



ZONING BOARD OF ADJUSTMENT MEETING AGENDA

**Thursday, December 11, 2025 at 6:30 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.I. Hold a public hearing and consider a request from Aaron Christian with RVK Architecture, on behalf of Jenifer Scheibe, for approval of a variance to Section 14.05.003 of the City of Bulverde Code of Ordinances, related to the Scenic Gateway Overlay landscape buffer requirements, at 18738 Forty Six Pkwy, Spring Branch, TX 78070.
- 2.II. Hold a public hearing and consider a request from Thomas and Gintana Richardson for approval of a variance to Section 14.09.002(a) of the City of Bulverde Code of Ordinances, related to accessory buildings in single-family residential districts requirements, at 1604 Adyson Ridge, Bulverde, TX 78163.
- 2.III. Hold a public hearing and consider a request by Simon Stonesifer, on behalf of Kim and Lisa Vogelmann, for approval of a variance to Section 14.03.003(c) of the City of Bulverde Code of Ordinances, related to setback requirements, at 929 Earle Oak Avenue, Bulverde, TX 78163.

3. 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 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, by 6:00 pm on December 5, 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-25-14

VARIANCE REQUEST

18738 Forty Six Pkwy, Spring Branch, TX 78070

MEETING DATE: December 11, 2025
DEPARTMENT: Planning & Development
PRESENTED BY: Heath Edwards, Planner II

REQUEST:

Hold a public hearing and consider a request from Aaron Christian with RVK Architecture, on behalf of Jenifer Scheibe, for approval of a variance to Section 14.05.003 of the City of Bulverde Code of Ordinances, related to the Scenic Gateway Overlay landscape buffer requirements, at 18738 Forty Six Pkwy, Spring Branch, TX 78070.

OWNER/APPLICANT:

SCHEIBE INVESTMENTS LLC
30380 LONGHORN TRAIL
BULVERDE, TX 78163

PROPERTY INFORMATION:

Address: 18738 FORTY SIX PKWY SPRING BRANCH, TX 78070
Legal Description: RIVER CROSSING 4, LOT 821
Existing Zoning: C-2 Commercial District

NOTICE:

Staff sent the required Personal Notices to 5 properties within a 200-foot buffer of the subject property within the City Limits.

SUMMARY:

This variance request is related to the new construction of a Fur and Feather Family Vet. The subject property has lot frontage along Highway 46 W, one of the roadways requiring the Scenic Gateway Overlay. The Scenic Gateway Overlay requires a 25-foot landscape buffer with specific landscaping requirements.

According to the landscape buffer requirements, one tree must be planted for every ten-feet of roadway frontage.

246.24' of roadway frontage / 10-feet = 24.6 trees required to be planted

A total of 25 trees meeting the definition of a replacement tree would be required to be planted within the landscape buffer. The buffer also restricts tree planting within the first 10-feet of the buffer.

There is a 20-foot electrical easement and a GBRA water line within the landscape buffer, depicted on the applicant's site plan.

The applicant is seeking a variance to the landscape buffer requirements in the Scenic Gateway Overlay ordinance.

ANALYSIS:

§ 14.05.003(b)(2) Landscape buffer.

A 25-foot landscape buffer, measured from the front property line immediately adjacent to the right-of-way is required. Where land is reserved for future rights-of-way per city, county or state thoroughfare plans, the landscape buffer shall be measured from the line of reservation/dedication.

§ 14.05.003(b)(3) Landscaping requirements.

The landscape buffer shall preserve the natural look of the land. All protected, specimen, and majestic trees as defined by article 17.06 of the Bulverde Code of Ordinances shall be preserved, excluding the area required for driveways. If no protected trees exist, or fewer protected trees than one tree per ten (10) feet of roadway frontage exist, then new trees meeting the standards as defined in the aforementioned article 17.06 shall be planted in the landscape buffer as described below. Additional landscaping in the buffer shall consist of native, drought-resistant plants and grasses.

(A) Trees shall be planted a minimum of 10 feet from the property line or start of the landscape buffer as described in subsection (b)(2) above.

(B) A sufficient number of trees shall be planted to achieve a total number of trees (existing protected trees and/or new trees) of at least one tree for each 10 feet of roadway frontage.

(C) Trees may be staggered or clustered but shall be planted at regular intervals to mimic the natural forests in the area. A tree planting plan shall be submitted to the city for review and approval as part of the building permit process.

CRITERIA FOR EVALUATION:

City ordinance and state law say the following related to the authority of the Board of Adjustment concerning zoning variances:

The board of adjustment may... authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.

And:

The concurring vote of 75 percent of the members of the board is necessary to... authorize a variation from the terms of a zoning ordinance.

In order to approve a variance request, the board must find that all of the conditions laid out in statute have been met, namely that:

1. Granting the variance is not contrary to the public interest; and
2. That special conditions exist in this case that will cause unnecessary hardship for the applicant if the ordinance is enforced to its full extent; and
3. That granting the variance will uphold the spirit of the ordinance and result in substantial justice to both the applicant and the community.

Because of the 75% required majority, at least 4 members of the board must vote in favor of the request, otherwise the request is considered denied. Decisions of the board are final as far as the City is concerned, and can only be appealed to state district court.

ATTACHMENTS:

- Application
- Exhibits

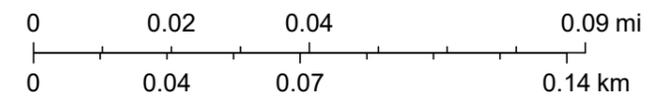
18738 FORTY SIX PKWY - Site Map



10/31/2025, 4:09:07 PM

- | | | | | | |
|--|-----------|--|--------------|--|-------------------------|
| | Streams | | City Limit | | Major Roads |
| | Addresses | | Bulverde | | TxDOT Highways |
| | Streets | | City ETJs | | Scaled County Boundary |
| | | | Bulverde ETJ | | County Maintained Roads |
| | | | Parcels | | |

1:2,136



This dataset is maintained by Comal County GIS department.



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

Date: 10/9/25

Case No. _____

Applicant Information:

Jennifer Scheibe 210-387-6670 210-634-0003
Name Phone Fax
30380 Longhorn Trail Bulverde, Tx 78163 jeniferscheibe@gmail.com
Address Email

Property Owner Information:

Same
Name Phone Fax
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: 18738 Forty Six Parkway
Legal Description: River Crossing 4, Lot 281
Zoning District Classification: C2

Description of Request:

1. Variance to Section 14.05.003 of the City of Bulverde Code of Ordinances, which requires: a 25' wide landscape buffer with trees in an area where an existing utility easement exists.
2. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
3. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
4. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
5. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____



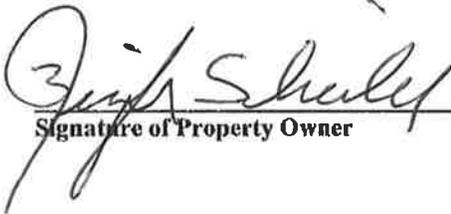
**Application for Variance
Ch. 14 – Zoning Ordinance**

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

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

10/10/25

Date

Signature of Property Owner

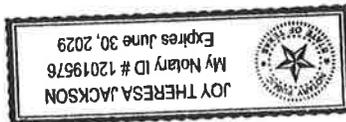
Date

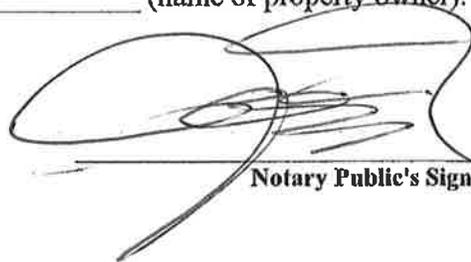
(Add additional pages if additional signatures are necessary)

STATE OF TEXAS
COUNTY OF Comal

Sworn to and subscribed before me on the 10 day of October, 2025

by Janifer Scheibe (name of property owner).





Notary Public's Signature

(Notarial Seal)



LETTER APPOINTING OWNER'S REPRESENTATIVE

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

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

I, Janifer Scheibe, owner of the property, described in this application, authorize Aaron Christian (name) to represent me/us in the application process.

The Additional Applicant's information is:

Company: RVK
Contact Name: Aaron Christian
Address: 1400 S Flores Lt Suite 150
San Antonio TX 78204

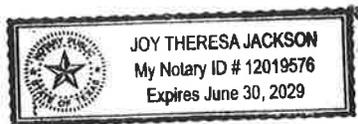
Janifer Scheibe
Signature of Owner/Applicant

10/10/25
Date

STATE OF TEXAS
COUNTY OF Comal

Sworn to and subscribed before me on the 10 day of October, 2025

by Janifer Scheibe (name of property owner).



[Signature]
Notary Public's Signature

(Notarial Seal)

VARIANCE CRITERIA EXPLANATION FORM

Ch. 14 – ZONING ORDINANCE

(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.

The deviation from the Scenic Gateway Overlay landscape and tree requirements can't be met due to easements, roadways, and access easements.

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

Planting trees in an easement is not typically allowed or accepted. The hardship would fall more on the utility provider for having trees in the easement. Additionally, since no other business in this area has these trees installed, our client may see that as an unfair/unjust hardship.

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

Installing trees in an electrical easement could potentially cause damage to the utilities in this area and potentially result in residents losing power and slower time to fix any issues in the area due to the extremely close spacing of trees.

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

Granting this variance would allow our client to follow the regulations for electrical easement and accepted practice of not planting trees in electrical easements. It would also prevent the hardship of enforcing a requirement that hasn't been enforced anywhere along this block previously.

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

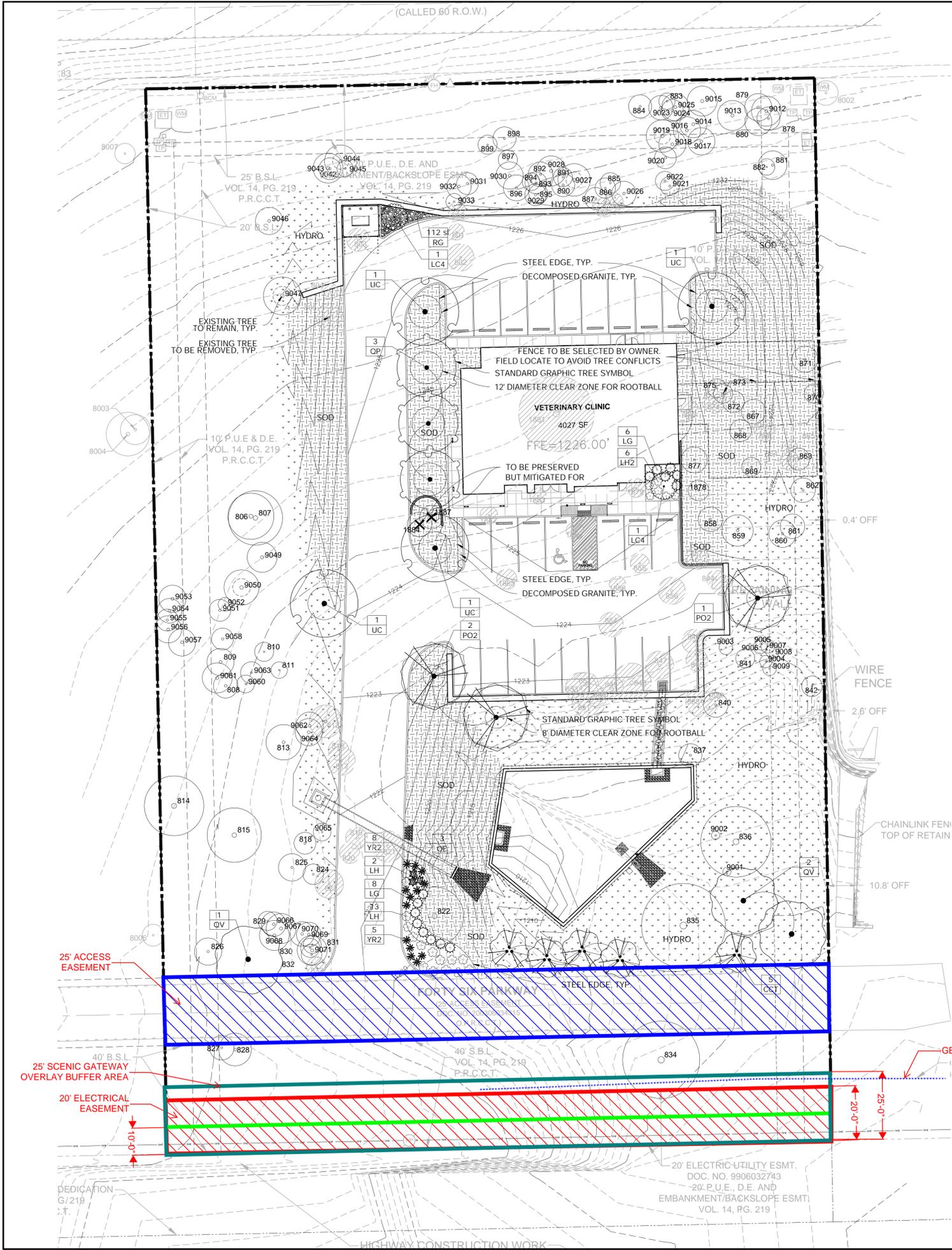
The following responses were provided by the applicant and may not be consistent with the Department staff report.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN APPROXIMATELY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



project no. 24155
date 07/30/2025
The user of this file agrees to assume all responsibility for any modifications to or use of this drawing file that is inconsistent with the requirements of the Rules and Regulations of the Texas Board of Architectural Examiners. Neither the printed document nor the digital media may be altered or amended without the express written permission of the named professional.



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	H X S	CONDITION
TREES						
	PO2	3	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	4" CAL	12' - 15' HEIGHT - REQUIRED	
CANOPY TREES						
	QP	3	QUERCUS POLYMORPHA 'MONTEREY' / MONTEREY OAK	4" CAL	12' - 15' HEIGHT - REQUIRED	CONTAINER
	QV	3	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	4" CAL	12' - 15' HEIGHT - REQUIRED	CONTAINER
	UC	4	ULMUS CRASSIFOLIA / CEDAR ELM	6" CAL	12' - 15' HEIGHT - REQUIRED	CONTAINER
ORNAMENTAL / FLOWERING						
	LC4	2	LAGERSTROEMIA INDICA 'CATAWBA' / CATAWBA CRAPE MYRTLE	30 GAL		CONTAINER
UNDERSTORY / SMALL TREES						
	CCT	5	CERCIS CANADENSIS VAR. TEXENSIS / TEXAS REDBUD	2" CAL	8' - 10' HEIGHT - REQUIRED	CONTAINER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	H X S	CONDITION
SHRUBS						
	LG	14	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM / GREEN CLOUD TEXAS RANGER	5 GAL	4-6' X 4-6'	CONTAINER
ANNUALS/PERENNIALS						
	LH	15	LANTANA HORRIDA / TEXAS LANTANA	1 GAL	18-24" X 18-24"	CONTAINER
	LH2	6	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	1 GAL	12" X 6"	CONTAINER
SUCCULENTS						
	OE	3	OPUNTIA ELLISIANA / SPINELESS PRICKLY PEAR	3 GAL	3-4' X 3-4'	CONTAINER
	YR2	13	YUCCA RECURVIFOLIA / SOFTLEAF YUCCA	5 GAL		CONTAINER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONDITION	H
GROUND COVERS					
	RG	112 SF	2"-4" COLORADO RIVER ROCK / 2"-4" COLORADO RIVER ROCK	SF	
SOD/SEED					
	CB4	16,381 SF	CYNODON DACTYLON 'BLACKJACK' / BLACKJACK BERMUDA GRASS	HYDROMULCH SEED	LOW <12"
	CD2	11,975 SF	CYNODON DACTYLON 'TIFF 419' / TIFF 419 BERMUDA GRASS	SOLID SOD	LOW <12"
	DG	117 SF	DECOMPOSED GRANITE / DECOMPOSED GRANITE	SF	

BUFFER REQUIREMENTS

Required
246/50 = (5) Canopy trees and (5) Ornamental trees

Provided
+ (5) Canopy trees, utilizing existing trees as well as proposed trees.
(5) Ornamental trees.

** No proposed trees have work being performed within 5' of trunk.

SCENIC GATEWAY OVERLAY

Requirement can't be met due to existing utility easement. Area will be left in a native/natural state. Any disturbance caused by site construction will be seeded with Native Texas Seed Mix, by Native American Seed Co. This excludes disturbance caused by Highway 46 related construction activity.

Container & Caliper Dimensions

Container Size	Container Height	Container Diameter	Average Caliper	Estimated Weight (Lbs.)
1 gal.	6.5"	6.5"	--	3 - 5
3 gal.	9.5"	11"	--	10 - 15
7 gal.	11.5"	14"	--	25 - 30
15 gal.	16"	18"	1.5"	40 - 60
30 gal.	18"	24"	2"	125 - 150
45 gal.	20"	30"	2.75"	200 - 225
65 gal.	21"	32"	3"	250 - 300
100 gal.	24.5"	38"	4"	400 - 450
200 gal.	27.5"	48"	5"	750 - 850
670 gal.	44"	70"	8"	6,000 - 7,000



1 LANDSCAPE PLAN
PERMIT PLANS
1/20

TEXAS MED BUILD
Fur and Feather Vet Clinic
18738 Forty Six Parkway
Bulverde, Texas



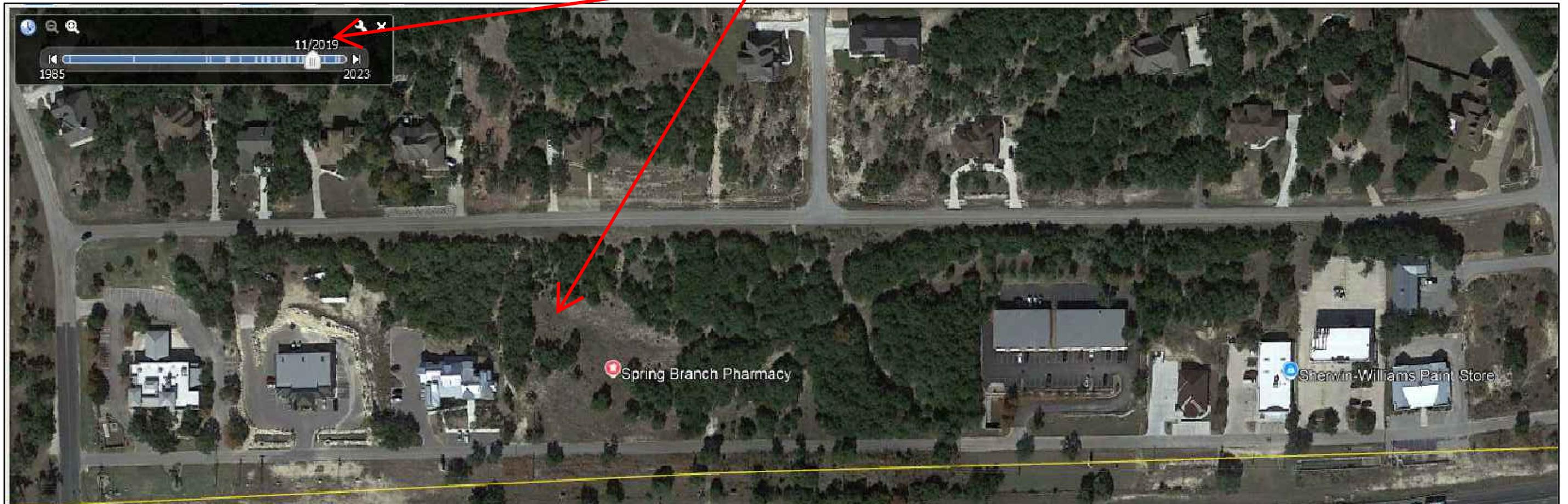
1400 S. Flores St., Suite 150
San Antonio Texas 78204
Office: 210.733.3535
web: www.rvkarchitecture.com
LANDSCAPE PLAN

L-100

CURRENT AREA AFTER DEVELOPMENT INDICATING NO TREES HAVE BEEN INSTALLED IN THIS AREA, WHICH INDICATES A KNOWN ISSUE. ALSO CONTRADICTS NOT INSTALLING TREES IN AN EASEMENT, WHICH SHOULD ELIMINATE THE NEED FOR A VARIANCE.



OVERALL SITE AREA AFTER ORDINANCE WAS ADOPTED.





ZONING BOARD OF ADJUSTMENT ITEM:
VR-25-19

VARIANCE REQUEST

1064 ADYSON RIDGE DR, BULVERDE, TX 78163

MEETING DATE: December 11, 2025
DEPARTMENT: Planning & Development
PRESENTED BY: Heath Edwards, Planner II

REQUEST:

Hold a public hearing and consider a request from Thomas and Gintana Richardson for approval of a variance to Section 14.09.002(a) of the City of Bulverde Code of Ordinances, related to accessory buildings in single-family residential districts requirements, at 1604 Adyson Ridge, Bulverde, TX 78163.

OWNER/APPLICANT:

THOMAS E & GINTANA RICHARDSON TR
1210 DORAL CT
SAN ANTONIO, TX 78260

PROPERTY INFORMATION:

Address: 1064 ADYSON RIDGE DR, BULVERDE, TX 78163
Legal Description: CENTENNIAL RIDGE 3, BLOCK 1, LOT 64
Existing Zoning: R-1 Residential District

NOTICE:

Staff sent the required Personal Notices to 8 properties within a 200-foot buffer of the subject property within the City Limits.

SUMMARY:

The applicants are requesting a variance to the City's requirement that no accessory structures may be built on a lot if no primary structure exists.

The applicants have already had a water well installed on the lot and are looking to establish landscaping and a garden, prior to the construction of the main residence. Since the well has been installed, they are seeking authorization for an accessory structure permit for the construction of a well house. They are also seeking authorization to place a shed on the lot for the storage of gardening equipment.

ANALYSIS:

§ 14.09.002 Accessory buildings in single-family residential districts.

(a) Lots in a single-family residential zoning district may include the customary accessory buildings provided there is a main building located on the property.

CRITERIA FOR EVALUATION:

City ordinance and state law say the following related to the authority of the Board of Adjustment concerning zoning variances:

The board of adjustment may... authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.

And:

The concurring vote of 75 percent of the members of the board is necessary to... authorize a variation from the terms of a zoning ordinance.

In order to approve a variance request, the board must find that all of the conditions laid out in statute have been met, namely that:

1. Granting the variance is not contrary to the public interest; and
2. That special conditions exist in this case that will cause unnecessary hardship for the applicant if the ordinance is enforced to its full extent; and
3. That granting the variance will uphold the spirit of the ordinance and result in substantial justice to both the applicant and the community.

Because of the 75% required majority, at least 4 members of the board must vote in favor of the request, otherwise the request is considered denied. Decisions of the board are final as far as the City is concerned, and can only be appealed to state district court.

ATTACHMENTS:

- Application
- Exhibits

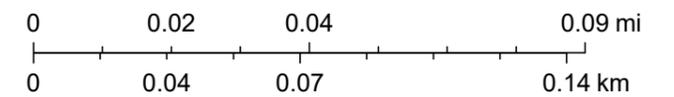
1064 Adyson Ridge Dr, VR 25-19



11/20/2025, 12:23:58 PM

- Addresses
- City ETJs
- Streets
- City Limit
- Bulverde
- Bulverde ETJ
- Parcels
- Scaled County Boundary

1:2,136



This dataset is maintained by Comal County GIS department.



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

Date: 11.19.2025

Case No. VR 25-19

Applicant Information:

Gin Richardson	702.759.2348	
Name	Phone	Fax
1210 Doral Ct San Antonio, TX 78260		ginntom32@gmail.com
Address		Email

Property Owner Information:

Thomas and Gintana Richardson	702.759.2348	702.759.5710
Name	Phone	Fax
1210 Doral Ct San Antonio, TX 78260		ginntom32@gmail.com
Address		Email

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

Property Identification:

Street Address: 1064 Adyson Ridge Dr Bulverde, TX 78163

Legal Description: CENTENNIAL RIDGE 3 BLOCK 1 LOT 64

Zoning District Classification: R-1 Residential District

Description of Request:

- Variance to Section § 14.09.002 of the City of Bulverde Code of Ordinances, which requires: Permit for accessory buildings in single-family residential districts.
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
- 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

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

11-21-25

Date

Signature of Property Owner

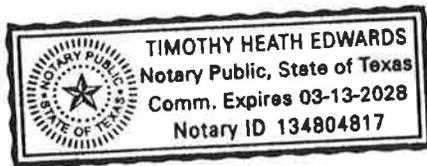
Date

(Add additional pages if additional signatures are necessary)

STATE OF TEXAS
COUNTY OF COMAL

Sworn to and subscribed before me on the 21 day of NOVEMBER, 2025,

by GINTANA RICHARDSON (name of property owner).





Notary Public's Signature

(Notarial Seal)

VARIANCE CRITERIA EXPLANATION FORM

Ch. 14 – ZONING ORDINANCE

(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.

We are 3–5 years away from building our primary residence and would like to begin building essential infrastructures to allow for an easier building process of our primary structure. After clearing dense cedar, the land is exposed and urgently needs tree-mitigation and biodiversity restoration, all of which rely on the well system we've already invested \$50,000 to install. Without a protective well house, the electrical and pump equipment remain vulnerable to weather, wildlife, and theft. Additionally we are requesting to place a 10x20 potting shed in the garden area. Granting the variance allow us to protect critical infrastructure and begin logical improvements until the primary home is built.

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

Strict enforcement would leave our \$50,000 well system unprotected for years, exposing critical electrical and pump components to weather, wildlife, and theft, and preventing us from beginning required tree-mitigation for lot development work. Because we are 3–5 years from building the primary home, delaying this small protective structure creates unnecessary risk, higher costs, and obstructs responsible development of the property. Financially, we are developing as availability of cash payments permits. This is a significant investment of time and money that we are injecting into our "forever" home. A variance is needed to avoid jeopardizing our investment.

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

Granting this variance supports, rather than conflicts with, the neighborhood interest. The proposed well house is a small 8x10 low-impact structure whose sole purpose is to protect essential utilities does not alter the character of the lot change land use, increase density, or create any visual or environmental burden to surrounding properties. The structure will be well over 100 feet into the property. This request aligns fully with the intent of the zoning code and poses no negative effect on neighboring landowners, public safety, or the broader community. The potting shed will allow us to store and protect gardening equipment. Most importantly both structures would not violate any HOA rules on accessory building requirements.

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

The variance upholds the spirit of the ordinance by supporting orderly, safe, and responsible preparation for a future primary residence. The well house simply protects necessary utilities and the potting shed would enable proper land restoration, ensuring the property is developed exactly as the code intends for single-family residential use.

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

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



Well is 50 ft
From property
line



8x10
Well House

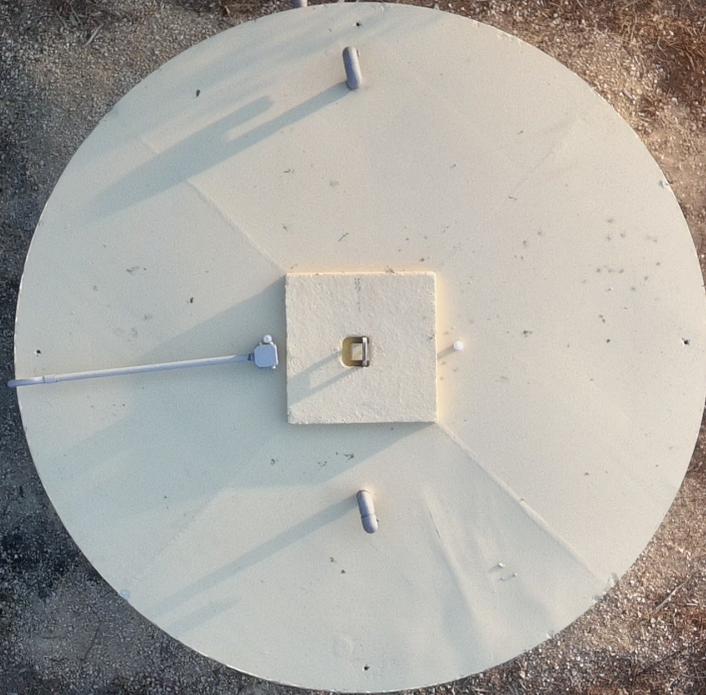


10x20
Potting Shed

ADYSON RIDGE DR

BAN

Well House
to cover this





10x20
Potting
Shed

Future Garden Plans

Future Fruit Orchard

Proposed 8x10 Well House



|

Proposed 10x20 Potting Shed



From: [Steve Dellenback](#)
To: [Bailey Dorn](#)
Cc: [Heath Edwards](#); [REDACTED]
Subject: Comments on Richardson Variance Request: 1064 Adyson Ridge
Date: Wednesday, December 3, 2025 8:38:21 AM
Attachments: [CP POA Submission.pdf](#)

City of Bulverde Zoning Commission

I respectfully submit the following comments on the subject variance request:

- Centennial Ridge (CR) POA CC&Rs require a formal submission to the Architectural Control Committee (ACC) prior to any improvements being made – if the city of Bulverde approves the variance request we assume the POA must still be asked for approval.
- The CR POA has no objections to a pump house being constructed in advance of the main structure, the details of the pump house should be submitted to the ACC prior to construction
- The CR POA is willing to consider a POA variance request to build the shed (potting house) in advance of the main structure; it should be noted that this structure is required to be BEHIND the front line of the planned main structure – a POA variance is not guaranteed since it has not been submitted but it will be considered if it meets the stipulations of the CC&Rs and Design Guidelines.

Please enter this email and attachment into the “zoning packet – please confirm receipt.

Steve Dellenback (BOD president for Centennial Ridge Property Owners Association)

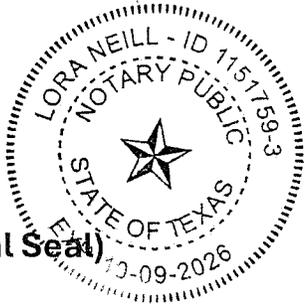
Steve Dellenback

[REDACTED]
[REDACTED]

STATE OF TEXAS

COUNTY OF Comal

Sworn to and subscribed before me on the 3rd day of December,
2025, by Steve Dellenback (name of property owner).



(Notarial Seal)

Lora Neill

Notary Public's Signature



ZONING BOARD OF ADJUSTMENT
ITEM: VR 25-16

VARIANCE REQUEST

929 Earle Oak Avenue, Bulverde, TX 78163

MEETING DATE: December 11, 2025
DEPARTMENT: Planning & Development
PRESENTED BY: Bailey Dorn, Planner II

REQUEST:

Hold a public hearing and consider a request by Simon Stonesifer, on behalf of Kim and Lisa Vogelman, for approval of a variance to Section 14.03.003(c) of the City of Bulverde Code of Ordinances, related to setback requirements, at 929 Earle Oak Avenue, Bulverde, TX 78163.

AUTHORIZED AGENT:

Simon Stonesifer, Fulstone Homes
411 Sisterdale Rd,
Boerne, TX 78006

OWNER/APPLICANT:

Kim & Lisa Vogelman
17030 Conway Springs Crt,
Austin, TX 78717

PROPERTY INFORMATION:

Address: 929 Earle Oak Avenue, Bulverde, TX 78163
Legal Description: CENTENNIAL RIDGE 1, BLOCK 2, LOT 6
Owner: K & L TRUST 4-05-2023
Existing Land Use: Residential, Under Construction
Existing Zoning: R-1, Residential District

NOTICE:

Staff sent 7 Personal Notices to properties within a 200-foot buffer of the subject property.

SUMMARY:

The Rainwater Catchment Tank was brought to the City's attention by the City's inspector who identified the illegal structure on the property. The property owners and contractor failed to apply for a permit before placing the structure on the property.

Staff identified the following issues related to the Rainwater Catchment Tank, which is the subject of this request:

1. The Rainwater Catchment Tank was placed within the side setback of the lot, 8' 6" off of the West property line. Structures of this type are not permitted in side setbacks.

ANALYSIS:

After the City's building inspector discovered the violation associated with this proposed residence, the contractor and property owner were notified, and the applicant submitted the variance request. City staff does not have the authority to authorize violations of City ordinances. Zoning variances can only be granted by the Board of Adjustment under state law.

If the variance is denied, the applicant will be required to remove the Rainwater Catchment Tank from the side setback.

The applicant has submitted a site plan, which is attached hereto.

CONSIDERATIONS FOR EVALUATION:

City ordinance and state law say the following related to the authority of the Board of Adjustment concerning zoning variances:

The board of adjustment may... authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.

And:

The concurring vote of 75 percent of the members of the board is necessary to... authorize a variation from the terms of a zoning ordinance.

In order to approve a variance request, the board must find that all of the conditions laid out in statute have been met, namely that:

1. Granting the variance is not contrary to the public interest; and
2. That special conditions exist in this case that will cause unnecessary hardship for the applicant if the ordinance is enforced to its full extent; and
3. That granting the variance will uphold the spirit of the ordinance and result in substantial justice to both the applicant and the community.

Because of the 75% required majority, at least 4 members of the board must vote in favor of the request, otherwise the request is considered denied. Decisions of the board are final as far as the City is concerned, and can only be appealed to state district court.

ATTACHMENTS:

- A. Application
- B. Exhibits

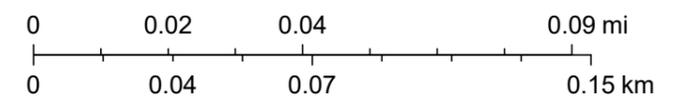
Zoning Board of Adjustment Site



11/3/2025, 1:49:24 PM

- Streams
- Streets
- Parcels
- Addresses
- City Limit
- Bulverde
- Scaled County Boundary

1:2,189



This dataset is maintained by Comal County GIS department.



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

Date: 10/15/25

Case No. _____

Applicant Information:

Simon Stonesfer (Bullder) 210-330-2883

Kim & Lisa Vogelman (Owners) 512-659-4397/512-791-0452

Name	Phone	Fax
411 Sisterdale Rd., Boerne, TX 78006		Simon@tulstonehomes.com
Address		Email

Property Owner Information:

Kim & Lisa Vogelman, 512-659-4397/512-791-0452

Name	Phone	Fax
17030 Conway Springs Crt, Austin, TX 78717		kbv612@ymail.com; llsavogelman@hotmail.com
Address		Email

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

Property Identification:

Street Address: 929 Earle Oak Avenue, Bulverde, TX 78163

Legal Description: Lot 6, Block 2, Centennial Ridge Unit 1

Zoning District Classification: Residential (R1)

Description of Request:

- Variance to Section ^{Chapter 14, Article 14.03.003(c), R-1 side setback} _____ of the City of Bulverde Code of Ordinances, which requires: Side set back line of 40 feet from side property line
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
- Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
- 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

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

Lisa Vogelman
Signature of Property Owner

10/20/25
Date

Kim B. Vogelman
Signature of Property Owner

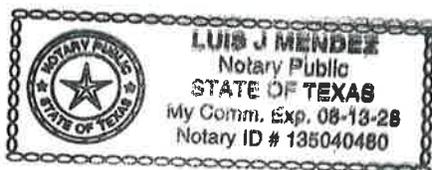
Oct 29, 2025
Date

(Add additional pages if additional signatures are necessary)

STATE OF TEXAS
COUNTY OF Travis

Sworn to and subscribed before me on the 20th day of October, 2025.

by Kim B. Vogelman, Lisa Vogelman (name of property owner).



Luis J Mendez
Notary Public's Signature

(Notarial Seal)



LETTER APPOINTING OWNER'S REPRESENTATIVE

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

www.bulverdetx.gov

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

We, Kim & Lisa Vogelman, owners of the property, described in this application, authorize Simon Stonesifer (name) to represent me/us in the application process.

The Additional Applicant's information is:

Company: Fulstone Homes
Contact Name: Simon Stonesifer (Builder), 210-330-2883
Address: 411 Sisterdale Rd
Boerne, TX 78006

Lisa Vogelman
Kim Vogelman
Signature of Owner(s)/Applicant(s)

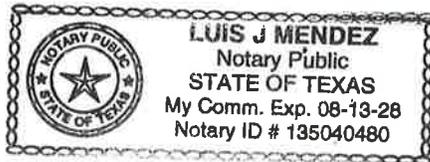
10/20/2025
Date

STATE OF TEXAS
COUNTY OF Travis

Sworn to and subscribed before me on the 20th day of October, 2025,
by Kim B. Vogelman, Lisa Vogelman (name of property owner).

Luis Mendez
Notary Public's Signature

(Notarial Seal)



VARIANCE CRITERIA EXPLANATION FORM

Ch. 14 – ZONING ORDINANCE

(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.

Our lot is located on the side of a hill with waves of land (steep drops of land with nearly level land between the drop-offs). The Main house is at the top of the hill on one of these nearly level areas and the Casitas is located at the bottom separated by these land waves, The water tank is now located in-between one of these steep waves shielded from view by trees. The western boarder is already reduced by 75' due to the location of a wash giving us very little room to work with. The financial hardship is substantial (see point #2).

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

COST: It would be very costly to move the water tank from its existing location and we are already considerably over budget. We have spent the money we had saved for building this house which is nearly complete after a year. Moving the tank would jeopardize our financial situation and require us to dip into our retirement funds and/or take out a mortgage.

ENVIRONMENTAL: Moving the tank severely damages our natural landscape by removal of marked Survey trees, retrenching, further destruction of the land, etc. The septic tank location already approved by Comal County may have to be re-submitted and re-approved.

TIMELINES: Our bank Construction loan expires at the end of this year (2025). Additionally, moving the water tank by not granting this Variance jeopardizes the construction contract of 365 days, HOA approval, septic tank approval, residential moving and rental contracts.

AESTHETICS: We bought this lot for the countryside view. Relocating the tank westward would block/destroy the view. Relocating the tank farther down the hill would have the same impact to the smaller property (Casitas).

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

A relocated water tank would likely be in view by the neighbors on the western side of our lot and potentially visible from Earle Oak which would seemingly be against the Public interest. Moving the tank elsewhere would require retrenching, removal of mature trees and risk flooding damage. Whereas the current location of the tank is already shielded from view by trees regarding future eastern neighbors' and street views.

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

The water tank is entirely comprised of metal posing no fire risk and is under 8' in height. The water tank is located on our property 10' from the property line allowing a fire truck to pass if the property were to be fenced. (The Builder paid a surveyor to ensure the tank located 10' from the property line). The current location of the tank is shielded by trees on the adjacent property achieving the objective of the Public and HOA requirements.

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

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

KIM & LISA VOGELMAN

17030 Conway Springs Court, Austin, TX 78717 | 512-659-4397/512-791-0452 |
kbv612@ymail.com/lisavogelman@hotmail.com

10/15/25

Dear Members of the Bulverde Board:

When we began this project, our vision was to create a multi-generational home where our family, my wife, her mother, our son, and my nephew and his wife, could live together and share in life's milestones. Like many parents, we dreamed of watching our grandchildren grow up nearby and of one day passing down something meaningful to those who follow us. We also hoped to retire in the Hill Country, surrounded by natural beauty and peaceful views, a dream that finally felt within reach.

To make that dream possible, we sold another property and carefully planned our finances so that this home could be built without taking on a mortgage. We sought bids from multiple builders and ultimately selected Fulstone Homes because of Simon's solid references, the architect recommendations and his strong communication. Unfortunately, the project has since become far more costly than expected (over \$300,000 over budget thus far), and we are now *far* beyond our allocated budget, dipping into the retirement savings we worked our lives to secure. At our stage in life, assuming this new debt poses a serious hardship.

We recognize there have been missteps during this build, but the current situation threatens not only our financial stability but also the *integrity and beauty of the property itself*. The proposed alternative for tank placement would require the removal of mature trees and obstruct the scenic view that drew us to this community. We believe these outcomes would permanently alter the character of the land.

We respectfully and humbly request approval of this variance. Granting this request would allow us to complete our home in a manner that is both safe and environmentally responsible, while preserving the natural landscape and the multi-generational vision that inspired this project. Approval would not adversely affect neighboring properties or the character of the surrounding area but instead ensure that our property is developed thoughtfully and in harmony with the community.

Sincerely,

Kim & Lisa Vogelmann
Homeowners

SITE PLAN NOTES

SITE INFORMATION:

NEIGHBORHOOD: CENTENNIAL RIDGE
 LOT: 6
 BLOCK: 2
 ADDRESS: 929 EARLE OAK, BULVERDE, TX 78163
 LOT SIZE: 5.02 ACRES

SITE PLAN NOTES:

SITE SURVEY TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.

PROJECT NARRATIVE:

THE PROPOSED SITE LOCATION IS CENTENNIAL RIDGE, SAN ANTONIO, TX, BEXAR COUNTY. THE PROPOSED PROJECT INCLUDES A SINGLE-FAMILY RESIDENCE.

EROSION CONTROL NOTES:

1. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.

GRADING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
4. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
5. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.

LANDSCAPE NOTES:

1. OWNER RESPONSIBLE FOR LANDSCAPING - SUCH AS LAWN, TREES, SHRUBS, ETC.
2. IRRIGATION SYSTEM SHALL BE STUBBED IN WITH VALVE BOX AND IRRIGATION MAIN LINES RUN UNDER CONCRETE. OWNER SHALL PROVIDE FINISH HEADS AND LINES.

UTILITY NOTES:

1. BUILDER RESPONSIBLE FOR SEPTIC LOCATION.
2. PROVIDE ELECTRICAL REQUIREMENTS FOR AC.



ZOYSIA GRASS
EL TORO



FOUNTAIN GRASS



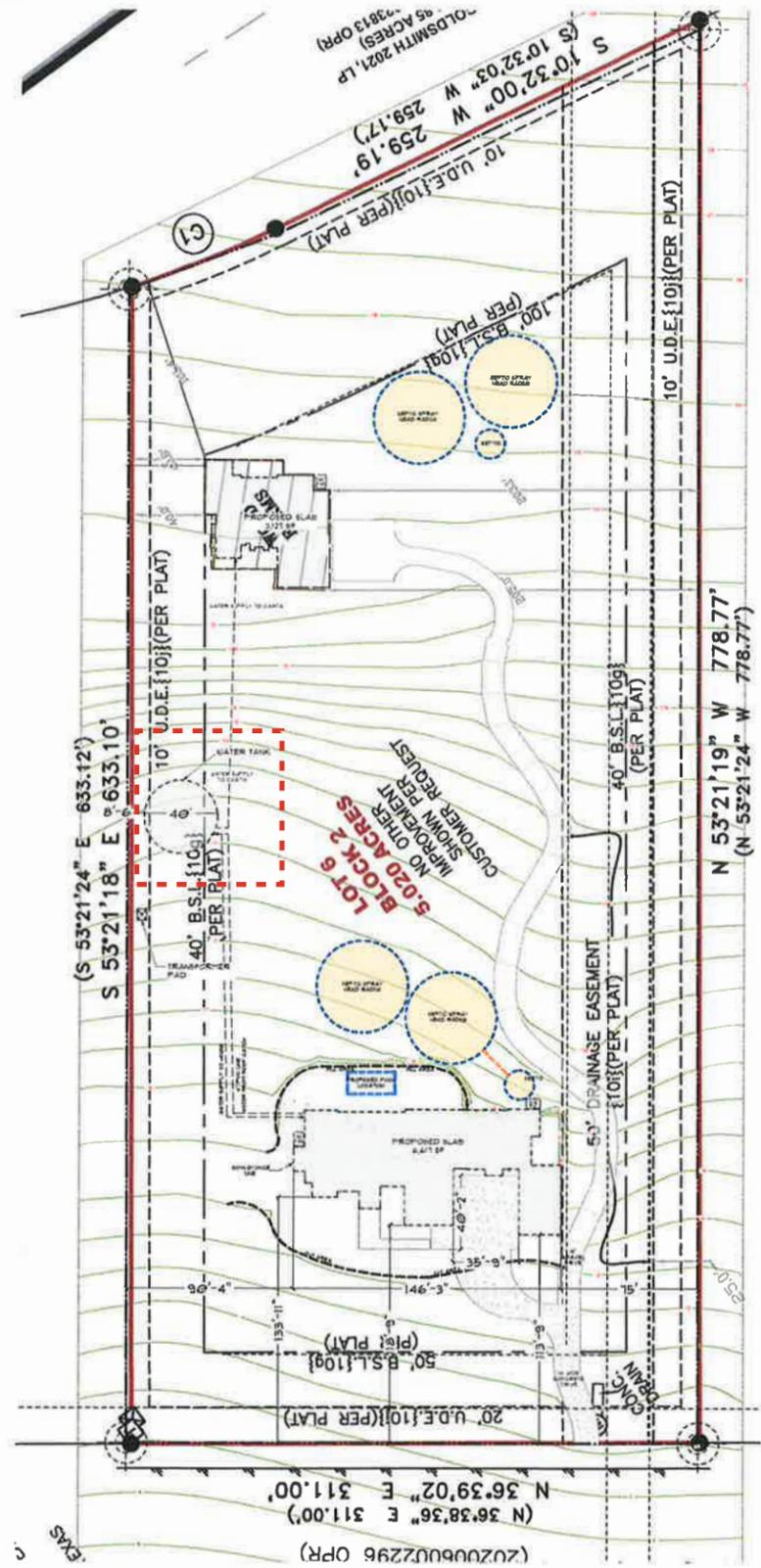
BLACKFOOT DAISY
(MELAMPODIUM LEUCANTHUM)



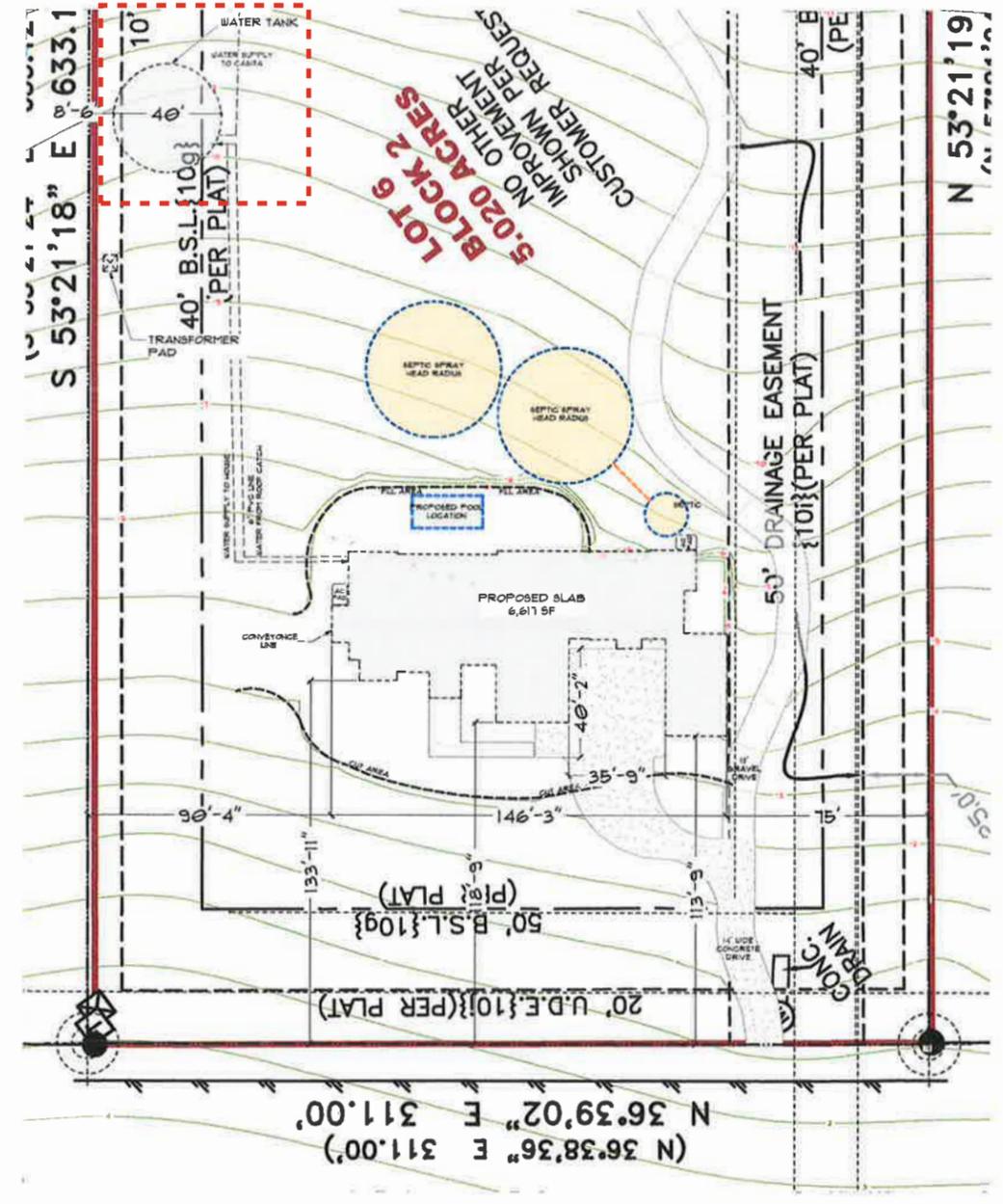
FOUNTAIN GRASS



ENGELMANN DAISY
(ENGELMANNIA PERISTENA)



SITE PLAN
SCALE 1" = 30'-0"
TRUE NORTH



SITE PLAN
SCALE 1" = 10'-0"
TRUE NORTH



Project: Vogelman Residence
 Centennial Ridge - Earle Oak Ave.
 San Antonio, TX

Document Date: 09.26.2025

Document Phase: CDR7
 Construction Documents
 Sheet size: ARCH-E1

Rev.	Date
RB	04.16.24
CDR1	07.09.24
CDR2	10.10.24
CDR3	10.18.24
CDR4	12.27.24
CDR5	02.18.25
CDR6	03.14.25
CDR7	09.26.25

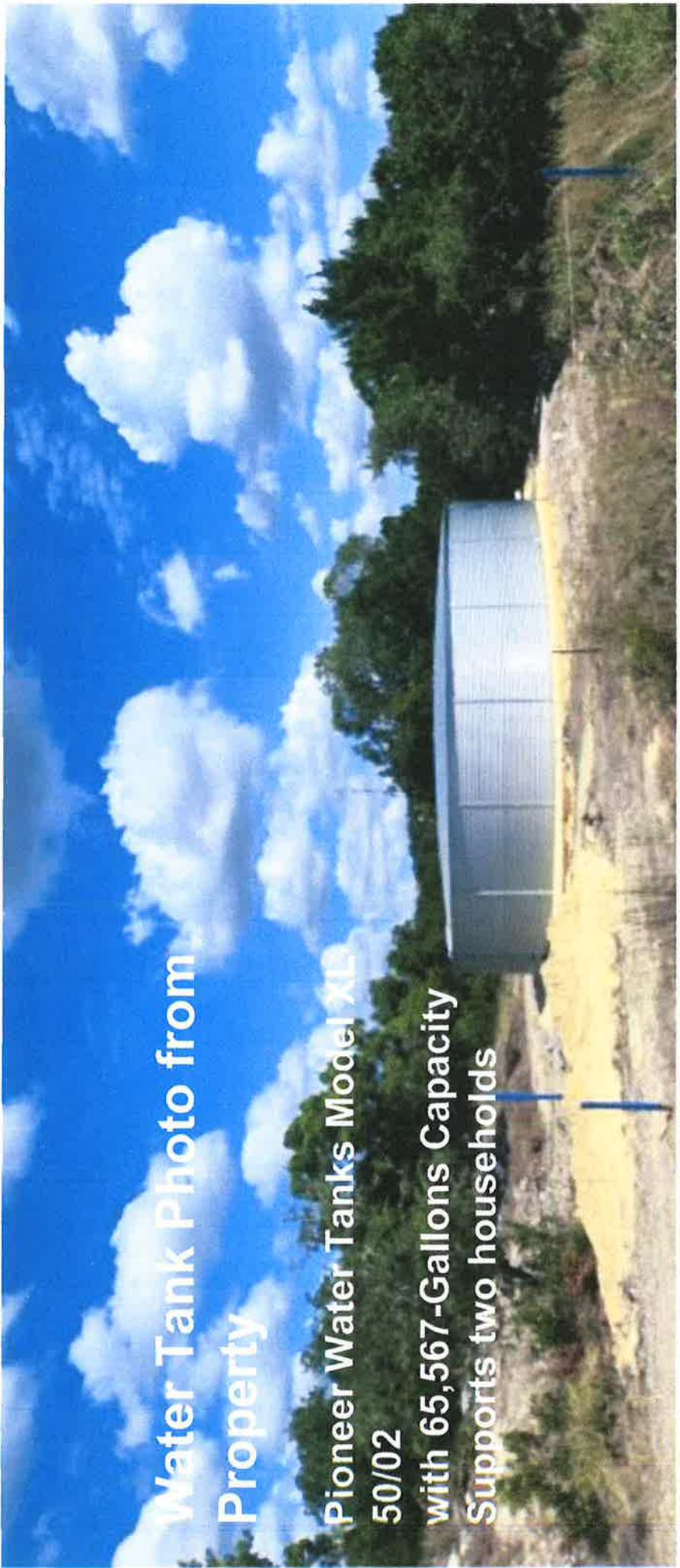
All rights reserved by Macro Design. The drawings are prepared as a representation of the design and shall not be used without the written consent of Macro Design. No part of these drawings shall be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Macro Design.

Site Plan

A002

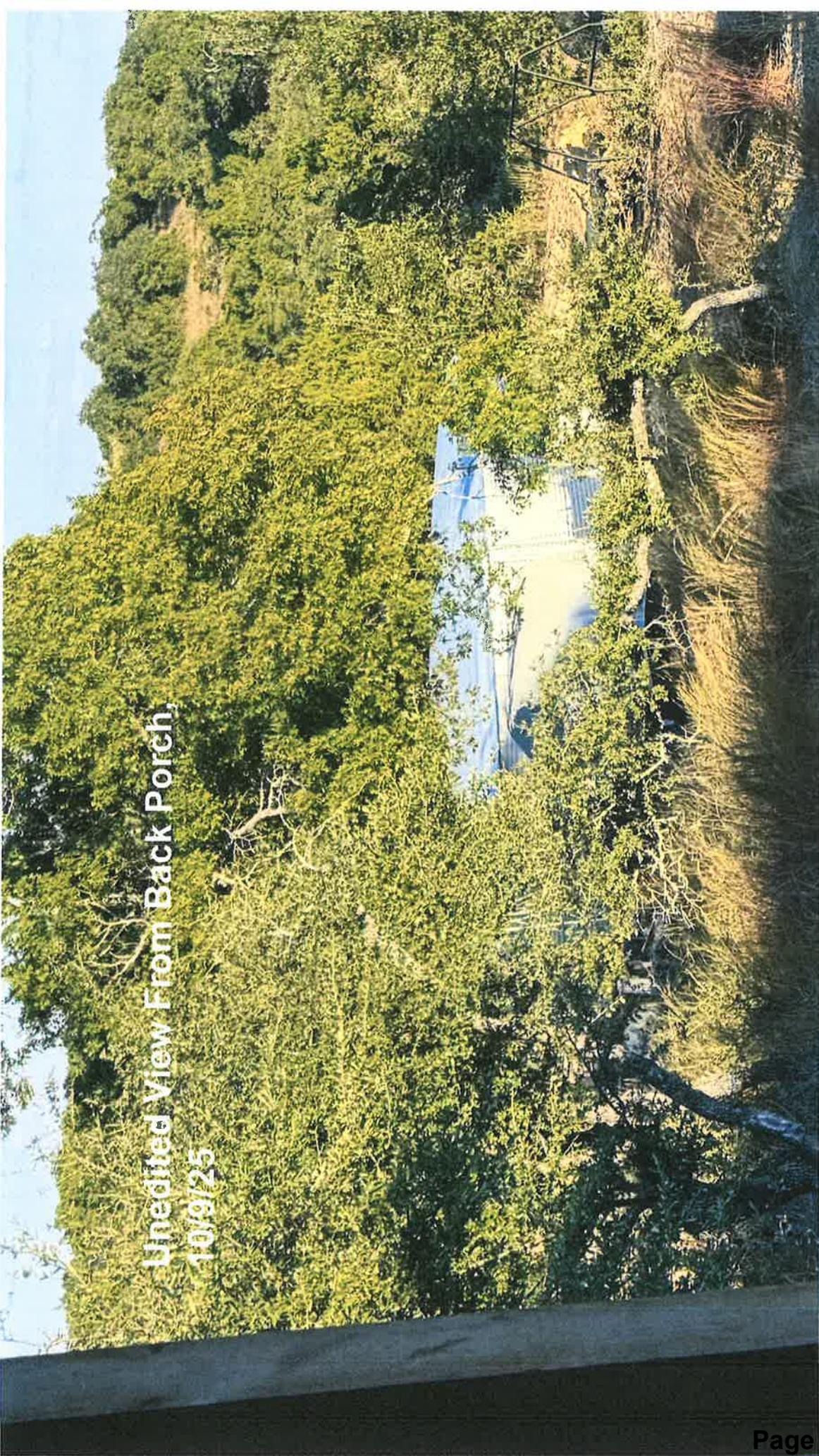
**Water Tank Photo from
Property**

**Pioneer Water Tanks Model XL
50/02
with 65,567-Gallons Capacity
Supports two households**



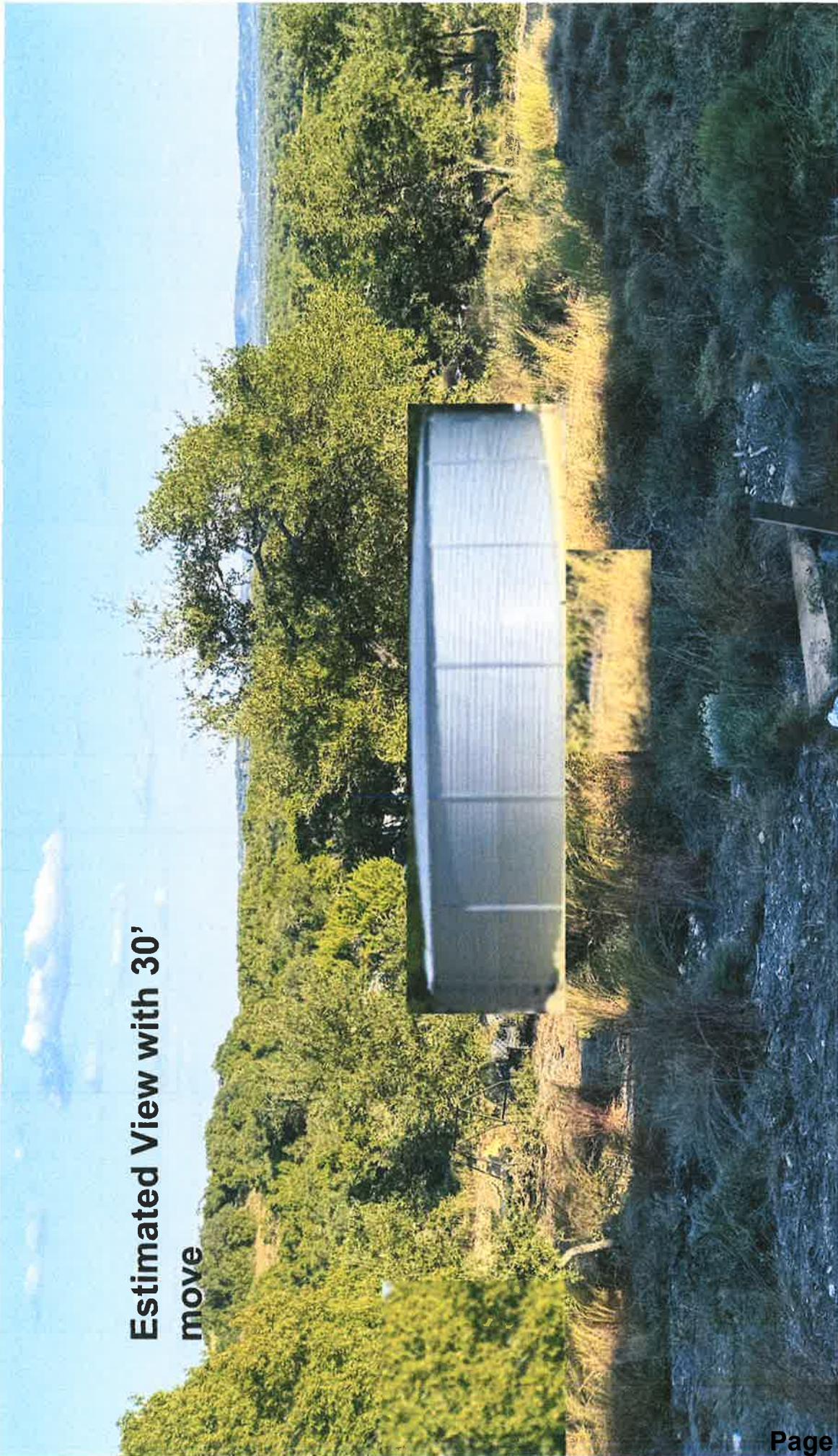
Water Tank





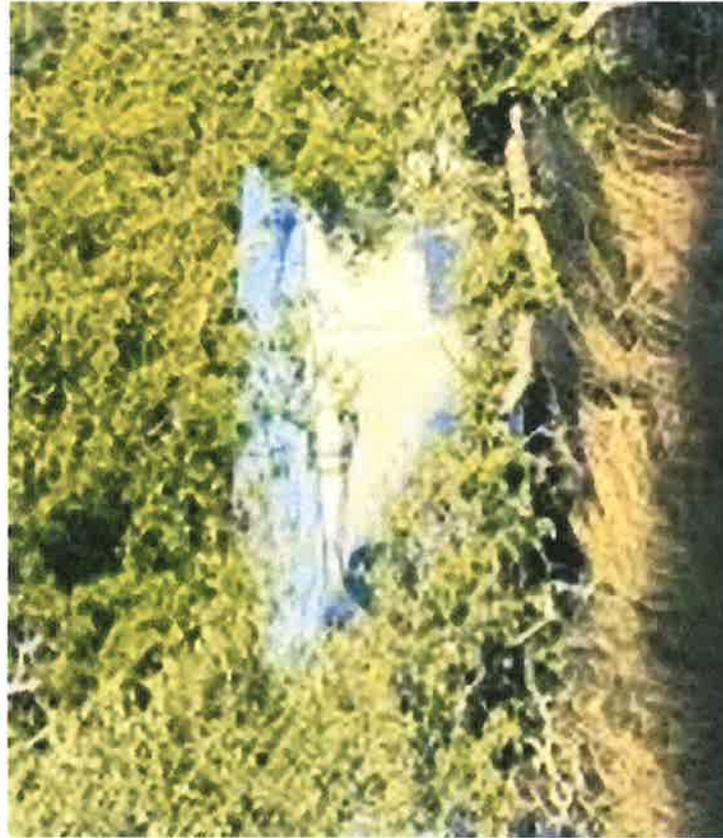
Unedited View From Back Porch,
10/9/25

**Estimated View with 30'
move**



Comparison

Unedited



Estimated



Photos after heavy rainfall

These photos were taken following the most recent heavy rainfall. Much of the property is impacted by a wash, limiting viable placement options elsewhere on the site.



November 29, 2025

To: City of Bulverde Planning Commission
From: Centennial Ridge Property Owner Association (CR POA)
Subject: Objection to tank variance for 929 Earle Oak Ave

The subject property has requested a variance from the City of Bulverde for their water tank placement. They have made no effort to reach out to the CR POA on this topic. The property has a clear record of not following the community CC&Rs – they have accrued 5 violations during their build process – each of the violations is clearly described in the CC&Rs and a vast majority of property owners have had no issues following the rules – this owner has a demonstrated track history of violations that is excessive when compared to other owners.

From the association perspective this variance request should be DENIED. The owners have already made significant changes to their Architectural Control Committee (ACC) approved building plans (most grievous is locating their Casita in a different location that requested). They made NO effort to gain approval for the water tank from the ACC in advance (which is clearly required by the CC&Rs) and routinely discussed during POA meetings.

They indicate in their petition that they hired a surveyor to make sure they were 10' away from the lot edge – this implies they clearly knew there were rules and any competent surveyor or builder would have seen the 40' setback line on the property plat.

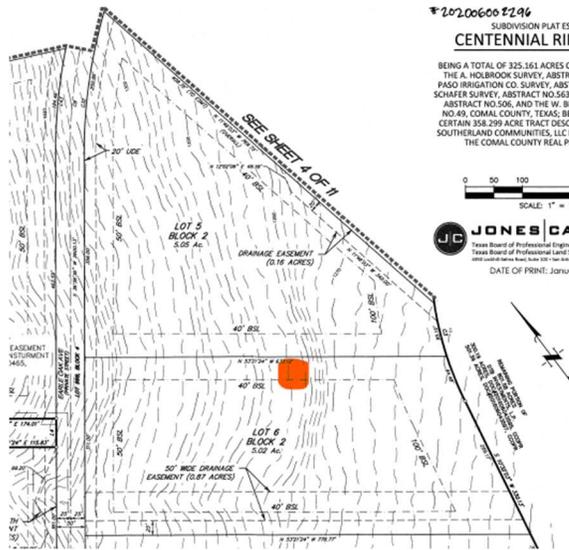
They claim financial stress due to cost overruns. This an expensive build they are performing and while we sympathize with the overruns on the house and casita, they are unrelated to the water tank. Many of us in the neighborhood experienced significant cost overruns and did not use them as an excuse for zoning violations. Cost overruns should not be part of the decision process for either the CR POA or the city of Bulverde. That would be a very poor precedence to set.

This is clear violation of rules that other owners are following in the subdivision. The placement of the tank is now visible from the road and infringes on the neighboring lot (it will affect their views from their house).

The decision made by the city will last for many years, it also sets a precedent: do we allow people to ignore the rules and do what they want and then ask for forgiveness later? Many of us bought in the subdivision because we liked the fairly strict CC&Rs – allowing people

to “do what they want” with no penalty will lead to a total breakdown of the community following the rules that WE ALL KNEW when we purchased the land.

The lot owner most impacted (to the north) has also voiced their objections – given the “shape” of their lot the tank is clearly going to be in their sight line to the area behind the subdivision:



An unfortunate aspect is that this situation would have been avoided if Vogelmanns had submitted an improvement request to the CR ACC, which is required by our CC&Rs. While we understand that moving the tank will cost money, the Vogelmanns are in this position because they ignored multiple restrictions that they agreed to when buying the lot.

Submitted:

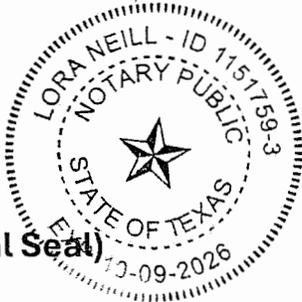
Unanimous support of Board of Directors (BOD) – 3 of 3 members

Unanimous support of CR POA ACC of the members who voted (3 of 5 members)

STATE OF TEXAS

COUNTY OF Comal

Sworn to and subscribed before me on the 3rd day of December,
2025, by Steve Dellenback (name of property owner).



(Notarial Seal)

Lora Neill

Notary Public's Signature