



## **ZONING BOARD OF ADJUSTMENT MEETING AGENDA**

**Thursday, July 24, 2025 at 6:00 PM  
Bulverde City Hall Council Chamber  
30360 Cougar Bend, Bulverde, Texas 78163**

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

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

### **1. CALL THE MEETING TO ORDER**

### **2. REGULAR AGENDA ITEMS**

- 2.1. Hold a public hearing and consider a request by Chisum and Ashley Cooke, on behalf of Bulverde Village Holdings LP, for approval of a variance to Section 14.07.002(1), 14.07.002(4), and 14.07.002(6) of the City of Bulverde Code of Ordinances, related to commercial landscaping and buffering requirements, at 2549 Bulverde Rd, Bulverde, TX 78163.

### **3. ADJOURNMENT**

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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 Zoning Board of Adjustment 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](http://www.bulverdetx.gov), by 6:00 pm on July 21, 2025.

**The Zoning Board of Adjustment reserves the right to adjourn into Executive session at any time regarding any issue for which it is legally permissible. The Zoning Board of Adjustment 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 Zoning Board of Adjustment may also announce it will go into Executive Session, if necessary, to receive advice from Legal Counsel regarding any other items on this agenda.**



ZONING BOARD OF ADJUSTMENT ITEM:  
VR-25-08  
**VARIANCE REQUEST**  
2549 Bulverde Rd, Bulverde, TX 78163

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**MEETING DATE:** July 24<sup>th</sup>, 2025  
**DEPARTMENT:** Planning & Development  
**PRESENTED BY:** Heath Edwards, Planner I

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**REQUEST:**

Hold a public hearing and consider a request by Chisum and Ashley Cooke, on behalf of Bulverde Village Holdings LP, for approval of a variance to Section 14.07.002(1), 14.07.002(4), and 14.07.002(6) of the City of Bulverde Code of Ordinances, related to commercial landscaping and buffering requirements, at 2549 Bulverde Rd, Bulverde, TX 78163.

**OWNER/APPLICANT:**

BULVERDE VILLAGE HOLDINGS LP  
2549 Bulverde Rd  
Bulverde, TX 78163

**PROPERTY INFORMATION:**

Address: 2549 Bulverde Rd, Bulverde, TX 78163  
Legal Description: TERRACE AT BULVERDE VILLAGE (THE), BLOCK 1, LOT 3  
Existing Zoning: Downtown Planned Development District (PDD);  
Base Zoning C-2 Commercial

**NOTICE:**

Personal Notice: June 26th, 2025

Staff sent 12 Personal Notices to properties within a 200-foot buffer of the subject property. As of present, Staff received 0 letters of opposition and 0 in support out of those 12 properties that were individually notified.

**IN SUPPORT: 0**

**IN OPPOSITION: 0**

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**SUMMARY:**

The subject property is a flag lot that gains access to Bulverde Rd and is in The Terrace at Bulverde Village plat (2024), Lot 3. This lot is adjacent to both lot 1 and lot 2 of the same plat, owned by the same entity.

The zoning for this property is C-2 Commercial District and will be the future site for proposed a development with business/professional/administrative/medical/dental offices and retail businesses. A residential structure currently exists on the lot and the applicant is proposing a total of 10 additional office buildings to be built in separate phases.

The subject lot is surrounded by lots on the East, South, and West by the same zoning with similar commercial uses. However, the North and Northeast property line abuts a R-2 single-family zoning district. Whenever a commercial use abuts single-family districts, there are additional buffering and landscape requirements in Section 14.07.002 of the Code of Ordinances.

These requirements include an increased setback, referred to as a bufferyard, that requires additional landscaping requirements. Within the bufferyard, there are a required number of canopy trees and drought-resistant groundcover is required in the remainder of the bufferyard. There is also a 6-foot tall minimum fence or wall required in the bufferyard. The bufferyard and fence are only required along the property line that is adjacent to the residential zoning districts.

The applicant is seeking a variance to the solid fence requirement. The applicant is proposing a 6' tall ranch-style fencing to allow for visibility on the other side of the fence.

The applicant is also seeking a variance from the groundcover requirements as some areas of the bufferyard do not contain sufficient groundcover.

The applicant has satisfied all other requirements of this ordinance, but they are requesting a variance to the fence/wall and groundcover requirements.

#### **ANALYSIS:**

**Bufferyard.** The portion of a lot within the side or rear setback that is required to remain open except for landscaping in order to buffer commercial, industrial and aviation zoning districts and uses from residential zoning districts and uses.

#### **§ 14.07.002(1)**

*A bufferyard consisting of an open space of canopy trees, grass and other landscaping and a masonry wall [or fence] in combination with other design features that screen or block vision, noise pollutants, and other negative byproducts shall be provided and maintained along the entire length of the perimeter between any residential districts and any commercial or industrial districts.*

#### **§ 14.07.002(4)**

*The bufferyard shall be planted with a minimum of one large canopy tree at least 12 feet in height upon installation and two and one-half inches in caliper measured 12 inches above the top of the root ball at time of planting, for each 20 lineal feet of bufferyard. Drought-resistant grass or ground cover that will provide the appearance of a finished planting shall be planted in the remainder of the bufferyard. All plantings shall be composed of xeriscape, drought-resistant varieties of plants and trees selected from the City of Bulverde preferred plant list.*

**§ 14.07.002(6)**

*If the property zoned single-family residential, multi-family or PD for such uses is less than six feet above the grade of the adjacent abutting property, the owner or developer of such property and use zoned for commercial or industrial development or use **shall erect and maintain a solid wall or fence** constructed of masonry, weather-treated wood, vinyl or other material approved by the city manager or designee. **Said wall or fence shall be at least six feet in height** measured from the grade level of the commercial or industrial property along the entire abutting portion of the property line except in any visibility triangle, where the height of the wall shall be no greater than 30 inches. In the event the property zoned for commercial or industrial development or use does not coincide with the property lines of the residential property for the entire length, then such wall or fence shall be required only to the extent of the limits of the property zoned commercial or industrial.*

**CRITERIA FOR EVALUATION:**

The City Code of Ordinances has established criteria for approval of this Variance. Section 1.02.094(e) states:

*(a) The board of adjustment may:*

*...*

*(3) Authorize in specific cases a variance from the terms of a zoning regulation if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the regulation would result in unnecessary hardship, and so that the spirit of the regulation is observed and substantial justice is done;*

**ATTACHMENTS:**

- Application
- Exhibits



**DIG TESS:**  
 CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION ACTIVITY (ON OR OFFSITE) FOR THE PROJECT.

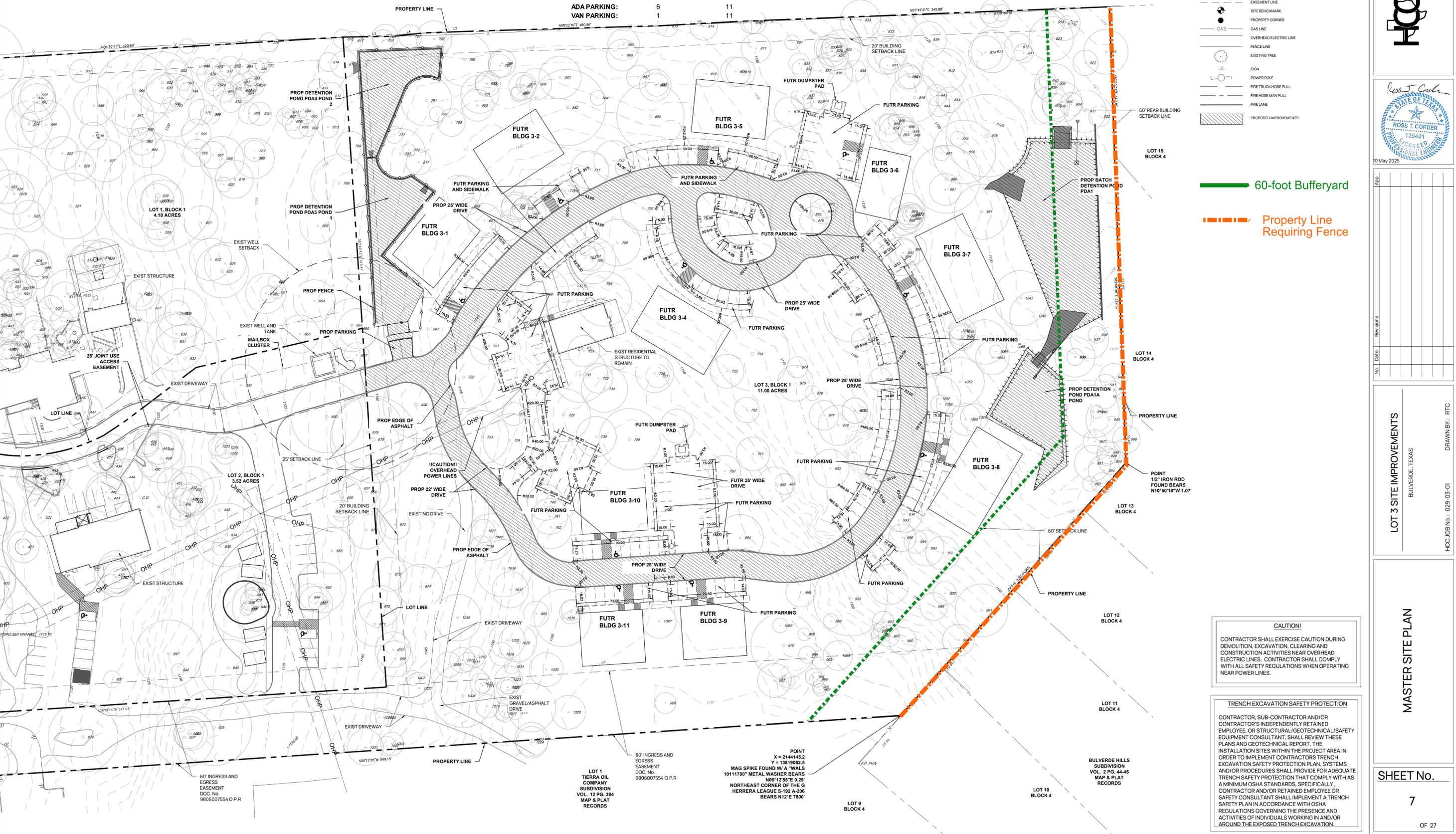
**SITE BENCHMARKS**  
 BENCHMARK NO. 1: 3/8" IRON ROD WITH CAP, ELEV. = 1104.63'  
 BENCHMARK NO. 2: 60D NAIL, ELEV. = 1116.76'

**LOT 3 - SITE SUMMARY TABLE**

**ZONING:** PDD/C2  
**EXISTING USE:** GENERAL OFFICE/RETAIL  
**PROPOSED USE:** GENERAL OFFICE/RETAIL  
**SITE AREA:** 11.00 ACRES  
**EXISTING IMPERVIOUS COVER:** 0.53 ACRES  
**No. OF EXISTING BUILDINGS:** 1  
**EXISTING BUILDING COVERAGE:** 1792 SF  
**No. OF PROPOSED BUILDINGS:** 10  
**PROPOSED BUILDING COVERAGE:** 34,500 SF  
**REQUIRED/ALLOWED:** 35'  
**PROPOSED BUILDING HEIGHT:** NO LIMIT  
**PROVIDED:** 20'  
**PROPOSED IMPERVIOUS COVER:** NO LIMIT  
**NO. OF PROPOSED BUILDINGS:** 10  
**PROPOSED BUILDING COVERAGE:** 34,500 SF  
**REQUIRED/ALLOWED:** 35'  
**PROVIDED:** 20'  
**PARKING: (Assumed General Office/Retail/Commercial)** 146 161  
**ADA PARKING:** 6 11  
**VAN PARKING:** 1 11

**Ultimate/Future Parking and Building Summary - Lot 3**

Building No.	Use	Area (sf)	Parking Rate	Parking Required	Parking Provided
<b>Lot 3 - Proposed Development</b>					
3-1	Office Condo	3500	1 per 250 sf	14	14
3-2	Office Condo	3500	1 per 250 sf	14	12
3-3	Residential	1792	2 per dwelling	2	15
3-4	Office Condo	4000	1 per 250 sf	16	16
3-5	Office Condo	3500	1 per 250 sf	14	17
3-6	Office Condo	2500	1 per 250 sf	10	11
3-7	Office Condo	4500	1 per 250 sf	18	22
3-8	Office Condo	4500	1 per 250 sf	18	26
3-9	Office Condo	3000	1 per 250 sf	12	13
3-10	Office Condo	2500	1 per 250 sf	10	13
3-11	Office Condo	3000	1 per 250 sf	12	13
<b>Total Lot 3</b>		<b>36292</b>		<b>140</b>	<b>172</b>



**LEGEND**

- PROPERTY BOUNDARY
- LOT LINE
- SETBACK LINE
- LANDSCAPE BUFFER LINE
- EASEMENT LINE
- SITE BENCHMARK
- PROPERTY CORNER
- GAS
- OVERHEAD ELECTRIC LINE
- FENCE LINE
- EXISTING TREE
- SIGN
- POWER POLE
- FIRE TRUCK HOSE PULL
- FIRE HOSE MAN PULL
- FIRE LANE
- PROPOSED IMPROVEMENTS

**60-foot Bufferyard**

**Property Line Requiring Fence**

**CAUTION!**  
 CONTRACTOR SHALL EXERCISE CAUTION DURING DEMOLITION, EXCAVATION, CLEARING AND CONSTRUCTION ACTIVITIES NEAR OVERHEAD ELECTRIC LINES. CONTRACTOR SHALL COMPLY WITH ALL SAFETY REGULATIONS WHEN OPERATING NEAR POWER LINES.

**TRENCH EXCAVATION SAFETY PROTECTION**  
 CONTRACTOR, SUB-CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE, OR STRUCTURAL/GEOTECHNICAL/SAFETY EQUIPMENT CONSULTANT, SHALL REVIEW THESE PLANS AND GEOTECHNICAL REPORT. THE INSTALLATION SITES WITHIN THE PROJECT AREA IN ORDER TO IMPLEMENT CONTRACTORS TRENCH EXCAVATION SAFETY PROTECTION PLAN, SYSTEMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM OSHA STANDARDS. SPECIFICALLY, CONTRACTOR AND/OR RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PLAN IN ACCORDANCE WITH OSHA REGULATIONS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND/OR AROUND THE EXPOSED TRENCH EXCAVATION.

**Hill Country Civil**  
 Engineers • Consultants  
 3711 Landmark Blvd, Suite 100, New Braunfels, TX 78130  
 Phone: 817-488-4433  
 www.hillcountrycivil.com

**ROSS T. CORDER**  
 LICENSED PROFESSIONAL ENGINEER  
 125401  
 10 May 2025

**NO. 1 DATE**

**NO. 2 DATE**

**NO. 3 DATE**

**NO. 4 DATE**

**NO. 5 DATE**

**NO. 6 DATE**

**NO. 7 DATE**

**NO. 8 DATE**

**NO. 9 DATE**

**NO. 10 DATE**

**NO. 11 DATE**

**NO. 12 DATE**

**NO. 13 DATE**

**NO. 14 DATE**

**NO. 15 DATE**

**NO. 16 DATE**

**NO. 17 DATE**

**NO. 18 DATE**

**NO. 19 DATE**

**NO. 20 DATE**

**LOT 3 SITE IMPROVEMENTS**  
 BULVERDE, TEXAS  
 DRAWN BY: RTC  
 HCC JOB No.: 029-03-01

**MASTER SITE PLAN**

**SHEET No.**  
 7  
 OF 27

C:\HCC\Drawings - Hill Country Civil\Projects\2025\Bulverde\30303 MASTER SITE PLAN.dwg  
 10/10/2025 11:15:39 AM  
 SHEET LOT 30303 MASTER SITE PLAN.dwg  
 10/10/2025 11:15:39 AM



# Application for Variance Ch. 14 – Zoning Ordinance

30360 Cougar Bend, Bulverde, TX 78163  
Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.ci.bulverde.tx.us](http://www.ci.bulverde.tx.us)

Date: 5/30/25

Case No. VR 25-08

### Applicant Information:

<u>Ahshley &amp; Chisum Cooke, Bulverde Village Holdings, LP - 361.945.4777</u>		
Name	Phone	Fax
<u>411 Comal Run Bulverde, TX 78163</u>		<u>chisumlcooke@yahoo.com</u>
Address		Email

### Property Owner Information:

<u>Bulverde Village Holdings, LP 361.945.4777</u>		
Name	Phone	Fax
<u>411 Comal Run Bulverde, TX 78163</u>		<u>chisumlcooke@yahoo.com</u>
Address		Email

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

### Property Identification:

Street Address: 2541, 2545, 2549 Bulverde Road

Legal Description: Lot 3, Block 1, Terrace at Bulverde Village

Zoning District Classification: PDD w/ base C-2

### Description of Request:

- Variance to Section § 14.07.002(1) of the City of Bulverde Code of Ordinances, which requires: A masonry wall, in combination with other design features for screening.
- Variance to Section § 14.07.002(4) of the City of Bulverde Code of Ordinances, which requires: grass or ground cover shall be planted in the remainder of the bufferyard.
- Variance to Section § 14.07.002(6) of the City of Bulverde Code of Ordinances, which requires: erecting a solid wall or fence 6 feet in height
- Variance to Section \_\_\_\_\_ of the City of Bulverde Code of Ordinances, which requires: \_\_\_\_\_
- Variance to Section \_\_\_\_\_ of the City of Bulverde Code of Ordinances, which requires: \_\_\_\_\_



**Application for Variance  
Ch. 14 – Zoning Ordinance**

30360 Cougar Bend, Bulverde, TX 78163  
Telephone: 830-438-3612 - Fax: 830-438-4339  
[www.ci.bulverde.tx.us](http://www.ci.bulverde.tx.us)

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

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

**PROPERTY OWNER'S ACKNOWLEDGEMENT**

  
\_\_\_\_\_  
Signature of Property Owner

5-30-25  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Property Owner

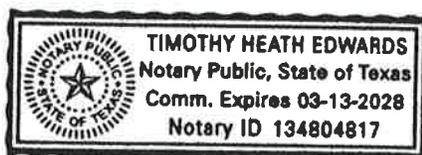
5-30-25  
\_\_\_\_\_  
Date

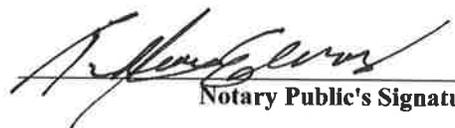
*(Add additional pages if additional signatures are necessary)*

**STATE OF TEXAS**  
**COUNTY OF COMAL**

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

by CHISUM LEE + ASHLEY MICOLE COOKE (name of property owner).



  
\_\_\_\_\_  
Notary Public's Signature

(Notarial Seal)

**VARIANCE CRITERIA EXPLANATION FORM**

**(for Zoning Code Variances Only)**

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

- 1) Describe the special conditions affecting the land involved, such that literal enforcement of the regulation would result in the unnecessary hardship?

(See attached sheet)

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- 2) Describe the unnecessary hardship that would result due to a literal enforcement of the regulation.

(See attached sheet)

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- 3) Describe how granting the variance will not be contrary to the public interest.

(See attached sheet)

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- 4) Describe how granting the variance will be in the spirit of the regulation.

(See attached sheet)

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

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

**Application for Variances for: 2541, 2545, and 2549 Bulverde Road**

**Lot 1, Lot 2, & Lot 3 Block 1, The Terrace at Bulverde Village**

**Property Owner: Bulverde Village Holdings, LP (BVH)**

**Description of Request:**

**Applicable Fee is \$750**

Variance to Section Chapter 14.07.002 of the City of Bulverde Code of Ordinances:

- a. Ch 14.07.002 (1) requires: A masonry wall, in combination with other design features for screening.
- b. Ch 14.07.002 (6) requires: erecting a solid wall or fence 6 feet in height
- c. Request:
  - i. (1) Removal of the requirement for the installation of a masonry wall and other design features.
  - ii. (6) Removal of the requirement for the installation of a 6' solid wall or a solid fence.
- d. Explanation: Applicant desires to maintain the existing native, draught tolerant vegetation including trees, shrubs/bushes, and native wildflowers/grasses that currently act as a dense and natural visual screen. This natural screen will remain in the landscape buffer strip.
  - i. A masonry wall, regardless of size, would look out of place in this environment.
  - ii. Grading and construction of a wall would destroy a substantial portion of the native vegetation (including trees) currently in the buffer zone, while providing no material benefit to the residential neighbors. To the contrary, while clearing cedar in early 2024, the neighbors asked BVH to leave a cedar buffer along the property line. BVH honored the request. The neighbors indicated they prefer the more natural barrier.
  - iii. Due to the topography of the site (the property line between the residential and commercial zones is in a draw between hills), the top of any required wall will be well below the foundations of the proposed pad sites thus serving no practical purpose.
- e. Proposal: Neighbors to the north have asked that BVH install a pipe-rail/wire-panel fence along the 750'± property line between the commercial zoned property and the adjoining residential-zoned properties, being adjacent to 6

residential lots. We ask the Board to honor their request and grant a variance for a pipe and wire fence in lieu of a wall or privacy fence.

f. Exhibits:

1. Photos of the existing conditions of the “landscape buffer strip” taken on 5/29/25.
2. Aerial Images showing Existing trees and foliage that provides a natural visual screen.
3. Residential structure proximity map.

**Variance Criteria Explanation:**

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

The area along the Property line located between the residential zone and the commercial zoned property, which is the subject of this application, is heavily vegetated with hardwoods, native wildflowers/grasses, native understory such as persimmon, and cedar. Significant measures have been taken by the applicant to reduce/eliminate any disturbance within this area. The clearing of this area in order to install a masonry wall would unnecessarily damage the native and natural screen that is currently in place, which the residential neighbors prefer. The native screening also supports and meets the stated purpose of this code section by providing a much larger and taller visual screen to the residential zone that this section is written to protect. Further, in developing this commercial property, Applicant has willfully foregone maximum commercial profitability by intentionally and significantly limiting the development to preserve the natural Hill Country environment, which is the ultimate desire of everyone in our community, including our City Council. By definition, one of the foremost “reasonable uses” of a commercial property is return on investment. Applicant is foregoing profit to maintain the natural environment, and a masonry wall would add significant capital costs to the project, while only destroying the natural buffering to serve no practical purpose. The financial and environmental costs of building a wall in this natural buffer would deprive both the Applicant and its neighbors of their desired reasonable use of the land.

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

Property ownership includes a number of specific and general rights, including but not limited to the rights to quiet use and enjoyment, control, and in the case of commercial property, to develop for financial gain. As detailed above, the destruction and removal of the existing native vegetation along this property line to erect a masonry wall does not

improve upon the natural beauty of the commercial or residential-zoned properties. Destroying the native beauty to build a wall that is less than half the height of the existing vegetation is counter intuitive, destructive, wasteful, and does provide a better screen for the residential zone as purposed in the code. The removal of the native screen also eliminates the sense of being located in a natural and native forest setting which adds to the appeal of being located in Bulverde. A masonry wall is something you would see along a highway and not in this unique Village area. The financial and environmental costs of such a wall would erode rather than preserve these substantial rights for all affected property owners.

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

The public health, public safety, or public welfare will not be negatively impacted by the exclusion of a masonry wall at this location because there will not be any road noise, or heavy commercial use coming from the property. Furthermore, the adjoining residentially zoned properties will not be negatively impacted due to the following conditions:

- 1) all lots are larger than one acre and range from 1.07 to 6.03 acres.
- 2) the homes on these properties are all greater than 250' from the shared property line.
- 3) The back of the nearest planned pad site on the commercial lot will be greater than 60ft from the property line and uphill.
- 4) These lots have significant, densely-vegetated areas between the homes and the commercial property line.
- 5) Disrupting this area will create dust and vegetation damage that will lead to increased soil erosion.

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

There will be no effect on the orderly subdivision of other land in the area because all adjoining properties are platted and or already sub-divided. As noted above, the neighbors prefer the vegetation and a variance in this case will have no impact future subdivision or development in the area due to the unique nature of the Village.



# THE TERRACE AT BULVERDE VILLAGE

## SITE TREE VARIANCE REQUEST



**SITE AREA**  
 LOT 1 = 4.3 AC  
 LOT 2 = 3.7 AC  
 LOT 3 = 11 AC  
 TOTAL = 19 AC (828,466 SF)

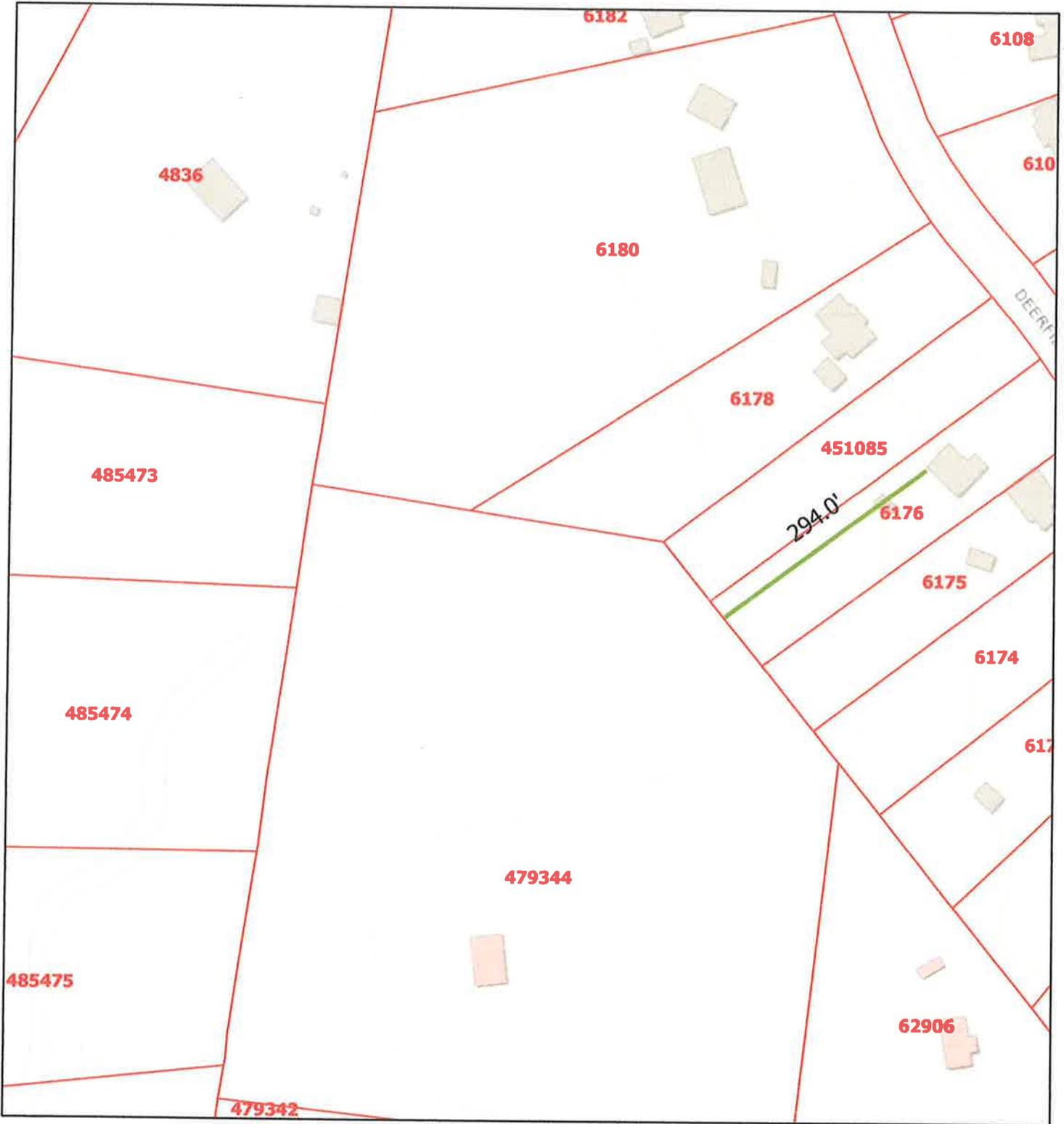
**EXISTING CANOPY COVERAGE**  
 LOT 1 = 2.59 AC  
 LOT 2 = 1.6 AC  
 LOT 3 = 7.34 AC  
 TOTAL = 11.53 AC (506,167 SF)

**PERCENTAGE OF CANOPY COVERAGE**  
 LOT 1 = 60%  
 LOT 2 = 43.2%  
 LOT 3 = 66.7%  
 SITE TOTAL = 60.6%

**POST CONSTRUCTION CANOPY COVERAGE**  
 LOT 1 = 2.54 AC  
 LOT 2 = 1.52 AC  
 LOT 3 = 6.42 AC  
 TOTAL = 10.48 AC (456,509 SF)

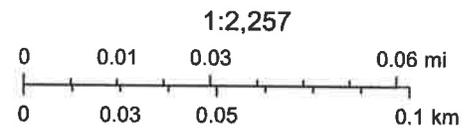
**POST CONSTRUCTION PERCENTAGE OF CANOPY COVERAGE**  
 LOT 1 = 59%  
 LOT 2 = 41%  
 LOT 3 = 65.7%  
 SITE TOTAL = 55%

# Comal CAD Web Map



5/30/2025, 12:20:07 PM

-  Parcels
-  Abstracts



BCAD, Comal County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



STEPHEN RUSTON

MATTHEW W BENTLEY

DAVID R WURM

LANNY J HALL

DEERFIELD TER

KAREN E JOHNSTON

RIC BA

JAMES MICHAEL BARRON

SCOTT A BOWER

JAMES M BUCHANAN

THEODORE A GOLSCH

DEBORAH R AUXIER

BILLY P LUKE

EDMUND SELF

BULVERDE VILLAGE HOLDINGS



30412

30449

30434

30429

3040

30409

30381

30371

30361

30

**Bulverde**

2549

















July 24<sup>th</sup>, 2025

City of Bulverde  
Zoning Board of Adjustments (ZBOA)  
30360 Cougar Bend  
Bulverde, TX 78163

To the Honorable ZBOA Members and Bulverde City Staff,

We are writing in support of the Chapter 14, Subsection 07.002 zoning variances sought by Bulverde Village Holdings, LP (BVH) for their property development at 2549 Bulverde Road (Lot 3, Block 1, Terrace at Bulverde Village).

Specifically, as residential property owners neighboring the above referenced commercial property, we do not wish to see a wall or privacy fence erected in the natural buffer area. BVH has remained committed to minimizing disturbances of the natural state of the Village and Bulverde Hills subdivision. Their project is intended to protect the live-oak forest and native vegetation, while leaving a natural perimeter of hardwoods, grasses, native shrubs, and juniper along the commercial/residential boundary.

While we appreciate the intent of this zoning ordinance, given the nature of the properties and our collective desire to protect the natural beauty of the area, erecting a privacy fence or masonry wall would be counter-productive, destroying the natural buffer left in place when BVH cleared the cedar from the property and creating an out-of-place eye-sore. It would also serve no legitimate purpose given the topography of this area. We would prefer an eight (8) ft pipe-and-wire fence to mitigate further disruption of the natural beauty of this area.

We also see no reason to require BVH to plant grasses or other vegetation in the buffer strip. The area is heavily brushed/wooded, and native grasses/wildflowers have thrived since removal of the cedar in early 2024. Planting grasses in the creek bottom will require irrigation and only hinder the continued re-establishment of native vegetation.

Thank you for your time and consideration of this matter.

Kind Regards,

30371 Deerfield Terrace  
30409 Deerfield Terrace

30381 Deerfield Terrace

*Jama W. Barger*  
*Carla Barger*

30429 Deerfield Terrace

30449 Deerfield Terrace



July 24, 2023  
City of Parkville  
Planning Board of Adjustment  
3000 Cooper Road  
Parkville, TX 78103

We are writing in support of a (Parcel 14, Section 14, Township 07, Range 10)

(BVI) for their property development at 349 Bulverde Road  
(1 of 2 Block 1, located in Bulverde Village)

Specifically as residential property owners neighboring the  
and adjacent commercial property, we do not wish to see a  
wall of privacy fences erected in the natural buffer area (BVI)  
has remained committed to minimizing disturbances of the  
natural area of the village and Bulverde Hills subdivision.  
This project is intended to protect the live oak forest and  
native vegetation while leaving a natural perimeter of  
landscaped grasses, shrubs, and juniper along the  
commercial-residential boundary.

We wish to appreciate the intent of this zoning amendment  
and the fact that it will not only protect the live oak forest  
and native vegetation but also provide a natural buffer between

residential and commercial property, thereby protecting the  
natural buffer area. We believe that BVI is the best way to  
protect and preserve an out-of-place live oak forest. It will also  
serve to legitimate requests for the installation of this area.  
We would like to see the (BVI) be put into place to mitigate  
further disruption of the natural area.

We also encourage the City of Parkville BVI to limit the use of other  
vegetation in the buffer area. The area is already  
disturbed and more grasses will be planted  
since removal of the cedar in early 2011. Planting grasses in the  
creek bottom will require erosion control and the  
continued re-plantation of native vegetation.

I thank you for your time and consideration of this matter.

July 24<sup>th</sup>, 2025

City of Bulverde  
Zoning Board of Adjustments (ZBOA)  
30360 Cougar Bend  
Bulverde, TX 78163

To the Honorable ZBOA Members and Bulverde City Staff,

We are writing in support of the Chapter 14, Subsection 07.002 zoning variances sought by Bulverde Village Holdings, LP (BVH) for their property development at 2549 Bulverde Road (Lot 3, Block 1, Terrace at Bulverde Village).

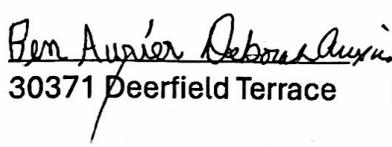
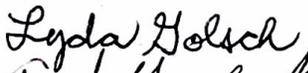
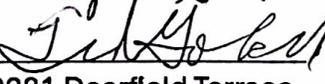
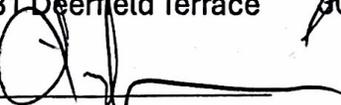
Specifically, as residential property owners neighboring the above referenced commercial property, we do not wish to see a wall or privacy fence erected in the natural buffer area. BVH has remained committed to minimizing disturbances of the natural state of the Village and Bulverde Hills subdivision. Their project is intended to protect the live-oak forest and native vegetation, while leaving a natural perimeter of hardwoods, grasses, native shrubs, and juniper along the commercial/residential boundary.

While we appreciate the intent of this zoning ordinance, given the nature of the properties and our collective desire to protect the natural beauty of the area, erecting a privacy fence or masonry wall would be counter-productive, destroying the natural buffer left in place when BVH cleared the cedar from the property and creating an out-of-place eye-sore. It would also serve no legitimate purpose given the topography of this area. We would prefer an eight (8) ft pipe-and-wire fence to mitigate further disruption of the natural beauty of this area.

We also see no reason to require BVH to plant grasses or other vegetation in the buffer strip. The area is heavily brushed/wooded, and native grasses/wildflowers have thrived since removal of the cedar in early 2024. Planting grasses in the creek bottom will require irrigation and only hinder the continued re-establishment of native vegetation.

Thank you for your time and consideration of this matter.

Kind Regards,

 30371 Deerfield Terrace	  30381 Deerfield Terrace	 30409 Deerfield Terrace
<hr/> 30429 Deerfield Terrace	 30449 Deerfield Terrace	