



PLANNING & ZONING COMMISSION MEETING AGENDA

**Tuesday, February 3, 2026 at 6:00 PM
Bulverde City Hall Council Chamber
30360 Cougar Bend, Bulverde, Texas 78163**

Time is provided for public comments on any posted agenda item at the time the item is considered. Each person should fill out the speaker's register prior to the meeting. The presiding officer, during the agenda item, will call on those persons who have signed up to speak on each item, in the order they have registered. Presentations should be limited to no more than (3) three minutes.

All remarks shall be addressed to the Planning & Zoning Commission as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the Commission may be requested to leave the meeting.

There will be time after the completion of the Regular Agenda Items for the public to make comments on topics and items not posted on this agenda. Discussion by the Commission of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda.

1. CALL THE MEETING TO ORDER

2. REGULAR AGENDA ITEMS

- 2.I. Consider approval of the Planning and Zoning Commission Meeting Minutes from January 6, 2026.
- 2.II. Consider a request by HMT Engineering and Surveying, on behalf of James Chang, for a variance to Sections 17.04.003, and 17.04.004 related to Cuts and Fills, of the City of Bulverde Code of Ordinances, on 3.8 acres located at 20285 STATE HWY 46 W, Bulverde, TX 78163.
- 2.III. Discuss and consider a recommendation related to an ordinance of the City Council of the City of Bulverde, Texas, amending the City of Bulverde Code of Ordinances, Chapter 14, Zoning, Section 14.12.005, Home Office, by adding provisions related to Home-Based Businesses, including allowing manufacturing uses within residential zones, as required by HB 2464.

2.IV. Discuss and consider a recommendation related to an ordinance of the City Council of the City of Bulverde, Texas, amending the City of Bulverde Code of Ordinances, Chapter 14, Zoning, Section 14.08.002, Maintenance and irrigation of landscaped areas, by adding provisions related to approval of landscape materials not irrigated by a mechanical underground irrigation system.

3. PUBLIC COMMENTS NOT RELATED TO POSTED AGENDA ITEMS

4. ADJOURNMENT



Sandra V. Ham
City Secretary

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodation must be made 48 hours prior to the meeting. Please contact the City Secretary at 830.438.3612 or FAX 830.438.4339 for information or assistance.

A quorum of the City Council, Planning & Zoning Commission, Parks & Recreation Advisory Board, and/or Zoning Board of Adjustment may be present at this meeting in order to discuss agenda items related to board business.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of the City of Bulverde was posted on the bulletin board in front of Bulverde City Hall, which is readily accessible to the public at all times, and on the City's website, www.bulverdetx.gov, by 6:00 pm on January 28, 2026.

These minutes have been prepared to satisfy the requirements of Section 551.021 of the Texas Government Code. Audio recordings of most City meetings can be obtained at www.bulverdetx.gov.

**City of Bulverde, Texas
Planning & Zoning Commission Meeting
Tuesday, January 6, 2026
Meeting Duration: 6:00 PM to 6:18 PM**

CALL THE MEETING TO ORDER

The Planning & Zoning Commission meeting was called to order at 6:00 PM.

Members of Planning & Zoning Commission Present:

Chair Ashley Cartier
Commissioner Jeffrey Burrier
Commissioner James Flavin
Commissioner Fred Perry
Commissioner Michelle Molina

Members of Planning & Zoning Commission Absent:

Vice Chair Brad McCollum
Commissioner Gregory Porter
Commissioner Jason Ewing (Alternate)

City Staff Present: Planning Director Danny Batts, City Secretary Sandra V. Ham, and Planner II Bailey Dorn

REGULAR AGENDA ITEMS

2.I. Consider approval of the Planning and Zoning Commission Meeting Minutes from January 6, 2026.

Motion: Commissioner Molina made a motion seconded by Commissioner Flavin to approve the Planning and Zoning Commission meeting minutes from January 6, 2026.

Vote: Motion carried (5) ayes to (0) nays.

2.II. Consider a request by Alex and Michele Laytano, on behalf of Bullet Flooring, LLC, for a variance to Section 3.08.103(L) of the City of Bulverde Code of Ordinances, at 29905 Bulverde Ln, Bulverde, TX 78163.

At the commencement of the agenda item, Chair Cartier provided a statement of potential conflict of interest and exited the meeting at 6:02pm.

Vice Chair McCollum was absent. With no Presiding Officer, the Commission appointed Commissioner Molina as the temporary presiding officer for the meeting.

Motion: Commissioner Molina made a motion seconded by Commissioner Flavin to recommend partial approval of a request by Alex and Michele Laytano, on behalf of Bullet Flooring, LLC, for a variance to Section 3.08.103(L) of the City

of Bulverde Code of Ordinances, at 29905 Bulverde Ln, Bulverde, TX 78163, to include approval of the double sided vehicular sign fronting Bulverde Lane and denial of the attached sign adjacent to Bulverde Park.

Vote: Motion carried (3) ayes, (1) nay, and (1) abstention, with Commissioner Perry opposed, and Chair Cartier abstaining.

Chair Cartier returned to the meeting at 6:18pm.

PUBLIC COMMENTS NOT RELATED TO POSTED AGENDA ITEMS

Chair Cartier opened the public comments at 6:18 PM. There being no one wishing to speak, the public comments were immediately closed.

ADJOURNMENT

6:18 PM

There being no further business to come before the Planning & Zoning Commission, the meeting was adjourned.



PLANNING AND ZONING COMMISSION ITEM:
VR-26-01
CUT/FILL VARIANCE
20285 STATE HWY 46 W

MEETING DATE: February 3, 2026
DEPARTMENT: Planning & Development
PRESENTED BY: Bailey Dorn, Planner II

REQUEST:

Consider a request by HMT Engineering and Surveying, on behalf of James Chang for a variance to Sections 17.04.003, and 17.04.004 related to Cuts and Fills, of the City of Bulverde Code of Ordinances, on 3.8 acres located at 20285 STATE HWY 46 W, Bulverde, TX 78163.

OWNER:

BULVERDE-46 PONDEROSA LLC – James Chang
4545 POST OAK PLACE, SUITE 125
HOUSTON, TX 77027

APPLICANT:

HMT ENGINEERING AND SURVEYING – Joshua Kelsey
8122 DATAPOINT DR, SUITE 400
SAN ANTONIO, TX 78229

PROPERTY INFORMATION:

Address: 20285 STATE HWY 46 W
Legal Description: WARRENHILL, LOT 1
Owner: BULVERDE-46 PONDEROSA LLC
Existing Land Use: Undeveloped
Existing Zoning: C-2, Commercial District

SUMMARY:

The applicant, HMT Engineering and Surveying, is proposing a new multi-tenant commercial building to be located at 20285 STATE HWY 46 W.

The City of Bulverde has advised the applicant of the requirements that must be adhered to during the development and construction process, including Chapter 17 (Environmental Protection Ordinance).

The applicant has the following variance requests

1. **Cuts of natural grade in excess of 4 ft.** The applicant is requesting a variance to the requirements that no cut in to existing grade exceed 4ft per Chapter 17, Section 17.04.003 of the Bulverde Code of Ordinances. The proposed maximum depth of cut shown is 4.96ft.
2. **Fills of natural grade in excess of 4 ft.** The applicant is requesting a variance to the requirements that no fill on top of existing grade shall exceed 4ft per Chapter 17, Section 17.04.004 of the Bulverde Code of Ordinances. The proposed maximum depth of fill shown is 5.13ft.

The applicant has submitted an explanation for each variance request in their application, which is attached to this staff report.

ANALYSIS:

17.04.003 Cuts.

In this section, a “cut” means the removal of naturally occurring earth material for the purpose of creating a more level building area. Cuts or other excavation associated with the preparation of land for development of lots and public improvements may not exceed four (4) feet in depth.

Total Proposed Cut	Allowed Cut	Variance
-4.96 ft.	-4.00 ft.	-.96 ft.

17.04.04 Fills.

In this section, a Fills associated with the preparation of land for development of lots and public improvements may not exceed four (4) feet in depth.

Total Proposed Fill	Allowed Fill	Variance
+5.13 ft.	+4.00 ft.	+1.13 ft.

Section 17.04.003 & 17.04.004 of the City Code of Ordinances do not allow cuts or fills associated with the preparation of land for development of lots to exceed four (4) feet in depth.

AUTHORITY OF THE PLANNING & ZONING COMMISSION:

Section 1.07 of the City of Bulverde Code of Ordinances states:

a) General.

(i) Variances to the requirements of this ordinance may be granted by the City Council for nonprocedural items provided the City Council determines that undue hardship will result from strict compliance with the ordinance. A variance may be granted only when in harmony with the general purpose and intent of this ordinance so that the public health, safety and welfare may be secured and substantial justice done. In granting a variance, the City Council shall prescribe only conditions that it deems necessary to or desirable in the public interest.

(ii) In making the findings required herein, the City Council shall take into account the nature of the proposed land use, existing uses of land in the vicinity, the number of

persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity. No variance shall be granted unless the City Council makes affirmative findings as to all of the following:

- 1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of the land;*
- 2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;*
- 3) That granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and*
- 4) That granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this ordinance.*

ATTACHMENTS:

1. Application
2. Site Plan Exhibit



Application for Variance Ch. 17 – Environmental Protection

30360 Cougar Bend, Bulverde, TX 78163
Telephone: 830-438-3612 - Fax: 830-438-4339
www.ci.bulverde.tx.us

Date: 12/23/2025

Case No. 2025-411 / VR 26-01

Applicant Information:

HMT Engineering and Surveying, (Joshua Kelsey, PE) Phone: 830-625-8555

Name	Phone	Fax
8122 Datapoint Dr, Ste 400, San Antonio, TX 78229		joshk@hmtnb.com
Address		Email

Property Owner Information:

BULVERDE-46/PONDEROSA, LLC (JAMES CHANG) PHONE: 713-920-9090

Name	Phone	Fax
4545 POST OAK PLACE, STE 123, HOUSTON TEXAS 77027		JCHANG@PONDERSOALAND.COM
Address		Email

*** If property owner is not the applicant, a letter of authorization from the owner is required with application submittal (See page 3 of this application).*

Property Identification:

Street Address: 20285 SH 46 W, BULVERDE, TX 78163

Legal Description: SEE PG 5

Zoning District Classification: C2

Description of Request:

- Variance to Section 17.04.003 of the City of Bulverde Code of Ordinances, which requires: the depth of cut between the existing and final grade shall not exceed 4'
- Variance to Section 17.04.004 of the City of Bulverde Code of Ordinances, which requires: the depth of fill between the existing and final grade shall not exceed 4'
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____



**Application for Variance
Ch. 17 – Environmental Protection**

30360 Cougar Bend, Bulverde, TX 78163
Telephone: 830-438-3612 - Fax: 830-438-4339
www.ci.bulverde.tx.us

Zoning and Plat Variance Review Fee - \$750.00 (per Section/Provision of the Code)

The undersigned agrees to pay the **non refundable** application fee and any other applicable fees as outlined in the Planning and Development Fee Schedule and agrees to pay fees for any additional review requiring consultation with City Consultants, including involvement of a contract engineer in a predevelopment conference. To the extent possible, City Staff will provide the Owner/Applicant with an estimate of fees should outside consultation be required. The undersigned also acknowledges the City Staff may require additional appropriate information be submitted to aid in the review.

PROPERTY OWNER'S ACKNOWLEDGEMENT

Bulverde-46/Ponderosa, LLC

Signature of Property Owner

James W. Chang, Authorized Agent

12.30.2028

Date

Signature of Property Owner

Date

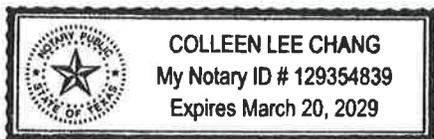
(Add additional pages if additional signatures are necessary)

STATE OF TEXAS

COUNTY OF HARRIS

Sworn to and subscribed before me on the 30th day of December, 2028,

by Bulverde-46/Ponderosa, LLC (name of property owner).



(Notarial Seal)

Colleen Lee Chang
Notary Public's Signature



LETTER APPOINTING OWNER'S REPRESENTATIVE

Planning & Development Department
30360 Cougar Bend, Bulverde, TX 78163
Telephone: 830-438-3612 - Fax. 830-438-4339
www.bulverdetx.gov

**This form is only required for property owners allowing another person or entity to submit and amend documentation required by the City on the property owner's behalf.

I, Bulverde-46/Ponderosa, LLC, owner of the property, described in this application, authorize Joshua M Kelsey (name) to represent me/us in the application process.

The Additional Applicant's information is:

Company: HMT Engineering & Surveying
Contact Name: Joshua M Kelsey
Address: 8122 Datapoint Dr Ste 400
San Antonio Tx 78229

Bulverde-46/Ponderosa, LLC

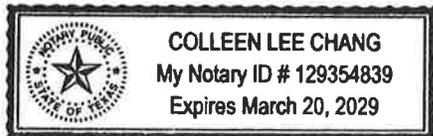
Signature of Owner/Applicant: James W. Chang, Authorized Agent

Date: 12-30-2025

STATE OF TEXAS
COUNTY OF HARRIS

Sworn to and subscribed before me on the 30th day of December, 2025

by Bulverde-46/Ponderosa, LLC (name of property owner).



Colleen Lee Chang
Notary Public's Signature

(Notarial Seal)

VARIANCE CRITERIA EXPLANATION FORM**Ch. 17 – ENVIRONMENTAL PROTECTIONS**

(This Form is required with submittal of a Variance Application. If more than one variance is requested in an application, a separate Variance Criteria Explanation Form shall be required for each Variance. Please include additional pages as necessary.)

- 1) Describe the special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the reasonable use of the land.

The subject property contains existing natural topography with sustained slopes exceeding 8 percent. These site conditions are inherent to the land and were not created by the applicant. The proposed development includes a commercial building and required parking lot designed to meet applicable zoning, accessibility, and circulation standards.

- 2) Describe how the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.

Strict enforcement would create slopes and grades within the site that would exceed ADA accessibility requirements and vehicular circulation standards. The front of the site was raised to 4' above the existing plan to try and reduce the cut at the back of the site. The cut exceeding 4' is located at the back of the site and not visible from the street.

Strict enforcement of the maximum allowable depth of cut of 4 feet would prevent the construction of a functional, code-compliant building pad and parking area. Due to the existing slopes, limiting grading to 4 feet would require impractical site configurations, result in noncompliant parking grades, and impede compliance with ADA accessibility, fire access, and internal circulation standards. As a result, strict application of the ordinance would deprive the property of reasonable use consistent with its zoning.

- 3) Describe how granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

Granting the variance will not be detrimental to the public health, safety, or welfare or injurious to other property in the area due to the location of the cut. The cut area that exceeds the 4' maximum is strategically placed in the rear of the property where no pedestrian access will be allowed. The cut is minimized as much as practical to obtain the maximum allowable grades within walking areas.

- 4) What effect, if any, would the variance have on the orderly subdivision of other land in the area in accordance with the City of Bulverde Code of Ordinances?

The surrounding properties have already been developed, and the subject tract represents the last remaining undeveloped parcel within the platted area. The tract was platted concurrently with the adjacent lots, and the requested variance will not adversely affect the orderly subdivision, development pattern, or character of the surrounding area.

***Note for the Board / Commission:**

The following responses were provided by the applicant and may not be consistent with the Department staff report.

VARIANCE CRITERIA EXPLANATION FORM

Ch. 17 – ENVIRONMENTAL PROTECTIONS

(This Form is required with submittal of a Variance Application. If more than one variance is requested in an application, a separate Variance Criteria Explanation Form shall be required for each Variance. Please include additional pages as necessary.)

- 1) Describe the special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the reasonable use of the land.

The subject property contains existing natural topography with sustained slopes exceeding 8 percent. These site conditions are inherent to the land and were not created by the applicant. The proposed development includes a commercial building and required parking lot designed to meet applicable zoning, accessibility, and circulation standards.

- 2) Describe how the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.

Strict enforcement of the maximum allowable depth of fill of 4 feet would prevent the construction of a functional, code-compliant building pad and parking area. Due to the existing slopes, limiting the fill 4 feet would require impractical site configurations, result in noncompliant parking grades, and impede compliance with ADA accessibility, fire access, and internal circulation standards. As a result, strict application of the ordinance would deprive the property of reasonable use consistent with its zoning.

- 3) Describe how granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

Granting the requested variance will not be detrimental to the public health, safety, or welfare, nor will it be injurious to other property in the area. The proposed grading and associated fill are located entirely within the interior of the on-site parking lot and do not encroach upon property boundaries, public rights-of-way, drainage easements, or adjacent properties.

The grading design will comply with applicable engineering standards for slope stability, pavement design, and storm water management. Finished parking lot grades will meet safety and accessibility requirements, including proper vehicular circulation, drainage conveyance, and ADA-compliant slopes. No off-site drainage impacts are anticipated, as storm water will be managed within the site in accordance with approved drainage criteria.

- 4) What effect, if any, would the variance have on the orderly subdivision of other land in the area in accordance with the City of Bulverde Code of Ordinances?

The surrounding properties have already been developed, and the subject tract represents the last remaining undeveloped parcel within the platted area. The tract was platted concurrently with the adjacent lots, and the requested variance will not adversely affect the orderly subdivision, development pattern, or character of the surrounding area.

***Note for the Board / Commission:**

The following responses were provided by the applicant and may not be consistent with the Department staff report.

LEGAL DISCRIPTION

A TRACT OR PARCEL CONTAINING 3.8010 ACRES OR 165,570 SQUARE FEET OF LAND SITUATED IN THE PHILIP WAGNER SURVEY, ABSTRACT NO. 673, COMAL COUNTY, TEXAS, BEING OUT OF LOT 1, OF THE WARREN HILL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME (VOL.) 12, PAGE (PG.) 312, OF THE PLAT RECORDS OF COMAL COUNTY, TEXAS (P.R.C.C.T.), AND BEING A PORTION OF A CALLED 3.995 ACRE TRACT DESCRIBED IN DEED TO H. E. BUTT GROCERY COMPANY, AS RECORDED IN DOCUMENT (DOC.) NO. 200006005660, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS (O.P.R.C.C.T.)



PLANNING & ZONING COMMISSION ITEM:
CA-26-01
No-Impact Home Businesses Amendment

MEETING DATE: February 3, 2026

DEPARTMENT: Planning & Development

AGENDA ITEM: Discuss and consider a recommendation related to an ordinance of the city council of the City of Bulverde, Texas, amending the City of Bulverde Code of Ordinances, Chapter 14, Zoning, Section 14.12.005, Home Office, by adding provisions related to Home-Based Businesses, including allowing manufacturing uses within residential zones, as required by HB 2464.

PRESENTED BY: Danny Batts, AICP, Planning Director

SUMMARY:

The City of Bulverde zoning ordinance has historically permitted limited use of residential homes for Home Office activities, but generally prohibited more intense commercial or manufacturing uses. However, the state legislature in 2025 passed HB 2464, which redefines the City's authority to regulate the use of residential homes for commercial and manufacturing uses. The City must now amend its ordinance to comply with the new requirements.

Under HB 2464, a certain set of commercial and manufacturing activities are now designated as "No Impact Home Businesses". The statute defines "Home-Based Business" and "No-impact home-based business" in the following manner:

(2) *"Home-based business" means a business that is operated:*

(A) *from a residential property;*

(B) *by the owner or tenant of the property; and*

(C) *for the purpose of:*

(i) *manufacturing, providing, or selling a lawful good; or*

(ii) *providing a lawful service.*

(3) *"No-impact home-based business" means a home-based business that:*

(A) *has at any time on the property where the business is operated a total number of employees and clients or patrons of the business that does not exceed the municipal occupancy limit for the property;*

(B) *does not generate on-street parking or a substantial increase in traffic through the area;*

(C) *operates in a manner in which none of its activities are visible from a street; and*

(D) *does not substantially increase noise in the area or violate a municipal noise ordinance, regulation, or rule.*

The full statute can be reviewed at the following link:
<https://capitol.texas.gov/tlodocs/89R/billtext/html/HB02464F.htm>

RECOMMENDATION

Staff recommends approval of the proposed ordinance changes.

PROPOSED ORDINANCE LANGUAGE

The proposed ordinance language will repeal the City's current "Home Office" regulations, and replace them with the requirements that the City is permitted to impose under the new statute.

The Code of Ordinances of the City of Bulverde, Chapter 14, Zoning, Section 14.12.005, is amended to read as follows:

14.12.005 Home-based business regulations

(a) In this section:

(1) "Business" has the meaning assigned by Section 1.002, Business Organizations Code.

(2) "Home-based business" means a business that is operated:

- (A) from a residential property;
- (B) by the owner or tenant of the property; and
- (C) for the purpose of:
 - (i) manufacturing, providing, or selling a lawful good; or
 - (ii) providing a lawful service.

(3) "No-impact home-based business" means a home-based business that:

- (A) has at any time on the property where the business is operated a total number of employees and clients or patrons of the business that does not exceed the municipal occupancy limit for the property;
- (B) does not generate on-street parking or a substantial increase in traffic through the area;
- (C) operates in a manner in which none of its activities are visible from a street; and
- (D) does not substantially increase noise in the area or violate a municipal noise ordinance, regulation, or rule.

(b) Any home-based business that does not meet the requirements to be classified as a no-impact home-based business in accordance with this section is prohibited.

(c) No-impact home-based businesses are permitted within the City provided that all such businesses comply with the following requirements:

- (1) All no-impact home-based businesses shall be:
 - (A) in compliance with federal, state, and local law, including:
 - (i) all municipal fire and building codes; and
 - (ii) all municipal regulations related to:
 - (a) health and sanitation;
 - (b) transportation or traffic control;
 - (c) solid or hazardous waste; or
 - (d) pollution and noise control;
 - (B) compatible with the residential use of the property where the business is located; and
 - (C) secondary to the use of the property as a residential dwelling;
- (2) No-impact home-based businesses are prohibited if the business:
 - (A) sells alcohol or illegal drugs;
 - (B) is a structured sober living home; or
 - (C) is a sexually oriented business as defined by Section 243.002 of the Local Government Code.
 - (D) is operated as a short-term rental unit.



PLANNING & ZONING COMMISSION ITEM:
CA-26-01
Landscape Irrigation Amendment

MEETING DATE: February 3, 2026

DEPARTMENT: Planning & Development

AGENDA ITEM: Discuss and consider a recommendation related to an ordinance of the city council of the City of Bulverde, Texas, amending the City of Bulverde Code of Ordinances, Chapter 14, Zoning, Section 14.08.002, Maintenance and irrigation of landscaped areas, by adding provisions related to approval of landscape materials not irrigated by a mechanical underground irrigation system.

PRESENTED BY: Danny Batts, AICP, Planning Director

SUMMARY:

The City of Bulverde and the area surrounding it have been in a declared drought stage of one degree or another for several years. For the last three years Texas Water Company (the primary water service provider for the City's commercial areas) has refused to install water meters for landscape irrigation because of drought restrictions. This has created issues with permitting for new businesses because the City's landscaping regulations require that all landscaped areas "must be irrigated by a mechanical underground system". The City has issued a number of temporary authorizations for new business to open, provided that they install landscape irrigation as soon as the drought declaration is lifted. However, after discussing the issue with Texas Water Company, it appears that the drought status for the area will not be resolved for the foreseeable future.

Given the interminable drought condition in our area, and the water company's policy of discouraging and denying landscape irrigation water service, the City's mandate for landscape irrigation is no longer practical. Staff is recommending an amendment to the City's landscaping regulations that would permit the installation of drought tolerant xeriscaping without landscape irrigation systems, provided that a registered landscape architect certifies that the landscaping plan can be maintained without such systems.

RECOMMENDATION

Staff recommends approval of the proposed ordinance changes.

PROPOSED ORDINANCE LANGUAGE

City of Bulverde Code of Ordinances, Chapter 14, Zoning, Section 14.08.002, Maintenance and irrigation of landscaped areas, is amended by adding subsection 14.08.002(c), to read as follows:

(c) The landscape irrigation system described in subsection (a) is not required for landscape material if the landscaping plan for that material contains a certification from a registered landscape architect stating that mechanical underground irrigation is not required for maintenance of the landscaping material. Such certification shall also contain a statement detailing the method of irrigation necessary for maintenance of the landscaping material. All landscape material approved under this subsection must be maintained in accordance with the requirements of subsection (b) above.