



CITY COUNCIL MEETING AGENDA

Monday, February 23, 2026 at 6:30 PM

Bulverde City Hall Council Chamber

30360 Cougar Bend, Bulverde, Texas 78163

HELEN HAYS

Mayor

JASON KRAWIETZ

Council Member, Place 1

TED HAWKINS

Council Member, Place 3

JOE ALEXANDRE

Mayor Pro Tem, Place 5

FRANCESCA WATSON

Council Member, Place 2

CLINT HAYS

Council Member, Place 4

CHRISTOPHER GOTH

Council Member, Place 6

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 Council as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the Council 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 Council 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. REPORTS, PRESENTATIONS, AND PROCLAMATIONS

2.A. Planning Department Update: Summary of January 2026 Activities

2.B. Planning & Zoning Commission: Report from the Planning & Zoning Commission

3. REGULAR AGENDA ITEMS

3.A. Hold a public hearing and consider the approval of an ordinance granting a variance to Section 3.08.103(l) of the City of Bulverde Code of Ordinances, at 29905 Bulverde Ln, Bulverde, TX 78163.

- 3.B. Receive a presentation from Matthew Bremmer regarding a development proposal for property located on the west side of Bulverde Rd, near the intersections of Casey Rd and John Charles Dr.
- 3.C. Discuss and consider adoption of an ordinance adjusting Singing Hills Wastewater Treatment Plant wastewater and reuse rates and charges.
- 3.D. Consider 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.
- 3.E. Consider 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.

4. PUBLIC COMMENTS NOT RELATED TO POSTED AGENDA ITEMS

5. EXECUTIVE (CLOSED) SESSION

- 5.A. Pursuant to Tex. Gov't Code Ann. § 551.074 (Personnel Matters), Personnel Matters, the City Council will meet in Executive (Closed) Session to deliberate the appointment / reappointment or removal of members of the Planning & Zoning Commission.
- 5.B. The City Council will meet in Executive (Closed) Session to seek the advice of legal counsel about pending litigation, as follows:
 - i *Lisa H. Cook v. The City of Bulverde*, Cause No. C2025-0740A, a lawsuit pending in the 22nd District Court of Comal County, pursuant to Section 551.071 of the Texas Open Meetings Act, which authorizes closed sessions for a governmental body to consult with its attorney(s) regarding advice on legal matters pertaining to "Pending or Contemplated Litigation; or a Settlement Offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act."

6. ACTION ITEMS AFTER EXECUTIVE (CLOSED) SESSION

- 6.A. Consider and take possible action on appointing a member to the Planning & Zoning Commission.

7. 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 City Council 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 17, 2026.

The City Council reserves the right to adjourn into Executive session at any time regarding any issue for which it is legally permissible. The City Council will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel, to discuss matters of land acquisition, litigation, Economic Development negotiations, or personnel matters as listed on this agenda. The City Council may also announce it will go into Executive Session, if necessary, to receive advice from Legal Counsel regarding any other items on this agenda.



CITY COUNCIL ITEM:
VR 25-20
SIGN VARIANCE
29905 Bulverde Ln

MEETING DATE: February 23, 2026

DEPARTMENT: Planning & Development

AGENDA ITEM: Hold a public hearing and consider the approval of an ordinance granting a variance to Section 3.08.103(l) of the City of Bulverde Code of Ordinances, at 29905 Bulverde Ln, Bulverde, TX 78163.

PRESENTED BY: Danny Batts, Planning Director, AICP

PLANNING REQUEST:

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.

OWNER/APPLICANT:

LAYTANO HERBERT A & MICHLE
31011 PANTHER DR
BULVERDE, TX 78163-4573

PROPERTY INFORMATION:

Address: 29905 BULVERDE LN BULVERDE, TX 78163
Existing Land Use: ETJ (Commercial)
Existing Zoning: N/A, ETJ

SUMMARY:

The Laytano's, on behalf of Bullet Flooring, LLC, are requesting a variance to authorize three off-site signs to be located at 29905 Bulverde Lane (adjacent to the City park). Bullet Flooring's primary operations are located in a suite at 30069 US HWY 281 N. The applicants have stated that they have a warehouse at the Bulverde Lane location where they perform administrative operations and daily logistics, and also store material.

The applicants are looking to construct three 8' by 4' signs. One sign affixed to the Laytano's fence, facing south towards the City Park. Two signs affixed to a frame in a truck, parked on the east side of the lot, facing Bulverde Lane.

The City regulates off-site signs in both the City Limits and the Extra-territorial Jurisdiction. The approval of this variance would authorize a sign advertising the primary business operations of Bullet Flooring, LLC at the US Highway 281 storefront.

ANALYSIS:

Section 3.08.103(l) of the City Code of Ordinances prohibits off-site signs.

Section 3.08.001 of the City Code of Ordinances defines an “off-site sign” as follows:

Sign, off-site. *A sign which directs attention to a business, commodity, service, good, product, or entertainment not related to the site upon which such sign is located or to which it is affixed.*

Section 216.002 of the Texas Local Government Code defines an “off-premise sign” as follows:

Off-premise sign. *Means a sign displaying advertising copy that pertains to a business, person, organization, activity, event, place, service, or product not principally located or primarily manufactured or sold on the premises on which the sign is located.*

When this item was first considered at the January 27th, 2026, City Council meeting, members of Council were not in favor of approving the requested variance. However, instead of denying the request, Council postponed consideration of the item to afford the applicant an opportunity to develop a new design for the proposed vehicular sign.

CRITERIA FOR EVALUATION:

The City Code has established criteria for approval of variances to the Signage Regulations. Section 3.08.072 of the City Code states:

“The city council, after review by the planning and zoning commission, may authorize variances to any restriction set forth in this article, including but not limited to the number, type, area, height, or setback of signs, or any other aspect involved in the sign permitting process. In granting any variance, the city council shall determine that a literal enforcement of the sign regulations will create an unnecessary hardship or a practical difficulty on the applicant, that the situation causing the unnecessary hardship or practical difficulty is unique to the affected property and is not self-imposed, that the variance will not injure and will be wholly compatible with the use and permitted development of adjacent properties, and that the granting of the variance will be in harmony with the spirit and purpose of this article.”

RECOMMENDATION:

The Planning & Zoning Commission Recommends **partial approval and partial denial**. The Planning & Zoning Commission approved the vehicular sign fronting Bulverde Lane and denied the attached sign adjacent to the park.

- Motion to recommend approval carried 3-1, with Commissioner Perry opposing and Commissioner Cartier abstaining.

ATTACHMENTS:

- A. Revised Variance Request

Revised Variance Request



BULLET FLOORING
PICK UP & DELIVERIES

29905 Bulverde Lane



BULLET FLOORING
PICK UP & DELIVERIES



29905 Bulverde Lane

BULLET FLOORING
PICK UP & DELIVERIES

29905 Bulverde Lane



CrossFit Classes
Foundations
Kids Crossfit
210-393-7220

Training Mental and Physical Toughness

RICHARD J. MONAHAN
43.31 ACRES
VOLUME 369, PAGE 690

(177.30')
176.68'

N 10°06'00" E
C.M.

FENCE
N 0.9'



SCALE: 1"=100'

SUBJECT TRACT
130245 SQ. FT.
2.990 ACRES

CITY OF BULVERDE
7.488 ACRES
DOCUMENT NO. 200906037383

COURTNEY JOHNSON WALKER
20.26 ACRES
DOCUMENT NO. 200106011185

(BEARING BASIS) (742.59')
N 71°55'00" W 743.09'

S 71°58'00" E 742.83'
(741.95')

ONE STORY
SIDING

SIDING STORAGE
ON BLOCKS

WOOD
STEPS

117.2'

116.8'

METAL
SHED

A/C
PAD

WOOD
STEPS

CONC.

CONC.

GRAVEL
DRIVE

179.3'

CONC.

P.O.B.

C.M.

S 10°02'46" W 177.36'
(S 09°55'26" W 178.03')

BULVERDE LANE

NO RESTRICTIVE COVENANTS OF RECORD WERE

SHOWN HEREON ARE BASED ON RECORD DEED INDICATED BELOW.

THIS SURVEY IS _____
ACKNOWLEDGED AND _____
IS ACCEPTED: _____

THE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey is included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48091C, Panel No. 0380 E, which is Dated 09/02/2009. By scaling from that FIRM, it is determined that all or a portion of the property may be in Flood Zone(s) AE. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONE DESIGNATION WHICH MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OR LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtm>.

Property Address:
29905 BULVERDE LANE



CITY COUNCIL ITEM:
PRESENTATION
BREMNER PROPERTY PRESENTATION

MEETING DATE: February 23, 2025

DEPARTMENT: Planning & Development

AGENDA ITEM: Receive a presentation from Matthew Bremner regarding a development proposal for property located on the west side of Bulverde Rd, near the intersections of Casey Rd and John Charles Dr.

PRESENTED BY: Danny Batts, AICP, Planning Director

SUMMARY:

This item is informational in nature. The representative of the owners of the referenced property has requested an opportunity to present a development concept for the property, and to receive preliminary feedback from the City Council and interested members of the community. No development authorizations or permits are being sought at this time, and no City Council action will be taken on this item.

THE RANCH COMMONS

BULVERDE, TX

**A modest family cattle ranch settled
in 1872, Now 8 generations and
continuing.**

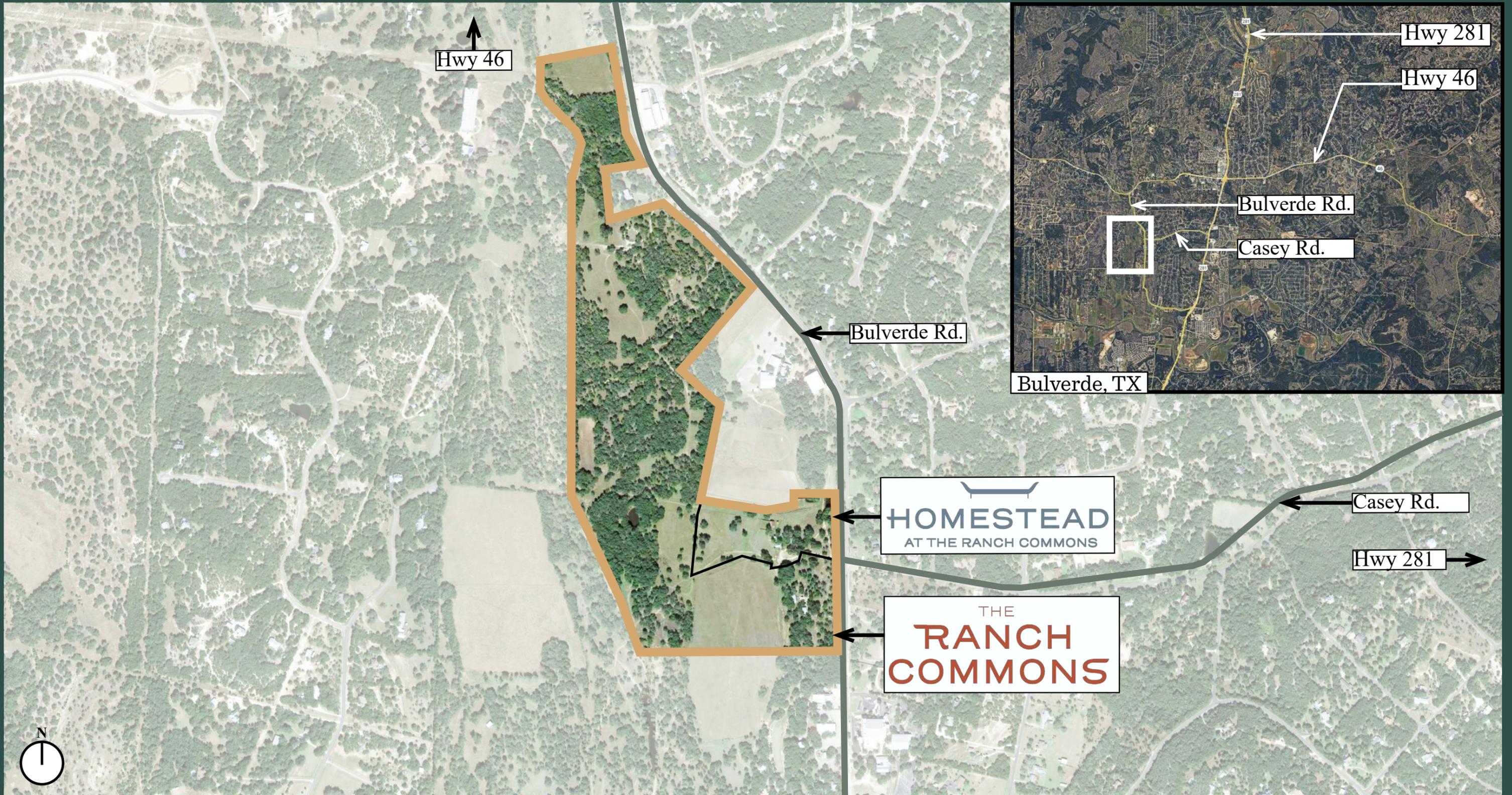
**With the potential to provide a heart to
the Bulverde community, building on the
history and legacy of the many original
German families that settled here.**

**Presentation to the City of Bulverde
2/23/2026**

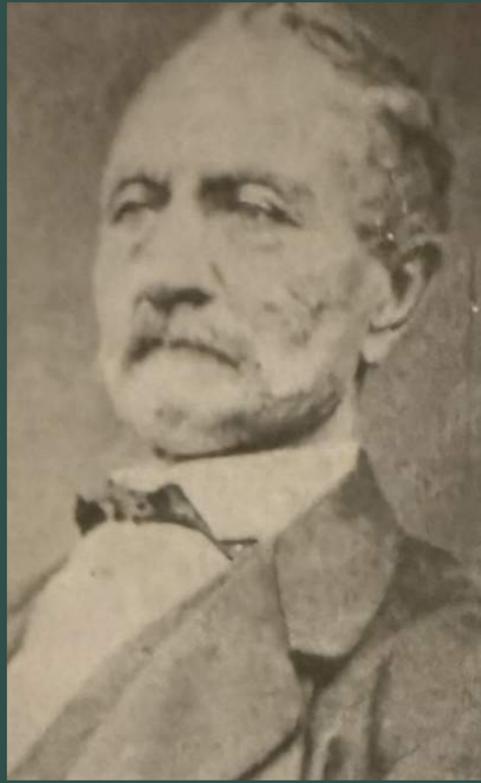


**ARCHITECTURE
IN FORMATION**

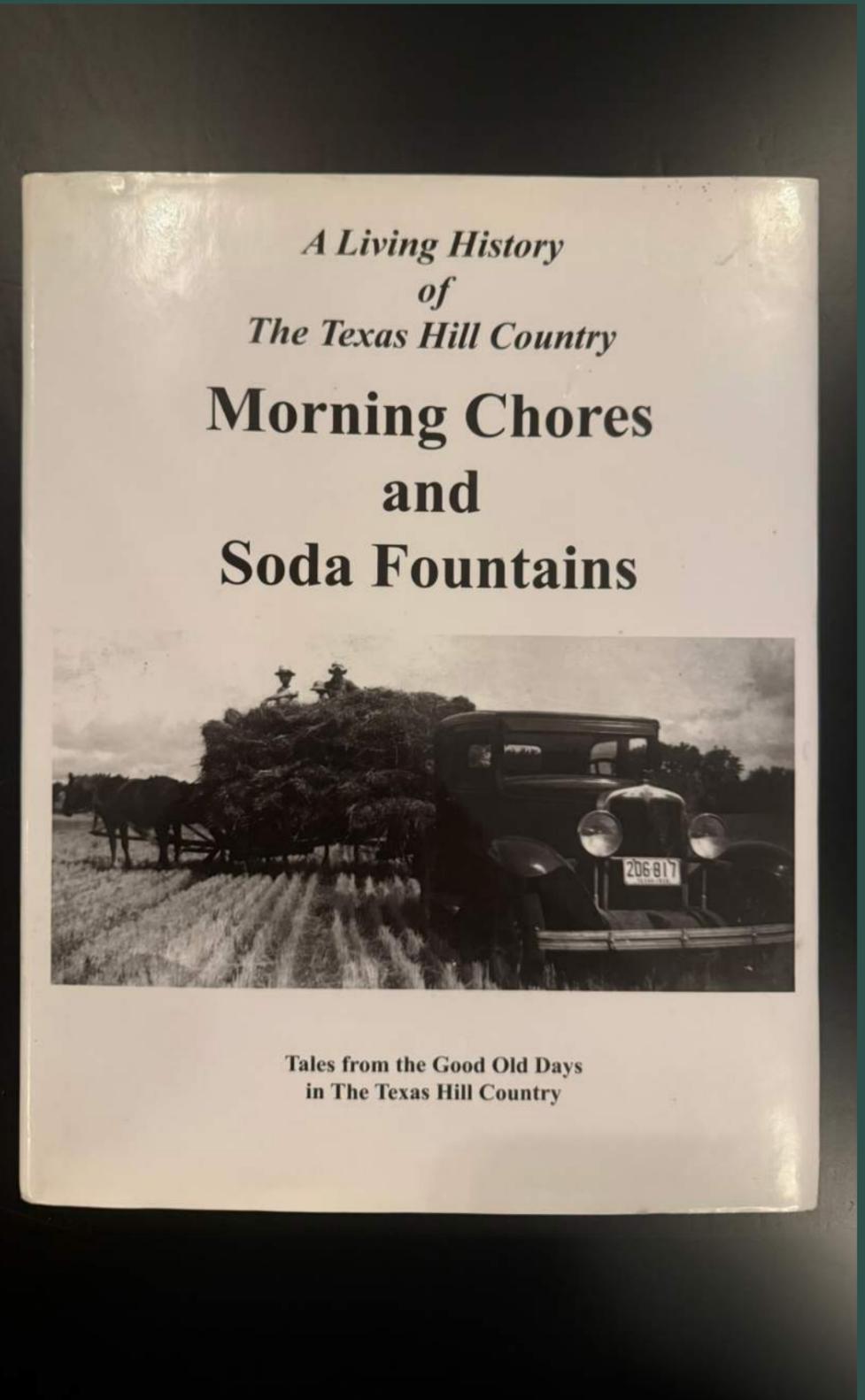
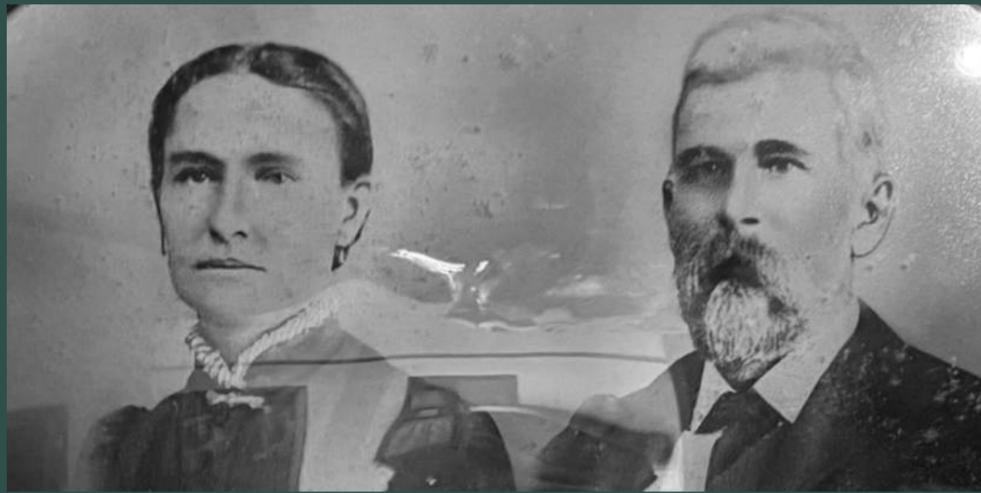
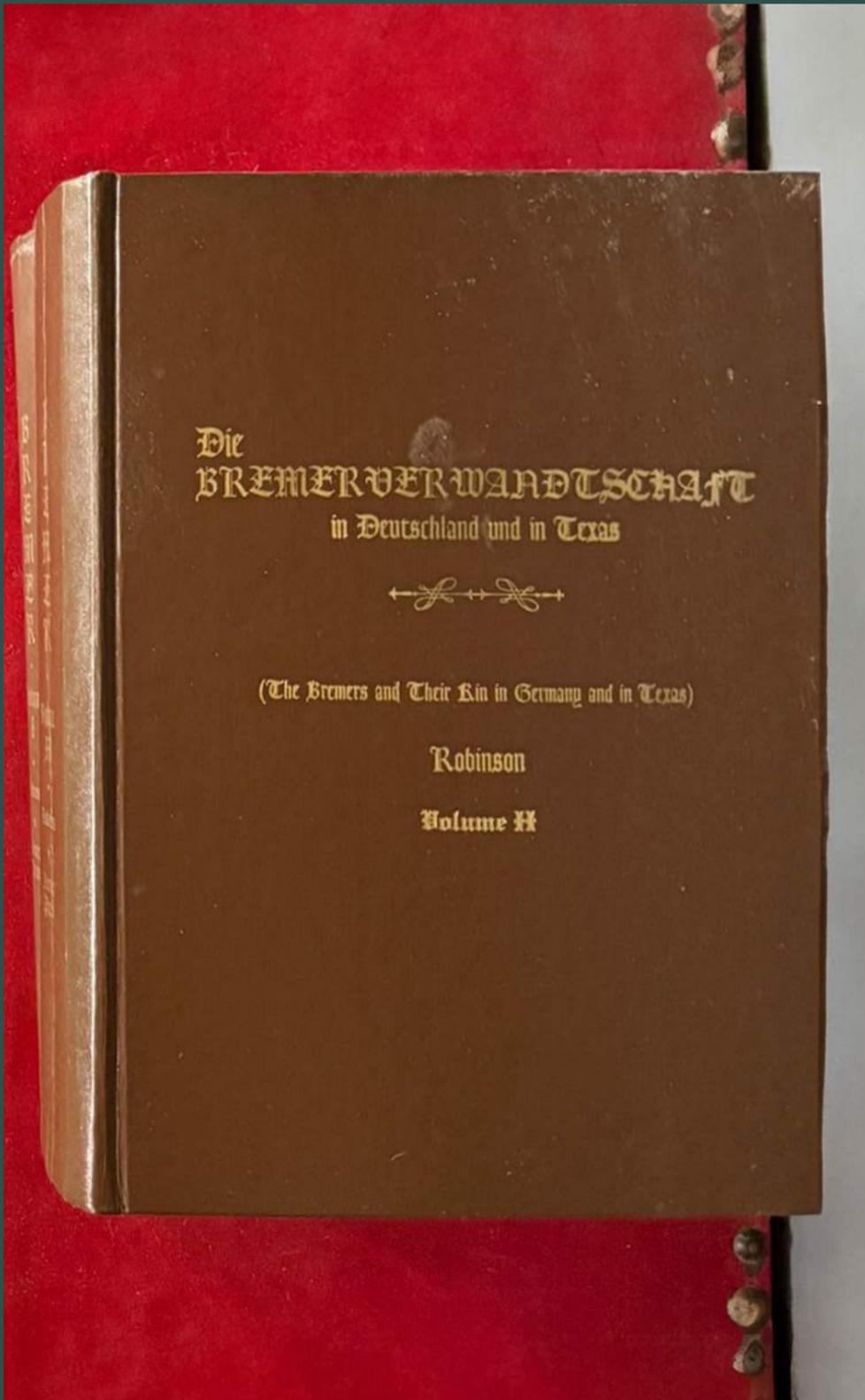
MATTHEW BREMER ARCHITECT



Site Locator Map



1872-Present: Ranch heritage across decades and generations.



Heritage on the ranch across decades and generations: fields, livestock, baking, and local theater.

Inspiration for an intergenerational community.



Ranch Heritage: Darwin Bremer and Vera Bremer Moore, generations 5 and 7, 2019.



To celebrate and restore the natural beauty of a small cattle ranch, for the community and beyond, uniquely.

Presentation to the City of Bulverde
2/23/2026

AiF ARCHITECTURE
IN FORMATION

MATTHEW BREMER ARCHITECT

THE
RANCH COMMONS
BULVERDE, TX



The perfect sunset, across the big Texas sky, as seen from the Homestead.

Presentation to the City of Bulverde
2/23/2026

AiF ARCHITECTURE
IN FORMATION

MATTHEW BREMER ARCHITECT

THE
RANCH COMMONS
BULVERDE, TX



We come with a strong conviction that we can do better than the typical suburban sprawl we see all too prevalent around us.



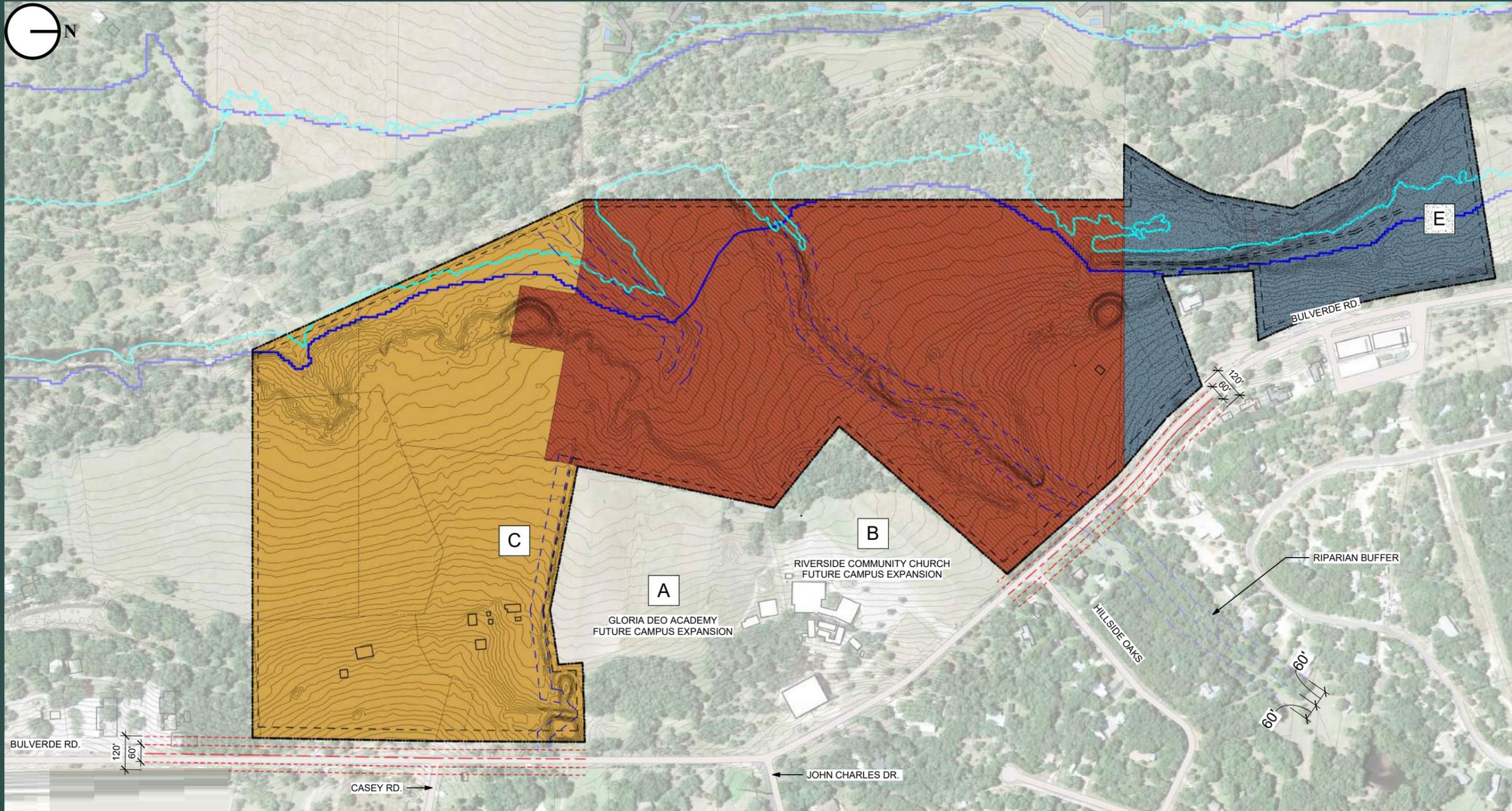
Working together, we can create a small but impactful mixed-use preservation development that can be a model for sensitive, smart growth in the Texas Hill Country and beyond.

We believe in a “Rural Urbanism” that is about capturing the spirit of a place, preserving its natural assets, all while creating impactful community.

Local Suburban Growth



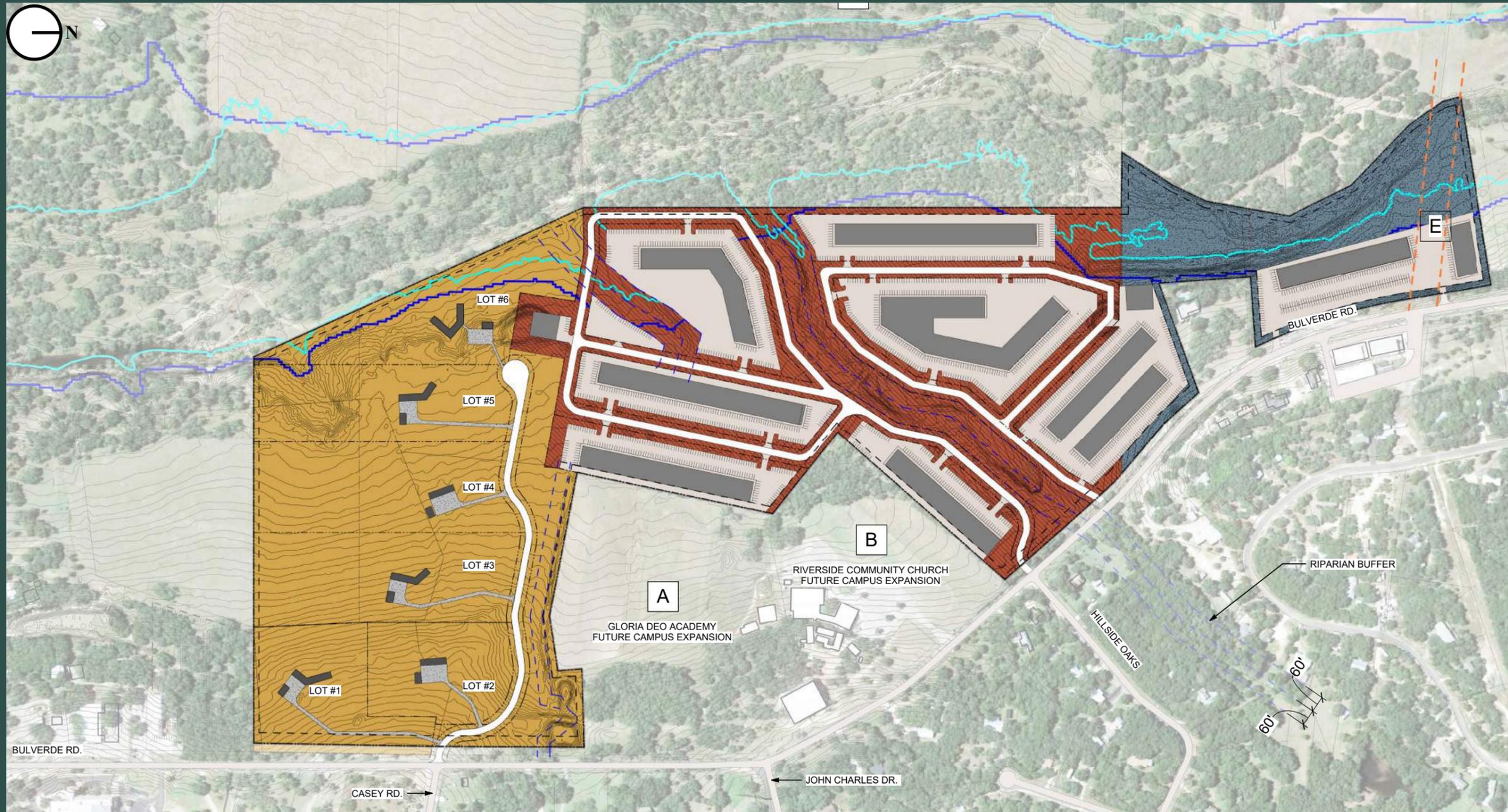
Goal: To create a beautiful, modest hill country community with a regenerative farm hospitality destination at its core, for both community and region.



LEGEND:

		A GLORIA DEO ACADEMY (EXISTING - NOT IN DEVELOPMENT SCOPE)
C1	RESIDENTIAL	B RIVERSIDE CHURCH (EXISTING - NOT IN DEVELOPMENT SCOPE)
		C HOMESTEAD AT THE RANCH COMMONS
R1	FLOOD LINE STUDY	D PROPOSED R1 DEVELOPMENT (NOT IN DEVELOPMENT SCOPE)
		E WASTE WATER TREATMENT PLANT PROPOSED LOCATION
ETJ	FEMA FLOOD LINE	

Current Zoning - Development Area



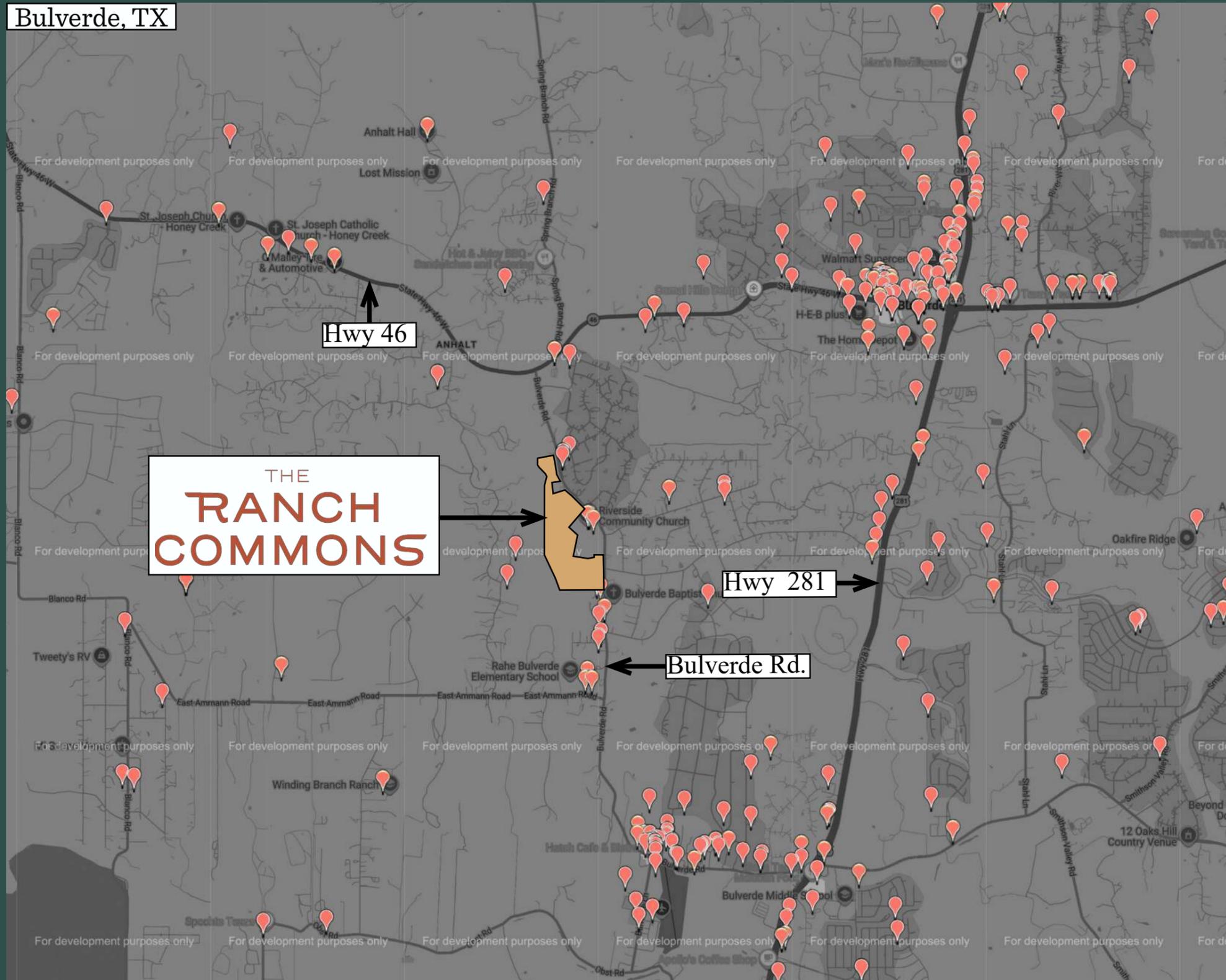
IMPERVIOUS SURFACE	SF	PERVIOUS SURFACE	SF
ROADS	247,041		
HOMES	26,700		
DRIVEWAYS	56,700		
COMMERCIAL RETAIL BUILDINGS	477,740		
PARKING AREAS	1,377,703		
TOTAL SF	2,185,884	TOTAL SF	2,670,173
TOTAL ACRES	50	TOTAL ACRES	61

TOTAL SITE ACRES (INCLUDING HOMESTEAD)	111.48
PERCENTAGE OF IMPERVIOUS SURFACES	45%
PERCENTAGE OF PERVIOUS SURFACES	55%

LEGEND:

			A GLORIA DEO ACADEMY (EXISTING - NOT IN DEVELOPMENT SCOPE)
			B RIVERSIDE CHURCH (EXISTING - NOT IN DEVELOPMENT SCOPE)
			C HOMESTEAD AT THE RANCH COMMONS
			D PROPOSED R1 DEVELOPMENT (NOT IN DEVELOPMENT SCOPE)
			E WASTE WATER TREATMENT PLANT PROPOSED LOCATION

Current Zoning - Development As-Of-Right



With all large, big box and chain commercial centralized around the ever-congested Hwy 46, Hwy 281, and the historic Village of Bulverde nestled further south along Bulverde Road at Bulverde Lane, we have the opportunity to offer small-scale neighborhood commercial along Bulverde Road, focusing on small local and boutique businesses, in the spirit of C1 zoning.

Local Centralized Retail

- Utilize existing clearings and ranch roads for roadway infrastructure and utilize only native and low water consumptive plants to maximize



- Identify and protect preservation areas including groves of trees, existing fields and riparian corridors.



Goals and Aspirations

- Using small rural villages as a model, locate clusters of homes around preservation areas and natural features.



Goals and Aspirations

- **Connect clusters via a matrix of walking paths and bike paths with focus on permeability.**



- **Center the community around a working regenerative farm destination.**



Goals and Aspirations

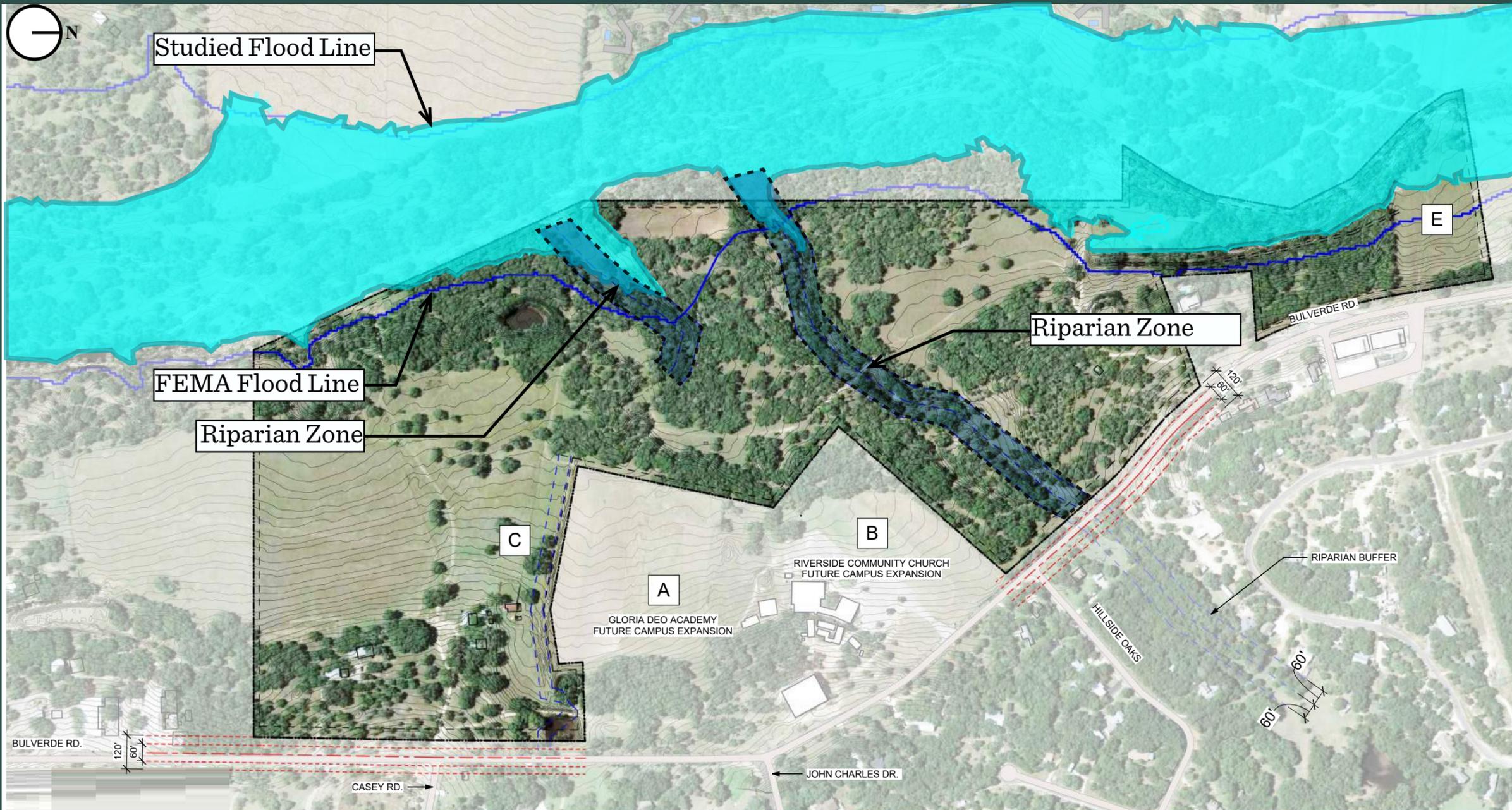
- **Maintain unique hill country character in architecture / material & limit plantings to native species.**



- **Connect to Bulverde via public parkland and extended bike paths**



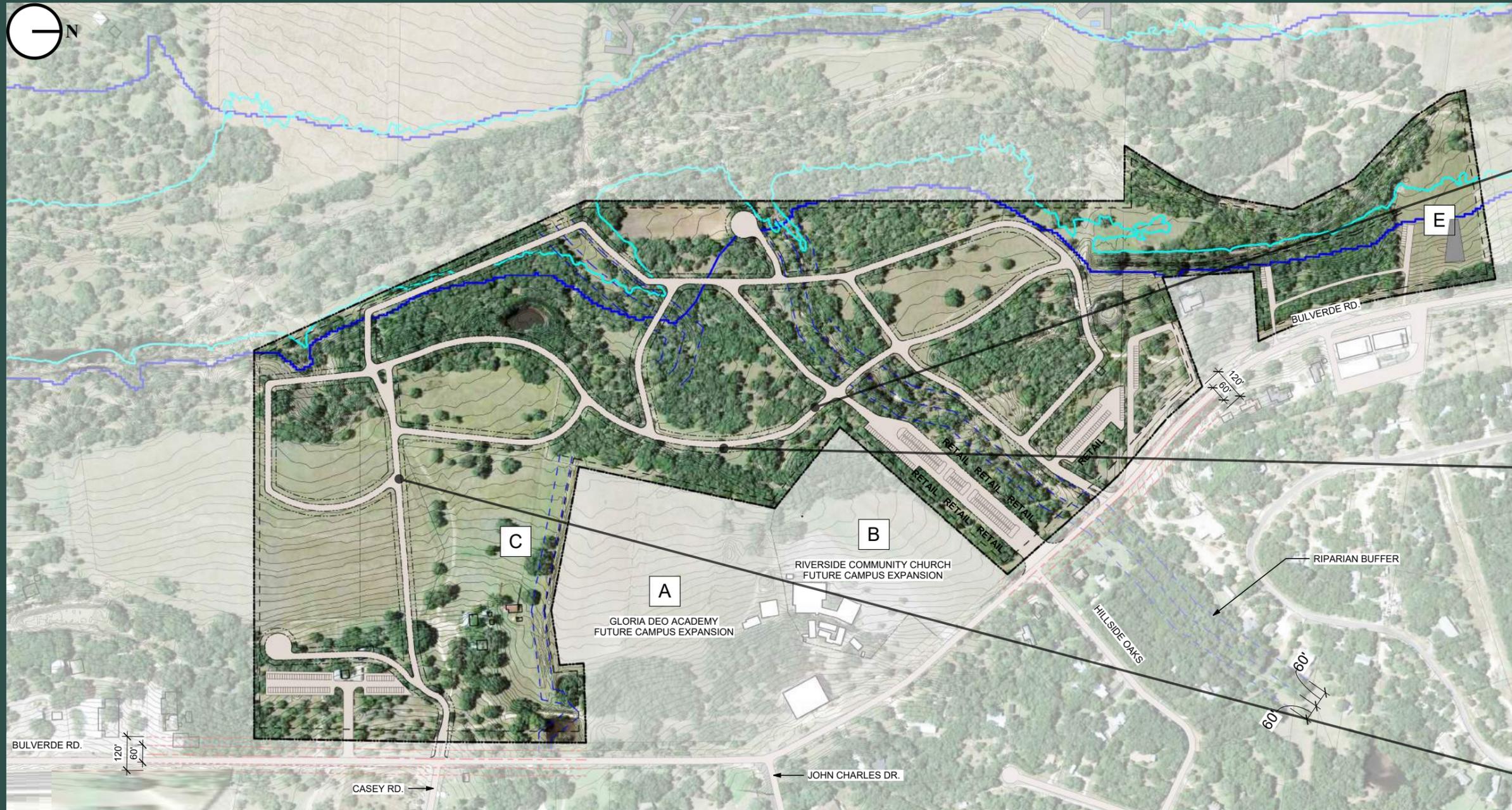
Goals and Aspirations



LEGEND:

CLUSTER RESIDENTIAL UNITS	PEDESTRIAN PATH	PRIVATE RESI. GARDENS	NATURAL POOL	A GLORIA DEO ACADEMY (EXISTING - NOT IN DEVELOPMENT SCOPE)
ROW HOME UNITS	170,000 GAL TANK	FLOOD LINE STUDY	RETENTION POND	B RIVERSIDE CHURCH (EXISTING - NOT IN DEVELOPMENT SCOPE)
EXISTING BUILDINGS	ROADWAYS	FEMA FLOOD LINE	COMMUNITY GARDEN PLOTS	C HOMESTEAD AT THE RANCH COMMONS
	SEPTIC	REGENERATIVE FARMLANDS	COMMUNITY REC SPACES	D PROPOSED R1 DEVELOPMENT (NOT IN DEVELOPMENT SCOPE)
		PARKLAND		E WASTE WATER TREATMENT PLANT PROPOSED LOCATION

Master Plan - Boundaries & Flood Plain study.



Cattle Paths



Ranch Vehicle Paths



Eroded paths

LEGEND:

- A** GLORIA DEO ACADEMY (EXISTING - NOT IN DEVELOPMENT SCOPE)
- B** RIVERSIDE CHURCH (EXISTING - NOT IN DEVELOPMENT SCOPE)
- C** HOMESTEAD AT THE RANCH COMMONS
- D** PROPOSED R1 DEVELOPMENT (NOT IN DEVELOPMENT SCOPE)
- E** WASTE WATER TREATMENT PLANT PROPOSED LOCATION

Laying out roads guided by existing ranch paths maintaining the legible history of the ranch.



Riparian Zone



Wooded Areas

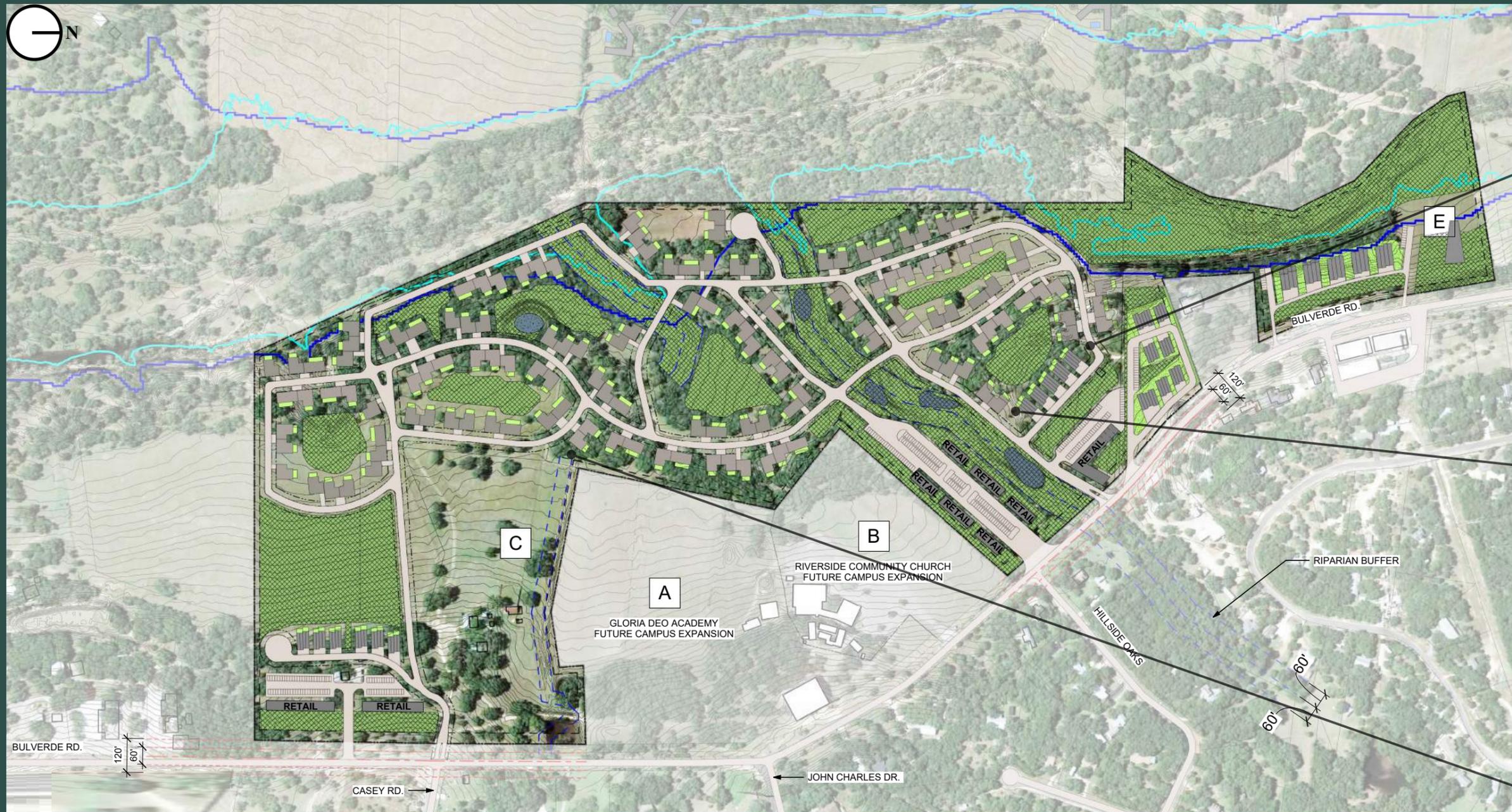


Restored Meadows

LEGEND:

- A** GLORIA DEO ACADEMY (EXISTING - NOT IN DEVELOPMENT SCOPE)
- B** RIVERSIDE CHURCH (EXISTING - NOT IN DEVELOPMENT SCOPE)
- C** HOMESTEAD AT THE RANCH COMMONS
- D** PROPOSED R1 DEVELOPMENT (NOT IN DEVELOPMENT SCOPE)
- E** WASTE WATER TREATMENT PLANT PROPOSED LOCATION

Identifying Preservation Land and Park Land



Clusters of Homes



Village Style



Integration of architecture with landscape

LEGEND:

- A** GLORIA DEO ACADEMY (EXISTING - NOT IN DEVELOPMENT SCOPE)
- B** RIVERSIDE CHURCH (EXISTING - NOT IN DEVELOPMENT SCOPE)
- C** HOMESTEAD AT THE RANCH COMMONS
- D** PROPOSED R1 DEVELOPMENT (NOT IN DEVELOPMENT SCOPE)
- E** WASTE WATER TREATMENT PLANT PROPOSED LOCATION

Placing clusters around preservation areas and natural features.



Community Rec Spaces



Community Gardens



Regenerative Farmland

LEGEND:

- A** GLORIA DEO ACADEMY (EXISTING - NOT IN DEVELOPMENT SCOPE)
- B** RIVERSIDE CHURCH (EXISTING - NOT IN DEVELOPMENT SCOPE)
- C** HOMESTEAD AT THE RANCH COMMONS
- D** PROPOSED R1 DEVELOPMENT (NOT IN DEVELOPMENT SCOPE)
- E** WASTE WATER TREATMENT PLANT PROPOSED LOCATION

Provide clusters with diversity of open spaces.



Pervious Walking Paths



Riparian Paths



Bike Paths

LEGEND:

A CLUSTER RESIDENTIAL UNITS	PEDESTRIAN PATH	PRIVATE RESI. GARDENS	NATURAL POOL
B	FLOOD LINE STUDY	PRESERVATION LAND	RETENTION POND
C	FEMA FLOOD LINE	REGENERATIVE FARMLANDS	COMMUNITY GARDEN PLOTS
D	SEPTIC	PARKLAND	COMMUNITY REC SPACES
E			
ROW HOME UNITS	170,000 GAL TANK		
EXISTING BUILDINGS	ROADWAYS		

- A** GLORIA DEO ACADEMY (EXISTING - NOT IN DEVELOPMENT SCOPE)
- B** RIVERSIDE CHURCH (EXISTING - NOT IN DEVELOPMENT SCOPE)
- C** HOMESTEAD AT THE RANCH COMMONS
- D** PROPOSED R1 DEVELOPMENT (NOT IN DEVELOPMENT SCOPE)
- E** WASTE WATER TREATMENT PLANT PROPOSED LOCATION

Connect clusters via a matrix of paths.



IMPERVIOUS SURFACE	SF	PERVIOUS SURFACE	SF
ROADS	464,000	PRIVATE RESI GARDENS	115,200
EXISTING BUILDINGS	4,700	PEDESTRIAN PATHS	156,788
CLUSTER RESI HOMES	361,610	REGENERATIVE FARMLANDS	414,287
DRIVEWAYS	77,100	PRESERVATION LAND	493,000
COMMERCIAL RETAIL BUILDINGS	57,400	HOMESTEAD: PARKING	74,426
HOMESTEAD BUILDINGS	43,855	FOOD TRUCK, HOSPITALITY COURTYARD	
		COMMUNITY GARDEN	200,000
		COMMUNITY REC SPACES	292,000
		PARKLAND	218,000
		OTHER	1,883,691
TOTAL SF	1,008,665	TOTAL SF	3,847,392
TOTAL ACRES	23	TOTAL ACRES	88

TOTAL SITE ACRES (INCLUDING HOMESTEAD) 111.48

PERCENTAGE OF IMPERVIOUS SURFACES	21%	PERCENTAGE OF PERVIOUS SURFACES	79%
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Approximately 190 Homes

LEGEND:

				A GLORIA DEO ACADEMY (EXISTING - NOT IN DEVELOPMENT SCOPE)
				B RIVERSIDE CHURCH (EXISTING - NOT IN DEVELOPMENT SCOPE)
				C HOMESTEAD AT THE RANCH COMMONS
				D PROPOSED R1 DEVELOPMENT (NOT IN DEVELOPMENT SCOPE)
				E WASTE WATER TREATMENT PLANT PROPOSED LOCATION

Master Plan Study 1 with small wastewater treatment package Plant via TCEQ TLAP (Texas Land Application Permit) - treat and irrigate effluent on land, not at any watercourse.



Residential:
5 Residential
Homes per Acre

Regenerative
Farm /
Hospitality

Small Scale
Neighborhood
Retail

IMPERVIOUS SURFACE	SF	PERVIOUS SURFACE	SF
ROADS	464,000	PRIVATE RESI GARDENS	115,200
EXISTING BUILDINGS	4,700	PEDESTRIAN PATHS	156,788
CLUSTER RESI HOMES	361,610	REGENERATIVE FARMLANDS	414,287
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Approximately 190 Homes

- A** GLORIA DEO ACADEMY (EXISTING - NOT IN DEVELOPMENT SCOPE)
- B** RIVERSIDE CHURCH (EXISTING - NOT IN DEVELOPMENT SCOPE)
- C** HOMESTEAD AT THE RANCH COMMONS
- D** PROPOSED R1 DEVELOPMENT (NOT IN DEVELOPMENT SCOPE)
- E** WASTE WATER TREATMENT PLANT PROPOSED LOCATION

PDD Proposed Use Site Plan



IMPERVIOUS SURFACE	SF	PERVIOUS SURFACE	SF
ROADS	464,000	PRIVATE RESI GARDENS	94,200
EXISTING BUILDINGS	4,700	PEDESTRIAN PATHS	156,788
CLUSTER RESI HOMES	285,434	REGENERATIVE FARMLANDS	414,287
DRIVEWAYS	77,100	PRESERVATION LAND	792,000
COMMERCIAL RETAIL BUILDINGS	57,400	HOMESTEAD: PARKING FOOD TRUCK, HOSPITALITY COURTYARD	74,426
HOMESTEAD BUILDINGS	43,855	COMMUNITY GARDEN PLOTS	120,000
		COMMUNITY REC SPACES	197,000
		PARKLAND/SEPTIC	218,000
		OTHER	1,856,867
TOTAL SF	932,489	TOTAL SF	3,923,568
TOTAL ACRES	21	TOTAL ACRES	90

TOTAL SITE ACRES (INCLUDING HOMESTEAD) 111.48

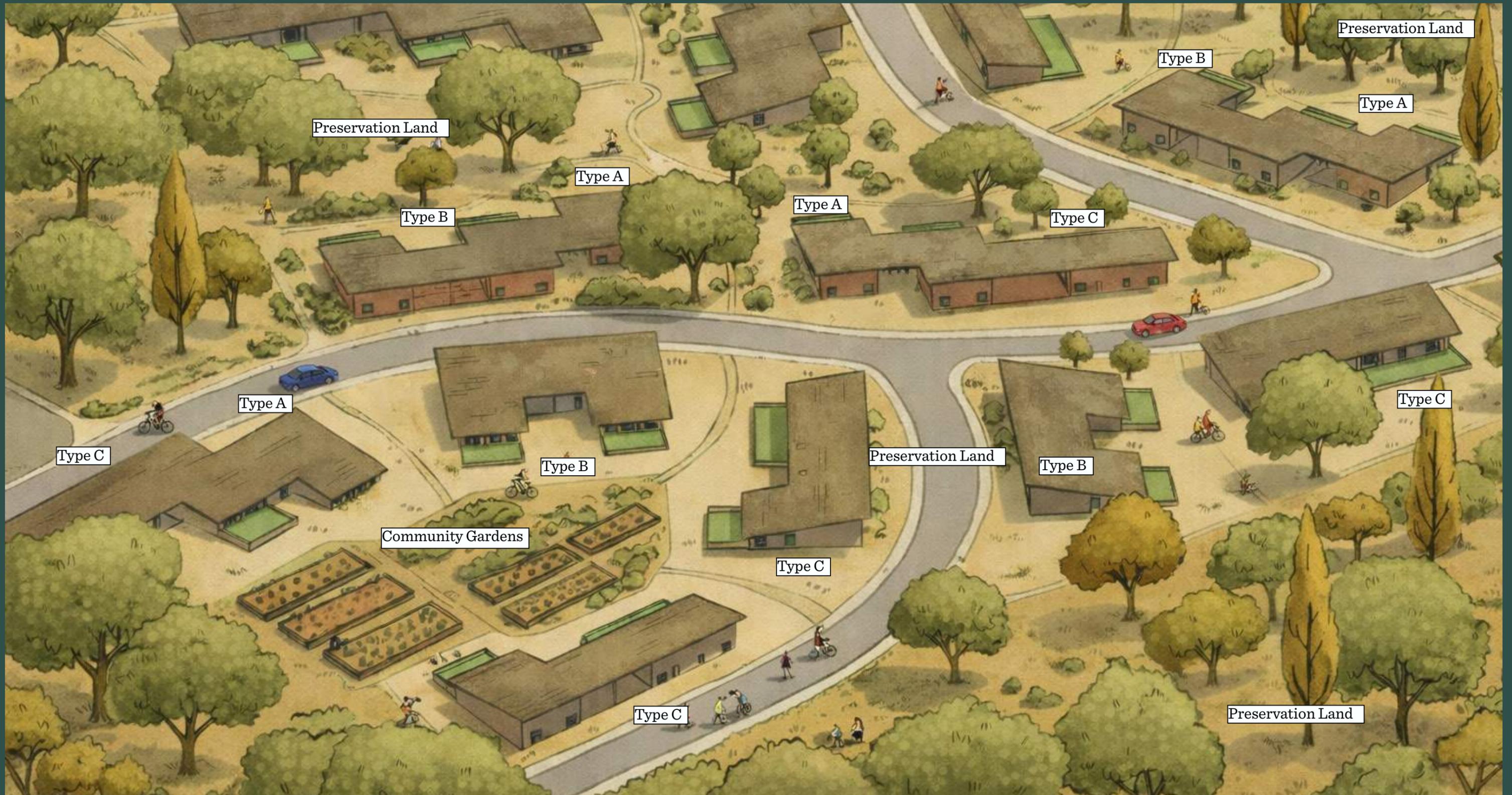
PERCENTAGE OF IMPERVIOUS SURFACES	PERCENTAGE OF PERVIOUS SURFACES
19%	81%

Approximately 150 Homes

LEGEND:

				A GLORIA DEO ACADEMY (EXISTING - NOT IN DEVELOPMENT SCOPE)
				B RIVERSIDE CHURCH (EXISTING - NOT IN DEVELOPMENT SCOPE)
				C HOMESTEAD AT THE RANCH COMMONS
				D PROPOSED R1 DEVELOPMENT (NOT IN DEVELOPMENT SCOPE)
				E WASTE WATER TREATMENT PLANT PROPOSED LOCATION

Master Plan Study 2 Utilizing Condo Septic with Aerobic Discharge for Irrigation

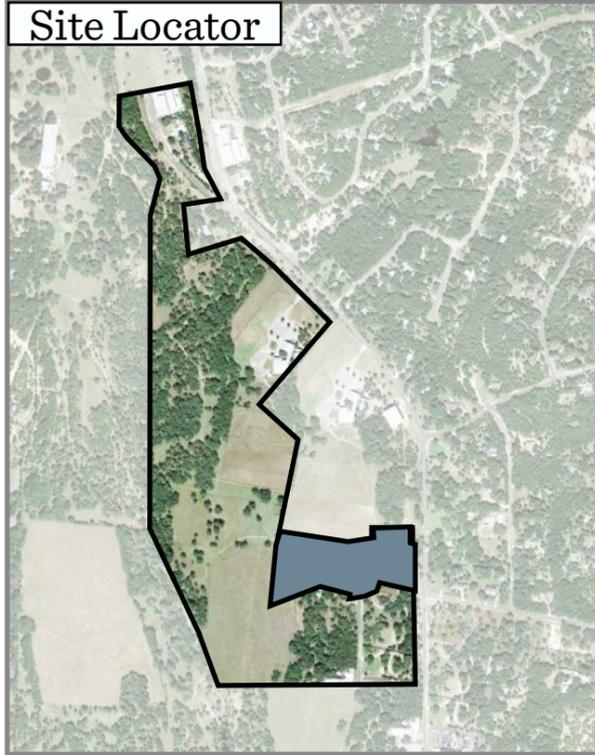


Cluster Design Concepts



Cluster Homes Design Concepts - Community Gardens

Site Locator



LEGEND:

GRAVEL	REGENERATIVE FARMLANDS
CRUSHED STONE	NATURAL POOL
EXISTING BUILDINGS	PROPOSED BUILDINGS
ROADWAYS	

1. PARKING (80 CARS)
2. FOOD TRUCK AREA
3. RECEPTION | LOUNGE | SPA | GYM
4. COURTYARD
5. INDOOR / OUTDOOR RESTAURANT (60-80 SEATS)
6. PRIVATE DINING BARN / EVENT BARN / WEDDING VENUE
7. EVENT COURTYARD
8. EXISTING BARN
9. CORN CRIB | PRODUCTION GARDENS
10. HOTEL ROOMS (~40 KEYS)
11. ADULT POOL (TROUGH POOL)
12. FAMILY POOL (NATURAL POOL)
13. STOCKED TANK
14. ORCHARD
15. FARM STORE
16. COCKTAIL CASITA
17. LAVENDER FIELDS
18. BARN



HOMESTEAD
AT THE RANCH COMMONS



Homestead Inspiration: Los Poblanos. Albuquerque, New Mexico

Presentation to the City of Bulverde
2/23/2026



ARCHITECTURE
IN FORMATION

MATTHEW BREMER ARCHITECT

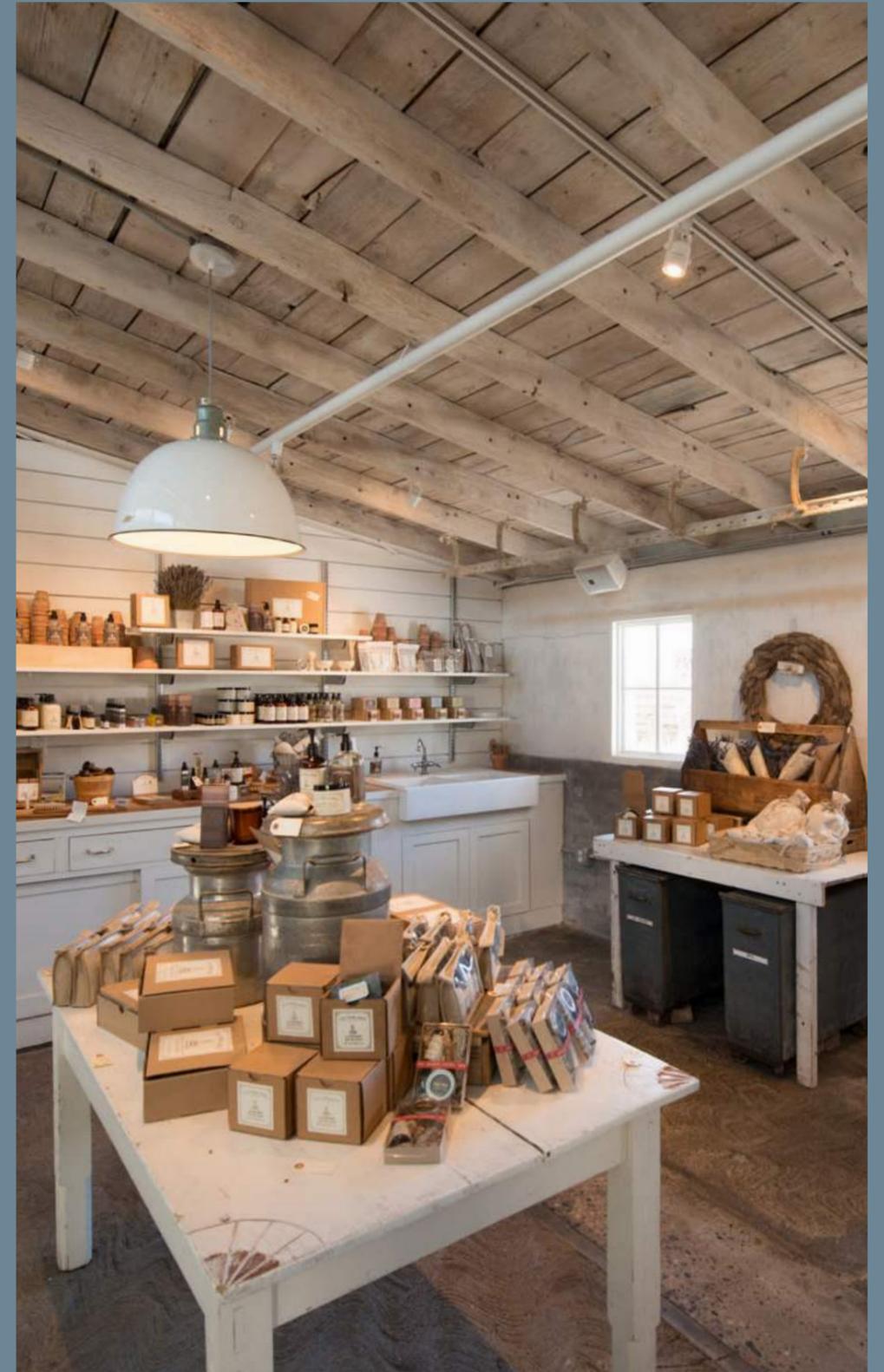
THE
RANCH COMMONS
BULVERDE, TX



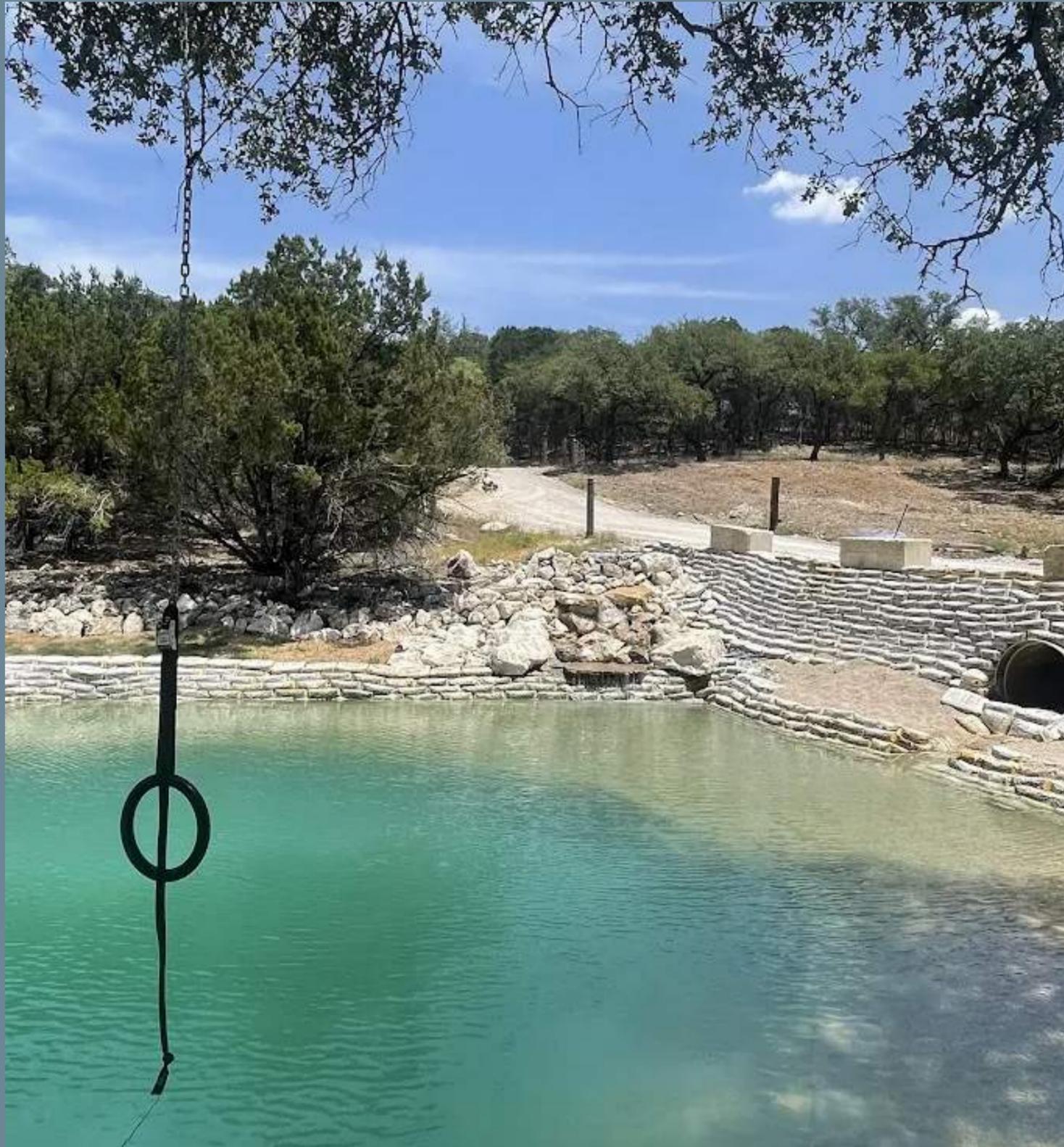
Homestead Inspiration: Los Poblanos. Albuquerque, New Mexico



Homestead Inspiration: Los Poblanos. Albuquerque, New Mexico



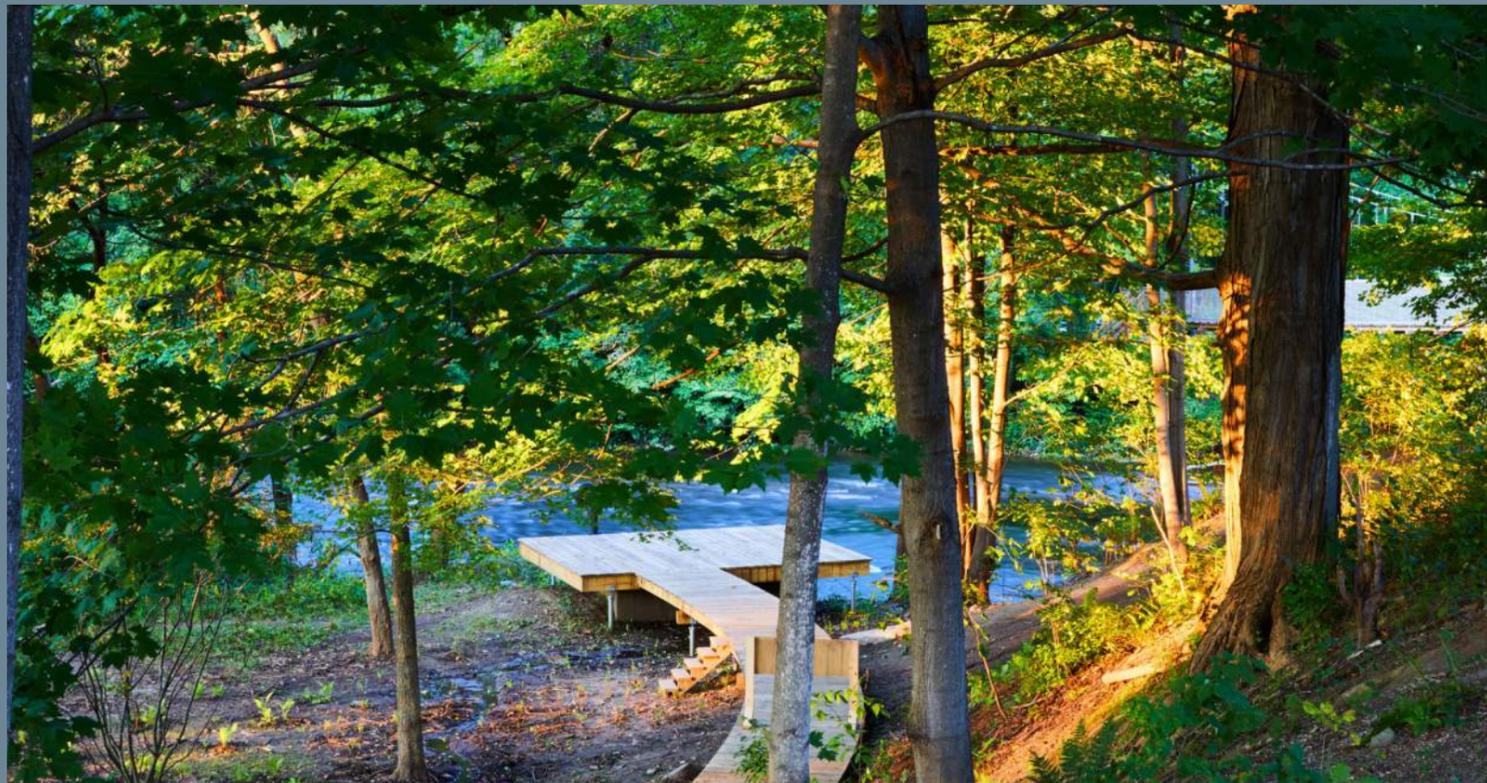
Homestead Inspiration: Los Poblanos. Albuquerque, New Mexico



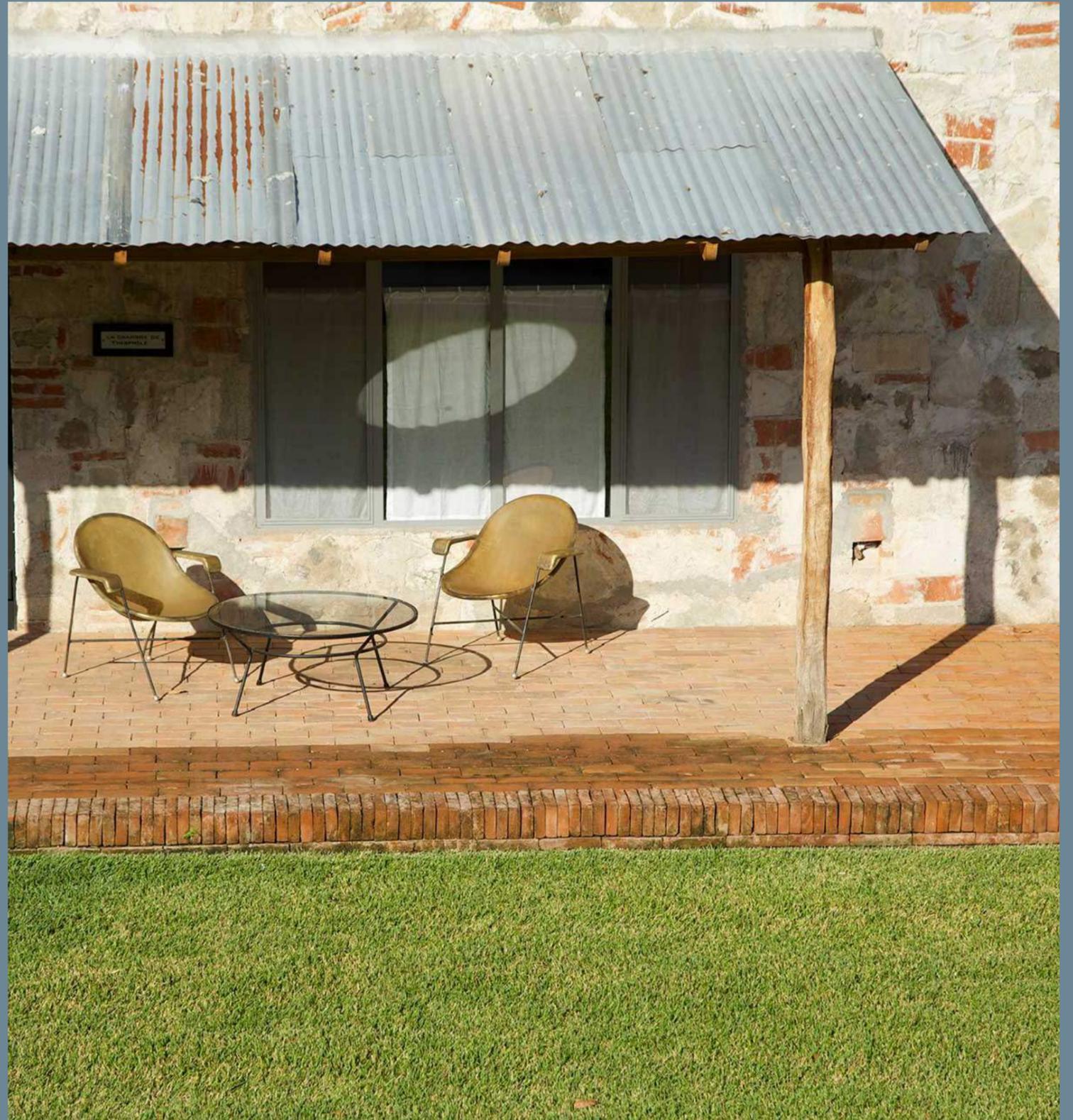
Homestead Inspiration: A hotel pool club with a series of natural and ranch-inspired pools and swimming holes.



Homestead Inspiration: Carneros Ranch. Napa, California



Homestead Inspiration: Tourists Welcome. North Adams, Massachusetts



Homestead Inspiration: Maison Couturier. San Rafael, Mexico

Presentation to the City of Bulverde
2/23/2026

AiF ARCHITECTURE
IN FORMATION

MATTHEW BREMER ARCHITECT

THE
RANCH COMMONS
BULVERDE, TX



Homestead Inspiration: French Cowboys (Various Sites) Texas

Presentation to the City of Bulverde
2/23/2026

AiF ARCHITECTURE
IN FORMATION

MATTHEW BREMER ARCHITECT

THE
RANCH COMMONS
BULVERDE, TX

Entitlement Process:

Establishing the right collaborative roadmap for a unique project for the city, area and region.

Planned Development District:

“Planned development. A zoning classification intended to provide design flexibility for the combination and mixing of uses and the creation of unique standards in a project that is planned and constructed under a single cohesive plan.”

“The intent of the PD district is to allow an opportunity for greater flexibility in the combinations of uses Applicants are encouraged to create a development that mixes uses, incorporates quality development standards and provides for appropriate connections and transitions between activities. Standards may be based on existing zoning requirements; however, in order to create a better, more innovative design, modified standards may be approved.”

“In the PD Planned Development District, a list of permitted uses shall be enumerated, and the height and area regulations and other pertinent standards shall be specified within the ordinance which governs the property for each individual PD tract.”

Entitlement Process – Zoning and Land Uses

Development Agreement:

If the property were moved outside City limits and into the ETJ, the City could enter into a development agreement under Chapter 212 of the Texas Local Government Code, specifying permitted uses and development standards. This would be an alternative to the PDD.

Water/Wastewater Utilities:

The property is within Texas Water Company's water CCN. If a CCN holder cannot provide water service, a property can seek an alternate provider. This includes the potential creation of a special district to provide water service.

Entitlement Process – Development and Utilities

PDD:

Remain in the City Limit and establish a plan for future growth that incorporates both the current limitations of the CCN-holding water provider and builds in alternative strategies for water service and wastewater treatment (either small package wastewater treatment plant or condo septic strategy).

OR

Voluntary Disannexation From The City:

Project moves into the ETJ with contractual protections by way of a Development Agreement:

- **City Planning Authority is defined by the Agreement.**
- **Municipal priorities can be required.**
- **Alternative local sources, which have been identified and studied, for water service outside Texas Water Company CCN can be utilized.**

Finding the best collaborative public-private approach

We look forward to working with the city and community to make this little ranch something that will be a source of joy and pride for all, for the next 150 years, or more.

THANK YOU





3.C

CITY COUNCIL ITEM

Ordinance
Wastewater Rates

MEETING DATE: February 23, 2026

AGENDA ITEM: Discuss and consider adoption of an ordinance adjusting Singing Hills WWTP wastewater and reuse rates and charges.

DEPARTMENT: Public Works

PRESENTED BY: Aaron Martinez and Kara Shuru, PE (Freese and Nichols Engineering)

BACKGROUND:

- Singing Hills wastewater service area currently includes approximately 353 active meters, about 85% of accounts are residential, with modest growth projected in residential and small commercial development (primarily in the ETJ).
- Freese and Nichols completed a cost-of-service analysis using historical revenues and expenses, GBRA O&M, and City administrative and maintenance costs.
- Operating and maintenance costs have increased over time, and the study adds a recurring capital outlay allowance for asset rehabilitation and replacement (identified need of approximately \$30,000 per year).
- At current rates, projected FY2026 revenues are not sufficient to cover the FY2026 cost of service, resulting in an estimated deficiency

RECOMMENDATION:

Approve an ordinance to adjust Singing Hills wastewater and reuse rates and charges as presented, and direct staff to coordinate customer notification and implementation with GBRA.

ATTACHMENTS:

- Singing Hills WWTP Rate Study PowerPoint
- Ordinance

Singing Hills WWTP Wastewater Rate Study

February 23, 2026



Background and Cost of Service Rate Study Process

Current Rates

Revenue and Expenditure History

Projected Revenue at Current Rates

FY26 Wastewater Cost of Service and Recommended Rates

5-Year Revenue Requirement Forecast

Next Steps

COST OF SERVICE STUDY

2015 WWTP constructed to serve Singing Hills Development

Plant owned by City of Bulverde and operated by GBRA

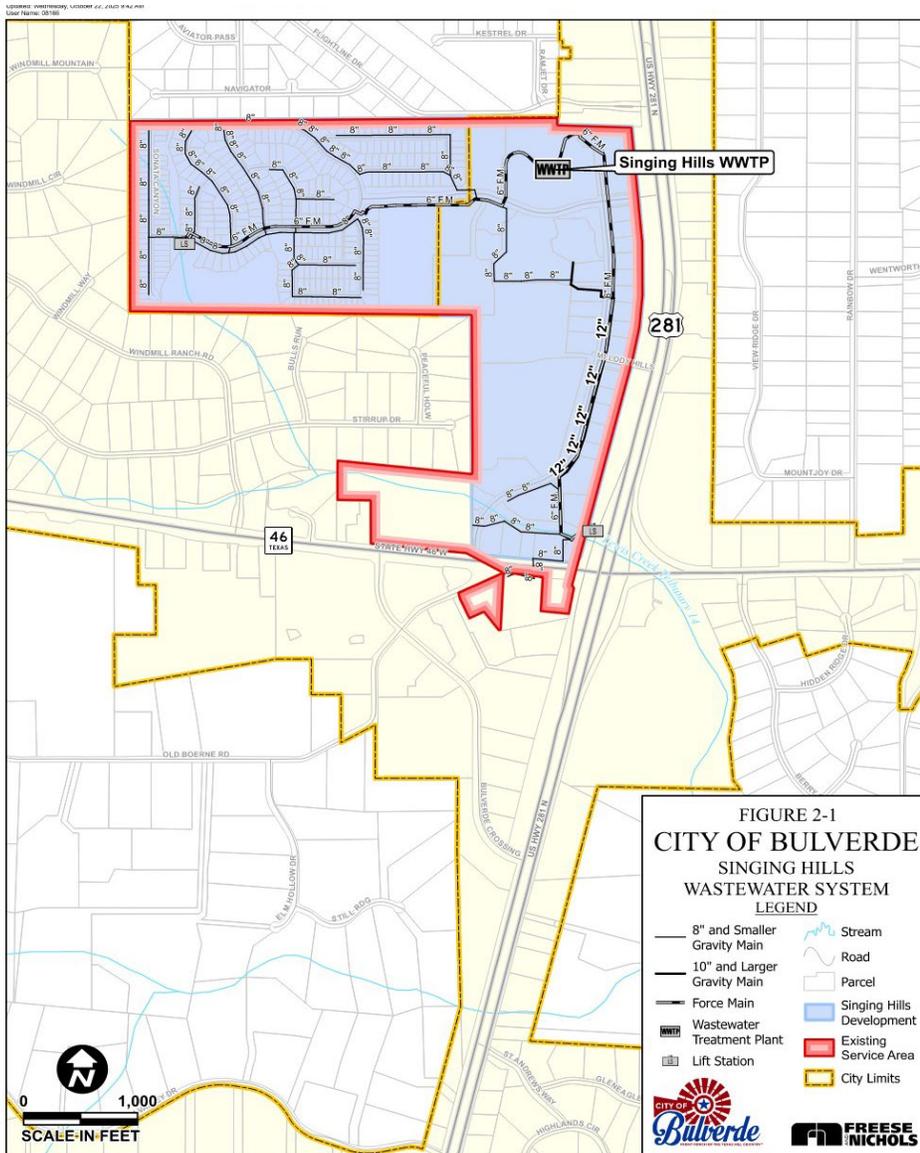
Developer funded construction and O&M deficiency through 2025

TWC provides billing and collection services

Desire to evaluate current revenue sufficiency for wastewater service

Need to update reuse water consumption to reflect increasing costs

SINGING HILLS SERVICE AREA



Development remains in the ETJ

- 353 Active Meters
- 85% Residential Accounts
- Modest growth projected in residential and small commercial



REVENUE REQUIREMENTS

Determine how much revenue is required to fund O&M, transfers and capital improvements



COST OF SERVICE

Determine what share of the cost should be recovered from each customer class



RATE DESIGN

Ensure the rate structure consistently and equitably recovers revenue

Adopted July 21, 2015

Wastewater Base Charges

Meter Size	Base Charge
5/8"*	\$45.00
3/4	\$45.00
1"	\$97.50
1-1/2"	\$185.00
2"	\$290.00
3"	\$535.00
4"	\$1,060.00

*Meter fee includes +2,000 gallons

Wastewater Volume Charge

All Volumes**

\$6.00

Per 1,000 gallons

**Residential Volumes based on Winter Quarter Average

Reuse Volume Charge

All Volumes

\$6.35

Per 1,000 gallons

GBRA Expense

FY2016 - \$131,987

FY2026 - \$820,758

1

Inflation

Average Annual CPI
YOY 2016-2025

3.3%

All Goods

3.9%

Water/Sewer Maintenance

2

Operating Costs

5-year change

Personnel: + 163%

Supplies: + 90%

Maintenance: + 120%

Administrative: + 163%

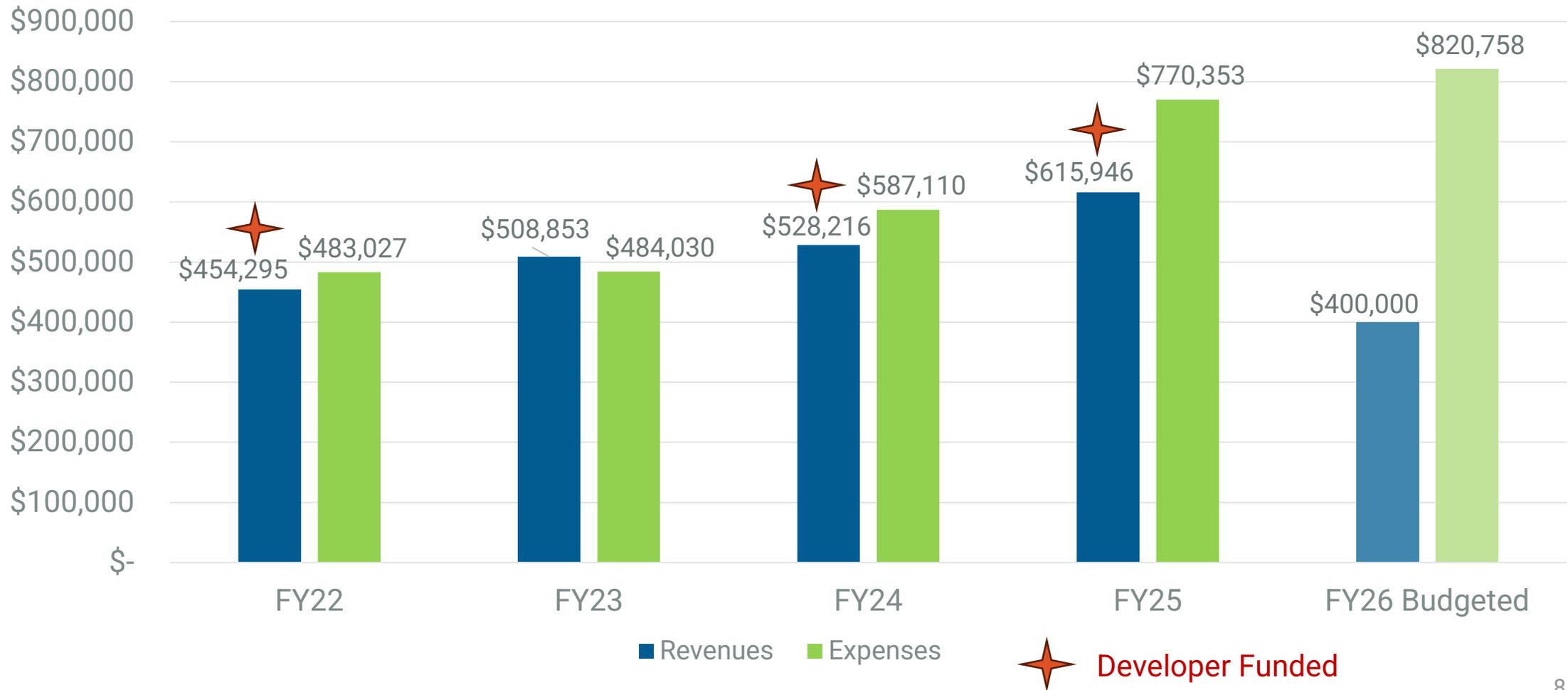
3

Capital Rehab/ Replacement

Capital expense -
\$10,000

Increased need -
\$30,000/year

Revenue and Expense History



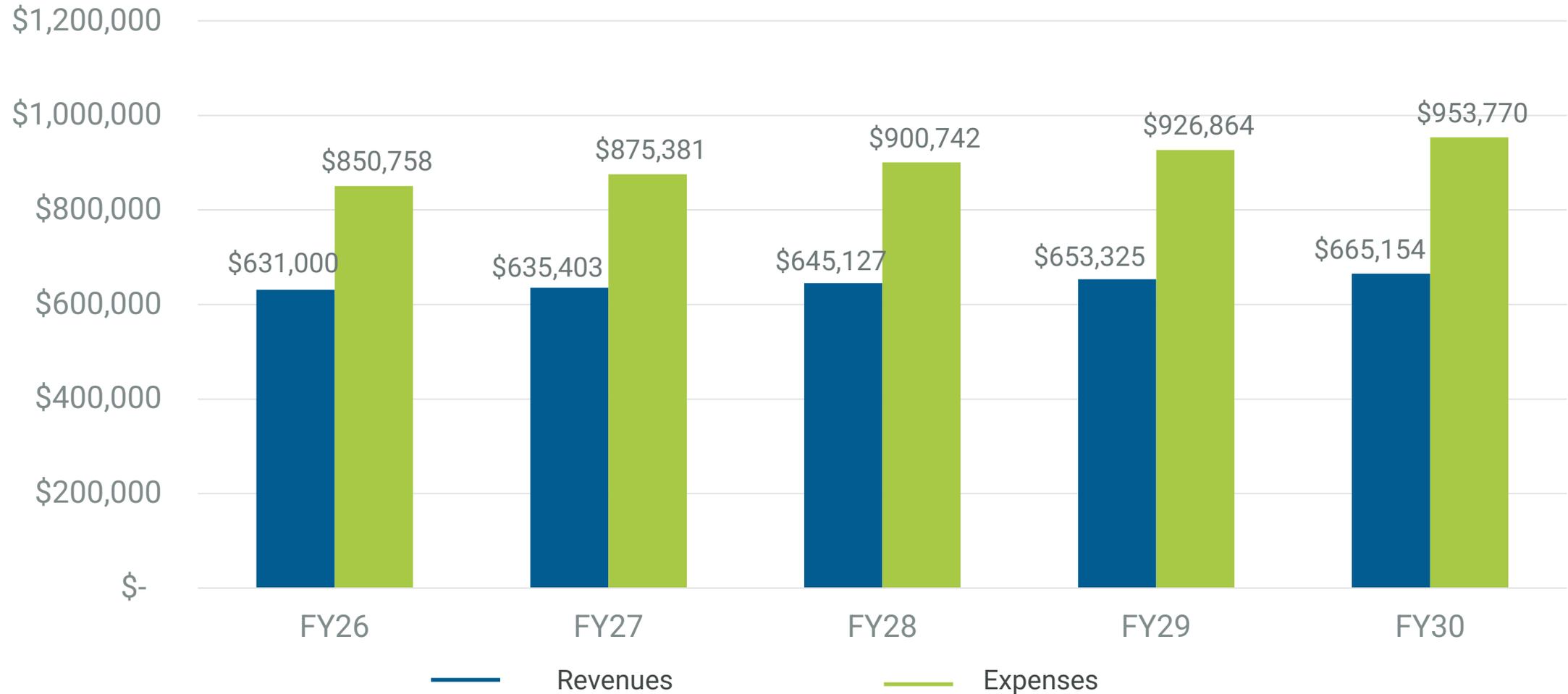
WASTEWATER COST OF SERVICE

Revenue Sufficiency FY2026	Projected Revenue at Current Rates*	FY2026 Cost of Service**	Surplus/ (Deficiency)
	\$625,679	\$850,758	\$(225,079)

*Projected revenue includes wastewater service and average reuse usage

**Cost of service includes GBRA O&M, Bulverde costs, and the addition of \$30,000 in capital outlay expense for asset rehab/replacement

Revenue and Expense Projection



Note: Expenses grow at 3% inflationary rate; Revenue grows based on new accounts

Wastewater Base Charges

Meter Size	Current	Proposed
5/8"*	\$45.00	\$58.50
3/4	\$45.00	\$58.50
1"	\$97.50	\$126.75
1-1/2"	\$185.00	\$240.50
2"	\$290.00	\$377.00
3"	\$535.00	\$695.50
4"	\$1,060.00	\$1,378.00

*Meter fee includes +2,000 gallons

Wastewater Volume Charge

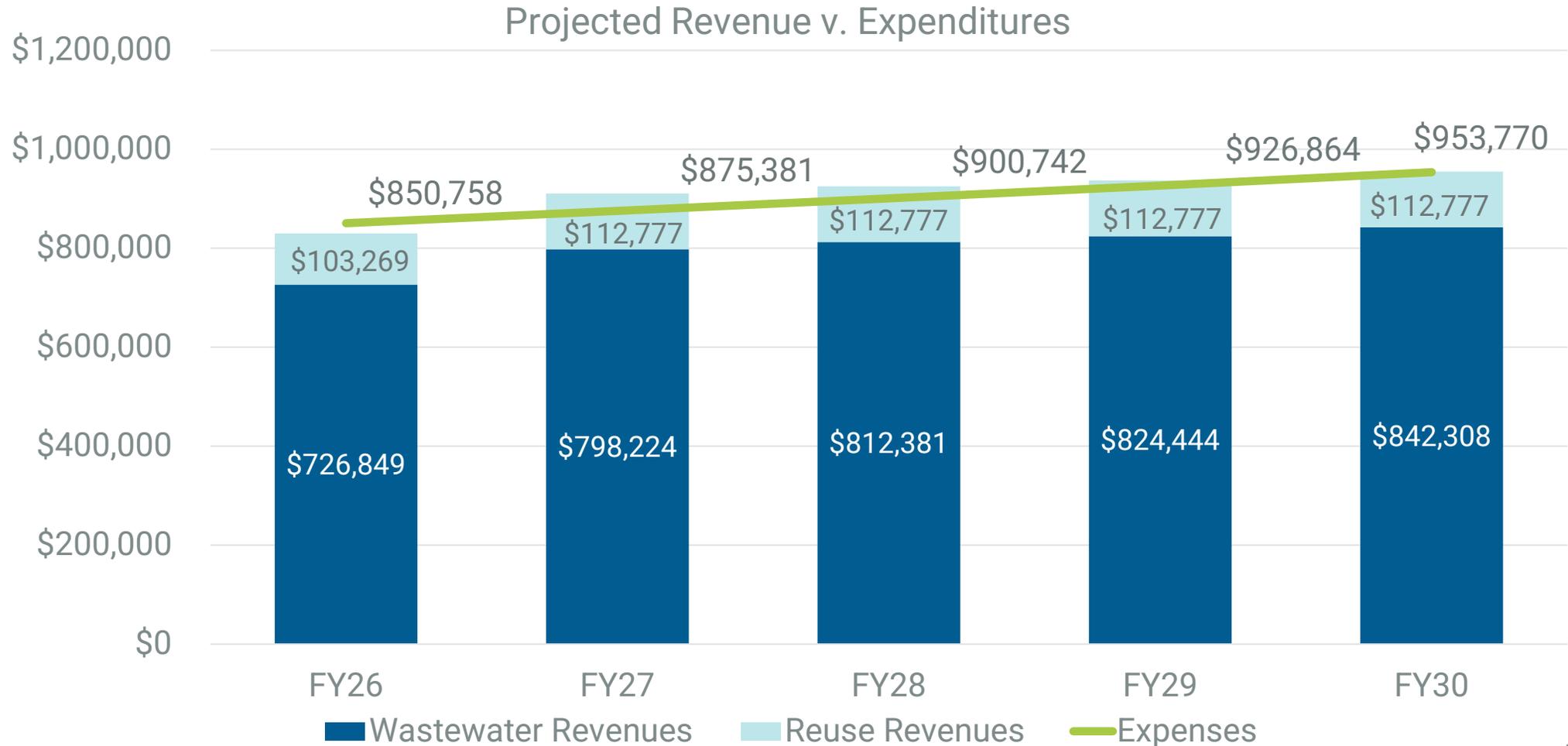
All Volumes** **\$6.00 → \$10.00**
Per 1,000 gallons

**Residential Volumes based on Winter Quarter Average

Reuse Volume Charge

All Volumes **\$6.35 → \$8.50**
Per 1,000 gallons

5-YEAR FORECAST



Note: FY26 revenues assume mid-year rate adjustment

TYPICAL BILL CHANGE

Current

Residential 5/8"	5,000 gallons*		
		Base Fee	\$45.00
		Volume	\$18.00
			Total \$63.00

Proposed

	5,000 gallons*		
		Base Fee	\$58.50
		Volume	\$30.00
			Total \$88.50

Difference

+25.50/month + 306.00/year Typical bill +40%	
--	--

Non-Res 1 1/2"	51,000 gallons		
		Base Fee	\$185.00
		Volume	\$306.00
			Total \$491.00

	51,000 gallons		
		Base Fee	\$240.50
		Volume	\$510.00
			Total \$750.50

+\$259.50/month +\$3,114/year Typical bill +53%	
---	--

*2,000 gallons included in base fee

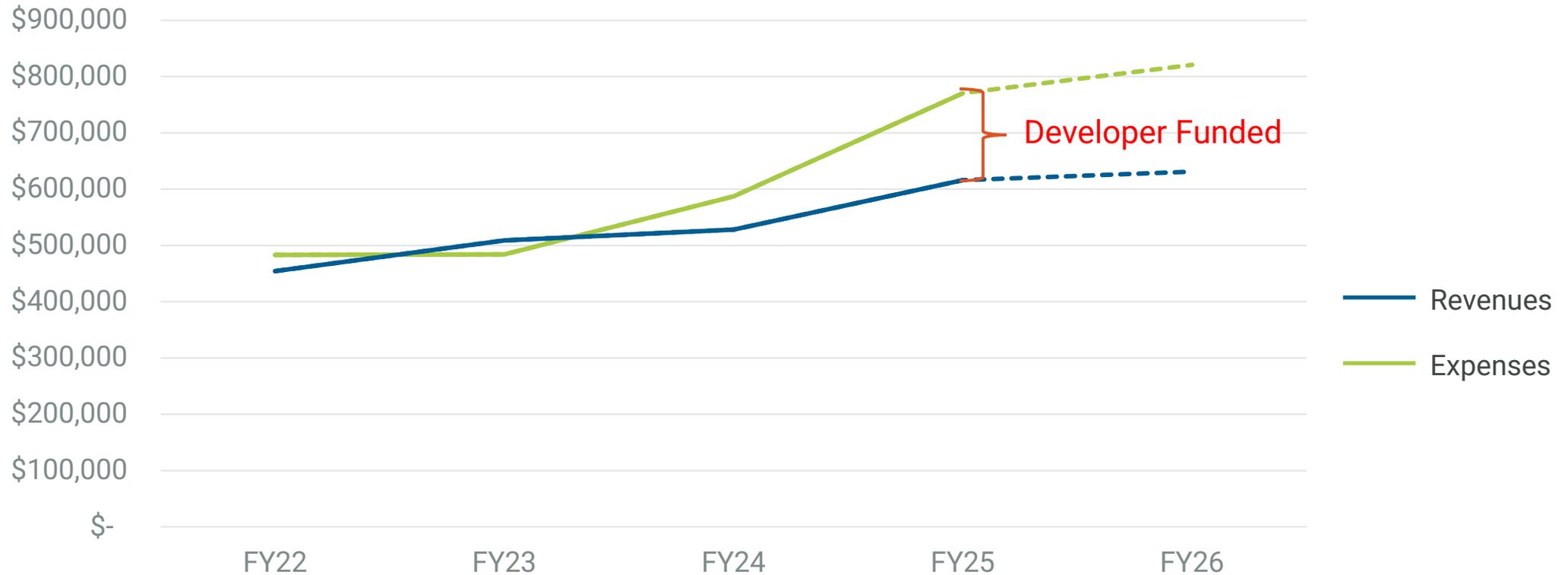
- Council consideration of ordinance adjusting wastewater and reuse rates and charges
- Customer notification through March/April bill message
- TWC bills new rates effective May 1st

THANK YOU

Kara Shuror

Kara.Shuror@freese.com

Revenue and Expense History



	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Actual	FY26 Budget	FY26 Estimated**
Revenues*	\$454,296	\$508,853	\$528,216	\$615,946	\$400,000	\$631,000
Expenses	\$483,027	\$484,030	\$587,110	\$770,353	\$820,758	\$820,758

*Revenues include wastewater and reuse usage

**Estimate based performance to date

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BULVERDE AMENDING THE RATES AND FEES FOR SALES MADE AND SERVICES RENDERED IN CONNECTION WITH THE WASTEWATER UTILITY SYSTEMS OF THE CITY OF BULVERDE AND FOR ALL USES OF SUCH WASTEWATER AND WATER RE-USE CONNECTIONS; INCREASING AND ADOPTING WATER RE-USE RATES FOR CONNECTIONS, FACILITIES, AND SERVICES TO ALL CURRENT AND NEW CUSTOMERS; INCREASING AND ADOPTING WASTEWATER RATES FOR CONNECTIONS, FACILITIES, AND SERVICES FOR ALL CURRENT AND NEW CUSTOMERS; REPEALING ALL ORDINANCES, RESOLUTIONS, AND ORDERS IN CONFLICT HEREWITH; AND DECLARING AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, the City Council of the City of Bulverde is charged with the responsibility of providing for the health, safety, and welfare of its citizens; and

WHEREAS, the provision of wastewater services is especially important in the protection of public health and the maintenance of a safe, healthy, and aesthetic environment; and

WHEREAS, the City previously adopted Ordinance 393 prescribing and levying rates for sales made and services rendered in connection with the wastewater utility systems of the City; and

WHEREAS, the City must make adequate provision for the continuous, uninterrupted provision of such services and in order to do so must set rates that are designed to maintain those services, replace equipment as necessary, provide for administration of those services, provide a reasonable rate of return on its investment, maintain reserves that may be reasonably necessary to meet unforeseen circumstances, and otherwise comply with state and federal regulation; and

WHEREAS, the City has determined that an increase to the rates and fees fair, just and reasonable in relation to the objectives and responsibilities of the City and constitute a lawful exercise of the City's powers; and

WHEREAS, this ordinance is adopted at a lawful meeting of the Bulverde City Council at which notice was provided under the Texas Open Meetings Act, and at which a quorum of the City Council was present and voting.

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

Section 1. The monthly rates and charges for sales made or services rendered by the Wastewater or Water Re-Use Systems of the City of Bulverde are hereby established, levied, fixed, and prescribed as set forth in Exhibit "A" attached hereto and incorporated by reference herein. These rates are applicable to all sales or service of wastewater within and outside the corporate limits of the City of Bulverde.

Section 2. Exhibit "A" attached hereto replaces and supersedes in its entirety the prior Exhibit "A" rate schedules associated with Ordinance No. 393. All other fees and provisions not expressly modified herein remain in effect.

Section 3. If any section or part of this ordinance is held by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this ordinance but shall be confined in its operation to the specific section or sections that are held unconstitutional or invalid.

Section 4. Effective Date. This ordinance shall take effect on May 1, 2026, or upon adoption by the City Council, whichever occurs later.

PASSED AND APPROVED this _____ day of February, 2026.

Helen Hays

Mayor, City of Bulverde

ATTEST:

Sandra V. Ham

City Secretary

EXHIBIT A

RATE SCHEDULES

A-1: WATER RE-USE RATE SCHEDULE

Gallonage Charge (All Volumes):

\$8.50 per 1,000 gallons

Form of Payment: The utility will accept the following forms of payment: Cash, Check, Money Order, Credit Card, and Online payment methods.

Credit Card Convenience Fee: 2.95% (\$1.95 minimum).

Regulatory Assessment: 1.0% of the retail monthly bill (as required by applicable rules).

Tap Fees:

- Standard Residential (5/8" or 3/4" meter): \$900 (Texas Water Co tap fee rate)
- Unique Costs (example: road bore): Actual cost.
- Large Meter Tap Fee: Actual cost for materials and labor for meter size installed.

Other Water Re-Use Fees (unchanged):

- Meter Relocation Fee: Actual relocation cost, not to exceed Tap Fee.
- Meter Test Fee: \$25.00 (second test within a two-year period when meter is accurate).
- Reconnect Fee: Non-payment (max \$25.00); Customer request disconnect \$45.00.
- Transfer Fee: \$5.00.
- Customer Service Inspection Fee: \$50.00.
- Late Charge: 10% of the bill (one-time penalty per rules).
- Returned Check Charge: \$25.00.

- Meter Tampering Damage Fee: \$50.00.
- Equipment Damage Fee: Actual cost (itemized bill provided).
- Customer Deposit Residential: \$50.00 (maximum).
- Commercial and Non-Residential Deposit: 1/6th of estimated annual bill.

A-2: WASTEWATER RATE SCHEDULE

Meter Size	Monthly Minimum Charge	Gallonage Charge
5/8" or 3/4"	\$58.50(including 2,000 gallons)	\$10.00 per 1,000 gallons
1"	\$126.75	\$10.00 per 1,000 gallons
1 1/2"	\$240.50	\$10.00 per 1,000 gallons
2"	\$377.00	\$10.00 per 1,000 gallons
3"	\$695.50	\$10.00 per 1,000 gallons
4"	\$1,378.00	\$10.00 per 1,000 gallons

Residential:

Winter month’s average: Volume charges for single-family residence with a 1" meter or less are determined based on average water consumption for the winter period (December, January, and February). Residential customers with a separate irrigation-only water meter will only be billed their sewage charge on their domestic-use meter volume.

Commercial:

Any place of business with a 3/4" or larger water meter: Volume charge based upon the previous month’s water consumption for each connection.

New Accounts:

Those residential connections without a history of water consumption shall be charged the lesser of 4,200 gallons per month or actual usage until a winter month’s average is established.

Reuse Volume Charge (where applicable):

\$8.50 per 1,000 gallons

Regulatory Assessment: 1.0% of the retail monthly bill (as required by applicable rules).

Miscellaneous Wastewater Fees (unchanged):

- Gravity Sewer Tap Fee: Actual cost (average of actual costs for materials and labor for standard residential connection plus unique costs as permitted by rules).
- Large Connection Tap Fee: Actual cost.
- Meter Test Fee: \$25.00.
- Reconnect Fee: Non-payment (max \$25.00); Customer request disconnect \$45.00.
- Transfer Fee: \$45.00.
- Late Charge: 10% of the bill
- Returned Check Charge: \$25.00.
- Residential Customer Deposit: \$50.00 (maximum).
- Commercial and Non-Residential Deposit: 1/6th of estimated annual bill.
- Governmental Testing, Inspection and Costs Surcharge: as authorized in writing by TCEQ after notice to customers.
- Line Extension and Construction Charges: refer to Section 3.0 extension policy.
- Equipment Damage Fee: Actual cost (itemized bill provided).
- Customer Service Inspection Fee: \$50.00.
- Receiving Tank Pump-Out Fee (if required for continuous safe operation): Residential actual cost; Commercial actual cost.



CITY COUNCIL ITEM:
CA-26-01

No-Impact Home Businesses Amendment

MEETING DATE: February 23, 2026

DEPARTMENT: Planning & Development

AGENDA ITEM: Consider 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

PLANNING 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>

STAFF RECOMMENDATION

Staff recommends approval of the proposed ordinance changes.

P&Z RECOMMENDATION:

The Planning & Zoning Commission Recommends Approval.

- Motion to recommend approval carried unanimously.

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.

ORDINANCE NO. _____

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, AND TO REMOVE CONFLICTING PROVISIONS; ADOPTING A SEVERABILITY CLAUSE AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Bulverde, Texas has determined that the ordinance establishing Home Office should be amended by adding provisions related to No Impact Home-Based Businesses, including allowing manufacturing uses within residential zones, as required by HB 2464; and

WHEREAS, the Planning and Zoning Commission of the City of Bulverde, Texas, and the City Council of the City of Bulverde, Texas, in compliance with the State law with reference to the Zoning Ordinance, have given requisite notices by publication and otherwise, and have held a public hearing and afforded a full and fair hearing to all persons interested; and

WHEREAS, the City Council, having received the final report of the Planning and Zoning Commission and having determined that the revisions to the Zoning Ordinance adopted by this Ordinance will promote the health, safety, morals, and general welfare of the City of Bulverde and the safe, orderly, and healthful development of the City of Bulverde, is of the opinion that the Zoning Ordinance should be revised as set forth in this Ordinance;

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

SECTION 1. The City of Bulverde Code of Ordinances, Chapter 14, Zoning, Section 14.12.005, Home Office, is amended to read as depicted in Exhibit A, attached hereto.

SECTION 2. Severability: If any portion of this Ordinance shall, for any reason, be declared invalid, the invalidity shall not affect the remaining provisions thereof.

SECTION 3. Repealer: All Ordinances, parts of Ordinances in conflict herewith are expressly repealed.

PASSED AND ADOPTED this _____ Day of _____, 20 _____

Helen Hays, Mayor

ATTEST:

Sandra V. Ham
City Secretary

Exhibit "A"

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.



CITY COUNCIL ITEM:
CA-26-02

Landscape Irrigation Amendment

MEETING DATE: February 23, 2026

DEPARTMENT: Planning & Development

AGENDA ITEM: Consider 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

PLANNING 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.

P&Z RECOMMENDATION:

The Planning & Zoning Commission Recommends Approval.

- Motion to recommend approval carried unanimously.

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.

ORDINANCE NO. _____

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, AND TO REMOVE CONFLICTING PROVISIONS; ADOPTING A SEVERABILITY CLAUSE AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Bulverde, Texas has determined that the ordinance establishing Maintenance and Irrigation of Landscaped Areas should be amended by adding provisions related to approval of landscape materials not irrigated by a mechanical underground irrigation system; and

WHEREAS, the Planning and Zoning Commission of the City of Bulverde, Texas, and the City Council of the City of Bulverde, Texas, in compliance with the State law with reference to the Zoning Ordinance, have given requisite notices by publication and otherwise, and have held a public hearing and afforded a full and fair hearing to all persons interested; and

WHEREAS, the City Council, having received the final report of the Planning and Zoning Commission and having determined that the revisions to the Zoning Ordinance adopted by this Ordinance will promote the health, safety, morals, and general welfare of the City of Bulverde and the safe, orderly, and healthful development of the City of Bulverde, is of the opinion that the Zoning Ordinance should be revised as set forth in this Ordinance;

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

SECTION 1. The City of Bulverde Code of Ordinances, Chapter 14, Zoning, Section 14.08.002, Maintenance and Irrigation of Landscaped Areas, is amended to read as depicted in Exhibit A, attached hereto.

SECTION 2. Severability: If any portion of this Ordinance shall, for any reason, be declared invalid, the invalidity shall not affect the remaining provisions thereof.

SECTION 3. Repealer: All Ordinances, parts of Ordinances in conflict herewith are expressly repealed.

PASSED AND ADOPTED this _____ Day of _____, 20 _____

Helen Hays, Mayor

ATTEST:

Sandra V. Ham
City Secretary

Exhibit "A"

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:

14.08.002(c):

(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.



6.A CITY COUNCIL ITEM

Appointments Planning & Zoning Commission

MEETING DATE: February 23, 2026

AGENDA ITEM: Consider and take possible action on appointing / reappointing members to the Planning & Zoning Commission.

DEPARTMENT: Administration

PRESENTED BY: Mike Castro, City Manager

BACKGROUND:

The Planning and Zoning commission, shall consist of seven (7) members and one alternate member who are either resident citizens and taxpayers of the city or are residents of the extraterritorial jurisdiction of the city, provided that no more than three (3) members including the alternate shall reside in the extraterritorial jurisdiction of the city.

Commissioner Molina has requested retirement from the Commission, and has stated she will serve until another candidate could be appointed.

The current status of the Planning & Zoning Commission is as follows.

PLANNING & ZONING COMMISSION			
Name	Position	Email	Term Expiration
Jeffrey Burrier (ETJ)	Commissioner	jburrier@bulverdetx.gov	June 2027
Ashley Cartier	Chair	acartier@bulverdetx.gov	June 2026
James Flavin	Commissioner	jflavin@bulverdetx.gov	June 2027
Brad McCollum	Vice-Chair	bmccollum@bulverdetx.gov	June 2026
Michelle Molina*	Commissioner	mmolina@bulverdetx.gov	June 2027
Fred Perry (ETJ)	Commissioner	fperry@bulverdetx.gov	June 2027
Gregory Porter	Commissioner	gporter@bulverdetx.gov	June 2026
Jason Ewing	Alternate	jewinq@bulverdetx.gov	June 2026 (One year term)

The City opened up the application process to solicit candidates for the Commission at the beginning of January. The application period was open from January 6th to February 6th. During the period, four (4) applications were received.

RECOMMENDATION:

Review board applications, discuss appointments in Executive Session, and take action to appoint a new member.

ATTACHMENTS:

- Board applications provided under separate cover