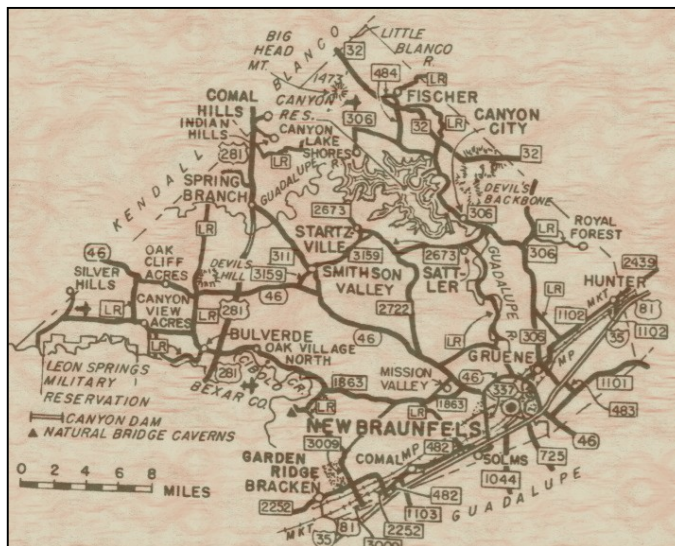


## Community Profile

### *A New City*

#### *1.1 Location*

Located on the scenic Cibolo Creek in Comal County and only twenty-two miles north of downtown San Antonio and nineteen miles west of New Braunfels, Bulverde is the “Front Porch” to the beautiful Texas Hill Country. It is also one of the newest cities in Texas having been incorporated in 1999. The city is at the crossroads location of U.S. Highway 281, State Highway 46, and Farm/Market 1863, and is thus easily accessible to the rest of the San Antonio Metropolitan Area and other surrounding cities, including Johnson City and Austin to the north, Boerne, Comfort and Kerrville to the west, and New Braunfels and Garden Ridge to the east. It is part of the San Antonio Metropolitan Statistical Area (MSA) which consists of the four counties of Bexar, Wilson, Comal, and Guadalupe.



Bulverde situated within Comal County

Bulverde is in a picturesque place of rolling hills and valleys with clusters of majestic live oak trees. It is only a few miles from Canyon Lake, one of the premier water recreational attractions in the state, and the Honey Creek Recreational Area and Guadalupe State Park. San Antonio’s famous River Walk, Sea World of Texas, Fiesta Texas, and numerous restaurants and entertainment venues are all within a short drive. With all these attractions it is no wonder that Bulverde is growing rapidly and in need of comprehensive planning to protect the amenities and life style that have attracted people to it in the first place.

Bulverde lies approximately 1,096 feet above mean sea level and encompasses 9.6 square miles of land in the Edwards Plateau. At a latitude of 29.75 degrees above the equator the area enjoys mild weather conditions throughout the year with an average high/low temperature in July of 92/73°F and in January of 68/41°F. The growing season is 265 days and the average number of days of sunshine per year is

300. Annual precipitation averages 30 to 33 inches per year. There are two soil types in the area:

- the Brackett-Comfort-Real which are shallow, undulating to steep soils over limestone or strongly cemented chalk, and
- in the lower elevations on stream terraces and valley fills, the Lewisville-Gruene-Krum which are nearly level to gently sloping soils over loamy, clayey and gravelly sediments.

Wildlife, including deer, turkey and quail are abundant in the area.

## 1.2 History, Past and Present

The history of the Bulverde area begins over two thousand years ago. Archeological evidence indicates that Paleo-Indians lived well off the land along the Cibolo Creek where there was plentiful wild game and water. In the mid-1700's Comanches took control of the region from the Lipan Apaches and Tonkawas, bringing with them a rich vocabulary for describing geographic features such as elevation, bodies of water, and vegetation. In 1785 Spanish emissaries Pedro Vidal and Francisco Xavier Chaves noted that the Comanches understood how to use and move about the land "to avoid detection from their enemies."

One *Tejana* and three *Tejanos* were the first families to live in the Bulverde area, as documented in the *Residents of Texas 1782 – 1806* stored in the Alamo Archives. The Spanish words *Tejano* and *Tejana* describe the citizens of the former province of Tejas, New Spain, or the Texas section of the State of *Coahuila y Tejas* in the Republic of Mexico. These names were changed to Texian by Mirabeau Lamar, the first president of the Republic of Texas.

The original *Tejana* was Guadalupe Herrera, a widow and prosperous landowner. Her accomplishments were remarkable for a woman in that era. A school in Bulverde was named after her, and some of the foundation stones of the school are plainly visible off Bulverde Road near the Cave property. One of the original *Tejanos* was Juan Manuel Rivas who was granted a Bexar First Class Headright and prospered as a farmer. Another was Agapito Gaytan who was listed in the Muster Rolls of the Texas Revolution and granted 640 acres since he was a single man. The third *Tejano*, and the man whose name may be the origin of Bulverde, was Luciano Bulverde whose headright was 320 acres in the Cibolo Valley. By 1845 all four surveys had been purchased by William H. Steele and Ludovic Colquhoun, most likely for speculative purposes.



Historical survey map of Bulverde area

Over the past two thousand years many roads paralleled the alignment of the Cibolo Creek. Today Farm/Market Road 1863 traces one of the more popular routes used by migrants traveling from New Braunfels to Boerne and Fredericksburg. Seventeen miles west of New Braunfels, the road traversed the upper reaches of Cibolo Creek where the valley widened.

In the years following the annexation of Texas into the United States the area was settled by German immigrants with names of Pieper, Schulmier, Voges, Rompel, Vogel, Koch and Wehe. The present day Bulverde was originally called Pieper's Settlement after one of these early settlers, August Pieper. Ben Smithson was the first settler in what is now called Smithson Valley, and was soon joined by families named Busch, Kuehn, Groencke, Gass, Spangenberg, Loeffler, Seegers, Ohlrich and Penschorn. After 1885, quite a few surveys were sold and more German immigrants moved into the area: Grosser, Saur, Simon, Georg, Doeppenschmidt and Fink.

The very first homes were constructed of hewn post oak and cedar logs. Later homes were built of mostly of quarried stone, and of the eight original homes built in this style five still remain: the Pieper, Voges, Obst, Poss and Hitzfelder homes.



The Hitzfelder Barn



Windmill and Old Cotton Gin Near Specht's Store

There was widespread sheep and goat ranching. The primary crops were corn, oats, wheat and barley, but after the 1870s cotton became king. Drought was a recurring problem, and the first record of well drilling was in 1877. Cattle rustling and horse thieving were common and called the "custom of the county" in an 1878 *Herald* article. Cattle were considered communal property and no one was convicted prior to 1878. To combat rustling, groups of ranchers organized the Germania Farmer Verein with the G brand. Around this time Gustav Schmidt built the first cotton gin in the area, but by 1915 the boll weevil had destroyed the cotton business.

The area's first store, a quarried stone structure, was established around 1873 by Henry Voges, Jr. The original building was destroyed in 1969 by fire and a new one built on same site. The next



store was built by Charles Groenke. In 1887 Friedolin's store was built. First known as the Red and White, this is presently the location of Specht's Store and Restaurant.

Between 1850 and 1890 many rock walls were built in the area. They were laid dry and shimmed with chips. In the late 1920s and through the 1930s many of these lovely stone fences were sold by ranchers for extra income. The building style that used fieldstone had become popular in the area. Also, many miles of these fences were used as fill for widening of what became Farm/Market 1863.



Old rock wall in Bulverde area

At one time six schools served the area, but in 1944 all of them were torn down for construction of a consolidated school at the corner of Bulverde-Spring Branch Road and Amman Road. After the Great Depression many of the original farmers and ranchers left the area, and after World War II San Antonians and other urbanites started moving into the area.

The present day city was formed from five separate incorporated cities requiring twenty-two elections beginning in 1996 to eventually become one united city. In 1998, Bulverde North and Bulverde West requested consolidation with Bulverde South. In 1999, Bulverde East and in 2000 Bulverde Northwest followed suit. On May 11, 1999, the Board of Alderman of Bulverde South changed the name of the city to the City of Bulverde.

### *1.3 Population Trends*

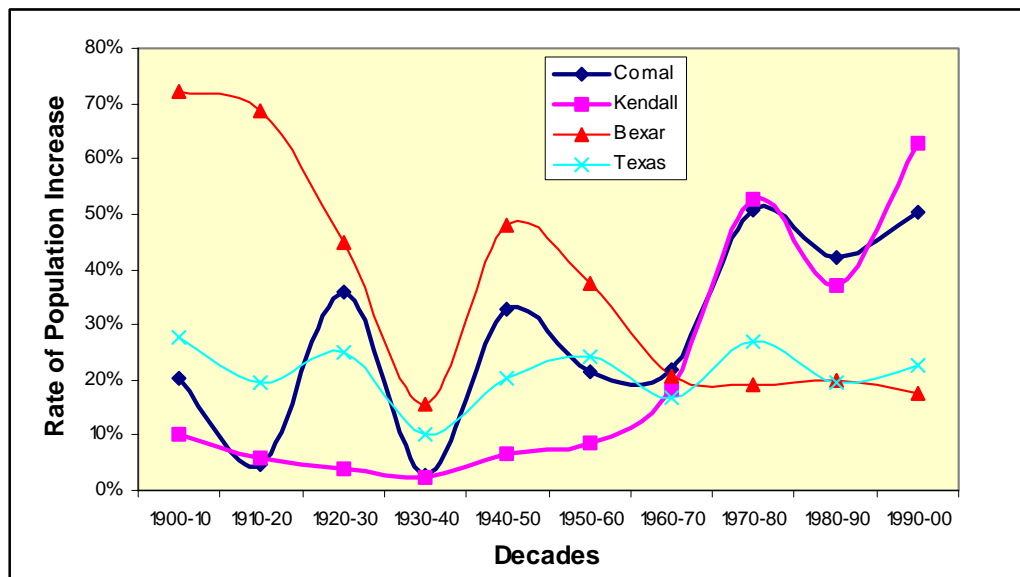
According to the U.S. Census, the 2000 total population of the incorporated city of Bulverde was 3,756 persons. However, this did not include Bulverde Northwest which was estimated to have approximately 1,100. The Texas State Data Center (TSDC) estimates that the January 2002 population was 4,038, a 7.6 percent increase in two years or an average annual increase of 3.8 percent. If you apply the same growth rate to the former Bulverde Northwest, then the estimated 2002 population for Bulverde was approximately 5,215. Historical U.S. Census population figures are not available for the city since it was only incorporated in 1999. However Table 1.1 displays data that indicates the growth rates of Comal, Kendall and Bexar counties, and compares them to the state of Texas. Figure 1.1 illustrates the difference in growth rates of the three counties and the state of Texas. As is evident from the table and figure, the rates of growth for the three counties and the state were all about the same in the 1960 to 1970 period. However, from 1970 onward both Comal and Kendall counties have grown at much higher rates than Bexar County and the State.

**Table 1.1. Historical Population for Comal, Kendall and Bexar Counties, and the State of Texas, 1990-2000**

Year	COMAL		KENDALL		BEXAR		TEXAS	
	Population	% Change	Population	% Change	Population	% Change	Population	% Change
1900	7,008		4,103		69,422		3,048,710	
1910	8,434	20.3	4,517	10.1%	119,676	72.4	3,896,542	27.8
1920	8,824	4.6	4,779	5.5%	202,096	68.9	4,663,228	19.7
1930	11,984	35.8	4,970	4.0%	292,533	44.7	5,824,715	24.9
1940	12,321	2.8	5,080	2.2%	338,176	15.6	6,414,824	10.1
1950	16,357	32.8	5,423	6.8%	500,460	48.0	7,711,194	20.2
1960	19,844	21.3	5,889	8.6%	687,151	37.3	9,579,677	24.2
1970	24,165	21.8	6,964	18.3%	830,460	20.9	11,196,230	16.9
1980	36,446	50.8	10,635	52.7%	988,800	19.1	14,229,191	27.1
1990	51,832	42.2	14,589	37.2%	1,185,394	19.9	16,986,510	19.4
2000	78,021	50.5	23,743	62.7%	1,392,931	17.5	20,851,820	22.8

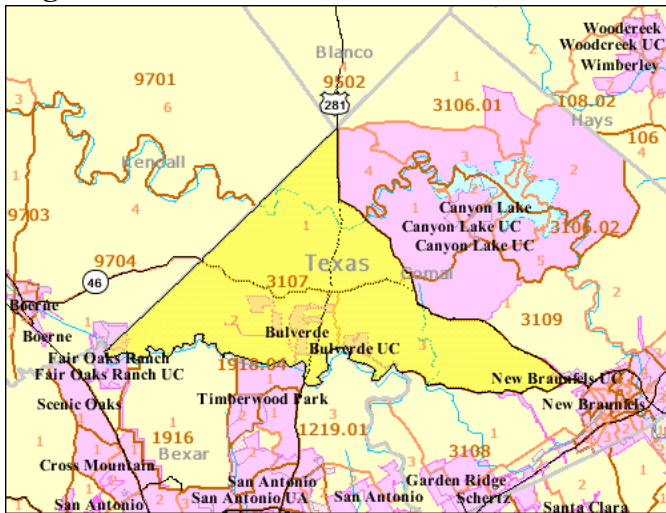
Source: U.S. Census: 1900 – 2000.

**Figure 1.1 Comparisons of Growth Rates for Comal, Kendall and Bexar Counties and Texas, 1900-2000.**



Source: U.S. Census: 1900 – 2000.

**Figure 1.2. Census Tract 3107**



Source: 2000 U.S. Census, American Fact Finder.

More recently (from 1990 to 2000) the Census Tract of which Bulverde is a part has grown more rapidly than Comal County and the San Antonio MSA (see Table 1.2 and Figure 1.2). Tract 3107's percentage of total Comal County population increased from approximately twelve to seventeen percent from 1990 to 2000.

**Table 1.2. Comparison of Census Tract 3107 with Comal County**

Year	Census Tract 3107		Comal County		San Antonio MSA
	Population	% of County	Population	% of MSA	Population
2000	12,938	16.6	78,021	5.00	1,559,975*
1990	6,182	11.9	51,832	3.98	1,302,099

Source: U.S. Census; \* Minus 32,408 for Wilson County since that county was not part of the San Antonio MSA in 1990.

Breaking the data down further, Tract 3107 contains three Block Groups (BGs). Block Group 1 consists of the area north of State Highway 46 and includes Spring Branch, Honey Creek, Anhalt and the part of Guadalupe State Park in Comal County. Block Group 2 includes the area west of Highway 281 and south of Highway 46 to the Bexar and Kendall County lines. Block Group 3 includes the area east of Highway 281 to the juncture of Farm/Market 1863 and State Highway 46. Block Group 2 contains four of the original cities that now make up Bulverde whereas Block Group 3 contains Oak Village North or what was Bulverde East. From 1990 to 2000, the Spring Branch area (Block Group 1) increased its percentage of the total for Census Tract 3107 while Block Group 2 (consisting of four of the five original towns) remained about the same. Block Group 3's percentage of total Tract 3107 population decreased approximately 15 percent.

**Table 1.3. Comparison of Block Groups in Census Tract 3107**

Year	Block Group 1		Block Group 2		Block Group 3	
	Population	% of Tract	Population	% of Tract	Population	% of Tract
2000	3,860	29.8▲	4,973	38.4	4,105	31.7
1990	1,524	24.7	2,405	38.9	2,253	36.4▼

Source: 1990 and 2000 U.S. Census Tables P-1.

#### 1.4 Population Projections

Population projections look at future changes in total population and composition of population due to migration, fertility (births) and mortality (deaths). There are a variety of population projections based on different models and patterns of migration. Among the most accessible are those of the Texas Water Development Board (TWDB) and the Texas State Data Center (TSDC). Both the TWDB and TSDC use cohort-component projections for county-level projections. Cohorts are categories of the population (age, sex, and ethnic groups) tracked over time. The four projection scenarios used by TSDC utilize the same set of fertility and mortality assumptions but different net migration assumptions. Net migration assumptions for three of the scenarios are derived from 1990 to 2000 migration patterns. They are:

- Zero Migration (0.0)
- One-half Migration (0.5)
- Full Migration (1.0)
- 1990-2000 Migration.

Zero migration assumes in-migration and out-migration are equal; one-half migration assumes rates of net migration are one-half of those during the 1990s; and full-migration assumes that the net migration of the 1990s will continue into the future. TSDC population projections based on the One-half Migration scenario for the three Bulverde area counties (Comal, Kendall and Bexar) and the state of Texas are displayed in Table 1.3. The TSDC does not break their projections down by cities. While projections for the City of Bulverde cannot be accurately derived from these county projections, the city is located in Comal County and adjacent to Kendall County, two counties with projected growth rates considerably higher than those of Bexar County and the state.

**Table 1.4. TSDC Population Projections to 2025**

Year	Comal		Kendall		Bexar		Texas	
	Projected Population	% Change	Projected Population	% Change	Projected Population	% Change	Projected Population	% Change
2000	78,021		23,743		1,392,931		20,851,820	
2005	87,430	12.1	26,356	11.0	1,473,582	5.8	22,489,182	7.9
2010	97,641	11.7	29,164	10.6	1,550,393	5.2	24,178,507	7.5
2015	108,763	11.4	32,156	10.3	1,624,440	4.8	25,936,845	7.3
2020	120,670	10.9	35,254	9.9	1,691,916	4.2	27,738,378	6.9
2025	132,632	9.9	38,259	8.5	1,751,738	3.5	29,565,131	6.6

Source: Texas State Data Center, State and County Population Projections.

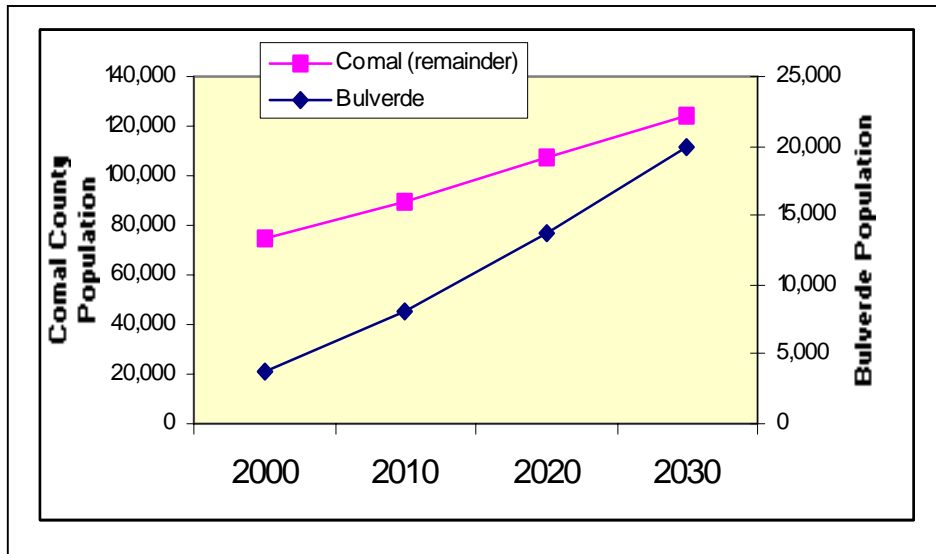
The Texas Water Development Board uses a share of the county’s population growth between 1990 and 2000 for population projections at the sub-county level. The share-of-growth method examines the city’s share of the county’s population growth between 1990 and 2000, but using this full time span is not possible for Bulverde. It is assumed that the area’s share of the county’s population growth will be the same as it was between the applicable time periods. Since the available data is limited, any projections of the future population of Bulverde must be taken with a grain of salt. Table 1.5 presents the TWDB population projections for the cities of Bulverde and New Braunfels as well as for Comal County. The TWDB’s projections are based on the 2000 Census figure of 3,765, which does not include the former Bulverde Northwest. Even so, as is evident from the data, the population for Bulverde is projected to grow at a rate approximately two to four times faster than New Braunfels or Comal County (see Figure 1.3).

**Table 1.5. Texas Water Development Board Population Projections for Bulverde, New Braunfels, and Comal County**

Year	Bulverde		New Braunfels		Comal County	
	Population	% Increase	Population	% Increase	Population	% Increase
2000	3,756		36,494		78,021	
2010	8,098	<b>115.6</b>	46,909	28.5	97,641	25.1
2020	13,649	<b>68.5</b>	60,186	28.3	120,670	23.6
2030	19,968	<b>46.3</b>	75,239	25.0	144,113	19.4

Source: Texas Water Development Board Population and Water Demand Data, [www.twdb.state.tx.us/data/popwaterdemand/](http://www.twdb.state.tx.us/data/popwaterdemand/).

**Figure 1.3. Projected Populations for Bulverde and the Rest of Comal County**



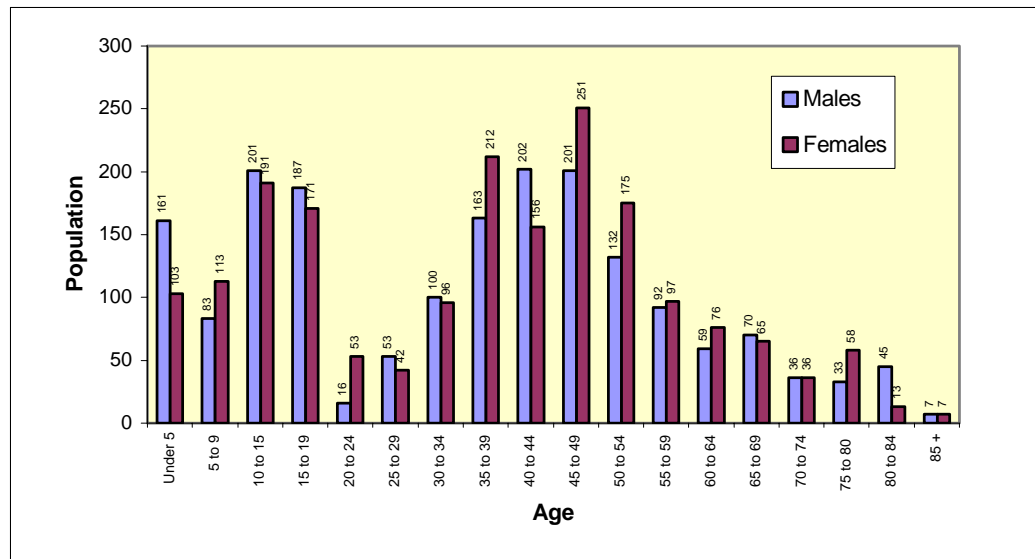
Source: Texas Water Development Board Population and Water Demand Data, [www.twdb.state.tx.us/data/popwaterdemand/](http://www.twdb.state.tx.us/data/popwaterdemand/).



### 1.5 Demographics – Age/Gender

In 2000, the median age for the citizens of Bulverde was 39.8 years compared to 39.0 years for Comal County and 32.7 years for the San Antonio MSA. The age and gender composition for the City of Bulverde is displayed in Figure 1.4. The under-20 age cohort is well-represented as is the productive working age cohort, or those from 30 to 54. Interestingly, the chart does not indicate an unusually large number of persons aged 65 and over, or those of retirement age. It is obvious that

**Figure 1.4. Year 2000 Age and Gender Population Chart, City of Bulverde**

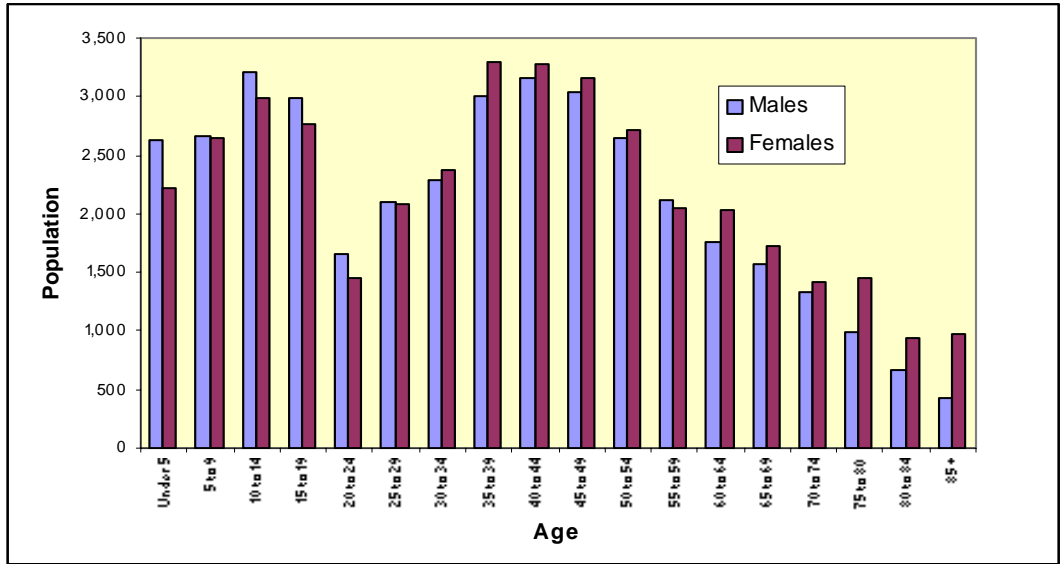


Source: 2000 U.S. Census Summary File 3, Table P-8.

once the city's youth graduate from high school, they tend to leave in search of jobs and starter type housing, neither of which are found in abundance in Bulverde.

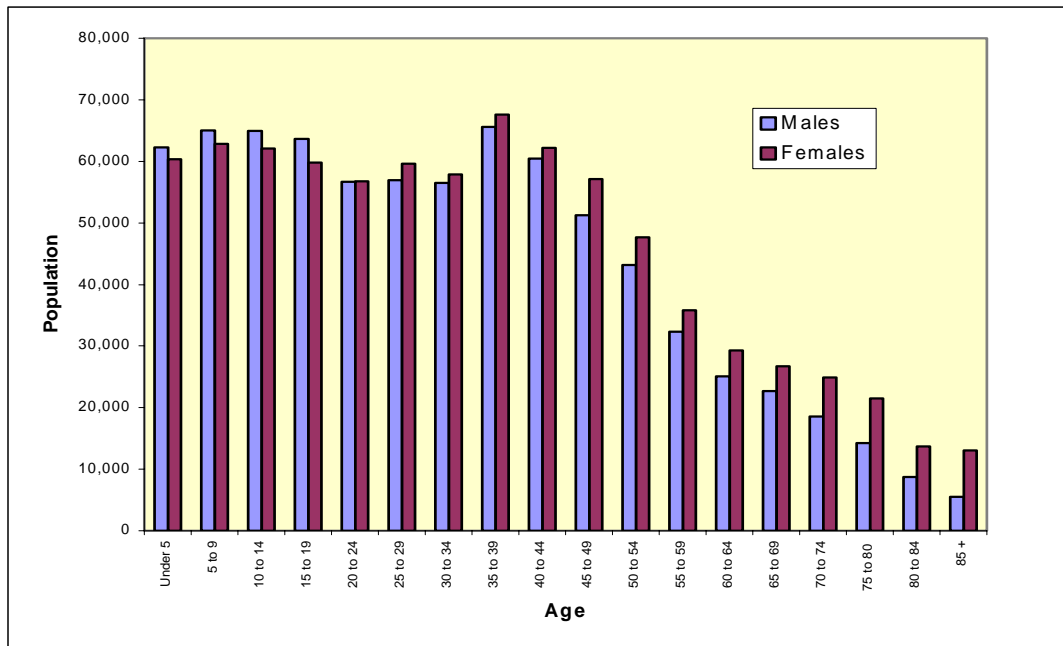
Figures 1.5 and 1.6 are age and gender population charts for Comal County and the San Antonio MSA. Comparisons with the Bulverde chart are revealing. The loss of 30 to 34 year old persons is not as pronounced in Comal County and is barely evident in the San Antonio MSA chart. There are a variety of employment opportunities as well as housing in all price ranges in the region, making it possible for people starting their careers and families to find entry-level employment and starter housing.

**Figure 1.5. Year 2000 Age and Gender Population Chart, Comal County**



Source: 2000 U.S. Census Summary File 3, Table P-8.

**Figure 1.6. Year 2000 Age and Gender Population Chart, San Antonio MSA**



Source: 2000 U.S. Census Summary File 3, Table P-8.

*Demographics – Ancestry*

According to the 2000, Census more than twenty-five percent of the citizens of Bulverde claimed a German ancestry. This reflects the history of the area as both Comal and Kendall County have a high percentage of persons with a German

heritage. Approximately one out of ten residents of Bulverde claims an Irish ancestry (see Table 1.6).

**Table 1.6. Ancestry for People in Bulverde, and Comal and Kendall Counties**

Ancestry	Bulverde		Comal		SA MSA	
	Persons	% of total	Persons	% of total	Persons	% of total
Total*	3,778		77,381		24,641	
German**	978	25.9	19,361	25.0	6,104	24.7
Irish	415	11.0	7,731	10.0	2,654	10.8
Italian	137	3.6	1,486	1.9	435	1.8
Polish	117	3.1	1,822	2.4	466	1.9
U.S.	307	8.1	5,710	7.4	2,026	8.2

Source: 2000 U.S. census Summary File 3, Table PCT-18. \* Total specified ancestries tallied; \*\* Includes Pennsylvania German.

### *Demographics – Ethnicity*

Almost nine out of ten residents of Bulverde are of white, non-Hispanic ancestry with the rest being primarily Hispanic. The percentage white is above the percentage average for Comal County where approximately three out of four persons are of white, non-Hispanic background, and contrasts sharply with the San Antonio MSA where over fifty percent of the population is of Hispanic origin.

**Table 1.7. Ethnicity for People in Bulverde, Comal County and the San Antonio MSA**

Ethnicity	Bulverde		Comal County		S.A. MSA	
	Persons	% of Total	Persons	% of Total	Persons	% of Total
Total	3,756		78,021		1,592,383	
White, non-Hispanic	3,302	87.9	58,179	74.6	626,073	39.3
Hispanic	374	10.0	17,633	22.6	815,980	51.2
Black	35	0.9	629	0.8	99,344	6.2
Other	45	1.2	1,580	2.0	50,986	3.2

Source: 2000 U.S. Census Summary File 3, Table PCT-18.

### *Demographics – Household Composition*

The average household size in Bulverde is 2.91 persons compared to 2.64 persons for Comal County and 2.78 persons for the San Antonio MSA. The U.S. Census Bureau classifies household types as:

- One person, male or female householder
  - Married couple, with children
  - Married couple, no children
  - Male householder, with children
  - Male householder, no children

Female householder, with children

Female householder, no children

Types of households in Bulverde and Comal County are shown in Table 1.8. Bulverde has a higher percentage of married couples (88.3%) than does Comal County (79.6%).

Source: 2000 Census Summary File 3, Tables H6 and H7.

**Table 1.8. Household Type, City of Bulverde and Comal County**

Year	Bulverde		Comal County	
	No. of HHs	% of Total	No. of HHs	% of Total
1 person household	119	9.3	5,975	20.6
Male Householder	69	58.0	2,551	42.7
Female Householder	50	42.0	3,424	57.3
2 or more person household	1,156	90.7	23,099	79.4
Married couple with children	454	39.3	7,655	33.1
Married couple no children	566	49.0	10,746	46.5
Male householder with children	23	2.0	612	2.6
Male householder no children	8	1.0	415	1.8
Female householder with children	61	5.3	1,586	6.9
Female householder with no children	18	1.6	1,027	4.4
Non-family households	26	2.3	1,058	4.6
<b>Total</b>	<b>1,275</b>		<b>29,074</b>	

Source: 2000 U.S. Census Summary File 3, Table P10.

### *Demographics – Housing*

As can be seen from Table 1.9, over 96 percent of the housing units in Bulverde were occupied in 2000, and, of those, 95 percent were owner-occupied. Compare this to Comal County where the vacancy rate was almost three times that for the City of Bulverde, and renters accounted for almost one out of four occupied housing units. Additionally, houses in Bulverde have more rooms, have a much higher median value and are newer than houses in the rest of the region (see Table 1.10)

**Table 1.9. Housing Units and Tenure, Bulverde, Comal County and the San Antonio MSA**

	Bulverde		Comal		S.A. MSA	
	Units	% of Total	Units	% of Total	Units	% of Total
Occupied	1,324	96.2	29,066	88.8	559,946	93.4
Owner	1,255	95.0	22,441	77.2	354,788	63.4
Renter	69	5.0	6,625	22.8	205,158	36.6
Vacant	52	3.8	3,652	11.2	39,826	6.6
<b>Total</b>	<b>1,376</b>		<b>32,718</b>		<b>599,772</b>	

Source: 2000 Census Summary File 3, Tables H6 and H7.

**Table 1.10. Rooms, Age, Value and Property Taxes for Housing Units in Bulverde, Comal County and the san Antonio MSA**

	Bulverde	Comal	S.A. MSA
Median number of rooms	<b>6.9</b>	5.3	5.2
Median year built	<b>1991</b>	1983	1976
Median value	<b>\$160,900</b>	\$102,100	\$74,100
Median real estate taxes	<b>\$2,448</b>	\$1,490	\$1,431

Source: 2000 U.S. Census Summary File 3 Tables H24, H35, and H85.

### *Demographics - Working and Commuting*

Almost nine out of ten residents of Bulverde commute to work in another place and the average travel time is almost 45 minutes. This time spent commuting is slightly more than the time for Comal County but twice the average time for the San Antonio MSA. This indicates that Bulverde is indeed a bedroom community.

**Table 1.11. Place of Work for Workers 16 Years and Over and Travel Time to Work**

	Bulverde		Comal County		SA MSA	
	Workers	% of Total	Workers	% of Total	Workers	% of Total
Total Workers in Place	1,918		26,714		607,836	
Worked in place of residence	208	<b>10.8</b>	12,094	45.3	462,081	76.1
Worked outside place of residence	1,710	<b>89.2</b>	14,620	54.7	145,755	24.0
Travel Time to Work 30 minutes or more	<b>44.6</b>		43.3		22.2	

Source: 2000 U.S. Census Summary File 3, Tables P27 and P31.

### *Demographics – Income*

As is evident from Table 1.12, the median income for households in Bulverde is nearly fifty percent higher than the median household income in Comal County and 72 percent higher than that for the metropolitan region. Households in Bulverde also have more self-employment income and interest/dividend income than either the county or the region. The number of households with social security income is below the average for the rest of the region, and retirement income is similar to the county and MSA. There does not seem to be an unusually high percentage of retired persons in the city. Only 1.3 percent of the households in Bulverde are below the poverty level, less than one tenth the percentage for the San Antonio MSA.



**Table 1.12. Income/Poverty, Bulverde, Comal County and San Antonio MSA**

Income Statistics	Bulverde		Comal		S.A. MSA	
	Amount	%	Amount	%	Amount	%
Median HH Income*	\$67,055		\$46,147		\$39,140	
Per Capita Income*	\$26,887		\$21,914		\$18,518	
Households with Self-employment income	279	21.9	4,453	15.3	63,908	11.4
Households with Interest, Dividend & Rental Income	619	48.5	11,691	40.2	169,219	30.2
Households with Social Security Income	255	20.0	8,666	29.8	130,442	23.3
Households with Retirement Income	260	20.4	6,453	22.2	103,625	18.5
Households below the Poverty Level	17	1.3	2,356	8.1	76,580	13.7

Source: 2000 U.S. Census Summary File 3 Tables P53, P60, P61, P62, P63 and P82. \* In 1999 dollars.

### 1.6 Education

The 2000 U.S. Census reveals that more Bulverdians have attained higher education degrees than the people in Comal County or the San Antonio MSA (see Tables 1.13 and 1.14). Almost nineteen percent have Bachelor's Degrees compared to fourteen percent for the region.

**Table 1.13. Educational Enrollment/Attainment in 2000 - Bulverde, Comal County and the San Antonio MSA**

	Bulverde		Comal County		S.A. MSA	
	Persons	%	Persons	%	Persons	%
Total Persons 3 or Older	3,580		75,102	%	1,519,311	
Enrolled in public k-12	737	20.6	13,895	18.5	306,079	20.1
Enrolled in private K-12	131	3.7	1,444	1.9	29,749	2.0
Enrolled in college	49	1.4	1,989	2.6	80,615	5.3
Enrolled in graduate school	0	0.0	452	0.6	15,172	1.0

Source: 2000 U.S. Census Summary tape File 3, Table P-37. Enrolled based on persons 3 + years.

**Table 1.14. Educational Enrollment/Attainment in 2000 - Bulverde, Comal County and the San Antonio MSA**

Persons 25 or Older	2,477		52,549		977,822	
Less than 9 <sup>th</sup> grade	48	1.9	3,764	7.2	107,838	11.0
9 <sup>th</sup> to 12 <sup>th</sup> – no diploma	107	4.3	4719	9.0	114116	11.7
HS Graduate	685	27.7	14,948	28.4	245055	25.1
Some College, No degree	770	31.1	12,672	24.1	233017	23.8
Associate's Degree	181	7.3	2694	5.1	58309	6.0
Bachelor's Degree	466	18.8	9180	17.5	140172	14.3
Graduate or Professional	220	8.9	4572	8.7	79315	8.1

Source: 2000 U.S. Census Summary File 3 Table P37. Attainment numbers are based on all persons 25 years of age or older.

The youth of Bulverde are served by seven schools in the Comal Independent School District (CISD) and one private school. They are:

- Rahe Primary
- Bill Brown and Bulverde Elementary
- Seay Intermediate
- Smithson Valley and Spring Branch Middle Schools
- Smithson Valley High School
- Bracken Christian School

Total enrollment in the CISD was 11,299 in 2002. All campuses are fully accredited by the Texas Education Agency (TEA), and all seven campuses that serve Bulverde are recognized by the TEA Academic Excellence Indicator System for outstanding performance. Over seventy percent of the Seniors at Smithson Valley High School took the SAT Exam, which is generally taken by students planning on attending college. The percent of students scoring exceptionally well on the SAT and AP exams is higher for the Comal ISD compared to the average for all Texas public schools (see table 1.15).

**Table 1.15. Selected Educational Statistics for Students in the CISD, Texas and U.S.**

	Smithson Valley	Comal ISD	State Average	U.S. Average
Mean SAT Score	987	1001	990	1019
Percent Students Taking SAT	70.3	62.2	50.0	44.0
Percent Scoring Above 1100	25.6	31.5	28.0	N/a
Percent Students Taking One or More AP Exam	N/a	14.6	14.2	N/a
Percent Students Scoring 3 or Above	N/a	58.4	53.7	N/a

*Source:* Texas Education Agency, Selected AEIS District Data.

Bulverde is within a short drive of thirteen universities or colleges. These include the University of Texas at Austin, Texas State University-San Marcos, the University of Texas at San Antonio, St. Mary's University and the University of the Incarnate Word in San Antonio, Schriener College in Kerrville, Texas Lutheran University in Seguin, Palo Alto College in San Antonio, and Saint Edwards and Concordia College in Austin. Community or Junior Colleges include San Antonio College, Northwest Vista and St. Phillips in San Antonio, and Austin Community College. Nearby educational opportunities are truly boundless.

## *1.7 Summary*

As evidenced by its historical beginnings, the present day City of Bulverde developed along the Cibolo and Honey Creeks in an area of exceptional beauty, and was built up by people willing to work hard and raise families under sometimes difficult conditions. The beauty of the area continues to beckon those looking for a more promising life, something that is especially important in today's fast-paced world.

The growth of Bulverde as a bedroom community has been a relatively recent development. In December of 2003, the population of Bulverde was declared to be over 5,000 persons, making it eligible to form a charter and become a home-rule type city with a one mile ETJ. This gives the city more powers, but also more responsibilities. The future is promising, but, with the rapid influx of new people, very challenging too. Roads, water, clean air, open space and many, many other issues will need to be addressed head-on. We have an enviable and unique combination of assets that must be protected, furthered, enhanced and strengthened with sound planning as we proceed into the twenty-first century. As a new city, we have a chance to make our dreams a reality.