



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.