



**PARKS & RECREATION ADVISORY BOARD
MEETING AGENDA**

**Tuesday, February 17, 2026 at 6:00 PM
Bulverde City Hall Council Chamber
30360 Cougar Bend, Bulverde, Texas 78163**

- 1. CALL THE MEETING TO ORDER**
- 2. REGULAR AGENDA ITEMS**
 - 2.I. Consider and take action to approve the Parks & Recreation Advisory Board meeting minutes from January 29, 2026.
 - 2.II. Discussion of a donation tree in Bulverde Community Park, located at 29815 Bulverde Lane, Bulverde, Texas 78163.
 - 2.III. Discussion and promotion of the Stargazing event at Bulverde Community Park, located at 29815 Bulverde Lane, Bulverde, Texas 78163, on March 7, 2026.
 - 2.IV. Discussion and possible action on the selection of grant application opportunities through the Texas Parks & Wildlife Grant Program.
 - 2.V. Discussion and review of the City of Bulverde's *Parks, Recreation, Trails and Open Space Master Plan*, and discussion on the Board's process for soliciting community input.
 - 2.VI. Discussion by the Parks & Recreation Advisory Board on requests for items / topics to be placed on future meeting agendas.
 - 2.VII. City Council Meeting Update.
 - 2.VIII. City of Bulverde Update from the Public Works Director.

3. ADJOURNMENT



Aaron Martinez
Public Works Director

(Sandra V. Ham, City Secretary, signing for Public Works Director Martinez)

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 Parks & Recreation Advisory Board 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 February 10, 2026.

These minutes have been prepared to satisfy the requirements of Section 551.021 of the Texas Government Code.

**City of Bulverde, Texas
Parks & Recreation Advisory Board
Thursday, January 29, 2025
Meeting Duration: 06:30 PM to 07:15 PM**

Call Meeting to Order

Chair Angie Krawietz called the meeting to order at 6:30 PM.

Members of Parks & Recreation Advisory Board Present:

Chair Angie Krawietz
Vice-Chair Dominic Perez
Board Member Jessica Croll
Board Member Shannon Ewing
Board Member Laura Gottlieb
Board Member Tiffany Rider

Members of Parks & Recreation Advisory Board Absent:

Board Member Rebekah Hays

City Staff Present: Public Works Director Aaron Martinez

Regular Agenda Items

2.I. Consider and take action to approve the Parks & Recreation Advisory Board meeting minutes from December 16, 2025.

Motion: Vice Chair Dominic Perez made a motion seconded by Board Member Jessica Croll to approve the Parks & Recreation Advisory Board meeting minutes from December 16, 2025.

Vote: Motion carried (6) ayes to (0) nays.

2.II. Discussion and presentation on the Texas Parks & Wildlife Grant Program.

Presentation by the Texas Parks & Wildlife Department. No action taken.

2.III. Discussion and possible action on the Stargazing event at Bulverde Community Park.

No action taken.

2.IV. Discussion and possible action on the allocation of the \$2,500 Kiwanis Club donation to the City's budget for the City's parks.

Motion: Chair Angie Krawietz made a motion seconded by Vice Chair Dominic Perez to accept the \$2,500 donation from the Kiwanis Club to the City's budget for adding a dedicated outlet to the Bulverde Community Park gazebo.

Vote: Motion carried (6) ayes to (0) nays.

2.V. Discuss and consider approval of a request by Bulverde Community Parks Association and Friends of the Park for a Parks Special Use Permit to hold its Bulverde Musik in the Park at the City of Bulverde Community Park on 3/21/2026, 4/18/2026, 5/16/2026, 6/6/2026, 9/12/2026, 10/3/2026, 10/24/2026.

Motion: Board Member Laura Gottlieb made a motion seconded by Board Member Shannon Ewing to approve a request by Bulverde Community Parks Association and Friends of the Park for a Parks Special Use Permit to hold its Bulverde Musik in the Park at the City of Bulverde Community Park on 3/21/2026, 4/18/2026, 5/16/2026, 6/6/2026, 9/12/2026, 10/3/2026, 10/24/2026.

Vote: Motion carried (6) ayes to (0) nays.

2.VI. Discussion by the Parks & Recreation Advisory Board on requests for items / topics to be placed on future meeting agendas.

The Parks & Recreation Advisory Board discussed the following items for future meeting agendas:

- Donation Tree for Bulverde Community Park
- City of Bulverde's *Parks, Recreation, Trails and Open Space Master Plan*

2.VII. City Council Meeting Update.

Report given by Board Chair Angie Krawietz.

2.VIII. City of Bulverde Update from the Public Works Director.

Report given by Public Works Director Aaron Martinez.

Adjournment

7:15 PM.

There being no further business to come before the Parks & Recreation Advisory Board, the meeting was adjourned.



Parks, Recreation, Trails and Open Space Master Plan 2020-2030

August 11, 2020



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1 ACKNOWLEDGEMENTS

The City of Bulverde, Texas and Luck Design Team, LLC collaborated to prepare the [City of Bulverde Parks, Recreation, Trails and Open Space Master Plan 2020-2030](#). The plan was developed between October 2019 and August 2020, with input from many individuals public meetings and communication with City personnel and leadership. The following individuals are recognized for their significant contributions to the development of the plan.

THE CITY COUNCIL OF BULVERDE:

Bill Krawietz, Mayor | Term Expires May 2022
Mark Morkovsky | Council Member Place 1
Yvonne Chapman | Council Member Place 2
Chuck Hughes | Council Member Place 3
Ashley Orndorff | Council Member Place 4
Gene Hartman | Council Member Place 5
Mechelle Salmon | Council Member Place 6



THE BULVERDE PARKS AND RECREATION ADVISORY BOARD:

Merri Harrison | Chairperson
Joanne Hall | Board Member
Patti E. Dawson | Board Member
Dr. Yvette Smith | Board Member

CITY STAFF:

Danny Batts | City Manager
Susana Ramos | Planning Director
Eron Spencer | Planner 1
Adrian Garcia | City Engineer

2 METHODOLOGY

The Bulverde Parks, Recreation and Open Space Master Plan 2020-2030 follows the general guidelines for local park master plans, as promoted in the Master Plan Guidelines of the Texas Parks and Wildlife Department's Outdoor Recreation Grant Application. Development of the plan was carried out in these chronological steps:

1. INVENTORY

The inventory compilation assesses the condition of the City of Bulverde owned park system facilities that provide recreational opportunities for Bulverde residents. Additionally, the inventory documents recreational areas and opportunities provided by other public entities in the city limits. Beginning in late January 2020, City Staff and members of LUCK Design Team went to each park, photographically documenting the facilities, writing a detailed list of park amenities and their current condition of use. The data was compiled into a table listing each City-owned park and the features or amenities located in that park.

2. PUBLIC INPUT

LUCK Design Team facilitated discussion with City Staff and board members at five public Bulverde Parks and Recreation Advisory Board meetings to gather input and ideas for the master plan. The priorities defined in the plan were developed from input from these board meetings and City Staff. Additionally, a public hearing was held at the time the Bulverde Parks, Recreation and Open Space Master Plan 2020-2030 was submitted to City Council for review and input.

3. GOALS & OBJECTIVES

Analysis of the collected data and information resulted in a list of priorities that fit into one of four broad categories or Park System Goals. These were developed to give guidance to the overall

future direction of the City's park system.

4. FACILITY NEEDS

Facility needs were assessed at each of the three City owned park properties using standard and resource based methods utilizing information from the public input process.

5. RECOMMENDATIONS

Recommendations were formulated for the park system's future growth, based on input and discussions with City Staff and park Advisory Board members. The recommendations focus primarily on facilities Improvements.

6. ACTION PLAN

In August of 2020, the Bulverde Parks and Recreation Advisory Board formulated a recommendation for the Bulverde City Council regarding a prioritized future parks plan. The direction of the Bulverde Parks, Recreation and Open Space Master Plan 2020-2030 is in concert with the goals of the City's current comprehensive plan that are specific to parks and recreation.

7. ADOPTION

The City of Bulverde Parks, Recreation and Open Space Master Plan 2020-2030 was accepted by the Bulverde Parks and Recreation Advisory Board at their July 2020 meeting and presented to City Council the proceeding August.

The plan is effective September 2020 through the end of 2030. A comprehensive update to the plan is recommended every five years.

3 INTRODUCTION

A HISTORY OF BULVERDE

“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 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.

Annual precipitation averages 30 to 33 inches per year.”¹

¹ - Source: Sunrise 2025: A New City Prepares for a Bright Future



CITY OF BULVERDE PARKS SERVICE AREA PARKS AND RECREATION GOALS

The following goals were developed and sited by the Parks and Recreation Advisory Board and City Staff to give direction and guidance for the City’s future park system:

- Enhance connectivity to the City’s parks, downtown area and community cultural events;
- Maintain and take care of what we have in the City’s park system;
- Preserve Natural Areas and Open Space;
- Develop Partnerships with Other Public and Private Entities To Enhance Recreational Opportunities for City Residents.

4 INVENTORY

In order to project the future park and recreation needs of the City of Bulverde, City Staff conducted a facilities inventory review of the three parks within the City's park service area. Each of the parks were inventoried for the number and type of park amenities located at the park, documented with photographs as the parks looked in the fall of 2019, and categorized according to the following parks classification system:

NEIGHBORHOOD PARK

The average size for neighborhood parks is usually under five acres. Neighborhood parks provide recreational opportunities for the entire family and are primarily used by residents within immediate walking or biking distance. There is one publicly owned neighborhood park in Bulverde.

A neighborhood park in Bulverde should serve approximately 2,000 to 3,000 residents. Neighborhood parks can represent significant construction and maintenance investments. In some instances, depending on location and facilities, community parks supplement the need for neighborhood park type service for residential areas within walking or biking distance.

Size – The average neighborhood park in Bulverde should be five or less acres. However, the size of a particular park may vary greatly depending on the surrounding property and types of uses in the park itself. The park should be small enough not to encroach on the neighborhood by attracting too many visitors, but large enough to provide a variety of facilities. The layout of a neighborhood park should be very efficient, as room for expansion will be limited and any future development will have to take place within existing park boundaries.



Location – Neighborhood parks are located throughout the City and are accessible to residents living within a one-half mile radius. These parks are frequently located adjacent to elementary schools, so as to share acquisition and development costs with the school district.

Typical facilities that can be found in neighborhood parks include:

- Playground equipment with a safety surface
- Unlighted practice fields
- Unlighted tennis or basketball courts
- Unlighted multi-purpose courts
- Jogging exercise trail with exercise stations
- Active free play areas
- Picnic areas with benches, picnic tables and grills
- Small pavilion or gazebo

- Limited security lighting
- Nature education stations
- Neighborhood gardens

Parking – This varies on the type of facilities and size of the park, but the National Recreation and Park Association recommends a minimum of eight spaces per newly developed neighborhood park with at least two accessible spaces. Off-street parking is not recommended in most cases because the park should primarily serve those residents within walking or biking distance.

COMMUNITY PARK

Community parks are the largest parks in the City, serving family and alternate-use groups from the city and outlying population areas. They have a wide variety of park facilities for recreational and competitive sports use that attract patrons during all seasons. The majority of access to this type of facility is by driving to the park and parking on-site, enabling residents to come from greater distances to utilize the park facilities. Community parks represent significant construction and maintenance investments from the taxpayers. Bulverde has one community park.

- Size – Average park size ranges from 15 acres to more than 50 acres. Community parks should be large enough to provide a variety of facilities while still leaving open space for passive recreation and pre-existing natural areas. Ideal community park sites will have room for expansion and growth as new facilities are required.

Typical facilities that can typically be found in community parks include:

- Lighted ball fields, suitable for organized competitive events
- Hiking and/or bicycling trails
- Playground equipment
- Sufficient off-street parking based on facilities provided and size of park
- Active free play areas
- Picnic areas and pavilion(s)

- Restrooms
- Security lighting
- Nature trails

Parking – This varies on the facilities and size of the park. The National Recreation and Park Association recommends a minimum of five spaces per acre, plus additional parking for any future facilities.

PARKLAND RESERVE

Park acreage in this category is defined as undeveloped City-owned property that is designated or set aside as open space or for future park development.

The City has one park currently designated as park land reserve land.



BULVERDE COMMUNITY PARK

29815 Bulverde Lane



EXISTING AMENITIES	QUANTITY	CONDITION			ACCESSIBILITY
		GOOD	FAIR	DELETE / REPAIR	
Basketball Courts	1	1			Y
Benches	13	13			Y
Bike Rack	1	1			Y
Grilling Stations	6	6			Y
Music Center	1	1			Y
Pavilions	7	7			Y
Picnic Tables	8	7	1		Y
Playgrounds - Ages 2-5	1	1			N
Playgrounds - Ages 5-12	2	2			Y
Softball Fields (Practice)	2	2			Y
Splash Pads	1	1			Y
Swing Set	1	1			Y
Trails (in Miles)	0.63	0.63			Y

Acreage: 13.0 Acres

Current Classification: Community Park

BULVERDE COMMUNITY PARK CONTINUED

29815 Bulverde Lane



CITY PARK

30500 Wildcat Drive



EXISTING AMENITIES	QUANTITY	CONDITION			ACCESSIBILITY
		GOOD	FAIR	DELETE / REPAIR	
Picnic Tables	3		3		N

Acreage: 1.62 Acres

Current Classification: Neighborhood Park

SINGING HILLS PARKLAND RESERVE

Northwest intersection of Harmony Hills Street and Singing Oaks



Acreage: 12.65 Acres

Current Classification: Parkland Reserve

The overall parcel tract is approximately 13.40 acres. The water treatment plant comprises .75 acres, leaving overall designated parkland at 12.65 acres. There are no current recreational amenities at the site.

MATRIX OF EXISTING PARK AMENITIES

The results of the physical inventory were tabulated below, documenting acreage and the number of recreational amenities at each park location.

City of Bulverde Recreational Amenities Table																					
Park Facility Name	Approx. Acres	Park Classification	Baseball Fields	Baseball Fields (Practice)	Basketball Courts	Benches	Bike Rack	Exercise Stations	Grilling Stations	Music Center	Multi-Purpose Fields	Pavilions	Picnic Tables	Playgrounds	Restrooms	Soccer Fields	Softball Fields	Splash Pad	Swimming Pools	Swing Set	Trails (in Miles)
Bulverde Community Park	13.00	C	0	0	1	13	1	0	6	1	2	7	8	3	1	0	0	1	0	1	0.63
City Park	1.62	N											3								
Singing Hills Parkland Reserve	12.65	P																			
Total	27.27		0	0	1	13	1	0	6	1	2	7	11	3	1	0	0	1	0	1	0.63
		N=Neighborhood																			
		C=Community																			
		P= Parkland Reserve																			

In addition to the City-owned park facility inventory, non-City-owned recreational amenities located within the City limits, Extraterritorial Jurisdiction and parks service area were also documented. They are outlined below.

NON-CITY OWNED PUBLIC RECREATIONAL AMENITIES

JUMBO EVANS SPORTS PARK - Comal County Parks - 101 Jumbo Evans Blvd, Spring Branch, Texas

Approximately 75 acres.

Recreational Amenities Include: a recreation center,

5 soccer full size soccer fields, 3 baseball fields,
3 softball fields, 1 football field, 6 tennis courts,
1 lacrosse field, basketball court, and
community pavilion

The County currently has leases with the following entities for amenity use:

- Bulverde Youth Soccer Association
- Bulverde Little League
- Spring Branch Youth Football Association
- Spring Branch Tennis Center



Jumbo Evans Sports Park

KLECK PARK - Comal County Parks - 32000 Stahl Lane, Bulverde, Texas

Approximately 43.5 acres. Recreational Amenities Include: 1 miles of trail

HONEY CREEK STATE NATURAL AREA - Texas Parks and Wildlife- Park Road 31, Spring Branch, Texas

Approximately 2,293 Acres.

Recreational Amenities Include: Natural areas and open space (guided tours only).

GUADALUPE RIVER STATE PARK - Texas Parks and Wildlife- Park Road 31, Spring Branch, Texas

Approximately 1,800 Acres.

Recreational Amenities offers a variety of outdoor activities, including canoeing, fishing, swimming, tubing, picnicking, hiking, nature watching, horseback riding, mountain biking, and camping.

PUBLIC SCHOOLS

ARLON R. SEAY ELEMENTARY SCHOOL - Comal Independent School District

20911 TX-46 Bulverde Rd, Spring Branch, Texas

Recreational Amenities (Gated) Include: Practice football field

BILL BROWN ELEMENTARY SCHOOL - Comal Independent School District

20410 TX-46 Bulverde Rd, Spring Branch, Texas

Recreational Amenities (Gated) Include:

4 playgrounds, 1 basketball court,

JOHNSON RANCH ELEMENTARY SCHOOL -

Comal Independent School District

30501 Johnson Way, Bulverde, Texas

Recreational Amenities (Gated) Include:

1 playgrounds, 1 basketball court, 1 Gaga Ball Pit,



Johnson Ranch Elementary School Playground

RAHE BULVERDE ELEMNTARY SCHOOL - Comal Independent School District

1715 East Ammann Road, Bulverde, Texas

Recreational Amenities (Gated) Include: 3 playgrounds, 1 basketball court, 2 foursquare areas, walking track, 1 Gaga Ball Pit,

SPRING BRANCH MIDDLE SCHOOL - Comal Independent School District

21053 Hwy 46 W, Spring Branch, Texas

Recreational Amenities (Gated) Include: Competition Track, 3 Tennis Courts, Football/Soccer Field (Game), Football/Soccer Field (Practice)

Smithson Valley Middle School and Smithson Valley High School serve the secondary educational needs for the City of Bulverde; however, they are removed from the park service for the majority of City of Bulverde residents.

PRIVATE RECREATIONAL AMENITIES

TITANS / STING SAN ANTONIO - San Antonio United Soccer Club - 29064 Bulverde Rd, San Antonio, TX

Approximately 28 acres.

Recreational Amenities Include: 8 youth soccer fields

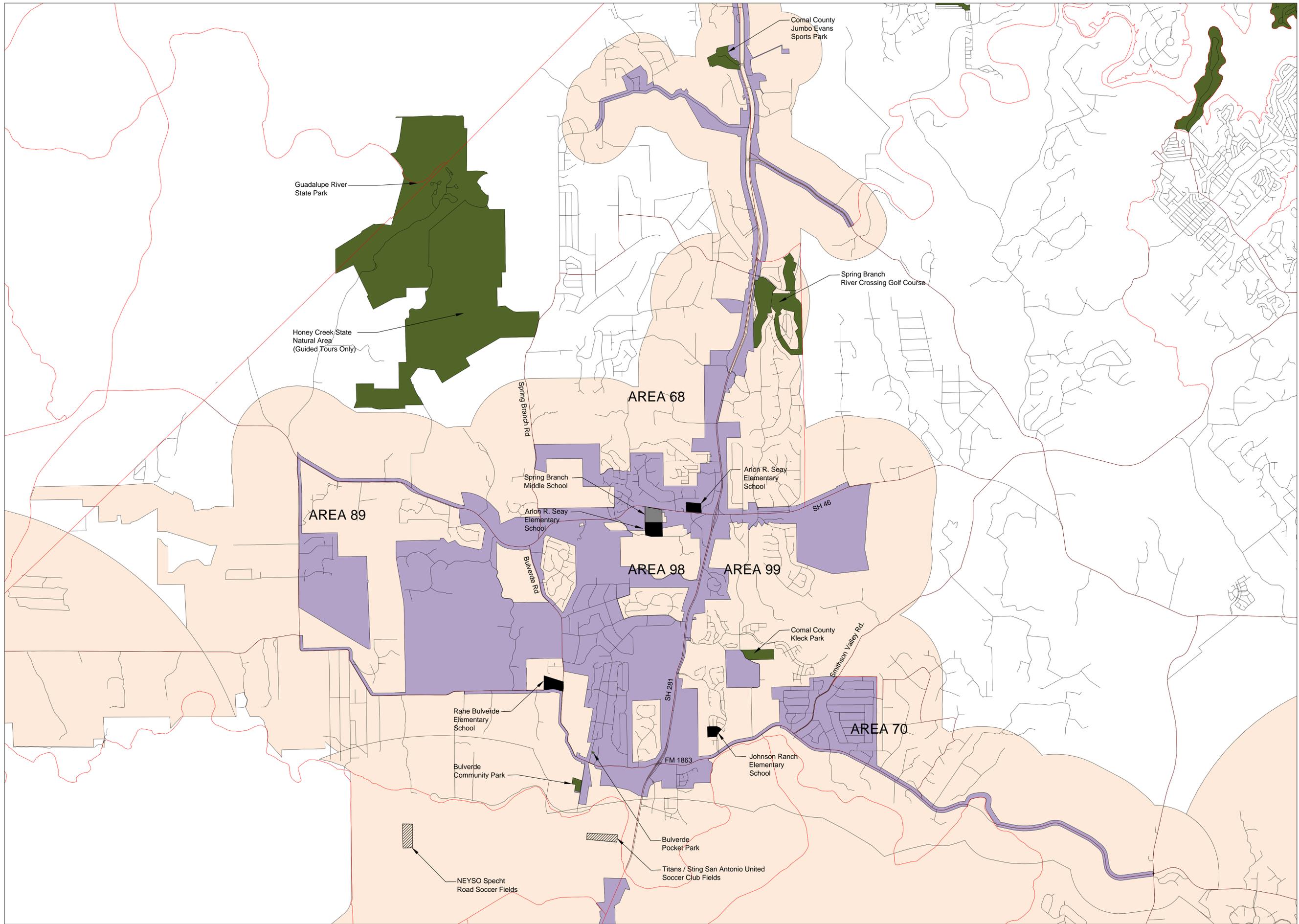
NEYSO SPECHT ROAD FIELDS - North East Youth Soccer Organization - 204 W Specht Rd, San Antonio, TX

Approximately 36 acres.

Recreational Amenities Include:

12 youth soccer fields





5 PARK ACREAGE AND FACILITY

The National Recreation and Parks Association (NRPA) provides the industry standard for parks, recreation, and open space design as recognized by park planning professionals throughout the country. This master plan follows the latest published nomenclature and standards as outlined by NRPA.



NRPA directed each municipality or governmental agency to develop and provide its own guideline for growth and park planning as dictated by local conditions. As such, a numerical nationwide template of standards for parks growth does not exist, although the development of a standard for each municipality is exhorted. Previously, NRPA recommended parkland acreage of 6.25 to 10.5 acres/1,000 of population.

Utilizing NRPA's benchmarks, the following standards and guidelines are to be used by the City of Bulverde as a guide for goals to be achieved as its park system further develops. As with any issue that arises, the practice of these standards to

specific situations should be applied with the wisdom of the local needs.

For purposes of this master plan, the Bulverde park system is divided into the following park classifications:

Neighborhood Parks - Neighborhood parks serve residents in a 1/4 to 1/2 mile area. Typically, there is little if any parking and roadway infrastructure at the park and the focus tends to be on informal activities and servicing passive recreational needs.

Community Parks - Active program elements such as ball fields and larger community based recreation needs are served by the Community Park classification. Typically, these parks range from 10 to 100 acres in size and have a two mile level of service area.

Parkland Reserves - Generally these lands are undeveloped for programmed recreational use but is set aside and designated for potential parkland development in the future.

COMPARISON OF PARK ACREAGE TO ADOPTED STANDARDS - PROJECTIONS FOR 2025 AND 2030

In order to assist the City in acquiring additional parkland to meet the needs of a growing population, the following tables have been developed. Each table reflects a desired acreage amount per 1000 unit of population for each park classification group. These desired acreages are compared to existing park acreages within the City's park service area. The differences between the existing and desired acreages offer a guideline for the years 2025 and 2030 and provide the City of Bulverde with a systematic parkland acquisition goal to meet the needs of the population.

EXISTING PARKLAND ACREAGE – CITY OF BULVERDE This table lists parkland inventory acreage as indicated in ‘Section 4 - Inventory’ of this master plan document.

Neighborhood Parks	
City Park	1.62 Acres
Total Neighborhood Parks Acreage=	
1.62 Acres	
Community Parks	
Bulverde Community Park	13.00 Acres
Total Community Parks Acreage=	
13.00 Acres	
Parkland Reserve	
Singing Hills Parkland Reserve	12.65 Acres
Total Community Parks Acreage=	
12.65 Acres	
TOTAL PARK ACREAGE=	27.27 Acres



CITY OF BULVERDE PARK SERVICE AREA ACREAGE GUIDELINES

	Existing 2020 Population of 20,657 ¹	Guidelines for 2025 Population of 27,939 ¹	Guidelines for 2030 Population of 36,414 ¹
Facility	Existing Parks AC/1000	Suggested AC/1000	Suggested AC/1000
Neighborhood Parks	1.62 ac 0.07 ac/1000	1.62 ac 0.05 ac/1000	1.62 ac 0.04 ac/1000
Community Parks	13.00 ac 0.63 ac/1000	13.00 ac 0.47 ac/1000	13.00 ac 0.36 ac/1000
Parkland Reserve	12.65 ac 0.62 ac/1000	12.65 ac 0.45 ac/1000	12.65 ac 0.35 ac/1000
Totals	27.27 ac 1.32 ac/1000	27.27 ac 0.97 ac/1000	27.27 ac 0.75 ac/1000

Notes:

- The Alamo Area Metropolitan Planning Organization (AAMPO) published population projections for the four county area comprising the AAMPO jurisdiction as part of its *Mobility 2045* document. The Bulverde City Limits and Extraterritorial Jurisdiction fall within this area. As the chart below indicates Comal County is projected to increase in population by 115%. The population estimates shown in the City of Bulverde Parks, Recreation, Trails and Open Space Master Plan 2020-2030 are based off extrapolated population numbers used by the AAMPO. Using GIS referenced population projections for ID areas 68, 70, 89, 98 and 99 from the AAMPO plan that correspond to the approximate service area of the Bulverde park system (see appendix), population estimates are extrapolated from Year 2015/2025/2035 population forecasts and used for planning purposes in this document.

EXISTING PARKLAND ACREAGE – BULVERDE PARK SERVICE AREA (WITH JUMBO EVANS SPORTS PARK AND KLECK PARK INCLUDED IN THE CALCULATION TABLES)

Jumbo Evans Sports Park and Kleck Park are both owned by Comal County. However, since both parks play an instrumental role in providing recreational opportunities for residents of Bulverde, context of the Comal County Parks for acreage and facility guidelines are important as they apply to the full recreational environment of the City of Bulverde parks system. Although the City of Bulverde has no direct control over the current or future direction of the Comal County parks, they are included on the following pages for reference.

Neighborhood Parks	
City Park	1.62 Acres
<hr/>	
Total Neighborhood Parks Acreage=	1.62 Acres
Community Parks	
Bulverde Community Park	13.00 Acres
<hr/>	
Total Community Parks Acreage=	13.00 Acres
Parkland Reserve	
Singing Hills Parkland Reserve	12.65 Acres
<hr/>	
Total Community Parks Acreage=	12.65 Acres
Regional Parks	
Jumbo Evans Sports Park	75.00 Acres
Kleck Park	43.50 Acres
<hr/>	
Total Community Parks Acreage=	118.50 Acres
TOTAL PARK ACREAGE=	145.77 Acres



BULVERDE PARK SERVICE AREA ACREAGE GUIDELINES (WITH JUMBO EVANS SPORTS PARK AND KLECK PARK INCLUDED IN THE CALCULATION TABLES)

Facility	Existing 2020 Population of 20,657 Existing Parks AC/1000	Guidelines for 2025 Population of 27,939 Suggested AC/1000	Guidelines for 2030 Population of 36,414 Suggested AC/1000
Neighborhood Parks	1.62 ac 0.07 ac/1000	1.62 ac 0.05 ac/1000	1.62 ac 0.04 ac/1000
Community Parks	13.00 ac 0.63 ac/1000	13.00 ac 0.47 ac/1000	13.00 ac 0.36 ac/1000
Parkland Reserve	12.65 ac 0.62 ac/1000	12.65 ac 0.45 ac/1000	12.65 ac 0.35 ac/1000
Regional Parks	118.50 ac 5.73 ac/1000	118.50 ac 4.24 ac/1000	118.50 ac 3.25 ac/1000
Totals	145.77ac 7.05 ac/1000	145.77 ac 5.21 ac/1000	145.77 ac 4.00 ac/1000

Facility Development Guidelines:

Typically, park facility guidelines are established for park amenities that a municipality owns and maintains. The residents of Bulverde rely heavily on Comal County Parks for their recreational needs particularly for athletic amenities and trails. Jumbo Evans Sports Park and Kleck Park are both owned by Comal County. The Bulverde Youth Soccer Association utilizes fields at the Jumbo Evans Sports Park for their use and the Bulverde Little League uses the three baseball fields and three softball fields at the same County complex for their leagues as well. As the table below illustrates, the Bulverde Parks service area is highly dependent on the Comal County facilities for athletic amenities and trails.

Although this dependence existing, the City of Bulverde has no direct control over the current or future direction of these Comal County parks.

Activity / Facility	Existing City of Bulverde Facilities In 2020 with Pop. of 20,657	Existing City of Bulverde Facilities with Jumbo Evans Sports Park and Kleck park included in the Calculation tables In 2020 with Pop. of 20,657
Baseball Fields	0	3
Basketball Courts (outdoors)	1	2
Benches	13	13
Bike Racks	1	1
Grilling Stations	6	6
Football Fields	0	1
Lacrosse Fields	0	1
Multi-Purpose Fields	2	2
Pavilion/Shelters	7	8
Picnic Tables	8	8
Playgrounds	3	4
Recreation Centers	0	1
Skate Parks/Pads	0	0
Soccer Fields	0	5
Softball Fields	0	3
Swimming Pools	0	0
Splash Pads	1	1
Tennis Courts	0	6
Trails	0.63 miles	1.63 miles
Volleyball Area	0	0



Facility Development Guidelines:

The National Recreation and Park Association has published guidelines for the number of recommended recreational facilities based on population. Information from these guidelines is listed below along with facility development guideline recommendations from LUCK Design Team specific to the City of Bulverde park service area. The recommendations from LUCK Design Team are in reference to facilities that were not covered in the NRPA recommendations. Proposed guidelines for fiscal years 2025 and 2030 as developed by City staff are also listed below. Numerical counts for the existing facilities indicated for the Year 2020 population that serve the Bulverde park service area include facilities count from Comal County's Jumbo Evans Sports Park and Kleck Park.

BULVERDE PARK SERVICE AREA FACILITY GUIDELINES

Activity / Facility	Guidelines Recommended For Facilities Per Population	Existing Facilities In 2020; Pop of 20,657	Facilities Proposed For 2025; Pop of 27,939 [±]	Facilities Proposed For 2030; Pop 36,414 [±]
Baseball Fields	1/7,000 [^]	3	4	5
Basketball Courts (outdoors)	1/20,000 [^]	2	2	2
Benches	1/1,500 [^]	13	18	24
Bike Racks	1/20,000 [^]	1	2	3
Grilling Stations	1/5,000 [^]	6	6	7
Football Fields	1/10,000 [^]	2	3	4
Lacrosse Fields	1/20,000 [^]	1	1	2
Multi-Purpose Fields	1/10,000 [^]	2	2	3
Pavilion/Shelters	1/3,000 [^]	8	9	12
Picnic Tables	1 table/2,500 [^]	8	11	14
Playgrounds	1 area/5,000 [^]	4	5	6
Recreation Centers	1/20,000-30,000 [*]	1	1	1
Soccer Fields	1/5,000 [^]	5	5	7
Softball Fields	1/10,000 [^]	3	3	3
Swimming Pools	1/20,000 [*]	0	0	0
Splash Pads	1/20,000 [^]	1	1	2
Tennis Courts	1/5,000 [^]	6	6	6
Trails	1 mile/10,000 [^]	1.63 miles	2.70 miles	3.70 miles
Volleyball Area (outdoors)	1/5,000 [*]	0	1	2

* - Source: Guidelines from Appendix A in Recreation, Park and Open Space Standards and Guidelines, p. 60-61, 4th printing 1990, a publication of the National Recreation and Park Association (NRPA). Note NRPA Standards for the following for reference:

Basketball Courts : 1/5,000	Pavilion/Shelters:1/2,000;
Picnic Tables: 1 table/300;	Playgrounds: 1 area/1,000
Soccer Fields: 1/5,000	Softball Fields: 1/5,000

[^]- Source: LUCK Design Team professional recommendations for the Bulverde Park Service Area.

[±] - 2025 and 2030 projections indicate increases to keep the current service ratio intact as the population increases.

6 ACTION PLAN

The following page represents a condensed action plan of implementation for the Bulverde Parks, Recreation and Open Space Master Plan 2020-2030. These items represent the park and recreation goals of the City of Bulverde and is envisioned to be a working document to guide the City in the future growth of its park and recreation system.

Three park goals were published in “Sunrise 2025: A New City Prepares for a Bright Future”, the City’s Comprehensive Plan adopted by the City in 2004. These goals and their accompanying objectives and action items were reviewed by the Parks and Recreation Advisory Board to check status and applicability in 2020. Subsequently, park board members wanted the direction of the Bulverde Parks, Recreation and Open Space Master Plan 2020-2030 to be in concert with the three goals in the Comprehensive Plan that were specific to parks and recreation.

These park goals, objectives and action items are listed below; items already completed are so noted.

Complete
Complete

Community Services Goal 6: Ensure adequate quantity and equal distribution of parks, open space, and recreation facilities.		
Objective 6.1: Develop the existing park site on Bulverde Lane.		
Action 6.1.1: Have staff begin to apply for grants for this purpose.	2	PL, CA
Objective 6.2: Develop minimum standards for the development and location of future parks.		
Action 6.2.1: Have a parks expert/consultant meet with city staff and/or the P & Z to bring them up to date on what other similar cities are doing for parks and open space.	2	CA, PL
Action 6.2.2: Enact new policies.	3	CC
Objective 6.3: Acquire and develop parkland to meet the citizens’ needs.		
Action 6.3.1: Once standards are set, use existing Parks Committee to determine what land needs to be acquired and/or developed.	3	CA, PL
Objective 6.4: Develop greenbelts using natural drainage ways when possible with trail systems to provide pedestrian and biking linkages for neighborhoods, schools, parks and other destinations.		
Action 6.4.1: Prepare and adopt the hike and bike trail master plan recommended in the Comprehensive Plan.	1	CC
Action 6.4.2: Utilize the dedication procedure to acquire land for greenbelts at minimal up-front costs to the City.	2	CC, AT, PZ

Community Services Goal 7: Develop additional recreational opportunities.		
Objective 7.1: Coordinate the provision of recreational facilities with other providers (e.g. CISD schools, county, non-profits and developers).		
Action 7.1.1: Set up an initial meeting with appropriate representatives of different entities.	2	CA
Action 7.1.2: Reach an agreement with the Comal Independent School District for joint use of their athletic facilities.	2	CA, CC
Action 7.1.3: Conduct survey(s) to determine citizens' wants and needs.	2	PL
Objective 7.2: Work to provide a range of recreational opportunities for all residents in the future		
Action 7.2.1: Evaluate what facilities the City can afford to provide.	1	CA, PL
Action 7.2.2: Survey residents to determine their wants.	2	PL
Action 7.2.3: Explore grant opportunities.	3	PL
Objective 7.3: Assure the provision of nature appreciation and wildlife habitat areas for hiking, biking, jogging, bird-watching and picnicking.		
Action 7.3.1: Ensure that this objective is part of Parks Master Plan.	2	PZ, PL
Action 7.3.2: Ensure that there is a strong effort at public outreach.	2	PL

Transportation Goal 2: Support transportation alternatives to the automobile such as hike/bike networks and pedestrian circulation.		
Objective 2.1. Develop transportation strategies that will reduce dependence on the automobile and continue to ensure the city's clean air quality		
Action 2.1.1: Establish carpool parking areas.	3	PL
Action 2.1.2: Increase awareness of and encourage the use of alternative transportation options.	3	PL
Action 2.1.3: Pass resolution to support AACOG's Clean Air Plan for the San Antonio MSA.	2	CC
Action 2.1.4: Implement of Bike/Pedestrian pathways that would connect the various subdivisions throughout Bulverde as well as promote the health and general well-being of the citizens of Bulverde	2	CC
Action 2.1.5: Review subdivision standards and revise as necessary to encourage pedestrian/bicycle pathways/sidewalks within a development as well as their connectivity to pathways in other subdivisions	1	PL, PZ, CC
Action 2.1.6: Identify funding sources.	2	CA
Action 2.1.7: Investigate the possibilities of utilizing VIA Park-and-Ride.	3	PL

The following parks and recreation priorities were developed by the Parks and Recreation Advisory Board and City Staff. Items indicated in the High Priority category are ranked in order of importance. Priorities listed as “Medium Priority Items” and “Moderate Priority Items” are not ranked in order of importance.

This list should be reviewed at a minimum of every five years and updated as new priorities arise or as listed items are accomplished.

OUTDOOR RECREATION PRIORITIES*

High Priority Items

1. Walking, Hiking & Biking Trails/Paths/Lanes
2. Picnic Tables (Trail Support Amenity)
3. Benches (Trail Support Amenity)
4. Tree Canopy Enhancement



Medium Priority Items

- Pedestrian and Area Lighting
- Basketball Courts Resurfacing
- Dog Park (if fencing is not problematic)
- Playscapes / Playgrounds with Poured in Place Fall Zone Material
- Wi-Fi at Parks
- Wildlife Viewing Areas/ Natural Area and Open Space
- Exercise Stations

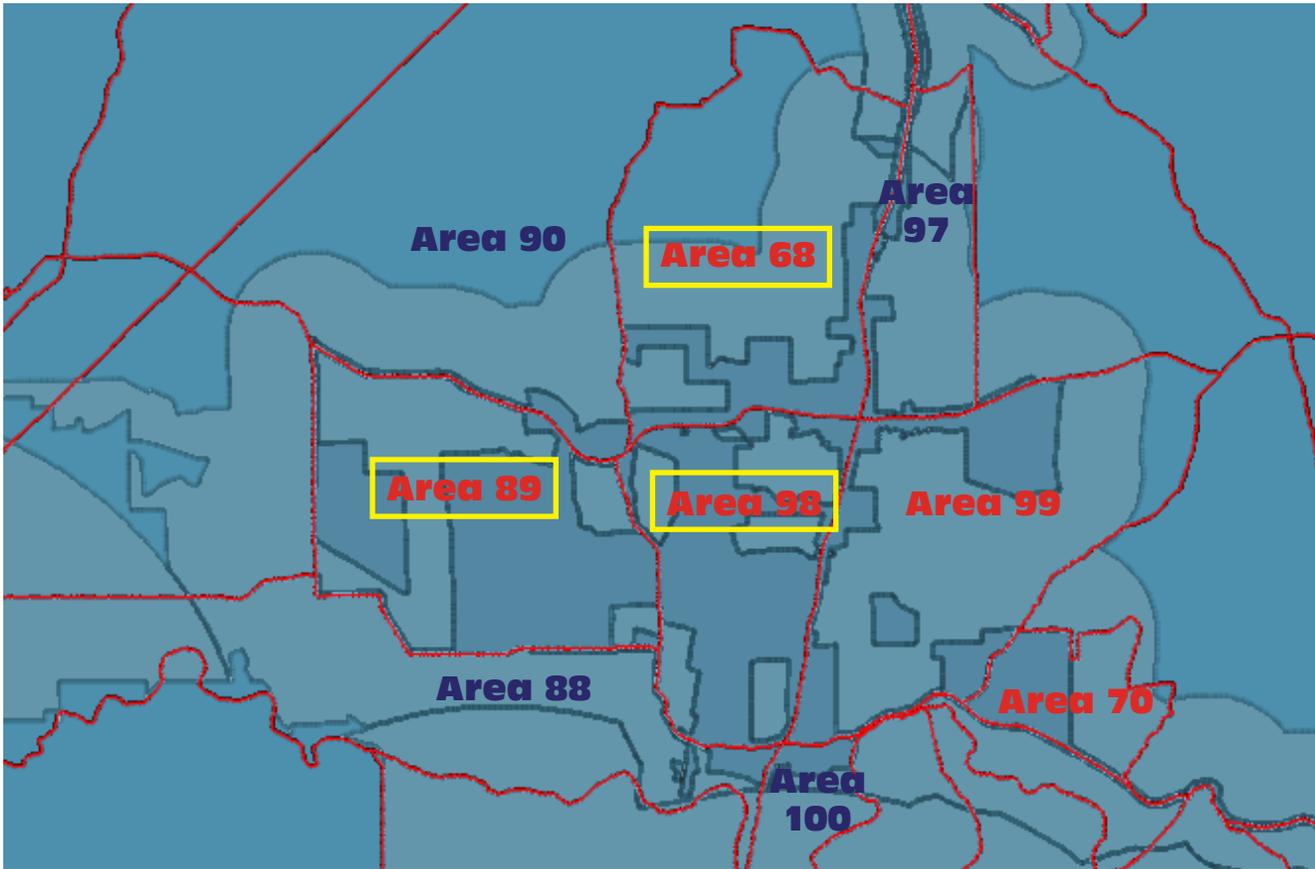
Moderate Priority Items (Long-Range Priority Items)

- Water Playscape / Splash Pads
- Outdoor Swimming Pool Soccer Fields
- Tennis Court
- Baseball Fields
- Fishing /Water Access Opportunities
- Softball

* - It is not the intent of this priorities list to encumber City leadership to future expenditures.

7

APPENDIX



 City of Bulverde City Limits

 City of Bulverde ETJ

 AAMPO Population Projections for ID Areas 68, 70, 88,89,90,97,98,99 and 100; these ID Areas comprise the City of Bulverde City Limits and City of Bulverde ETJ but also comprise some areas that are outside of the City's ETJ.

 AAMPO Population Projections for ID Areas 68, 70, 89,98, and 99; these ID Areas are a mix of the City of Bulverde City Limits and City of Bulverde' **THESE ID AREAS COMPRISE THE "BULVERDE PARK SERVICE AREA"**.

 AAMPO Population Projections for ID Areas 68, 89 and 98,

	2015	2025	2035	2045
68	3252	6905	11942	15758
70	1846	2172	2503	2867
88	1377	1809	2231	2705
89	2313	5457	8749	12062
90	2838	3828	4780	5854
97	2110	2545	2980	3465
98	3009	6070	10586	13782
99	2956	7335	11110	14720
100	293	398	498	612
	19865	36645	55733	72445
	13376	27939	44890	59189
	8574	18432	31277	41602

The Alamo Area Metropolitan Planning Organization (AAMPO) published population projections for the four county area comprising the AAMPO jurisdiction as part of its *Mobility 2045* document. The Bulverde City Limits and Extraterritorial Jurisdiction fall within this area. As the chart below indicates Comal County is projected to increase in population by 115%. The population estimates shown in the City of Bulverde Parks, Recreation, Trails and Open Space Master Plan 2020-2030 are based off extrapolated population numbers used by the AAMPO. Using GIS referenced population projections for ID areas 68, 70, 89, 98 and 99 from the AAMPO plan that correspond to the approximate service area of the Bulverde park system (see appendix), population estimates are extrapolated from Year 2015/2025/2035 population forecasts and used for planning purposes in this document.