000	0	
52122	TAX APPRAISAL FEES	28,376	30,525	28,705	30,430	1,725	
52124	TAX COLLECTION FEES	309	380	433	500	67	
52120	AUDITING FEES	13,500	14,175	13,500	14,175	675	
	TOTAL PROFESSIONAL SERVICES	228,661	233,080	332,638	275,105	(57,533)	
	CITY SUPPORT SERVICES						
52224	COUNCIL EVENTS	4,878	4,000	6,000	6,000	0	
52215	SPECIAL EVENTS	5,235	6,000	6,000	6,000	0	
52223	SPECIAL EVENTS DONATIONS	2,550	0	5,200	3,000	(2,200)	
52219	BRICK PROGRAM EXPENSE	875	1,000	1,000	1,000	0	
	TOTAL CITY SUPPORT SERVICES	13,537	11,000	18,200	16,000	(2,200)	
	STAFF SUPPORT						
52200	TRAINING/TRAVEL/SEMINARS	7,811	13,000	13,000	13,000	0	
52213	MEMBERSHIPS/DUES	10,415	10,707	10,707	10,707	0	
52225	MISCELLANEOUS	9,679	10,000	10,000	10,000	0	
	TOTAL STAFF SUPPORT	27,904	33,707	33,707	33,707	0	
	OPERATIONAL SUPPORT						
52201	COMPUTER HARD & SOFTWARE	69,978	76,308	76,308	78,000	1,692	Final Codification Expenses
52204	COPIER/PRINTER LEASE	10,097	11,600	11,600	11,600	0	
52206	POSTAGE	2,282	3,400	3,400	3,400	0	
52208	PRINTING	0	1,200	1,200	1,200	0	
52214	SUPPLIES	7,304	7,000	7,000	7,000	0	
52302	GENERAL LIABILITY INS	4,230	7,910	4,015	4,216	201	
52308	E&O LIAB INS	2,731	4,752	4,745	4,982	237	
52310	PROPERTY INS	19,589	21,548	21,560	22,638	1,078	

	ADMINISTRATIVE	FY 2025 AUDIT	FY 2026 BUDGET	FY 2026 AMENDED BUDGET	FY 2027 BUDGET	VARIANCE FY27 TO FY26 AMENDED BUDGET	FY 2027 BUDGET NOTES
52210	LEGAL NOTICES	4,298	6,000	12,000	12,000	0	
52105	LEGAL SETTLEMENTS	10,000	0	0	0	0	
52203	WEBPAGE	4,677	4,977	4,977	4,977	0	
52110	CR CARD PROC FEES	10,475	9,600	11,200	11,200	0	
52111	PAYROLL PROC FEES	95	150	250	250	0	
52116	CUSTODIAL/JANITORIAL	8,285	10,000	8,000	8,000	0	
52218	ELECTIONS	6,620	6,000	6,000	12,000	6,000	Increase in Election Costs
52615	BAD DEBT	300	1,000	300	300	0	
	TOTAL OPERATIONAL SUPPORT	160,962	171,445	172,555	181,763	9,208	
	UTILITY SERVICES						
52202	TELEPHONE	3,736	3,500	3,800	3,800	0	
52211	UTILITIES	44,382	52,500	48,000	48,000	0	
	TOTAL UTILITY SERVICES	48,118	56,000	51,800	51,800	0	
	MAINTENANCE SERVICES						
52670	CITY HALL - CHAMBERS STREAMING	46,069	0	0	10,000	10,000	Updates to Council Streaming Technology
	TOTAL MAINTENANCE SERVICES	46,069	0	0	10,000	10,000	
	TOTAL ADMINISTRATIVE	999,512	967,060	1,071,328	1,053,230	(18,098)	

Fiscal Year

2027

Budget

City of

Garden Ridge

Texas

MUNICIPAL COURT

9400 Municipal Parkway
Garden Ridge TX 78266
210-651-6632

www.ci.garden-ridge.tx.us

	COURT	FY 2025 AUDIT	FY 2026 BUDGET	FY 2026 AMENDED BUDGET	FY 2027 BUDGET	VARIANCE FY27 TO FY26 AMENDED BUDGET	FY 2027 BUDGET NOTES
	PERSONNEL SERVICES						
53012	GROSS PAYROLL	47,973	71,991	72,011	66,913	(5,098)	3% COLA + 3% DEPT
53013	OVERTIME	3,094	4,959	4,768	4,613	(155)	
53018	CERTIFICATION	577	900	700	700	0	
53019	LONGEVITY	888	120	150	270	120	
53014	FICA	3,143	4,838	4,815	4,497	(318)	
53016	MEDICARE	735	1,132	1,127	1,052	(75)	
53017	SUI	63	117	171	171	0	
53015	WORKERS COMP INS	230	276	276	289	14	
53020	HEALTH/DENTAL/VISION INS	8,396	11,543	8,769	12,542	3,773	
53023	LIFE INSURANCE	416	630	630	685	55	
53025	RETIREMENT-ER SHARE	4,483	7,023	6,990	6,528	(462)	
	TOTAL PERSONNEL SERVICES	69,998	103,529	100,407	98,260	(2,146)	
	PROFESSIONAL SERVICES						
53135	PROSECUTOR FEES	7,200	8,400	8,400	8,400	0	
53136	JUDGE FEES	8,400	9,800	9,800	9,800	0	
	TOTAL PROFESSIONAL SERVICES	15,600	18,200	18,200	18,200	0	
	STAFF SUPPORT						
53200	TRAINING/TRAVEL/SEMINARS	400	1,000	400	400	0	
53213	MEMBERSHIP/DUES/LICENSES	110	450	130	130	0	
53214	SUPPLIES	976	850	850	850	0	
	TOTAL STAFF SUPPORT	1,486	2,300	1,380	1,380	0	
	OPERATIONAL SUPPORT						
53202	TELEPHONE	152	0	360	400	40	
53206	POSTAGE	1,282	1,495	1,200	1,200	0	
53208	PRINTING	0	200	340	340	0	
53226	JURY TRIAL FEES	0	500	500	500	0	
53602	COMPUTER HARD & SOFTWARE	6,418	10,700	10,700	14,100	3,400	REALLOCATED SOFTWARES SHARED WITH PD
53605	COURT SECURITY EXP	1,252	1,244	1,244	1,244	0	
53606	COLLECTION AGENCY FEES	2,454	2,000	5,500	5,500	0	
	TOTAL OPERATIONAL SUPPORT	11,558	16,139	19,844	23,284	3,440	
	TOTAL COURT	98,643	140,168	139,831	141,124	1,294	

Fiscal Year

2027

Budget

City of

Garden Ridge

Texas

POLICE DEPARTMENT

9400 Municipal Parkway
Garden Ridge TX 78266
210-651-6632

www.ci.garden-ridge.tx.us

	POLICE DEPARTMENT	FY 2025 AUDIT	FY 2026 BUDGET	FY 2026 AMENDED BUDGET	FY 2027 BUDGET	VARIANCE FY27 TO FY26 AMENDED BUDGET	FY 2027 BUDGET NOTES
	PERSONNEL SERVICES						
54012	GROSS PAYROLL	1,022,892	1,270,764	1,054,338	1,240,001	185,663	3% COLA
54013	OVERTIME	41,600	47,428	55,725	46,094	(9,631)	
54018	CERTIFICATION	12,383	13,800	13,200	13,200	0	
54022	FTO PAY	3,075	3,000	4,500	4,500	0	
54019	LONGEVITY	9,628	12,120	9,360	9,600	240	
54014	FICA	64,974	84,861	71,748	82,673	10,925	
54016	MEDICARE	15,195	19,847	16,780	19,335	2,555	
54017	SUI	944	1,872	2,736	2,736	0	
54015	WORKERS COMP INS	26,212	33,034	33,034	34,686	1,652	
54020	HEALTH/DENTAL/VISION INS	136,617	167,372	136,976	188,124	51,148	
54023	LIFE INSURANCE	10,277	12,647	12,647	13,702	1,055	
54025	RETIREMENT ER SHARE	92,930	120,070	102,353	120,006	17,653	
	TOTAL PERSONNEL SERVICES	1,436,728	1,786,815	1,513,397	1,774,657	261,260	
	CITY SUPPORT SERVICES						
54221	COMMUNITY POLICING	1,592	2,500	2,500	2,500	0	
54222	NATIONAL NIGHT OUT	433	500	500	500	0	
	TOTAL CITY SUPPORT SERVICES	2,025	3,000	3,000	3,000	0	
	STAFF SUPPORT						
54118	UNIFORMS	7,387	11,500	18,000	18,000	0	
54200	TRAINING/TRAVEL/SEMINARS	8,812	9,400	9,400	9,400	0	
54199	LEADERSHIP DEVELOPMENT	2,186	2,000	2,000	4,000	2,000	NEW EMPLOYEES
54213	MEMBERSHIP/DUES/LICENSES	865	700	700	700	0	
54223	PHYSICAL EXAMS	1,186	1,000	1,000	3,000	2,000	
54601	DONATION EXPENDITURES	1,799	0	1,800	500	(1,300)	
54605	LEOS/TRNG	1,158	2,720	2,720	6,000	3,280	
	TOTAL STAFF SUPPORT	23,393	27,320	35,620	41,600	5,980	
	OPERATIONAL SUPPORT						
54201	COMPUTER HARD & SOFTWARE	31,348	37,800	37,800	35,800	(2,000)	
54205	RANGE SUPPLIES	2,993	3,000	5,000	5,000	0	
54206	POSTAGE	576	575	575	575	0	
54208	PRINTING	457	500	500	500	0	
54214	SUPPLIES	6,086	7,000	7,000	7,000	0	
54215	INVESTIGATION EXPENSES	2,400	3,000	3,000	3,000	0	
54302	LAW ENFORC LIABILITY	14,888	11,226	10,800	11,340	540	
54304	AUTOMOBILE INSURANCE	5,518	7,615	7,300	7,884	584	
	TOTAL OPERATIONAL SUPPORT	64,267	70,716	71,975	71,099	(876)	
	UTILITY SERVICES						
54202	TELEPHONE	9,232	8,500	8,500	8,500	0	
54217	GASOLINE	21,392	32,000	32,000	32,000	0	
	TOTAL UTILITY SERVICES	30,624	40,500	40,500	40,500	0	

	POLICE DEPARTMENT	FY 2025 AUDIT	FY 2026 BUDGET	FY 2026 AMENDED BUDGET	FY 2027 BUDGET	VARIANCE FY27 TO FY26 AMENDED BUDGET	FY 2027 BUDGET NOTES
	MAINTENANCE SERVICES						
54203	RADIO REPAIR	3,940	2,500	2,500	2,500	0	
54212	EQUIPMENT/MAINTENANCE	5,157	5,000	5,000	5,000	0	
54220	VEHICLE MAINT./REPAIRS	30,601	30,000	38,000	38,000	0	
	TOTAL MAINTENANCE SERVICES	39,698	37,500	45,500	45,500	0	
	OPERATING EQUIPMENT						
54140	EQUIPMENT LEASES	5,802	5,700	5,700	5,700	0	
	TOTAL OPERATING EQUIPMENT	5,802	5,700	5,700	5,700	0	
	TOTAL POLICE DEPARTMENT	1,602,536	1,971,551	1,715,692	1,982,056	266,364	

Fiscal Year

2027

Budget

City of

Garden Ridge

Texas

PUBLIC WORKS

9400 Municipal Parkway
Garden Ridge TX 78266
210-651-6632

www.ci.garden-ridge.tx.us

	PUBLIC WORKS DEPARTMENT	FY 2025 AUDIT	FY 2026 BUDGET	FY 2026 AMENDED BUDGET	FY 2027 BUDGET	VARIANCE FY27 TO FY26 AMENDED BUDGET	FY 2027 BUDGET NOTES
	PERSONNEL SERVICES						
55012	GROSS PAYROLL	313,948	338,776	336,488	346,651	10,163	3% COLA
55013	OVERTIME	18,780	24,354	24,463	24,847	384	
55018	CERTIFICATION	2,700	4,200	3,900	3,900	0	
55019	LONGEVITY	7,609	8,220	8,220	8,760	540	
55014	FICA	19,457	23,430	23,276	23,963	687	
55016	MEDICARE	4,550	5,480	5,444	5,605	161	
55017	SUI	378	644	1,026	1,026	0	
55015	WORKERS COMP INS	3,720	5,292	5,292	5,557	265	
55020	HEALTH/VISION/DENTAL INS	59,833	63,486	63,486	68,979	5,493	
55023	LIFE INS	3,586	3,879	3,879	4,221	342	
55025	RETIREMENT-ER SHARE	29,664	34,011	33,787	34,785	998	
	TOTAL PERSONNEL SERVICES	464,225	511,772	509,261	528,294	19,033	
	CITY SUPPORT SERVICES						
55246	PARKS DONATION EXPENDITURES	0	0	7,000	0	(7,000)	
55229	ANIMAL SERVICES	13,412	12,000	16,000	14,000	(2,000)	
55601	PET DONATION EXPENSES	0	0	2,250	0	(2,250)	
55236	CONTINGENCY	2,150	3,000	3,000	3,000	0	
	TOTAL CITY SUPPORT SERVICES	15,562	15,000	28,250	17,000	(11,250)	
	STAFF SUPPORT						
55215	MEMBERSHIP/DUES/LICENSES	302	500	500	500	0	
55118	UNIFORMS	4,534	3,000	5,000	5,000	0	
55200	TRAINING/TRAVEL/SEMINARS	2,115	3,000	3,000	3,000	0	
55223	PHYSICAL EXAMS	338	150	500	500	0	
	TOTAL STAFF SUPPORT	7,290	6,650	9,000	9,000	0	
	OPERATIONAL SUPPORT						
55201	COMPUTER HARD & SOFTWARE	5,519	6,306	6,306	6,530	224	
55214	SUPPLIES	7,711	7,000	7,000	7,000	0	
55248	SURVEILLANCE CONNECTIVITY	1,206	1,320	1,640	1,640	0	
55238	OPERATIONAL MATERIALS	1,387	7,000	7,000	7,000	0	
55304	AUTOMOBILE INS	5,569	7,685	6,000	6,300	300	
	TOTAL OPERATIONAL SUPPORT	21,392	29,311	27,946	28,470	524	
	UTILITY SERVICES						
55202	TELEPHONE	4,633	4,800	4,800	4,800	0	
55211	UTILITIES	13,788	13,000	14,000	14,000	0	
55217	GASOLINE	12,049	16,000	16,000	16,000	0	
55231	PARK/ISLAND ELECTRIC	1,454	1,800	1,800	1,800	0	
55232	LANDSCAPE WATERING	2,876	3,000	4,000	3,000	(1,000)	
	TOTAL UTILITY SERVICES	34,801	38,600	40,600	39,600	(1,000)	
	MAINTENANCE SERVICES						
55227	BLDG/FACILITY MAINTENANCE	82,790	38,000	44,000	44,000	0	
55228	GROUNDS MAINTENANCE	11,993	13,000	21,000	13,000	(8,000)	
55247	CITY FACILITY-LANDSCAPE PROJECT	0	1,500	1,500	1,500	0	
55213	CITY FACILITY-HEATING/AC MAINT	29,759	24,500	35,000	35,000	0	
55234	FORMER CITY COMPLEX	4,621	7,000	15,000	7,000	(8,000)	
55212	EQUIPMENT & MAINTENANCE	20,774	20,000	20,000	20,000	0	
55220	VEHICLE MAINT/REPAIRS	23,177	20,000	20,000	20,000	0	
55230	PARK/RECREATIONS	17,115	20,000	20,000	20,000	0	

	PUBLIC WORKS DEPARTMENT	FY 2025 AUDIT	FY 2026 BUDGET	FY 2026 AMENDED BUDGET	FY 2027 BUDGET	VARIANCE FY27 TO FY26 AMENDED BUDGET	FY 2027 BUDGET NOTES
55233	SIGN MAINTENANCE	8,034	9,000	9,000	9,000	0	
55702	STREET IMPROVEMENT	16,184	18,000	18,000	18,000	0	
55704	CULVERT MAINTENANCE/MS4	8,249	9,000	9,000	9,000	0	
	TOTAL MAINTENANCE SERVICES	222,697	180,000	212,500	196,500	(16,000)	
	OPERATING EQUIPMENT						
55216	EQUIPMENT RENTAL	1,720	4,000	4,000	4,000	0	
55240	SMALL HAND TOOLS	1,303	2,000	2,000	2,000	0	
	TOTAL OPERATING EQUIPMENT	3,024	6,000	6,000	6,000	0	
	TOTAL PUBLIC WORKS DEPARTMENT	768,990	787,333	833,557	824,864	(8,693)	

Fiscal Year

2027

Budget

City of

Garden Ridge

Texas

COMMUNITY & EVENT CENTER

9400 Municipal Parkway
Garden Ridge TX 78266
210-651-6632

www.ci.garden-ridge.tx.us

	COMMUNITY & EVENT CENTER	FY 2025 AUDIT	FY 2026 BUDGET	FY 2026 AMENDED BUDGET	FY 2027 BUDGET	VARIANCE FY27 TO FY26 AMENDED BUDGET	FY 2027 BUDGET NOTES
	PERSONNEL SERVICES						
56012	GROSS PAYROLL	3,890	5,625	2,813	2,813	0	
56014	FICA	231	349	175	175	0	
56016	MEDICARE	54	82	41	41	0	
56025	RETIREMENT-ER SHARE	344	507	254	254	0	
	TOTAL PERSONNEL SERVICES	4,520	6,563	3,283	3,283	0	
	PROFESSIONAL SERVICES						
56050	MANAGER FEES	33,163	38,000	38,000	38,000	0	
56603	MARKETING			1,500	1,500	0	
56604	MEMBERSHIPS			210	300	90	
	TOTAL PROFESSIONAL SERVICES	33,163	38,000	39,710	39,800	90	
	OPERATIONAL SUPPORT						
56214	SUPPLIES	2,780	3,000	5,000	3,000	(2,000)	
56410	EQUIPMENT	2,821	6,000	6,000	2,000	(4,000)	
56605	MISCELLANEOUS			2,600	2,000	(600)	
	TOTAL OPERATIONAL SUPPORT	5,601	9,000	13,600	7,000	(6,600)	
	UTILITY SERVICES						
56201	COMPUTER HARD & SOFTWARE	1,689	1,680	7,000	7,800	800	
56202	TELEPHONE	600	600	600	600	0	
56211	UTILITIES	10,882	12,000	12,000	12,000	0	
	TOTAL UTILITY SERVICES	13,171	14,280	19,600	20,400	800	
	MAINTENANCE SERVICES						
56212	MAINTENANCE	5,800	7,000	10,000	7,000	(3,000)	
56216	COMMUNITY CENTER CLEANING	6,955	8,200	9,070	9,200	130	
	TOTAL MAINTENANCE SERVICES	12,755	15,200	19,070	16,200	(2,870)	
	TOTAL COMMUNITY CENTER	69,209	83,043	95,263	86,683	(8,580)	

Fiscal Year

2027

Budget

City of

Garden Ridge

Texas

LIBRARY

9400 Municipal Parkway
Garden Ridge TX 78266
210-651-6632

www.ci.garden-ridge.tx.us

	LIBRARY	FY 2025 AUDIT	FY 2026 BUDGET	FY 2026 AMENDED BUDGET	FY 2027 BUDGET	VARIANCE FY27 TO FY26 AMENDED BUDGET	FY 2027 BUDGET NOTES
	PERSONNEL SERVICES						
57012	GROSS PAYROLL	114,818	123,700	123,700	127,411	3,711	3% COLA
57013	OVERTIME	818	0	0	0	0	
57019	LONGEVITY	840	840	840	1,440	600	
57014	FICA	6,677	7,759	7,759	8,026	267	
57016	MEDICARE	1,562	1,815	1,815	1,878	63	
57017	SUI	126	234	342	342	0	
57020	HEALTH/VISION/DENTAL INS	11,204	11,543	11,543	12,542	999	
57023	LIFE INS	1,242	1,539	1,539	1,668	129	
57025	RETIREMENT-ER SHARE	10,027	11,263	11,263	11,651	388	
	TOTAL PERSONNEL SERVICES	147,313	158,693	158,801	164,958	6,157	
	CITY SUPPORT SERVICES						
57215	SPECIAL EVENTS	1,743	2,500	2,500	3,000	500	DEPARTMENT REQUESTED
57221	CHILDREN'S ACTIVITIES	2,000	2,000	2,000	2,000	0	
	TOTAL CITY SUPPORT SERVICES	3,744	4,500	4,500	5,000	500	
	STAFF SUPPORT						
57200	TRAINING/TRAVEL/SEMINARS	0	500	500	500	0	
57213	MEMBERSHIP/DUES	468	690	690	740	50	
	TOTAL STAFF SUPPORT	468	1,190	1,190	1,240	50	
	OPERATIONAL SUPPORT						
57214	SUPPLIES	1,241	1,000	1,000	1,000	0	
57216	COMPUTER HARD & SOFTWARE	4,811	7,150	7,150	6,528	(622)	
57218	LIBRARY MATERIALS-BOOKS	2,997	4,000	4,000	4,500	500	DEPARTMENT REQUESTED
57219	POSTAGE	250	345	345	345	0	
57220	PRINTING	0	100	100	100	0	
57601	DONATION EXPENDITURES	9,711	5,000	5,000	10,000	5,000	POTENTIAL DONATION EXPENDITURES
57602	LIBRARY GRANTS	0	0	0	0	0	
57603	EBOOK EXPENDITURES	3,500	4,500	4,500	5,000	500	DEPARTMENT REQUESTED
	TOTAL OPERATIONAL SUPPORT	22,509	22,095	22,095	27,473	5,378	
	UTILITY SERVICES						
57202	TELEPHONE	959	1,400	1,780	1,780	0	
	TOTAL UTILITY SERVICES	959	1,400	1,780	1,780	0	
	TOTAL LIBRARY	174,993	187,878	188,366	200,451	12,085	

Fiscal Year 2027 Budget

City of
Garden Ridge
Texas

GENERAL FUND CAPITAL EXPENDITURES

9400 Municipal Parkway
Garden Ridge TX 78266
210-651-6632

www.ci.garden-ridge.tx.us

General Fund Capital Expenditures

CAPITAL EXPENDITURES	FY 2027 BUDGET	FY 2027 BUDGET NOTES
Police	70,000	Purchase and Outfit a New Police Unit
Police	25,000	Purchase of 1/2 Unmarked PD Unit
Public Works	60,000	PW Facilities Enhancements
Public Works	100,000	Street Improvement Projects
Community Center	20,000	HVAC Replacement
Loan to Water	560,000	Vista Ridge Tie-In Project
Loan to Water	350,000	Schertz/Garden Ridge Sewer Interconnect
TOTAL CAPITAL EXPENDITURES	**1,185,000**	

Fiscal Year

2027

Budget

City of

Garden Ridge

Texas

UTILITIES

9400 Municipal Parkway
Garden Ridge TX 78266
210-651-6632

www.ci.garden-ridge.tx.us

	WATER FUND	FY 2025 AUDIT	FY 2026 BUDGET	FY 2026 AMENDED BUDGET	FY 2027 BUDGET	VARIANCE FY27 TO FY26 AMENDED BUDGET	FY 2027 BUDGET NOTES
	PERSONNEL SERVICES						
70012	GROSS PAYROLL	448,161	508,006	508,006	542,677	34,671	3% COLA & Department Modifications
70013	OVERTIME	15,014	18,353	24,103	25,877	1,774	
70018	CERTIFICATION	2,357	2,170	2,750	2,750	0	
70019	LONGEVITY	3,897	4,830	4,830	5,520	690	
70014	FICA	27,305	33,380	33,735	36,034	2,299	
70016	MEDICARE	6,386	7,807	7,890	8,428	538	
70017	SUI	458	849	855	855	0	
70015	WORKERS COMP INS	5,785	7,055	7,055	7,408	353	
70020	HEALTH/DENTAL/VISION INS	68,922	77,915	77,915	90,927	13,012	
70022	VEHICLE ALLOWANCE	288	1,500	1,500	1,500	0	
70023	LIFE INS	4,884	5,859	5,859	6,370	511	
70025	RETIREMENT-ER SHARE	45,104	48,455	48,971	52,307	3,336	
	TOTAL PERSONNEL SERVICES	628,561	716,179	723,469	780,653	57,184	
	PROFESSIONAL SERVICES						
70104	ATTORNEY	476	2,000	17,000	17,000	0	
70106	ENGINEER	42,284	83,000	93,000	100,000	7,000	Ongoing Projects from CIP
70107	PROFESSIONAL SERVICES			20,000	6,000	(14,000)	
70120	AUDITING FEES	13,500	14,175	13,500	13,500	0	
70409	WATER RATE ANALYSIS	0	30,000	30,000	35,000	5,000	
	TOTAL PROFESSIONAL SERVICES	56,260	129,175	173,500	171,500	(2,000)	
	STAFF SUPPORT						
70200	TRAINING/TRAVEL/SEMINARS	9,345	9,000	9,000	9,000	0	
70118	UNIFORMS	2,658	4,000	4,000	4,000	0	
70213	MEMBERSHIP/DUES/LICENSES	473	1,300	1,300	1,300	0	
70225	MISCELLANEOUS	914	1,400	2,000	2,000	0	
	TOTAL STAFF SUPPORT	13,391	15,700	16,300	16,300	0	
	OPERATIONAL SUPPORT						
70302	GENERAL LIABILITY INS	1,730	3,235	4,100	4,305	205	
70304	AUTOMOBILE INS	5,569	7,631	4,000	2,000	(2,000)	
70308	E&O LIABILITY INS	2,731	4,752	4,752	4,990	238	
70310	PROPERTY INS	19,589	21,549	21,600	22,680	1,080	
70201	COMPUTER HARD & SOFTWARE	63,916	81,000	81,000	83,897	2,897	Increase in Subscription Services
70160	FRANCHISE FEE TO CITY	67,500	67,500	67,500	67,500	0	
70110	CREDIT CARD PROCESSING FEES	10,701	11,000	15,000	15,000	0	
70210	PAYROLL PROCESSING FEES	95	150	150	150	0	
70116	CUSTODIAL/JANITORIAL	2,917	2,784	2,784	3,000	216	
70242	PUBLIC EDUCATION	0	300	300	300	0	
70202	TELEPHONE	7,340	9,536	9,536	9,536	0	
70204	WEBPAGE	4,677	4,977	4,977	4,977	0	
70206	POSTAGE	11,966	11,975	11,975	11,975	0	
70208	PRINTING	0	1,000	1,000	1,000	0	
70214	SUPPLIES	4,417	5,000	5,000	5,000	0	
70801	BAD DEBT	1,496	2,000	2,000	2,000	0	
70226	COPIER/PRINTER LEASE	10,097	10,500	10,500	10,500	0	
	TOTAL OPERATIONAL SUPPORT	214,742	244,889	246,174	248,810	2,636	

	WATER FUND	FY 2025 AUDIT	FY 2026 BUDGET	FY 2026 AMENDED BUDGET	FY 2027 BUDGET	VARIANCE FY27 TO FY26 AMENDED BUDGET	FY 2027 BUDGET NOTES
	DISTRIBUTION SERVICES						
70211	UTILITIES	183,165	170,000	170,000	170,000	0	
70237	CHEMICALS	14,850	12,000	12,000	12,000	0	
70217	GASOLINE	10,171	10,000	12,000	12,000	0	
	TOTAL DISTRIBUTION SERVICES	208,186	192,000	194,000	194,000	0	
	MAINTENANCE SERVICES						
70219	SMALL HAND TOOLS	120	1,000	1,000	1,000	0	
70212	EQUIPMENT/MAINTENANCE	15,829	17,000	17,000	25,000	8,000	Lawn Mower & Handheld Radios
70220	VEHICLE MAINT/REPAIRS	7,676	12,000	12,000	12,000	0	
70216	EQUIPMENT RENTAL	0	2,000	2,000	2,000	0	
70239	DISTRIBUTION MAINT & REPAIRS	0	20,000	20,000	20,000	0	
70238	PLANT/OPS - MAINT & REPAIRS	56,430	61,597	71,597	80,000	8,403	Continuous Chlorine Monitor for Municipal Well-site
70236	CONTINGENCY	679	2,000	2,000	2,000	0	
	TOTAL MAINTENANCE SERVICES	80,734	115,597	125,597	142,000	16,403	
	COMPLIANCE SERVICES						
70240	TCEQ REQUIRED TESTING	8,400	12,000	12,000	12,000	0	
70241	EAA MGMT FEES	58,823	59,000	63,400	63,400	0	
70244	TRINITY GWCD FEE	9,197	15,000	15,000	15,000	0	
	TOTAL COMPLIANCE SERVICES	76,420	86,000	90,400	90,400	0	
	DEBT SERVICE						
70803	PRINCIPAL ON DEBT SVC	505,600	526,400	526,400	542,100	15,700	
70227	INTEREST ON DEBT SVC	154,826	138,695	138,695	121,334	(17,361)	
70802	AGENT FEES	1,502	1,502	1,502	1,502	0	
70126	PRINCIPAL SIB LOAN (TXDOT)	40,000	40,000	40,000	40,000	0	
70227	INTEREST SIB LOAN (TXDOT)	6,499	5,963	5,963	5,427	(536)	
	TOTAL DEBT SERVICE	652,548	712,560	712,560	710,363	(2,197)	
	CAPITAL EXPENDITURES						
70400	CAPITAL EXPENDITURES	0	240,000	185,000	0	(185,000)	
70400	CAPITAL EXPENDITURES	0	43,000	43,000	350,000	307,000	SEWER INTERCONNECT PROJECT
70400	CAPITAL EXPENDITURES	0	660,000	65,000	560,000	495,000	VISTA RIDGE TIE-IN
	TOTAL CAPITAL OUTLAY	0	943,000	293,000	910,000	617,000	
	TOTAL WATER COMPANY	1,930,841	3,155,100	2,575,000	3,264,025	689,025	

Debt



Government Wide Debt

Bond Series 2012 - 56% General Fund – 44% Water Fund

PMT DATE	PRINCIPLE	INTEREST	TTL P+I	FY ENDING 9/30 DEBT SERVICE	FY 9/30 BOND PRINCIPLE BALANCE
BOND PRINCIPLE					**5,985,000**
2/15/2026	355,000	42,831	397,831		2,365,000
8/15/2026		37,506	37,506	435,337	2,365,000
2/15/2027	365,000	37,506	402,506		2,000,000
8/15/2027		32,031	32,031	434,537	2,000,000
2/15/2028	375,000	32,031	407,031		1,625,000
8/15/2028		26,406	26,406	433,437	1,625,000
2/15/2029	385,000	26,406	411,406		1,240,000
8/15/2029		20,150	20,150	431,556	1,240,000
2/15/2030	400,000	20,150	420,150		840,000
8/15/2030		13,650	13,650	433,800	840,000
2/15/2031	415,000	13,650	428,650		425,000
8/16/2031		6,906	6,906	435,556	425,000
2/16/2032	425,000	6,906	431,906	431,906	0
TOTALS	5,985,000	2,058,344	8,043,344	8,043,344	0

Bond Series 2012R – 100% General Fund

Paid in Full as of FY 2025

Bond Series 2015 – 58% General Fund – 42% Water

PMT DATE	PRINCIPLE	INTEREST	TTL P+I	FY ENDING 9/30 DEBT SERVICE	FY 9/30 BOND PRINCIPLE BALANCE
BOND PRINCIPLE					**6,275,000**
2/15/2026	310,000	75,000	385,000		3,440,000
8/15/2026		68,800	68,800	453,800	3,440,000
2/15/2027	325,000	68,800	393,800		3,115,000
8/15/2027		62,300	62,300	456,100	3,115,000
2/15/2028	340,000	62,300	402,300		2,775,000
8/15/2028		55,500	55,500	457,800	2,775,000
2/15/2029	350,000	55,500	405,500		2,425,000
8/15/2029		48,500	48,500	454,000	2,425,000
2/15/2030	365,000	48,500	413,500		2,060,000
8/15/2030		41,200	41,200	454,700	2,060,000
2/15/2031	380,000	41,200	421,200		1,680,000
8/15/2031		33,600	33,600	454,800	1,680,000
2/15/2032	395,000	33,600	428,600		1,285,000
8/15/2032		25,700	25,700	454,300	1,285,000
2/15/2033	410,000	25,700	435,700		875,000
8/15/2033		17,500	17,500	453,200	875,000
2/15/2034	430,000	17,500	447,500		445,000
8/15/2034		8,900	8,900	456,400	445,000
2/15/2035	445,000	8,900	453,900	453,900	0
TOTALS	6,275,000	2,690,969	8,965,969	8,965,969	0

Bond Series 2017 – 100% Water

PMT DATE	PRINCIPLE	INTEREST	TTL P+I	FY ENDING 9/30 DEBT SERVICE	FY 9/30 BOND PRINCIPLE BALANCE
BOND PRINCIPLE					**2,620,000**
2/15/2026	240,000	23,275	263,275		1,045,000
8/15/2026		19,675	19,675	282,950	1,045,000
2/15/2027	245,000	19,675	264,675		800,000
8/15/2027		16,000	16,000	280,675	800,000
2/15/2028	255,000	16,000	271,000		545,000
8/15/2028		10,900	10,900	281,900	545,000
2/15/2029	265,000	10,900	275,900		280,000
8/15/2029		5,600	5,600	281,500	280,000
2/15/2030	280,000	5,600	285,600	285,600	0
TOTALS	2,620,000	680,058	3,300,058	3,300,058	0

SIB Loan – 100% Water

PMT DATE	PRINCIPLE	INTEREST	TTL P+I	FY ENDING 09/30 DEBT SERVICE	FY 9/30 BOND PRINCIPLE BALANCE
BOND PRINCIPLE					**620,000**
2/15/2026	40,000.00	3,115.50	43,115.50		425,000
8/15/2026	-	2,847.50	2,847.50	45,963.00	425,000
2/15/2027	40,000.00	2,847.50	42,847.50		385,000
8/15/2027	-	2,579.50	2,579.50	45,427.00	385,000
2/16/2028	40,000.00	2,579.50	42,579.50		345,000
8/15/2028	-	2,311.50	2,311.50	44,891.00	345,000
2/15/2029	40,000.00	2,311.50	42,311.50		305,000
8/15/2029	-	2,043.50	2,043.50	44,355.00	305,000
2/15/2030	40,000.00	2,043.50	42,043.50		265,000
8/15/2030	-	1,775.50	1,775.50	43,819.00	265,000
2/15/2031	40,000.00	1,775.50	41,775.50		225,000
8/15/2031	-	1,507.50	1,507.50	43,283.00	225,000
2/16/2032	45,000.00	1,507.50	46,507.50		180,000
8/15/2032	-	1,206.00	1,206.00	47,713.50	180,000
2/15/2033	45,000.00	1,206.00	46,206.00		135,000
8/15/2033	-	904.50	904.50	47,110.50	135,000
2/15/2034	45,000.00	904.50	45,904.50		90,000
8/16/2034	-	603.00	603.00	46,507.50	90,000
2/16/2035	45,000.00	603.00	45,603.00		45,000
8/16/2035	-	301.50	301.50	45,904.50	45,000
2/16/2036	45,000.00	301.50	45,301.50	45,301.50	0
TOTALS	620,000.00	53,419.10	673,419.10	673,419.10	0

FY 2027 Debt Obligations

FY 2027 General Fund Debt Payments - Bonds

GOVERNMENTAL

PMT DATE	Principle	Interest	Total Pmt	Annual Total
2/15/2027	392,900	60,907	453,807	
8/15/2027	0	54,071	54,071	507,879

FY 2027 Water Fund Debt Payments - Bonds

PROPRIETARY

PMT DATE	Principle	Interest	Total Pmt	Annual Total
2/15/2027	542,100	65,074	607,174	
8/15/2027	0	56,260	56,260	663,433

FY 2027 Water Fund Debt Payments – SIB Loan

PROPRIETARY

PMT DATE	Principle	Interest	Total Pmt	Annual Total
2/15/2027	40,000.00	2,847.50	42,847.50	
8/15/2027	0	2,579.50	2,579.50	45,427.00

Documents &
Property Tax Calculations / Worksheets

Financial Policies

Link to Investment Policy Ordinance 88 ↗

Link to Audits, Budgets, & Monthly Reports ↗

Link to Tax Rates ↗

COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER
CHIEF APPRAISER

STATE OF TEXAS
COUNTY OF COMAL **PROPERTY TAX CODE, SECTION 26.01 (a)**

CERTIFICATION OF APPRAISAL ROLL FOR:
CITY OF GARDEN RIDGE

I, Jeffrey J. Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2026 Taxable Value	**$1,077,193,015**
2026 Taxable Value Under Protest	**$208,598,204**
2026 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	**$195,981,387**
2026 Certified Taxable Value Excluding Protests	**$868,594,811**

The above values should be used in accordance with the TNT process to calculate the 2026 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.

Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

Jeffrey J. Booker
Chief Appraiser

Sworn to and subscribed before me this 22nd day of July 2026.

MICHELLE KLECAN
Notary Public, State of Texas
Comm. Expires 11-22-2027
Notary ID 134655336

Notary Public **County of Comal**

Land		Value			
Homesite:		219,591,070			
Non Homesite:		69,327,507			
Ag Market:		23,877,779			
Timber Market:		0	**Total Land**	(+)	312,796,356
Improvement		**Value**			
Homesite:		706,452,304			
Non Homesite:		94,577,245	**Total Improvements**	(+)	801,029,549
Non Real	**Count**	**Value**			
Personal Property:	214	106,954,750			
Mineral Property:	1	2,803,220			
Autos:	1	35,250	**Total Non Real**	(+)	109,793,220
			Market Value	=	1,223,619,125
Ag	**Non Exempt**	**Exempt**			
Total Productivity Market:	23,877,779	0			
Ag Use:	84,244	0	**Productivity Loss**	(-)	23,793,535
Timber Use:	0	0	**Appraised Value**	=	1,199,825,590
Productivity Loss:	23,793,535	0			
			Homestead Cap	(-)	2,650,007
			23.231 Cap	(-)	1,117,125
			Assessed Value	=	1,196,058,458
			Total Exemptions Amount (Breakdown on Next Page)	(-)	327,463,647
			Net Taxable	=	868,594,811

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
2,140,478.19 = 868,594,811 * (0.246430 / 100)

Certified Estimate of Market Value:	1,223,619,125
Certified Estimate of Taxable Value:	868,594,811
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	166	0	4,030,240	4,030,240
145D	25	0	531,980	531,980
145D1	9	0	812,710	812,710
DV1	15	0	145,000	145,000
DV1S	2	0	5,000	5,000
DV2	24	0	181,500	181,500
DV2S	1	0	0	0
DV3	38	0	332,000	332,000
DV3S	2	0	10,000	10,000
DV4	252	0	1,266,490	1,266,490
DV4S	18	0	84,000	84,000
DVHS	343	0	261,629,477	261,629,477
DVHSS	20	0	14,648,980	14,648,980
EX	3	0	528,600	528,600
EX-XV	32	0	36,875,632	36,875,632
FR	1	0	0	0
PC	4	3,664,170	0	3,664,170
QVSS	2	0	1,358,950	1,358,950
SO	29	1,358,918	0	1,358,918
	Totals	**5,023,088**	**322,440,559**	**327,463,647**

Land	Value
Homesite:	43,263,290
Non Homesite:	8,497,874
Ag Market:	2,794,940
Timber Market:	0

Improvement	Value
Homesite:	140,723,432
Non Homesite:	13,109,079

Non Real	Count	Value
Personal Property:	2	7,511,790
Mineral Property:	0	0
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	2,794,940	0
Ag Use:	4,290	0
Timber Use:	0	0
Productivity Loss:	2,790,650	0

Total Land	(+)	54,556,104
Total Improvements	(+)	153,832,511
Total Non Real	(+)	7,511,790
Market Value	=	215,900,405
Productivity Loss	(-)	2,790,650
Appraised Value	=	213,109,755
Homestead Cap	(-)	1,925,057
23.231 Cap	(-)	100,156
Assessed Value	=	211,084,542
Total Exemptions Amount (Breakdown on Next Page)	(-)	2,486,338
Net Taxable	=	208,598,204

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
514,048.55 = 208,598,204 * (0.246430 / 100)

Certified Estimate of Market Value:	202,346,659
Certified Estimate of Taxable Value:	195,981,387
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	2	0	125,000	125,000
DV1	6	0	44,000	44,000
DV2	8	0	70,500	70,500
DV3	8	0	90,000	90,000
DV4	21	0	228,000	228,000
DVHS	2	0	1,305,098	1,305,098
SO	11	623,740	0	623,740
	Totals	**623,740**	**1,862,598**	**2,486,338**

Land	Value			
Homesite:	262,854,360			
Non Homesite:	77,825,381			
Ag Market:	26,672,719			
Timber Market:	0	**Total Land**	(+)	367,352,460

Improvement	Value			
Homesite:	847,175,736			
Non Homesite:	107,686,324	**Total Improvements**	(+)	954,862,060

Non Real	Count	Value			
Personal Property:	216	114,466,540			
Mineral Property:	1	2,803,220			
Autos:	1	35,250	**Total Non Real**	(+)	117,305,010
			Market Value	=	1,439,519,530

Ag	Non Exempt	Exempt			
Total Productivity Market:	26,672,719	0			
Ag Use:	88,534	0	**Productivity Loss**	(-)	26,584,185
Timber Use:	0	0	**Appraised Value**	=	1,412,935,345
Productivity Loss:	26,584,185	0			
			Homestead Cap	(-)	4,575,064
			23.231 Cap	(-)	1,217,281
			Assessed Value	=	1,407,143,000
			Total Exemptions Amount (Breakdown on Next Page)	(-)	329,949,985
			Net Taxable	=	1,077,193,015

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
2,654,526.75 = 1,077,193,015 * (0.246430 / 100)

Certified Estimate of Market Value:	1,425,965,784
Certified Estimate of Taxable Value:	1,064,576,198
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	168	0	4,155,240	4,155,240
145D	25	0	531,980	531,980
145D1	9	0	812,710	812,710
DV1	21	0	189,000	189,000
DV1S	2	0	5,000	5,000
DV2	32	0	252,000	252,000
DV2S	1	0	0	0
DV3	46	0	422,000	422,000
DV3S	2	0	10,000	10,000
DV4	273	0	1,494,490	1,494,490
DV4S	18	0	84,000	84,000
DVHS	345	0	262,934,575	262,934,575
DVHSS	20	0	14,648,980	14,648,980
EX	3	0	528,600	528,600
EX-XV	32	0	36,875,632	36,875,632
FR	1	0	0	0
PC	4	3,664,170	0	3,664,170
QVSS	2	0	1,358,950	1,358,950
SO	40	1,982,658	0	1,982,658
	Totals	**5,646,828**	**324,303,157**	**329,949,985**

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,359	1,358.1252	$2,086,940	$974,300,670	$690,867,968
B	MULTIFAMILY RESIDENCE	1	1.1080	$0	$297,800	$297,800
C1	VACANT LOTS AND LAND TRACTS	107	452.4345	$0	$13,458,754	$13,388,228
D1	QUALIFIED AG LAND	34	971.0439	$0	$23,877,779	$84,190
D2	NON-QUALIFIED LAND	7		$0	$103,657	$101,454
E	FARM OR RANCH IMPROVEMENT	18	332.3557	$3,240	$9,329,239	$9,065,806
F1	COMMERCIAL REAL PROPERTY	28	154.3860	$0	$41,305,447	$40,404,410
F2	INDUSTRIAL REAL PROPERTY	22	746.9880	$0	$14,083,594	$13,966,102
J2	GAS DISTRIBUTION SYSTEM	1		$0	$1,348,510	$1,223,510
J4	TELEPHONE COMPANY (INCLUDI	5		$0	$509,160	$196,450
J5	RAILROAD	1		$0	$2,447,690	$2,322,690
J7	CABLE TELEVISION COMPANY	2		$0	$450,170	$200,170
L1	COMMERCIAL PERSONAL PROPE	184		$0	$17,333,050	$13,603,710
L2	INDUSTRIAL PERSONAL PROPERT	20		$0	$87,176,040	$82,678,990
M1	TANGIBLE OTHER PERSONAL, MOB	1		$0	$1,000	$1,000
O	RESIDENTIAL INVENTORY	2	1.7200	$0	$192,333	$192,333
X	TOTALLY EXEMPT PROPERTY	35	128.9439	$0	$37,404,232	$0
	Totals		4,147.1052	$2,090,180	$1,223,619,125	$868,594,811

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	264	286.8307	$268,010	$197,233,245	$192,946,850
C1	VACANT LOTS AND LAND TRACTS	5	16.1730	$0	$835,220	$835,220
D1	QUALIFIED AG LAND	3	26.7334	$0	$2,794,940	$4,290
E	FARM OR RANCH IMPROVEMENT	3	5.6700	$0	$1,041,820	$1,041,820
F1	COMMERCIAL REAL PROPERTY	5	26.4330	$0	$6,483,390	$6,383,234
L1	COMMERCIAL PERSONAL PROPE	2		$0	$7,511,790	$7,386,790
	Totals	361.8401		$268,010	$215,900,405	$208,598,204

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,623	1,644.9559	$2,354,950	$1,171,533,915	$883,814,818
B	MULTIFAMILY RESIDENCE	1	1.1080	$0	$297,800	$297,800
C1	VACANT LOTS AND LAND TRACTS	112	468.6075	$0	$14,293,974	$14,223,448
D1	QUALIFIED AG LAND	37	997.7773	$0	$26,672,719	$88,480
D2	NON-QUALIFIED LAND	7		$0	$103,657	$101,454
E	FARM OR RANCH IMPROVEMENT	21	338.0257	$3,240	$10,371,059	$10,107,626
F1	COMMERCIAL REAL PROPERTY	33	180.8190	$0	$47,788,837	$46,787,644
F2	INDUSTRIAL REAL PROPERTY	22	746.9880	$0	$14,083,594	$13,966,102
J2	GAS DISTRIBUTION SYSTEM	1		$0	$1,348,510	$1,223,510
J4	TELEPHONE COMPANY (INCLUDI	5		$0	$509,160	$196,450
J5	RAILROAD	1		$0	$2,447,690	$2,322,690
J7	CABLE TELEVISION COMPANY	2		$0	$450,170	$200,170
L1	COMMERCIAL PERSONAL PROPE	186		$0	$24,844,840	$20,990,500
L2	INDUSTRIAL PERSONAL PROPERT	20		$0	$87,176,040	$82,678,990
M1	TANGIBLE OTHER PERSONAL, MOB	1		$0	$1,000	$1,000
O	RESIDENTIAL INVENTORY	2	1.7200	$0	$192,333	$192,333
X	TOTALLY EXEMPT PROPERTY	35	128.9439	$0	$37,404,232	$0
	Totals	4,508.9453		$2,358,190	$1,439,519,530	$1,077,193,015

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,343	1,336.2020	$2,033,340	$972,070,219	$689,682,381
A2	MH & LAND-SAME OWNER	2	3.7795	$0	$391,361	$391,361
A3	AUXILIARY IMPROVEMENT	11	10.8983	$53,600	$425,270	$312,396
A6	VACANT LAND IN HOMESTEAD GRO	7	7.2454	$0	$1,413,820	$481,830
B2	MULTIFAMILY-DUPLEX	1	1.1080	$0	$297,800	$297,800
C1	VACANT LOTS & TRACTS	107	452.4345	$0	$13,458,754	$13,388,228
D1	QUALIFIED AGRICULTURAL LAND	34	971.0439	$0	$23,877,779	$84,190
D2	AG IMPTS ON QUALIFIED AG LAND	7		$0	$103,657	$101,454
E1	RESIDENTIAL IMPTS ON LARGE NON	11	8.3977	$3,240	$4,636,084	$4,372,631
E2	MANUFACTURED HOUSING ON LAR	1	0.2500	$0	$20,260	$20,260
E3	AUXILIARY IMPTS ON LARGE NON Q	3	0.2500	$0	$29,527	$29,547
E4	LARGE VACANT NON QUALIFYING L	6	323.4580	$0	$4,643,368	$4,643,368
F1	COMMERCIAL IMPROVED	26	123.2990	$0	$37,577,950	$36,676,913
F2	INDUSTRIAL IMPROVED	22	746.9880	$0	$14,083,594	$13,966,102
F4	AUXILIARY IMPRV COMM HBU LAND	2	31.0870	$0	$3,727,497	$3,727,497
J2	GAS DISTRIBUTION SYSTEMS	1		$0	$1,348,510	$1,223,510
J4	TELEPHONE COMPANIES AND TEL C	5		$0	$509,160	$196,450
J5	RAILROAD	1		$0	$2,447,690	$2,322,690
J7	CABLE COMPANIES	2		$0	$450,170	$200,170
L1	PERSONAL PROPERTY: COMMERCIA	184		$0	$17,333,050	$13,603,710
L2C	Conversion	5		$0	$27,863,790	$27,863,790
L2D	Conversion	1		$0	$205,770	$0
L2G	Conversion	8		$0	$56,901,990	$53,068,590
L2H	Conversion	1		$0	$1,557,240	$1,432,240
L2J	Conversion	1		$0	$8,100	$8,100
L2P	Conversion	2		$0	$161,940	$0
L2Q	Conversion	2		$0	$477,210	$306,270
M1	MOBILE HOME WITH NO LAND	1		$0	$1,000	$1,000
O1	RESIDENTIAL INVENTORY	2	1.7200	$0	$192,333	$192,333
X		35	128.9439	$0	$37,404,232	$0
		Totals	4,147.1052	$2,090,180	$1,223,619,125	$868,594,811

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	260	270.8753	$268,010	$195,180,301	$191,003,432
A3	AUXILIARY IMPROVEMENT	6	13.6230	$0	$1,674,354	$1,567,044
A6	VACANT LAND IN HOMESTEAD GRO	2	2.3324	$0	$378,590	$376,374
C1	VACANT LOTS & TRACTS	5	16.1730	$0	$835,220	$835,220
D1	QUALIFIED AGRICULTURAL LAND	3	26.7334	$0	$2,794,940	$4,290
E1	RESIDENTIAL IMPTS ON LARGE NON	2	2.5000	$0	$615,780	$615,780
E3	AUXILIARY IMPTS ON LARGE NON Q	1	3.1700	$0	$426,040	$426,040
F1	COMMERCIAL IMPROVED	5	26.4330	$0	$6,483,390	$6,383,234
L1	PERSONAL PROPERTY: COMMERCIA	2		$0	$7,511,790	$7,386,790
	Totals	361.8401		$268,010	$215,900,405	$208,598,204

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,603	1,607.0773	$2,301,350	$1,167,250,520	$880,685,813
A2	MH & LAND-SAME OWNER	2	3.7795	$0	$391,361	$391,361
A3	AUXILIARY IMPROVEMENT	17	24.5213	$53,600	$2,099,624	$1,879,440
A6	VACANT LAND IN HOMESTEAD GRO	9	9.5778	$0	$1,792,410	$858,204
B2	MULTIFAMILY-DUPLEX	1	1.1080	$0	$297,800	$297,800
C1	VACANT LOTS & TRACTS	112	468.6075	$0	$14,293,974	$14,223,448
D1	QUALIFIED AGRICULTURAL LAND	37	997.7773	$0	$26,672,719	$88,480
D2	AG IMPTS ON QUALIFIED AG LAND	7		$0	$103,657	$101,454
E1	RESIDENTIAL IMPTS ON LARGE NON	13	10.8977	$3,240	$5,251,864	$4,988,411
E2	MANUFACTURED HOUSING ON LAR	1	0.2500	$0	$20,260	$20,260
E3	AUXILIARY IMPTS ON LARGE NON Q	4	3.4200	$0	$455,567	$455,587
E4	LARGE VACANT NON QUALIFYING L	6	323.4580	$0	$4,643,368	$4,643,368
F1	COMMERCIAL IMPROVED	31	149.7320	$0	$44,061,340	$43,060,147
F2	INDUSTRIAL IMPROVED	22	746.9880	$0	$14,083,594	$13,966,102
F4	AUXILIARY IMPRV COMM HBU LAND	2	31.0870	$0	$3,727,497	$3,727,497
J2	GAS DISTRIBUTION SYSTEMS	1		$0	$1,348,510	$1,223,510
J4	TELEPHONE COMPANIES AND TEL C	5		$0	$509,160	$196,450
J5	RAILROAD	1		$0	$2,447,690	$2,322,690
J7	CABLE COMPANIES	2		$0	$450,170	$200,170
L1	PERSONAL PROPERTY: COMMERCIA	186		$0	$24,844,840	$20,990,500
L2C	Conversion	5		$0	$27,863,790	$27,863,790
L2D	Conversion	1		$0	$205,770	$0
L2G	Conversion	8		$0	$56,901,990	$53,068,590
L2H	Conversion	1		$0	$1,557,240	$1,432,240
L2J	Conversion	1		$0	$8,100	$8,100
L2P	Conversion	2		$0	$161,940	$0
L2Q	Conversion	2		$0	$477,210	$306,270
M1	MOBILE HOME WITH NO LAND	1		$0	$1,000	$1,000
O1	RESIDENTIAL INVENTORY	2	1.7200	$0	$192,333	$192,333
X		35	128.9439	$0	$37,404,232	$0
		Totals	4,508.9453	$2,358,190	$1,439,519,530	$1,077,193,015

New Value

TOTAL NEW VALUE MARKET:	$2,358,190
TOTAL NEW VALUE TAXABLE:	$2,187,800

New Exemptions

Exemption	Description	Count

ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	161	$3,447,360
145D	11.145 (d) Multiple Situs, Leases	24	$406,980
DV1	Disabled Veterans 10% - 29%	2	$17,000
DV4	Disabled Veterans 70% - 100%	14	$144,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	3	$12,000
DVHS	Disabled Veteran Homestead	9	$6,600,141
	PARTIAL EXEMPTIONS VALUE LOSS	213	$10,627,481
		NEW EXEMPTIONS VALUE LOSS	$10,627,481

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	$10,627,481

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,484	$725,482	$3,083	$722,399

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,477	$725,986	$2,926	$723,060

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,484	$712,130	$0	$712,130

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,477	$712,700	$0	$712,700

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
280	$215,900,405	$195,910,879

2026 CERTIFIED TOTALS

CGR - CITY OF GARDEN RIDGE

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value

2026 Tax Rate Calculation Worksheet Draft 1
Taxing Units Other Than School Districts or Water Districts

Form 50-856

CITY OF GARDEN RIDGE
Taxing Unit Name

(210) 651-6632
Phone *(area code and number)*

9400 MUNICIPAL PARKWAY GARDEN RIDGE TX 78266
Taxing Unit's Address, City, State, ZIP Code

www.ci.garden-ridge.tx.us
Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements.*

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet.*

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

Taxing units must include a hyperlink to a document that evidences the accuracy of each entry in the worksheet other than an entry making a mathematical calculation.[1] Source materials must contain data for all worksheets used, including supplemental worksheets.

Insert hyperlink:

Hyperlink

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	**Prior year total taxable value.** Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).[2]	$ 1,057,015,149
2.	**Prior year tax ceilings.** Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.[3]	$ 0
3.	**Preliminary prior year adjusted taxable value.** Subtract Line 2 from Line 1.	$ 1,057,015,149
4.	**Prior year total adopted tax rate.**	$ 0.246430 /$100
5.	**Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.**	
	A. **Original prior year ARB values:** ..... $ 794,733	
	B. **Prior year values resulting from final court decisions:** ..... - $ 763,674	
	C. **Prior year value loss.** Subtract B from A.[4]	$ 31,059

[1] Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)
[2] Tex. Tax Code §26.012(14)
[3] Tex. Tax Code §26.012(14)
[4] Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
6.	**Prior year taxable value subject to an appeal under Chapter 42, as of July 25.** **A. Prior year ARB certified value:** ..... $ 0 **B. Prior year disputed value:** ..... - $ 0 **C. Prior year undisputed value.** Subtract B from A. [5]	$ 0
7.	**Prior year Chapter 42 related adjusted values.** Add Line 5C and Line 6C.	$ 31,059
8.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Add Line 3 and Line 7.	$ 1,057,046,208
9.	**Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1 of the prior year.** Enter the prior year value of property in deannexed territory. [6]	$ 0
10.	**Prior year taxable value lost because property first qualified for an exemption in the current year.** If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. **A. Absolute exemptions.** Use prior year market value: ..... $ 294,210 **B. Partial exemptions.** Current year exemption amount or current year percentage exemption times prior year value: ..... + $ 8,958,158 **C. Value loss.** Add A and B. [7]	$ 9,252,368
11.	**Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/ scenic appraisal or public access airport special appraisal in the current year.** Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. **A. Prior year market value:** ..... $ 0 **B. Current year productivity or special appraised value:** ..... - $ 0 **C. Value loss.** Subtract B from A. [8]	$ 0
12.	**Total adjustments for lost value.** Add Lines 9, 10C and 11C.	$ 9,252,368
13.	**Prior year captured value of property in a TIF.** Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. [9] If the taxing unit has no captured appraised value in line 18D, enter 0.	$ 0
14.	**Prior year total value.** Subtract Line 12 and Line 13 from Line 8.	$ 1,047,793,840
15.	**Adjusted prior year total levy.** Multiply Line 4 by Line 14 and divide by $100.	$ 2,582,078
16.	**Taxes refunded for years preceding the prior tax year.** Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. [10]	$ 18,539
17.	**Adjusted prior year levy with refunds.** Add Lines 15 and 16. [11]	$ 2,600,617

[5] Tex. Tax Code §26.012(13)
[6] Tex. Tax Code §26.012(15)
[7] Tex. Tax Code §26.012(15)
[8] Tex. Tax Code §26.012(15)
[9] Tex. Tax Code §26.03(c)
[10] Tex. Tax Code §26.012(13)
[11] Tex. Tax Code §26.012(13) and (15)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
18.	**Total current year taxable value on the current year certified appraisal roll today.** This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. [12] **A. Certified values:** ..... $ 868,594,811 **B. Counties:** Include railroad rolling stock values certified by the Comptroller's office: ..... + $ 0 **C. Pollution control and energy storage system exemption:** Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: ..... - $ 0 **D. Tax increment financing:** Deduct the current year captured appraised value of property taxable by a taxingunit in a tax increment reinvestment zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 24 below. [13] A calculation of the captured appraised value adjustment for each reinvestment zone using Form 50-110 must be provided to show evidence of this figure. [14] Total the amounts on Line 3 of each form ..... - $ 0 **E. Total current year value.** Add A and B, then subtract C and D.	$ 868,594,811
19.	**Total value of properties under protest or not included on certified appraisal roll.** [15] **A. Current year taxable value of properties under protest.** The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. [16] ..... $ 195,981,387 **B. Current year value of properties not under protest or included on certified appraisal roll.** The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. [17] ..... + $ 0 **C. Total value under protest or not certified.** Add A and B.	$ 195,981,387
20.	**Current year tax ceilings.** Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step. [18]	$ 0
21.	**Anticipated contested value.** Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. [19] An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico. [20] If completing this line, the taxing unit must include supporting documentation in Section 9. [21] Taxing units that are not affected, enter 0.	$ 0
22.	**Current year total taxable value.** Add Lines 18E and 19C, then subtract Lines 20 and 21. [22]	$ 1,064,576,198
23.	**Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.** Include both real and personal property. Enter the current year value of property in territory annexed. [23]	$ 0
24.	**Total current year taxable value of new improvements and new personal property located in new improvements.** New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for the current year. [24]	$ 2,187,800

[12] Tex. Tax Code §§26.012(6) and 26.04(c-2)
[13] Tex. Tax Code §26.03(c)
[14] Tex. Tax Code §26.03(e)
[15] Tex. Tax Code §26.01(c) and (d)
[16] Tex. Tax Code §26.01(c)
[17] Tex. Tax Code §26.01(d)
[18] Tex. Tax Code §26.012(6)(B)
[19] Tex. Tax Code §§26.012(6)(C) and 26.012(1-b)
[20] Tex. Tax Code §26.012(1-a)
[21] Tex. Tax Code §26.04(d-3)
[22] Tex. Tax Code §26.012(6)
[23] Tex. Tax Code §26.012(17)
[24] Tex. Tax Code §26.012(17)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
25.	**Total adjustments to the current year taxable value.** Add Lines 23 and 24.	$ 2,187,800
26.	**Adjusted current year taxable value.** Subtract Line 25 from Line 22.	$ 1,062,388,398
27.	**Current year NNR tax rate.** Divide Line 17 by Line 26 and multiply by $100.[25]	$ 0.244789 /$100
28.	**COUNTIES ONLY.** Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate.[26]	$ 0.000000 /$100

Voter Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the tax rate. The type of taxing unit will determine the rate components that apply to a taxing units' overall voter-approval tax rate.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

SECTION 2: Maintenance and Operations (M&O) and Debt Tax Rate Worksheet

This section calculates two components of the voter-approval tax rate:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt Rate:** The debt rate includes the minimum dollar amount required to be paid toward debt service for the current year.[27] This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

Line	M&O and Debt Tax Rate Worksheet		Amount/Rate
29.	**Prior year M&O tax rate.** Enter the prior year M&O tax rate.		$ 0.199057 /$100
30.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet.*		$ 1,057,046,208
31.	**Total prior year M&O levy.** Multiply Line 29 by Line 30 and divide by $100.		$ 2,104,124
32.	**Adjusted prior year levy for calculating NNR M&O rate.**		
	A. **M&O taxes refunded for years preceding the prior tax year.** Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2025. This line applies only to tax years preceding the prior tax year.	+ $ 13,968	
	B. **Prior year taxes in TIF.** Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0.	– $ 0	
	C. **Prior year transferred function.** If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0.	+/- $ 0	
	D. **Prior year M&O levy adjustments.** Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function.	$ 13,968	
	E. Add Line 31 to 32D.		$ 2,118,092
33.	**Adjusted current year taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*		$ 1,062,388,398
34.	**Current year NNR M&O rate (unadjusted).** Divide Line 32E by Line 33 and multiply by $100.		$ 0.199370 /$100

[25] Tex. Tax Code §26.04(c)
[26] Tex. Tax Code §26.04(d)
[27] Tex. Tax Code §26.012(3)

Line	M&O and Debt Tax Rate Worksheet		Amount/Rate
35.	**Rate adjustment for state criminal justice mandate.** [28]		
	A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.	$ 0	
	B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies.	– $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.		$ 0.000000 /$100
36.	**Rate adjustment for indigent health care expenditures.** [29]		
	A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose.	$ 0	
	B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state assistance received for the same purpose.	– $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.		$ 0.000000 /$100
37.	**Rate adjustment for county indigent defense compensation.** [30]		
	A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30,of the current tax year, less any state grants received by the county for the same purpose.	$ 0	
	B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state grants received by the county for the same purpose.	$ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000 /$100	
	D. Multiply B by 0.05 and divide by Line 33 and multiply by $100.	$ 0.000000 /$100	
	E. Enter the lesser of C and D. If not applicable, enter 0.		$ 0.000000 /$100
38.	**Rate adjustment for county hospital expenditures.** [31]		
	A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year.	$ 0	
	B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2024 and ending on June 30, 2025.	$ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000 /$100	
	D. Multiply B by 0.08 and divide by Line 33 and multiply by $100.	$ 0.000000 /$100	
	E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.		$ 0.000000 /$100

[28] Tex. Tax Code §26.044
[29] Tex. Tax Code §26.0441
[30] Tex. Tax Code §26.0442
[31] Tex. Tax Code §26.0443

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
39.	**Rate adjustment for defunding municipality.** This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. **A.** **Amount appropriated for public safety in the prior year.** Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. $ 0 **B.** **Expenditures for public safety in the prior year.** Enter the amount of money spent by the municipality for public safety during the preceding fiscal year $ 0 **C.** Subtract B from A and divide by Line 33 and multiply by $100 $ 0.000000 /$100 **D.** Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000 /$100
40.	**Adjusted current year NNR M&O rate.** Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.	$ 0.199370 /$100
41.	**Adjustment for prior year sales tax specifically to reduce property taxes.** Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. **A.** Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent $ 0 **B.** Divide Line 41A by Line 33 and multiply by $100 $ 0.000000 /$100 **C.** Add Line 41B to Line 40.	$ 0.199370 /$100
42.	**Current year voter-approval M&O rate.** Enter the rate as calculated by the appropriate scenario below. **Special Taxing Unit.** If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08. **- or -** **Other Taxing Unit.** If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.	$ 0.206347 /$100
D42.	***Disaster Line 42 (D42):* Current year voter-approval M&O rate for taxing unit affected by disaster declaration.** [32] If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate a rate equal to the lesser of: **A.** The voter-approval tax rate calculated in the manner provided for a special taxing unit. Multiply line 41C by 1.08 [33] $ 0.215319 /$100 **- or -** **B.** The voter-approval tax rate calculated in the manner provided for a taxing unit other than a special taxing unit plus the disaster relief rate. [34] a. Enter the **disaster relief cost.** $ 0 b. **Disaster relief rate.** Subtract Line 20 from Line 25 and divide by Line D42(B)(a) $ 0.000000 /$100 The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred. Enter the **lesser** of the voter-approval M&O tax rate calculated as a special taxing unit or the disaster relief rate.[35] If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42). .	$ 0.000000 /$100

[32] Tex. Tax Code §26.042
[33] Tex. Tax Code §26.042(a-2)(1)
[34] Tex. Tax Code §§26.042(a-1) and 26.042(a-2)(2))
[35] Tex. Tax Code §26.042(a-2)

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
43.	**Total current year debt to be paid with property taxes and additional sales tax revenue.** Debt means the interest and principal that will be paid on debts that: **(1)** are paid by property taxes; **(2)** are secured by property taxes; **(3)** are scheduled for payment over a period longer than one year; and **(4)** are not classified in the taxing unit's budget as M&O expenses. **A. Debt** also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. [36] Enter debt amount ..... $ 508,777 **B.** Subtract **unencumbered fund amount** used to reduce total debt. ..... – $ 0 **C.** Subtract **certified amount spent from sales tax to reduce debt** (enter zero if none) ..... – $ 0 **D.** Subtract **amount paid** from other resources ..... – $ 0 **E. Adjusted debt.** Subtract B, C and D from A.	$ 508,777
44.	**Certified prior year excess debt collections.** Enter the amount certified by the collector. [37]	$ 0
45.	**Adjusted current year debt.** Subtract Line 44 from Line 43E.	$ 508,777
46.	**Current year anticipated collection rate.** **A.** Enter the current year anticipated collection rate certified by the collector. [38] ..... 100.00 % **B.** Enter the prior year actual collection rate. ..... 99.12 % **C.** Enter the 2024 actual collection rate. ..... 101.55 % **D.** Enter the 2023 actual collection rate. ..... 99.31 % **E.** If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. [39]	100.00 %
47.	**Current year debt adjusted for collections.** Divide Line 45 by Line 46E.	$ 508,777
48.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 1,064,576,198
49.	**Current year debt rate.** Divide Line 47 by Line 48 and multiply by $100.	$ 0.047791 /$100
50.	**Current year voter-approval M&O rate plus current year debt rate.** Add Lines 42 and 49.	$ 0.254138 /$100
D50.	***Disaster Line 50 (D50):* Current year voter-approval M&O and debt tax rate for taxing unit affected by disaster declaration.** Complete this line if the taxing unit calculated the voter-approval M&O tax rate in the manner provided by Line D42. Add Line D42 and 49.	$ 0.047791 /$100
51.	**COUNTIES ONLY.** Add together the voter-approval M&O and debt tax rates for each type of tax the county levies. The total is the current year county voter-approval M&O and debt tax rate.	$ 0.000000 /$100

[36] Tex. Tax Code §26.012(7)
[37] Tex. Tax Code §§26.012(10) and 26.04(b)
[38] Tex. Tax Code §26.04(b))
[39] Tex. Tax Code §26.04(h), (h-1) and (h-2)

SECTION 3: Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
52.	**Taxable Sales.** For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters.[40] Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	$ 0
53.	**Estimated sales tax revenue.** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. [41] **Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.** Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. [42] **- or -** **Taxing units that adopted the sales tax before November of the prior year.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$ 0
54.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet*.	$ 1,064,576,198
55.	**Sales tax adjustment rate.** Divide Line 53 by Line 54 and multiply by $100.	$ 0.000000 /$100
56.	**Current year NNR tax rate, unadjusted for sales tax.**[43] Enter the rate from Line 27 or 28, as applicable, on the *No-New-Revenue Tax Rate Worksheet*.	$ 0.244789 /$100
57.	**Current year NNR tax rate, adjusted for sales tax.** **Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.** Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior tax year.	$ 0.244790 /$100
58.	**Current year voter-approval tax rate, unadjusted for sales tax.**[44] Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the *M&O and Debt Tax Rate Worksheet*.	$ 0.254138 /$100
59.	**Current year voter-approval tax rate, adjusted for sales tax.** Subtract Line 55 from Line 58.	$ 0.254138 /$100

SECTION 4: Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
60.	**Certified expenses from the Texas Commission on Environmental Quality (TCEQ).** Enter the amount certified in the determination letter from TCEQ. [45] The taxing unit shall provide its tax assessor-collector with a copy of the letter. [46]	$ 0
61.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet*.	$ 1,064,576,198
62.	**Additional rate for pollution control.** Divide Line 60 by Line 61 and multiply by $100.	$ 0.000000 /$100
63.	**Current year voter-approval tax rate, adjusted for pollution control.** Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).	$ 0.254138 /$100

[40] Tex. Tax Code §26.041(d)
[41] Tex. Tax Code §26.041(i)
[42] Tex. Tax Code §26.041(d)
[43] Tex. Tax Code §26.04(c)
[44] Tex. Tax Code §26.04(c)
[45] Tex. Tax Code §26.045(d)
[46] Tex. Tax Code §26.045(i)

SECTION 5: Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value.[47] The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value.[48]

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042;[49]
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);[50] or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.[51]

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.[52]

Line	Unused Increment Rate Worksheet	Amount/Rate
64.	**Year 3 Foregone Revenue Amount. Subtract the 2025 unused increment rate and 2025 actual tax rate from the 2025 voter-approval tax rate. Multiply the result by the 2025 current total value**	
	A. Voter-approval tax rate (Line 68)	$ 0.246430 /$100
	B. Unused increment rate (Line 67)	$ 0.000000 /$100
	C. Subtract B from A	$ 0.246430 /$100
	D. Adopted Tax Rate	$ 0.246430 /$100
	E. Subtract D from C	$ 0.000000 /$100
	F. 2025 Total Taxable Value (Line 60)	$ 1,072,106,452
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
65.	**Year 2 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.255156 /$100
	B. Unused increment rate (Line 66)	$ 0.000000 /$100
	C. Subtract B from A	$ 0.255156 /$100
	D. Adopted Tax Rate	$ 0.255156 /$100
	E. Subtract D from C	$ 0.000000 /$100
	F. 2024 Total Taxable Value (Line 60)	$ 1,058,836,244
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
66.	**Year 1 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.257734 /$100
	B. Unused increment rate (Line 66)	$ 0.000000 /$100
	C. Subtract B from A	$ 0.257734 /$100
	D. Adopted Tax Rate	$ 0.257734 /$100
	E. Subtract D from C	$ 0.000000 /$100
	F. 2023 Total Taxable Value (Line 60)	$ 1,012,293,714
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
67.	**Total Foregone Revenue Amount.** Add Lines 64G, 65G and 66G	$ 0
68.	**2026 Unused Increment Rate.** Divide Line 67 by Line 22 of the *No-New-Revenue Rate Worksheet*. Multiply the result by 100	$ 0.000000 /$100
69.	**Total 2026 voter-approval tax rate.** Add Line 68 to one of the following lines (as applicable): Line 50, Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)	$ 0.254138 /$100

[47] Tex. Tax Code §26.013(b)
[48] Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)
[49] Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)
[50] Tex. Tax Code §26.0501(a) and (c)
[51] Tex. Local Gov't Code §120.007(d)
[52] Tex. Local Gov't Code §26.04(c)(2)(B)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit. [53]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [54]

Line	De Minimis Rate Worksheet	Amount/Rate
70.	**Adjusted current year NNR M&O tax rate.** Enter the rate from Line 40 of the *M&O and Debt Tax Rate Worksheet.*	$ 0.199370 /$100
71.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 1,064,576,198
72.	**Rate necessary to impose $500,000 in taxes.** Divide $500,000 by Line 71 and multiply by $100.	$ 0.046967 /$100
73.	**Current year debt rate.** Enter the rate from Line 49 of the *M&O and Debt Tax Rate Worksheet.*	$ 0.047791 /$100
74.	**De minimis rate.** Add Lines 70, 72 and 73.	$ 0.294128 /$100

SECTION 7: Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year. [55]

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
75.	**2025 adopted tax rate.** Enter the rate in Line 4 of the *No-New-Revenue Tax Rate Worksheet.*	$ 0.246430 /$100
76.	**Adjusted 2025 voter-approval tax rate.** Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. [56] If a disaster occurred in 2025 and the taxing unit calculated its 2025 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) of the 2025 worksheet due to a disaster, complete the applicable sections or lines of *Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet.* **- or -** If a disaster occurred prior to 2025 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) in 2025, complete form 50-856-a, *Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet* to recalculate the voter-approval tax rate the taxing unit would have calculated in 2025 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. [57] Enter the final adjusted 2025 voter-approval tax rate from the worksheet.	$ 0.000000 /$100
77.	**Increase in 2025 tax rate due to disaster.** Subtract Line 76 from Line 75.	$ 0.246430 /$100
78.	**Adjusted 2025 taxable value.** Enter the amount in Line 14 of the *No-New-Revenue Tax Rate Worksheet.*	$ 1,047,793,840
79.	**Emergency revenue.** Multiply Line 77 by Line 78 and divide by $100.	$ 2,582,078
80.	**Adjusted current year taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*	$ 1,062,388,398
81.	**Emergency revenue rate.** Divide Line 79 by Line 80 and multiply by $100. [58]	$ 0.243044 /$100
82.	**Current year voter-approval tax rate, adjusted for emergency revenue.** Subtract Line 81 from one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (taxing units with the additional sales tax), Line 63 (taxing units with pollution control) or Line 69 (taxing units with the unused increment rate).	$ 0.011095 /$100

[53] Tex. Tax Code §26.012(8-a)
[54] Tex. Tax Code §26.063(a)(1)
[55] Tex. Tax Code §26.042(b)
[56] Tex. Tax Code §26.042(c)
[57] Tex. Tax Code §26.042(b)
[58] Tex. Tax Code §26.042(b)

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above. Draft 1

No-new-revenue tax rate. ..... $ 0.244789 /$100
As applicable, enter the current year NNR tax rate from: Line 27, Line 28 (counties), or Line 57 (adjusted for sales tax).

Indicate the line number used: 27

Voter-approval tax rate. ..... $ 0.254138 /$100
As applicable, enter the current year voter-approval tax rate from: Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (adjusted for sales tax), Line 63 (adjusted for pollution control), Line 69 (adjusted for unused increment), or Line 82 (adjusted for emergency revenue).

Indicate the line number used: 50

De minimis rate. ..... $ 0.294128 /$100
If applicable, enter the current year de minimis rate from Line 74.

SECTION 9: Addendum

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in line 21 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

addendum

SECTION 10: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code. [59]

print here ▶ Printed Name of Taxing Unit Representative

Printed Name of Taxing Unit Representative

Draft 1

sign here ▶

Taxing Unit Representative

Date

Date

[59] Tex. Tax Code §26.04(c-2) and (d-2)

Appendix

Glossary

Account: A term used to identify an individual asset, liability, expenditure, revenue, encumbrance, or fund balance.

Accounting Standards: The accepted accounting principles (GAAP) promulgated by the Governmental Accounting Standards Board (GASB), which guides the recording and reporting of financial information by state and local governments. The standards establish such guidelines as when transactions are recognized, the types and purposes of funds, and the content and organization of the annual financial report.

Accounting System: The total structure of records and procedures that identify record, classify, and report information on the financial position and operations of a governmental unit or any of its funds, account groups, and organizational components.

Accrued Interest: The amount of interest that has accumulated on the debt since the date of the last interest payment, and on the sale of a bond, the amount accrued up to but not including the date of delivery (settlement date). (See Interest)

Activity: A specific and distinguishable line of work performed by one or more organizational components of a governmental unit for the purpose of accomplishing a function for which the governmental unit is responsible. See also Function.

Adopted Budget: An annual spending plan that is adopted by the City Council.

Ad Valorem Taxes: Taxes levied on real property according to the property's valuation and the tax rate. See Property Taxes.

Amended Budget: Includes the adopted budget for a fiscal year, plus any budget amendments or budget transfers.

Amortization: The gradual repayment of an obligation over time and in accordance with a predetermined payment schedule.

Annual Comprehensive Financial Report (ACFR): This report summarizes financial data for the previous fiscal year in a standardized format.

Appropriation: A legal authorization from the community's legislative body to expend money and incur obligations for specific public purposes. An appropriation is usually limited in amount and as to the time period within which it may be expended.

Assessed Valuation: A value assigned to real estate or other property by a government as the basis for levying taxes.

Audit: An examination of a community's financial systems, procedures, and data by a certified public accountant (independent auditor), and a report on the fairness of financial statements and on local compliance with statutes and regulations. The audit serves as a valuable management tool in evaluating the fiscal performance of a community.

Audit Report: Prepared by an independent auditor, an audit report includes: (a) a statement of the scope of the audit; (b) explanatory comments as to application of auditing procedures; (c) findings and opinions. It is always accompanied by a management letter which contains supplementary comments and recommendations.

Available Funds: Balances in the various fund types that represent non-recurring revenue sources. As a matter of sound practice, they are frequently appropriated to meet unforeseen expenses, for capital expenditures or other one-time costs.

Balance Sheet: A statement that discloses the assets, liabilities, reserves and equities of a fund or governmental unit at a specified date.

Balanced Budget: A budget with total expenditures not exceeding total revenues and monies available in the fund balance within an individual fund.

Bond: A means to raise money through the issuance of debt. A bond issuer/borrower promises in writing to repay a specified sum of money, alternately referred to as face value, par value or bond principal, to the buyer of the bond on a specified future date (maturity date), together with periodic interest at a specified rate. The term of a bond is always greater than one year. (See Note)

Bond and Interest Record: (Bond Register) – The permanent and complete record maintained by a treasurer for each bond issue. It shows the amount of interest and principal coming due each date and all other pertinent information concerning the bond issue.

Bond Issue: Generally, the sale of a certain number of bonds at one time by a governmental unit.

Bond Rating (Municipal): A credit rating assigned to a municipality to help investors assess the future ability, legal obligation, and willingness of the municipality (bond issuer) to make timely debt service payments. Stated otherwise, a rating helps prospective investors determine the level of risk associated with a given fixed-income investment. Rating agencies, such as Moody's and Standard and Poors, use rating systems, which designate a letter or a combination of letters and numerals where AAA is the highest rating and C1 is a very low rating.

Budget: A plan for allocating resources to support particular services, purposes, and functions over a specified period of time.

Budget Amendment: The budget may be formally amended after it has been approved.

Budget Calendar: The schedule of key dates which the City follows in the preparation and adoption of the budget.

Budget Document: The instrument used by the budget-making authority to present a comprehensive financial plan of operations to the City Council.

Budget Ordinance: The official enactment, by the City Council, to legally authorize the City Staff to obligate and expend the resources of the City.

Budget Year: The fiscal year of the City, which begins October 1 and ends September 30.

Capital Assets: All real and tangible property used in the operation of government, which is not easily converted into cash, and has an initial useful life extending beyond a single financial reporting period. Capital assets include land and land improvements; infrastructure such as roads, bridges, water, and sewer lines; easements; buildings and building improvements; vehicles, machinery and equipment. Communities typically define capital assets in terms of a minimum useful life and a minimum initial cost. (See Fixed Assets)

Capital Budget: An appropriation or spending plan that uses borrowing or direct outlay for capital or fixed asset improvements. Among other information, a capital budget should identify the method of financing each recommended expenditure, i.e., tax levy or rates, and identify those items that were not recommended. (See Capital Assets, Fixed Assets)

Capital Expenditures: Charges for the acquisition at the delivered price including transportation, costs of equipment, land, buildings, or improvements of land or buildings, fixtures, and other permanent improvements with a value in excess of $5,000 and a useful life expectancy of greater than 1 year.

Capital Improvement Program (CIP): A long-range plan for providing the capital outlays necessary to insure that adequate services are provided to the residents of the City. The plan includes improvements, or the acquisition of structural improvements, and major equipment purchases.

Capital Projects Fund: A fund created to account for financial resources to be used for the acquisition and/or the construction of major capital facilities or equipment.

Cash: Currency, coin, checks, postal and express money orders and bankers' drafts on hand or on deposit with an official or agent designated as custodian of cash and bank deposits.

Cash Management: The process of monitoring the ebb and flow of money in an out of municipal accounts to ensure cash availability to pay bills and to facilitate decisions on the need for short-term borrowing and investment of idle cash.

Chart of Accounts: A way of recording revenues and expenditures that includes all transactions and that fits the organizational structure. A chart of accounts assigns a unique number to each type of transaction and to each budgetary unit in the organization.

City Charter: The document that establishes the City as an incorporated political subdivision (municipal government) in accordance with the statutes of the State of Texas.

Comal County Appraisal District: An entity established by the State of Texas to ensure uniform property appraisals for all taxing entities in Comal County.

Debt Burden: The amount of debt carried by an issuer usually expressed as a measure of value (i.e., debt as a percentage of assessed value, debt per capita, etc.). Sometimes debt burden refers to debt service costs as a percentage of the total annual budget.

Debt Service: The repayment cost, usually stated in annual terms and based on an amortization schedule, of the principal and interest on any particular bond issue.

Debt Service Fund: The fund used to account for accumulation of resources for, and the payment of, general long-term debt principal, interest and related costs other that debt serviced by Proprietary Fund Types. The revenue source is principally ad valorem taxes levied by the City.

Deficit: The excess of expenditures over revenues during an accounting period.

Delinquent Taxes: Real or personal property taxes that remain unpaid on or after February 1 of each year upon which penalties and interest are assessed.

Department: A major administrative organizational unit of the City, which indicates overall management responsibility of one or more activities.

Depreciation: The process of estimating and recording the expired useful life of a fixed asset which is used to distribute its cost over its revenue producing years.

Encumbrance: A reservation of funds to cover obligations arising from purchase orders, contracts, or salary commitments that are chargeable to, but not yet paid from, a specific appropriation account.

Enterprise Funds: An enterprise fund is a separate accounting and financial reporting mechanism for municipal services for which a fee is charged in exchange for goods or services. It allows a community to demonstrate to the public the portion of total costs of a service that is recovered through user charges and the portion that is subsidized by the tax levy, if any. With an enterprise fund, all costs of service delivery--direct, indirect, and capital costs—are identified. This allows the community to recover total service costs through user fees if it chooses. Enterprise accounting also enables communities to reserve the "surplus" or net assets unrestricted generated by the operation of the enterprise rather than closing it out to the general fund at year-end. Services that may be treated as enterprises include, but are not limited to, water, sewer, hospital, and airport services.

Exemptions: A discharge, established by statute, from the obligation to pay all or a portion of a property tax. The exemption is available to particular categories of property or persons upon the timely submission and approval of an application to the assessors. Properties exempt from taxation include hospitals, schools, houses of worship, and cultural institutions. Persons who may qualify for exemptions include disabled veterans, blind individuals, surviving spouses, and seniors.

Expenditure: An outlay of money made by municipalities to provide the programs and services within their approved budget.

Fiduciary Funds: Repository of money held by a municipality in a trustee capacity or as an agent for individuals, private organizations, other governmental units, and other funds. These include pension (and other employee benefit) trust funds, investment trust funds, private- purpose trust funds, and agency funds.

Fiscal Year: A 12-month period to which the annual operating budget applies. (The City of Garden Ridge has established October 1 through September 30 as its fiscal year.)

Fixed Assets: Long-lived, assets such as buildings, equipment and land obtained or controlled as a result of past transactions or circumstances.

Fixed Costs: Costs that are legally or contractually mandated such as retirement, FICA/Social Security, insurance, debt service costs or interest on loans.

Full Faith and Credit: A pledge of the general taxing powers for the payment of governmental obligations. Bonds carrying such pledges are usually referred to as general obligation or full faith and credit bonds.

Fund: An accounting entity with a self-balancing set of accounts that are segregated for the purpose of carrying on identified activities or attaining certain objectives in accordance with specific regulations, restrictions, or limitations.

Fund Accounting: Organizing financial records into multiple, segregated locations for money. A fund is a distinct entity within the municipal government in which financial resources and activity (assets, liabilities, fund balances, revenues, and expenditures) are accounted for independently in accordance with specific regulations, restrictions or limitations. Examples of funds include the general fund and enterprise funds. Communities whose accounting records are organized according to the Uniform Municipal Accounting System (UMAS) use multiple funds.

General Fund: The fund used to account for most financial resources and activities governed by the normal appropriation process.

General Obligation Bonds: Bonds issued by a municipality for purposes allowed by statute that are backed by the full faith and credit of its taxing authority.

Governing Body: A board, committee, commission, or other executive or policymaking body of a municipality or school district.

Indirect Cost: Costs of a service not reflected in the operating budget of the entity providing the service. An example of an indirect cost of providing water service would be the value of time spent by non-water department employees processing water bills. A determination of these costs is necessary to analyze the total cost of service delivery. The matter of indirect costs arises most often in the context of enterprise funds.

Interest: Compensation paid or to be paid for the use of money, including amounts payable at periodic intervals or discounted at the time a loan is made. In the case of municipal bonds, interest payments accrue on a day-to-day basis, but are paid every six months.

Interest Rate: The interest payable, expressed as a percentage of the principal available for use during a specified period of time. It is always expressed in annual terms.

Investments: Securities and real estate held for the production of income in the form of interest, dividends, rentals or lease payments. The term does not include fixed assets used in governmental operations.

Maturity Date: The date that the principal of a bond becomes due and payable in full.

Municipal(s): (As used in the bond trade) "Municipal" refers to any state or subordinate governmental unit. "Municipals" (i.e., municipal bonds) include not only the bonds of all political subdivisions, such as cities, towns, school districts, special districts, counties but also bonds of the state and agencies of the state.

Note: A short-term loan, typically with a maturity date of a year or less.

Objects of Expenditures: A classification of expenditures that is used for coding any department disbursement, such as “personal services,” “expenses,” or “capital outlay.”

Operating Budget: A plan of proposed expenditures for personnel, supplies, and other expenses for the coming fiscal year.

Principal: The face amount of a bond, exclusive of accrued interest.

Purchased Services: The cost of services that are provided by a vendor.

Reserve Fund: An amount set aside annually within the budget of a town to provide a funding source for extraordinary or unforeseen expenditures.

Revenue Bond: A bond payable from and secured solely by specific revenues and thereby not a full faith and credit obligation.

Surplus Revenue: The amount by which cash, accounts receivable, and other assets exceed liabilities and reserves.

Tax Rate: The amount of property tax stated in terms of a unit of the municipal tax base; for example, $14.80 per $1,000 of assessed valuation of taxable real and personal property.

Uncollected Funds: Recently deposited checks included in an account's balance but drawn on other banks and not yet credited by the Federal Reserve Bank or local clearinghouse to the bank cashing the checks. (These funds may not be loaned or used as part of the bank's reserves and they are not available for disbursement.)

Undesignated Fund Balance: Monies in the various government funds as of the end of the fiscal year that are neither encumbered nor reserved and are therefore available for expenditure once certified as part of free cash.

Unreserved Fund Balance (Surplus Revenue Account): The amount by which cash, accounts receivable, and other assets exceed liabilities and restricted reserves. It is akin to a "stockholders' equity" account on a corporate balance sheet. It is not, however, available for appropriation in full because a portion of the assets listed as "accounts receivable" may be taxes receivable and uncollected.

Valuation (100 Percent): The legal requirement that a community's assessed value on property must reflect its market, or full and fair cash value.



AGENDA ITEM:	7.8. 2026 Tax Rate Proposal
SUBMITTED BY:	City Manager Ryan Rapelye
DATE SUBMITTED:	July 30, 2026
MEETING DATE:	August 5, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Present the 2026 No-New-Revenue, Voter-Approval, and De Minimis Tax Rate Calculations and Propose a Tax Rate for the 2026 Tax Year. (Rapelye)

BACKGROUND

The Comal County Tax Assessor-Collector has provided the City's certified tax rate calculations for Tax Year 2026. Based on the certified appraisal roll, the calculated rates are:

- No-New-Revenue Tax Rate: **$0.244789 per $100 valuation**
- Voter-Approval Tax Rate: **$0.254138 per $100 valuation**
- De Minimis Tax Rate: **$0.294128 per $100 valuation**.

Staff recommends proposing the Voter-Approval Tax Rate of **$0.254138**, which is approximately **$0.007708** higher than the FY2026 adopted tax rate of **$0.246430**. The proposed rate is necessary to support the recommended FY2027 operating budget and debt service requirements.

Because the proposed tax rate exceeds the No-New-Revenue Tax Rate, the Texas Property Tax Code requires the City Council to take a record vote proposing the tax rate, set the date and time for a public hearing, and authorize publication of the required notices prior to adoption of the tax rate.

This budget will raise more revenue from property taxes than last year's budget by an amount of $54,259, which is a 2.054 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is $5,560.

ATTACHMENTS: 2026 Tax Rate Proposal.pdf

REQUESTED ACTION

Motion	☒	Resolution	☐
Discussion	☒	Other (Record Vote)	☒
Ordinance	☐		

FINANCIAL

Budgeted Item	☒	Original Estimate/Budget:	$2,187,456
Non-budgeted Item	☐	Current Estimate:	$2,196,721
Not Applicable	☐	Amount Under/Over Budget:	$ 9,265

IMPACT

Adoption of the proposed Voter-Approval Tax Rate is estimated to generate approximately:

- **$2,705,493** in total property tax revenue;
- **$2,196,721** in General Fund maintenance and operations revenue; and
- sufficient revenue to meet the City's debt service obligations.

STAFF RECOMMENDATION

Staff recommends that the City Council approve a record vote proposing a property tax rate of $0.254138 per $100 valuation, set the required public hearing for September 2, 2026, and authorize publication of the required notices in accordance with the Texas Property Tax Code.

2026 Tax Rate Proposal

Tax Year	Adjusted Taxable Value	M&O Rate	Debt Rate	Total Tax Rate	Tax Revenue	General Fund Revenue	Required Actions	Average Taxable Home Value (AHV)	Taxes Paid on Average Home Value
2025	$1,072,106,452	0.199057	0.047373	0.246430	$2,641,974	$2,134,083	Public Hearing	$721,066	$1,776.92
2026				*FY 2027*	*2 Budgeted Revenue*	*$2,187,456*			
No New Revenue Rate	$1,064,576,198	0.199370	0.047791	0.244789	$2,605,965	$2,122,446	No Public Hearing	$722,399	$1,768.35
Voter Approval Rate (No New Revenue + 3.5%)	$1,064,576,198	0.206347	0.047791	0.254138	$2,705,493	$2,196,721	Public Hearing	$722,399	$1,835.89
De minimus Rate	$1,064,576,198	0.246337	0.047791	0.294128	$3,131,217	$2,622,446	Public Hearing & Subject to Petition for Election	$722,399	$2,124.78
2026 Tax Rate Proposed									
Voter Approval Rate (No New Revenue + 3.5%)	$1,064,576,198	0.206347	0.047791	0.254138	$2,705,493	$2,196,721	Public Hearing	$722,399	$1,835.89

Taxable Value remains under protest: $ 208,598,204

$2,187,800 New Value (not included in Adjusted Taxable Value = $4,514 additional General Fund Revenue at proposed M&O rate of 0.206347

If property remained at 2025 Average Home Value of: $721,066 taxes paid at 2026 Proposed Tax Rate of 0.254138 would be: $1,832.50

Proposed 2026 Tax Rate is a 0.007708 increase from 2025 Tax Rate M&O rate increases: 0.007290 Debt Rate increases: 0.000418