



SUNRISE 2050

A New Day

Bulverde Comprehensive Plan Update
Adopted Month, 2024



Letter from City Leadership

- To be completed after adoption of the plan -

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Introduction

What is a Comprehensive Plan?

A comprehensive plan is a long-range planning tool intended to be used by decision-makers, City staff, and local residents. Comprehensive plans are important because they direct the growth and physical development of a community for the next 10 to 20 years. The State of Texas has established laws with regard to the way in which incorporated communities can ensure the health, safety, and welfare of their residents through a comprehensive plan. A comprehensive plan is not a zoning ordinance, but rather a high-level tool for the City to guide future policy and development decisions. The Plan should ultimately be used as a guide for daily and long-term decision making. The primary objectives of a comprehensive plan are to accomplish the following:

- Efficient delivery of public services
- Coordination of public and private investment
- Minimization of potential conflicts between land uses
- Management of growth in an orderly manner
- Cost-effective public investments
- Promote health, safety and welfare

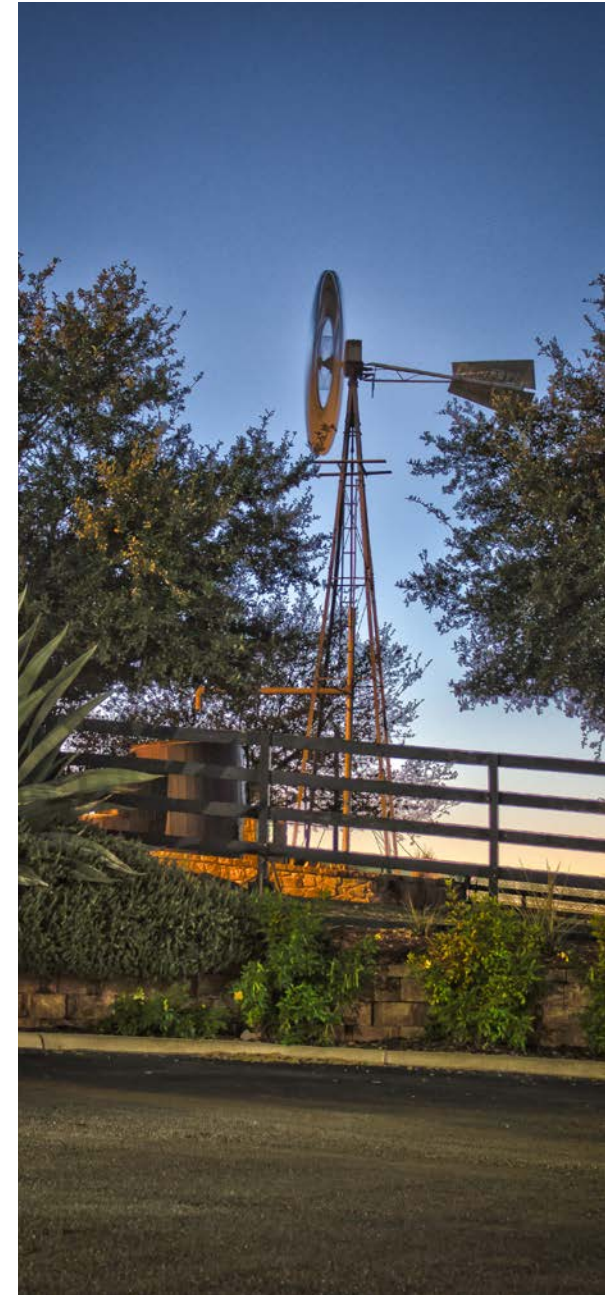
The primary objective that underpins this Plan is the idea that the City seeks to harness anticipated growth to enhance quality of life, multiple benefits, and community resilience to the people of Bulverde. This means the community must first recognize

that growth is happening, and will happen, with the City having few tools to control or manage growth here in Texas. That being said, the City and community can guide growth, through regulations, in a way that encourages that growth to happen in such a way that it provides opportunities for all and celebrates what makes Bulverde special. This Comprehensive Plan aims to set the stage for this future, where growth is happening WITH Bulverde rather than TO Bulverde. This Comprehensive Plan sets in place a vision and strategy to achieve growth and decision making in Bulverde that maintains its culture while bringing new ideas and realizing outcomes that make everyone in Bulverde currently and in the future, stronger.

A major topic of discussion among the community during the process was, what is responsible growth? In the end it was determined that, for the Bulverde community, responsible growth means:

- There are no detrimental trade-offs being made
- Developers show a long-term commitment to the community and City
- Projects commit to being good neighbors
- A continuous positive feedback loop is created that improves of relationships and outcomes for residents

This is about seeing Bulverde's version of responsible growth come to fruition. This is why the community should (and does) care about their Comprehensive Plan.

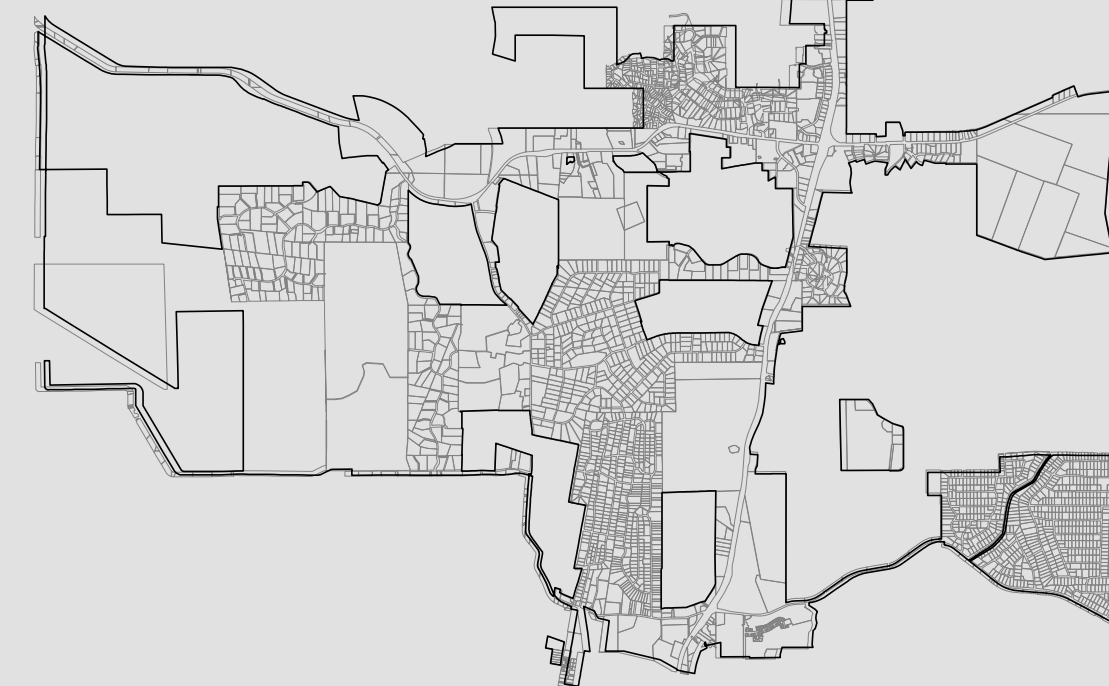


Bulverde Comprehensive Plan Framework

It is helpful to understand planning as a layered hierarchical process, with each plan being contained within or relating to future and past planning projects. This comprehensive plan will chart a vision that will guide more specific plans, such as neighborhood plans or studies. This vision and subsequent recommendations from city and area level plans will influence the city's codes and regulations. Codes and regulations directly impact city investments and private development within the municipality.

**Bulverde's
Comprehensive Plan and
Vision**

**Neighborhood Plans,
Downtown Plans, Special
Area Plans**



**Public Investments and
Development Review**

**Capital Improvement Plan,
City Code, and Regulations**

Strengths, Opportunities, Aspirations & Results (SOAR) Analysis

At the first CPAC meeting, committee members were asked to describe Bulverde's strengths, opportunities, aspirations, and results they would like to see. The responses of the SOAR analysis are compiled below. These responses, along with community feedback gathered through an online survey, helped inform the overall vision and guiding principles of this Plan.

Strengths & Opportunities

- Abundant trees
- Family-centric atmosphere
- Adherence to high standards
- Preservation of the hill country
- Robust demand

Weakness & Threats

- Extending utilities
- Community education
- Loss of character
- Mitigating flood risks
- Sustainable water supply
- Lack of health care

Aspirations

- Sense of community
- Small and local businesses
- Defined identity
- Educational institutions
- Rural character
- Inviting downtown

Results

- Proactive planning
- Reportable goals
- Annual reporting from City
- Transparency
- Community Involvement



Community Engagement

The planning team balances quantitative data and research, such as that information presented previously in this chapter, with the lived experiences and needs of residents shared with us throughout the process. This qualitative information gathered from community members forms the community vision, which then becomes the basis for guiding principles and, ultimately, the plan recommendations.

A summary of engagement efforts is provided here, additional detail on engagement events and outcomes can be found in Appendix A.

Top priorities that emerged throughout the public engagements include:

1. Be a safe, family-oriented community
2. Preserve green space and quality of life
3. Manage traffic and enhanced public safety
4. Provide a variety of housing for families and older residents
5. Expand family entertainment and local businesses

3 Comprehensive Plan Advisory Committee (CPAC) Meetings

The CPAC in Bulverde is a combination of the City Council and Planning & Zoning commission, throughout the planning process they ensured that a variety of viewpoints were being considered and incorporated into the plan recommendations.

3 Public Outreach Event

The planning team held three community outreach events throughout the process that varied in time, location, and delivery, aiming to reach different sectors of the community. Events included a presentation at the Mayor's Town Hall, virtual Town Hall and Community Open House. Materials for these in person engagements were also made available online via the project website.

1 Community Survey

One online community survey was done during the project. The survey was at the outset of the project, open from March 29, 2024 to May 15, 2024, and asked community members to share what they saw as priorities, assets, and needs in Bulverde.

IN THE FUTURE, I WANT BULVERDE TO:

"Keep Hill Country vibe"

"Rural preservation with city conveniences - family oriented"

"Sense of community"

"Keep hometown feel & define the downtown"

Vision Statement

The vision statement describes the future that Bulverde residents envision for their City. It encompasses the town's physical, social and economic aspects. The vision emerged from public engagement, incorporating feedback from residents, the CPAC, and stakeholder groups during the early stages of the Comprehensive Plan. Through collaboration, the CPAC played a key role in shaping the vision to align with the community's aspirations.

"In the face of rapid regional growth, Bulverde will maintain its small-town identity by prioritizing families and the community, public safety, and conservation. Bulverde will take control of growth and shape the community's future into one of resilience and high quality of life."



Guiding Principles

The guiding principles serve as the foundation for realizing the community's vision, reflecting Bulverde's goals and aspirations. The guiding principles offer general guidance across all Plan elements and should be consulted regularly when making policy and land use decisions, particularly in situations not explicitly covered by this Plan. Each guiding principle can be applied in various aspects of the Plan, offering a structure to assess unexpected changes, challenges, opportunities, and issues. This adaptability allows the Plan to remain dynamic, serving as a living document.



Land Use

Plan and manage land in a way that preserves the city's rural feel and natural processes while allowing for responsible development.



Transportation

Develop and maintain a transportation system that reduces vehicle traffic and allows for more connectivity through improved roads, sidewalks, and bike paths.



Parks and Recreation

Provide opportunities for physical activity by setting aside land for new parks, trails, and recreation centers while maintaining existing facilities.



Housing

New housing should attract families while providing options for older residents who want to age in place.



Economic Growth

Promote local businesses, particularly in the Downtown area, while providing diverse options for retail, dining, and entertainment.



Infrastructure

Invest in and maintain resilient infrastructure that can support an increased demand for services like water and electricity while minimizing environmental impact.



A photograph of a road lined with trees, with the text "COMMUNITY SNAPSHOT" overlaid in a white-bordered box. The image shows a paved road with yellow double lines, a grassy area, and a dense line of trees. The text is in a bold, blue, sans-serif font with a white outline and a slight drop shadow.

COMMUNITY SNAPSHOT

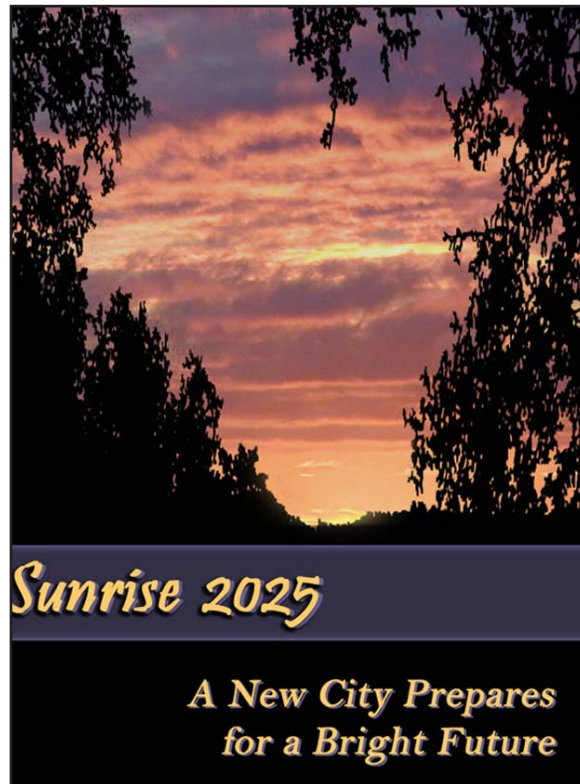
Existing Planning Framework

When developing a comprehensive plan for the study area it is crucial to understand previous local and regional plans to ensure the recommendations provided are coordinated, aligned, and consistent with past efforts. This section provides an overview of relevant adopted plans.

Sunrise 2025 Plan

The Sunrise 2025 Plan was the city's first and most recent comprehensive plan and was adopted in 2004. It established a vision for the community's physical development intended to provide guidance for a twenty-year period from adoption. The plan provides a guide for the growth of the city by establishing a common vision of needs, desires, goals, challenges, and proposed tools, policies, and actions to address current and future issues. It sought to help position the community for the future, planning to grow in a conscious, proactive manner based on a collective vision while protecting, maintaining, and enhancing Bulverde's natural environment and unique quality of life.

Goals included managing growth to preserve Bulverde's unique rural character and integrity of existing neighborhoods in its transition toward more urban development patterns, ensuring an annexation strategy manages future growth and adds economic vitality, encouraging thoughtful, high-quality, and aesthetically pleasing land development including affordable housing, parks, and higher-density development. Regarding infrastructure and city services, provision of municipal water and wastewater service, diversification and expansion of the tax base through the promotion of desired business activities, preservation and enhancement of historic resources that demonstrate the community's heritage, promotion of a safe, efficient transportation network that includes bike and pedestrian facilities, and creation of a Parks and Recreation Department to ensure equitable access to parks, open space, and recreation facilities.



Comal County Hazard Mitigation Action Plan (2018)

The Comal County Hazard Mitigation Plan serves as a comprehensive strategy designed to reduce the vulnerability of communities within Comal County, Texas, to natural and human-made hazards. Its primary purpose is to identify potential risks, assess vulnerabilities, and outline proactive measures to minimize the impact of disasters on life, property, and the environment. In addition to being a local resource to identify mitigation projects, the plan also provides the City of Bulverde with the ability to seek additional funding sources such as FEMA grants and public assistance to help fund disaster recovery and mitigation projects.

Additionally, the plan includes a thorough risk assessment, analyzing hazards prevalent in the region, including floods, wildfires, severe storms, hail, and winter storms among others. This assessment helps in understanding the potential impact of these hazards on the community and helps with prioritizing mitigation actions, which are identified in an implementation chapter.

The Comal County plan identified several critical mitigation actions, including county-wide public education and outreach initiatives, the adoption of stringent land use regulations in high-risk areas such as floodways, the implementation of a comprehensive green infrastructure program, and the identification of various drainage, dam, and flood-related projects.

Transportation Master Plan (2015)

The 2015 Bulverde Transportation Master Plan (TMP) included the City of Bulverde and its ETJ at the time of the study initiation and was designed to provide guidance for up to a twenty-five-year period. The plan intended to update and improve upon the 2004 Major Thoroughfare Plan component of the Sunrise 2025 Comprehensive Plan. Goals included updating Chapter 6, Transportation of the Sunrise 2025 Comprehensive Plan, developing short and long-term plans for improving the transportation infrastructure in Bulverde and its ETJ, providing multi-modal transportation solutions for the growing mobility demands, preparing GIS maps of the TMP for City use, addressing highway improvements and coordination with county and TxDOT officials regarding funding and implementation. Study elements included review and incorporation of previous plans and studies, public involvement process, existing and future conditions, land use, population, and employment characteristics, development of strategic direction and vision statements, transportation plan implementation and funding strategies.

The TMP identified proposed arterial and collector street expansions with recommended right-of-way widths and prioritization, proposed arterial and collector street alignments to be implemented through right-of-way dedication with new development, potential commuter rideshare lots, need for new bridges over flood-prone low water creek crossings, new hike and bike trails for recreation and mobility. Policy issues identified were the need for centralized wastewater treatment and stormwater systems, annexation strategy, regional coordination, and implementation funding.

Downtown Bulverde Village Plan (2015)

The 2015 Downtown Bulverde Village Plan focused on the historic heart of the city along Bulverde Road west of U.S. 281 at the intersection of Bulverde Lane and Cougar Bend. The plan aligned with many goals of the Sunrise 2025 Comprehensive Plan including preservation and further development of an attractive historic village center with defined, identifiable edges with city hall as a community focal point, diversification and expansion of the tax base through the promotion of Bulverde as an attractive business center for retail, services, health care, entertainment, education, and historical tourism.

The Downtown Bulverde Village Plan themes included preserving the existing village aesthetic and character with unique small businesses, distinctive architecture with rustic building materials like Boerne, Gruene, and Wimberly, addition of pedestrian and bicycle facilities, street trees, and creation of a downtown residential district with increased variety of housing options to contribute to the viability and vibrancy of the Downtown Bulverde Village as a compact, mixed-use, walkable place.

Parks, Recreation, Trails, and Open Space Master Plan (2020)

The 2020 Parks Master Plan was adopted by the Parks and Recreation Advisory Board in July 2020 and City Council in August 2020 and was intended to provide guidance for ten years. The plan sought to align with several goals from the Sunrise 2025 comprehensive plan to ensure adequate quantity and equal distribution of parks, open space, and recreation facilities while developing additional recreational opportunities, maintain existing parks while preserving natural areas and open space, and support transportation alternatives including bike and pedestrian facilities enhancing connectivity while promoting health and improved air quality.

High priorities included trails and paths, picnic tables and benches, and tree canopy enhancement. Medium priorities included lighting, basketball court resurfacing, playscapes and playgrounds, natural areas with wildlife viewing opportunities. Moderate priorities included water play and splash pads, playing fields, sport courts, swimming pool, water access, and fishing opportunities.

Past

Pre-Bulverde

The history of the Bulverde area spans over two millennia, beginning with evidence of Paleo-Indians along the banks of Cibolo Creek, where wildlife and water sustained the community. By the mid-1700s, the Comanche tribe asserted control over the region, displacing previous inhabitants like the Lipan Apaches and Tonkawas. Their arrival brought not only a change in leadership but also a wealth of knowledge about the land, as noted by Spanish emissaries Pedro Vidal and Francisco Xavier Chaves in 1785, who marveled at the Comanches' adeptness at navigating the terrain to evade enemies.

The area's documented history begins with the arrival of Tejano families. These early colonists were part of the rich tapestry of Tejano heritage, representing the citizens of the former province of Tejas, New Spain. Among them was Guadalupe Herrera, a widow and landowner, whose accomplishments were notable for the era. Luciano Bulverda, another original and prominent Tejano settler, potentially lent his name to the area. During this, the ongoing conflicts resulted in displacement of the Comanche people, though some assimilation into Tejano culture occurred.

The landscape of Bulverde witnessed the passage of time through the rise of numerous roads, including the popular Farm to Market Road 1863, which served as a vital artery for people traveling from New Braunfels to Boerne and Fredricksburg. The influx of German immigrants in the years following Texas's annexation into the United States brought further cultural enrichment to the area. The settlement, initially known as "Pieper's Settlement"

after one of the early German settlers, August Pieper, began to flourish.

The agricultural landscape evolved over the years, from the early construction of homes using hewn post oak and cedar logs to later structures crafted primarily from quarried stone. Sheep and goat ranching thrived alongside the cultivation of crops such as corn, oats, wheat, barley, and eventually cotton, which became a dominant force in the local economy. However, challenges like droughts and livestock theft persisted, prompting the formation of groups like the Germania Farmer Verein to safeguard communal property and interests.

As Bulverde developed, essential infrastructure like stores and schools emerged reflecting the growing needs of the community. Yet, economic downturns like the Great Depression led to the departure of many original farmers and ranchers, making way for a new wave of residents following World War II, including urbanites from nearby San Antonio.

Sunrise 2025 - Bulverde Comprehensive Plan

Early Bulverde

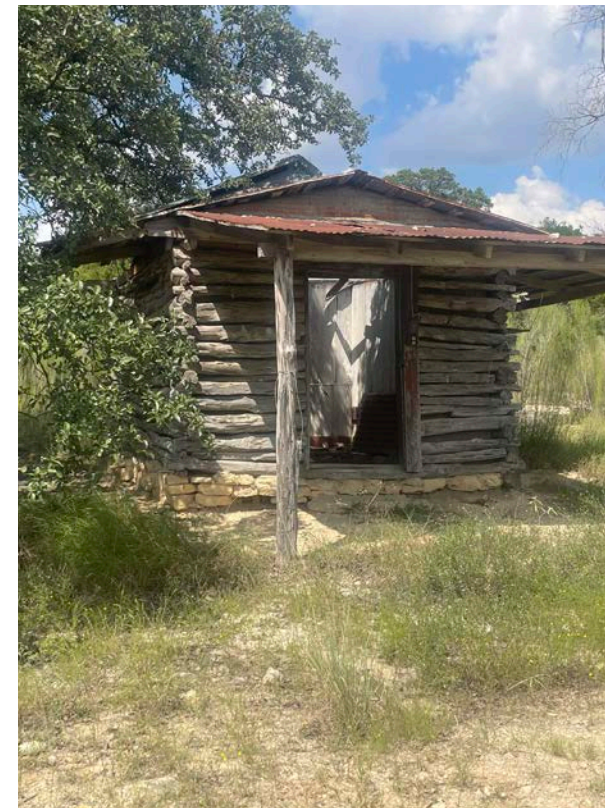
Present-day Bulverde was formed from five separate incorporated cities requiring twenty-two elections beginning in 1996. The purpose of this grass-roots effort was to block the City of San Antonio from annexing any farther north into Comal and Kendall counties. Finally, on May 11, 1999, the Board of Aldermen of Bulverde South officially changed the name of the new entity to the City of Bulverde.

Current Bulverde

In May 2015, Bulverde made a defining choice by adopting a home-rule charter, distinguishing itself

among western Comal County municipalities. This charter was not just a legal formality; it allows citizen involvement to participate in shaping the policies and direction of their town.

In 2016, Comal County responded to the area's growing population by opening a new annex building in Bulverde. By establishing this facility, Comal County not only expanded its capacity to deliver essential services but also enhanced accessibility for residents. Today, the community spans approximately 9.6 square miles with the center of the City at the crossroads of U.S. 281 and S.H. 46. Its influence is felt beyond, with an ETJ of 55 square miles.



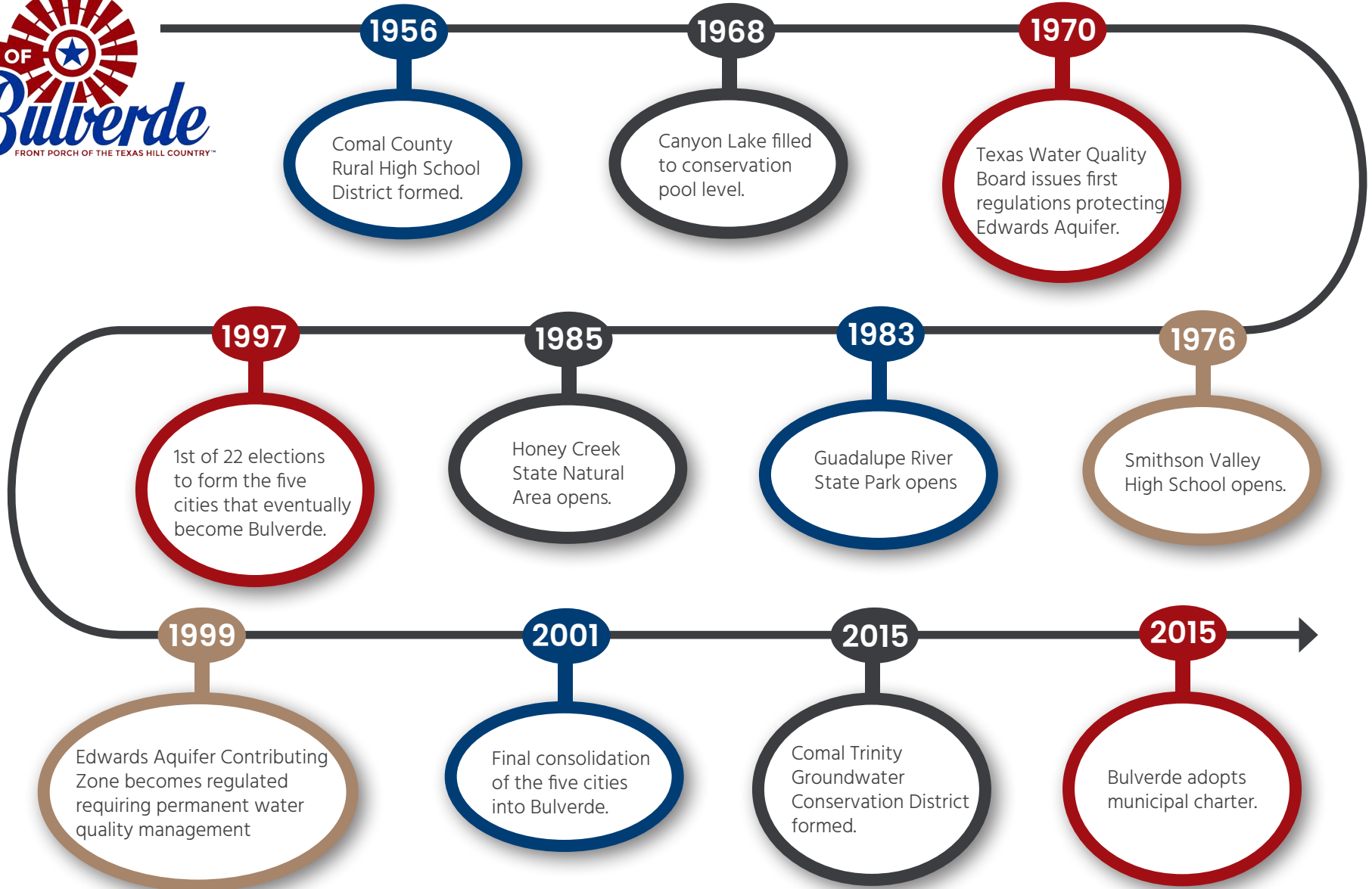
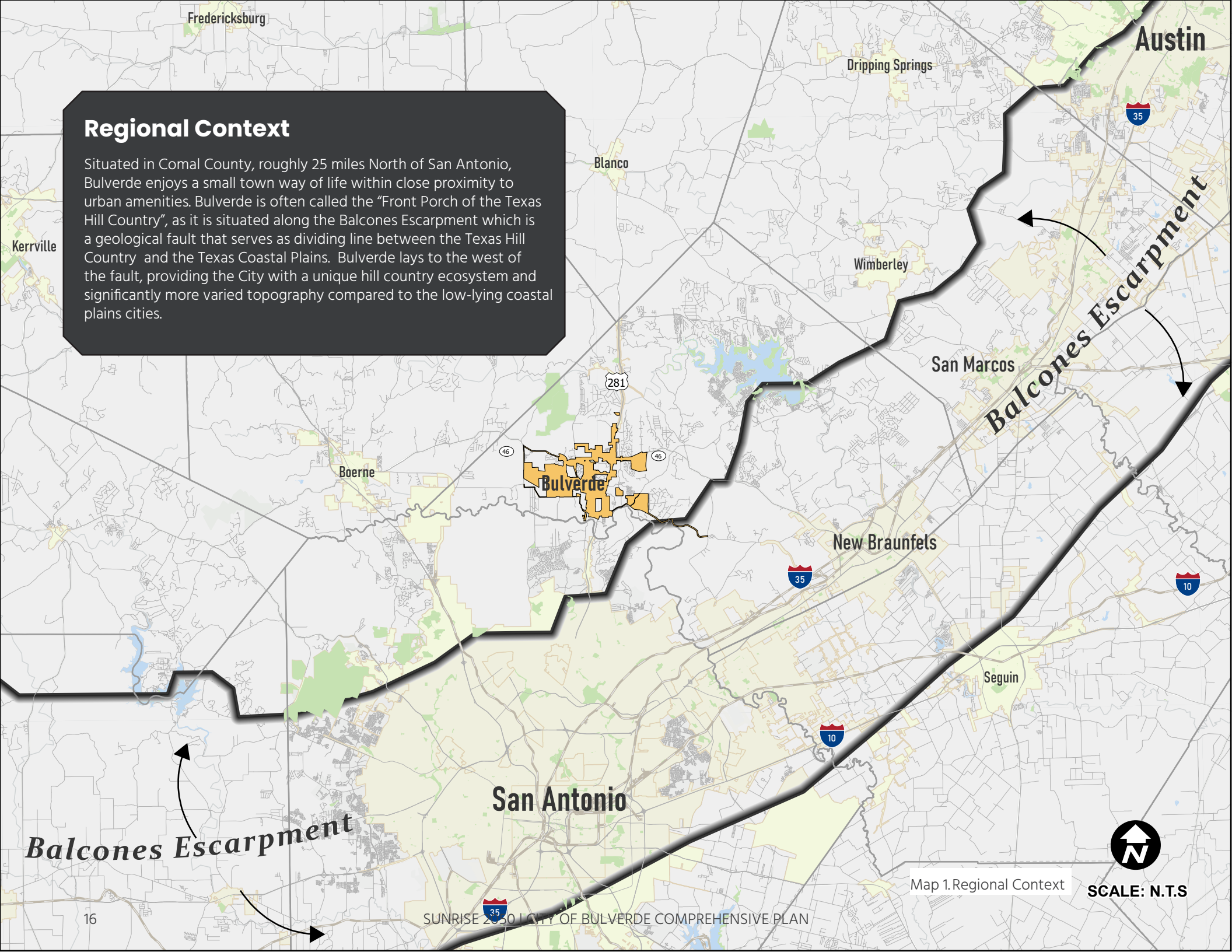


Figure 1. Bulverde Timeline

Regional Context

Situated in Comal County, roughly 25 miles North of San Antonio, Bulverde enjoys a small town way of life within close proximity to urban amenities. Bulverde is often called the “Front Porch of the Texas Hill Country”, as it is situated along the Balcones Escarpment which is a geological fault that serves as dividing line between the Texas Hill Country and the Texas Coastal Plains. Bulverde lays to the west of the fault, providing the City with a unique hill country ecosystem and significantly more varied topography compared to the low-lying coastal plains cities.



Map 1. Regional Context

SCALE: N.T.S

Place

Physical Features

The natural and built environment of a city - its physical features - play an important role in shaping community life. Factors such as floodplains and road networks influence residents' daily experience and community dynamics. Bulverde has a distinctive landscape characterized by rolling hills, expansive floodplains, large thoroughfare corridors and ample area of undeveloped ranch land within the Extra-Territorial Jurisdiction (ETJ).

Environment

The Federal Emergency Management Agency (FEMA) has designated the City with Risk Index of Relatively Moderate meaning the area is in a good position against natural hazards. By utilizing data to assess resilience against various risks, including ice storms, heat waves, tornadoes, and hail, the community can effectively mitigate potential threats.

Existing Road Network

Bulverde's major thoroughfares, U.S. 281 and S.H. 46, serving as key arterials facilitating transportation within and beyond the city limits. The Texas Department of Transportation (TxDOT) reported that in 2022, U.S. 281 had an average annual daily traffic count (AADT) of 36,414 and S.H. 46 had a count of 24,332, and contributes to significant congestion throughout the City. The intersection of U.S. 281 and S.H. 46 is a focal point of the City with retail services, commercial development, schools, and business activity catering to the needs of the wider region.

To the south is Farm to Market (FM) 1863, looping around the City to provide access inside and outside the city limits. The AADT for F.M. 1863 in 2022 was 13,416 showing this thoroughfare is also heavily utilized by the community.

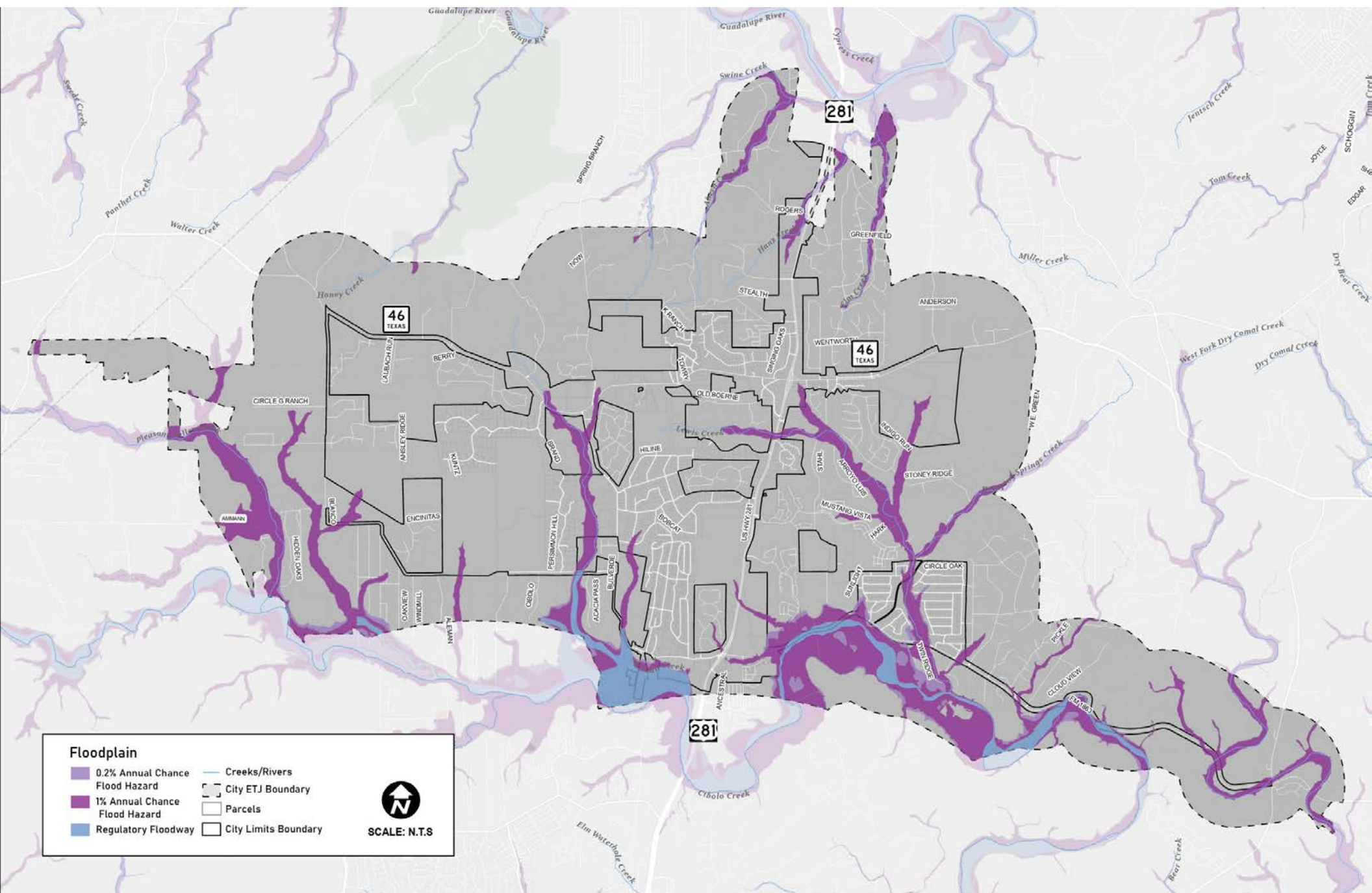
Floodplains

The presence of a significant network of floodplain, including the 100-year floodplain representing a 1% chance of flooding in any given year, poses both challenges and opportunities for Bulverde. The southern border of Bulverde is defined by Cibolo Creek, also serving as the county line between Comal and Bexar counties and contributing to the prominent floodplain. Recent years have seen three significant flash floods triggered by heavy rainfall. During these events many key transportation corridors along Cibolo Creek, Lewis Creek, and Spring Creek have been affected.

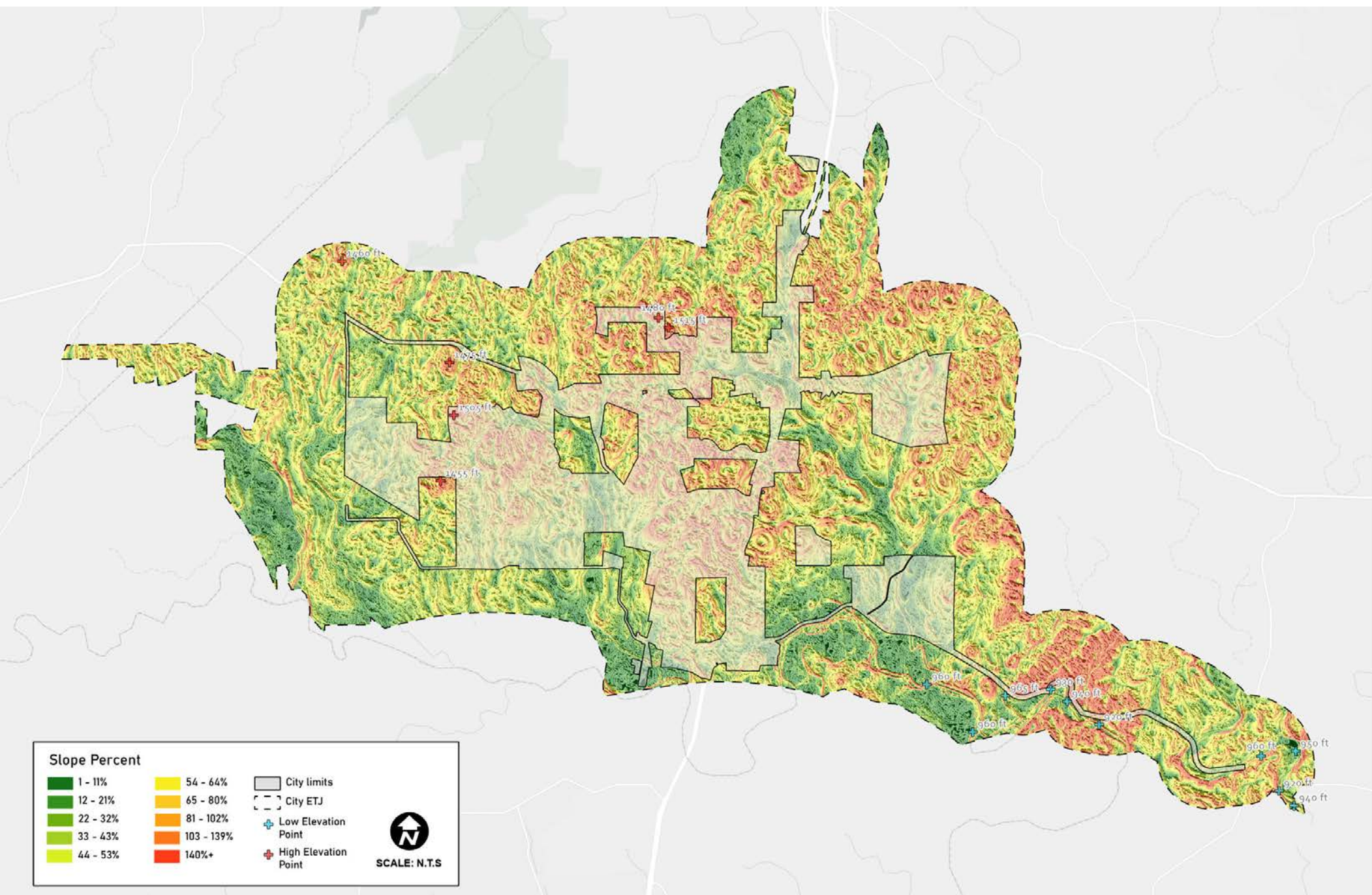
Elevation

The relationship between high and low elevation points in a city plays a significant role in determining its vulnerability to flooding and other environmental challenges. Low elevation points are more prone to flooding, particularly during heavy rainfall or when rivers overflow, necessitating the need for additional infrastructure and special development considerations. In contrast, high elevation points are less likely to experience flooding but can influence water drainage patterns, directing runoff toward lower areas. However, if not managed properly, high elevation points can contribute to increased flooding in lower-lying areas.

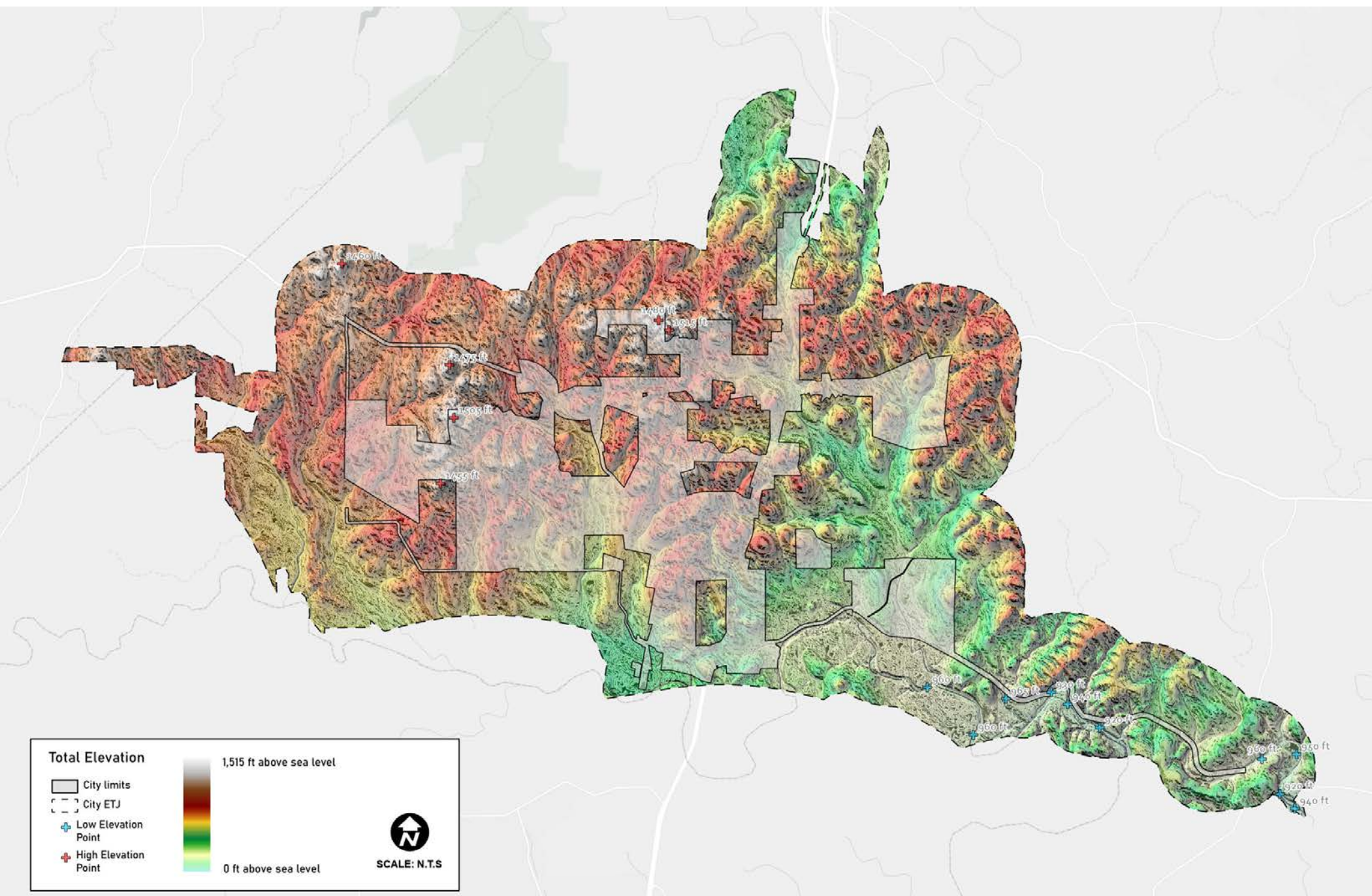
Nestled in the Texas Hill Country, Bulverde ranges from approximately 900 to 1,500 feet above sea level, showcasing a varied topography of hills, ridges, and valleys. Understanding Bulverde's elevation is crucial for effective area development.



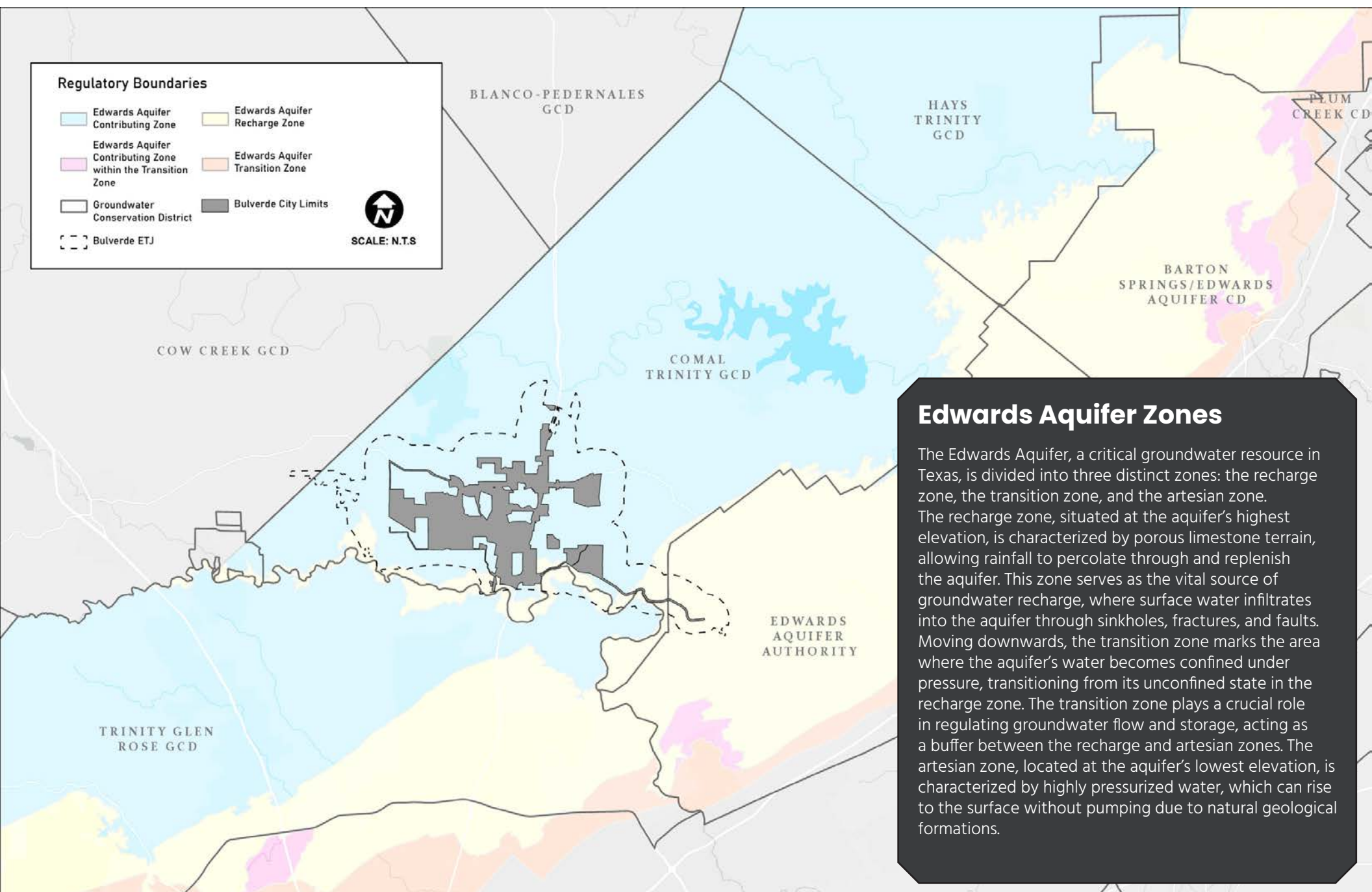
Map 2. City of Bulverde Floodplain



Map 3. City of Bulverde Slope Percentage Map



Map 4. City of Bulverde Total Elevation Map



Map 5. Edwards Aquifer Zones

People

Demographics

The purpose of including a demographic profile in the comprehensive plan is to offer stakeholders insights into the composition and characteristics of the community, aiding in informed decision-making and strategic planning that better aligns with the diverse needs of its residents.

Taking a deeper look into the information that makes up the community can uncover the qualities and traits that make Bulverde a special place to live. This data provides the community with knowledge that helps build on their strengths and takes the opportunity to improve on any challenges the community might face.

The impact of population size, housing units, income levels, and age distribution plays a role in the demand for services, infrastructure, and retail. The details of this data tell the story of all the residents who work, live, and play in the community. Educational attainment, employment rates, and income groups, help identify the wants and needs and target every opportunity to enhance the quality of life.

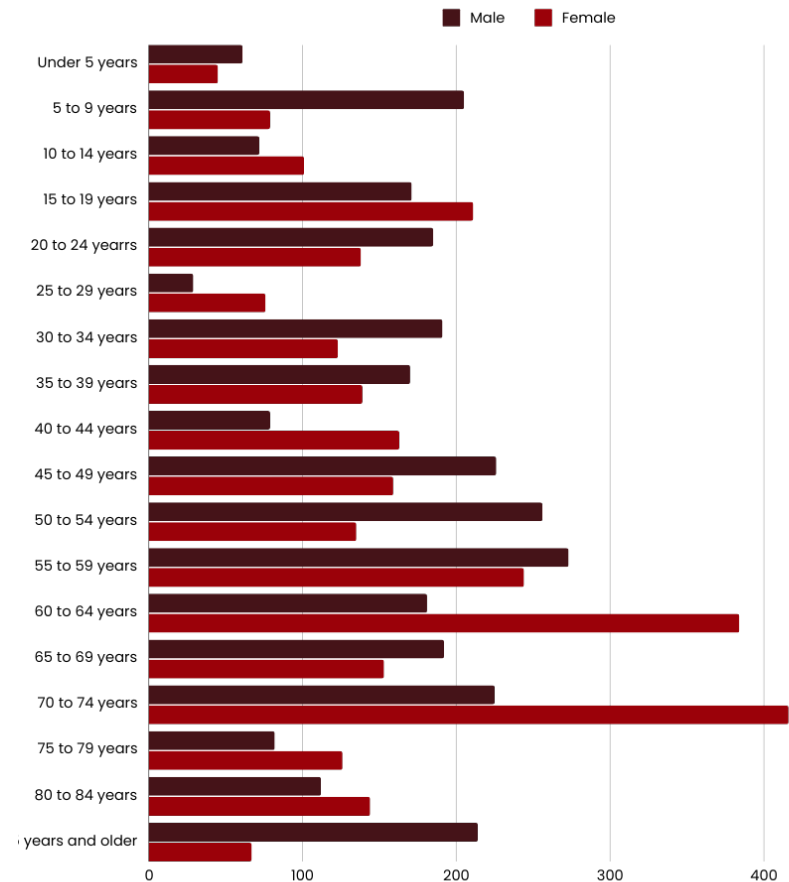
This Comprehensive Plan will guide decision-makers to allocate resources, develop economic development strategies, and plan for future initiatives.

Age

Examining age composition for a comprehensive plan helps determine what local decision makers should plan for in the future based on growth in the different age groups of the community. Keeping track of trends in age groups helps develop strategies for healthcare, housing, education, future facilities, and transportation.

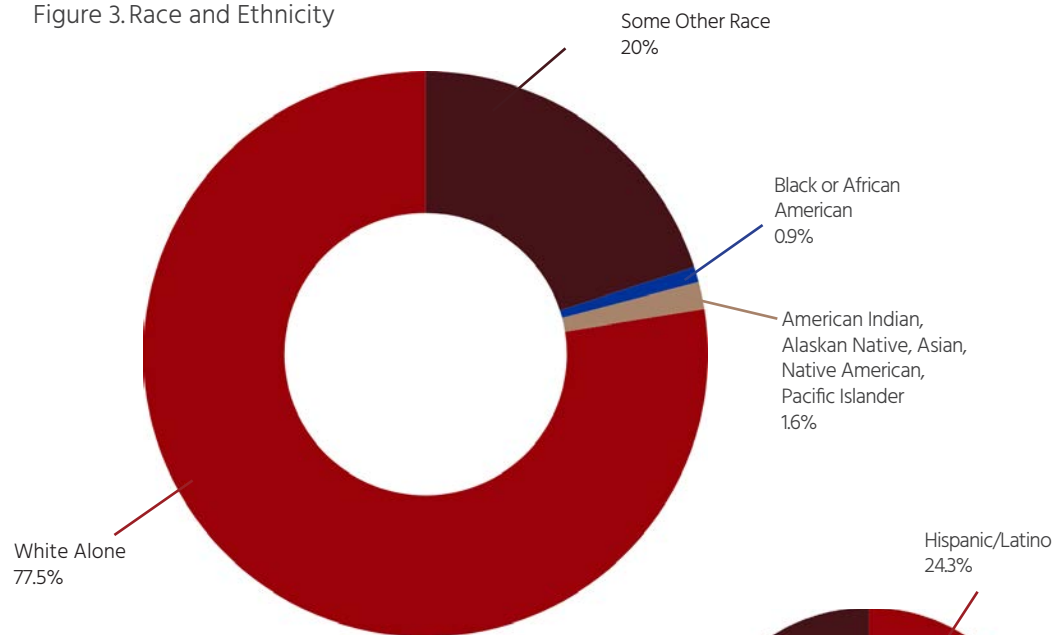
Bulverde's population has trended towards an older population in the past decade from the years 2012 with a median age of 47.1 to 2022 with a median age of 53.7 according to census data. Comparing this data point to the state average of 35.2 it is apparent the residents of the community are closer to retirement than their prime workforce years. It will be vital that amenities, retail services, and entertainment are tailored to their needs.

Figure 2. Bulverde Age Distribution by Gender



Source: U.S. Census Bureau, 2022 American Community Survey

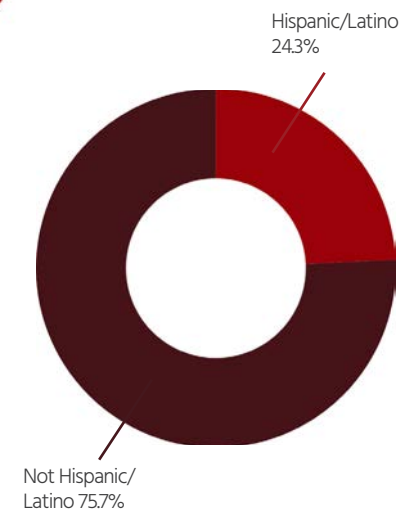
Figure 3. Race and Ethnicity



Race and Ethnicity

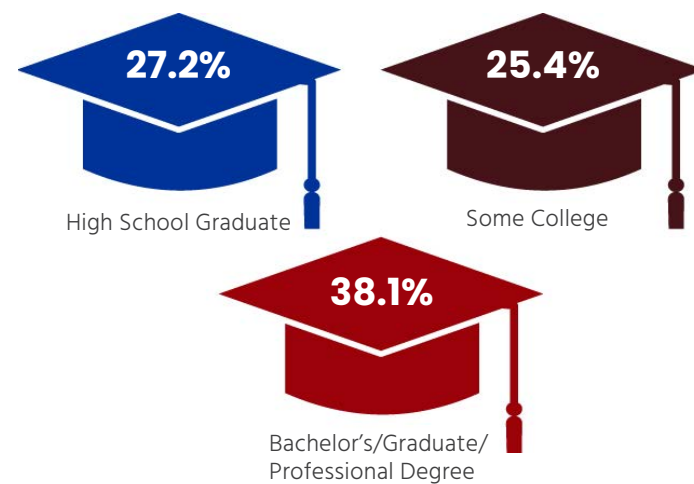
Over the past decade, Bulverde has experienced a modest but noticeable shift in its ethnic and racial makeup. In 2010, the White population constituted 92% of the total, a figure that decreased to 77.5% by 2020.

Conversely, while the Hispanic demographic accounted for 18% of Bulverde's population in 2010, it has since risen to 22.8%, reflecting a notable shift in the community's composition. These demographic transformations underscore the dynamic nature of Bulverde's social landscape and emphasize the importance of a thorough public engagement process that addresses the needs and priorities of all community members.



Source: U.S. Census Bureau, Decennial Census 2020

Figure 4. Educational Attainment



Source: U.S. Census Bureau, 2022 American Community Survey

Educational Attainment

Understanding the educational attainment of the community can help explain factors like job opportunities, skills of the workforce, and community well-being.

The high school graduation rate for the population 25 years and over is 27.2% which is higher than the state average of 24.2%. The college educated demographic in Bulverde is also higher than the state average. 27.7% of the population over the age of 25 in Bulverde have a bachelor's degree or higher while the state average is 21.6%.

Population

Since the City was incorporated in 1999, historic population data is limited. Therefore the analysis included in this section shows the recent trends of population in Bulverde . The American Community Survey data starts in 2010 through present day, as seen in Table 1.

The population over the last 12 years has stayed relatively steady aside from one small fluctuation in 2014. In recent years, the population change is double most of the other years in the table. This reflects the influx of people into the Central Texas region for more rural living instead of the urban metroplex.

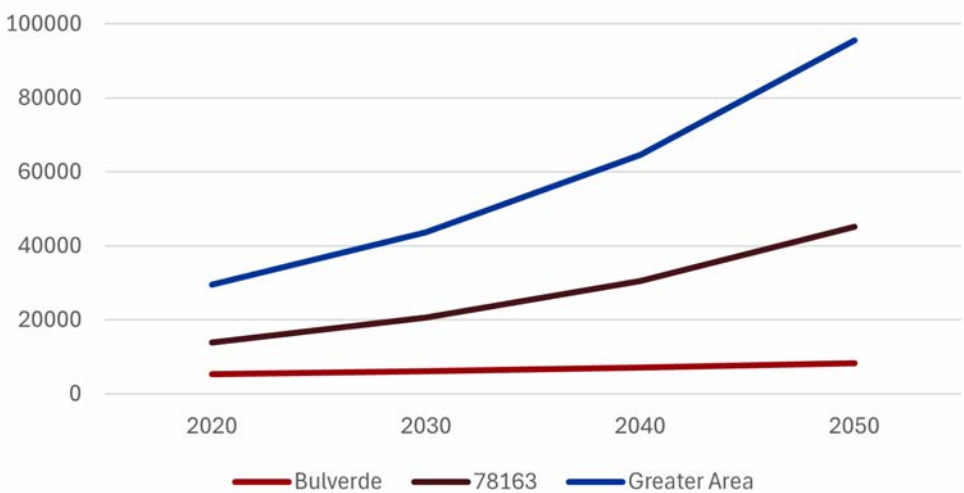
Population Projections

Population projections aim to anticipate future trends, correctly allocate resources, develop strategies for housing and build vital infrastructure. Predicting growth helps communities build resiliency and create livable environments. When understanding growth trends, resources can be planned to accommodate the population.

This Comprehensive Plan took the Compound Annual Growth Rates (CAGR) of three relevant population data points. The population within the City limits, the approximate zip code of the City (78163), and the greater Bulverde and Spring Branch area. These projections allow the City to get a more detailed look at multiple scenarios to better understand the population that use City services, participate in the local economy and live in and around the area.

When looking at Figure 5, it is apparent that the regional growth rates are higher compared to the City limits growth. These trends signify a larger influx of people into the greater Bulverde area. It is worth noting that the City’s emphasis on larger lots could be a contributing factor to Bulverde’s lower growth rate, as the residential subdivisions within the City tend to have lower densities.

Figure 5.2020-2050 Population Projections, Regional Comparison

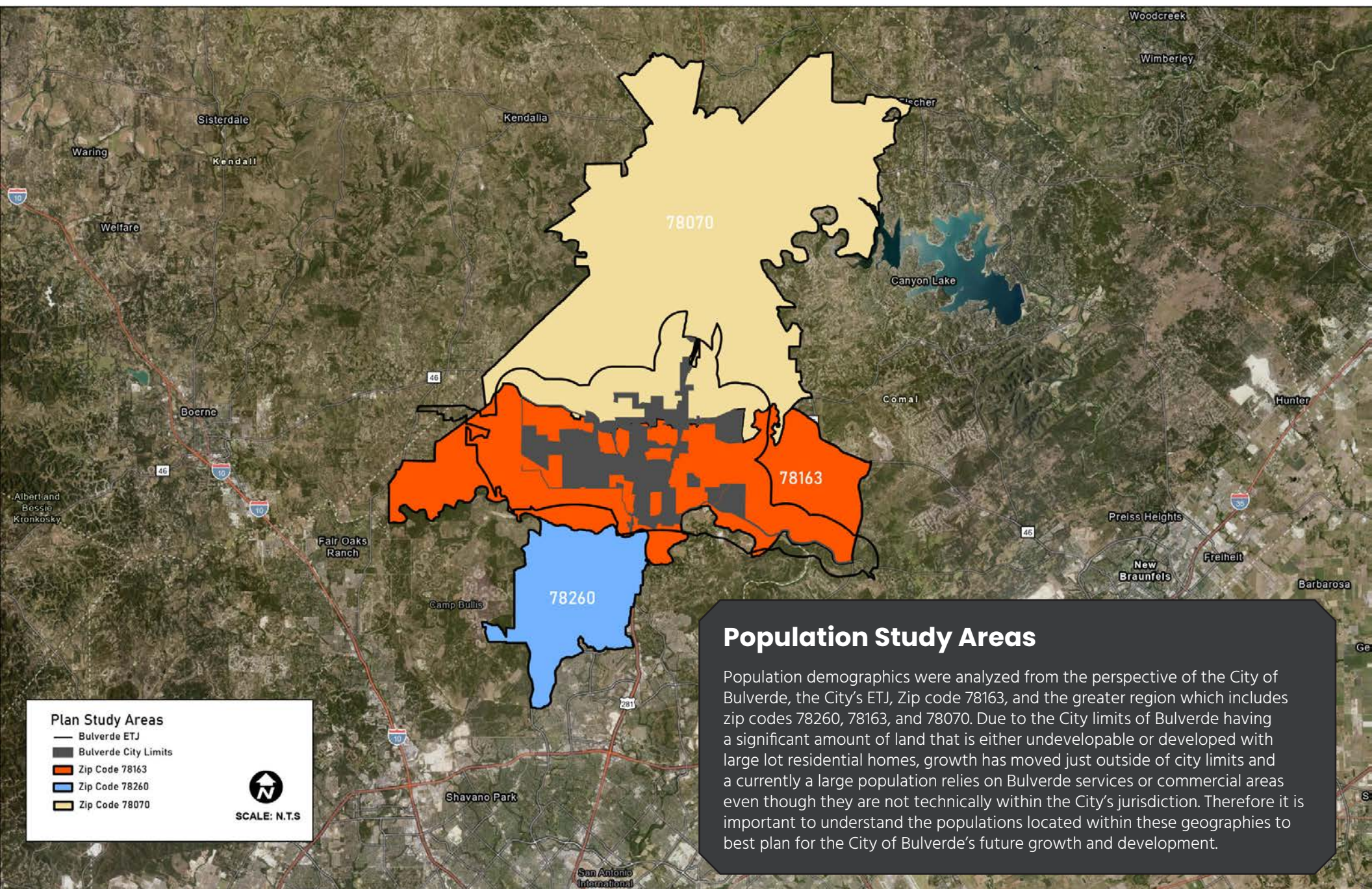


Source: Freese and Nichols, U.S. Census Bureau ACS 5-Year Estimates

Table 1. Bulverde Historic Population

Year	Population	Change
2022	5,827	+4.8%
2021	5,558	+5.3%
2020	5,279	+2.3%
2019	5,162	+1.1%
2018	5,104	+1.2%
2017	5,042	+3.8%
2016	4,859	+2.1%
2015	4,761	+1.2%
2014	4,706	-0.1%
2013	4,712	+1.1%
2012	4,661	+0.1%
2011	4,656	+1.9%
2010	4,569	-

Source: U.S. Census Bureau, American Community Survey



Map 6. Bulverde Population Study Areas

Commuting Trends

The average commute time of 38.1 minutes serves as a revealing statistic for Bulverde residents, this illustrates the daily commitment many make to maintain a balance between their desire for rural living and the necessity of commuting for work opportunities outside of the City. This juxtaposition reflects the trade-offs individuals make between their desire for a quiet lifestyle and the practical necessity of seeking work elsewhere.

An Inflow/Outflow analysis was conducted for the City of Bulverde to help understand how commuting patterns may affect future planning decisions and recommendations made in this plan. According to the U.S. Census Bureau, in 2021, 2,799 people were employed within Bulverde, but only 103 of those workers (3.9%) both lived and worked in the City. This means that the vast majority of people working in Bulverde (96.3%) commute from outside the City, with 2,696 workers commuting in from surrounding areas. Similarly, of the 2,644 workers living in Bulverde, only 103 people work within the city, while the remaining 2,541 residents (96.1%) commute out for employment. This shows a clear trend of Bulverde serving as a residential community where most residents leave the city for work, while many workers commute in from neighboring areas.

This pattern suggests that Bulverde is more of a bedroom community, where people prefer to live but work elsewhere, reflecting a desire for the quieter, suburban lifestyle the City offers. The fact that so few people both live and work in the City highlights that Bulverde's economy may not offer enough employment opportunities for its residents, especially in comparison to the jobs available in nearby areas. Additionally, the large number of workers commuting into Bulverde signals that certain industries in the City—such as trade, transportation, and utilities—are attracting outside workers, though many of these jobs pay less than the outflow jobs, with 24.3% of inflow workers were earning \$1,250 per month or less. Given this, the City should focus its future land use and transportation planning on improving access to goods and services locally, rather than prioritizing job creation. Bulverde residents likely appreciate the commute that allows them to live in a peaceful community while still working in larger employment hubs nearby. Therefore, the priority should be on providing convenient access to essential services, retail, and amenities that serve both residents and the incoming workforce, rather than focusing on creating new employment centers within the city itself.

Figure 6. City of Bulverde Average Commute Time

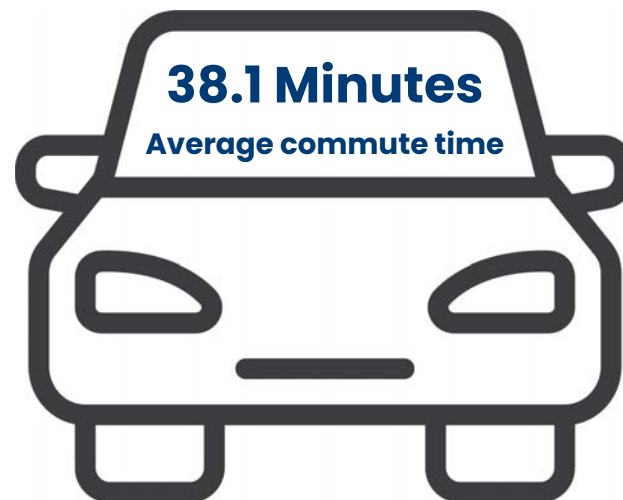
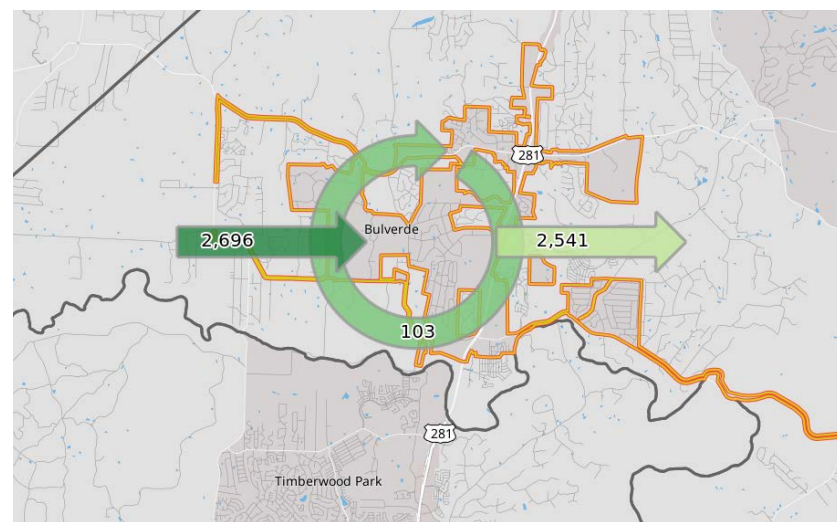


Figure 7. City of Bulverde Commuting Input/Output



Source: U.S. Census Bureau, On the Map, ACS 5-Year Estimates

Economic Profile

Understanding income levels is important for developing a comprehensive plan for Bulverde. It offers valuable insights into the economic landscape and opportunities within the community. This data serves as a foundation for making informed decisions on housing initiatives, allocating social services, devising economic development strategies, and prioritizing infrastructure investments. By incorporating this information into the planning process, the city can better address the diverse needs of its residents across all income groups, fostering a more inclusive and equitable community.

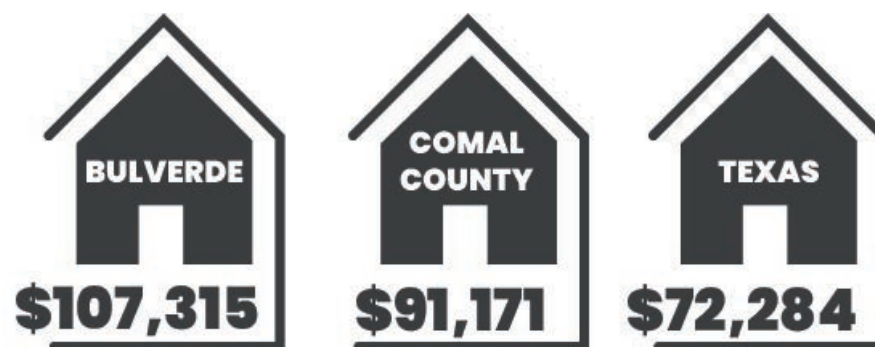
According to recent data, the median household income in Bulverde is \$107,315, which is higher than both Comal County (\$91,171) and Texas (\$72,284) medians. Overall, Bulverde is a relatively affluent city within the region. Having a median household income higher than the statewide median indicates economic strength. This higher income level suggests greater potential for economic growth and development initiatives, however it is important to note potential challenges such as housing affordability and income inequality to ensure the well-being of all residents.

Another important factor to consider is employment rate. 50.7% of Bulverde's population is eligible workforce (population 16 and older) which is lower than the state average of 65.5%. This lower rate could be explained by the fact that there is a large retirement population in the City that receives a form of income. 24.6% of the population receives retirement income and 41.7% of the population receive social security income.

The City's local economy depends on access to jobs with livable wages. The four main occupation types in Bulverde and the ETJ are professional/scientific/tech (11.8%), health care/ social assistance (11.5%), construction (10.4%), and retail trade with (10.2%).

The next pages include a breakdown of industries by commuting status as well as the broader breakdown of industries within the Bulverde City Limits & ETJ.

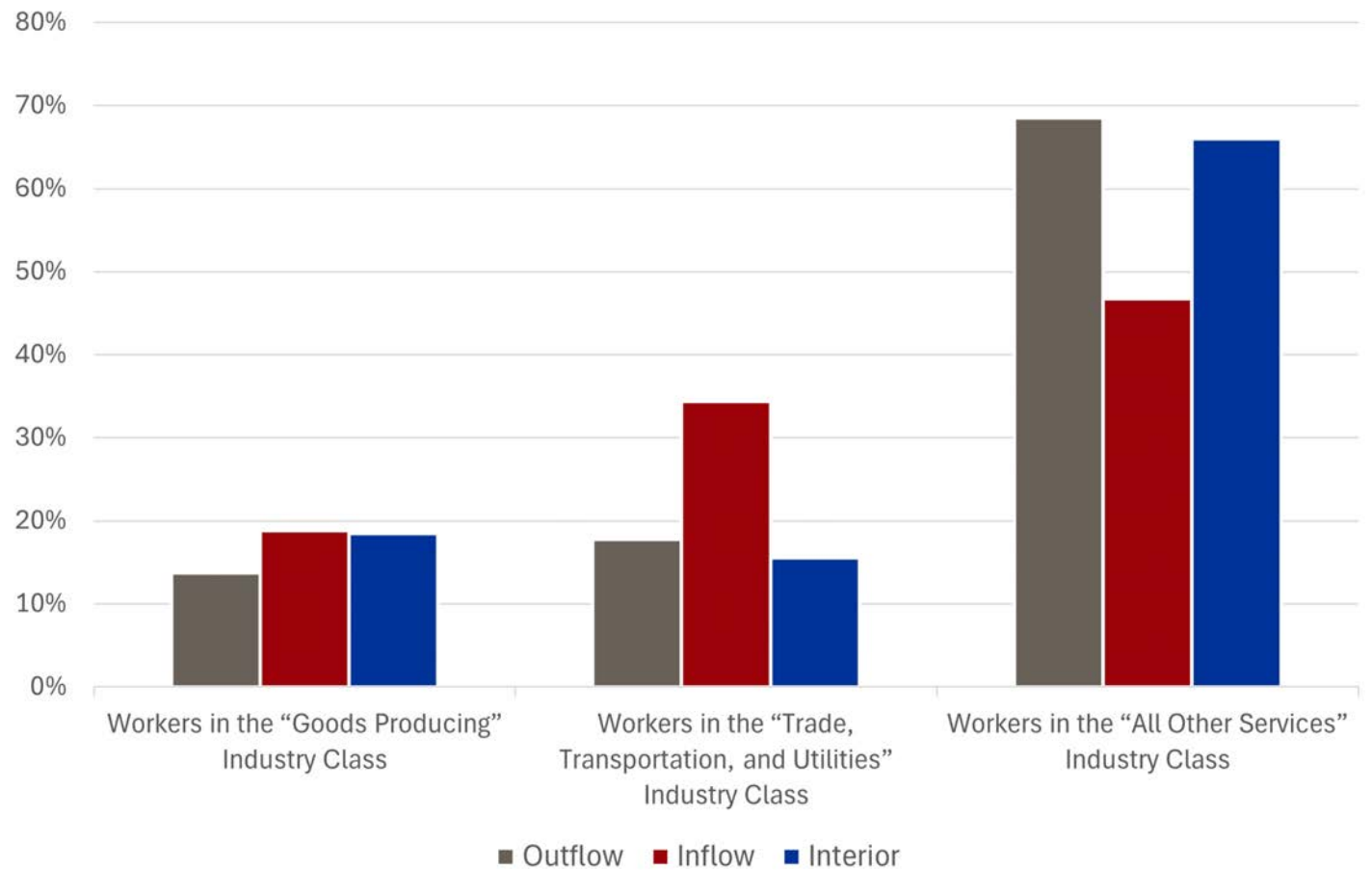
Figure 8. City of Bulverde Median Household income Comparison



0.3%
Unemployment rate

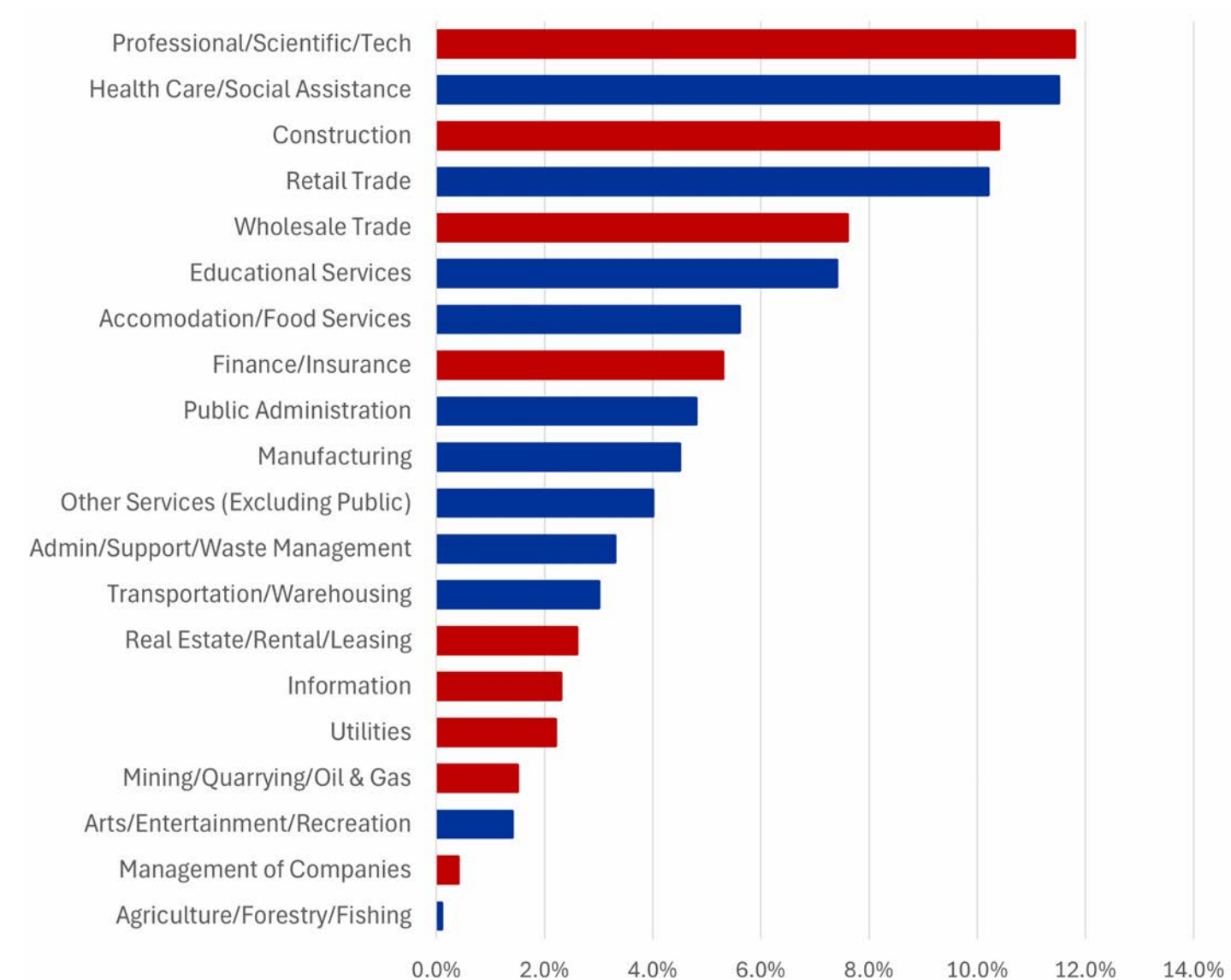
Source: U.S. Census Bureau, 2022 American Community Survey

Figure 9. Industry Breakdown of the Jobs that Bulverde Residents are Working (may not be located within the City of Bulverde)



Source: U.S. Census Bureau, On the Map, ACS 5-Year Estimates

Figure 10. Industry Breakdown of the Jobs within Bulverde City Limits & ETJ



Source: ESRI Forecasts 2024 and 2029



A photograph of a road lined with trees, with the text "LAND USE & DEVELOPMENT" overlaid in the center. The image has a white border with rounded corners on the right side.

LAND USE & DEVELOPMENT

Background Information

Existing Land Use

The analysis of the City of Bulverde's existing land use is a critical step in understanding the spatial organization, economic constraints and environmental conditions of the City. Existing land uses were derived at the parcel level by comparing City and County data with satellite imagery to determine which land use category was most appropriate for each parcel.

It should also be noted that existing land use is not the same as zoning which may not match up with the existing use of each property, rather it is a description of the land's use as it stands currently.

The City limits of Bulverde largely consist of low density residential land uses with homes commonly sited on lots that are greater than one acre in size. Within City limits, low density residential uses make up 59% of the total 12,194 acres that comprise the City. Other residential land uses such as medium and high density homes make up a much smaller portion of the City limits at just 1.04% combined. The majority of high density residential is located near the commercial center of Bulverde at the intersection of S.H. 46 and U.S. 281.

A significant challenge that Bulverde faces is the lack of vacant or developable land within the City limits. With only 2.21% of the land within City limits being vacant, this severely limits the number of

tax-generating commercial properties that can be established. Commercial properties are essential for providing both services and financial relief to the City. Without the development of additional commercial properties, the City will increasingly need to rely on residential property taxes to fund and maintain critical services, or be at risk of having to reduce the quantity and quality of those services.

Bulverde's Extra-Territorial Jurisdiction (ETJ) is almost entirely agricultural ranch land mixed with some low density residential, which is primarily concentrated along U.S. 281 and the southeast area of the ETJ. As illustrated in the snapshot chapter, a significant amount of the ETJ falls within the floodplain which constrains most development in those areas.

Table 2. Existing Land Use Table

Existing Land Use		City Limits (acres)	City Limits (%)	City Limits + ETJ (acres)	City Limits + ETJ (%)
	Agricultural	3,842	29%	18,892	41%
	Low Density Residential	6,986	59%	21,581	46%
	Medium Density Residential	134	1%	1,886	4%
	High Density Residential	5	0.04%	25	0.05%
	Public/Semi Public	153	1.29%	371	0.80%
	Civic Institution	53	0.45%	128	0.28%
	Commercial	759	6.40%	1,188	2.55%
	Industrial	0	0%	34	0.07%
	Vacant/Open Space	262	2.21%	2,345	5.03%

What We've Heard

“
**Control
new
growth**

“
**Maintain
a small
town feel**

“
**Make
downtown
walkable**

“
**Hike
and Bike
trails**

”
**Preserve
natural
beauty**

“
**Stay
rural**

”
**More local
shops and
dining**

“
**Recreation
center**

Previous Land Use Planning Documents

Sunrise 2025 Plan (2004)

Sunrise 2025 emphasizes tools to manage growth and development to maintain the City's rural character while accommodating future expansion. It advocates for smart growth strategies, including sustainable development, in-fill projects and pedestrian-friendly communities. The plan incorporates zoning regulations like cluster and performance zoning to control development intensity and protect natural areas. Additionally, it designates areas for future commercial, institutional, and residential growth, prioritizing locations with infrastructure access. Overall, the plan aims to balance growth with environmental preservation and community engagement, ensuring a high quality of life.

Bulverde Future Land Use Plan (2016)

The 2016 Future Land Use Plan (FLUP), provided a comprehensive update to the previous plan. This map highlights changes in land use and introduces new visions for various areas within the City and ETJ. The update was driven by significant strategic priorities, including the adoption of a Home Rule Charter and the annexation of four square miles of land, creating new opportunities and necessitating revisions.

Downtown Bulverde Village: A Vision for the Future (2015)

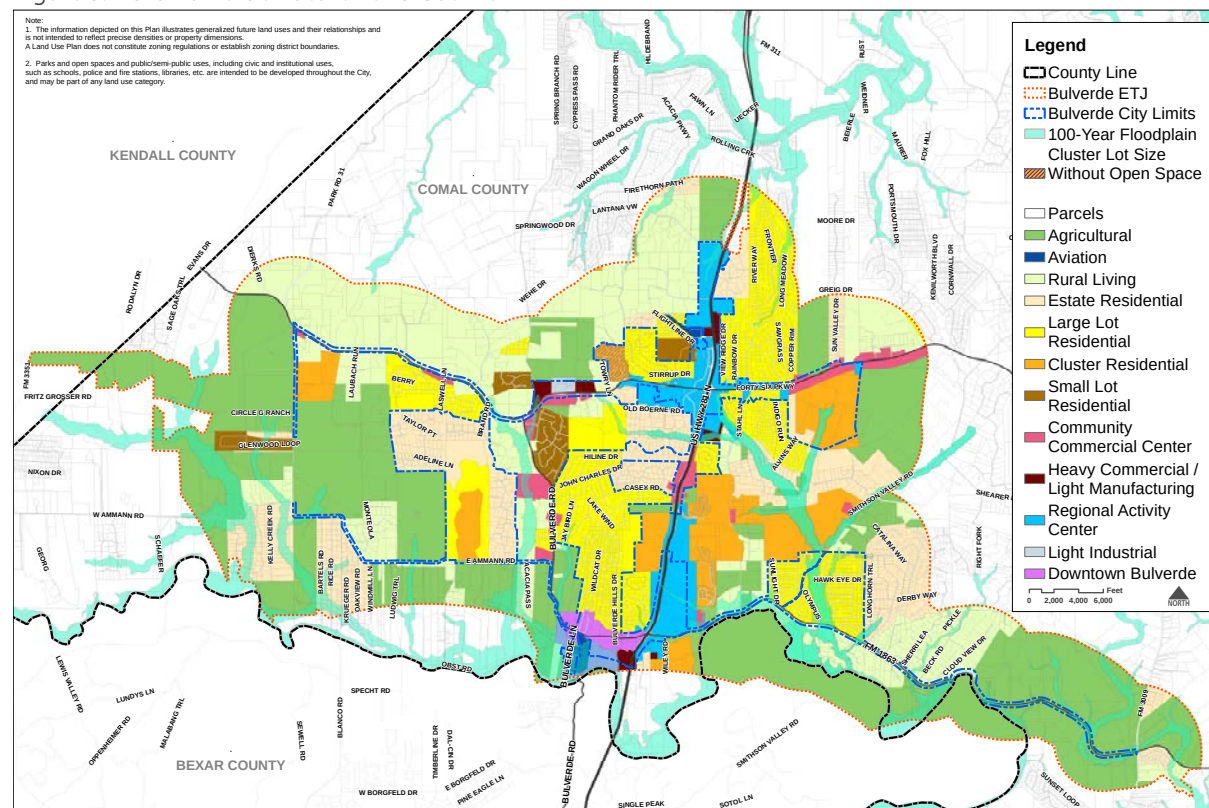
The Downtown Bulverde Village Plan focuses on revitalizing and enhancing the area by establishing distinct character zones, such as the Crossroads Commercial Village, Civic Core,

Downtown Residential Districts, and Commercial Village Transition areas. The plan emphasizes maintaining the quaint and rustic character of the village while promoting mixed-use development, pedestrian-friendly infrastructure, and public spaces. The intention is to create a vibrant, walkable environment that supports local businesses and attracts visitors. This land use framework is crucial for guiding future development and ensuring that new growth aligns with the community's vision for preserving the unique character and identity of Downtown Bulverde Village.

Bulverde Parks Master Plan (2020)

The Bulverde Parks, Recreation, Trails, and Open Space Master Plan 2020-2030 offers a comprehensive framework for the development and management of the City's parks and recreational facilities. It presents a systematic approach to acquiring and enhancing parkland to address the needs of Bulverde's growing population and underscores the importance of providing ample recreational opportunities and open spaces for community well-being. The plan categorizes

Figure 9. 2016 Bulverde Future Land Use Plan



parks into neighborhood parks, community parks, parkland reserves, and regional parks, each designed to serve specific purposes and populations. It also includes a prioritized list of project improvements, such as developing new parks, upgrading existing facilities, and enhancing connectivity through trails and greenbelts.

Bulverde Transportation Master Plan (2015)

The Bulverde Transportation Master Plan (TMP) outlines a comprehensive strategy for enhancing the city's transportation infrastructure over the next 20-25 years, focusing on accommodating population growth and coordinating with land use planning. Key recommendations include widening existing roads like Smithson Valley Road, Stahl Lane, and Bulverde Road, and constructing new roads such as the Stahl Road Extension and new streets in downtown Bulverde. The plan also emphasizes the development of hike and bike trails to promote non-motorized transport and enhance community health. By aligning these transportation improvements with the city's growth plans, the TMP aims to support sustainable growth and efficient movement within Bulverde.

Zoning Map Update (2024)

The latest zoning map update outlines changes in land use designations resulting from recent rezonings and annexations. The map specifies zoning classifications that align with the latest version of the future land use map. These maps are important for connecting to the ideas and vision outlined in the comprehensive plan.

Non-Annexation Development Agreements (NANDAs)

The City of Bulverde has made Non-Annexation Development Agreements (NANDAs) throughout the City and the ETJ. NANDAs are a strategic tool used by the City to establish mutual understandings with landowners within the City and its ETJ. These agreements allow the City to delay immediate development, providing time to thoughtfully plan for future growth, while also benefiting property owners who have no intent to develop on their land. This mutual benefit helps guide future development to align with the City's long-term vision, addressing community needs and desires while preparing for necessary utilities and infrastructure.

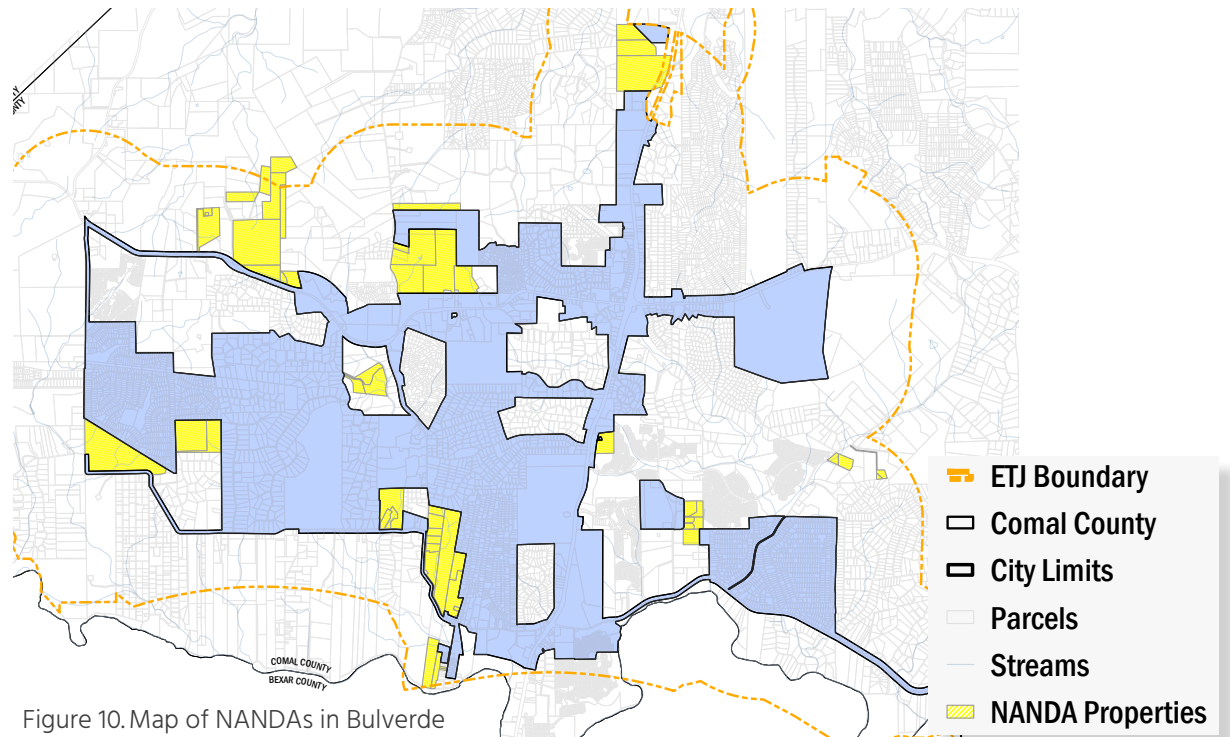


Figure 10. Map of NANDAs in Bulverde

Future Land Use Plan

What is the Future Land Use Plan?

The Future Land Use Plan (FLUP) is an important tool for planning Bulverde's future development. It outlines the intended land uses and growth patterns within the City, guiding decisions on zoning, infrastructure, and community amenities. This Plan helps guide development that meets the needs of residents while preserving the character and environmental assets of the area.

Future Land Use Categories

The Future Land Use categories were simplified from the 2016/2018 Future Land Use Plan, resulting in ten future land use categories. The future land use categories were mapped in the Future Land Use Map (FLUM) and are included in the focus area development dashboards on a percentage basis. To note, parks and open spaces and civic or public uses (such as libraries, schools, etc) are considered appropriate uses in all categories.

Future Land Use Map

The FLUM included in this Plan reflects the preferred growth patterns as interpreted from feedback provided by residents, business owners, civic organizations and stakeholders. It, along with the land use descriptions and strategies detailed in this chapter, serves as a guiding framework for development decisions and growth. However, it is important to note that the FLUM is not a regulatory document. Instead, it provides general guidance and targets, while the official Zoning Map of the City dictates land uses on a parcel-by-parcel basis. The FLUM represents a long-term vision and may not align with current land uses.



Future Land Use Categories

Table 3. Future Land Use Categories

Future Land Use Category		Description
	Agriculture	Intended primarily for traditional agriculture, this area also accommodates secondary uses such as single family housing for the property's occupants and certain businesses, including stables and landscape nurseries.
	Historic Downtown	The "cultural heart" of the City. Characterized by clusters of small businesses and rustic architecture, this area features new buildings that blend seamlessly with older structures. While the primary use is commercial, there is significant potential for mixed-use development.
	Mixed-Use	A mix of residential and commercial uses that create a hub of activity and commerce at the local level. It provides residents access to goods, services, and jobs in addition to small scale multi-family housing options in the form of townhomes and live-work units.
	Estate Residential	Characterized by semi-rural single-family housing developments, this area permits accessory structures such as guest quarters. A minimum lot size of five acres is intended to maintain low density.
	Large Lot Residential	Neighborhoods feature single family homes on one to five acre lots. These neighborhoods are typically part of a master-planned community with its own schools and recreational amenities.
	Suburban Residential	Traditional suburban neighborhoods with single family homes built on lots smaller than one acre.
	Mid Density Residential	Medium density neighborhoods featuring attached single family housing, such as duplexes and townhomes, condo single family housing, such as cottage courts, small multi-family housing that has the character of single family homes, such as quadplexes, and cluster development where single family homes are arranged closely together to preserve for open areas.
	Regional Commercial Center	Provides expansive retail, specifically big box stores, large office buildings or complexes and chain restaurants, to residents of Bulverde and the surrounding areas.
	Local Commercial Center	Low intensity, neighborhood-oriented, retail intended to meet residents' everyday needs such as shopping, banks, small offices, and dining.
	Light/Flex Industrial	Designated for light industrial activities such as warehousing and distribution, this category is limited to two areas within the City. These areas should be connected to highways and major arterials to facilitate the movement of large trucks. Additionally, this category includes the City's two airports.



KENDALL COUNTY

COMAL COUNTY

BEXAR COUNTY

Note:

1. A Land Use Plan does not constitute zoning regulations or establish zoning district boundaries.
2. Parks and open spaces and public/semi-public uses, including civic and institutional uses, such as schools, police and fire stations, libraries, etc. are intended to be developed throughout the City, and may be part of any land use category.

Map 8. Future Land Use Map

Future Land Use

County

City ETJ Boundary

City Limits Boundary

Historic Downtown

Agriculture

Estate Residential

Large Lot Residential

Mid Density Residential

Suburban Residential

Mixed-Use

Regional Commercial Center

Local Commercial Center

Light/Flex Industrial

Local Commercial Center Reserve

0.2% Annual Chance Flood Hazard

1% Annual Chance Flood Hazard

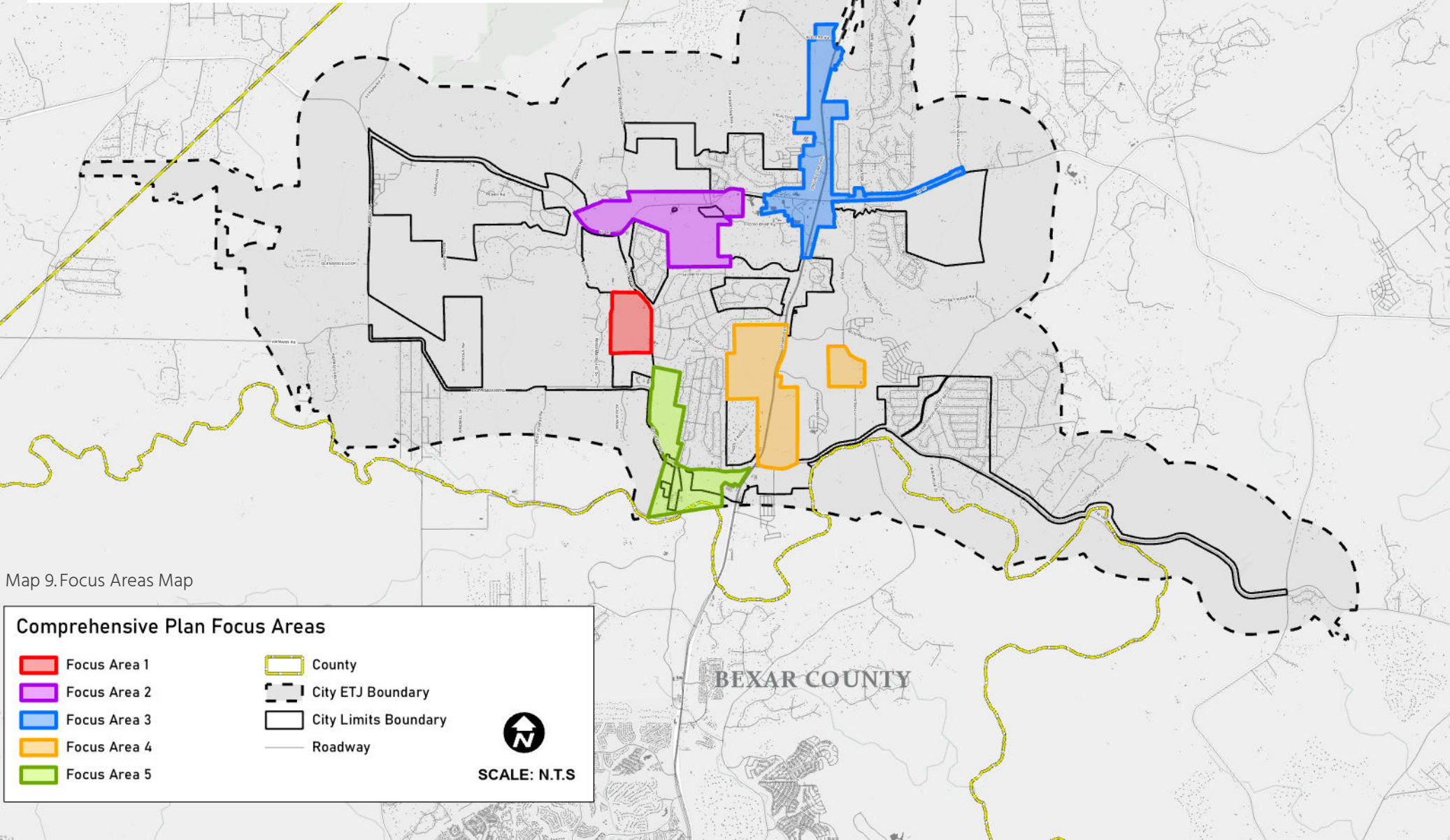
Regulatory Floodway



SCALE: 1"=1.25 MILES

Focus Areas

To help focus the planning process, five focus areas were derived (see Map 9) that have the potential to see the largest changes to their land use within the five, ten, and 15 year planning periods. These focus areas were selected due to their development potential relative to other areas within the City limits and ETJ that are stable in their current uses.



Focus Area Development Dashboards

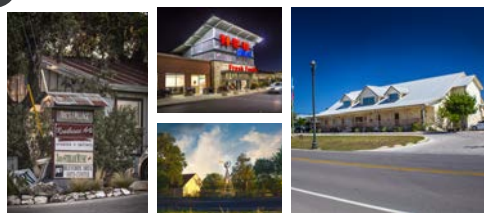
Each of the five focus areas included within this plan have an associated district development dashboard that provides a more detailed look at the appropriate land use and development mix that should be included within each area to achieve the vision that was laid out by the community.

Development dashboards offer staff, appointed officials and elected representatives a centralized resource for information related to the application of the future land use model and its focus areas in development proposals within the City. Each dashboard's components, detailed in the following section, are designed to serve as guidance and reflect intent rather than strict regulations. The development dashboards illustrate the envisioned future conditions for each focus area and provide guidance on the detailed development attributes that each area could accommodate.

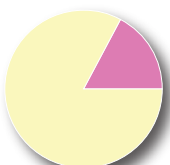
1 Dashboard Example



4



2



5

Development Type	Appropriateness	Considerations
Single-Family Homes	●●●○	██████████
Duplex Homes	●●○○	██████████
Multi-Family Homes	●○○○	██████████
Neighborhood Commercial	●●○○	██████████
Regional Commercial	○○○○	██████████
Light Industrial	●●○○	

3

Density

██████████

Intensity

██████████

Scale

██████████

1 Focus Area Description

Each dashboard includes the focus area title and a description that addresses the focus area's primary purpose, character, and intended future condition. Purpose statements should be used when considering land use decisions, such as the appropriateness of a rezoning case. Character statements should be used when evaluating the building form of a proposal or updates to development code requirements.

2 Development Ratio

The development ratio dial provides guidance on the overall target mix of development types envisioned for each focus area. It is not a precise number but rather a general depiction of the potential development ratio based on the future land use map.

3 Density, Intensity and Scale

The recommended density, intensity (i.e., lot coverage) and scale for development in each focus area is located beneath the development ratio dial. Density is represented as dwelling units per acre (DUA) and should be referenced when considering land use decisions with new or redeveloped housing components. Intensity and scale should be considered based on a proposal's relationship to nearby residences and structures. For example, if immediately adjacent to a neighborhood, consideration may be given to limiting the scale of non-residential structures. Scale is referenced in stories, with one story being approximately 12 to 14 feet in height.

4 Visual Representation

Each dashboard includes images depicting examples of the intended character within each focus area. Local examples have been used where available. These photos are not comprehensive and may not illustrate all appropriate uses. The representations, however, should be referenced when considering the built form of development inquiries.

5 Development Types & Appropriateness Table

Within each appropriateness table, common development types are used to describe the compatible uses within each focus area. A description of each development type is provided below. Appropriateness ranges are provided for each development type, on a scale of zero to four markers. Where there is no marker it means a use should be prohibited within the focus area, whereas four markers means a use should likely be allowed by right. Where additional considerations related to the application of the development type within the focus area are necessary, additional clarifications are provided in the last column. Development types are explained on the adjacent page.



Single-Family Detached (SFD)

Detached dwelling units on separate lots. These homes are typically individually owned and may be built singularly or within larger neighborhood developments.



SFD + Additional Dwelling Unit (ADU)

A detached dwelling unit with a secondary or additional unit on the same property. These ADUs are smaller than the primary unit and can take many forms, including garage apartments, granny flats or backyard casitas. ADUs allow for the provision of housing without drastically changing neighborhood character.



Single-Family Attached (SFA)

Residential dwellings that are connected by a shared wall, such as duplexes or townhomes. Units may be on an individual or shared lot and are higher density than detached single-family homes.



Small Multi-Family

Buildings that exceed two individual dwelling units and generally house multiple families in one building, such as condominiums or apartments. Multi-family development is the densest type of residential development and may include ancillary uses like parking structures and leasing offices. "Small" multi-family refers to smaller scaled multi-family buildings that are compatible with lower-density residential uses such as a quad or six-plex.



Large Multi-Family

Similar to small multi-family, but in larger scaled buildings that are less compatible with lower-density residential uses.

Retail/Entertainment

Shops, restaurants, professional services, and entertainment uses that can be local or regional scale, depending on their service areas. Locally scaled retail is good for small businesses and appropriate for infill projects within existing neighborhoods. Regional scale retail includes big box stores.



Office

Professional and medical offices, including hospitals, that support various employment uses.



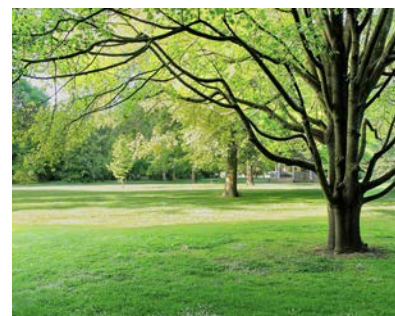
Light Industrial

Development offering commercial services, offices and business parks, light industrial uses, indoor manufacturing, technology, research and development, warehousing, and ancillary uses. Commercial services range in form and scale and may be compatible with other types of commercial development depending on the context.



Heavy Industrial

Industrial development intended to serve local or regional markets. This development type ranges from services on an individual-consumer basis to larger shipping operations and may produce more-than-average noise, waste, large truck traffic, and other nuisances. This development type is incompatible with residential uses and should be screened from most other development types.



Open Space & Civic Uses

Open spaces range from parks to natural areas to serve both conservation and recreational purposes. Civic uses are public or semi-public facilities that serve residents, such as libraries, recreation centers, schools, government functions, churches, utility infrastructure, etc. Open space and civic uses are allowed in all land use categories (and so are not called out specifically in the dashboards), but should be contextually sensitive based on the surrounding uses in terms of scale and intensity.

Stormwater & Resilience

Stormwater and Development Considerations

Surface Runoff and Infiltration

Surface runoff occurs when rainwater cannot infiltrate the soil and instead flows across surfaces such as concrete or asphalt resulting in flows that overwhelm stormwater management systems such as storm drains, sewers, and culverts. Once these man-made systems are overwhelmed, localized flooding may occur. Additionally, runoff may quickly converge into streams, rivers, and other waterbodies which will raise water levels and potentially cause excess water to spill over banks leading to riverine or fluvial flooding. Surface runoff can be a significant contributing factor to severe flash flood events similar to those experienced in Bulverde twice in 2007 and once in 2016.



Erosion

Bulverde and the Hill Country broadly is characterized by its shallow and calcareous soils, meaning they are thin, limestone-rich and less capable of supporting dense vegetation like that of the more loamy soils found in Central Texas or the Gulf Coast. Due to the structure of Bulverde's soils it is easily dislodged by stormwater runoff. Additionally, since Bulverde's soil is so shallow it is easier for runoff to strip away the topsoil and cause erosion.

Erosion has several impacts: it leads to the loss of valuable topsoil, which reduces soil quality and affects both natural vegetation and agricultural productivity. Eroded soil can wash into local waterways, making the water murky, blocking sunlight, and harming aquatic habitats. It can also carry pollutants like pesticides and fertilizers, which degrade water quality and threaten wildlife and human health. Erosion increases flood risks by depositing sediment in stormwater systems and rivers, reducing their capacity. It can also damage infrastructure by making stream banks unstable, threatening nearby buildings, roads, and bridges. Washed away soils often deposit at bridges and culverts, plugging them.

Riparian Buffers

Riparian buffer are vegetated areas located along rivers, streaks, and creeks that act as natural barriers that absorb and filter pollutants, such as sediments, nutrients, and chemicals before they enter the water. These buffers also helps stabilize streams banks, preventing erosion and reducing the sediment load in water bodies. Bulverde's current riparian buffer ordinance establishes a 60-foot buffer on either side of any natural watercourse draining more than 25 acres within the city limits and its Extra-Territorial Jurisdiction (ETJ). While this is a strong Riparian Buffer ordinance it may benefit from differentiated buffer zones as well as requiring detailed mitigation plans for any construction that may occur within the buffer.

Pollution and Stormwater

Like many developing suburban areas, Bulverde faces "non-point" source pollution, a type of pollution that comes from multiple urban and agricultural land uses rather than a single identifiable source. Runoff from roads, parking lots, and residential areas can carry pollutants such as motor oil, grease, heavy metals, pesticides, fertilizers and other waste into local stream and rivers.

Since Bulverde lays squarely within the Edwards Aquifer Contributing Zone, the City plays a critical role in recharging the Edwards Aquifer which is a key resource for the entire region. Again, due to Bulverde's unique hill country geology, the bedrock underneath Bulverde is highly permeable and allows surface water to rapidly infiltrate the aquifer and brings with it potential contaminants.

Therefore, it is important that the City of Bulverde implements lower impact development practices such as permeable pavements, rain gardens, and bioswales to help improve water filtration the second it lands on a surface instead of sliding along impermeable surfaces, catching pollutants and increasing water velocity.

Stormwater Volume, Peak Flow, and Design

To effectively manage stormwater and mitigate flooding risks, it is crucial to understand stormwater volume—the total amount of water generated during rain events—and peak flow, which represents the highest rate of water flow during a storm. These factors are essential for designing stormwater infrastructure, such as culverts, drains, and detention basins, as they determine the capacity needed to handle both average and extreme conditions.

The recently updated Storm Drainage Design Criteria Manual (2019) provides comprehensive guidance for calculating these and other critical parameters and their influence on the design of various drainage infrastructure within the City of Bulverde. It is important that this document is updated on a relatively frequent basis (every 5-10 years) since many of the calculations rely on accurate and up-to-date climate data, such as that provided by the NOAA Atlas program. Additionally, periodic updates ensure that the manual reflects the most current engineering best practices and adapts to evolving climate conditions and development patterns.

Updating Floodplain Maps

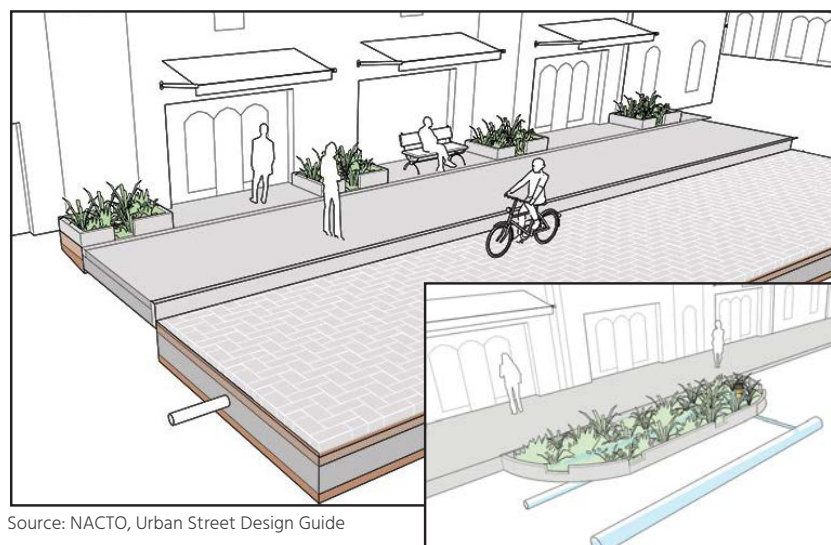
Floodplain maps are critical for managing stormwater, reducing flood risks, and guiding development. To remain effective, these maps must be regularly updated, especially given ongoing environmental changes. In Bulverde, the last update to the floodplain maps was in 2009, which may pose significant risks to both life and property.

Since then, advancements such as high-resolution topographic data from LiDAR, improved land use information, and enhanced 2D and 3D modeling

capabilities have greatly increased the accuracy of stormwater models. These modern tools allow for a more precise understanding of how rainfall patterns and infiltration rates affect flood risks. For example, changes in land cover can reduce the ground's ability to absorb water, leading to increased runoff during storms. Similarly, shifts in rainfall intensity and frequency due to climate change can result in higher peak flows and extended periods of flooding. When these factors are incorporated into updated models, floodplain boundaries may change significantly, often expanding to more accurately reflect the current and future risks of flooding. The effective floodplain maps were created before the most recent NOAA rainfall predictions, Atlas 14.

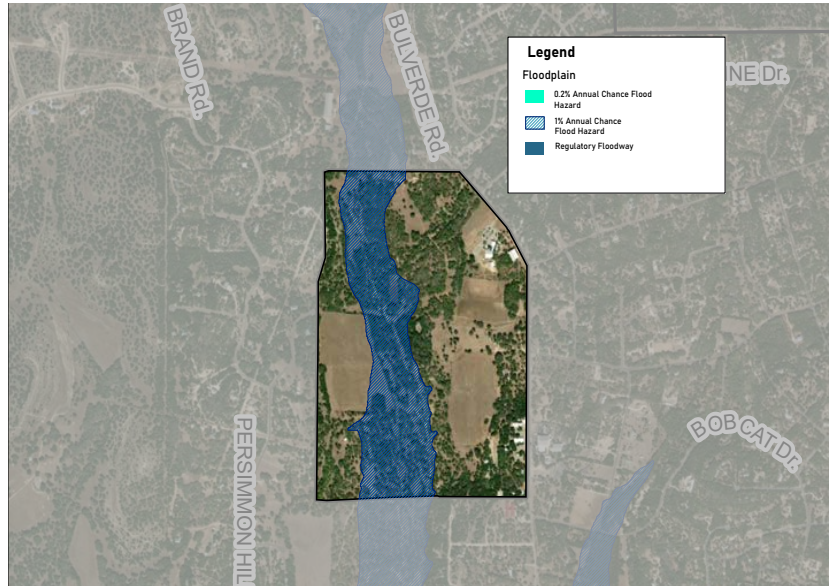
While a complete stormwater analysis was beyond the scope of the comprehensive plan update, a preliminary analysis was conducted for each focus area to identify locations that may require further investigation through a drainage master plan or similar modeling effort. This preliminary analysis followed a three-part methodology. First, a detailed terrain model was created using the latest county-level LiDAR elevation data from the Texas Geographic Information Office (TxGIO). Next, flowlines from the National Hydrography Dataset (NHD) were overlaid onto this elevation model to map natural watercourses, such as rivers, streams, and creeks. Finally, these flowlines were compared against the current effective floodplain boundaries to identify areas where natural topography and water flow are not adequately represented by the existing floodplain maps.

Figure 11. Bioswale Stormwater Design

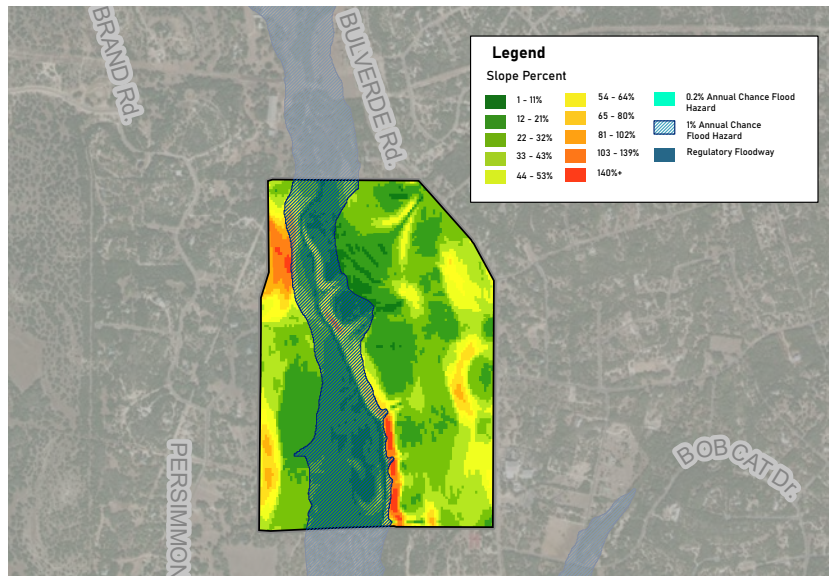


Source: NACTO, Urban Street Design Guide

Focus Area #1



Map 10. Focus Areas #1 Existing Conditions



Map 11. Focus Areas #1 Slope Map

Existing Economic and Physical Profile

Existing Uses

Primarily undeveloped open space and agricultural land with associated homes and structures. Currently there are some local commercial uses that front Bulverde Rd. Relatively gentle topography with a large swath of floodplain in the western half of the area.

2024 Populations

88

2024-2029 Growth Rate

8.12%

Total Housing Units

37

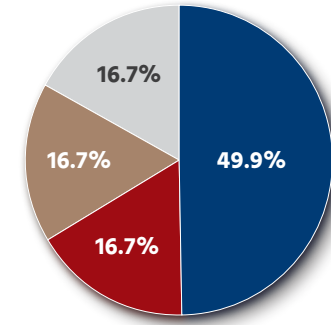
Total Businesses

6

Median Home Value

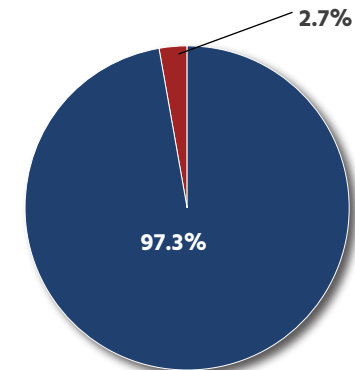
\$337,500

Existing Business Breakdown



Services
Retail
Construction
Unknown/Other

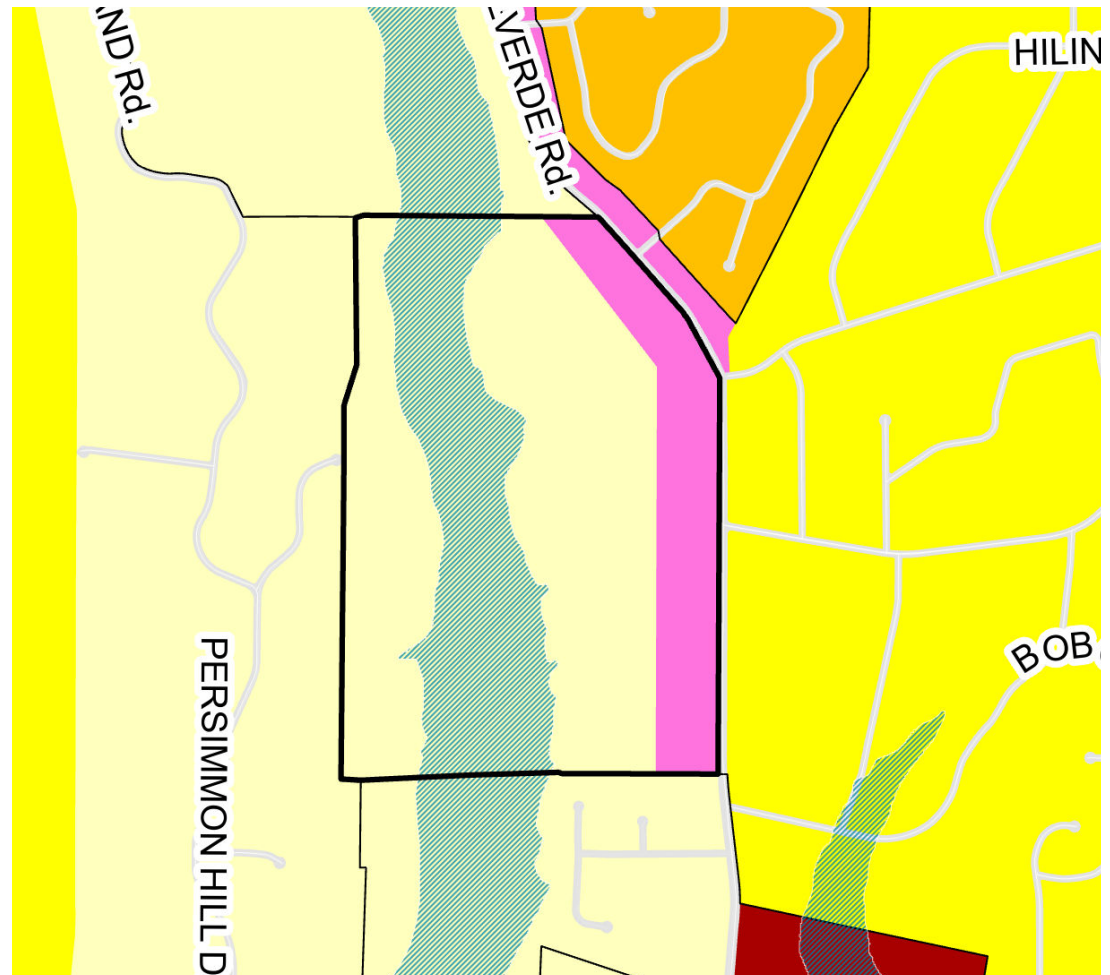
Existing Housing Units by Type



Single Family Detached
Single Family Attached

Focus Area #1 Opportunities

- This area features relatively gentle topography compared to other parts of town, which presents unique opportunities for thoughtful land use.
- Bulverde Road, running through this region, is envisioned as a local commercial corridor positioned towards small businesses and enhancing the local community's access to goods and services.
- The remainder of the area is slated for large lot residential to remain consistent with the surrounding neighborhoods.
- To mitigate negative impacts with residential neighborhoods, strategically designed buffers should be implemented between the commercial and residential uses, creating a seamless transition that maintains the area's livability.
- A significant portion of this area lies within a floodplain, making it ideal for preservation as open space. This not only serves to mitigate flood risks but also enhances the area's recreational opportunities for new and existing residents.



Map 12. Focus Areas #1 Future Land Use

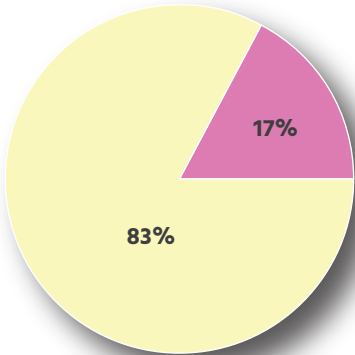
Future Land Use



SCALE: N.T.S

Focus Area #1 Land Use Dashboard

A low density, semi-rural, residential area with some neighborhood serving commercial uses along Bulverde Road.



- Local Commercial Center
- Large Lot Residential

Residential Density

1 to 8 DUA

Intensity

40-60% Lot Coverage
Low Intensity

Scale

1 to 2 Stories
Low-rise



Development Type & Appropriateness		Compatibility Considerations
Single-Family Detached (SFD)	●●●●	
SFD + Additional Dwelling Unit (ADU)	●●●○	Appropriate in estate residential areas.
Single-Family Attached (SFA)	○○○○	
Small Multi-Family	○○○○	
Large Multi-Family	○○○○	
Retail/Entertainment	●●●○	Neighborhood serving commercial appropriate along local corridors.
Office	○○○○	
Light Industrial	○○○○	

Focus Area #1 Resilience Study

Focus area 1 faces significant risk from the effective 1% annual floodplain that is created by Indian Creek and its tributaries. Within the focus area, the majority of the NHD flowlines have been included within the floodplain, though the northeastern corner of the floodplain may be a point that warrants more study. Notable elevation variation in this area may reduce the likelihood of significant inundation or deviation from the effective floodplain.

Stormwater Hotspot Analysis

Floodplain

- Effective 0.2% Annual Chance Flood Hazard
- Effective 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Stream/River

- Focus Area 1 High Point
- Focus Area 1 Low Point

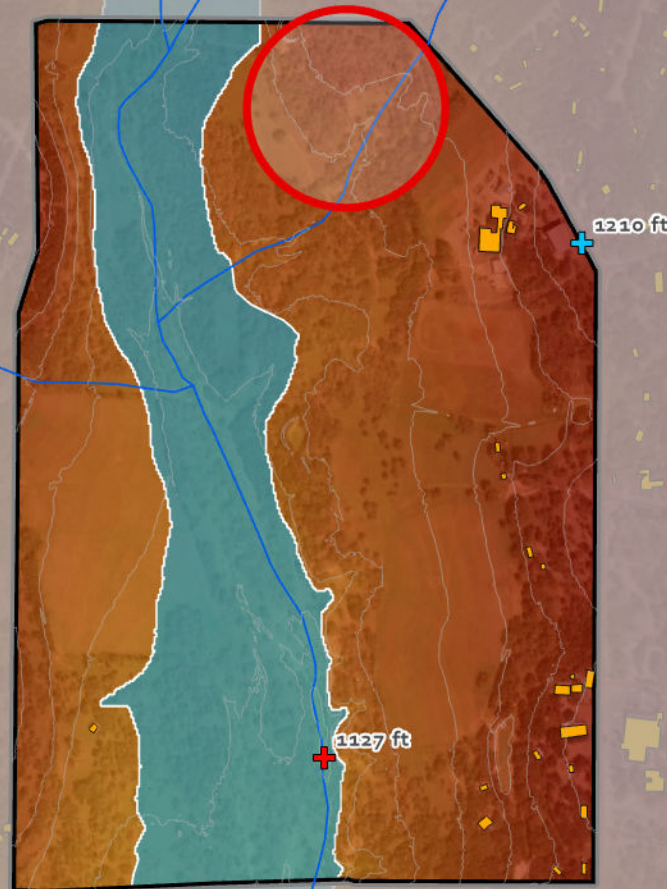
- Focus Area 1 Boundary
- Building Footprint
- Area for Further Study

Elevation

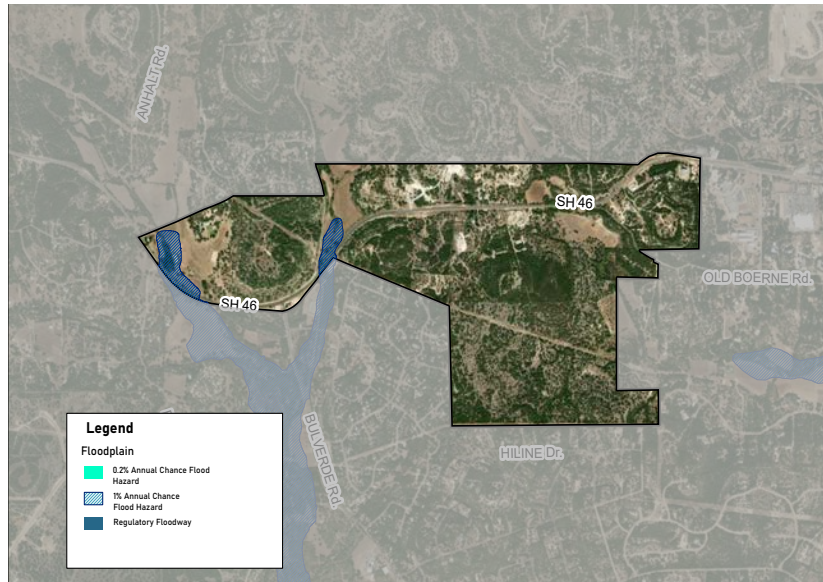
1778.11

693.064

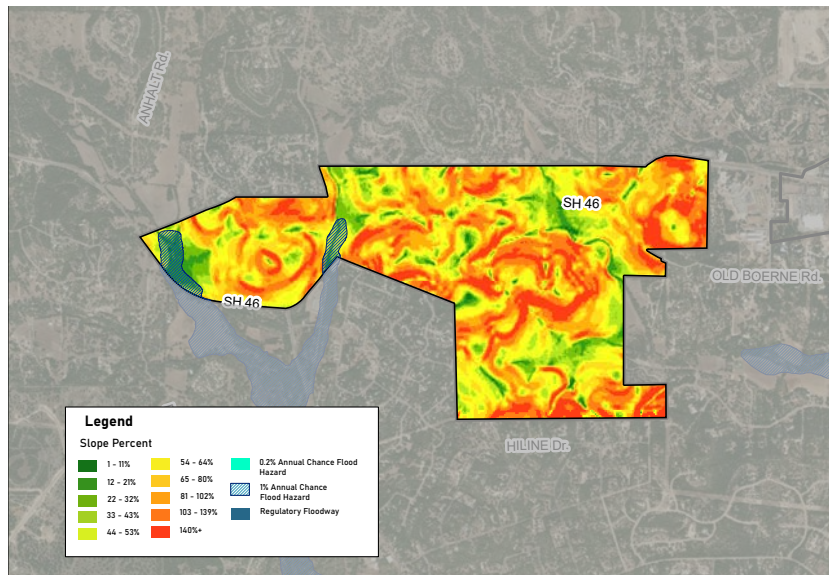
10' Elevation Contours



Focus Area #2



Map 14. Focus Areas #2 Existing Conditions



Map 15. Focus Areas #2 Slope Map

Existing Economic and Physical Profile

Existing Uses

Primarily undeveloped properties with associated homes and structures. S.H. 46 runs east/west through the northern portion of the area. Significant topography covers much of the area but minimal floodplain is present.

2024 Populations

351

2024-2029 Growth Rate

0.56%

Total Housing Units

133

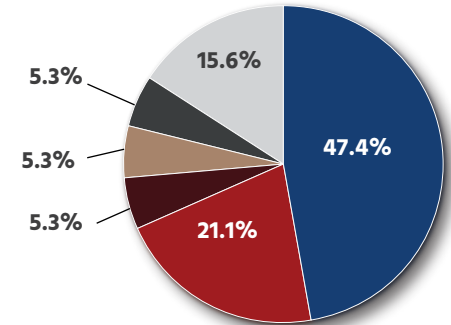
Total Businesses

19

Median Home Value

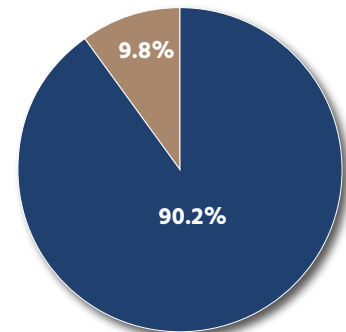
\$506,466

Existing Business Breakdown



- Services
- Retail
- Finance/Real Estate
- Construction
- Manufacturing/Transportation/Wholesale Trade
- Unknown/Other

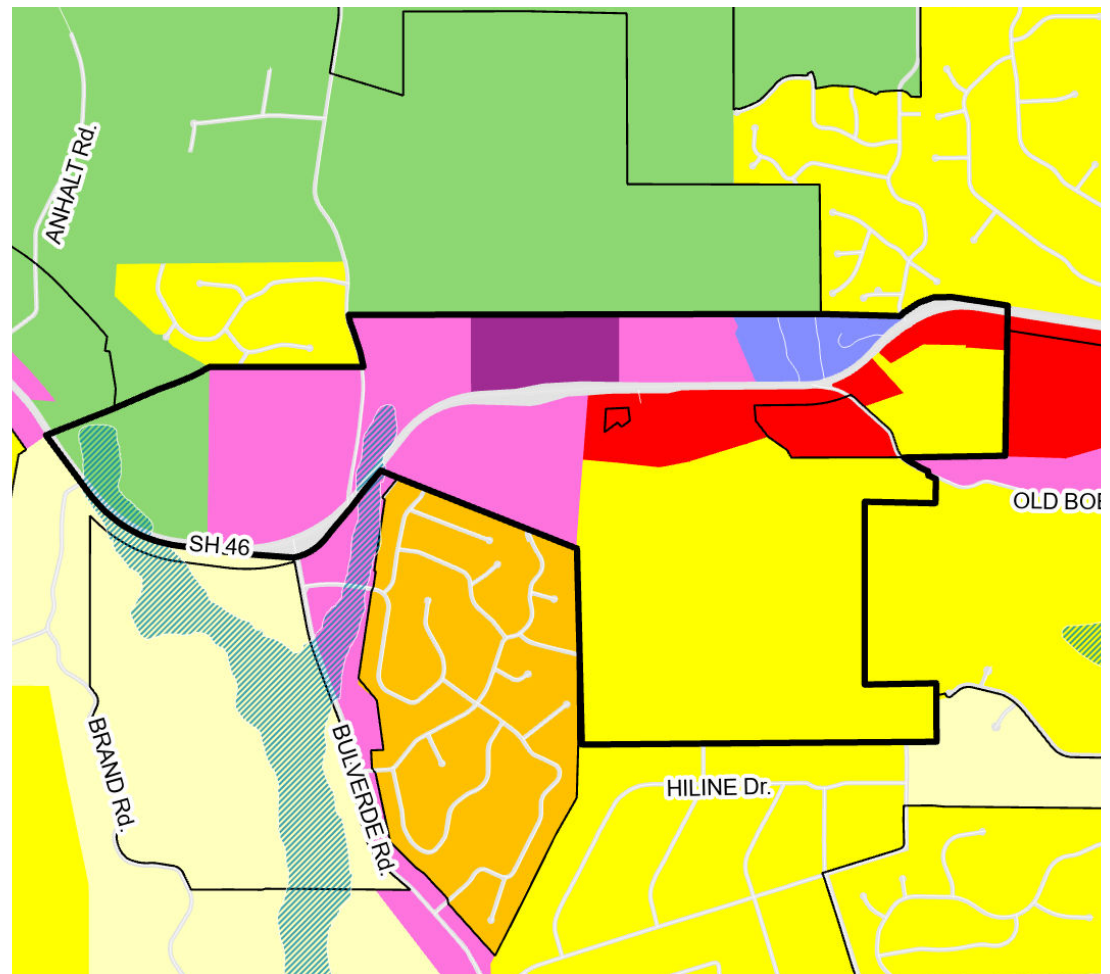
Existing Housing Units by Type



- Single Family Detached
- Mobile Home

Focus Area #2 Opportunities

- S.H. 46 is one of the primary corridors running through Bulverde, and as such is an opportunity for commercial development. However, thoughtful considerations should be made to transition along the corridor from regional commercial in the east to the residential uses located to the west.
- The area is situated primarily for local commercial uses, continuing those uses from Bulverde Road that joins with S.H. 46 from the south in this location, and provides better accessibility to goods and services for area residents.
- As the corridor continues east towards U.S. 281, the commercial uses transition to more regional commercial uses.
- Mid-density and suburban residential uses help buffer and transition from commercial corridors to the large lot and estate residential in the area.
- Two fingers of floodplain southwest of the focus area provides opportunities for an open space and greenbelt to provide recreational opportunities and connect to the open space and residential in Focus Area #1.



Map 16. Focus Areas #2 Future Land Use

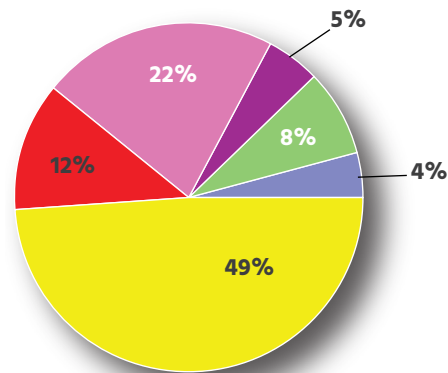
Future Land Use



SCALE: N.T.S

Focus Area #2 Land Use Dashboard

Located along the S.H. 46, this low density area primarily consists of local commercial and light industrial uses such as concrete manufacturing. There is some potential for housing south of S.H. 46.



- Large Lot Residential
- Mixed-Use
- Agricultural
- Light/Flex Industrial
- Local Commercial Center
- Regional Commercial Center

Residential Density	Intensity
1 to 12 DUA	40-80% Lot Coverage Low to Medium Intensity

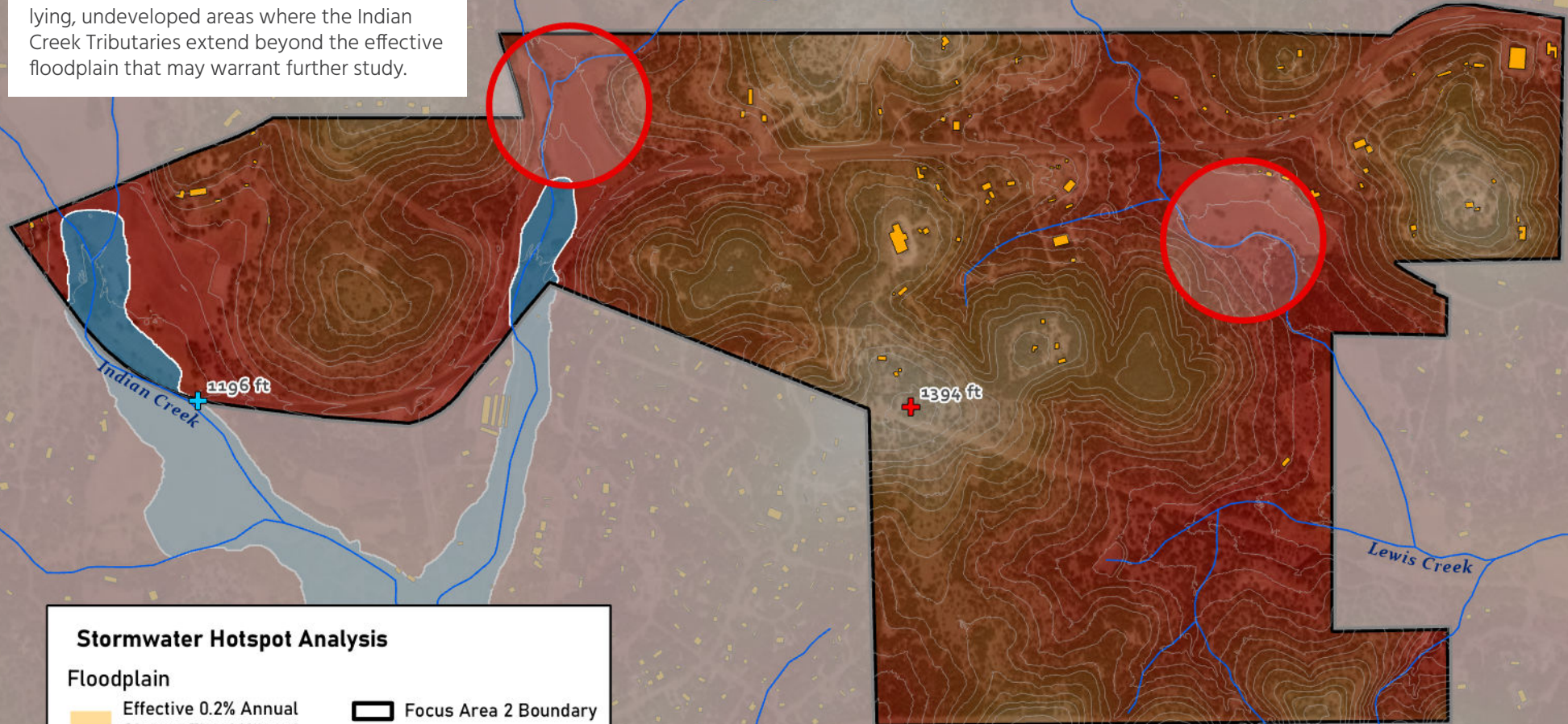
Scale
1 to 2 Stories Low-rise



Development Type & Appropriateness		Compatibility Considerations
Single-Family Detached (SFD)	● ● ● ●	
SFD + Additional Dwelling Unit (ADU)	● ● ● ●	Appropriate in estate residential areas
Single-Family Attached (SFA)	● ● ● ○	Appropriate in mid-density residential areas
Small Multi-Family	● ● ○ ○	Appropriate in mixed-use, mid-density residential areas
Large Multi-Family	○ ○ ○ ○	
Retail/Entertainment	● ● ● ○	Most appropriate for local commercial centers
Office	● ● ● ○	Appropriate for local commercial centers
Light Industrial	● ● ○ ○	Very light industrial uses such as warehousing and flex offices are appropriate along regional corridors

Focus Area #2 Resilience Study

Focus area 2 faces less risk from the effective 1% annual floodplain that is created by Indian Creek and its tributaries. There is roughly a 198-foot difference between the highest and lowest points in this focus area which shows that it has less topographical variation than the other focus areas. There are two low-lying, undeveloped areas where the Indian Creek Tributaries extend beyond the effective floodplain that may warrant further study.



Stormwater Hotspot Analysis

Floodplain

- Effective 0.2% Annual Chance Flood Hazard
- Effective 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Stream/River

- + Focus Area 2 High Point
- + Focus Area 2 Low Point

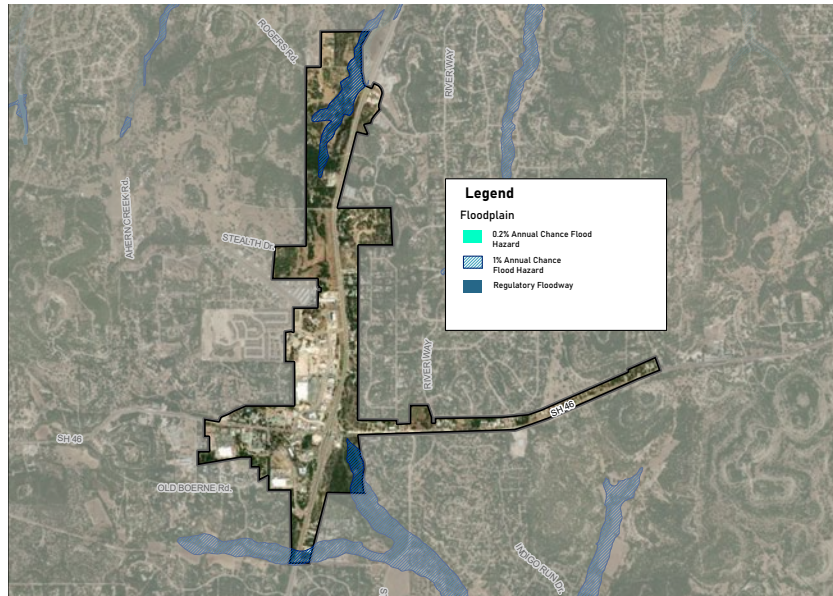
- Focus Area 2 Boundary
- Building Footprint
- Area for Further Study

Elevation

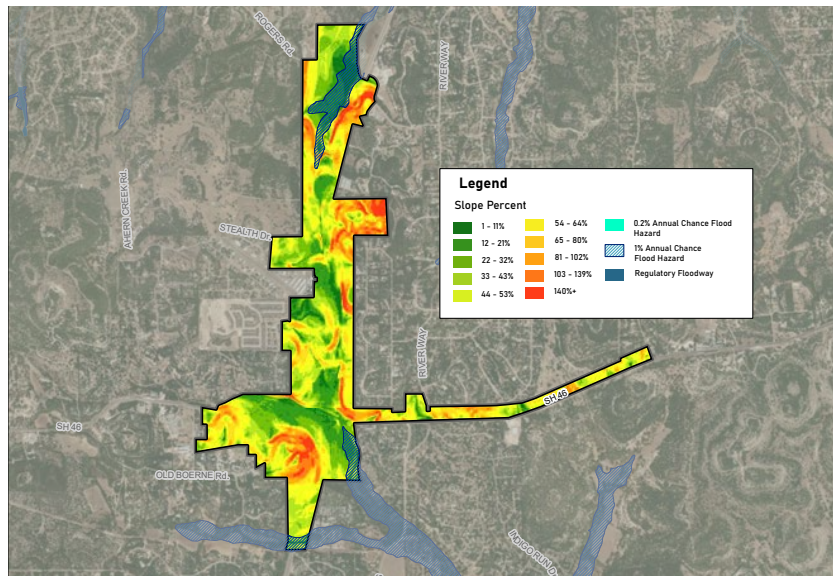
- 1778.11
- 693.064
- 10' Elevation Contours



Focus Area #3



Map 18. Focus Areas #3 Existing Conditions



Map 19. Focus Areas #3 Slope Map

Existing Economic and Physical Profile

Existing Uses

Located at the intersection of the two major corridors in Bulverde, U.S. 281 and S.H. 46, this area contains mostly commercial land uses, multi family homes, and limited vacant land. A mixture of topographic change is present along the roadway corridors.

2024 Populations

236

2024-2029 Growth Rate

0.50%

Total Housing Units

92

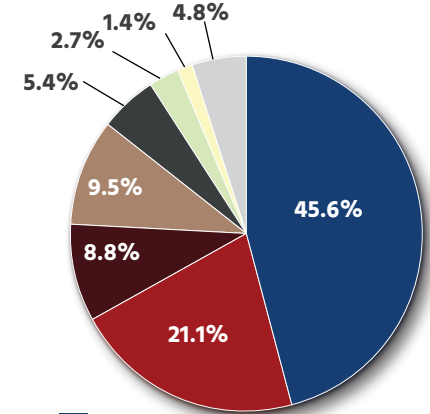
Total Businesses

147

Median Home Value

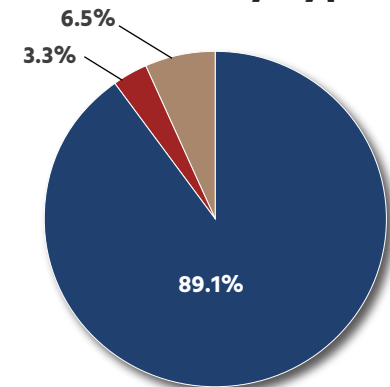
\$589,268

Existing Business Breakdown



- Services
- Retail
- Finance/Real Estate
- Construction
- Manufacturing/Transportation/ Wholesale Trade
- Agriculture/ Mining
- Communications
- Unknown/Other

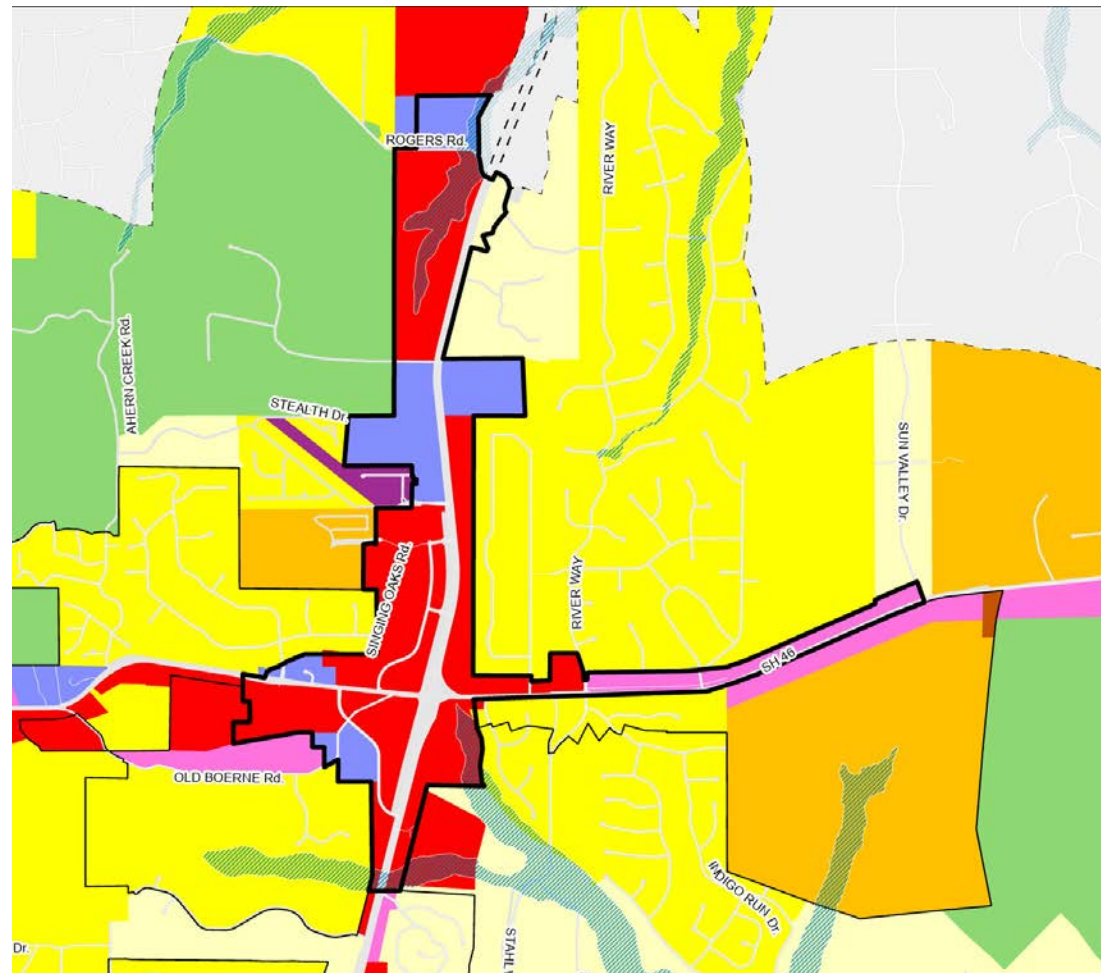
Existing Housing Units by Type



- Single Family Detached
- Single Family Attached
- Mobile Home

Focus Area #3 Opportunities

- This focus area covers the City's primary opportunity for major commercial development at the City's primary intersection of U.S. 281 and S.H. 46.
- The majority of the area contains regional commercial uses, serving both the Bulverde community as well as residents coming into Bulverde from surrounding communities.
- As the S.H. 46 corridor continues through more residential areas to the east, the commercial intensity should scale down to local commercial uses.
- The Kestrel airpark near Stealth Drive provides a unique opportunity to create airport-related light industrial uses to the north. Including additional hanger spaces and commercial use supporting the airport. Another thought is to support adjacent residential connections to the airport to taxi airplanes from their home to the runway.



Map 20. Focus Areas #3 Future Land Use

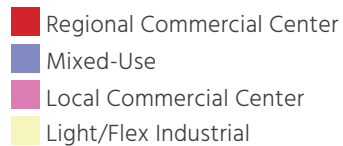
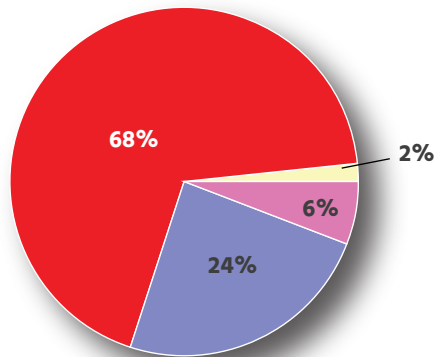
Future Land Use



SCALE: N.T.S

Focus Area #3 Land Use Dashboard

A regional commercial hub located at the intersection of S.H. 46 and U.S. 281. This mixed-used area offers extensive retail, employment, and housing in the surrounding neighborhoods.



Residential Density	Intensity
4 to 12 DUA	50-80% Lot Coverage Medium Intensity
Scale	
1 to 3 Stories Low-to Mid-rise	



Development Type & Appropriateness		Compatibility Considerations
Single-Family Detached (SFD)	● ● ● ● ●	Appropriate in large lot and suburban residential areas
SFD + Additional Dwelling Unit (ADU)	○ ○ ○ ○ ○	
Single-Family Attached (SFA)	● ● ● ● ●	Appropriate in mid-density infill areas
Small Multi-Family	● ● ● ● ●	Appropriate in mixed-use and mid density areas
Large Multi-Family	● ○ ○ ○ ○	May be appropriate in mixed-use areas
Retail/Entertainment	● ● ● ● ●	Appropriate for regional commercial center and mixed-use areas
Office	● ● ● ● ●	Appropriate for regional commercial center and mixed-use areas
Light Industrial	● ○ ○ ○ ○	Some light industrial activity may be appropriate along regional corridor, specifically around the airport

Focus Area #3 Resilience Study

Focus Area 3 faces risk from the 1% annual floodplain, influenced by Hanz Creek to the north and Lewis Creek to the south. In this area, the flowlines extend well beyond the designated floodplains, particularly in the low-lying regions around the U.S. 281/S.H. 46 intersection and the area between Taxiway Lane and Flying R Ranch Road.

Stormwater Hotspot Analysis

Floodplain

Effective 0.2% Annual
Chance Flood Hazard

Effective 1% Annual
Chance Flood Hazard

Regulatory Floodway

Stream/River

Focus Area 3 High Point

Focus Area 3 Low Point

Focus Area 3 Boundary

Building Footprint

Area for Further Study

Elevation

1778.11

693.064

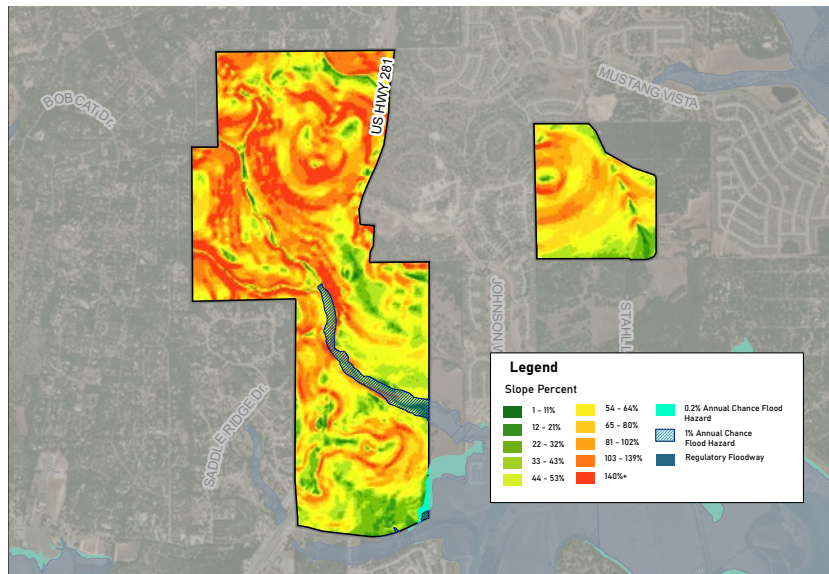
10' Elevation Contours



Focus Area #4



Map 22.Focus Areas #4 Existing Conditions



Map 23.Focus Areas #4 Slope Map

Existing Economic and Physical Profile

Existing Uses

Primarily undeveloped properties with associated homes and structures, with U.S. 281 running north/south through the center of the area. Major topographic changes cover the northwest portion of the area and a small finger of floodplain runs through the southeast section of the area.

2024 Populations

214

2024-2029 Growth Rate

0.55%

Total Housing Units

80

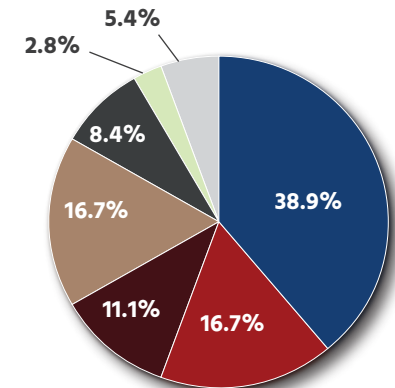
Total Businesses

36

Median Home Value

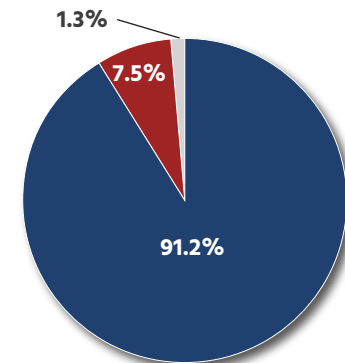
\$358,333

Existing Business Breakdown



- Services
- Retail
- Finance/Real Estate
- Construction
- Manufacturing/Transportation/Wholesale Trade
- Agriculture/ Mining
- Unknown/Other

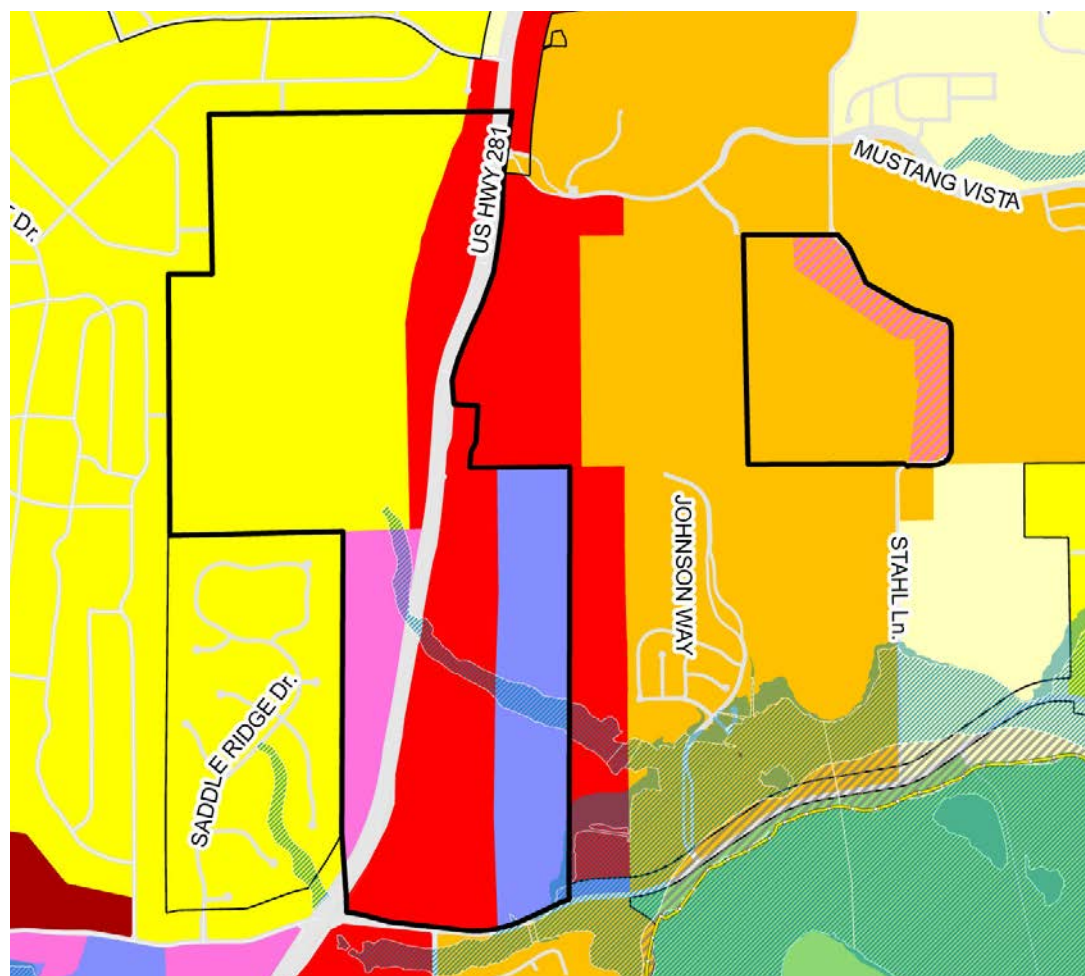
Existing Housing Units by Type



- Single Family Detached
- Single Family Attached
- Unknown

Focus Area #4 Opportunities

- This portion of the U.S. 281 corridor provides additional opportunities for regional commercial uses, buffered to the existing residential via local commercial uses and mid-density residential.
- Given the topography of the northwestern portion of the area, large lot residential is the most logical future use of that site. Expand on the notion that civic uses are permitted within all zoning districts, specifically encouraged in areas with unique topography. In regards to this area, a civic destination center could be considered with trails and outdoor amenities.
- A primary opportunity to implement a mixed use center exists in the southeast portion of the area, with connections to the Historic Downtown Village area and nearby major open spaces. With current traffic along 1836, main access should be directed towards 281 or alternatives to relieve stress on 1836 (i.e. slip streets) should be considered.
- The land along the future Stahl Lane route could serve as either continued suburban residential uses, as is consistent with the surrounding area, or it could pose an opportunity to utilize the corridor frontage for a local commercial center that serves those surrounding neighborhoods. Either option would be appropriate.



Map 24. Focus Areas #4 Future Land Use

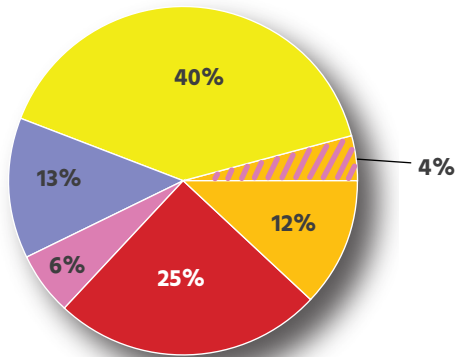
Future Land Use



SCALE: N.T.S

Focus Area #4 Land Use Dashboard

Located near the southern half of the U.S. 281 corridor, this area is characterized by low density, suburban style, housing with commercial uses along the highway.



- Large Lot Residential
- Suburban Residential
- Mixed-Use
- Regional Commercial Center
- Local Commercial Center
- Suburban Residential/Local Commercial Center

Residential Density	Intensity
4 to 12 DUA	50-80% Lot Coverage Low to Medium Intensity

Scale
1 to 3 Stories Low-to Mid-rise



Development Type & Appropriateness		Compatibility Considerations
Single-Family Detached (SFD)	● ● ● ● ●	Appropriate in large lot and suburban residential areas
SFD + Additional Dwelling Unit (ADU)	● ● ● ○	Appropriate in estate residential areas
Single-Family Attached (SFA)	● ● ● ● ●	Most Appropriate in mid-density areas
Small Multi-Family	● ● ● ● ●	Appropriate in mid-density and mixed-use areas
Large Multi-Family	● ○ ○ ○ ○	May be appropriate in mixed-use areas
Retail/Entertainment	● ● ● ● ●	Appropriate in regional commercial centers and mixed-use areas
Office	● ● ● ● ●	Appropriate in regional commercial centers and mixed-use areas
Light Industrial	○ ○ ○ ○ ○	

Stormwater Hotspot Analysis

Floodplain

Effective 0.2% Annual
Chance Flood Hazard

Effective 1% Annual
Chance Flood Hazard

Regulatory Floodway

Stream/River

Focus Area 4 High Point

Focus Area 4 Low Point

Focus Area 4 Boundary

Building Footprint

Area for Further Study

Elevation

1778.11

693.064

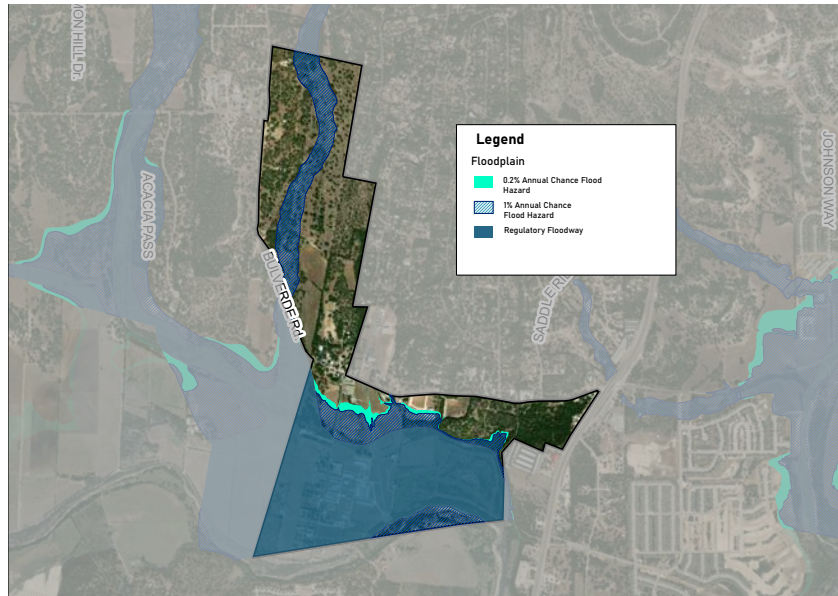
10' Elevation Contours

Focus Area #4 Resilience Study

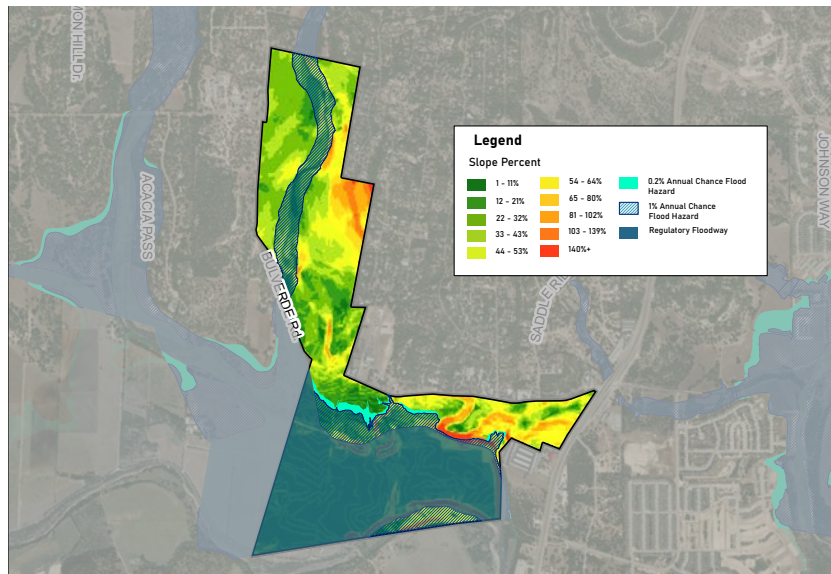
Focus area 4 faces some risk from the effective 1% annual floodplain that is created by Cibolo Creek and its tributaries. There is however, considerable changes in topography that create a small valley between the two highest points in the northwestern portion of the focus area. This topographical variation could influence water flow and flood dynamics, potentially affecting the extent or impacts of flooding in the areas where the flowlines extend beyond the 1% annual floodplain. The eastern part of the focus area does not have any flowlines that impact it currently, which reduces the priority for future study in this area.



Focus Area #5



Map 26.Focus Areas #5 Existing Conditions



Map 27.Focus Areas #5 Slope Map

Existing Economic and Physical Profile

Existing Uses

This area is primarily undeveloped with gentle topography and a significant portion of floodplain. Development includes primarily commercial uses along Bulverde R with some residential. South of Bulverde Road is the City Airpark with associated industrial uses and the City's largest public park.

2024 Populations

57

2024-2029 Growth Rate

0.35%

Total Housing Units

13

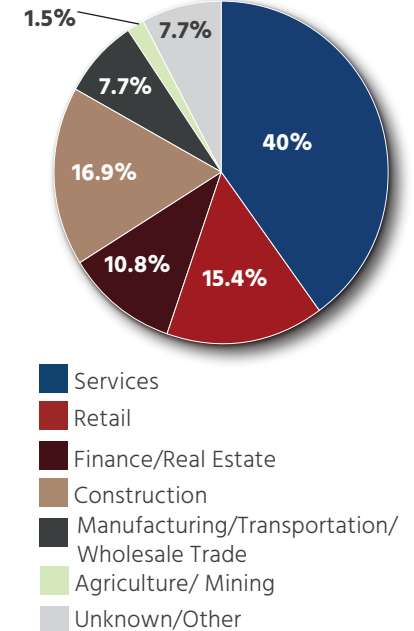
Total Businesses

65

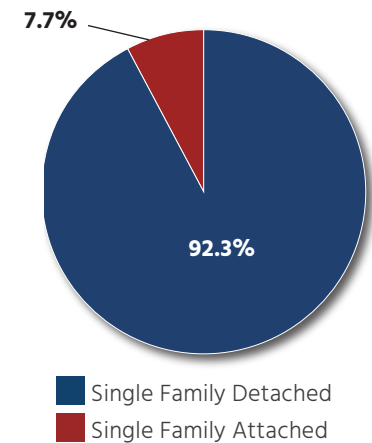
Median Home Value

\$350,000

Existing Business Breakdown

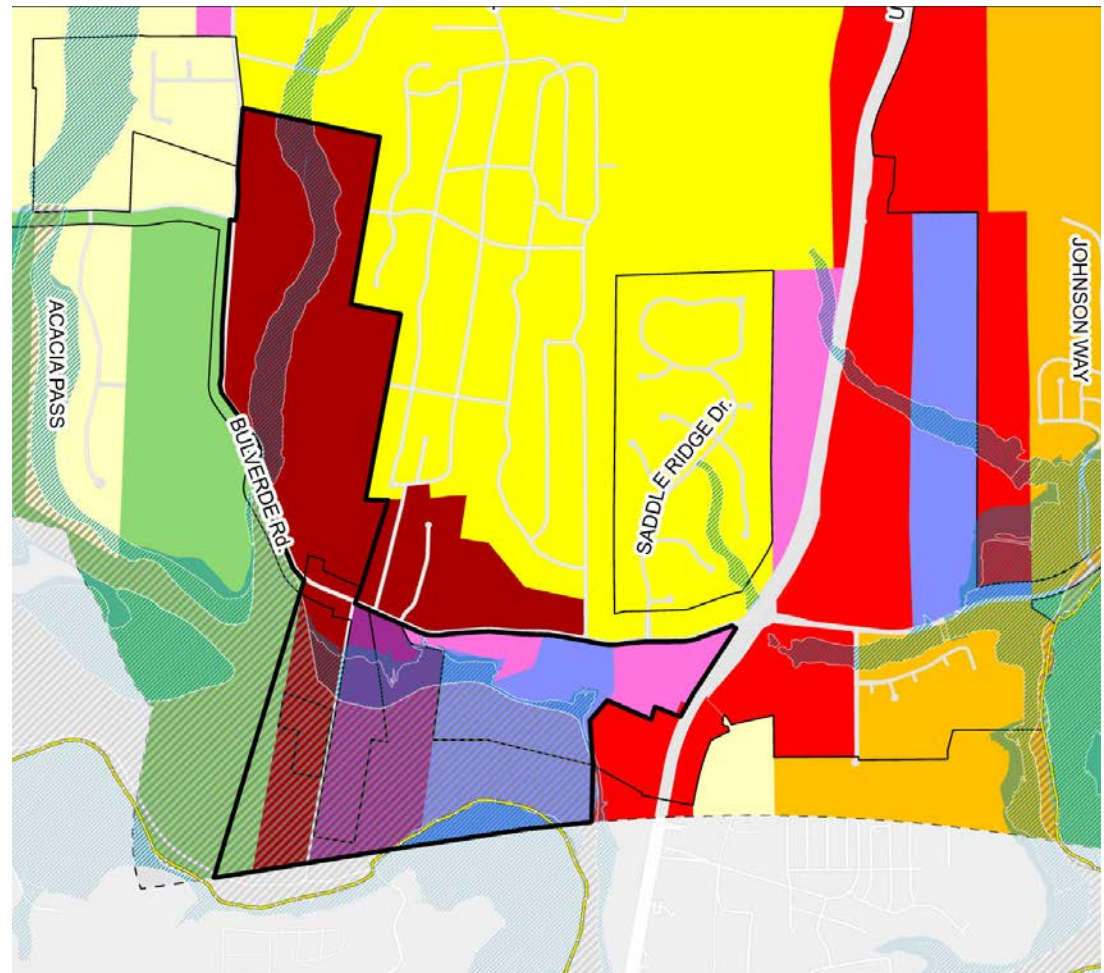


Existing Housing Units by Type



Focus Area #5 Opportunities

- This focus area includes the previously envisioned Historic Downtown or Village area.
- The Downtown uses include small businesses, especially those that draw foot traffic such as dining and specialty boutiques.
- Successful downtowns include some residential uses, especially applicable are missing middle housing option such as townhomes.
- The area should be connected internally by walkable streets with generous sidewalks and externally via hiking trails and bike paths. Especially important are those connections to other Focus Areas to the north and east.
- The wide floodplain in the southern portion provides the opportunity for a major community open space, including downtown supporting amenities such as an amphitheater. Additional community spaces should be provided in the Downtown in the form of plazas or similar.
- The historic Downtown's proximity to the airport, just to the south, presents a unique opportunity to both capitalize on the airport traffic and provide a unique experience for Downtown visitors.
- Need to consider the lack of sewage facilities and how to address this issue when wanting to expand on downtown opportunities.



Map 28. Focus Areas #5 Future Land Use

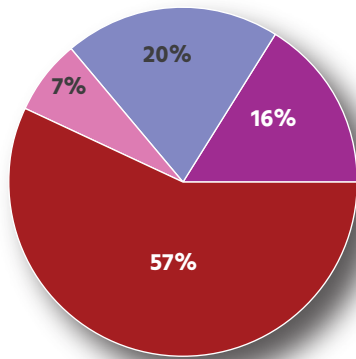
Future Land Use



SCALE: N.T.S

Focus Area #5 Land Use Dashboard

The historic heart of Bulverde, Texas, features locally owned shops and restaurants. The southern portion of this focus area is in the 100-year floodplain, presenting unique planning challenges. Future development should prioritize preservation and incorporate mixed-use “missing middle” housing, such as townhomes, around the Downtown core.



- Downtown
- Mixed-Use
- Local Commercial Center
- Light/Flex Industrial

Residential Density	Intensity
8 to 16 DUA	40-80% Lot Coverage Low to Medium Intensity
Scale	
1 to 2 Stories Low-rise	



Development Type & Appropriateness		Compatibility Considerations
Single-Family Detached (SFD)	●●○○○	Appropriate in large lot residential areas
SFD + Additional Dwelling Unit (ADU)	○○○○○	
Single-Family Attached (SFA)	●●●●●	Appropriate in mid-density infill areas adjacent to the Downtown core
Small Multi-Family	●●●●●	Most appropriate in the mixed-use Downtown core
Large Multi-Family	○○○○○	
Retail/Entertainment	●●●●●	Higher intensity retail and entertainment is appropriate in the Downtown core and mixed-use areas. Outdoor entertainment such as a playgrounds or food truck parks are most appropriate south of Downtown in the 100-year floodplain
Office	●●○○○	Appropriate in mixed-use and light industrial areas
Light Industrial	●●○○○	Light industrial uses that are more likely to generate nuisances should be located away from residential areas

Focus Area #5 Resilience Study

Focus area 5 is the most affected area in this study, as both Cibolo Creek and Indian Creek form a regulatory floodway that encompasses much of Downtown Bulverde and the Bulverde City Airpark. Given the previous studies in this area, there are a few unmapped flowlines that warrant further study. However, the geometry of the mapped floodplains may still changed based on the latest available data and updated engineering methods.

Stormwater Hotspot Analysis

Floodplain

- Effective 0.2% Annual Chance Flood Hazard
- Effective 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Stream/River
- Focus Area 5 High Point
- Focus Area 5 Low Point

- Focus Area 5 Boundary
- Building Footprint
- Area for Further Study

Elevation

- 1778.11
- 693.064
- 10' Elevation Contours



Land Use Policy Guidance

Growth management tools are essential for promoting responsible development. They play a crucial role in addressing the unique challenges associated with ETJ development, especially considering recent changes in legislative authority related to annexation and the creation of development financing districts like Municipal Utility Districts. These tools help ensure that development is sustainable, well-planned, and aligned with community goals, while also navigating the complexities of regulatory changes and financial mechanisms.

Municipal Utility Districts (MUDs)

Areas not served by the City may establish a MUD with service providers to extend and maintain water and sewer services. These districts are common within ETJs that lack access to municipal utilities. Initially created by the state legislature to ensure access to a safe water supply, MUDs have evolved into powerful special districts that often mimic many of the powers of a general-purpose local government.

- The City can address growth by managing MUDs and their role in both development agreements and annexation actions.
- Set up a system that ensures ratepayers can support existing infrastructure as well as the end of life cycle replacement and maintenance necessary for the City to add new development through annexation.
- Negotiate terms that benefit the City if/when a MUD is considered for annexation. Conduct cost/benefit analyses to determine the real financial impact of annexation, not only immediately but for a longer-term that accounts for the age and complexity of the services covered under the MUD and maintenance and replacement costs.
- Expire MUDs as soon as possible after annexing the property they govern into the City.

- The City should participate in long-range planning performed by utility districts to guide system improvements.
- Ensure utility systems expand to address anticipated growth in areas the City has identified as appropriate for increased development.

MUDs do have some tradeoffs and considerations as well. In general, MUDs do encourage urban sprawl by facilitating development where it would not of been feasible by utilizing existing city infrastructure. This causes development to spread outwards rather than being concentrated in existing urban areas, which may cause broader degradation of natural landscapes and can cause fragmented governance.

Since MUDs operate independently, coordinating regional infrastructure improvements is difficult and may cause significant variations in service quality between service areas. Lastly, there are some financial risks as MUDs often finance infrastructure through bonds that are repaid by property taxes and fee from residents within the district. If a MUD fails to attract sufficient development or if property values declines, the district may struggle to repay its debt, leading to higher taxes and fees from residents. This debt may eventually impact cities if they intend to annex these areas, which transfers the debt and associated infrastructure to the City.

Strategies to Implement Mixed-Use Categories

Mixed-use developments may be a new product for many smaller but growing cities, and are becoming an increasingly popular project type with both developers and communities. The following recommendations are intended to assist the City in making the inclusion of mixed-use developments in Bulverde be as smooth and successful as possible.

Mixed-use developments offer more than just aesthetic improvements; they also mitigate market risk by not relying solely on the demand for a single use. In well-designed mixed-use developments, the loss of one component does not jeopardize the entire project. These centers generate long-term value, appreciating over time as different activities reinforce each other, leading to increased pedestrian traffic and improved amenities. With the identification of a few areas for mixed-use projects in the future land use map, careful consideration is paramount.

A mixed-use development enhances a small town by integrating urban design elements, combining residential and commercial spaces to create a vibrant, pedestrian-friendly environment. This approach fosters economic diversity, supports local businesses and reduces dependence on vehicles to get around. Walkability and efficient land use contribute to a sense of community.

Additionally, mixed-use developments align with City design aspirations, reducing the need for long commutes and promoting sustainable development. By efficiently utilizing available land, it minimizes urban sprawl, preserving the City's character. This well-integrated approach not only addresses economic and social aspects but also creates a resilient, walkable and culturally rich small town, benefiting both residents and local businesses.

Establish Mixed-use Standards, Processes, and Expectations

The City's regulatory tools can be used to execute the City's vision for mixed-use developments, per the FLUP. Following adoption of this Comprehensive Plan, an Advisory Committee should be organized to establish guidelines and processes for mixed-use projects. These should then be incorporated into the City's development standards. Building consensus around the City's expectations



Local scale mixed-use development.

for mixed-use developments can help build support for this type of development within the community and will set clear and consistent expectations for the development community on what the City wants to see for a mixed-use development. In order to achieve particularly strong, high quality design, Bulverde could consider the use of density bonuses and similar regulatory incentives.

Support Public-Private Partnerships (P3s)

Public-private partnerships (P3s) are an increasingly popular delivery model where a developer partners with a City or other public entity. Some of the most successful projects are built with trusting public-private partnerships.

In these projects, the City may play a major role in the planning and financing of a mixed-use project. The City can implement economic incentives to alleviate financial burden on the project, especially where utility relocation, construction of a public parking garage, sidewalk reconstruction, and/or the construction of other public amenities are required to leverage private capital. Economic development tools, such as Tax Increment Reinvestment Zones (TIRZ), can also be utilized to increase funding and reinvestment in a particular areas of the City. Public and private partnership are also critical in establishing new transit initiatives, such as micro-transit options.

Adopt a Complete Streets Policy

Establish a comprehensive shared street network for pedestrians, cyclists and vehicles by creating and adopting a complete street policy. Complete streets are designed to enable safe access for all users,

including pedestrians, bicyclists, and motorists of all ages and abilities. Complete streets are context sensitive and there is no singular design prescription for complete streets. A complete street initiative should be implemented to redesign roadways in mixed-use centers, including Downtown. Complete streets help bridge land use and mobility strategies, as land use and transportation significantly impact one another. In addition to the physical design of the streets, an important consideration is the context of development along the street frontages, as the activity (or lack thereof) can drastically alter the experience of users, most especially pedestrians.

Water Conservation

The “One Water” Approach

All around the country, and particularly within areas that frequently encounter drought and flood risks, there are increasing examples of integrated and inclusive approaches to water resource management that touch multiple infrastructure systems. These approaches exemplify the view that all water has value and should be managed in a sustainable, inclusive, integrated way. From nature to tap, from farms to food, from toilet back to river, there is just one water cycle. While nature provides water, it takes pipes, pumps, reservoirs, treatment plants, and people working around the clock to deliver clean water to homes and businesses, and to remove and treat wastewater so it can safely be reused or returned to the environment. Public facilities and utilities serve as opportunities to demonstrate design that recognizes One Water in a similar way that a private development project might, as well as providing the opportunity for community education.

Central Texas is an area that experiences significant extremes when it comes to water. Recurringly, cities and service providers must grapple with both how communities will be provided water in the peak of drought season and what to do with too much water in the peak of rainy season. The One Water way of thinking can help communities address and mitigate these concerns. The one “One Water Approach” includes the following elements:

- All Water Has Value
- Achieving Multiple Benefits
- Systems Approach
- Watershed-scale Thinking and Action
- Right-sized solutions
- Partnerships are Essential
- Inclusion and Engagement of All

Water Auditing

Soils with high plasticity indexes in Central Texas can make Bulverde’s system more susceptible to pipe breaks and leaks, which can decrease efficiency throughout the entire system, generating unnecessary costs for both the utility provider and end user.

The Texas Water Development Board released a report titled *Water Loss Audit Manual for Texas Utilities*¹ in 2008, which states the following:

- For utilities to operate efficiently, they should use recommended practices to monitor and control water and revenue losses. These

¹ Water Loss Audit Manual for Texas Utilities, by Mark Mathis, George Kunkel, P.E., and Andrew Chastain Howley for the Texas Water Development Board, Report 367, March 2008. https://www.twdb.texas.gov/publications/brochures/conservation/doc/WaterLossManual_2008.pdf

include active leakage control, as well as metering production flows and customer consumption.

- Real losses cause a portion of the treated, pressurized water to be lost from the distribution system before customer use. In effect, the utility treats a greater volume than its customer base requires, hence incurring excess production costs.
- All water utilities incur leakage losses; only the amount varies. Leaks and visible main breaks occur for a variety of reasons, including poor installation workmanship or materials, corrosion, external forces, environmental extremes, and other causes. Leakage is always occurring, and only grows worse if left unchecked. Therefore, all water utilities should provide system maintenance and upkeep functions that include appropriate components of leakage management via active leakage control, timely quality repair, water main rehabilitation, and pressure management.

With decreasing water availability and rising costs for water treatment or purchase, auditing water supplies is essential for water utilities to ensure efficiency in their operations and preserve water resources.

Water Quality & Innovative Stormwater Management

Water quality is impacted by point and nonpoint source pollution. Point source pollution can be traced to specific points of discharge from wastewater treatment plants or industrial sites. Nonpoint source pollution typically originates from rainfall that moves over the ground and picks up natural and human pollutants and then deposits them into lakes, rivers, wetlands and coastal waters.

Common examples of nonpoint source pollution include septic systems, oil and other contaminants on parking lots and roadways, fertilizers, and animal waste. Point source pollution is regulated through the National Pollutant Discharge Elimination System (NPDES) permit program.

Nonpoint source pollution has emerged as a major contributor to water quality problems. Unmanaged stormwater runoff is harmful to the environment as it often carries pollutants such as oil, dirt, chemicals, and lawn fertilizers directly to streams and rivers. Nonpoint pollutants are especially concentrated in the initial wash or “first inch” of runoff during a storm. Additionally, heavy storms can generate excessive volumes and velocities of runoff that can damage streamside vegetation and aquatic habitat, especially at the point of outlet from storm drains.

Beyond environmental implications, poor water quality can make these spaces, which are naturally suited to act as amenities in the forms of linear open spaces and trails, less safe for human contact and reduces the potential for people to develop positive interactions with nature.

To protect water quality, infrastructure and development should be designed and built to minimize runoff and treat that first inch of water through conservation of natural areas, green infrastructure, cluster development, use of pervious surfaces, and other best management practices (BMPs). These low-impact approaches are generally recognized as preferred instead of or in partnership with engineered, or “gray” solutions, and tend to result in the creation of amenities that also support quality of life and high-quality, valuable developments. Utilizing natural systems/processes and taking a comprehensive approach to managing water can help meet several of the community’s

goals, including improved water quality, water conservation, interconnection between parks and neighborhoods, placemaking, and flooding reduction.

The use of natural systems and processes, including wetlands, native planting areas, and bioswales, to treat and retain stormwater is referred to as green infrastructure. These are important parts of holistically managing stormwater and water quality and can be accomplished at the regional, community, and site scale. It is also critical to understand that green infrastructure extends to other aspects of the built environment and can be utilized as amenities and dual-purpose facilities that bring multiple benefits to the City and community.

Maintenance of facilities is of the utmost importance; this is especially true for innovative stormwater practices where plants are serving functional purposes. Vegetated stormwater facilities do not need more maintenance, in fact they should overall require less, but they do need to be properly maintained. There is a specific set of knowledge required to maintain green infrastructure. Certification classes are available for just this purpose.

Wastewater Beneficial Reuse

Public water supplies are generally treated to drinking water standards, even though household potable use is only a portion of the overall water usage in communities. Many uses like irrigation and industrial processes do not require water treated to drinking standards, but they are still using this finite and precious resource because it is available. Reclaimed water has become an increasingly common and accepted method to both conserve potable water supplies as well as manage wastewater or treated effluent. In some



Green infrastructure elements in a parking lot.

cases, this can become its own utility funding stream. The ability to access it can also help realize opportunities such as enhanced landscaping associated with state-maintained roadways.

Beneficial reuse is governed by TCEQ's Chapter 210 Use of Reclaimed Water regulations. Authorization for the use of reclaimed water applied to an area of land for irrigation requires determination and documentation of typical irrigation demands for the proposed use based on the type of vegetation and land area to be irrigated. There are two types of reclaimed water; Type I is reclaimed water that the public may come into contact with and Type II is in more remote or restricted locations where human contact is unlikely. Type I use is allowed for unrestricted areas and may also be used for any Type II use. Designing WWTPs to meet Type I

standards provides the City the greatest flexibility in effluent management.

One of the obstacles in developing a reclaimed water system is balancing the demand for water with the limited and variable supply produced by a wastewater treatment facility. The flows demanded from the reclaimed water system are rarely constant and will vary significantly over a 24-hour period. Furthermore, the reclaimed water demands will fluctuate and vary greatly depending on the type of use and time of year. For example, typical irrigation demands are highest at night during the summer months, but this is also the time of day when less wastewater is being put into the system from the community.

Since the reclaimed water supply is from a WWTP, the supply is variable based on water use throughout the day. The water that flows through a treatment facility will fluctuate and generally follows the non-irrigation domestic demand and use of potable water. Wastewater flows will often have two peaks with a crest in the morning and lower flows through the day and then another peak in the evening before tailing off during the nighttime hours. This means methods of storage and pressurization are needed.

Preservation of Agricultural Character

Prime Farmland

Prime farmland is a designation under the US Department of Agriculture (USDA) denoting land that has optimal conditions (soil, moisture, and climates) for growing crops. These conditions also happen to create prime land for development, and this finite and important resource is extremely

prone to being lost to urban growth if not proactively protected. As global supply chains become less reliable, local food production is becoming more important to creating a sustainable future for communities. Conservation developments are one strategy that allows for growth to happen while also protecting prime farmland and local food production.

Conservation Development

Land development with a focus on the protection of natural resources and open space. This is done by clustering residential uses closer together to preserve certain environmentally or agriculturally valuable lands, which can then be protected through a conservation organization or a conservation easement. This approach can be applied to rural or suburban areas where it has been deemed critical to conserve natural areas and/or prime farmlands.

This type of development strives to limit sprawl without using a strict urban growth boundary. This also allows for a middle ground between developing every inch of land available and forbidding any kind of development. Generally, development takes the form of a conservation subdivision which requires small lot sizes with higher densities to save at least 50% of the buildable land for preservation.

The process of Conservation Development usually includes a planning and design process that includes an assessment of an area's valuable natural and ecological features and resources. The financing for the conservation of the protected land is commonly done through the development on the remainder of the site. Within the developable area of the site, development ratios and types are similar to the complete community.

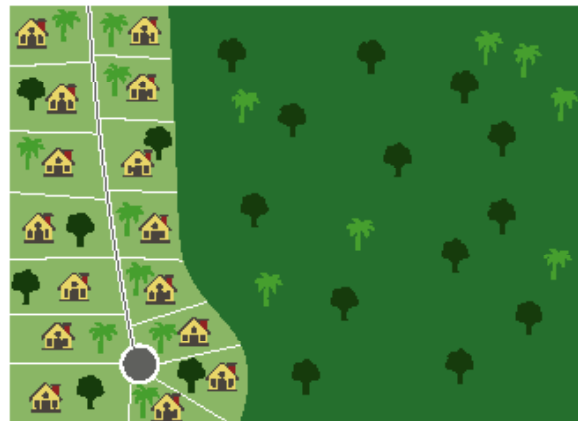


Figure 12. Typical development compared to conservation development

Transfer of Development Right(TDR)

TDRs are a land-use tool that enables property owners to transfer development potential from one parcel of land to another. Development rights, which represent the ability to build on or modify a property, can be sold by owners in a “sending area”

to conserve valuable land, such as agricultural areas, open spaces, flood-prone areas or historic sites. These rights are then applied in a “receiving area” to enable more flexible development than typically permitted under existing zoning regulations. This approach balances conservation and growth by protecting valued land while promoting development where it is most suitable.

A regional example of using TDRs in environmentally sensitive areas is seen in the efforts to protect the Barton Springs Recharge Zone. This approach allows property owners to transfer development rights, such as impervious cover, from environmentally sensitive or flood-prone areas to higher, less vulnerable uplands within the same watershed. This helps protect critical areas, like water quality zones and floodplains, by concentrating development in more suitable locations, especially in regions with varying topography. A model that offers a way to balance development with environmental protection is:

- Impervious Cover Transfer: Developers can transfer impervious cover per acre from protected areas to uplands.
- Land Dedication and Restriction: To qualify for the transfer, sensitive land must be dedicated to the City or placed under conservation restrictions to ensure its protection.
- Transfer Mechanism: Transfers can occur between different tracts or site plans and must be documented on plats or site plans.
- Compliance and Parkland Dedication: Transfers must comply with specific watershed rules and be noted in official records. Land dedicated under this program can also meet parkland dedication requirements.

- Sensitive Areas and Uplands: Development rights can be shifted from critical zones, such as water quality areas and floodplains, to upland zones more suited for development, reducing environmental impacts.

Agrihoods

“Agrihoods” are a type of planned community that integrates working agriculture into a traditional residential neighborhood, making farming the centerpiece of the community. This concept could be a valuable addition to conservation development areas. In Texas, examples include Whisper Valley in Manor, Village Farm in Austin, and Harvest Green in Richmond.

Agrihoods are master-planned residential neighborhoods centered around a working farm or community gardens, offering residents the benefits of farm life without the responsibility of maintenance—a concept often referred to as “Hands-Free Farming.”

Harvest Green in Fort Bend County is a notable example, spanning 1,300 acres as the Houston area’s first development centered around a community farm.

Agri-Tourism

“Agri-tourism” refers to any agriculturally-based operation or activity that brings visitors to a farm or ranch, offering a unique blend of tourism and agriculture. It can include farm tours, U-pick experiences, seasonal events, and educational workshops. This concept could be integrated into conservation development areas as a way to promote sustainable land use and support local agriculture.

Agri-tourism operations can range from family-owned farms to larger, more commercial ventures, offering diverse experiences. Texas is home to several notable agri-tourism examples, including Sweet Berry Farm in Marble Falls, Pecan Lodge in Fort Worth, and Jenschke Orchards in Fredricksburg. It provides a hands-on connection to agriculture, while promoting economic development and rural preservation.



Source: USDA

Economic Assessment & Financial Sustainability

Population Change, Land Use, and Development

As Bulverde continues to grow, it is essential for the City to proactively guide this growth to ensure that it aligns with the community's values and vision for the future. The previous chapter's population projections highlight the urgency of this task, especially considering the predominantly low density residential nature of much of the development within City limits. This makes it even more critical that development within the Focus Areas of this land use plan are strategically planned to accommodate the highest and best uses that provide the largest positive impact to the community.

An emergent theme throughout the public engagement process was that "Bulverde is a great place to live" and that it should continue to "maintain its current quality of life and aesthetic." However, due to the legal framework guiding development in Texas, cities in the rapidly growing South/Central Texas region often find that community change can occur at a rapid pace if growth is not proactively guided by the community.

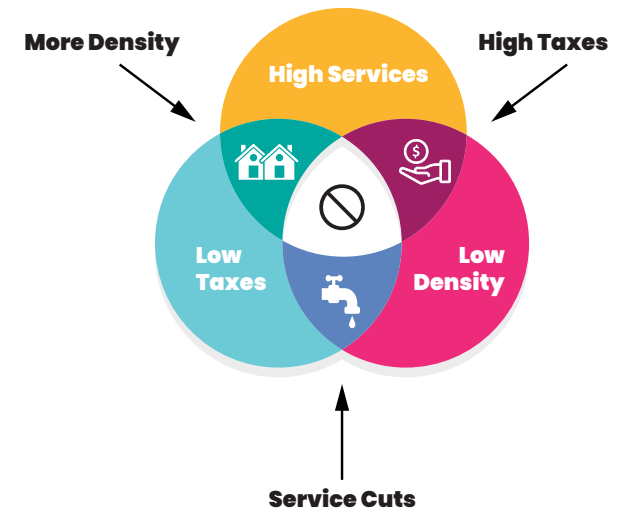
One of the primary challenges in managing this growth is the over-reliance on utility districts, such as Municipal Utility Districts (MUDs) and other special districts. While these districts provide essential services like water, wastewater, and electricity, they often operate independently, leading to fragmented infrastructure management. This fragmentation can result in inconsistent service

quality, varying rates and a lack of cohesive regional planning. Additionally, the cost of infrastructure development and maintenance is often passed directly to residents and businesses, potentially leading to higher fees and taxes. This financial burden is particularly challenging in a rapidly growing area where the demand for utilities and services is increasing.

Another significant issue is the limited oversight and accountability of these districts, which can sometimes lead to inefficiencies or mismanagement. For a community like Bulverde, ensuring that utility services are managed effectively and sustainably is crucial. The decentralized nature of MUDs and similar entities can complicate comprehensive regional planning efforts, potentially leading to mismatches between infrastructure capacity and demand. For example, the rapid development along major corridors like U.S. 281 and S.H. 46 requires a coordinated approach to avoid overburdening existing systems. Additionally, environmental concerns arise from the reliance on individual septic systems or small wastewater treatment facilities, which can increase the risk of environmental degradation if not properly managed.

Furthermore, Bulverde must consider its housing mix, as the vast majority of homes within the City are large lot residential homes. A variety of housing can increase the viability of many businesses that require an economy of scale to operate efficiently, such as healthcare facilities, large retail stores, or certain types of restaurants. Additionally, limiting the variety of housing to only low density products can drive up the overall price of housing units and

Figure 13. Venn Diagram of Development Influences



increase the cost per foot of infrastructure. The lack of smaller housing types, such as duplexes, apartments, or condos, also limits elderly residents from downsizing to more manageable homes as they age. Once residents can no longer drive, accessing commercial centers for basic needs becomes a significant challenge, as much of the housing stock is not located in close proximity to these areas.

Each of these factors has the potential to cause significant demographic and economic changes in Bulverde if not addressed. Therefore, it is critical that the community confront these issues head-on before changes happen TO the City instead of WITH the City. By taking a proactive and comprehensive approach, Bulverde can ensure that growth enhances the quality of life for all residents while preserving the unique character and aesthetic that make it a great place to live.

Economic Assessment

The City of Bulverde faces a unique challenge in economic development. The city collects a 1% local sales tax on businesses located within its original incorporated city limits, while the remaining 1% local sales tax rate is captured by a rural library district, emergency services district, and Comal County. Unlike many comparably sized cities throughout Texas, Bulverde is unable to create a Type A and/or Type B economic development organization as permitted by the Texas Development Corporation Act of 1979. This limits the City's ability to fund community development and quality of life projects. Additionally, the lack of sales tax revenue hampers the City's ability to offer financial incentives for economic development and acts as a disincentive to expand city limits.

Bulverde residents have shared their thoughts on future growth and economic development. Residents are clear that protecting Bulverde's small-town character and quality of life is extremely important, and they are not in favor of targeting big box retailers or chain restaurants for economic development. Instead, the community survey reveals strong support for small local businesses and a more walkable and enhanced downtown. The future land use map identifies several areas within Bulverde that might be appropriate for small economic development projects that are consistent with the community's values.

Several strategies Bulverde can use to support new small local businesses and the downtown without changing the character of the community are:

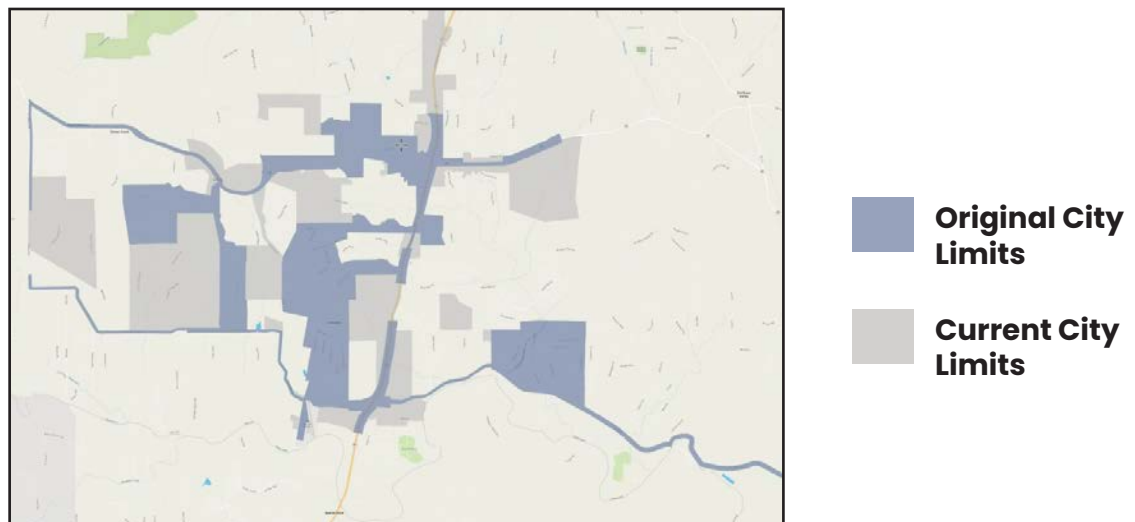
- The City and the Bulverde/Spring Branch Economic Development Foundation (BSBEDF) should update any strategic planning initiatives based on the comprehensive plan.

The BSBEDF is a non-profit public/private partnership formed in 2011 to make a significant contribution to the local economy by helping to drive economic development in the area. The BSBEDF is sponsored by Comal County, City of Bulverde, Comal ISD, Bulverde/Spring Branch Area Chamber of Commerce, GVTC Communications, Canyon Lake Water Service Company, Guadalupe-Blanco River Authority, CPS Energy, Bulverde Area Rural Library District.

- The City should protect and preserve any undeveloped parcels within the original city limits that make sense for new small businesses and other appropriately sized retailers that generate sales tax. There are several sites within Focus Areas 1, 2, and 3 that are consistent with this recommendation. Strategically, collecting sales tax off any future development could help pay for quality of life improvements such as enhancement to Downtown.

- As Bulverde ages, existing shopping centers and older buildings along SH 46 will need to be redeveloped. While the community has mixed feelings about growth, the City should play an active role in this process. The City should consider economic development incentives (ex. Texas Local Government Code Chapter 380 or tax abatement) to encourage and drive the type of development consistent with community goals.
- The historic Downtown's proximity to the airport presents a unique opportunity to both capitalize on the airport traffic and provide a unique experience for residents. Bulverde's authentic downtown makes the community stand out from neighboring cities. As new growth occurs throughout the region, Downtown improvements will be needed to attract and retain visitor activity (residents and tourists). Continued improvements in wayfinding, parking, sidewalks, and lighting are critical to get visitors to stay longer and spend money.

Figure 14. Existing and Original City Limits





APPENDIX A

Engagement Summaries

Summary of Engagements

Detailed descriptions and takeaways for each of these engagements are provided later in this Appendix.

3 Comprehensive Plan Advisory Committee (CPAC) Meetings

The CPAC is a group of active community members who volunteered their time to work with the planning team throughout the process to ensure a variety of viewpoints was being considered and incorporated into the plan recommendations.

1 Project Website with Online Engagement Tools

A project-specific website (www.BulverdeCompPlan.com) was hosted and updated throughout the planning process to allow for a one-stop-shop for the community to find all information related to the project. The website included project phase information, upcoming and live engagement information, frequently asked questions, a document library where project presentations, recordings and draft content were available, and a contact us, comments and questions option.

A mapping exercise was also present on the website where participants could place a marker on a map and leave a brief comment regarding issues, opportunities, or ideas for the areas.

3 Public Outreach Events

The CPAC in Bulverde is a combination of the City Council and Planning & Zoning commission, throughout the planning process they ensured that a variety of viewpoints were being considered and incorporated into the plan recommendations.

1 Community Survey

One community survey was done at the outset of the project, open from March 29th to May 16th, 2024, and asked community members to share what they saw as priorities, assets, and needs in Bulverde.

CPAC Meetings

While the community as a whole was involved in the process through several feedback and input mechanisms, the Comprehensive Plan Advisory Committee (CPAC) serves as the primary steering committee for the plan's development. The CPAC works directly with the consultant team and city staff to provide guidance and confirm that the process and recommendations are keeping in line with the community's needs and vision. They are also the group that generates the overall vision for the plan and provides feedback on the best ways to engage the community. The CPAC is directly involved both in the determination of the process and the proposed recommendations. The CPAC will utilize their own experiences as well as consider the public's input to assist in the creation of the plan. Other than the consultants and city staff that make up the "core" project team, the CPAC members are the people closest to the process.

A combined group of members from the Bulverde City Council and the Planning and Zoning Commission comprised the Comprehensive Plan Advisory Committee (CPAC):

- Bill Krawietz, Mayor
- Mark Morkovsky, Council Member Place 1
- Yvonne Chapman, Council Member Place 2
- Charles Hughes, Council Member Place 3
- Clint Hays, Council Member Place 4
- Joe Alexandre, Council Member Place 5
- Christopher Goth, Council Member Place 6
- Ted Hawkins, Planning and Zoning Commission Chair
- Ashley Cartier, Planning and Zoning Commission Vice Chair
- Michelle Molina, Planning and Zoning Commission
- Gregory Porter, Planning and Zoning Commission
- Jeffrey Burrier, Planning and Zoning Commission
- Brad McCollum, Planning and Zoning Commission

The Steering Committee held three meetings throughout the process that were open to the public to observe. Each meeting reviewed how the process was progressing any public input received, feedback on draft deliverables, and input to serve as the foundation for upcoming recommendations. Meetings focused on the following topics:

1. Kickoff discussion, engagement plan and schedule review, and SWOT/SOAR brainstorming.
2. Vision and goals review, land use tradeoffs and considerations discussion, and an interactive exercise exploring potential preferred land use scenarios.
3. Review and discussion of the preliminary Land Use Plan and detailed discussion related to appropriate and preferred uses in each Focus Area.



CPAC members participating in land use exercises and discussion.

Public Outreach Events

Mayor's Town Hall Meeting

The first event took place at the Mayor's Town Hall Meeting on June 25, 2024, where the planning team delivered a presentation focused on updating the community about the planning process. During the presentation, the team shared an overview of the process and progress made to date. Insight was also shared on feedback gathered from the community survey and outlined the next steps in the planning process. While the event primarily served as an information session, it aimed to keep the community informed and involved as the project moved forward.

Virtual Town Hall

The team hosted a Virtual Town Hall on August 8, 2024, offering similar information shared at the Mayor's Town Hall Meeting, including updates on the planning process, feedback received so far, and the next steps in the plan's development. However, the Virtual Town Hall included an interactive component - a Strength & Opportunities, Weakness & Threats, Aspirations and Results discussion - allowing participants to explore and explain their thoughts on those categories.

Community Open House

The planning team hosted a Community Open House, Ice Cream & Ideas, on August 29, 2024 to foster further discussion on key elements of the Plan and gather valuable feedback from the public. This interactive event provided a relaxed environment where community members could share their thoughts and ideas while enjoy ice cream. The main focus of the discussion was the Future Land Use and Development chapter, along with the five focus areas identified in the plan.



Community members at the Open House event.

Project Website & Virtual Engagement

The project website is a tool used to provide the community with up to date information on the project, upcoming engagements, and draft deliverables, as well as hosting the online surveys and virtual engagements platforms. The website offered language translation and included the following:

- Project branding, an introduction to the project.
- Ability to sign up for email updates on future engagements.
- Project timeline denoting completed, past and future phases of work.
- Buttons to take visitors quickly to the virtual engagements.
- FAQs about the comprehensive plan purpose and process

Virtual engagements are just one more way that was provided for residents to provide input in a way that may be more convenient or comfortable for many community members.

Online Mapping Exercise

The primary virtual engagement offered for this plan was an online mapping exercise where visitors could leave geo-referenced comments on a map of Bulverde. Participants could read the comments left by others and up or down vote them to show agreement or disagreement. This is useful in helping the planning team understand which comments rise to the top in priority during the creation of recommendations.

Key themes from the online mapping comments focus on infrastructure improvements and community development in Bulverde, including:

- Traffic and Road Safety:
 - Numerous suggestions address traffic congestion, particularly around schools (e.g., Bracken Christian School, Bulverde Middle School), and intersections such as Hwy 46, 281, and 1863. Requests include adding traffic lights, merging lanes, reducing speed limits, and implementing roundabouts to improve traffic flow and reduce accidents.
 - Repaving roads and fixing potholes (e.g., Stahl Road) are critical concerns for safer driving conditions.

- Several comments mention the need for longer merge lanes, especially on 281, to allow safer acceleration and lane changes.
- Pedestrian and Biker Safety:
 - Many suggestions call for bike lanes and walking paths along key roads, such as Bulverde Road and FM 1863, to enhance safety for cyclists and pedestrians, especially in areas with winding roads and narrow shoulders.
- Community Amenities and Aesthetics:
 - Residents express interest in enhancing community spaces with features like walking/bike trails, parks, murals, and recreational areas (e.g., pickleball courts, water fountains)
 - Comments also suggest improving the town's aesthetic by developing a downtown area with local businesses, dining, and entertainment options.
- Urban Planning and Development:
 - There are calls for the expansion of retail options, such as adding stores like Costco, Lowe's, and Cracker Barrel, to meet the community's growing needs
 - Some emphasize responsible development, particularly regarding new housing projects and their impact on traffic and community resources.
- Traffic Noise and Pollution Concerns:
 - Several comments raise concerns over increased traffic noise and suggest the need for sound barriers, particularly around neighborhoods like Castlerock Estates.

All comments from the mapping exercise can be found on the following pages, although they are not geo-referenced, as they were when the planning team reviewed them via the online platform. The online mapping exercise opened with the launch of the project website in March 2024 and was available for continuous participation throughout the majority of the project process.

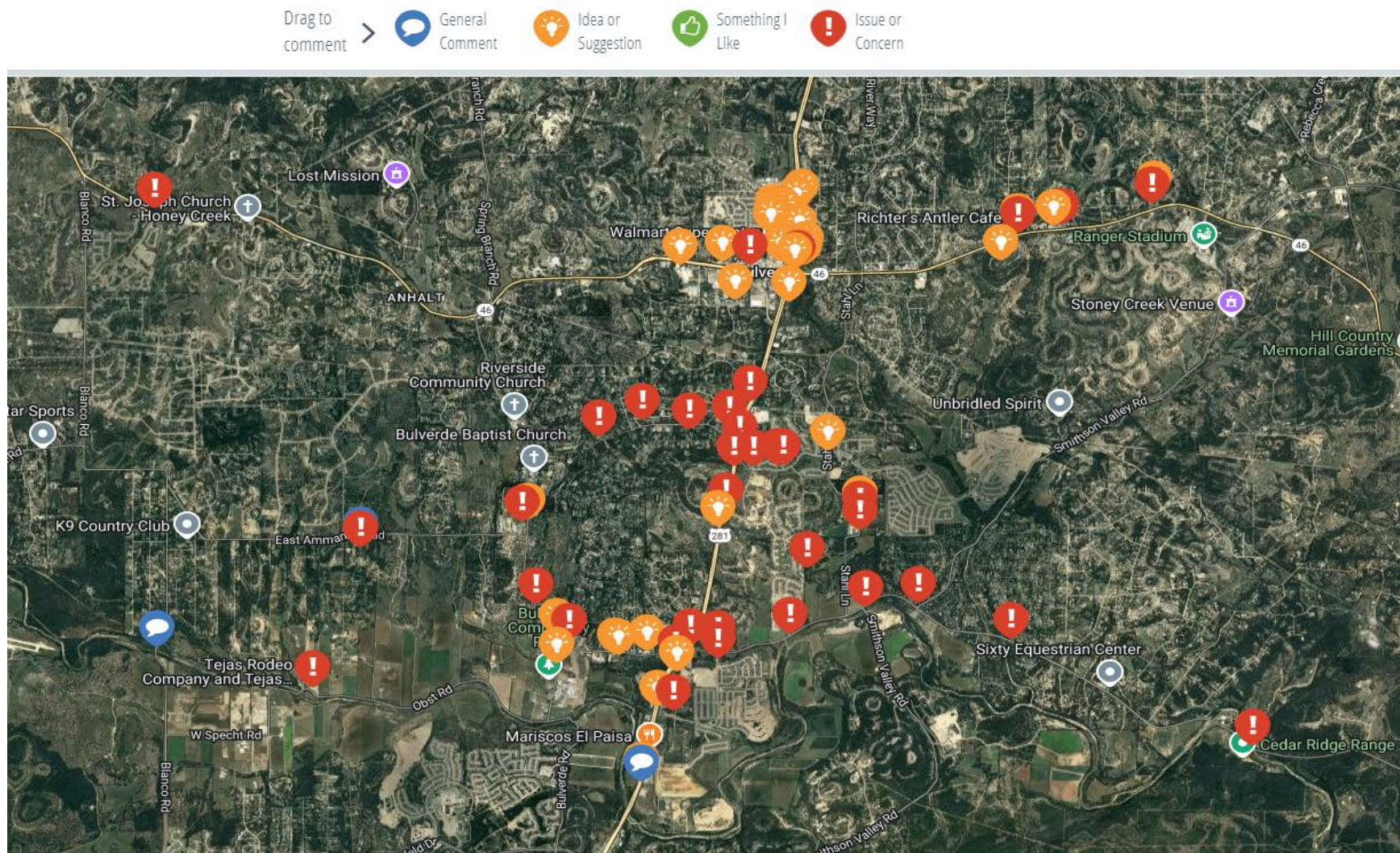


Figure 15. Screenshot of the Online Mapping Exercise interface

Type	Comment	Up Votes	Down Votes	Sentiment
Idea or Suggestion	Add a merge lane coming out of Singing Oaks on to 281 South.	68	0	NEUTRAL
Idea or Suggestion	Pave a lane for cars to drive on for drop off/school pick up to not block Bulverde rd.	41	1	NEUTRAL
Idea or Suggestion	Add a lane for the traffic to Bracken Christian School that completely blocks the road every afternoon.	35	3	NEUTRAL
Idea or Suggestion	Repave Stahl Road, fix potholes	23	1	NEUTRAL
Idea or Suggestion	Addition of a road and traffic lights to turn left from Wiley onto 281 going South. Additionally, merge road from Wiley onto 281 going North is too short to match highway speeds appropriately and/or safely.	15	17	NEUTRAL
Issue or Concern	Expand lanes, traffic build up is already greatly increasing during rush hours. Upcoming completion of Bulverde Middle School will overfill 1863 and Wiley, need to reduce congestion and provide alternate routes for commuters.	38	1	NEUTRAL
Idea or Suggestion	A "Welcome to Bulverde - Front Porch of The Texas Hill Country" mural, where locals and visitors can take a photo in front of it. Could be at the park, or in the downtown Village area. Example attached.	32	4	NEUTRAL
General Comment	Add smart light (detects when a vehicle is present) so vehicles can safely turn around on 281, and gain access to all the businesses on the east side of 281.	15	2	NEUTRAL
Idea or Suggestion	Build walking / bike trail along dry creek bed(s)	15	8	NEUTRAL
Issue or Concern	The Johnson Way access to 281N is dangerous. There is no merge lane. To go south on 281, you must quickly move across both lanes of traffic to U-turn which is difficult in high traffic times. Going south through Johnson Ranch to 1863 for 281S access creates increased time due to significant traffic delays.	19	11	NEGATIVE
Idea or Suggestion	Develop a "masterplan" to improve Downtown Bulverde" into a local focal point. Establish off-street parking, sidewalks / boardwalks to connect businesses, encourage additional dining and entertainment, local shops, galleries, etc. Extend the plan along Bulverde Rd a few hundred yards in either direction from Bulverde Ln, down Bulverde Ln, up Cougar Bend, include Heimer Cove if desired.	36	6	NEUTRAL
Issue or Concern	Very dangerous intersection. Needs to be controlled by a light during the morning and afternoon school release. 1863 needs to be reduced to a 40 MPH limit past Smithson valley road.	19	9	NEGATIVE
Issue or Concern	I realize 1863 is a state funded road, but the intersection of 1863 and 281 needs to be widened eastbound until past Wiley. The traffic is so congested in the mornings and then the afternoons.	21	3	NEUTRAL

Issue or Concern	Please fix this road!	19	0	NEGATIVE
Issue or Concern	This intersection needs to be completely revamped to accommodate the existing traffic and future traffic from the new middle school. The timing of the lights, the lanes, signage, everything. It's barely functional as is and drivers are increasingly performing dangerous maneuvers to try and get around the backed up traffic everyday.	27	3	NEGATIVE
Idea or Suggestion	It would be nice to have a convenient store here.	10	23	NEGATIVE
Idea or Suggestion	This is a good place for a Cracker Barrel!	10	26	POSITIVE
Issue or Concern	Almost impossible to enter 281 south bound to get to turn around to go north!!	12	5	NEGATIVE
Idea or Suggestion	Need light and/or way to slow traffic here so can access/leave businesses on east side of 281 ahead.	6	7	NEUTRAL
General Comment	Squire more city land to include side streets to enforce traffic restrictions such as speed. Bulverde 2 lane roads are the same speed limit as these comal county 1 lane roads which have increased in traffic exponentially. It's dangerous for people who live in these areas as people cut through our neighborhoods	3	1	NEGATIVE
Issue or Concern	Speeding, purchase of land by businesses and increased vehicular traffic from new developments make this 1-lane road dangerous for residents. Families can barely use their own road for walking, bike riding or exiting their drives safely. Currently this road is county owned. Future annexation can assist with managing traffic here thru city laws	7	5	NEGATIVE
Idea or Suggestion	Target would be great here!	13	29	POSITIVE
Issue or Concern	Traffic management for Tejas rodeo nights. This road becomes blocked both directions. Additionally drunk driving, speeding and increased trash/ alcohol containers being tossed out windows from rodeo nights along local roads is a problem.	6	1	NEGATIVE
Issue or Concern	Build turning lane off of 1863 to Prancing Deer Dr. people are driving off the road to go around cars trying to turn onto Prancing Deer.	13	0	NEUTRAL
Issue or Concern	The intersection of 46 & Bulverde Rd is busy and dangerous. Straighten out the curve by widening 46 to the North side.	8	4	NEGATIVE
Idea or Suggestion	Add a 281 southbound merge and acceleration lane and signage for 281 southbound thru traffic to keep left.	22	1	NEUTRAL
Idea or Suggestion	Turn lane should be added to slow down for entrance to Casey road so the cars behind don't run you over. Add speed bumps to deter speeding on Casey road. Too many speeders making it hard to enter/exit driveways and streets.	6	9	NEGATIVE

Issue or Concern	This new school will affect the traffic pattern on 281N when parent's begin bringing children to school. Is a merge lane planned for 281 with a entrance off Mustang Vista to preclude accidents on 281N, This is a 65mph traffic zone.	19	2	NEUTRAL
Idea or Suggestion	Movie Theater	25	9	NEUTRAL
Issue or Concern	The water crossings here are narrow and at curves, These should be widened or at least at little shoulder added. I always feel like I'm being pushed off the road by oncoming traffic. Not to mention how scary it is when suddenly there is a bike or a pedestrian on the road here.	0	2	NEGATIVE
Issue or Concern	Hwy 46 at sun valley..need light here so much traffic from the goat and antler cafe and over 100 residents live down this road. The construction hasn't even started here but really need a light. You can't make a left most of the time.	5	9	NEUTRAL
Issue or Concern	Car lane pickup staging for Bill Brown elem. school needs to be moved off of hwy 46 as it blocks the entire right turn lane to singing hills as people line up early and just sit there.	27	0	NEUTRAL
Issue or Concern	People have died at this intersection due to high speeds. It should be a stop-light to slow traffic, especially large trucks.	8	2	NEGATIVE
Issue or Concern	This is going to be a dangerous intersection once the road is opened and homes are built. Please do not put a light in but traffic should be directed a different way than being able to turn left from this road.	7	1	MIXED
Issue or Concern	Too many people do not adhere to the 30 mph speed limit. Makes it dangerous for those of us that live off of this street.	7	7	NEGATIVE
Idea or Suggestion	Gym	7	15	NEUTRAL
Issue or Concern	Raise the speed limit to 40mph. 30mph is insufficient for an arterial road servicing multiple neighborhoods. Slow drivers create a safety hazard to those staying with the natural flow of traffic.	3	13	MIXED
Issue or Concern	Bike riding on roads is dangerous due to winding roads. We need bike lanes.	6	4	NEGATIVE
Idea or Suggestion	Build a Lowes and Harbor Freight. Home Depot needs some competition.	11	14	NEUTRAL
Idea or Suggestion	Traffic in the AM and PM Off the Hwy 46 to the Spring Branch Middle School and the Arlon R Seay Elementary school is extremely congested during drop off/pick up morning and afternoon. It causes folks not going to these schools extreme down time and is extremely dangerous as the middle turning lane becomes a driving lane. Perhaps an overhead walkway from the school to the other side of the 46 with a designated p/up-drop-off spot for kids. This needs to be addressed. Thank you	6	0	NEGATIVE

Idea or Suggestion	How about a Costco or Sam's here.	4	18	NEUTRAL
Issue or Concern	This particular turnaround should be moved to the top of the hill on 281 before people come over the hill and see that there is a light. While there is an often issues with personal vehicles, we've seen 18 wheelers and dump trucks drive straight through that light because they can't stop on time. The light should be at the top of the hill prior to the light. It would save a lot of lives.	10	4	MIXED
Issue or Concern	Since Highway 281 now has stoplights on it, the speed limit should be reduced to 55 and And 45, especially when you're Getting closer to the areas that have the stretch of stoplights.	2	9	NEGATIVE
Issue or Concern	Faithville and Bigs parking lot Could benefit from having lanes for turning into their parking lots. That way people aren't turning so quickly into them. The speed limit could be reduced a little between Faithville and The Screaming Goat.	3	3	NEUTRAL
Issue or Concern	Add turning lane and merging lane for The District and possibly extend the middle turning lanes to here.	8	0	NEUTRAL
Idea or Suggestion	A little square with in the middle a kids water fountain with interactive jets. Forming the square: a coffee shop, a quality ice cream place, crêperie, etc or food trucks all with outdoor sitting. Somewhere people can relax and escape the busy 281 and 46. Or An upscale restaurant open on Sundays. Too many people spend their money outside our city when they seek fine dining.	7	11	NEUTRAL
Issue or Concern	Concern over housing at Johnson Ranch of lower income and overuse of property not conforming to agreed upon use of the land in the original contract.	9	1	NEUTRAL
Issue or Concern	Casey Rd needs more traffic signs to warn drivers of dangerous turns. Speed limit should lowered to 25 miles an hour. Traffic cops should be on Casey during school commute hours. Speeders have made this road dangerous to walk on. Cars have overturned in this ditch.	2	4	NEGATIVE
Issue or Concern	This abandoned building is a health hazard. It has been empty for the last 10 years while a 'wellness center' was added on the same lot during COVID.	3	0	NEGATIVE
Idea or Suggestion	City sponsored bussing between The District on 46 and Rebecca Creek Distillery to promote tourism, businesses, and eliminate some unsafe driving. Could include stops to showcase notable businesses or that make sense logistically. Ideas such as Faithville, Screaming Goat/Antler's, 281/46, Downtown Bulverde, 281/1863.	2	0	NEUTRAL
Idea or Suggestion	Create a new community park including pickleball courts, music gazebo and walking path.	24	7	NEUTRAL

Issue or Concern	PLEASE ADD A STOPLIGHT, SOMEONE IS GOING TO GET HURT!	0	3	NEGATIVE
General Comment	This is a difficult portion of Blanco Rd. The two (2) turns and the elevation drop of 15-ish feet needs to be straightened and bridged to remove the curves (which are dangerous) and the low portion is easy to flood.	2	0	NEGATIVE
Issue or Concern	We need bike lanes. You can not get around the bike riders due to winding roads and on coming traffic. We shouldn't have to drive 5 mph for a bike ride. Some move over but most don't. It's very dangerous and annoying.	5	2	NEGATIVE
Idea or Suggestion	Would love to see the community come together and add pickleball courts and walking trails. This sport has been around for many years and is only getting more popular. It is a social and active sport for all ages.	1	9	POSITIVE
Idea or Suggestion	I'm open to a costco in this location. I believe with all of the select food stores in this area, this would be a nice addition.	2	6	POSITIVE
Issue or Concern	Singing Hills development continues to flood neighbors downstream. They never took care of the discharge issues through the intersection so there is flooding over Hwy 46. Trying to get TXDOT pay for it us a waste of taxpayer dollars. Make developers resolve the problem with their money, not ours.	3	0	NEGATIVE
Idea or Suggestion	Add a bike path along Bulverde Road and a portion of FM 1863 to connect communities in Bulverde to downtown and park, similar to what was presented in the 2015 transportation master plan. It would be a huge benefit to our community to not have to always drive to get to parks and businesses.	2	2	NEUTRAL
Idea or Suggestion	NO MORE LIGHTS ON HWY 46 EAST OF HWY 281. THERE ARE ENOUGH LIGHTS ALREADY SO LET US NOT MAKE HWY 46 INTO A STREET CHOCKED FULL OF STOP LIGHTS LIKE SAN PEDRO. PPL NEED TO BE PATIENT AND CAREFUL AND LEAVE A LITTLE EARLIER.	1	0	NEGATIVE
Idea or Suggestion	IGNORE ANY SUGGESTIONS FOR A CUTE LITTLE TOWN SQUARE WITH A INTERACTIVE WATER FOUNTAIN WITH WATER JETS, ULTRA FINE RESTAURANTS, COFFEE AND ICE CREAM SHOPS. ANY PPL WANTING THIS CAN MOVE TO CALIFORNIA. WE ARE IN A DROUGHT. LET'S NOT TURN A QUANT LITTLE CITY INTO A CA OR NY CITY.	1	1	NEUTRAL
Idea or Suggestion	PPL DRIVING WEST AND TURNING INTO THE FAITHVILLE COMPLEX NEED TO STAY COMPLETELY IN THEIR LANE WHEN SLOWING DOWN AND TURNING RIGHT AS IF YOU START MOVING OVER TO THE RIGHT- CAR GOING AROUND YOU GET TOO CLOSE TO SIDE SWIPING YOU RATHER THAN BEING FORCED TO SLOW DOWN BC YOU ARE STILL IN THE DRIVING LANE PRIOR TO TURNING RIGHT.	0	0	NEGATIVE

Idea or Suggestion	NO MORE STOP LIGHTS ON HWY 46 EAST OF HWY 281. LETS NOT TURN HWY 46 INTO SOME CITY STREET CHOCKED FULL OF STOP LIGHTS. BE PATIENT AND NOT IN A HURRY. LANES OPEN UP AS THEY ALWAYS DO. LEAVE A LITTLE EARLIER TO ACCOUNT FOR THE TRAFFIC. YA SEE WHAT STOP LIGHTS HAVE DOWN TO HWY 46 ON THE WEST SIDE OF HWY 281. STOP THE NONSENSE OF MORE STOP LIGHTS. LETS KEEP TRAFFIC MOVING!	0	0	POSITIVE
Issue or Concern	Cease spending on “downtown” projects, bike lanes, and hiking trails until transportation issues are resolved to include adequate road maintenance in all of Bulverde. If the roads are full of potholes, people are not going to drive thru ‘downtown’ to go shopping.	0	0	NEUTRAL
Issue or Concern	The traffic noise has dramatically increased with the growth of Copper Canyon, the new Middle School, and significant building developments north of 1863. With the future expansion of 281, we need to protect neighborhoods from added road noise. Will there be echo barrier / road reduction walls installed to protect existing neighborhoods like Castlerock Estates?	6	0	NEUTRAL
Idea or Suggestion	The traffic noise has dramatically increased with the growth of Copper Canyon, the new Middle School, and significant building developments north of 1863. With the future expansion of 281, we need to protect neighborhoods from added road noise. Will there be echo barrier / road reduction walls installed to protect existing neighborhoods like Castlerock Estates?	63	0	NEUTRAL
Issue or Concern	This exit lane needs to be lengthened. I have been cut off multiple times by people taking this exit and the ramp being too short without enough warning	0	0	NEGATIVE
Issue or Concern	This road is dangerous. Fix the potholes.	0	0	NEGATIVE
Issue or Concern	This needs to be a normal bridge. Low water crossing was designed wrong.	0	0	NEGATIVE
Idea or Suggestion	Should be a roundabout. Cut traffic accidents, slow down drivers.	0	0	NEUTRAL
Idea or Suggestion	Always backed up at rush hour. People block the intersection. Entire interchange area should be a roundabout. Cut traffic accidents, keep traffic flowing.	0	1	NEUTRAL
Idea or Suggestion	Why are we expanding 46 but not modernizing? This should be a roundabout, cut accidents, keep traffic flowing.	0	0	NEGATIVE

Community Survey Results

A community survey was available online via the project website from March 29th to May 16th, 2024. The survey was open to anyone to participate and utilized online translation capabilities to allow it to be taken in a variety of languages. It was also usable both in desktop and mobile formats. Outreach regarding the availability of the survey was done via multiple channels, including City social media channels. The survey received 430 responses, see Figure 2. A summary of the responses received follows. The input from this survey provided the design team with important baseline information and community priorities to utilize as the basis for progressing the project.

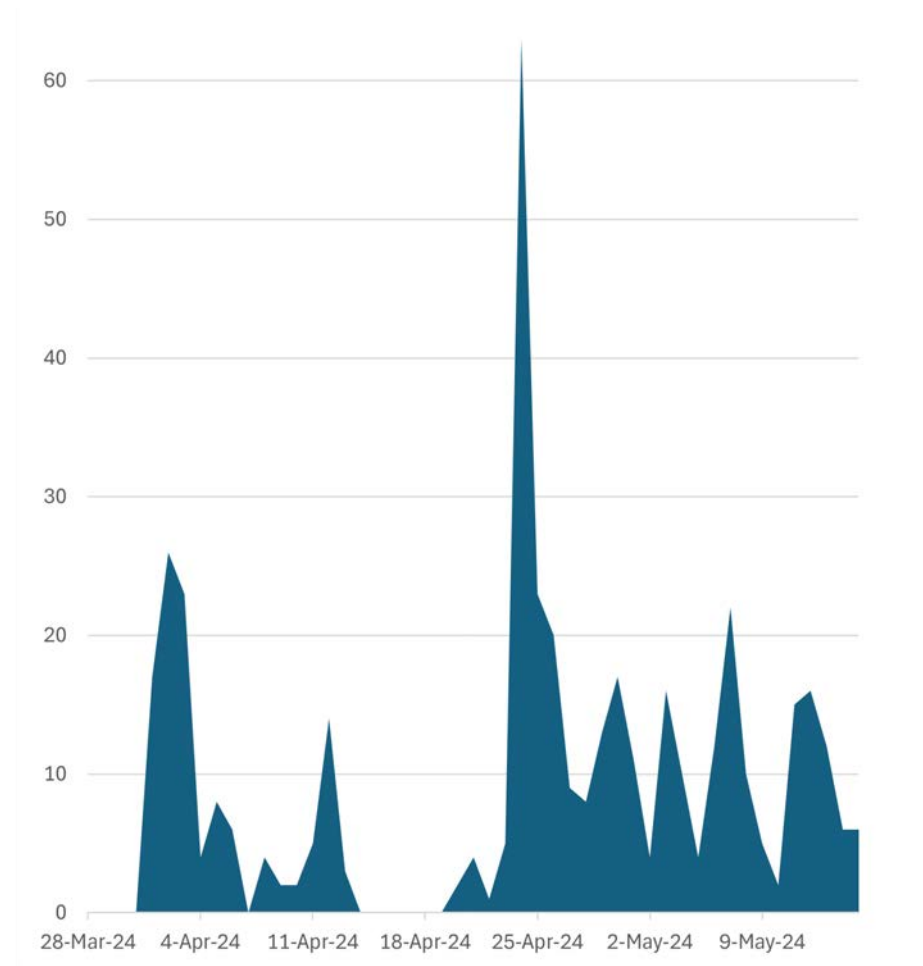
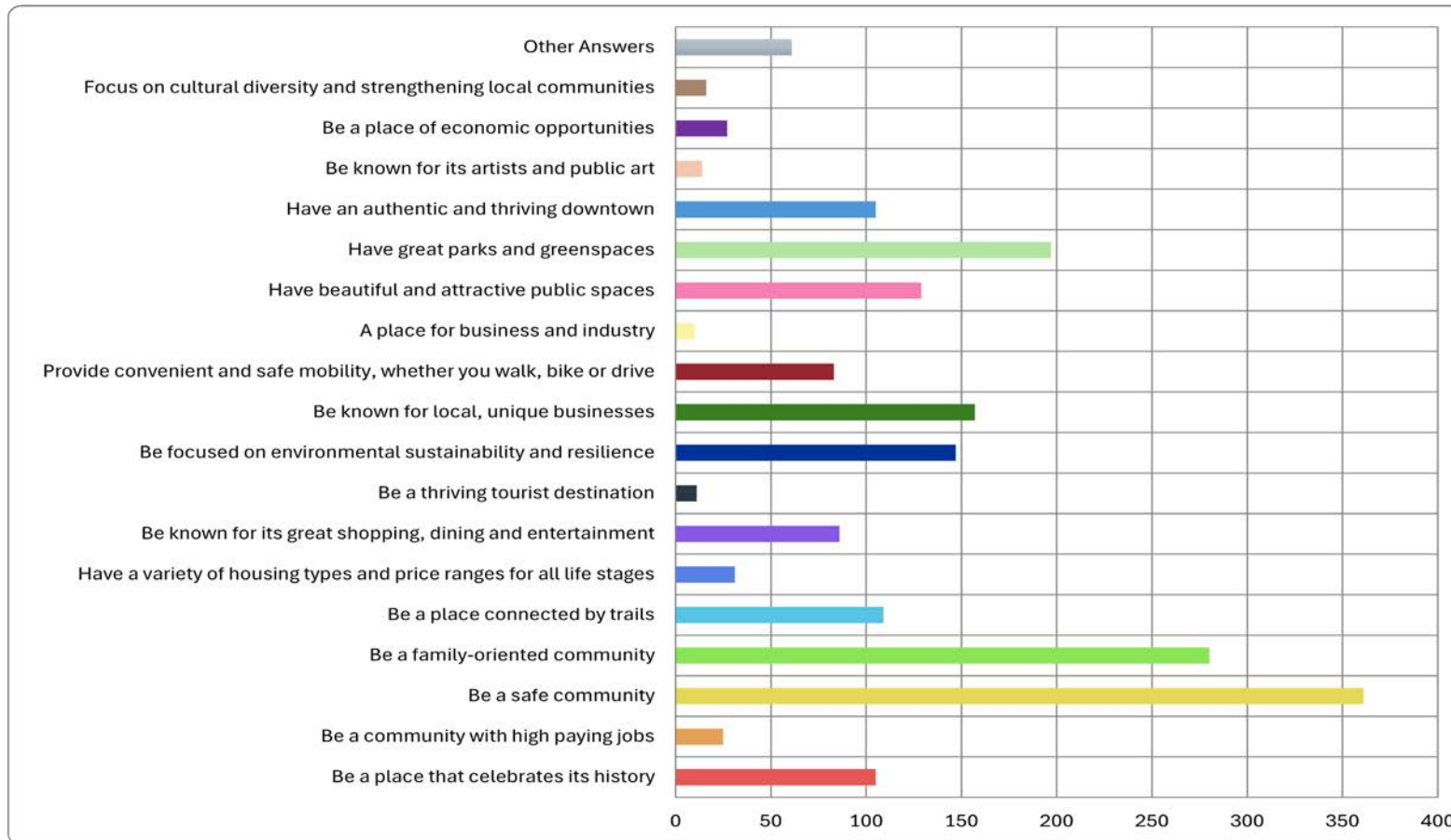


Figure 16. Number of survey responses by day, spikes generally coincide with outreach efforts.

Question 1

In the future, I want Bulverde to:



Question 1 asks respondents to select their top 5 priorities when planning for Bulverde's future. The overwhelming majority of respondents, nearly 84%, listed "be a safe community" as a top priority. Following safety, 65% of respondents said that being a family-oriented community was their preferred vision for the future of Bulverde. At 45.8%, having great parks and green space was the third priority. Several visionary goals fell into the 24-36% range including: local business, downtown, mobility, connected trails, attractive public spaces, and environmental sustainability. Notably, the least popular visionary goals, garnering less than 10% of responses, were being "known for public art and artists," "a place for business and industry," focusing on "cultural diversity and strengthening local communities and having "a variety of housing types and price ranges for all stages of life." 63 respondents listed "other answers."

Question 1. Other Answers:

1	Be a place that prioritizes minimal restrictions and government intervention.
2	Remain true to its country roots. Stop the overpopulation Andy citifying.
3	Be a place that greatly limits additional sub-divisions/ apartments and maintains acreage and ranches.
4	Not grow anymore!!!!
5	Stay small town oriented
6	Retain the beauty of the area's nature. Stop building huge neighbors that scrape the ground clean of natural plants and animals and waste water. Look to Wimberley for inspiration of retaining hill country small town feel with more land than houses. Require new developments to be an acre or more and leave all the trees that can possibly be saved. Make this a haven, not an extension of San Antonio
7	Maintain a rural country feel, with only large lots for residences.
8	Be a place known for upholding traditional American values of meritocracy, integrity, and charity. As well as a place that upholds the fair and just application of law, blind to arbitrary, irrelevant, and superficial attributes, such as race, sex, sexual orientation, age, religion, income/wealth, etc.
9	Approve and build a natatorium. Swim, water aerobics and water polo are life long activities worthy of consideration for a natatorium.

10	Stop grinding down and leveling the Hill Country. Stop cutting down all of the trees to build subdivisions. Stop subdivisions being built. We have to save water and the land. Keep it as the Hill Country. Stop paving over everything. Conserve. Protect the wild life. Take a stand and do what is right.
11	Maintain a small town feel.
12	A place that still has some sort of country to it! Too many houses!
13	Stop over developing. There is not enough water, power, and roads for additional growth.
14	Maintain rural country atmosphere.
15	Quie
16	Have water. Is the city concerned about clws at all?
17	More family parks. Ma and pop small businesses
18	Stay a small town. Quit expanding. Quit catering to big business and quit building apartments and subdivisions
19	Eliminate urban scrawl.
20	Full service hospital and full service USPS facility
21	Keep development minimal with large plots. Maintain the ag/ranch feel where there are still trees and horses and not cement
22	zero crime tolerance, from vandalism to theft. Enforce pet vaccinations and leash law.
23	Gym

24	- Provide the same menu of city services to all city property owners. Otherwise, there should be two tax rates. One for full services. and one for limited services. - Improve road maintenance of city streets and roads.
25	Open space, natural beauty, and NOT congested with dense housing developments. Which affects the water shortage!
26	Public free pickleball courts
27	PICKLEBALL FACILITIES
28	Pickleball courts included in Parks & Recreation Planning.
29	We need pickleball courts.
30	Pickleball courts
31	Stop residential building -- IT IS OUT OF CONTROL!!!!
32	Have enough proper infrastructure (especially roads of adequate size!) to not be gridlocked everywhere due to the rapid growth out here.
33	No more cookie cutter home neighborhoods. Preserve the land and if must develop require minimum 5-10acre lots. Save the hill country from becoming like big cities.
34	Controlled growth with limited multifamily (apartments)
35	Be a place with efficient roads and no traffic caused by poor choices. Be a place where traffic can police can stop writing tickets and improve traffic flow creating a safer travel experience.
36	Need pickle ball courts

37	Pickleball! - As our community grows, so do our needs and Pickleball has caught fire because it is a cross generational game. I have visited several parks in the DFW area and they are starting to develop Pickleball courts to 1) Meet the demand for the growth; 2) Protect the tennis courts for those players and wear/tear on the net since it has to be adjusted for Pickleball use.
38	Public Pickleball
39	Public pickleball courts.
40	PICKLEBALL!!!!
41	Would love to see more pickleball courts
42	Pickleball Courts Inside and Outside. Improvements to the Senior Center.
43	develop municipal park facilities for Pickleball
44	Pickleball courts
45	Have pickleball courts for the community
46	Have permanent pickleball courts.
47	Pickleball courts
48	Pickle ball courts
49	More pickleball courts available
50	Pickleball courts that will draw in our pickleball community for this social sports both for recreational and tournament play.
51	More public pickleball courts
52	More pickleball courts please.
53	Public Pickleball Courts

54	Focus on maintaining its rural character.
55	More pickleball courts. This allows people to come together and get to know each other while getting healthier!
56	I would love for our community to have pickleball courts.
57	More pickleball courts please.
58	Have enough water
59	Maintain an country lifestyle acreage like community avoiding subdivisions and traffic nightmares. To
60	With a modest investment in a modern Pickleball facility, The city could provide an excellent recreational facility for local residents and visitors. With a municipal golf course membership model the facility could generate funds to maintain the Pickleball courts over time and generate funding to provide other facilities that do not pay for themselves.
61	It's hard to pick just 5 options from the list but you cannot have any of the economic options if you don't have a safe city, traffic issues solved, walking and biking trails, or environmental sustainability. If you achieve these goals, the rest will come. Bulverde will remain a place where people from other communities want to visit and spend time and money doing things that are not available in their communities.

Question 2

If you could do one big thing to make Bulverde the best place it could be, what would that be?



Question 2 was an open-response that garnered a variety of unique responses, but some key themes were extracted. Nearly 18% of responses were related to development, particularly concerns about large scale housing and commercial developments. Many respondents emphasized the importance of maintaining Bulverde’s rural, small-town feel and promoting local restaurants and businesses. Another key theme present in many of the responses is nature with topics ranging from parks and trails to water conservation.

Question 2. Other Answers:

1	Keep the big subdivisions, apartment complexes and developers out!!!
2	Build more affordable housing.
3	Stop homebuilders from building any more new houses
4	Keep it rural!
5	Keep its small town feel
6	Responsible growth- worried about water and so many tree downed
7	Maximum impervious cover development criteria
8	Limit growth to save our night skies and wildlife.
9	Stop building master planned communities
10	Embrace cultural diversity
11	More local family owned restaurants/businesses
12	Stop the housing communities with small lots, create 3-5 acre subdivisions.
13	Eliminate permits for more sub-divisions.
14	Improve connectivity (ie walking, biking, and public transport including transport to schools)
15	Better Parks and outdoor spaces.
16	Safer Highway/frontage road / separation
17	Keep trees and green spaces. Keep local businesses
18	Quit building subdivisions and cutting trees. Improve Stahl Lane.

19	Low crime rate
20	Stop development
21	Ensure city government is fair and impartial to it's citizens
22	Keep it more Rural
23	Slow development
24	More shopping and places to eat. More family friendly green spaces. Walkability. Designed with disabled people in mind.
25	Limit development.
26	More restaurants
27	One big thing would be to keep it small! Less chains, more small businesses. Homes on more land, not track developments. More open space and parks, a sports park with an indoor Natatorium.
28	Limit the number of high density subdivisions.
29	Ensure proper infrastructure is complete prior to adding new development of any kind.
30	Make it clearer what is Bulverde and what isn't. Also make people understand that "development" is governed by the TX government code and that the city of Bulverde CAN'T control what's going on in singing hills since it's outside the jurisdiction of the city. It's frustrating to constantly listen to people complain about what city council is or isn't doing when they don't even have the right to weigh in on Spring Branch. I know you all know this. It's just wild to listen to the confident inaccuracy people will yell with their whole chest.

31	Family safe trails, bike paths, bigger, safer splash pad at park
32	Keep out high volume housing developers forever, they are whittling away the natural beauty here.
33	More restaurants. Good code enforcement.
34	Stop building housing developments, apartment complexes, and chain businesses. Our schools are overcrowded and there isn't enough water for the people who already live here.
35	PLEASE stop letting developers buy up all the land that's left and bringing in thousands more people. Our schools are over full and our water resources are drying up. The wildlife is being ran out and the light pollution is getting ridiculous. Neighborhoods like oak village north are fine! The neighbors have nice sized yards and the housing is good quality. It's neighborhoods like Johnson ranch that are ruining everything like all of our plant and wildlife diversity. They plow down everything and then stack cheaply built houses on top of one another. Then they have rules around landscaping that encourage more water use that we can't handle. That neighborhood is also built where the creek floods. Yes they have made overflow areas but I don't think that will help during monsoon season. Please stop the madness.
36	Slow growth of big housing or business development. If housing/business development is approved, ensure environment (especially water) is protected.
37	Managed, sustainable development
38	Reduce opportunity for developers to build high density housing developments.
39	Limit production builders

40	We need more restaurants and gas stations. There are so many housing developments going in and very little in the way of places to eat.
41	Bring in business, shopping and restaurants
42	Stop allowing so much development! Between the Singing Hills area and the blight of all the crowded new neighborhoods, there's too much demand on the natural resources.
43	Anticipate the inevitable growth and investment in the appropriate infrastructure. Encourage more local unique businesses to try to keep it less corporate and more variety and small town feel.
44	Make safe walking spaces throughout the neighborhoods
45	Resolve transportation issues and limit population growth. We don't need more businesses and we do need less dense housing.
46	Limit large residential developments that have hundreds of houses, with lots of grass, in minimal lots. Preserve our water and natural beauty!
47	Honor the past history of this "little" town but also allowing controlled, quality development. Historical downtown district.
48	Deliberate, planned development focused on avoiding urban sprawl
49	Keep it quiet and quaint
50	Keep as much green space around historic downtown
51	Aquatic center

52	Speed up the road construction process if at all possible - these inbetween stages are dangerous. Please don't allow section 8 housing in Bulverde
53	Natatorium
54	Stop the overcrowded, cookie cutter housing developments. Keep the "out of the city" feel we used to have. Save our land and our water by enlarging residential lot sizes substantially. Encourage and reward land owners of large pieces of property for keeping their property undeveloped.
55	Better infrastructure
56	Have more parks and green spaces not more track home developments
57	Family friendly restaurant in downtown Bulverde.
58	Stop the citifying. Remain true to the lifelong residents and protect their interest and not that of greedy developers.
59	Have more community events.
60	Have great parks and green spaces; also, protect and conserve Canyon Lake.
61	Small town vibes
62	I would stop building track homes on lots less than one acre each.
63	Keeping it a safe place to live and preserving the lands natural beauty.
64	While growth is appreciated, I hope that the area does not lose its "small town" feeling. We moved here to be out of the city.

65	Make the downtown area really thrive with lots of restaurants, family friendly. Lots of shopping places. Just really thrive, kind of like Boerne downtown area.
66	Connect with Pedestrian Bridges.
67	Keep small town feel and protect area ranches and farms.
68	Attract small business restaurants
69	Keep the green and natural beauty, don't over develop
70	A nice city dog park
71	Improve roads
72	Our downtown could use some cohesiveness. Love the local businesses there already, we need more. Have more activities for families. A splash park would be amazing.
73	Limit growth
74	Community pool!
75	Stop tract homes, no apartments
76	Restaurants and another grocery store
77	Put an end to unending farm destruction and home building
78	If it all possible, avoid high density, residential development, and strip shopping areas. Bulverde seems to be more of a rural area and has beautiful nature which we need to preserve.
79	Make sidewalks and more small local shops downtown on Bulverde Rd

80	Stop the excessive housing development to protect our water resources and stop clearing the land of beautiful natural landscapes!!!
81	Safe haven from population growth from San Antonio
82	Stop allowing housing developments to destroy our natural beauty. Preserve green spaces!
83	No building apartments or smaller housing areas.
84	More policemen
85	Keep up the good work expanding 46 and fix connectivity to 281
86	Add sidewalks and "Bulverde Village - historic downtown" signage to the historic downtown Village.
87	Commit to upholding the Constitution of the United States, and the values that led to this country declaring independence, abolishing slavery, and giving everyone equal opportunities to pursue their own prosperity and happiness.
88	Fun local events that bring the community together
89	Residents here take care of themselves and take care of their neighbors. Lets work towards empowering that mentality.
90	Prioritize safety, this includes police monitoring neighborhoods for theft, it also includes fixing pot holes in roads, having lights installed etc. our community is growing and safety needs to be a priority.
91	Improve infrastructure and make it easier to get around without getting stuck at stop lights, sit in traffic, all while not increasing speed limits.

92	Provide affordable senior citizen housing
93	Planned development for all zones with consistent but reasonable requirements for architectural and construction standards that fit our unique hill country style and vision for Bulverde. Development of any kind should contribute or enhance and not detract from the beauty of our town.
94	Bulverde could stop the irresponsible growth and become an example for responsible development. While much of the growth it's happening outside our city limits, the city bears responsibility to oversee the effect this has on its residents and act to defend our rights and conserve our quality of life.
95	Improve roadways, there are a lot of rural roads that are used more often now. They are in bad shape.
96	Keeping bulverde from growing. Lots of green spaces
97	Get ahead of the traffic issues on Bulverde Rd between 46 & 281.
98	Limit housing density!
99	Protect the small town environment

100	Stop building subdivisions. There are too many homes being built. Not enough water, not enough schools, not enough resources. Stop cutting down the trees. Protect and conserve. We must be more environmentally conscious. Our land is turning into nothing but pavement and cookie cutter cheap houses stacked like sardines. The land won't be able to run it's natural course. Waste will soak into our aquifers and lakes more than ever before. We don't want Bulverde to look like Stone Oak. The land and green spaces are gone. If you let it get out of control, then you have no right calling yourself "The Front Porch of the Hill Country", might as well change it to "The Paved Sidewalk of the Hill Country", probably not even that, because before you know it, if things keep going the way they are, this won't be the Hill Country anymore, because you're allowing it all to be leveled and paved
101	Resolve Traffic Issues at 281/46. And around school pick-up/drop off congestion on 46 and Old Boerne Road.
102	Stop building cookie cutter homes / neighborhoods
103	Improve downtown to make it a destination worth going to. This would include parking.
104	Fix the traffic issues
105	stop building new residential properties until infrastructure compensates for the current population
106	Give homestead tax credit and other home tax deductions
107	Flood control
108	Limit development of new housing

109	Discourage dense development and be selective about businesses in the community
110	Slow down development
111	Re pave stahl lane.
112	More attention to cars speeding in neighborhoods.
113	Keep it small and no big businesses like Spring Branch is getting
114	Secure a reliable water source and regulate the utilities. Alliant gas is a mess. Texas Water Co is awful
115	Focus on improving what we have rather than constantly trying to bring in more houses and more businesses.
116	Only allow large lots in residential developments.
117	Road improvements stay ahead of growth. A welcome to Bulverde sign on 281 and 46 would be nice.
118	Develop a Pickleball facility to be used by locals and as a tourist destination.
119	More parks/trails along creek and river systems.
120	Stop building homes and apartments
121	Stop building

122	Build the Downtown Village - In order to Facilitate the Downtown Bulverde Village Plan and to drive investment in the downtown area, I would first coordinate the creation of the “Cibolo Restoration and Drainage Enhancement Region” to include, CoB, Comal and Bexar Counties, SARA, GBRA, TCEQ and land owners along the Cibolo Creek to enhance/ improve the drainage along this basin, create flood storage initiatives, and brush and debris clean up efforts through a collaboration of the members. Secondly, and in a parallel path, I would launch a Bulverde Rd widening project to include the installation of a City Sewer System to serve this growing region and to promote local investments. Along the widened Bulverde Rd section I would install sidewalks, planters, lighting, and a large public parking lot within walking distance to the historic downtown core, making the area walkable and to incentives investment.
123	Develop the downtown to host many new unique small businesses and expand the park .
124	Make our downtown beautiful and cohesive. Right now it’s not attractive or inviting.
125	I would add bike lanes on the roads frequented by bicyclists.

126	Control development, both residential and commercial. Residential lots less than 1 acre consume more natural resources than lots 1 acre in size or larger. Water, drainage, septic, trees, nature are all affected. Commercial development at 46/281 needs to stop and more elsewhere. It is not productive and causes excessive traffic issues for all commercial to be focused in one area. Developers have little regard or care for the long term effect of a project due to cost. If Bulverde would like to be more like Boerne, they need to do more research and have a better plan of action. Johnson Ranch is a prime example to failure and disregard to the community as a whole and the effect it has on people who call Bulverde home for many years and multiple generations.
127	Stop putting in houses on top of each other and make sure roads are ready for more houses and we have enough water first
128	Limit the outrageous growth
129	Build several dog parks and make Bulverde attractive to dog friendly businesses, establishments, attractions, etc
130	Keep it as green friendly as possible.
131	Encourage small and local businesses in traditional buildings rather than strip centers.
132	Leave it how it is and don't build up anymore. It's a quiet away from the city area and should stay that way.
133	Support a larger police department with more active patrols of neighborhoods
134	Keep it small! Stop developing so much.
135	Slow growth

136	Keep the hill country aesthetic and STOP BUILDING housing developments
137	safe mobility for all modes of travel especially on the highly trafficked areas - 281, 1863/Bulverde Road - whether it be by car, bike or walking
138	Build a fire station on 46 near Stahl
139	You said BIG-public sewer and water to attract more businesses.
140	Communicate strategic visioning
141	Infrastructure that supports planned growth. Concerned about excessive traffic & inadequate roads to handle the volume of traffic at Wylie Rd/1863 when the new middle school opens. Traffic already backs up depending on the time of day.
142	Block future housing developments to keep us the front porch of Hill-country.
143	Stop the excessive development of our small community!
144	Develop downtown to create finer dining restaurants
145	Put conservation of the land over profit.
146	Stop overdevelopment and the production subdivisions. People move here for the trees and the hills and the developers flatten the hills and plow down the trees to build cookie-cutter homes.
147	Walking trails & small businesses, no chains
148	More police coverage
149	Open a place where parents can take their kids to play even if it's raining. And Indoor playground (not a trampoline park) with a cafe attached.

150	Employ competent city staff that are qualified for thier positions. The building department has had massive turnover which allows development to get by with things that are not in alignment with the citizens.
151	Keep the small town feel.
152	Stop letting it grow. Stop with the big box builders. Stop bringing large businesses out here. Keep bulverde the small town we all know and love. The growth is bringing the crime.
153	Keep its natural spaces. If developing keeping that in mind. Trees and grass are essential. Infrastructure for biking and gold carts or such, bicycles, e-bikes. Walking. Alternative travel without cars that connects our community.
154	More local restaurants and shops
155	Thriving, Historic feel downtown area with unique locally owned businesses and restaurants.
156	Build a Civic Center that can create a space for weddings, large gatherings. Walls can partition off to make smaller rooms for meetings. It would be a great alternative to a hotel. We generally do not have any meeting spaces.
157	Control growth
158	Drive away the corporations.
159	Have a great dog park for our community. We have no place to allow our pets to enjoy no leash time with other dogs.
160	Uncertain

161	Stop cookie-cutter housing development and preserve the Hill Country. Bulverde is not the Hill Country without the trees.
162	Slow down. The value of Bulverde property will still grow without all the need to fill every space with things the community don't want. People are moving here for the small town county feel (Escaping San Antonio). People come here to call home not because they have everything within minutes, I think they come here to make a home in a spacious, quiet, and safe areas. The only thing I've seen is cramming a small town with all the people that are trying to leave the city, but still want the city.
163	Unsure
164	Limit new developments to no less than 5 acre lots
165	Stop cookie cutter development and MANDATE water catchment for all new build
166	Prevent further subdivisions from being developed. If that is not possible, increase the minimum lot size to 2 or 3 acres.
167	Stop the urbanization and high density developments
168	We need to figure out our water.
169	Promote small town feel with locally owned businesses.
170	Remain unique in character and maintain small community feel

171	We need to responsibly grow this community with constant & profound consideration of the environment. Our water supply and wildlife are being threatened with the developments. ALL future considerations for any developments should be restricted until a responsible & reasonable plan can be voted on.
172	Have a central location that's beautiful and walkable (like Wimberly, Boerne) that we can bring the family for dinner out or holiday events
173	To stop building so many residential areas. We all moved out here to be in the country not so the city can come with us.
174	sewage treatment plant for all
175	No high density housing
176	Control the growth of the city. Bulverde is a small desirable town to live so don't convert it into a big city.
177	Have better timed traffic light patterns
178	Land conservation laws
179	I'd add in sports fields for children. We have a growing population of children and there are limited resources for sports like baseball, football, and soccer. The children in this area struggle to field safe quality fields. If we want to support the future of our sports programs we need more facilities. Thank you.
180	Lowering the amount of housing that is going up in the area. Too populated.

181	Keep the small town feeling. We are losing too much to rapid building and excessive land clearing. We do not need to gentrify the community. I see the effects on New Braunfels and Fredericksburg where locals struggle to live and the high-density housing has increased crime. We are beginning to see that in our area as well.
182	Restrict high density development.
183	Limit the lot sizes to reduce cookie-cutter communities and clear cutting. Encourage dark sky initiatives.
184	Avoid mass development.
185	Keep Bulverde known as a small town with local businesses and lots of green space!
186	Family entertainment like an EVO or Santikos would be great a welcome addition. More activities in the area.
187	Save Bulverde road & downtown. Stop ugly and cheap commercial buildings popping up everywhere. They kill character, devalue community, and make everything look cheap. Require architectural aesthetics.
188	More restaurant small businesses
189	Dining options other than fast food Chili's and IHOP
190	Controlled, planned development NOT thousands of starter homes 3 feet apart
191	Preserve our Texas hill country feel. Our community has the opportunity to stand out and be unique, by not conforming to reduce our high standards for growth.

192	Improve the downtown area to include more shops and restaurants, but not making it too big
193	Continue to provide for public safety and security.
194	Not get too big. Embrace and enhance its small town feel. Support small businesses to provide amenities to the community so the need to go into San Antonio is limited.
195	Improve streets, roads, low-water crossings, and drainage.
196	To stay looking like you are in the Hill Country.
197	Set larger lot limits for expanding subdivisions and protect our water
198	Let people know how great the hill country is.
199	Stop building cheap houses.
200	Stop zero lot line development alongside any new apartment dwellings
201	We need pickleball courts since many HOA's will no longer allow pickleball on their courts
202	Limit growth
203	Develop the public utilities, like water, sewer, etc., to the standard of most cities in state.
204	Maintain Financial responsibility.
205	Ensure that basic infrastructure is well maintained... Primarily streets.
206	Stop building more homes and big businesses and keep it from getting too big!
207	Improved downtown curb appeal

208	Keep it a small town and don't allow a ton of new growth. I think is already to much.
209	Work on the water structure for all residents in and around the Bulverde area. Wells have been drying up.
210	Have a place of community where everyone can come together...
211	Remove local government intervention and allow the free market to support the best city we can have.
212	Establish a weekly newspaper or weekly email (e-blast) to local events could be published. A place where tax workshops and election information could find their way into citizens homes.
213	The City should focus on providing the infrastructure to support business growth - specifically water and sewer service to all places within the city limits. When only restrictions are imposed in the city limits without any services, all the growth will move outside of the city limit. This will cause problems for years to come.
214	Open an athletics or gym place

215	Add and protect green spaces and water sources. Have a dark skies initiative to prevent bright night skies. Promote energy savings and retain a health-conscious community feel with access to nature. Protect expansive views by preventing so many tall signs from cluttering the views. Sponsor small town community carnivals/fairs and farmer's markets. Limit building large franchise businesses and fast food while encouraging the opening of more locally-owned, unique businesses and higher quality restaurants. We have more than enough fast food! Emphasize the natural beauty of the area... add wildflowers, protect oaks, etc. Draw tourists and residents in by keeping it looking like a planned, protected hill country sanctuary. Don't try to make just a suburb of San Antonio. Those are valueless and too many already exist. Be classy about it! Walmart has already cheapened it with all the crap-food and concrete. Think small-town feeling community, not just commerce! Bring back the Charm
216	Keep the large business out of Bulverde
217	Add pickleball and tennis courts to new park. Slow the growth.
218	Bulverde needs a Bulverde High School
219	Keep Bulverde from being swallowed by the growth and development of San Antonio
220	We don't need anything else out here. We moved out here for the peace and quiet, which is all but dead now. Bring back our dark skies.
221	Control growth through wise annexation
222	Controlled growth and planned to protect and preserve what makes this place special

223	MAKE DEVELOPERS MITIGATE THE NEGATIVE EFFECTS THEY CAUSE
224	Show appreciation to our first responders and keep the litter off of the beautiful country roads.
225	We need more restaurants and entertainment options.
226	Prevent big neighborhoods from coming in.
227	Legally restrict growth of population and big business.
228	Make our roads wider so walker and bikers are safe
229	Increase police surveillance downtown, parks, and 1863/Smithson Valley North.
230	Nothing, It is great as is.
231	No apartments. Keep it safe and keep the green space
232	families would want to hang out.
233	Family-friendly venues
234	Stop the destruction of our lands through mass development
235	I would have the City promote and support locally owned and operated "boutique" businesses and restaurants. The City should also allow space(s) for individually owned and operated manufacturing. EG: lapidary work, glassmaking, metal fabrication. It would also be nice if Bulverde had bicycle lanes alongside our roads.
236	Have more unique local restaurants like new braunfels

237	Stop allowing high density neighborhoods to move in.
238	Not allow cookie cutter development to grow. They tear down every living green space ruining hundreds of years of ecosystem development. Generations of birds who nest in trees? The list goes on. Don't allow cookie cutter neighborhoods it's SO sad seeing acres of trees flattened for houses!
239	Stop preventing safer and more efficient travel on roadways by trying to keep a notion of a small town when that left years ago.
240	Improve traffic flow; stop building cookie cutter neighborhoods. Lots should be 1+ acres; no further economic developments
241	Stop ripping out the trees to allow for high density housing.
242	TO NOT BE A TOURIST DESTINATION
243	Don't let developers cut down the oak trees
244	Keep out large business and apartments
245	Keep it personality as a "community" versus a suburb of a bigger city.
246	Nothing
247	stop the development and look at what's happening to the land. we're removing all the habitat for animals and running out of water. pretty soon we're just going to be another part of san antonio and that's exactly what I'm afraid of.
248	The 9 hole golf course would have been a perfect fit for our community!
249	Limit housing

250	Be involved
251	Slow the explosive growth in the city and ETJ. Restrict high density residential and mass development areas in the Bulverde/SB area
252	Stop the cookie cutter homes being built
253	Change the name of Bulverde Road to Main Street, and focus resources on creating a Main Street District distinct from the over-commercialization of 281/46.
254	I would like to see Bulverde be more like Bernie, Fredericksburg, and New Braunfels With interesting and artsy shops and restaurants. Downtown has so much unrealized potential
255	Need more options for exercising such as walking trails, pickle ball, etc
256	Add more parks and hiking/biking trails
257	Family oriented spaces with opportunities to be active, such as pickleball courts, walking trails, and water parks.
258	Better recreational facilities
259	I would slow the growth and let everybody have chickens
260	Embrace diversity. Due to increased price of housing and goods, there is a danger of becoming elitist.
261	Add a Bar and Grill similar to Spechts including the live entertainment. We have two wine bars with limited menus. We can use a Full bar and Full grill in or around the Village. Burgers, fries, catfish, fried shrimp, grilled chicken, etc. It is important that it be in the Village (not Singing Hills) and be of a rustic character (not a chain restaurant).

262	Provide public pickleball courts
263	Would like to see more parks including pickleball courts.
264	Be Connected
265	Safety and room to relax.
266	Making downtown a cute and fun downtown. Local shops and restaurants that we can walk too. Trails and pickleball as well.
267	Improvement in amenities for seniors.
268	Pickleball
269	Improve the senior center
270	Limit new housing developments
271	Have pickleball courts
272	Dedicated bike lanes.
273	Have permanent pickleball courts.
274	Add Pickleball courts
275	Enlarge the senior center to include an indoor pool and pickle ball courts fir the seniors
276	Stop the development! Not enough infrastructure or WATER
277	More restaurants and shops
278	I would build a square/plaza with a unique western modern look where people stop and spend time for fine dining or craft breweries away from the noise of the road. I would have a water feature and beautiful landscaping. Create a place where people spend time rather than pass through.

279	More pickleball courts
280	Enforce the speed limit
281	Have plenty of water
282	Limit housing and neighborhood la to keep the hill country in its pristine surroundings.
283	Updated gas station /Fischers
284	Limit the number of new development. Preserve the small town feel.
285	Have more local outdoor restaurants with beautiful views.
286	Stop building houses. We need water.
287	Would love to see an Aldi here. We do need an additional grocery store option.
288	Stop building housing developments and focus on making a better community for those who are already here.
289	Trails that connect the city and different neighborhoods
290	community service opportunities, pickleball courts
291	For the size of our community would be great to have a park with pickleball courts that would not only bring in locals but visitors that would patronize our local restaurants and businesses..
292	Remove as many new developments as possible.
293	No franchise or fast food. Keep our trees!
294	Put in biking lanes

295	Provide sidewalk and lighting along Bulverde/1863 from 281 through downtown Bulverde.
296	Plenty of community amenities (parks, trails, pickleball courts, etc) and events (concerts, arts and craft shows, farmers markets)
297	add more green space for families, and bring in more upscale restaurants. improve roads and access to shops.
298	Stop building houses and keep the hill country beautiful
299	Streamline the building permit process. My family and I have been here since 1992. It is getting harder and harder to improve or properties, both in terms of time and requirements. We want to be able to enjoy what we have all worked so hard for.
300	Serious concern about water quality and cost. Water is dirty and smells strongly of chlorine. Find another provider!
301	Keep it's history and not destroy the small hill country while building the new businesses in the area.
302	Limited new constructions. Keep big lots and lands. Make public spaces beautiful and keep it local
303	Ensure there are multiple ways to get from A to B to help alleviate congestion
304	Given the issues we have with water, stop growing. Stay as a fairly small community, not grow into an extension of San Antonio
305	Santikos entertainment facility in the Arborwalk.
306	Limit development, especially high density build to rent developments

307	No apartments
308	I would expand on amenities while keeping a good amount of greenery.
309	More updated, public spaces to enjoy
310	Have meaningful community events and festivals
311	Being more shopping and dinning and outdoor parks and gathering spaces. We need better roads to handle the growth.
312	Stop housing developments
313	More nice restaurants
314	Restrict big box/commercial strip center development impacting the beautiful natural ranch land. Restrict cookie cutter home developments. Focus on keeping it larger lots, natural beauty and don't turn it into concrete jungle
315	Expand Guadeloupe State Park,
316	Make a chick fil a
317	Keep all of its trees! The hills would stay the way they are—natural! No more developments. Large neighborhoods would provide their own school
318	More venues to play pickleball.
319	Be able control traffic and preserve water
320	Revitalize the downtown area: Support local businesses, create pedestrian-friendly areas, and encourage mixed-use development to make the town center a hub for social interaction and economic activity.
321	Stop apartment building

322	We need diversity not just in people, but thoughts, food and activities.
323	The building of new neighborhoods needs to stop. Save the aquifer.
324	Fix the infrastructure. Get rid of Bulverde, spring Branch, one of the other not both expand the ETJ, fix the roads put in red lights where there are schools, stop using small mind mentality
325	Additional opportunities for community engagement.
326	Invest in several public parks and walking & biking trails.
327	I would like to stop the growth that has Johnson Ranch Elementary overflowing and bursting at the seams.
328	More local, non chain restaurants
329	Slow down the growth!
330	Stop building cheap neighborhoods and chain/franchise businesses
331	Limit the amount of multi family housing.
332	Keep it small. Stop making it a mini San Antonio. Wimberley has it figured out with small local businesses only. Keep us the hill country and stop leveling it.
333	Keep it small, authentic, don't sell out.
334	Slow development until resources and infrastructure can support it
335	Lower property taxes and keep businesses to the 281 area
336	not allowing multi-family housing like apartments

337	Keeping our town unique with business, limiting residential growth, protecting our water reserves
338	Ensure all new housing is spread out, not tract housing.
339	Make the downtown Bulverde area more accessible, with more options for shopping, dining, and family activities.
340	Make Bulverde the state and national model for water reuse (One Water) and Dark Sky Restoration and Preservation.
341	Elect officials who are in it for the benefit of the entire community. Appoint where they're able residents of the ETJ to commissions and boards. Obviously, the ETJ residents cannot run for or hold elected office but they can contribute to the community's benefit if allowed.
342	More shaded walking, biking trails
343	I would develop more park space and include a modern Pickleball facility that would be an economic driver for the community. There would be regular leagues and frequent tournaments drawing players from the local and surrounding areas. Providing excellent event experiences would boost the local economy and give Bulverde an advantage over other communities. Bulverde, and "Front Porch Pickleball" could become a dominant brand and in the South Central Texas Pickleball market.
344	more shopping and dining venues
345	Expand Bulverde Rd / 1863 to two lanes, both ways, to accommodate desired future growth

346	Stick to the plan to have more large acre lots for homes rather than high density housing and require rain water catchment in all new developments to mitigate the ground water depletion caused by overdevelopment outside the city limits
347	Expand roadway systems (width, interconnectivity, biking lanes, sufficient drainage systems, etc.).
348	Prevent unabated commercial development from occurring within City limits and the ETJ.

Question 3

In your opinion, what is Bulverde's greatest strength? What differentiates Bulverde from any other city?



Bulverde's small town identity is considered by most to be the City's greatest strength. Many responses praise Bulverde's semi-rural location in the Hill Country just north of San Antonio. Others say that Bulverde's tight knit community and sense of safety is what differentiates it from other cities.

Question 3. Other Answers:

1	Small town
2	Location
3	Staying small
4	Small town feel, great sense of community.
5	The small town and friendly people
6	Super friendly people compared to other small towns
7	The natural hill country beauty and small town feel
8	It has a small town feel and hopefully it will keep that feel in the years to come.
9	The hometown feel. We are not a metropolitan city but we are certainly close to one and that makes it a perfect location.
10	The welcoming feeling of the community. The support for local business and community involvement.
11	It's rural small town feel. We do not want to live in a big city or would live in San Antonio.
12	We're still very new to the area but chose Bulverde because of the rural, family- friendly feel, the exceptional schools, access to nature and natural landscape, and the small businesses and library. I feel safe and feel my children are safe. I see the opportunities my husband and I have economically and also the current and future opportunities my children will have.
13	It's beautiful and has a small town charm.
14	Local community and events, small town feel

15	Still semi-rural but close to city
16	It's a beautiful spot in the foothills
17	Diversity
18	That residents care deeply about the community
19	Small town and open spaces
20	Our safe, friendly, small town vibe.
21	Its beauty and nature. Don't over develop it.
22	It's supposed to be the front porch of the hill country. Not a bustling metropolis. Clean, quiet country living
23	Rural country feel.
24	Location
25	Well it used to be the small town feel but lately there are the many people driving our rides like they are the raceway. Supposed to be 35 mph in road in front of my house but many are driving 50+ mph
26	At the moment it doesn't have all the strip, shopping areas and high density developments, and I'd like it to stay that way.
27	Bulverde is a small town with good schools and lots of natural areas. It's a safe community and a good place to invest in a home because the home values are increasing. It's close enough to a large city, but feels natural with a lot of trees.
28	Mayor and staff appears to address the concerns that I listed on my previous answer.
29	Small community
30	Our green space/natural beauty. Small town, not a lot of people.

31	Small size.
32	Small still
33	It's small
34	Bulverde has a tight-knit, small-town feel, but still has the conveniences of a large City (grocery stores, major shops, unique boutiques and local restaurants).
35	Even as a more recent newcomer to the area (less than 1 year, from San Antonio), I have noticed a sense of community in Bulverde. People here seem readily willing to help each other, when a neighbor needs something they can provide.
36	The Sense of community here.
37	Its access to the hill country (boerne, new braunfels, blanco)
38	Comfortable and spacious community
39	It has a small town and rural feel, even though increasingly becoming another suburb of San Antonio.
40	Our green spaces, undeveloped areas and small-town feel just outside of the big city make us unique. Bulverde is not a tourist destination like Boerne & Fredericksburg, and locals like it that way. Let's keep our small town small!
41	It's country feel. You see the little markets pop up full of local vendors.
42	I love the small town feel that Bulverde currently has and I hope it can continue with all the growth
43	BPD is appreciated. The proactive growth plans. The special events

44	Nothing anymore. It's become just another San Antonio suburb.
45	Bulverde has lots of natural beauty and so far we still have a small town feel.
46	It's barely keeping itself from turning into San Antonio's suburb. Our strength used to be our land, the hills, the wild life, the small town feels and the people. All Texas cares about is big business and money over its conservation of its land. You're destroying everything that made Texas and Bulverde unique. I know this isn't just a local level issue, it reaches far higher with our state leaders. All they want to see is a house built on every inch of this state and all they want to do is line their pockets with lobbyist money.
47	The open spaces with a country atmosphere.
48	It's still a town, not a city. If we continue a growth rate that we cannot keep up with then we will be an unmanaged city.
49	Small, rural and not crowded.
50	Country feel, while being close to a major city
51	Small historic downtown with just a few businesses. Quiet and safe downtown and surrounding neighborhoods
52	The small town, family friendly, and easy going lifestyle.
53	friendly and neighborly people - we already have enough people stop with the cheap housing developments
54	Small town feel
55	A feeling of a country area without a city.

56	We moved here 15 years ago because of the quiet neighborhoods and close community
57	Friendly and accessible to San Antonio, Boerne, New Braunfels, and hill country!
58	Trees, safety, small town feel
59	Peace and quiet.
60	Inwwwtimate, small town where everyone knows each other
61	Safe Family Community
62	Rural country atmosphere.
63	Location and Safety
64	large acreage lots instead of neighborhoods with houses right next to each other
65	It's very close to San Antonio, Boerne, New Braunfels but it still maintains its rural and quaint hometown feel.
66	The small town feel of Bulverde is what brought us here. We are not interested in the city growing into another San Antonio or New Braunfels. We are close enough if we need to go somewhere like that but I do not want that type of growth here. I like that we do not have a bunch of businesses in our back yard.
67	It provides small town charm while being close enough to a big city to allow for convenience.
68	It used to be having neighborhoods with at least an acer of land per house. Now it doesn't have any strengths.
69	Outside of, but still close to the city
70	Its small town vibe and greenery.

71	The people - their friendliness, neighborliness, awareness that this is a great place to live, sense of community especially noted in the events offered to all ages
72	Family friendly community; Senior Community Center & other community resources.
73	The fact that it's a small community and NOT a large city like San Antonio!
74	Rural lifestyle and the beautiful Hill Country.
75	Christian values & lack of major chains
76	It still has potential to be a small and abundant town and the citizens, if herd, will continue to make it strong.
77	People are nice. It's not too commercialized.
78	Still a small town feel.
79	It's people. The landscape. It used to feel like a small town just minutes away from the metro but it is losing it's charm.
80	Nothing now.
81	The people is the strength. Small town feel is always great
82	It's small size. If I wanted to live in an urban city with houses stacked together I would have moved into Bear county.
83	Not much
84	People who live here are very friendly and welcoming. The small town atmosphere is what attracted us most.
85	Low crime rate as compared to SA.

86	If people need or want more retail or restaurants, they can remain in a large urban setting.
87	Lots of open space and natural beauty
88	Location and size of town.
89	Rural
90	It was the country feel and the locally owned businesses rather than strip malls and chain stores. The green hills were beautiful. If it could hold on to what is remaining, it would be great.
91	Feels detached from San Antonio in a good way.
92	Large acreage properties
93	Uniqueness
94	The small town feel of our Texas hill country and community. It's people were proud of where they lived and that was reflected in the community spirit.
95	Community feel
96	Bulverde always felt like a small town where we all pretty much knew each other and protected our beautiful hill country views and slower paced peaceful way of life.
97	Small town ambiance. No desire to be a NB or Boerne. Keep things local and unique. Don't need buildings above 3-4 stories.
98	Bulverde is for the most part is quiet, safe, and neighbors look out for neighbors.
99	The People.
100	Close enough to every convenience, yet still far enough away from the hustle and bustle.

101	The small town community feel. Friendly people safety and family friendly
102	Well managed growth.
103	Small country feel.
104	The city limits are far reaching with lots of room for growth.
105	Nature- hilltop views, highway wild flowers, cute shops (46), small businesses (screaming goat, district 46, faithville). When those are overrun with another McDonald or dollar general, this town will have zero charm left.
106	Balancing responsible growth while limiting government overreach
107	Great sense of community. We care about each other. It is great place to raise a family.
108	DESIRE TO HAVE HIGH DEVELOPMENTAL STANDARDS
109	Loyal community
110	Consistently provides opportunities to give its citizens a sense of community and safety
111	Lower density residential neighborhoods
112	Certainly NOT the government. Pls control the rampant residential building, it's destroying Bulverde.
113	The feel of country living but close to a big city.
114	For now, it still holds a "small-town" feel, and locals are proud of their city.
115	size of community near the big town

116	It's a small town. That's why we moved out here so many years ago.
117	You can drive around and not see clusters of cookie cutter homes. You see cows and other animals on ranches. Please stop allowing developers to buy out land and rip it to shreds flattening every living thing in its sight.
118	THAT IT IS A HOME TOWN CONCERNED ABOUT THEIR RESIDENTS AND KEEPING ITSELF SUSTAINABLE IN WATER AND ELECTRICITY
119	Still small
120	It is currently a great community.
121	we're still small and focused on local issues. people matter here.
122	We still feel like a small town and we are the Front Porch to the Hill Country!
123	The Library and Chamber
124	Independence and small town benefits
125	Our mayor standing up to big development more
126	We have a core group of committed citizens who are willing to do the work necessary to help our community thrive.
127	Bulverde is a small Community with potential to capitalize on that little small town feeling and create a quaint place that both both resident and visitors would like to visit
128	Small town feel, love the post office and cafe
129	Good/friendly community

130	Community
131	The people who live and work in Bulverde. The businesses and people who operate them.
132	I grew up in new Braunfels and Bulverde was always known as a quiet, safe, quaint place to live. Well, I understand there is a lot of growth in this area. I do feel like we could at least reduce some of it to maintain the historic value of this town.
133	Small town feel with in the village but lots of businesses at 281/46. Best of both worlds.
134	Hill country vibe. Still has the small town feel in spite of increased development and traffic.
135	Up until recently, it has been true to conserving nature and the well being of it's long term residents.
136	We have a visible police force.
137	Central location,
138	Small town feel & close knit community.
139	We're not a tourist town, nor do we want to be. Our greatest strength is our strong sense of community.
140	The natural beauty of the green land, farms, wildlife, and small town feel. "Keep Bulverde dirty!"
141	Small town charm but still close to the big city
142	Location. If you give people a reason to drive here, they would from all directions.
143	It has a lot of young families
144	The kindness of others.
145	It has a small country feeling with backroads.
146	Smaller, community, quiet, dark sky

147	Safety
148	Small town feel
149	Friendly environment. The community
150	Small town feel with perks like a grocery store
151	Community engagement and small town feel with easy access to amenities
152	Small town
153	That it's small, still has farms and ranches and wildlife. The oaks, the open space, the small-town feel make it different.
154	Bulverde has a small town feel, it close to amenities. We don't need big stores, we're close enough.
155	It's friendly people, stone fences and family atmosphere
156	Currently Bulverde is a small somewhat rural community with a small town feel. Neighbors care about each other and families are welcome and generally feel safe here. Houses are not built on top of one another (until recently.)
157	There's always a family friendly activity to attend!
158	I love being so close to San Antonio while not being IN the city. I know people complain about all the development, and I can get frustrated with the traffic too. But even after all the changes I've seen in the 20 years I've been here, I still wouldn't want to live anywhere else.
159	Distance away from San Antonio but still close enough to drive to if necessary.

160	The schools, friendly people, and less building of homes
161	Friendly and self sufficient people. Appreciation for nature and sustainability.
162	The Mammen Family Public Library is great. I also like the small, owner operated businesses and the community park.
163	It has a small town vibe even though it's expanding
164	The people are the greatest strength. Our community is amazing, but sadly it's growing way too fast and we are losing our small town feel.
165	Remains authentic and attractive
166	It's beauty and space.
167	Location! Close enough to the city, far enough away for a more rural feel day to day.
168	2 lane roads with slow speed limits. This is good
169	Front porch of the hill country. Trees, hills, still a bit of a rural feel — yet close to the city.
170	A general sense of country charm and attitude.
171	The combined Bulverde Spring Branch part of town, with Downtown Bulverde completely separated
172	The community.
173	Small town atmosphere. Pleasant people. Neighborly.
174	Small town feel (would like to keep it that way)
175	Small town feel. This beginning to diminish with all of the growth.
176	Quality development - still has the small town feel.

177	Small town feel but close to everything
178	Bulverde still has that Texas hometown feel. Small business should be supported so it can thrive.
179	small community feel
180	It WAS the small town feel and sense of community, but I am afraid that is lost already.
181	Community/small town feel
182	Conservative family values of its residents
183	It was a small hill country town, not so much anymore
184	It's a small town
185	The traffic
186	Proximity to San Antonio and Hill Country.
187	Nothing anymore, It's the same as every other city.
188	It is perfectly located outside a large metro area and has beautiful hills and green space available for recreation activities.
189	Seclusion
190	Use to have a small down home feeling
191	The economic strength is the City's greatest strength. Without the thriving business community the property taxes would be significantly higher and the quality of life would drastically suffer.
192	Dark sky
193	It's friendly people. We've tried to stay "small town" but I fear we're losing that battle.

194	The small town feel near larger areas and proximity to the hill country
195	Small town feel near major city.
196	Although I am new to the area and live in a new subdivision, I like that it still has a small town feel
197	Small town community, people care about one another.
198	Small
199	The beauty of the nature and small town feel
200	The leadership and community's desire to keep Bulverde "small"
201	Friendly and supportive residents
202	We have a small town feel and a great sense of community
203	City is very well operated. Long term vision considering population of just 5,500 people
204	It's green.
205	Small town friendliness
206	It's very spread out & rural
207	Great small town feel. We love it here and the community we've built
208	Home feel. Farmer markets. Authentic
209	Farms and small businesses. Owning land.
210	Large lot living close to necessities that is relatively affordable.
211	Small town location in the Hill Country
212	Low crime. Good police department.

213	Greatest strength are the people who live here . It differentiates because it has a local, small town feel.
214	It was a small Texas town, that didn't want to be an extension of some city.
215	Actually being the Hill Country with a small population and without cookie-cutter housing and cutting down of trees.
216	The country feel.
217	It's people, we have awesome people here and I don't mind the growth just how we are going about it. We all have beautiful lady that is continuously bought out by company's to make residential areas that ruin the environment we have strived to maintain. I also feel like we can do something about the cat population it's starting to get out of hand at least along SB Road.
218	perception of rural town
219	Small town feel.
220	Small community lifestyle
221	Fantastic schools and beautiful landscape
222	Proximity to the city but still has suburb feel
223	I love the small hometown feel of the community. It brings me joy to shop, eat, and play in this beautiful town.

224	The business that are there are local. They are friendly and everyone takes care of everyone else. I would rather have that than live someplace with transients, high crime and people not knowing their neighbor. There is a huge difference between Comal and Bexar counties in both atmosphere and residents.
225	Small rural town feel
226	Lot sizes, character and history, like Hill Country Store, post office, community center.
227	Cute country town with beautiful views
228	The large acreage tracts
229	People are the strength of this community.
230	Bulverde's strength is maintaining its small town feel while offering shopping and food options so the need to go into San Antonio is limited. Community events that promote families to get together.
231	The beautiful (but disappearing) hill country
232	I know a lot of people...feels like a community.
233	It's residential nature.
234	Maintaining Financial balance and responsibility
235	The Hill country feel with big city amenities. Need some more restaurants that are not Mexican food.
236	We have a unique opportunity to control our own destiny; growth is here, and we cannot stop it; the best that we can do it capitalize on it.

237	It is located in the next "boom" area for growth outside of San Antonio. Location, location, location. The city will either capitalize on that strength, or it will be passed by for areas that are more open to economic growth.
238	Our location as the gateway to the hill country and location between austin and San Antonio
239	Use to be that is was a small town,quite with not a lot of bright lights at night
240	It's in the country and mostly quiet & peaceful where I live. I'd like that to continue
241	A large landmass and diverse housing options.
242	Its natural beauty. It is different because people actually want to try and preserve that beauty
243	It used to be the dark skies and not feeling crowded. It had a certain charm to it.
244	Proximity to a large city with also having a country feel
245	Bulverde has managed to preserve the small town feel, with easy access to big city conveniences
246	Small town feel.
247	Small community and farm living
248	Safe with small town feel. Keep it green. Growth will obviously happen but make it a small town feel with parks, green space. Keep the trees and allow the deer and animals to thrive
249	Diverse. Expansive green belts, unique, quiet and quaint.

250	The City has miraculously managed to maintain a rural atmosphere in spite of “cookie cutter” high-density housing that is encroaching.
251	The small town closeness
252	Small town feel and sense of community. Which is slowly changing.
253	Bulverde is irrelevant. It has failed to grow which has allowed neighborhoods to pop up everywhere without any consideration of adding roadway capacity. Bulverde itself is much like any small town with head stuck in ground. Ignorant of city planning
254	Location, small town feel
255	It did have a small town feel....however, it is rapidly losing this feeling.
256	Families
257	The people here make Bulverde so great
258	Police writing tickets :)
259	Small community
260	Country feeling
261	It is small and has little retail. I don't want it to be Gruene.
262	Less crime.
263	It's people
264	Fairly strong community made of long term families
265	The trees and countryside.
266	It's small town with a big heart
267	Small town with character still close to city resources

268	Its convenience to SA, New Braunfels, Wimberley, Blanco, Boerne, and Hill Country town!!
269	Mix of country and city environments.
270	Small town feel
271	Small town feel
272	Small town feel
273	It is close enough to the city, but has a small town hill country feel
274	None. We don't have enough water.
275	Safety. People move here to get away from crime.
276	Still small town feel with all the growth but, need the infrastructure to accommodate growth.
277	Family friendly, community events
278	Location and surrounding beauty. Let's make sure to leave plenty of that beauty in place by not cutting down trees and adding as many houses per inch possible.
279	The small town feel but great place to visit
280	It has a small town feel that keeps getting destroyed.
281	It's still country
282	Houses with big lots, low density housing.
283	Small quiet country town!
284	Small town atmosphere.
285	Its a small area with quality businesses

286	Community. We need to focus on retaining our existing taxpayer base. We also need to focus on making the city an attractive place to both build new single family homes and allow for existing residents to improve their property by streamlining the building permit and SUP processes.
287	Our unique location near San Antonio and our beautiful hill country location
288	Our community
289	The nature and green spaces
290	Country living outside and close to city
291	Community spirit; semi- rural with close proximity to large city
292	Bulverde is small enough to keep its charm more than it's neighbors to the east and west.
293	Hill country beauty, green space.
294	It has a luxurious small town feel
295	Preserving nature
296	Proximity to shopping, entertainment, and big city is a very short drive down 281 or blanco.
297	I liked how it was still more country feeling but that is leaving more over the last couple of years.
298	Uniqueness and entry into Texas Hillcountry
299	Safety. I hope we can maintain the safety and integrity of this city.
300	It feels like it is in the country but is close to amenities
301	Small town feel most of the time

302	It's unique downtown
303	It's not as big
304	A Slower pace of life - no hustle and bustle of city life. This offers a sense of peace and a connection to nature.
305	Small community feel but yet has medical and shopping without having to go to San Antonio.
306	It's not all in one specific area or localized
307	Quality businesses
308	It has an advantage over other local municipalities that were swallowed by SA metro. Bulverde can offer several unique sights without having to succumb to metro.
309	Small town close to SA
310	Natural beauty and open spaces in close proximity to San Antonio
311	Small town with a small town FEEL without being too far from San Antonio.
312	Bulverde is quaint and secluded from San Antonio. By keeping its distance we've also kept away the everyday abundance of crime. At least it's not as prevalent as San Antonio.
313	Bulverde was a place where everyone knew everyone. That is being lost.
314	Central location to many things
315	Small town feel - that's why we moved here!
316	Not much anymore. Commercial chains have destroyed the uniqueness of this once small town.

317	Peace and quiet; small town feel
318	Beautiful area with large green spaces
319	Beats me. It has no center, no attractions
320	It still feels like a small town, keep it that way, this is from someone who just moved here too!
321	Small town feel with big city amenities and community oriented.
322	Keeping Bulverde a small town footprint and limiting residential subdivision growth while protecting our water reserves
323	Country living
324	Our Mayor, City Council, P & Z, and City Manager make as careful development decisions about the City and ETJ as possible. They listen to the citizens.
325	The economic strength is the City's greatest strength. Without the thriving business community the property taxes would be significantly higher and the quality of life would drastically suffer.
326	Still most of a small city with responsive government
327	A city in the country. Small and unique.
328	Honestly? It's non-PC nature and in a sense "boring" which is another word for laid back. Not to contradict the idea of the need for community celebrations / festivals; one or two of those a year would suffice.
329	Being located between the North side of San Antonio and the Southern edge of the Hill Country puts Bulverde in a unique position to benefit from the growing popularity of, and demand for capacity in, Pickleball

330	Directly outside of San Antonio and maintains Hill County feel. That needs to be maintained while allowing for new business and growth.
331	Location. We are far enough outside the city
332	Our city officials who have fought to keep Bulverde from being swallowed by the urban sprawl that defines San Antonio, and is allowed and promoted by our county and state officials. We have amazing people volunteering to do the hard work so the rest of us can be assured our quality of life and property is protected to the highest standard allowed.
333	The friendliness of its citizens with a healthy respect for its history and desire to retain the beauty of the Hill Country.

Question 4

What have you seen in other cities or towns that you would like to see in Bulverde?

Business Arts
Trails Downtown Entertainment
Parks

The main element present in other cities that respondents wish to see in Bulverde is a thriving Downtown along with more local businesses to provide more options for dining and shopping. Another common theme present in the responses is a need for entertainment such as music venues, public art and theatre as well as new parks and trails for outdoor recreation.

Question 4. Other Answers:

1	Better road maintenance.
2	Theater, a big shooting complex, off road park, dipsensary
3	Great outdoor parks
4	Nothing.
5	Art scene, museums, a multigenerational theater that includes kid/teen programs
6	nature parks and trails
7	A small town shopping area with restaurants, shops, etc.
8	More parks, a thriving downtown and maybe a food truck park.
9	Cultural diversity
10	Boerne
11	Keeping the growth at a minimum and not bringing in every major retailer
12	A better downtown area with businesses that provide better shopping or restaurants, for locals to go to and allow local entrepreneurs to grow in.
13	Family owned dining, breweries
14	A YMCA.
15	A real downtown with food and shopping
16	Less frontage development for big box stores.
17	Would like to see more eating and shopping options on all scales out here.

18	Walking paths
19	Again, the increased connectivity with hiking, biking, walking trails and public transport. I hate how dependent we have to be on individual cars and know that can be a huge barrier for folks, especially for kids that lack access to school bussing for school. Working parents, single parents, and those without vehicles- I don't know how they do it!
20	More parks
21	Dancehall with Bands
22	Keeping mostly local businesses, not allowing a lot of big businesses in.
23	Better park options
24	Bigger quaint downtown. More natural play spaces.
25	More public access to water
26	LeClaire, IA great small town, downtown with unique shops
27	City amenities
28	Public transportation and walkability
29	Awesome parks
30	A festival
31	Parks
32	More trails
33	More like Blanco or Gruene - remain small
34	Natural, environmentally concise community that values the land over everything

35	We like the artsy and quirky vibe of Wimberly. They never lost their identity as they grew.
36	Universal design, walking paths, green spaces, shopping, restaurants, entertainment like farmers markets and family friendly activities
37	Nothing. San Antonio is creeping in and it needs to end!
38	I'd like to see the downtown area corridor have more businesses and also improve the roadway and infrastructure through it so they would allow for walking, etc.
39	Rural country feel.
40	Recreate the Silos in Waco
41	More open spaces, walking trails.
42	More public murals
43	A cute, historic downtown area like Boerne (but keep it smaller)
44	Not yet.
45	Dog park / open space with trails
46	Nothing. But I would like this area to NOT turn into the next new Braunfels or Boerne
47	Need another HEB.
48	Main square
49	I would really like to see more out of downtown Bulverde. Hatch is great, but it doesn't feel like we have a Main Street for people to come visit.
50	Nature parks, trails.
51	Lost of Safety

52	Fredericksburg needs to be a model for Bulverde
53	park Indoor pools for exercise, walking/bike trails,
54	A mural wall where locals and visitors can take a photo in front of it.
55	I do like the interconnected parks and trails in San Antonio. I also liked that SAWS was planning water security far into the future, ensuring an affordable, reliable water supply for all residents. I would also like to see farmers markets where local farmers can sell produce and food products.
56	More of a town square and area to come together as a community
57	Restrictions on development based on the capacity of the watershed.
58	Public art, Community pools, bigger senior center (free, like in San Antonio). Clarification about ETJs - who is actually responsible for public services/ infrastructure/code enforcement?
59	More shopping and dining options downtown, like Gruene.
60	A "City Center", "Main Street" renovation/ revitalization, historic district, entertainment district
61	A thriving downtown like Boerne or Wimberley.
62	Keep the historic buildings just like New Braunfels. I would love to keep the charm that Bulverde has.
63	Restrictions on new neighborhoods
64	Better police force.
65	Unique businesses and more attractive architecture or facades

66	Larger and better entertainment venues
67	A city plaza that has accessibility for everyone. Park is great but not conducive to hosting all stages of life and it most definitely doesn't have the space to hold the current population.
68	Less tract homes!
69	More small businesses, main st. kind of feel.
70	I love the music in the park that they have at Bulverde Park in the spring and summertime. It would be nice if they had more food trucks there. I think it would be neat to do a wine festival where you have different vineyards from around the area that offers samples or glasses of wine, along with food, trucks and music and clothing vendors, for example
71	Big box shopping for less trips into SA and keep our revenue local.
72	Trails and parks
73	Vibrant downtown with unique local businesses. Look at Sulphur Springs for a good example of this.
74	Pride and their vegetation and supportive of small businesses
75	A better street maintenance plan.
76	Stricter rules on building! Take care of your people and our future! Save our water! Save our Dark skies! Save our hills! Save our natural resources! Save our wild life! Save the land!
77	More organized town events...like car shows, food truck parks, etc.
78	Unique outdoor spaces for walking and

79	Small shopping and dining area with beautiful outdoor seating for friends to visit.
80	Better parks and walking areas
81	Encouragement of water conservation at a high level. With penalties/consequences. Prohibit HOAs from insisting on water guzzling lawns/ornamental plants. Prohibit businesses from installing landscaping that requires any watering.
82	Locally owned businesses
83	Hiking and safe biking trails.
84	Great town center like Fredericksburg or Boerne
85	A central square - something that defines the heart of this city - right now you have the 46 district - a small downtown and scattered other places. Need a noticeable central area such as Blanco has with their courthouse.
86	A downtown shopping area with businesses in walking distance to each other would be nice (like Fredericksburg)
87	Towns that have kept their heritages first and foremost without having to give in to large business complexes. Keep Bulverde businesses for local and unique shops.
88	More green space, less chain stores.
89	Natatorium
90	A town square that serves as a gathering place.
91	Community events - seems like Christmas and 4th of July are the only ones we've got
92	an inviting downtown area

93	More, better restaurants and better shopping
94	Less building and more parks for families
95	Better downtown
96	vibrant downtown
97	Improvements in traffic control. Example, the stop light at 1863 and 281 at Lukes causes daily backups for all directions. People block traffic by attempting to turn into Luke's parking lot. Also the Johnson Ranch light on 281 causes backups as traffic comes up over the hill, very dangerous
98	A more vibrant downtown village.
99	town square
100	A better downtown
101	Under highway artistic lights like they have in downtown SA. More sports courts
102	Develop a vibrant downtown that is a destination for locals to shop, enjoy entertainment and public events.
103	More local and less national chains
104	More parks and library events.
105	Small town feel
106	Restaurants, entertainment, movie theaters etc
107	Local shops and restaurants. Support and encourage local small business.
108	Restaurants, live music, near parks
109	A more developed downtown center

110	In the state of Arizona, there are almost no restrictions on air bnb's, and this works well. If there are complaints from neighbors, THEN action is taken. They take the approach of freedom first, instead of making restrictions that ASSUME there will be issues.
111	More parks, dog friendly and walking trails
112	A public square has been a staple in rural Texas towns, and this does not exist in Bulverde.
113	More businesses downtown.
114	Nothing
115	Parades
116	A beautiful, fun and inviting downtown.
117	Bike lanes along side roads. More nature trails and green space. More nice restaurants
118	A denser downtown and community/ public spaces
119	More parks
120	More water conservation
121	It would be great to not build cheap housing like apartments. San Antonio has the capacity for that. Would like any expansion to be neighborhoods with quality builds.
122	Keep it as is. Its a quaint city. I'd like to keep it that way.
123	Great park
124	I've seen what happens when small towns get too big, and I do NOT want that for Bulverde
125	More community events, bbq, farmer market, music events

126	More locally owned family restaurants
127	cohesion/cooperation amongst all the schools within the city - understanding need for 2 different areas of governing (the Comal ISD and the City of Bulverde) to intertwine to some respect - such as joint events, fund raisers - similar to how the Library and the City cooperate
128	Public gathering places for families
129	I would like to see it remain a quaint small town
130	Parks & preservation of green spaces; limiting high density development.
131	Significant housing restrictions on new developments
132	Business development, dining options, strategic marketing of our great city
133	regenerative farms
134	More parks
135	String downtown presence
136	I would like to see Bulverde not give into overdevelopment because this has stressed budgets, divided the communities, and pushed those that care to move on.
137	Landa park in new Braunfels
138	Walking trails & green space
139	Natural/nature parks
140	Nothing. It's perfect the way it is.
141	More local stated above. More options for families with kids. Another park with shade covering for the grueling sun

142	Again the Civic Center like the one in Floresville TX
143	Downtown area
144	Nature trails
145	Less corporations . More small business
146	More choices for restaurants. Movie theatre.
147	A prosperous, scenic , artsy downtown
148	Art deco downtown area
149	Nothing, move to Bulverde years ago because the town was simple. I don't have a expectation for the City of Bulverde to entertain me. Just run an extraordinary small town that has the resources to be comfortable (Water/Food/Electric).
150	A small "downtown" without lots of commercial or housing development. Use Cloudcroft, NM as an example.
151	More restaurants to choose from
152	Xeriscape mandates for subdivisions and commercial development
153	City pickleball courts and bike lanes.
154	Norco, CA has extensive horse trails rather than cement sidewalks. Having multi-use trails to connect areas of city and for transportation (run/bike/horse)
155	More restaurants needed for the number of people living out here. Local not chain restaurants would be nice.
156	Growth boundaries
157	More playgrounds, parks, trails

158	Farmers market to celebrate what we all use our land to produce.
159	unified single fire department
160	More parks, walking & biking trails
161	An iconic name, symbol, or thing. Other towns are known as "cowboy capital of the world", "pecan capital of Texas" and so on.
162	I would like to see something like Wimberley/Cibolo where we have local culture and chefs bringing folks in. A place for family and kids that is safe yet entertaining. Architecture should remain rustic and simple without multi-story buildings. The termination of constant ground leveling to mass produce buildings without concern for green space or that lack of environmental resources such as water. Consolidation of MUD/SUD into a single waste treatment facility. We have the other utilities, why not centralized water?!
163	A chick fil a, and a dunkin donuts
164	Land Conservation Laws
165	Nicer and larger splash pads, bike trails, bike park, and more small town community events.
166	Movie theater
167	I like the movie and music nights in the park. Things that bring the community out and together are good.
168	Maintaining an aesthetic that doesn't look like strip malls.
169	A thriving Main Street USA area with unique shops, restaurants, and entertainment.

170	I love the main strip in downtown Fredericksburg and Boerne. Would love to have a Main Street with that kind of atmosphere
171	Nothing, but maybe more green spaces
172	Zoning/Architectural control of signage and new retail business development
173	Investment in parks and sport complexes to promote outdoor community activities.
174	A walkable downtown destination area, such as Gruene.
175	Locally owned restaurants
176	We need at least a few sit down restaurants that sell more than just fast food and better shopping.
177	Protect resources !
178	Frederiksberg, Dripping Springs, Wimberly
179	More outdoor recreation areas.
180	Neighborhoods that are built with some commercial services included (food, gas, etc) as part of the master plan.
181	More Family Events.
182	Downtown area
183	More green space, local boutiques shops, and boutique hotels.
184	A larger downtown district with food and adult entertainment.
185	A central place for children and adults to ride bmx bikes, scooters, skates and skateboards.
186	Forethought and quick follow through on growth

187	Not building on every corner and keeping a small town feel.
188	Keep it small.
189	Acceptance of the growth; funnel the growth to a positive result.
190	Nothing comes to mind. I came here for that small town feel and found it.
191	https://maps.app.goo.gl/asN6X7Am6nG4wV3i9?g_st=ic A mixed use development similar to this one, live work play.
192	City service expanded and fewer regulations that are hindering business development. .
193	Bike and walking trails
194	Ongoing farmers markets, more natural public parks. Designated dog parks. Height restrictions on signs. Dark skies at night. Community garden spaces. Designated fair grounds that double as farmers markets and craft fairs, etc. Classier businesses... no dollar stores, vape shops, and cheap restaurants. Museums. Nature centers. Added trees to cut down on concrete heat! Exchange tall water towers for lower towers to protect views and promote natural surroundings. More business landscaping requirements that are ecologically sound. A community pool and walking trails.
195	A large movie theater complex and a few more restaurants would be nice.
196	Greater options for dining out
197	A real hospital.
198	better parks and a more active community

199	A comprehensive recycling program that includes outlying areas such as Johnson's Ranch. See what Frisco, TX is doing to make it easier to recycle. They had pickup of recyclables as well, but as drop off spots for difficult items like electronics, paint, chemicals, used oil, etc. in addition about once. Quarter they had "Chunk Your Junk" day to encourage citizens to recycle responsibly. In Frisco, I never saw abandoned appliances in open fields like I seen here.
200	N/A
201	Walking trails and better bike trails
202	Children's holiday events, more boutiques
203	A thriving downtown with shops and restaurants
204	family run businesses in down town
205	Charm, quaintness, slow pace stop big developers
206	Less is best!!!!
207	Keep the town antique feel
208	Movie Theater
209	more prevalent downtown area
210	Outdoor events (i.e. July 4th celebration, Shakespeare in the Park).
211	Responsible control growth. Leading the charge to control development.

212	More crime control. I will always use as an example how Rudy Giuliani changed New York City for the better when he was elected Mayor. He instructed the NYPD to crack down on "quality of life" crimes. He stopped public loitering & panhandling and maintained strict traffic rule observances. NYC was better. Let's maintain similar here in Bulverde.
213	Growth! Our mayor stops all growth that isn't chains. I'd like to see local restaurant and shops.
214	A requirement of at least 1 acre per single family houses.
215	Nothing appealing other towns have become to crowded and congested with cookie cutter homes ripping the land of its beauty
216	Creating a walkable downtown with shops, eateries, gathering places, and services while keeping it SAFE!
217	Tree lined streets, cleanliness, matching street lights
218	More restrictions on development.
219	GREEN SPACE WITH WALKING TRAILS
220	Nothing
221	Nothing
222	Better parks/recreation areas.
223	moratorium on new development until ecological surveys are done.
224	A Main Street that is walkable, like Boerne and Fredericksburg. It needs to be in the 281 and 46 area though, not the Village!

225	A Main Street District that attracts unique, local businesses and restaurants, and that not only offers a destination for local tourism but establishes our identity as something other than the commercial area up the road at 281/46.
226	Sidewalks
227	More eating options that are not fast food
228	Bernie, Johnson City, Fredericksburg, and even the larger New Braunfels Have created so many cute little shops, restaurants, and even music venues and their little towns that make it so enjoyable for Residence and visitors
229	Recreational facilities with lots of options..Pickleball, classes, lap pool
230	Parks and recreation areas
231	Swing bar like in port aransas with attached playground with local bar food
232	Unique local businesses instead of national chains.
233	A VFW hall (not sharing at the community center).
234	Pickleball
235	More for kids to do and teens. Healthy balance of business and recreation.
236	A Main Street like boerne, we get so many tourist I know it would benefit us and the small businesses
237	Towns have retained a quaint feeling. We are losing that. We are just looking like a continuation of commercialized San Antonio
238	Great Recreational facilities
239	Pickleball parks

240	Town square
241	Pickleball courts. Inside and outside
242	Pickleball courts
243	Have permanent pickleball courts.
244	Shopping/parks that are walkable
245	Pickleball courts
246	Green space
247	Pickleball, upscale dining, a dining movie theater, places in the downtown to spend time away from the busy roads, a plaza western modern style, water features
248	Better restaurants and larger HEB
249	Safer bike and walking trails/sidewalks
250	Sustainable hometown restaurants for quiet meals.
251	upscale restaurant vs fast food
252	Park and walk downtown. Like Gruene.
253	Adequate affordable water.
254	Paved multi-use trails
255	Boba (Lustea)
256	More pickleball courts :)
257	Revived original downtown space. Make it a place where people can walk and gather while keeping history intact.
258	(i.e. Seguin, Boerne and New Braunfels)
259	Nothing

260	Sidewalks connecting community with lighting such as Old Town Helotes.
261	Community college with programs for the older people
262	Sugarland Texas, now larger but put in a really nice town center with shops, restaurants and green space
263	Nothing else I would like to see here
264	We need a large, surface parking area downtown with greater walking access to and from the attractions.
265	Having people experience the rich history of bulverde when they come in. Business in Gulf it within their business somewhat like downtown bulverde but a little bigger. So people enjoy it
266	Sidewalks to walk on highway 46 safely, especially for school kids
267	Limit construction
268	More parks, non-chain restaurants, and community college campus
269	Santikos entertainment facility
270	Not much, we moved to Bulverde because it was unique and out of the city. I'd love to see it grow with more amenities while also keep its charm and small town feel.
271	A nice downtown with shops, dinning, and fun things to do.
272	Great dining and events
273	Less traffic
274	More walkable areas with shopping and restaurants

275	Golf course
276	More dining options that are not large chain type restaurants
277	Keeping it naturally beautiful
278	Nice infrastructure and had different plants and nice grasss
279	No apartments, leave trees if clearing
280	Wimberly
281	Playgrounds, dog parks, trails (like Austin)
282	Parks! Improved transportation I.e, roads, walking paths, biking lanes. More shopping and dining choices.
283	A better monitored street light division.
284	Wimberley keeps it insular and local. So does Johnson city. So does gruene.
285	Better traffic flow
286	Be more like Wimberly, and less like Boerne
287	Local dog park and picnic areas in the new land purchase as promises. Giving the community a safe place to congregate and enjoy the town we love.
288	A walkable downtown with sidewalks
289	An area to walk and visit shops and restaurants. Not a river walk style.
290	Municipal park Pickleball facility. Sequin and Boerne have courts in their parks, and plans to expand those facilities. New Braunfels has 3 indoor courts in a community center operated by

291	Better downtown. Space to park and walk around shops, eateries, breweries, distilleries, public play place for kids, etc.
292	Interconnected city park system with linear parks and walking/biking trails. A dog park with separate fenced areas for small dogs and larger breed dogs. The dog park should have shade structures, trees, water stations, restrooms, and interacting dog play stations.
293	A downtown that gives the city an identity (ex. Fredericksburg or Boerne).
294	Walking trails. Outdoor meeting places
295	A stronger sense of community. The downtown area seems to not be in a cohesive pattern, and opportunities for community (family) involvement is limited.
296	Nice city parks and community events. Also unique merchants that create a community feel.
297	An actual City hall that is functional a town square.
298	More local, non-chain restaurants
299	An actual downtown that everything thrives and grows around.
300	Walkable downtown, trails in wooded areas. Unique shopping and dining
301	More restaurants
302	Definitely Bike lanes and better green spaces
303	Thriving economy and local businesses

304	New residential and commercial developments to be required to install water saving yards, landscaping, and native plants. All must install and use TCEQ 210 purple pipe automatically.
305	Community festivals / celebrations.
306	With the growth still maintaining public streetscape and open areas. For example the Woodlands in Houston or Flowermound in DFW.
307	Walking and Biking trails, more non-chain specialty restaurants, pickle ball/tennis courts for adults. Areas of joint commercial and residential living with a Hill Country feel, where residents can walk to dining/parks/businesses

Question 5

What about Bulverde would you like to see change or improve?

Green Space
Control Growth
Limit Development
Conserve Water
Improve Roads
Infrastructure

As Central Texas continues to experience rapid growth, most of the responses to Question 5 have to do with Bulverde's approach to new development. Respondents provided many suggestions ranging from restricting large subdivisions in favor of sustainable growth to stopping development all together. A lot of the concerns present in the responses are related to infrastructure such as traffic and road maintenance, public green space and the City's limited water supply.

Question 5. Other Answers:

1	Stop new homebuilders from building any more new houses. Bulverde doesn't have the infrastructure to keep up with the increasing demand on electricity, water, and wastewater.
2	Better road maintenance, more willingness to work with commercial interests and better balance preserving the Hill country.
3	Roads built to accommodate growth, signals at busy intersections with cross walks.
4	Monitor and review growth to perserve country living and draining water resources.
5	Stop with selling out to developers who don't improve infrastructure and are harming water supplies and causing more flooding due to water reroutes and them not contributing to soling that problem.
6	Limit on new build cookie cutter neighborhoods. Only 5 acre tracts or more for new neighborhoods.
7	Maybe more sidewalks
8	Nothing other than previously mentioned items
9	Less tree removal and mass grading development
10	Would like more restaurants, not fast food.
11	Let the residents have curbside recycling instead of having to drop off downtown. My neighbors across the street have it but we can't because we are in the city limits.

12	More parks, city ordinance to ban cycling to parks or trails. Also a city ordinance to stop fireworks within the city limits.
13	Add hiking trails, true downtown with local restaurants and shops
14	We need to embrace the ever changing world around us. Bulverde is no longer just a small country town. We have lots of new developments and upcoming projects so the laws and governance needs to adapt to that change as well.
15	Safer Streets & stoplights where the growth has already happened.
16	Better land preservation and regulations to minimize large housing developments.
17	Diversity
18	No more huge subdivisions with a million houses.
19	School transportation.
20	No more sub-divisions. If new buildings for retail go up, they should blend into the landscape instead of bulldozing over everything.
21	Schools need their own entrance and exits without impeding traffic flow on roads/highways.
22	I would like peoples negativity towards growth to stop. It's inevitable and I think we should embrace the growth out here by bringing tons more businesses to the area.
23	Increased access to transportation, additional small businesses (not just big box stores and national brands)
24	Bulverde should participate in the dark sky programs.

25	slow down with the housing tracks! It's ruining the beauty of this area.
26	Improve traffic, highway and 46.
27	Bring in more small restaurants
28	Streets and adding more city park oppourtunities
29	Some roads. But keep it small and country like
30	Congestion on 46
31	Reduce excessive over reach of private citizens and excessively strict building codes for private home owners. Arbitrary code enforcement
32	Keep the small town feel
33	Traffic on Hwy 46. Businesses need to develop in other places so not everything is on that 1 road.
34	Planned out roads and housing developments. Bill Miller school is awful at blocking roads during pickup and drop off. I hope something is already in place as our community grows in the next few years. And really all the schools need better options than blocking roads 2 times a day for 9 months out of the year.
35	Better roads
36	Traffic issues around schools and more police to help with ticketing the awful drivers in the area
37	More parks, walking trails, and a community pool!
38	How crowded and backed up everything is. It is getting a lot more people and needs to be designed to accommodate all the influx.

39	No more huge neighborhoods with tiny yards. No more apartments. Would like a sidewalk in the downtown area. Would like a nature preserve, wooded area with trails.
40	Stop building tract homes in unsightly neighborhoods
41	Better access getting onto 281
42	Improve on ending the buildings going in
43	Better roadways.
44	Businesses that serve actual needs: food, places for families to gather/linger
45	No more track home developments.
46	Improve the downtown area and get rid of the strip shopping areas
47	Return the Bulverde jubilee!
48	Better maintenance of roads and traffic patterns that are better managed around additional development. Would also like to understand the plan for equitable water usage in the community.
49	Less water draining development and keep our landscape pristine.
50	Continued organization for Small market days
51	The traffic. By limiting the amount of people moving to this area.
52	Amplify busy roads, Blanco rd, East and west Ammon, Bulverde Rd.
53	I would love another walking trail besides the park

54	Community indoor pool like YMCA and better splash pad for our growing community
55	Hiking trails or green space
56	I really like the library, and particularly their free public programs. However, I noticed that they tend to display books that portray only one political view. I do not mind that they have books with political leaning on display, but I would like to see books from opposing views displayed next to the ones they already have. I would also like to see books from authors such as Dr. Thomas Sowell. I am happy to see the ongoing road improvements. I would like to see Bulverde forecast areas that need repair and continuously improve roads and infrastructure before they become critical issues. I also like the idea of creating small, interlinked parks, with trails for hiking, running, and biking.
57	Development needs to make sense, zoning needs to make sense, and no section 8 or cheap housing! If I have to shoot a thief breaking into my house that lives in a cheap apartment nearby I m blaming whoever approved that cheap housing being built.
58	Sidewalks in the downtown village area, better/clearer signs around the city (to say you are in the City of Bulverde), maybe a nature trail with wildflowers.
59	SAFETY!!!
60	Keep strip malls from coming to town. Close gambling shacks on 281. Take better care of the Guadalupe River at the 281 crossing. Make this area a crown jewel and manage it responsibly. Invest in our wildnesses areas. Educate residents on the ecosystem.

61	A full service post office. A grocery store in the far NW portion of town.
62	Safer roads on which to ride my bicycle.
63	More green spaces for the public. Parks, playgrounds, picnic areas and more trails, we should really highlight the beautiful hills and wildlife.
64	Stop letting builders destroy everything. Stop letting so many houses be built. Our water resources can't handle it.
65	Better protection of our resources
66	Faster and safer access off Hwy 46 and 281
67	Control housing developments to insure adequate water and utilities in the future.
68	Traffic is an issue, but primarily because of the high density housing developed in recent years. Razing beautiful green spaces to build cookie cutter track homes is not what Bulverde needs.
69	Would like to avoid Bulverde becoming just another suburb with endless rooftops and highways lined with billboards and ugly commercial businesses. I'd rather be aware when entering Bulverde that I've left that behind and am now in a welcoming and beautiful place I like to call home and other people like to visit. This will require strict ordinances and improved controls over development encouraging the type that contributes to our vision and removes anything that does not.

70	Responsible growth. Tract housing its surrounding the city limits and it is effecting our roads, our resources, our safety and our environment. Bulverde has an opportunity to be a great community and become a leader in responsible development.
71	More open spaces and extremely limited government subsidized housing. Limited production builders and to not become another overdeveloped suburb.
72	BPD is on target but it seems we are seeing more crime. Poss more officers to make a bigger presence. As we grow I'm concerned crime will as well.
73	We have had a rash of break-ins in the Edgebrook, copper Canyon and Johnson Ranch neighborhoods over the past year. It's kids breaking into cars and either stealing the car or stealing things inside of the cars. I feel like patrol needs to be stepped up or perhaps more officers added to the force. Property taxes are becoming outlandish. It's getting to the point where we may be forced out of our houses because they just keep going up. Hopefully the new homestead exemption helps, but as a single person who does not have a mortgage and has to pay property taxes outright it's becoming astronomical. I realize it is a state issue, but traffic on 1863 is becoming very backed up around the 281 area
74	Increased community involvement in local activities
75	More infrastructure to support the inevitable growth. For example, Bulverde Rd should be widened, but thoughtfully. More trails if possible
76	Better restrictions to support the Dark Night status

77	I'd love to see if HEB could move to 281, maybe south of Home Depot to relieve 46 congestion. Discourage cyclists on Bulverde Rd, Obst and Spring Branch Rd. It's dangerous for everyone!
78	Houses to be more updated

79	Less houses! Less subdivisions! Stop building! Save the land! Save the hills! Save the wild life! Save the dark skies! Save the water! Stop levelling and paving over the Hill Country. We no longer have the right to call ourselves the Front Porch of the Hill Country because all anyone does is build subdivisions! I grew up in North Bexar County and Bulverde is turning into Stone Oak! In a few years, all that will be here are cheap houses with no trees and all pavement! I've seen it in my lifetime! Nothing is preserved. You don't even care if homes are built on a floodplain! What used to take years of research and laws to allow all of this building, even archaeological surveys and environmental surveys for own history AND HEALTH, doesn't matter to the leaders of our government at all levels. FIGHT FOR US. We just want to live the right way. FIGHT FOR YOUR PEOPLE. FIGHT FOR THE ONES WHOVE ALWAYS BEEN HERE. My husband grew up in Bulverde and he's devastated at the direction it's taken, the lack of water, the grinding down of hills to build cheap houses that can't even survive a freeze with pipes busting out of their walls because no one in our state cares. This isn't the Hill Country anymore. You better hold on to what little is left and preserve it. I could care less about investors. You can't take all of that money with you when you die. We're only here for so long. Is that money really worth destroying what we love most and doing what's right? Is it worth destroying the Hill Country? You're already pricing out and making it less affordable to live here. The old timers are leaving, people who's roots are in this land, whose ancestors bled for this land and cared for it, are being forced and priced out, because our government would rather destroy the land, cut it up, pave over it, cut it's trees down, take it's dark skies away, and obliterate it's wild life so they can make money. The almighty dollar. Bulverde and Texas is replacing its own people with the rich ones, the transplants, and the investors that don't care about what it stands for and what is right. Land that generations of people preserved until they were forced out!
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80	The infrastructure as in roads. These two lane roads are insufficient for the growth along 1863 and other areas.
81	Increase water conservation for business , government, HOAs, individuals. Decrease issues with school traffic congestion. Create community , neighborhood events to promote knowing each other.
82	Less housing More local events
83	Old Boerne Rd traffic issues. The schools and “thru traffic” have made it as problematic as Hwy 46. While there’s no changing it now, the schools were poorly placed and now the area is overwhelmed with unmanageable traffic. Truly hoping that the improvements to Hwy 46/US 281 area will help resolve at least some of this.
84	Limit residential developments.
85	Keep the developers with no care for schools and safety out.
86	Having a true downtown like Fredericksburg
87	Increased road widening for walkers/joggers. Quite a few people walk my street every day/night and some drivers think our street is a freeway.
88	Lots of rumors about development. A comprehensive communications plan that showed all planned developments for the next 10 years would be very useful.
89	A lot of suburbia growth around us. Who is thinking about our water supply? Property taxes keep going up faster than inflation and wages. Who is considering the folks on fixed income?

90	Old Boerne Rd & 46 needs a stoplight
91	Less development
92	Stop the over-commercialization. I am all for entrepreneurial business and economic growth, but stop the big box stores and chain restaurants and chain retail stores. We can go to San Antonio for that. Encourage local and small businesses.
93	Better infrastructure for the growing community. Poor planning has created a lot of unwanted traffic.
94	The rules for water drainage have gotten out of control. I’d like to see an update that differentiates between new development and improvements to existing lots/homes.
95	Roads
96	Up keep of green areas by highways, trash picked up by city, Stahl road/46 roadway fixed for good and not keep patching repeated pot holes, more Police presence.
97	Traffic issues/traffic safety
98	Above
99	In order to have public events, etc that will bring people to the area must have adequate parking and ways to easily move attendees from pking to event.
100	Discourage high density growth and more aesthetically pleasing commercial buildings along 281--no more mini storage businesses and ugly metal warehouse looking structures.
101	improve and expedite road projects, especially access to 281.

102	keep it small, not allowing apartments, large buildings, etc.
103	Not much. Just stop the commercial development. Prefer mom and pop businesses.
104	Please pave stahl lane.
105	Improving Downtown as a spot for locals can be accomplished by developing a masterplan for the downtown area around the Bulverde Rd / Bulverde Ln intersection, extending a few hundred yards in either direction form Cougar Bend. Include off-street parking, sidewalks / boardwalks, encourage more diversity on dining and entertainment options to establish, maybe even a space for a farmer's market ... build it and they will come...
106	Traffic flow, improved water source
107	More cops at necessary areas when school lets out. Example: we don't need a cop sitting at the back of old Boerne rd behind ASES where there's no traffic. When would it be better served on 46 at the entrance.
108	Better traffic flow. More businesses.
109	More police patrols at night in neighborhoods to deter crime that comes from out of area.
110	There needs to be a sidewalk connecting Downtown Bulverde to the Community Park.
111	Allow property owners with over two acres to have an air bnb with no permit required. If a permit must be required, charge only a nominal fee (less than \$100).
112	No high density developments. Conserve water.

113	Do something with the traffic especially with the schools on HWY 46. Put a stop to all the building. I moved out here over 30 years ago just for that reason.
114	I love that it is a small town with lots of community activities at the city park and such. We have a great library and other activities to do either here or extremely close by. I do not want to see a bunch of changes.
115	Dependable Consistency
116	Expand Bulverde road to safely and efficiently handle more traffic to the downtown area.
117	1863 needs to be expanded
118	Improve our downtown. It is not inviting. Areas of it need to be cleaned up and restored and small businesses, restaurants, etc need to be added to see the area thrive. Also, ever since Johnson Ranch and other tract builders came in to Bulverde along 281 and 1863 we have lost of the feel of our small town. They've stripped the land of trees and built houses on small city lots.
119	Better control of development and less concern about expanding city limits. All commercial development cannot and should not be centered around 46/281. This is short term thinking without regard to long term effects. Also, placing stop lights on 281 that impedes traffic flow of many for a few is flawed. Based on how questions are being asked, it is apparent Bulverde already has determined its future plans and simply want people to agree. DO NOT TURN BULVERDE INTO ANOTHER AUSTIN.

120	Right now, there's nothing here. How about a movie theater and other things to do. More medical facilities: mamogram facility, more medical doctors, a hospital
121	Better traffic enforcement to reduce speeding/ dangerous/ reckless drivers
122	Less development, just maintenance.
123	Better water conservation
124	More and better timing of traffic lights
125	Stop the rapid development and keep Bulverde a small community
126	More side walks, share the road signs for biking, judicious retail opportunities along 281/1863/Bulverde Road
127	More medical care options
128	Better parks
129	Strategic vision for infrastructure to support and manage growth
130	See above!
131	Plan for future growth by first ensuring roads & infrastructure are in place and able to accommodate that growth. Most cities have rapid/high density growth that overwhelms existing roads & infrastructure. Then the city has to "catch up" by widening roads, adding alternative routes, & needed infrastructure.
132	When taking the northbound entrance to 281 from 1863 the turn lane is significantly blocked up during rush-hour holding back right turn traffic
133	Addition of a good hiking park

134	Widen many of the roads using Federal Funds readily available. Develop one or more central community gathering parks.
135	slow down the growth & overloading of utilities
136	Water pressure improvement in Oak Village North and most of all fire hydrants that are in working condition
137	The road situation is horrible & unsafe
138	#1 Traffic #2 Stop High Density Development #3 Stop annexing land they can't manage #4 Expedite Fire Station #5
139	Traffic traffic traffic especially on 46. I know it's being worked on but I'm not convinced it will be enough for the growth in the next 3-5 years
140	Stop the builders from building low quality housing. They're knocking every tree down possible. It's just so sad.
141	Not turn into spring branch with Hwy 46 traffic.
142	A little more diversity would be nice! Expand 1863. Traffic builds up
143	At this point, finish the roads asap. Major frustration. Work out a viable water solution.
144	1863 is a mess now that we have the traffic lights. They are not coordinated, and have actually increased the risk for accidents and traffic jams. Do not give up any more of our ETJ! What has been done is the past has become a disaster!

145	More unique locally owned businesses & restaurants. City water & wastewater infrastructure.
146	Slow the growth
147	See above.
148	N/A
149	N/A. Possibly traffic on Highway 46
150	Road improvements. Less potholes. Lane line stripping redone (hard to see in the rain or at night). Bridges on roads prone to flooding (or elevate the roadways above the flood stage!).
151	Finish current projects and stop. Let the tide of "progress" skip us and move to some other town. Bulverde is becoming Stone Oak 2.0
152	Litter and traffic control.
153	Make building restrictions so stringent that no developer will want to come here

154	Bulverde should remain a Christocentric family-friendly town with family-friendly community events like Musik in the Park, Movies in the Park (no demonic Disney movies), and Sunday potlucks after Church. All businesses should be closed on Sundays to allow for family time after Church (the only exception being Police, Fire and EMS); gas stations should also be closed because everyone can pay at the pump if needed, therefore allowing employees to be home with their family to attend Church and spend time together. No more liquor stores. No more smoking/vape stores. No more dentist offices. No more commercial development, like Singing Hills. No more housing development, especially cookie-cutter housing development, like Johnson Ranch. Bulverde must improve by stopping the scalping of the hills in our beautiful Hill Country, like the new Comal ISD high school on 281. Bulverde must improve by removing all material in the Mammen Library that leads to moral turpitude, most especially for children. Bulverde must prevent businesses leading to moral turpitude, like pornography businesses, from ever opening in Bulverde.
155	The downtown area. It would be nice to have more outdoor dining choices and sidewalks/paths to make it safe to walk around.
156	Slow building anything until we have a game plan for future water resource.
157	Everyone speeding. All the city people moving in and trying to urbanize.
158	Avoid bureaucratic red tape

159	Out schools, infrastructure & environments are being overrun and destroyed due to growth. Let's focus on the resources that we CANNOT regenerate, clean air, water & wildlife instead of the almighty dollar!!
160	There seems to be a lot of mixed zoning. I appreciate churches, but there is like 7 churches on bulverde road.
161	I would love to see less big neighborhoods, like I said I have no problem with growth I just have an issue with how we are going about it. Bulverde isn't a place for multiple neighborhoods where the houses are close together. We are a place that love the little piece of Texas that we have and it's sad to see it all being ruined.
162	work with state and county to control growth and traffic
163	Keep it small
164	Less big truck traffic down Leroy Scheel Rd. No high density housing.
165	Police to also patrol the city within not only the 281 corridors.
166	Stop all the home building that our resources cannot support

167	We have expansion everywhere in Bulverde but when ranchers sell their large tracks to developers, they are allowed to build anything, anywhere in the community. We have no land conservation laws. Water is a large concern in our area and it seems we have heavy water use businesses like restaurants, gyms, car washes, etc. What we really need instead of lots of houses, are essential services like a full service hospital, not the for profit emergency medical centers. The homeowner has to constantly conserve water while businesses, that are heavy water users thrive. We don't need a quarry or cement plant or another car wash or shopping center. We don't need unstoppable land use. Industrial centers should not be here, but a government owned/operated post office, not a mistake ridden contracted one, is far better for example. One authorized trash collector in our area, is the wrong decision made by the city managers. The freeze of 2021 taught us we need readily available emergency management services, and systems reliability not double speak. It took the mayor and others way way too long to respond to the needs of the community during that time again, for example. We need street lights everywhere like Smithson Valley Road and a traffic light at that intersection not, just a stop sign. I see more highschool parents and teenagers trying to turn left and taking big risks when they do.
168	See above.

169	As stated earlier we need fields for the children. There isn't a football field with uprights in this area. And the one backstop/ baseball field isn't very functional. Improvements and more spaces where kids can be involved would be wonderful. It would also be nice for volunteer coaches who do not reside in this area, but coach kids in and around the surrounding areas the ability to rent fields at either no cost or at the same rate as local residents. With a shortage of fields our kids have less opportunity. I don't believe there are places that can have lights, but practice spaces with lights would also be welcomed.
170	Would love to see more practice facilities for kids sports.
171	Some local seasonal festivals or events would be nice.
172	Traffic is a concern, particularly on 46.
173	We need to get a grip on allowing high density housing developments. They are really taking away from the Bulverde area and it's natural landscape.
174	Stop all the cheap commercial builds. Stop growth on Bulverde Rd. Protect water quality and supply.
175	A focused downtown area for shopping and dining. Improve and expand parks and sport complex.
176	With all the new growth, we've lost our sense of community and common kindness. We need a reason to get together and meet our community and its leaders.

177	Expand FM1863 (also known as Bulverde Road) just enough to make a bike lane. There are a lot of avid cyclist that enjoy biking East and West on FM1863 and I worry about their safety on such tight roads. Also update the ugly white "L" shaped strip mall building on the corner of 1863/ Bulverde Road and Bulverde Lane.
178	Fire hydrants to all city properties, uniform sewer, water, trash services. Get rid of all the extra-large business signs. Turn off all lighted signs when businesses are closed. Roads up to county standards. Drainage improvements.
179	More community building engagement
180	Keep it's name - know who Bulverde is.
181	Less commercial development, schools are overwhelmed, roads and traffic are overwhelmed, and the ability to meet the demand of growth.
182	I would like to see Bulverde get some of the revenue that the Library gets.
183	Change the terrible traffic and congestion. It's hard to get anywhere
184	Street & Road improvements & improved Maintenance.
185	Continued focus on conservative family oriented community priorities.
186	Reduced overreach; the tree ordinance is an example of obnoxious restrictions.
187	Another HEB location as the 46 location is too busy.
188	keep it small. Growing too much and allowing too much development.

189	Apartments or small houses, priced so the high school grad or college grad could afford a place to live, here, locally.
190	I would love to see some forethought in place that shows pride in the community by promoting a healthier, back-to-nature, small town values-driven community that protects the natural resources and attracts a more positive crowd. Currently, it feels like the businesses moving in are cheap, commercial money-hungry franchises that every other sad town has. And the people are becoming discouraged by the loss of natural beauty in exchange for a basic suburb feel. It needs to be taken back to the basics while still promoting healthy, unique-feeling businesses. We need to be pickier in what we bring in and plan ahead to retain the smaller, hill-country feel before it's just another place to get gas and Taco Bell and move on.
191	The school traffic needs a drastic make over. The schools need to provide some financial assistance and figure out the waiting lines that are taking up public roads and creating dangerous road conditions.
192	Bulverde needs to plan for the next generation of growth. A focus on the current aging generation with an anti-growth, anti-business mind set will leave Bulverde a ghost town.
193	Better roads, better restaurants, a real downtown. Less govt. Red tape.
194	Keep the small town feel, that's why people moved out here. Stop building these large housing developments
195	Slower growth.

196	Increased road maintenance. There are simply too many users of the limited roads. Leverage TexDOT as much as possible, but be prepared to spend money on roads. I've already lost two tires to potholes.
197	Widen more roads to accommodate future growth.
198	I would like to change the rapid growth and high density neighborhoods
199	Consider making Johnson Ranch and Hidden Trails a part of Bulverde. Although they have a mailing address as Bulverde they aren't officially part of Bulverde or Spring Branch. A growing number of people live there and feel disconnected. It is really important we all push for local control and state control that wants growth at any cost. I am very excited Bulverde has a long term plan. This area is experiencing tremendous growth that will continue with or without good planning.
200	Try to keep crime down, if at all possible. It's starting to be more prevalent in neighborhoods and shopping centers.
201	It seems like a lot of trees are being leveled for homes and buildings. I think we should incorporate nature more into building. I'm also worried about water supply for all the new build communities.
202	Keep blind corners mowed and trees trimmed.
203	Stricter enforcement of Speeding on the highway, more officers on the police force, keep the trees and hill country beauty through legal means
204	Stop big developers from building big neighborhoods.
205	The communication on what is going on in our town. More police presents to keep the crime away.

206	Less building!!!
207	Improve roads around schools to make it easier to commute during school hours.
208	Increase minimum acreage to 5 acres per tract.
209	Another park and public pool to city of Bulverde residents only
210	The city is doing a great job managing the rapid development; however there is a strong concern of the amount of development and our water resources, infrastructure, ample teacher-student ratio in schools.
211	down town area / community center
212	See above
213	More greenspace. More small parks. More medians and larger rights-of-way. Require (or incentivize) native plantings for all residents/housing/businesses.
214	Stop making allowances for big business to come in and take the trees down.
215	Incorporating greater areas that are not developed to control future development. The golf course would have been an excellent idea to prevent apartments. City council should be cleared out for not allowing it. Bulverde downtown looks trashy and irrelevant.
216	Road improvements kept up due to construction and increased traffic.
217	Once again, stop cookie cutter development. PLEASE!
218	Nothing

219	MORE SUBDIVISIONS OFFERING A MINIMUM OF 3/4 TO 1.3 ACRE LOTS INSTEAD OF ALL THE HIGH DENSITY HOUSING WITH HOMES ON .25 ACRE OR LESS. THIS COULD DECREASE THE LIGHT POLLUTION.
220	Traffic
221	More support for the aging population
222	Mountain bike trails could be an amazing addition with little impact on wildlife.
223	More shopping options and restaurants
224	Slow the explosive growth in the city and ETJ. Restrict high density residential and mass development areas in the Bulverde/SB area
225	I think we need more open minded this and creativity in the involvement of our little town so that we don't become just a suburb of San Antonio.
226	Better traffic management, 1863 to s getting crazy
227	City Staff needs to do a better job of carrying out the work of the city. The high turnover and lack or failure of internal systems make it difficult to rely on them. There are too many times when the information, guidance, or decisions they undertake are factually incorrect or contradictory or both, and it makes doing business with the City unnecessarily painful, complicated, and costly. Simple, foundational functions like the automatic notification system, recordings of City Council meetings, and required public notices fall through the cracks, and this makes it hard not only to trust the systems and processes we're all expected to adhere to, but also to engage with City government as invested community members.
228	As above

229	The quality of the roads, better construction.
230	Think ahead when it comes to traffic. No lights on 281
231	More grocery shopping options.
232	I moved to Bulverde to get away from new Braunfels and I do live in an HOA that is not in the city limits, but I can't even have chickens. I would like to see HOA have less control over how I would like to live when it doesn't have anything to do with to the appearance of my home. I would like to see less growth otherwise we're just gonna become a part of San Antonio and there's a reason I don't live in the city.
233	Traffic control.
234	Pickleball
235	Add bike lanes and sidewalks. Manage traffic to increase safety.
236	The roads have become too congested. Water supply could become a very serious issue.
237	Better communication and customer service which I do see improvement in, from previous years.
238	More trails and more family activities. Pickleball would be great so we don't have to drive so far
239	Stop the growth of excessive subdivisions
240	Dont allow any more large developments as water is NOY plentiful
241	Traffic
242	Public pickleball courts.
243	Have permanent pickleball courts.

244	The traffic has become unreasonable. New Braunfels has become overrun and has major accidents, drug and burglary issues. Would hope this would be kept from happening here.
245	Stop developing under infrastructure can protect water and trees
246	Stop the mass destruction of trees when developing anything whether commercial or residential
247	Some upscale dining options. Some long walking trails away from the noise and sight of highways or busy roads besides the Guadalupe park. Some grocery stores besides HEB and Walmart. More restaurants or food trucks where you can enjoy the view of Bulverde beautiful trees and away from the highways or busy roads.
248	More water and less developers coming in and not caring about water availability!!
249	Updating roads for the increased traffic/population and an updated gas station (Fischers)
250	Easier access/sidewalks More businesses
251	healthcare clinic affiliated with major hospital (University or Baylor Scott & White) or large hospital.
252	More water, less building.
253	Drive to a grocery store and other businesses without having to go on a major freeway.

254	Would like to see less metal buildings along the highway. They look junkie. Also, there is a lot of new homes and commercial lots being built and I worry it will take away from the beauty of the hill country that people love about Bulverde.
255	Better food options.
256	I
257	Put some restrictions around all the residential building. It feels like we're allowing too much private housing without a plan to support all that growth with water, and infrastructure.
258	More pavilions and picnic areas in the park.
259	More restaurants (not chains) or fast food. Parks with pickleball and long walking trails. Road maintenance and control speeding on roads (not so much 281) but, 1863, Stahl Ln. for example)
260	Take out all the new developments, land stop the influx of new people.
261	Provide entertainment t venue and easy access to restaurants and shopping via safe sidewalks.
262	Change 46 by adding lights in areas where shops are located. It is very dangerous entering and leaving some businesses off 46
263	Pickleball courts. We have to go to new braunfels to play.
264	I would love for it to stay small. I'm a small town girl and have lived here for over 30 years. It disgusts me to see our beautiful city being destroyed. It makes me so angry. I hate driving anywhere anymore so I stay home as much as possible so I don't have to look at the mess that is being created.

265	I would like to see access to downtown attractions made easier for handicapped visitors.
266	Stop tearing down all the trees and populating every bit of land with a business
267	Educate public on care of pets, have neuter and vaccine clinics. Find better provider than gvtc
268	Expansion. Keeping it local. More police presence
269	Nothing. It's a quaint little unknown treasure
270	More shopping, dining, and entertainment.
271	Increased independent restaurants and entertainment options. More parks and walking trails
272	Slow down new developments, especially apartments
273	The roads
274	I would hate to see the community ruined by apartments. Also be nice to easily merge on to 281, people drive to fast it's not safe.
275	Roadways. Taxes.
276	The roads
277	The traffic infrastructure
278	Tear down old elementary school at Bulverde/ Amman and build a little water park/play scape are for community
279	Improved traffic flow.
280	More restaurants and pickleball courts.
281	Each large neighborhood would provide an elementary for its community.

282	The highways and shopping match good
283	Remove schools from the business district. Doesn't make sense from future planning and zoning perspectives
284	Bring the downtown area into a more cohesive pattern with businesses supporting each other - perhaps offering a special event such as for holidays (Women in pj's night); A wine and appetizers progressive event, going from one business to the other to introduce what they offer; an summer Arts & Crafts festival that grows with each summer lining the downtown streets.
285	Traffic plan for merging on 281 at singing hills
286	Walkability, diversity.
287	Please do something with the old Bulverde Elementary. I hate to see my old school rotting away.
288	I love it just the way it is and wouldn't change it. The eclectic city is what drew my family to it.
289	More shopping & dining choices. Improved roadways.
290	Stop developing every square inch of grass. You've destroyed the ability for local small businesses to even get started.
291	Don't turn it into the next metro stop on 281, there is a reason people want to live here and not the city just miles south... keep it authentic, don't sell out to a target or another strip mall
292	Roads. Decrease the number of pre planned communities.

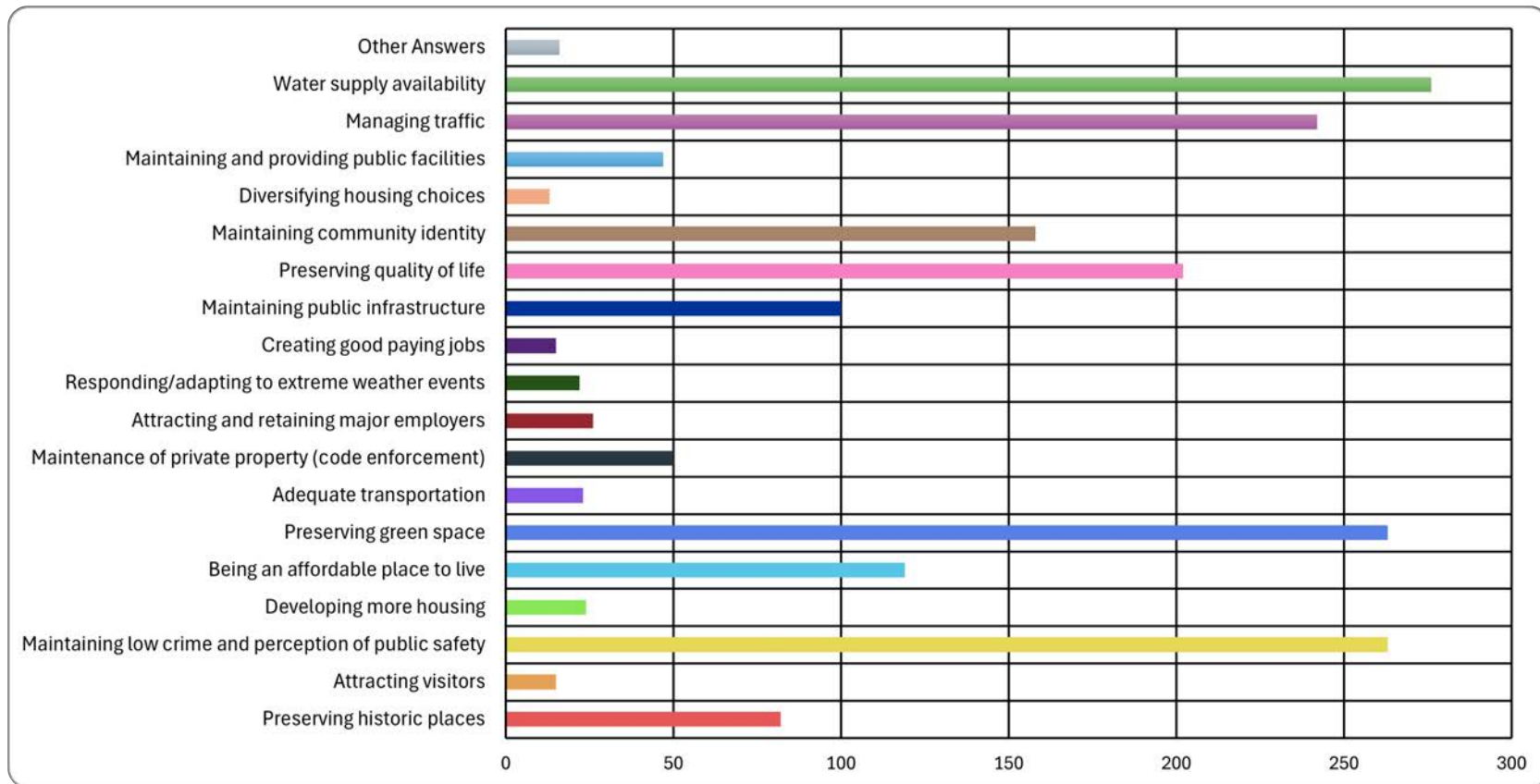
293	Stop rampant development with no concern for water availability or infrastructure (roads, etc) to support it
294	Widen the rest of SH-46; add more restaurants and more police
295	Better Restaurants, better road repairs we have been waiting 2006 no maintenance on our road and city just patches holes and doesn't due proper road base so they will stand up
296	Road repairs One or two more local restaurants for dinner. Events that allow us to meet our local first responders to make us feel more connected and protected
297	Being flexible when it comes to housing developments that can meet a need for housing options but without letting them run amok. Require or work towards them having a development agreement that allows the City to recoup some advantage for agreeing to the density requested but with a preservation of green space, and making the agreement tight enough to preserve the duration of the agreement for decades and to make modification difficult.
298	Widen 1863 east of 281 or stop the growth because it can't handle the school traffic now - never mind when the middle school opens up!
299	a town square

300	People need to see ways the City is reusing water. Highlight the purple pipe systems around the City. Add rain water catchment systems in the Village at City Hall/Police Station, and a location on SH 46 (new fire station at Honey Creek), at the City Parks. I doubt many young people are reading the Rain Bees articles.
301	Commercial property in Spring branch to get more commercial dollars
302	I would like to see the addition of a modern Pickleball facility to serve the growing interest and demand for court space. A training and activity schedule for youth and seniors would greatly and enhance the quality of life in our community. There are benefits to be realized in physical, emotional, and mental health. Having a local city facility would eliminate the need to travel to other places to realize these benefits.
303	Improve downtown - space to park and walk around shops, eateries, breweries, distilleries, public play place for kids, etc.
304	With new construction and growth I believe we should eliminate overhead power lines. Not only for aesthetics but also to prevent weather related issues like ice and wind.
305	More focus on groundwater protection, rainwater catchment for irrigation and drinking, flood mitigation, and more protections for current citizen's quality of life and enjoyment of their property.
306	The mayor.

307	1. I'd like to see the right of ways maintained better (mowing, trash pickup along roadways) 2. A more restrictive sign ordinance (more like Boerne's)
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Question 6

What do you think will be the most critical issues facing Bulverde in the future?



For most residents (64%) the most critical issue they believe Bulverde will face is water supply availability. Following water supply, “Maintaining low crime and perception of public safety” and “Preserving green space” are tied at 61% for the second most critical issue predicted. Additionally, traffic is a concern for 52% of respondents, and nearly 47% of respondents are concerned about maintaining public infrastructure. Most respondents do not feel that tourism, good paying jobs, attracting major employers, adequate transportation, extreme weather, or developing more diverse houses pose a critical issue.

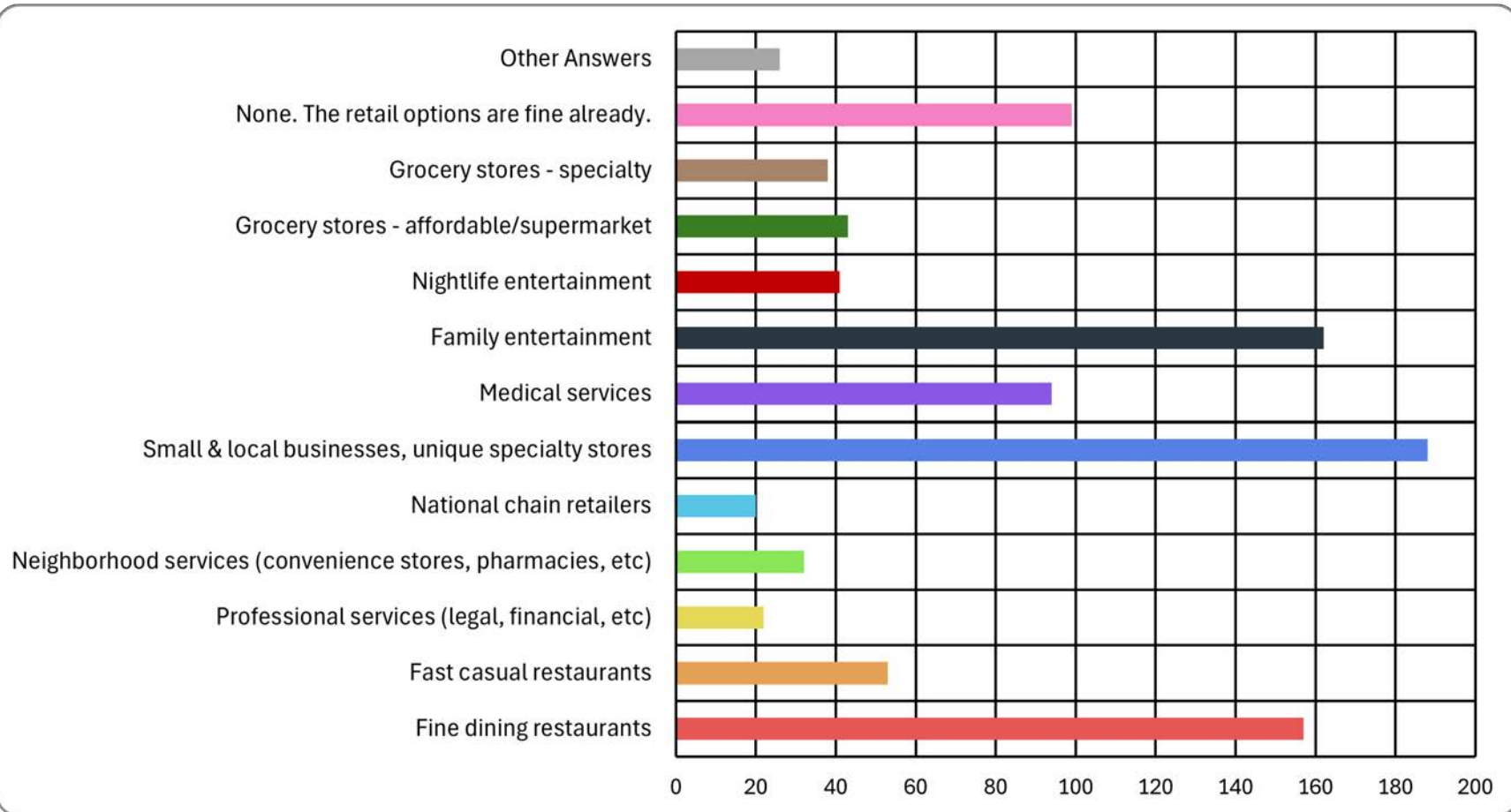
Question 6. Other Answers:

1	I believe water supply will be a major issue in the next 3-5 years. Traffic is already awful and will only get worse. Even with 46 widening. Makes me want to move but we love everything else here and are committed to raising our kids in this community.
2	I am super concerned about strip centers, big box stores/restaurants over taking local businesses. People can just live in San Antonio if they want a big city. We all live here for quiet country living!
3	I'll give traffic issues another vote.
4	Public free pickleball courts
5	Fending off commercial developer influence on city council.
6	Significant proactive water conservation measures. No watering of ornamental green spaces, lawns, ornamental plants.
7	Stopping unnecessary overdevelopment that cannot be sustained.
8	Wildlife affected by the growing community
9	Over-developing our land
10	The city is currently acting like an over-powered HOA. There's no need for businesses or individuals to have to request permission to make aesthetic changes to their property.
11	The uncontrolled residential building will create high number of crimes against residents including murders.

12	Keeping developers out so they do not ruin the community feel by building cheap/over populated housing.
13	Managing growth, particularly water usage
14	Green space
15	Providing the opportunity to play sports like Pickleball where the cost is low, the focus is on fun, and it is easy to learn. Bulverde really needs a full sized recreation building the could house multiple activities including, Pickleball, Volleyball, Basketball, Swimming, weigh training, etc.
16	Securing sufficient funding to meet projected infrastructure needs. Stop focusing on keeping the ad valorem tax rate low at the expense of not addressing the infrastructure needs.

Question 7

What types of retail and services does Bulverde need more of?



The top three types of retail that Bulverde needs, as indicated by the majority of responses, are small businesses and specialty stores (43.7%), family entertainment (37.7%) and fine dining (36.5%). Notably, 23% of respondents answered "None, the retail options are already fine."

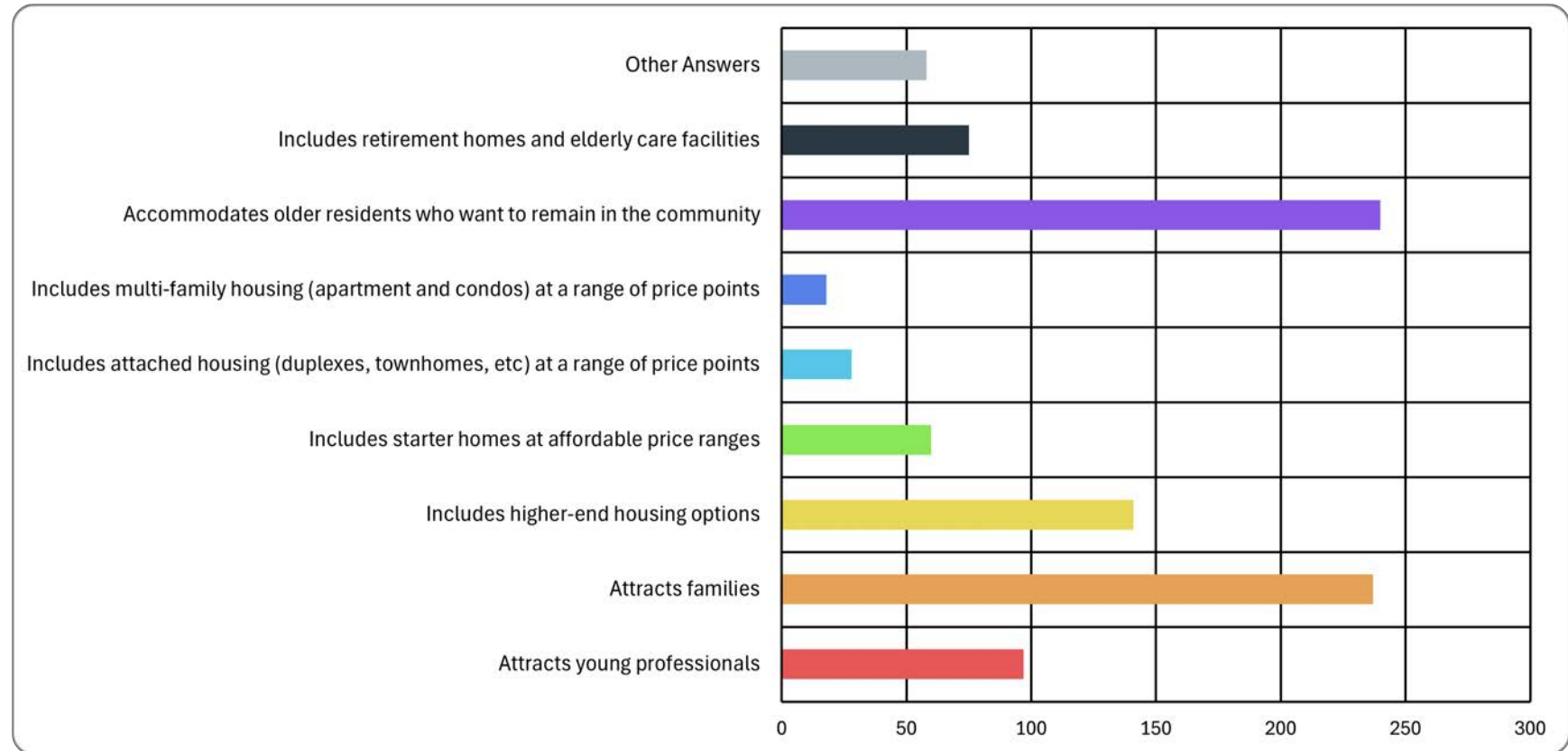
Question 7. Other Answers:

1	Santikos movie theater and bowling
2	Gas station, laundry mat
3	Casual, non chain, dinning.
4	Decrease and limit new businesses. Maintain a neighborhood, not "city" mentality, appearance, aesthetic.
5	Farmers Markets
6	Non-chain fine dining.
7	Clothing stores
8	We are literally 10 minutes from San Antonio. Stop Trying to make this part of the city.
9	Costco or Sam's
10	Definitely need another HEB. Ours is always so damn busy I avoid it.
11	Full service hospital and full service USPS facility
12	Gas at 1863 and 281 or south Casual restaurants - not fast food
13	Another HEB
14	Gym
15	Local family owned restaurants would be nice.
16	Affordable famiy restraunts that serve breakfast
17	More Gas Stations! And clean non-seedy convenience stores with them.
18	More diverse casual restaurants

19	Target
20	Clothing stores
21	Stop. Allowing. Only. Chain. Establishments.
22	Pickleball courts covered and uncovered
23	Not fine dining but moderate dining restaurant would be great and pickleball or tennis courts.
24	A pro shop at the Pickleball courts would generate funds to pay for court maintenance.
25	Breweries
26	Casual restaurants (not fast food).

Question 8

In the future, Bulverde should focus on housing that:



Over half of the responses to Question 6 say that Bulverde should focus on housing that “Accommodates older residents who want to remain in the community” (55.8%) and attracts families (55.1%). Many respondents express opposition to multi-family housing and suburban style developments under “Other Answers.”

Question 8. Other Answers:

1	Less cookie cutter neighborhoods. More acreage lots. But ideally less development of neighborhoods.
2	Homes with green spaces.
3	Stop the over development
4	No more housing!!!!!!!
5	None. No more building
6	Maintains the quiet country living with as little interference with nature as possible.
7	I don't know want any more Housing, cheap housing brings in crime.
8	Protects the natural environment and resources. Homes should have large lots and not be crowded together.
9	We don't need more housing. Leave it the way it is and stop over developing
10	I think a good mix of homes for people of all stages of life are important. I caution against free or subsidized public housing, as the results in other areas have been mostly poor.
11	Homes that have a mother-in-law suite or small guest house for families that have an elderly parent who lives with them.
12	Not rush to over house the area. Keep the rural feel
13	No more ugly subdivisions like the ones lining 281. Leave the ranches as actual ranches, not garbage neighborhoods.

14	Continue focusing on maintaining larger lots and avoid track housing.
15	No more housing!
16	As little new housing as possible. No more apartments, enact rules for no short term rentals in the city limits. (ie: VRBO, AirBNB) . Communities like Fredericksburg have become unaffordable due to significant short term rental. Bulverde can prevent that by prohibiting that now.
17	Stop large residential developments in the city and ETJ.
18	Makes it as difficult as possible for developers to build tract homes
19	Stop allowing developers to build without also creating infrastructure
20	With all due respect it needs to stop.
21	keep large land lots, and minimal housing options
22	None - we had the nice big lots where people wanted to come to retire or raise families. Now we have cookie cutter houses littering what's left of the Hill country. Variety for everyone
23	More restrictive residential uses, e.g., minimum of 1 acre lots. I don't want the high density, lower priced homes in the area
24	None
25	NO MORE HOUSING
26	Doesn't detract from our natural beauty
27	maintains green spaces & natural land

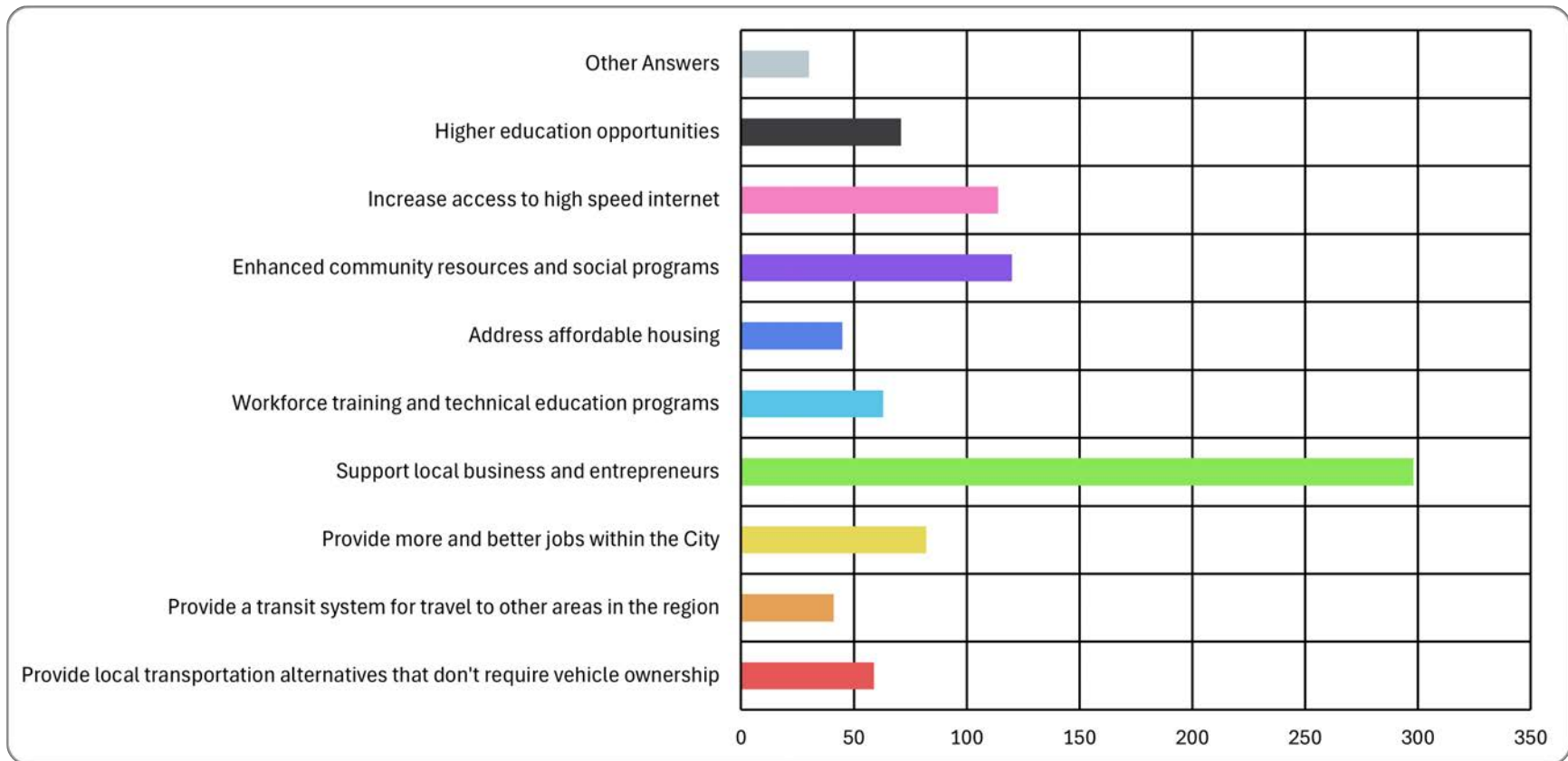
28	Support existing ranches, farms, and property owners who want to keep their land open and use it for what God intended. Stop trying to cover it up with another development or business.
29	Variety of housing options that include grass and trees and great quality of life for wellness.
30	People who want the hill country life. Large lots (at least an acre) so neighbors are spread out.
31	Small Ranch home 5+plus acres
32	Less subdivisions. keep natural land.
33	Low density housing development only- maintain the landscape and green spaces
34	Offer large acre lots, minimum 5 acre lots
35	1 acre or larger, stop high density no apartments
36	Less housing better restrictions
37	Affordable retirement communities with activities for the seniors who live there to stay healthy and active.
38	New developments should not have less than 1/2 acre sites per home.
39	Large acreage plots 5+ acres, keep the large subdivision out
40	Housing that is only on larger lots, min. of 5 acres.
41	Stop the building -- it is out of control.
42	Minimum 5-10acre lots
43	We should not permit more zero lot line/high density housing.
44	Don't need housing growth

45	That doesnt use water!
46	This community is being ruined by trying to modernize and upgrade because of new people who do not appreciate country type living. They come and complain about bugs, guns and lack of big city amenities....keep the small town and let them go into San Antonio for big city needs.
47	We cannot continue to build anything without water
48	Does not require water to sustain lawns, leaving things natural or xeriscaping all common areas and yards
49	No more housing.
50	NO MORE HOUSING
51	Affordable, larger lot residential that isn't \$1m+... neighborhoods similar to Timberwood Park, River Crossing, etc.
52	NO HOUSING GROWTH! Our roads and highways are clogged enough without adding more people. Our infrastructure cannot support much more growth. By making Bulverde a destination, people will come, spend their money and leave for their own residents.
53	There needs to be preservation of undeveloped land, we don't need more housing
54	Homes on acreage.

55	We do need more affordable, apartment/condo housing/attached housing/retirement housing and elder care facilities but it needs to be located along 281 and not in the established, rural neighborhoods. The infrastructure is not in these areas. It destroys ecosystems and wildlife. Instead of WWTP's, they need to install cluster septs systems like Orenco. New Braunfels has a neighborhood using an Orenco system.
56	Pickle ball courts covered and uncovered
57	maintain the rural component of large acreage home sites that sets Bulverde apart from other area communities that have become crowded from high-density housing and overrun with traffic.
58	Avoids the development of high density neighborhoods.

Question 9

In your opinion, what ways might be useful in supporting all residents in Bulverde to thrive and prosper here?



The overwhelming majority of respondents (69%) indicate that “Supporting local business and entrepreneurs” could benefit all Bulverde residents. Far behind in second, nearly 28% of respondents say “Enhanced community resources and social programs,” along with “Increased access to high speed internet” (26.5%). All of the other options given in Question 9 received less than 20% of responses.

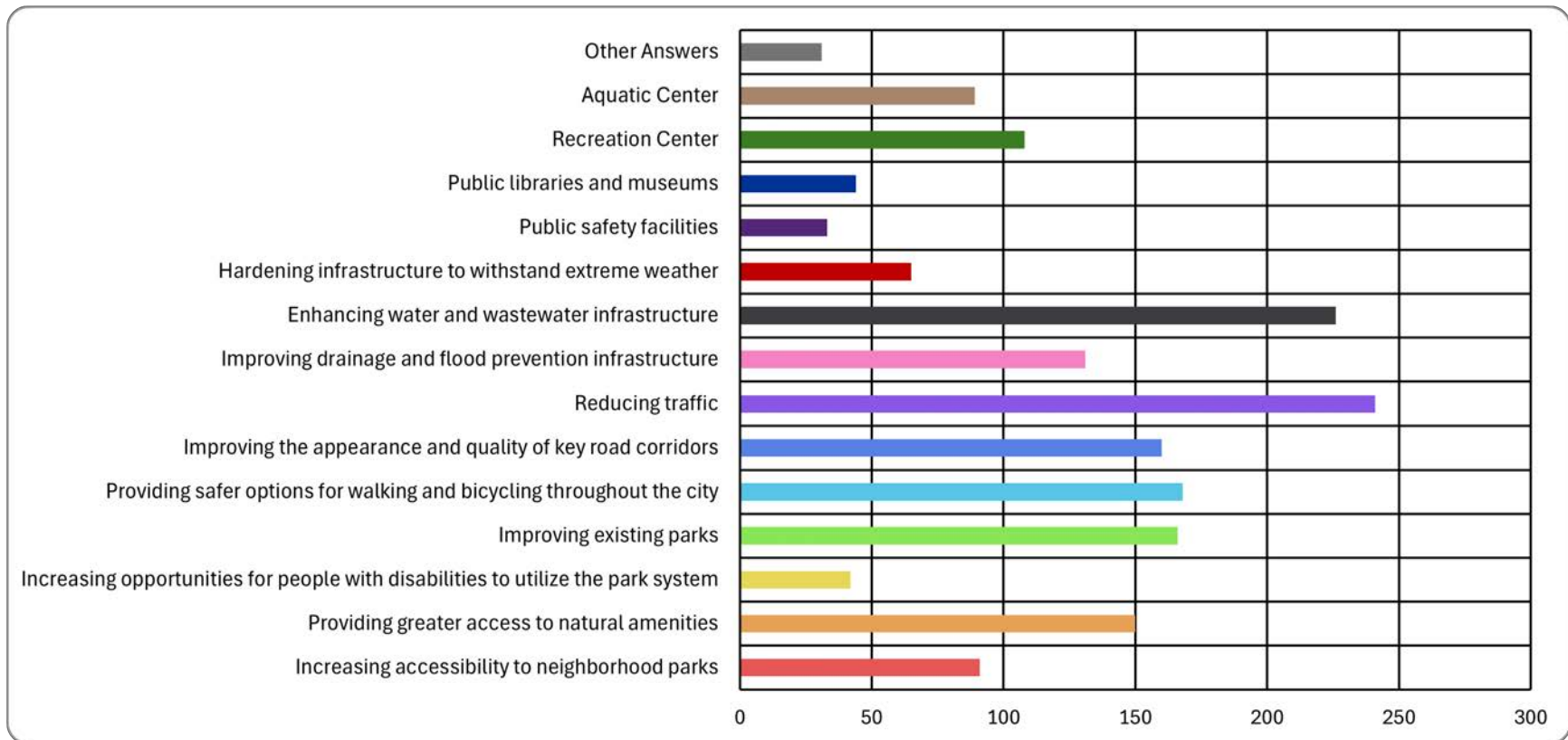
Question 9. Other Answers:

1	None. Do not add any more new housing.
2	All of those options are hinting to a lowered SES population. Something .any of us moved sway from for a reason. Low income means higher crime, lower property value, and no pride of ownership in property.
3	Sidewalks or trails downtown, no public transit or the homeless will start coming here from San Antonio.
4	I only agree with the choice I selected
5	We need a master plan for the city. Any development needs to make sense, retail needs to be
6	Trails and better infrastructure
7	I want the city to protect residents, not SUPPORT them. Provide required services and that's it.
8	Continue efforts to restrict housing developments... especially highly concentrated ones like apartments & small-tract subdivisions.
9	None of these contribute to our prosperity.
10	Anything to keep Bulverde as much neighborhood, single family homes, ranches, farms. Provide incentives for people to maintain and develop large acreage lots. Keep
11	Fiscal responsibility of government resources
12	Address infrastructure (water) issues
13	Adopt a slow growth, no growth stance with ample bureaucratic delay
14	Safer walk/bike ways on our major streets.

15	Community spaces for kids, maybe a bike trail or pool
16	Offer affordable cable providers. GVTC is a monopoly
17	Restrict development.
18	support farmland
19	Prevent continued overdevelopment that will drive up costs and change the look, function, and community that you already have.

Question 10

Public facilities and infrastructure investments should focus on:



Respondents felt that the most important thing for public facilities and infrastructure to invest in was reducing traffic, followed by enhancing water and wastewater infrastructure. Many categories fell in the 25-39% range such as improving existing parks, recreation centers, key road corridors, access to natural amenities, drainage and flood prevention infrastructure, and providing safer options for walking and bicycling through the City. Most of the “Other Answers” are requesting pickleball courts.

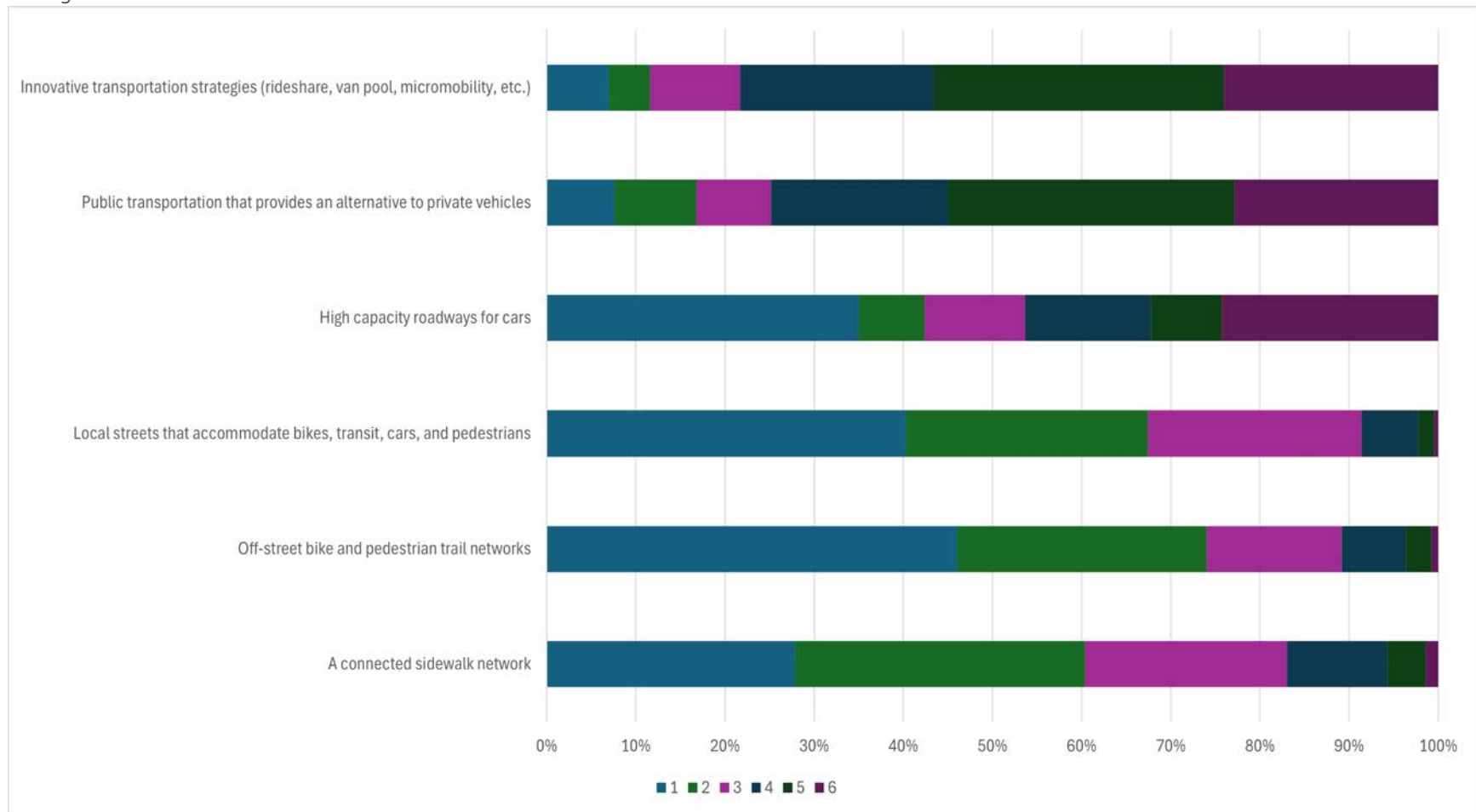
Question 10. Other Answers:

1	Dog park
2	More parks!
3	Maximize development for public use of Cibolo Creek watershed and tributaries with low water dams, greenbelts, walking trails, etc.
4	Spending as little money as possible. We don't need more parks, etc...
5	More street lights, especially at intersections
6	putting land conservation over profit
7	Expedite fire and ems facilities on the west side of 281.
8	Pickleball courts
9	City Water. City Sewage, and other infrastructure. We don't need more law enforcement (we already have 3 offices that cover that).
10	Protect our water resources
11	Pickleball courts
12	More pickleball courts as tennis courts just are not utilized much these days.
13	Providing a pickleball facility
14	With the increasing number of people playing pickleball, pickleball courts would be a great asset to Bulverde.
15	Pickleball court facilities
16	Pickleball courts.

17	Local street connectivity and mobility through the City
18	Local Street connectivity and mobility through the City
19	Having bicyclist on the roads around here is so dangerous. They need something for them.
20	Expand City utilities to those in the City who are paying for them.
21	Pickleball courts
22	Pickleball courts
23	Would like to see more pickleball courts built.
24	Pickle Ball Courts
25	Pickleball courts
26	Public pickleball courts
27	Have permanent pickleball courts.
28	Include pickleball in parks
29	Better splash pad
30	Provide more Pickleball courts
31	Playing Pickleball outdoors is fun, but in South TX there are many days when weather conditions include risk factors, especially for younger and senior participants. A multi-function recreation center would be ideal.

Question 11

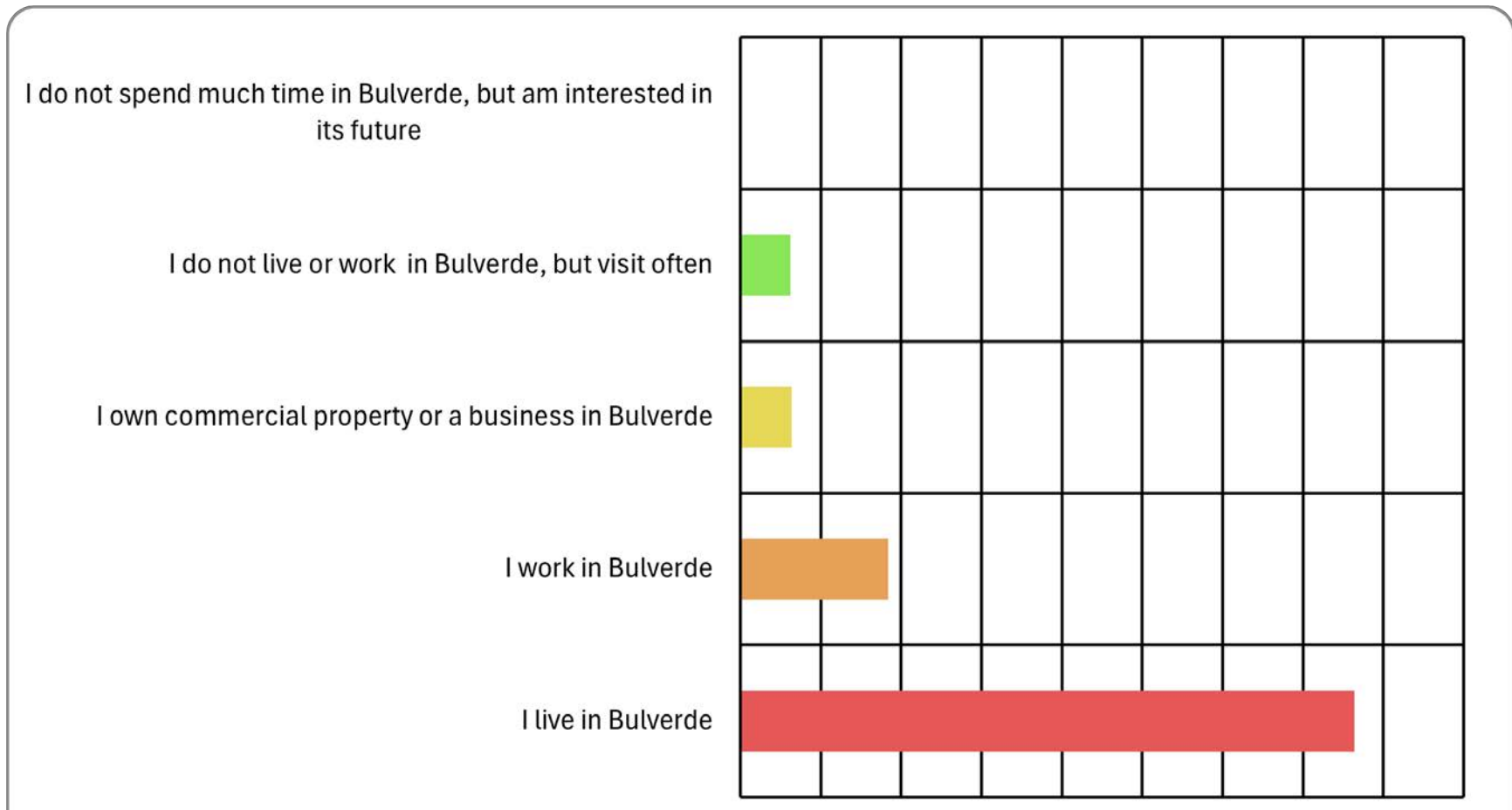
In the future, residents should be connected to destinations within the City through:



Question 11 asked respondents to rank their priorities in regards to connectivity. “Off street pedestrian and bike trails” ranked highest with 33% of respondents listing it as a top priority. This is followed by “Local streets that accommodate cars, bikes, and pedestrians” which ranked 1st for 26% of respondents and 2nd for 17% of respondents. Other strategies tended to rank in the middle with innovative transportation receiving the least interest.

Question 12

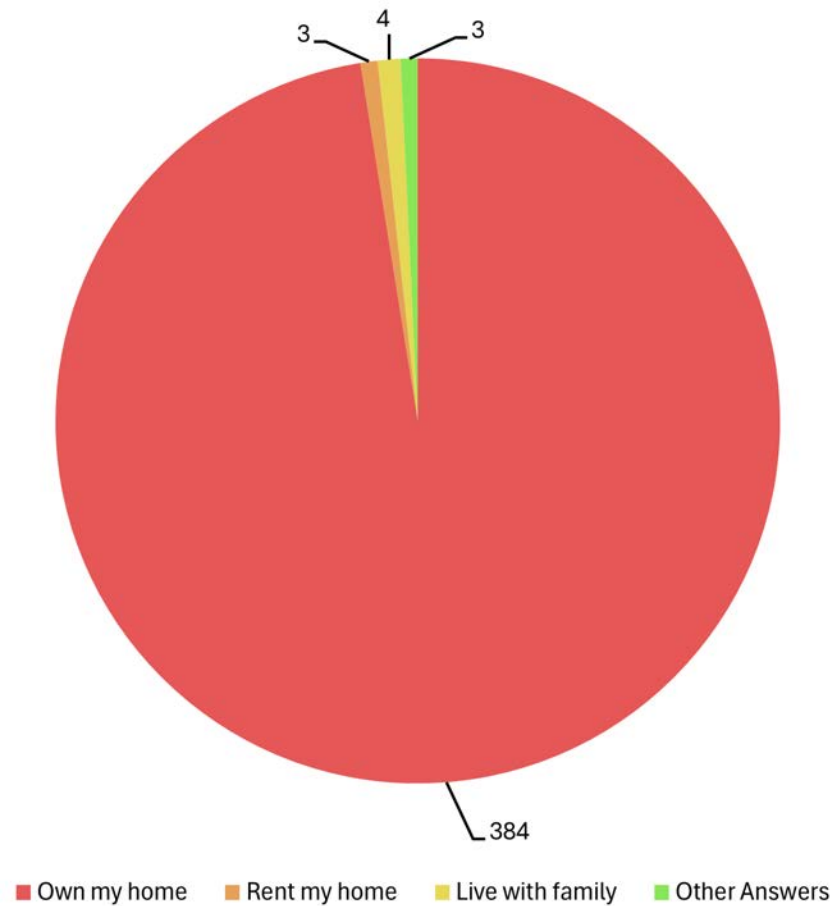
Which of the below describes you?



Questions 12 asks respondents to select their relationship to the City.. Most respondents (71%) live in Bulverde with 17% working in Bulverde and 6% own commercial property. Those who “do not live or work in Bulverde, but visit often” also accounts for 6% of respondents. One person responded “I do not spend much time in Bulverde, but am interested in its future” category.

Question 13

Which of the below describes you?



The majority of respondents who reside in Bulverde own their own home (97%). Less than 2% of respondents rent or live with family. Only 3 respondents provided other answers.

1	I don't live here. I'm here 3 days a week.
2	Own home in Canyon Lake.
3	N/A. I want to move here.

Question 14

If you live in Bulverde but work or go to school somewhere else, how long is your usual one-way commute?

1	0
2	15 miles
3	N/A
4	35-45 minutes
5	I work from home
6	Work from home
7	25-30 minutes
8	35 mins
9	30 minutes
10	35 minutes
11	30 minutes
12	20 minutes
13	My spouse works in San Antonio and commutes roughly 45mins each way.
14	25 minutes
15	N/A work from home
16	281-1604- 135

Respondents report a typical commute time of 30-45 minutes, mostly to San Antonio, although those who work in neighboring towns like Spring Branch tend to drive less than 30 minutes. Only 2% of respondents have a commute an hour or more, while nearly 23% of respondents do not commute.

17	Work from home
18	25 minutes
19	30mins
20	45 minutes
21	15-20 minutes
22	1.5 hours
23	I happily drive 40 minutes each way into the city so I can come home to peace, tranquility and nature
24	10 minutes
25	N/A
26	45 minutes
27	Work from home
28	N/A
29	25 min
30	30 minutes
31	45 mins
32	N/A
33	20 minutes
34	25 to 30 minutes
35	25 miles
36	20-30 mins
37	45-60 min
38	35 minutes
39	20 miles

40	30 minutes
41	Everything is far away
42	32 minutes
43	1 hour
44	30-50 minutes
45	30 minutes to San Antonio
46	30 minutes
47	I work from home
48	Work from home
49	20 min
50	25 minutes
51	35 min
52	10-15 minutes
53	45 minutes
54	Work from home
55	15 min
56	Work at home
57	25 minutes
58	35 minutes
59	20 mins
60	25-30mins to New Braunfels
61	Work remote
62	45 min
63	15 mins

64	30 minutes
65	40 minutes
66	25 min
67	1/2 hour to work in SA.
68	45 mins
69	Work from home
70	30 minutes
71	40 minutes
72	15 minutes
73	18+ miles
74	15 minutes
75	45 minutes
76	30 minutes
77	40 minutes
78	40 minutes
79	15 minutes
80	25 minutes for private school
81	I live in Spring Branch, so my commute is 12 minutes to work.
82	12 From Bulverde to Spring Branch via 218/46 with all the construction
83	30'
84	retired
85	Over 1 hr

86	Varies depending on where I'm working
87	45min
88	15 min
89	NA
90	15 minutes now that 281 is complete.
91	I also work in Bulverde
92	Retired
93	N/A
94	One hour.
95	20 minutes
96	30 miles
97	30 minutes--by choice!
98	17 miles
99	I work in Bulverde
100	40min
101	20-30min
102	We commute to bulverde for school (3 kids) and all grocery and other services
103	27 miles one way
104	22 miles
105	30 miles
106	20 miles
107	40 Minutes
108	20 mins

109	20 to 25 minutes
110	0
111	Adult son travels 35-45 mins to get to Alamo Colleges
112	30 minutes.
113	38min
114	Retired
115	55 minutes
116	12 hours
117	I am retired
118	NA
119	work from home
120	N/A
121	15-20 minutes.
122	N/A
123	15 min
124	20 minutes
125	Before my retirement I traveled 36 miles one way.
126	1 hour
127	20 minutes
128	25 minutes
129	25-35 minutes
130	25 minutes
131	35 miles

132	45 Minutes
133	30min
134	45min
135	13 miles
136	Depends how backed up HWY 46 in front of the middle school due to cars parking in the street blocking traffic. Should have police write a ticket for every stationary car waiting to turn in blocking the road instead of writing speeding tickets on HWY281.
137	30min
138	NA
139	NA
140	35 minutes
141	I work in spring branch
142	45 min
143	45 minutes
144	N/A
145	My one-way commute is about 40 minutes
146	NA
147	30 minutes
148	na
149	n/a
150	30 mins
151	45 minutes
152	N/A

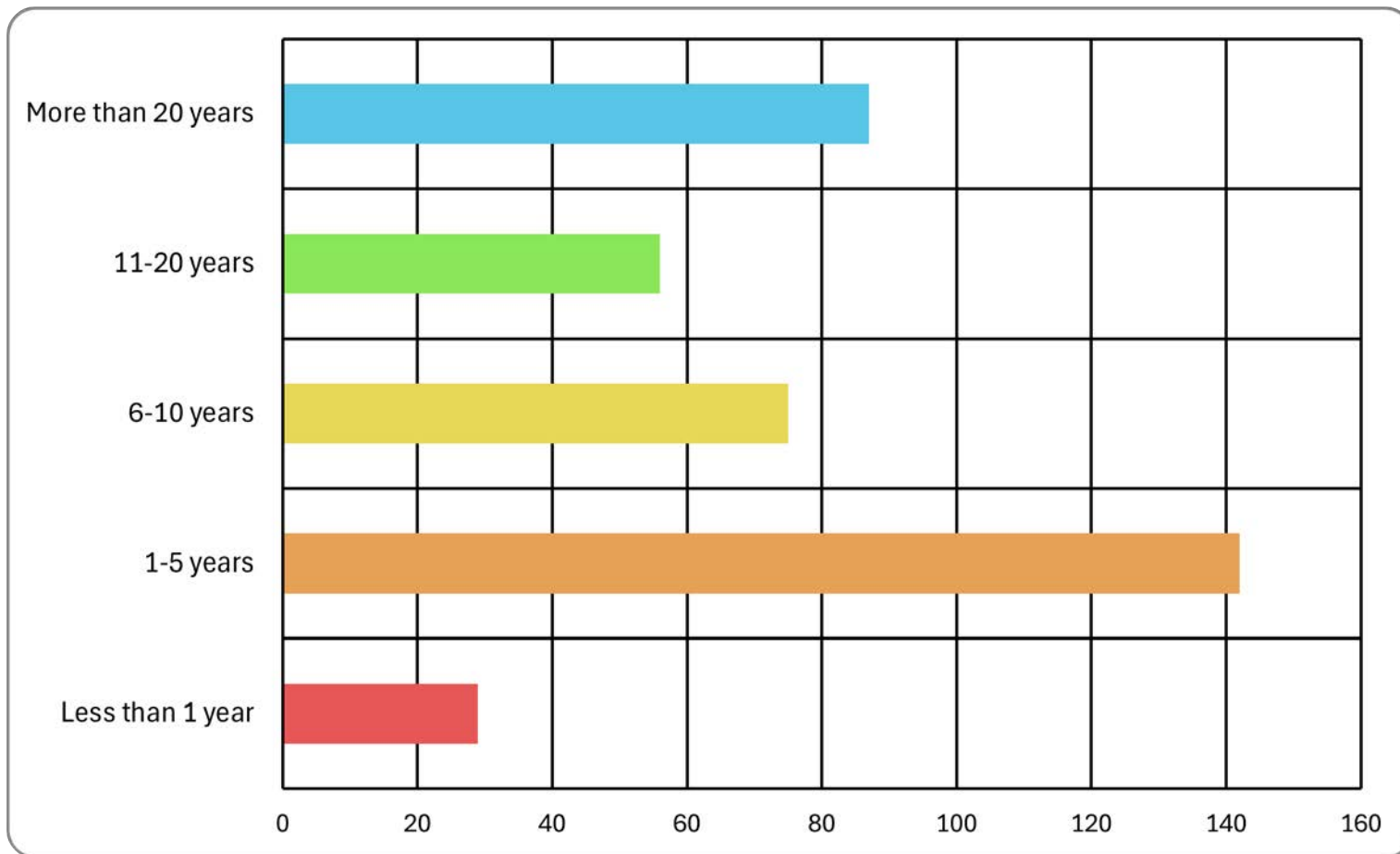
153	25 minutes
154	15 minutes
155	30min
156	my commute to medical services is 15 min
157	45 minutes
158	20 minutes
159	30 minutes
160	30
161	25 minutes.
162	45 minutes
163	N/A
164	retired
165	I work from home
166	30 minutes
167	~30 min
168	Remote worker
169	I own a salon and it's a 35 minute commute.
170	N/A
171	20 minutes
172	Work from home
173	35 minutes
174	45-75 minutes each way
175	20- 30 minutes

176	30 minutes
177	25 miles
178	25 minutes
179	30 minutes
180	10 mins
181	40 mins
182	50 minutes
183	35-50 mins (downtown SA)
184	10 minutes
185	40 minutes
186	N/A
187	30-40 minutes
188	25 mile
189	30 minutes
190	Work from home. My remote office is in another town (for now) whenever I go there.
191	45min
192	30 mins
193	25-35 minutes into San Antonio for work related appointments
194	25 Minutes
195	45 minutes
196	30 min
197	40 minutes

198	30-40 minutes
199	40min
200	55 minutes
201	n/a

Question 15

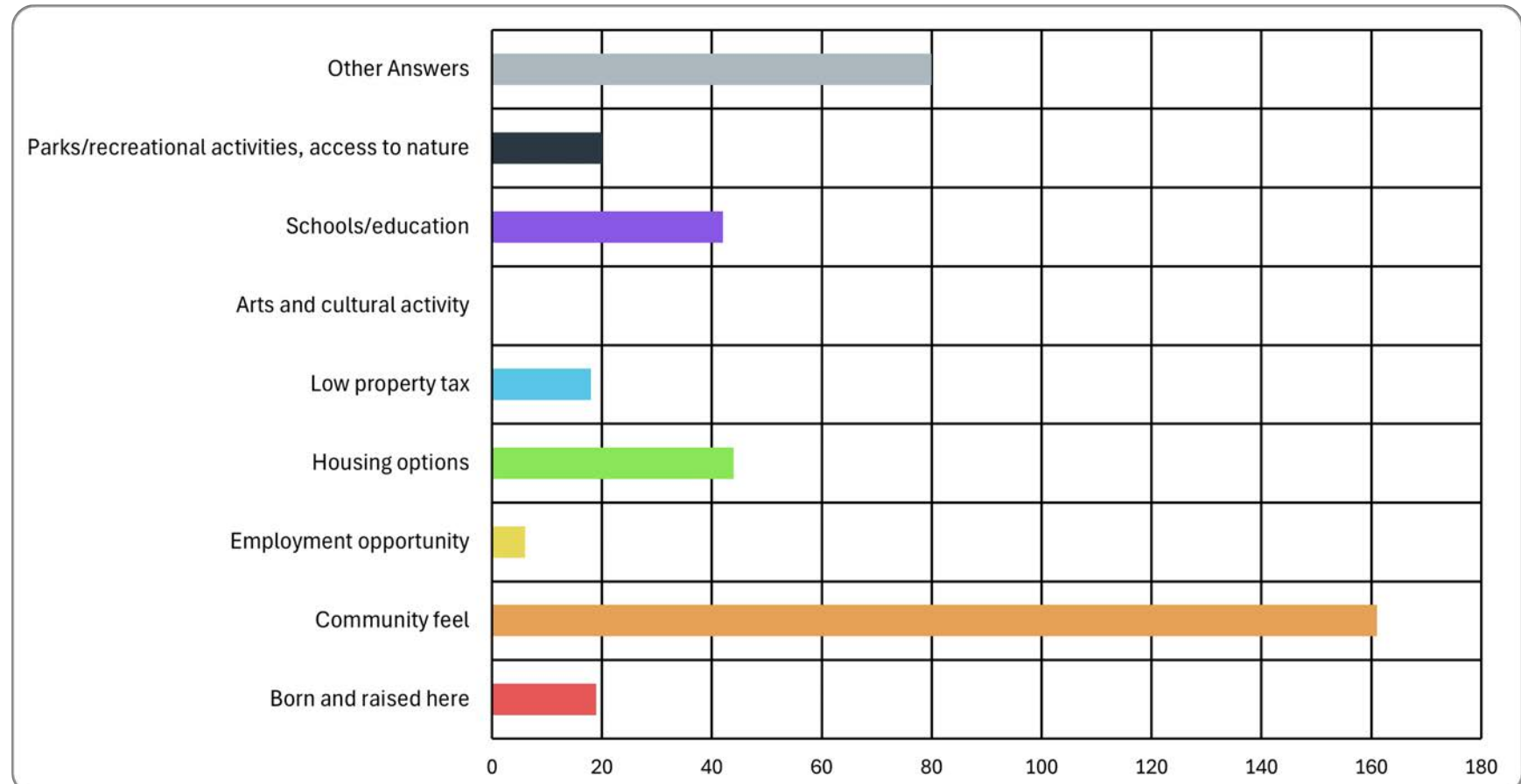
If you live in Bulverde, how many years have you lived here?



The largest group of respondents, nearly 37%, have lived in Bulverde between 1-5 years, followed by 23% who have lived in Bulverde more than 20 years. Those who've lived in Bulverde 6-10 years and 11-20 years account for 19% and 14% of responses respectively, and only 7% of respondents have lived in Bulverde less than a year.

Question 16

If you live in Bulverde, what is your primary reason for choosing to live here?



The main reason most respondents (41%) chose to live in Bulverde is the City's community feel. This is followed by other answers (21%) including location, acreage, and small town charm. None of the respondents chose "Arts and cultural activity" as the primary reason they decided to live in Bulverde.

Question 16. Other Answers:

1	Tried to get away from the city
2	Small town feel
3	We choose Bulverde because it is rural. We'd like it to stay that way. If we wanted to live in the big city, we would've chose a big city.
4	Small town feel. Rural
5	Rural/country feel close to the city
6	Feel like I'm in the country without having to drive forever to get to the city
7	Privacy, get out of the city.
8	Access to hill country, get a bit away from San Antonio
9	Family
10	Wanted to get out of San Antonio to raise my kids here
11	Rural feel but close to city/airport
12	Small town feel
13	It was the small town feel
14	Moved here when housing was affordable, it's not now
15	Bulverde was THE place to be. Now, it's turned to trash and like any other city
16	Semi-retired - to be with family (grandchildren)
17	Small town in the country, this is no longer the case and we will be moving

18	Wanted to live in rural area on some acreage and have some privacy.
19	Quieter; didn't want the hustle and bustle - and crime - of San Antonio
20	Acreage but close to city
21	Rural nature with convenience of shopping nearby (TPC, HEB at 46).
22	country living
23	Quiet. large tracts of land, privacy, low traffic.
24	acreage
25	I wanted to get away from the city
26	Waiting on spouse to retire so we can move away.
27	There were no subdivisions and no apartments here when we built. All the homes were on larger lots with trees, no crammed in. That was 19 yrs ago, and things have changed. Crime is up and traffic is horrible. People don't seem to be as nice.
28	Have lived here 50 years. Own a cattle ranch.
29	We have a larger acreage lot which gives our subdivision a very quiet respectful appeal that we want to continue to live in. However all the other high density housing is causing water and transportation issues making navigation challenging.
30	Wanted acreage but close enough to the city
31	I established a business here in 2013.
32	Wanted rural
33	Getting away from the city to live in a more rural place with a great community feel.

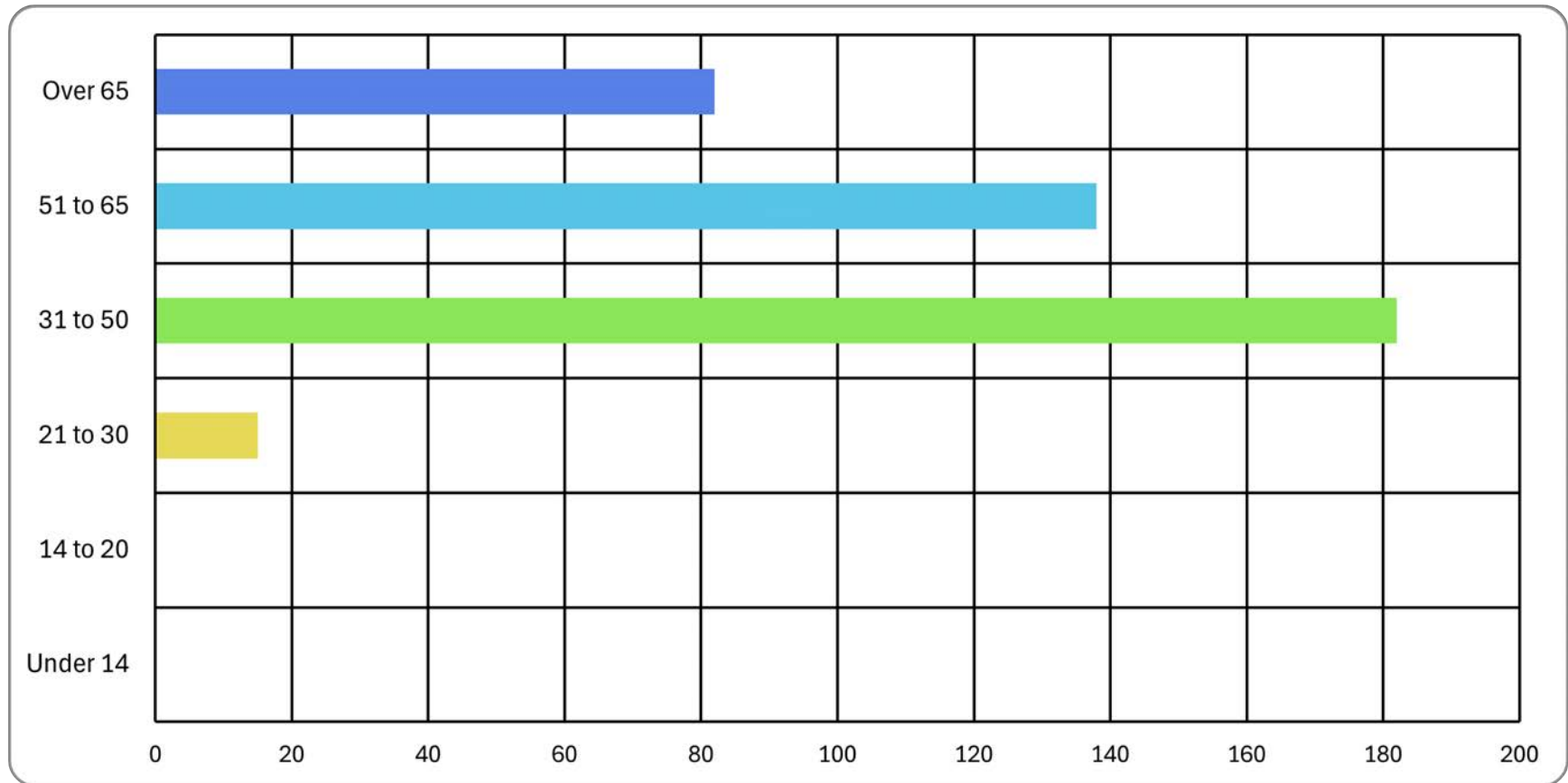
34	Comal ISD and low taxes is why we moved from The Woodlands
35	We wanted out of the city to have peace and quiet, country living
36	To be close to family.
37	Born in San Antonio and moved to Bulverde to enjoy space and environment.
38	Location!
39	Wanted hill country, like the look of Bulverde.
40	Because it used to be part of the beautiful Hill Country. Life was slower here. Seeing deer everyday in front of our home. Seeing the Milky Way in the sky at night that we can't see anymore because it's disappeared. My husband was raised here. It used to be affordable. It had plenty of water. It was safe. Our water was safe. Our land was safe. It wasn't paved over. It has trees! It's a place I wanted to raise my kids.
41	Quiet country feel.
42	Moved here to care for aging parent who has since passed
43	Small town
44	Not living in a dense city neighborhood, but with access to many interesting cities and conveniences nearby.
45	Rural atmosphere.
46	to live on 3 acres and live somewhere that feels like you're "out in the country".
47	Small town feel

48	Home with acreage
49	close to our daughter's family
50	Bought property in 71 built in 82 and have been here since
51	Land. Not the city.
52	Family lives here - be closer to grandchildren.
53	Small town
54	Space, large lot sizes, quiet. To get out of overcrowded urbanization!
55	Family land that we built on
56	Houses with acreage for horses and other livestock
57	Acreage and tending chickens
58	Small town with perfect distance to city.
59	Quiet and away from city.
60	Country living
61	Lived in Spring Branch, situation changed and had to move to find a smaller home and keep within SV High School
62	N/A.
63	Country feel
64	Lived in area previously, bought property and returned for country living that offers solitude but still close enough to San Antonio for amenities not available locally.
65	Was low population and country feel but thT went w the water supply
66	Small town feel.....not crowded.

67	Small community
68	Bigger lot
69	rural area, less populated
70	Not live in city, but not too far out; high elevation
71	I love living on the river
72	Semi rural setting close to large city. Proximity of medical facilities
73	Less crime as compared to SA.
74	Quiet living AWAY from the busy city.
75	It's the hill country
76	Access to other hill country towns and attractions
77	originally, husband's job brought us here. then kids' school and community
78	Proximity to San Antonio without being IN San Antonio; close to the Hill Country within an hour's drive.
79	Country setting with a small city feeling. Track home communities ruin this.
80	The rural atmosphere of our neighborhood, easy to get to Boerne, New Braunfels, Blanco, San Antonio, and major highways, only 25 minutes to the airport, a beautiful state park and state natural area nearby, lovely green spaces, and friendly people.

Question 17

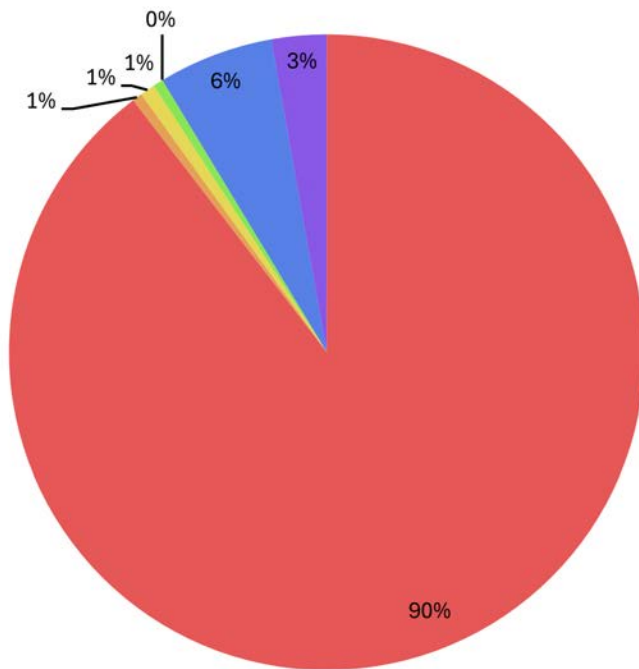
What is your age?



The majority of respondents are over the age of 30 with most falling in the 31-50 (44%), followed by those between 51-65 (33%), and over 65 (20%). Nearly 4% of respondents were between 21 and 30, and no one 20 or younger responded to the survey.

Question 18

Which best describes your race?



- White
- Black or African American
- American Indian or Alaska Native
- Asian
- Native Hawaiian or Other Pacific Islander
- Two or More Races
- Other Answers

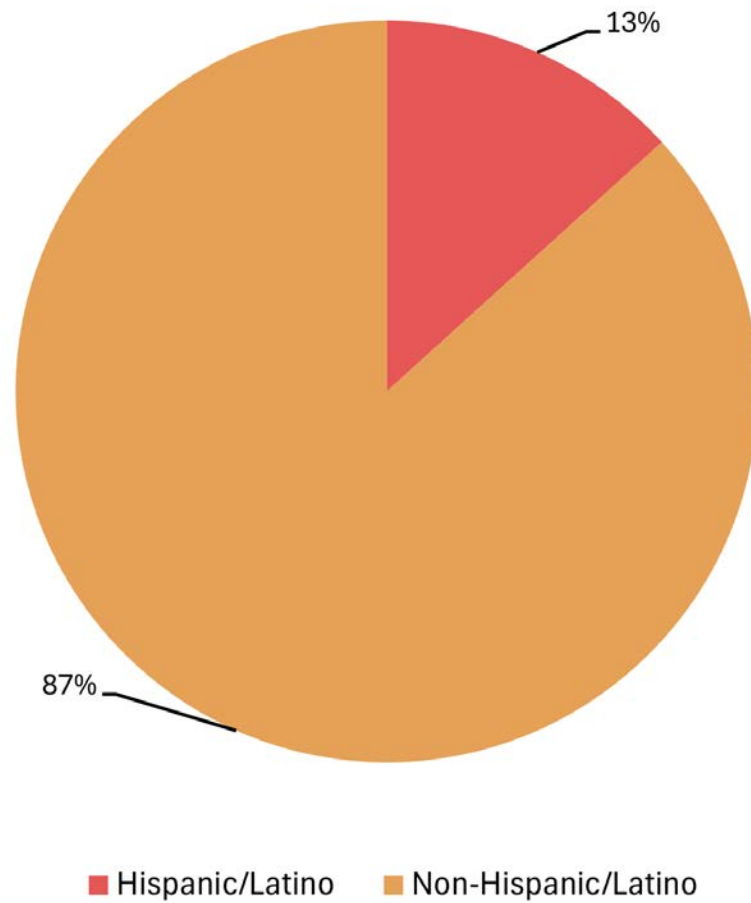
The majority of respondents are white (90%), with 6% identifying as two or more race. Less than 5% of the total respondents are African American, Asian, or Native American. 3% of respondents chose to answer other.

Question 18. Other Answers:

1	Withheld
2	Hispanic
3	N/a
4	Do not wish to answer. Nothing about planning a community should have anything to do with race
5	Isn't a factor and shouldn't be a factor in a survey
6	Human
7	Not answering
8	N/A
9	United States Legal Citizen Taxpayer
10	Hispanic
11	Not relevant

Question 19

Which best describes your ethnicity?



13% of respondents describe their ethnicity as Hispanic/Latino



APPENDIX B

Action Plan

Action Plan

The Action Plan chapter of this Plan provides the City of Bulverde with a detailed roadmap to transform its vision and goals into reality. Effective planning is crucial as it protects private property and ensures that future development is well-coordinated and organized. Bulverde's future will be shaped by the policies and recommendations outlined in this Plan, impacting the City's built environment and social fabric. The quality of life in Bulverde will largely depend on how well these Comprehensive Plan recommendations are implemented and sustained. Planning for Bulverde's future should be an ongoing process, with the Plan being regularly updated to ensure that it is still meeting the community's needs. The implementation of the Plan's policies and recommendations can be achieved through various methods, such as refining existing regulations, adopting new zoning and subdivision ordinances, and initiating capital improvement programs. Some recommendations may also require new regulations, programs, or processes, along with continuous community input and support from local organizations and private partnerships. The responsibility for implementation lies within the City's internal processes, potentially overseen by an individual or department like the City Manager or the Planning and Development Department. To aid in the implementation of this Plan, evaluation metrics have been provided for each recommendation, so that staff may easily track progress of goals. The following are included within the Action Plan chapter:

- A summary of the goals and actions recommended throughout the Plan
- Timeline for goals and actions
- An evaluation metric for each recommendation



Using This Plan

Comprehensive plans take a proactive approach to managing a community's future growth and development. They serve as the bridge between the community's vision and land-use regulations. Without the foresight offered by a comprehensive plan, development would be reactive, leading to uncoordinated, costly projects that might not align with the broader community's best interests.

A comprehensive plan is not regulatory in nature but works alongside zoning ordinances and other land use and development regulations as the primary tools for implementation. It offers vision, guidance, and recommendations on how land should be used to fulfill the community's needs and desires. Ideally, development regulations should be updated to align land uses within this plan.

City staff will use this Plan in a variety of ways, including:

- Guiding everyday decisions across all departments, aligning all City staff toward a single vision.
- Assisting in significant policy and budget decisions.
- Planning for future facility and infrastructure needs and proactive maintenance/updates.
- Providing justification and prioritization for City projects and programs that align with the Plan.
- Providing the basis for updating city codes and ordinances.

The Planning and Zoning Commission will use this Plan in a variety of ways, including:

- Aiding in discussing and reviewing zoning cases and other development decisions.
- Providing justification for zoning case recommendations.
- Allowing for the balancing of the community needs and values with individual interests.

City Council will use this Plan in a variety of ways, including:

- Annual reporting allows Council to track whether the City is achieving or falling short of goals.
- Allowing for alignment of public goals and a more efficient use of City resources.
- When discussing zoning cases, development decisions and other significant topics related to land use policy.
- Aiding in aligning Bulverde's plans with surrounding jurisdictional entities.

Residents will use this Plan in a variety of ways, including:

- Engaging and educating community members and stakeholders in planning for their City's future.
- Aiding in shaping the desired outcomes and appearance of the community, enhancing quality of life for residents.
- Annual reporting allows community members to keep the City accountable in achieving its goals.

Maintaining a Comprehensive Plan

A comprehensive plan is meant to be a living document that allows flexibility for political, economic, physical, technological, and social conditions, in addition to any other unforeseen events that may impact the community and its priorities. Since the Bulverde Comprehensive Plan is a direct reflection of the community's vision, the Plan must be continually updated to make sure that it still reflects the priorities and values of the community. To this end, all guiding principles, policies, and recommendations should be reviewed regularly to ensure that they are still appropriate for the community.

Annual Progress Reporting

Once the Comprehensive Plan is adopted, an appointed committee, such as the Planning and Zoning Commission, or a standing committee such as the CPAC, should prepare a yearly progress report with City staff that may be presented to the City Manager, Mayor and City Council. This practice will ensure that the Plan is consistently reviewed, and any necessary changes or clarifications are identified.

Five-Year Update

Every five years after the Plan is adopted, the Planning & Development Department should create a comprehensive report that evaluates the progress that has been made regarding all goals and recommendations that were included within the Plan. Additionally, the report should solicit feedback from various City staff to help understand how the Plan is performing from their perspective, including any successes or shortcomings that it may have.

Updates or additions to the Plan should be made as needed. If, during one of these five-year reviews, it is determined that a more in-depth update or full revision of the Plan is necessary, that work should be undertaken. At a minimum, a more robust update should be done approximately every 20 years.

Proactive and Reactive Implementation

There are two primary methods of plan implementation: proactive and reactive methods. To successfully implement the Plan and fully realize its potential, both methods must be used in an effective manner. Proactive methods, such as zoning regulations and incentive programs, guide development in alignment with the plan's vision. Reactive methods, such as development review processes and amendment procedures, allow for adjustments to address emerging issues. Together, these approaches ensure that the plan remains dynamic and effective in guiding future growth and development.

Proactive Methods

Zoning and Land Use Regulations

Zoning and land use regulations help guide development according to the goals and vision of the Comprehensive Plan. They can include mixed use zoning, which encourages walkable neighborhoods, or conservation zoning, which protects environmentally sensitive areas.

Incentive Programs

Incentive programs, such as tax credits or density bonuses, can encourage developers to adhere to the Comprehensive Plan's recommendations. These

incentives can promote the creation of additional housing, the preservation of historic buildings, or the implementation of sustainable practices.

Infrastructure Planning

Infrastructure planning involves identifying and prioritizing infrastructure projects that align with the Comprehensive Plan. This can include projects related to transportation, utilities, parks, and other public amenities that support the Plan's goals.

Reactive Methods

Development Review Process

The development review process is a reactive method that ensures new development projects comply with the Comprehensive Plan and relevant regulations. This process allows for adjustments and modifications to proposals to better align with the Plan's goals.

Amendment Procedures

Comprehensive plans are not static documents and may need to be amended to respond to changing conditions or new priorities. Reactive amendment procedures allow for updates to the plan based on community feedback, emerging trends, or unforeseen challenges.

Community Engagement

While community engagement is proactive in its intent, it can also serve as a reactive method to address concerns or opposition to the implementation of the Comprehensive Plan. Engaging with the community allows for feedback and input that can shape or adjust implementation strategies.

Education and Training

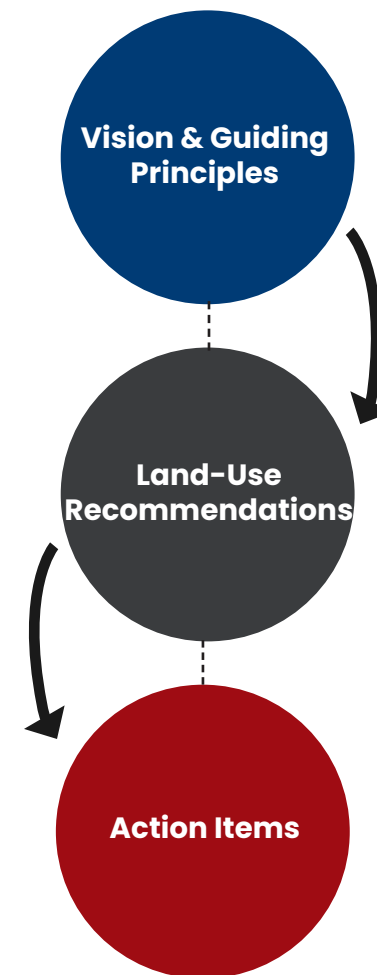
A necessary first step after the adoption of this Plan should be to facilitate training workshops with the Planning and Zoning Commission, City Council, and key staff members who have a role in successful plan implementation. These workshops may include:

- **Discussion of Roles and Responsibilities:** Clearly outline the roles and responsibilities of each entity and how they contribute to the implementation of the Plan.
- **Overview of the Plan:** Provide a detailed overview of the entire Plan, focusing on segments that directly relate to each group's responsibilities and purposes.
- **Tasking and Priority Setting:** Engage each group in developing their own one-, two-, and five-year agendas for implementation tasks, ensuring alignment with the overall Plan.
- **Mock Meeting Facilitation:** Conduct a mock meeting to demonstrate how the Plan's policies and recommendations can be effectively utilized in decision-making processes.
- **Question-and-Answer Session:** Conclude the workshop with a question-and-answer session to clarify any doubts and ensure that participants are fully prepared to begin implementing the Plan.

Organization of Recommendations

The Community Vision and Guiding Principles that were identified in the Community Snapshot chapter are the foundation from which all recommendations were made in this Plan. Recommendations are organized by the topic they apply to and the goal that they are fulfilling. The figure below shows how the vision, goals, and action items are related.

Figure 17. Recommendation Organizational Diagram



Actions Matrix

The following pages present a matrix of action items to undertake that will move the City of Bulverde toward achieving the goals of this Plan.

The matrix includes the following elements:

- **Action No.:** Provides an identification number for each action.
- **Action Description:** Presents and describes the recommended action.
- **Responsible Entity:** Identifies the typical party that would be primarily responsible for implementation of the action. Many actions will require multiple parties or partnerships, but each action should have a singular champion who accountable for the action. Responsible parties are subject to change if the City deems another party is more suited to champion an action.
- **Metrics & Targets:** Performance metrics, established to monitor the success of the Plan's implementation, require tracking specific data points to ensure accurate progress measurements. Tracking metrics can help the City understand and demonstrate if they are moving toward or away from achieving goals. Importantly, metrics do not work independently and are not intended to capture the entire picture of what is going on in the City. Falling short of a metric does not necessarily mean that progress is not being made, but it may note that closer examination is needed for that particular element. It may be found that the metric listed initially is, in fact, not the best indicator for that action and can be updated.
- **Timing:** Identifies a target timeline for implementation of the action. Some actions may be ongoing, in this case the timeline sets a target for initiation of the ongoing action.
 - Short = less than 3 years
 - Medium = 3-6 years
 - Long = 7-10+ years

Land Use

Action No	Action Description	Responsible Entity	Metrics & Targets	Timing
LU.1	Assign an individual or department within the City as the primary Comprehensive Plan Champion to be accountable for internal Plan implementation and coordination across the City.	Planning & Development	Metric: Percentage of Comprehensive Plan actions or goals achieved. Target: Make progress on or update 100% of Comprehensive Plan actions within their noted timeframe.	Short
LU.2	The Comprehensive Plan Champion should be responsible for reviewing applicable plans, policies, and projects across the City for alignment with the Comp Plan and take action to influence or recommend necessary updates to those plans.	The assigned "Comp Plan Champion" as outlined in LU.1, above	Metric: Number of presentations to City Departments on Comp Plan integration. Target: Present the Plan to all applicable City Departments within one year.	Short
LU.3	Upon adoption, the Comprehensive Plan Champion should be responsible for establishing and overseeing a process for annual progress reporting and five-year plan evaluation and updates.	The assigned "Comp Plan Champion" as outlined in LU.1, above	Metric: Number of annual progress reports and five-year plan evaluations completed. Target: Complete 100% of annual progress reports and five-year plan evaluations.	Medium
LU.4	Examine the zoning ordinance and other development regulations to identify any existing barriers to implementing the recommendations of this Plan.	Planning & Development	Metric: Completion of an ordinance & regulation diagnostic. Target: Completion of the diagnostic report complete with identification of needed policy & regulatory updates within one year.	Short
LU.5	Update the zoning ordinance and map to reflect the Future Land Use Plan and goals of this Plan.	Planning & Development	Metric: Updated zoning ordinance and map to align with the Future Land Use Plan. Target: Adopt the updated zoning ordinance and map within two years.	Short
LU.6	Bolster Commercial Activity in Focus Area 1: Increase local commercial businesses along Bulverde Road to enhance community access to goods and services	Economic Development	Metric: Number of commercial businesses recruited to the corridor. Target: Attract 2 local commercial businesses to the corridor within five years.	Medium

Action No	Action Description	Responsible Entity	Metrics & Targets	Timing
LU.7	Review and update City ordinances to address transitions and meaningful integration of residential development adjacent to essential goods and services. Compatibility transitions should be utilized to create buffers while also retaining the benefits of adjacent mixed uses.	Planning & Development	Metric: Adoption of updated ordinances. Target: 100% of relevant ordinances are updated and adopted within two years.	Short
LU.8	Evaluate and develop regulations that reduce development impacts related to impervious cover, natural drainage function, and increasing bicycle/pedestrian connectivity.	Planning & Development	Metric: New regulations focused on reducing impervious cover, enhancing natural drainage function, and increasing bike/pedestrian connectivity. Target: New regulations adopted within three years.	Short
LU.9	Update City regulations to promote mixed use development, mid-density housing products or similar, consistent with this Plan.	Planning & Development	Metric: Percentage increase in mixed use development. Target: Achieve a 20% increase in mixed use developments in the City within five years, within the areas noted in the FLUP for this type of development.	Medium
LU.10	Create a Commercial Center in Focus Area 4: Implement a mixed use commercial center with connections to the Historic Downtown Village along U.S. Highway 281. The mixed-use center will offer a diverse range of goods, services, and housing options with varied price ranges.	Planning & Development	Metric: Number of commercial, retail and residential options available to local residents within the mixed-use zone. Target: Achieve a diverse range of use types within the targeted mixed-use zone within eight years.	Long
LU.11	Create a drainage/stormwater master plan and investigate "Areas for future study" within each focus area.	Public Works, Planning and Development	Metric: % of focus areas studied throughout the process of creating a drainage/stormwater masterplan. Target: 100% of focus area studied throughout the process of creating a drainage/stormwater masterplan.	Medium

Action No	Action Description	Responsible Entity	Metrics & Targets	Timing
LU.12	Incorporate measures that prioritize mitigation of flooding and restoring riparian functions of floodplains, while prohibiting construction of new structures in the regulatory floodplain. Incentivize the use of low-impact development and green infrastructure techniques in private development.	Planning & Development	Metric: Number of structures located within the regulatory floodplain. Target: Reduce the number of structures located within the regulatory floodplain by 5% within five years.	Medium
LU.13	Enhance riparian buffer zones along watercourses to protect water quality and reduce erosion. Consider differentiated buffer zones and require detailed mitigation plans for construction within these areas.	Public Works	Metric: Reduction in sediment load and nutrient pollution in waterways adjacent to riparian buffers. Target: 25% reduction in sediment load and a 20% decrease in nutrient pollution in streams adjacent to riparian buffers	Long
LU.14	Establish and maintain a City policy for planned growth in the ETJ, including special financing districts and development financing tools like MUDs and PIDs, to ensure new development can be efficiently supported by City infrastructure and services.	Planning & Development	Metric: Evaluation of infrastructure capacity for future ETJ growth. Target: Ensure 100% infrastructure capacity for new developments in the ETJ.	Long
LU.15	Create a Standard Operating Procedure (SOP) for reviewing development applications for relevance and consistency with this Plan and communicating that to Commissions and City Council, when applicable.	Planning & Development	Metric: Percentage of zoning applications consistent with the Land Use chapter of this Plan. Target: Ensure 100% consistency with the Land Use chapter for all future zoning and development applications.	Short
LU.16	Conduct an analysis of existing MUD service levels and fee structures to garner a better understanding of current conditions.	Planning & Development	Metric: Completion of a regional MUD diagnostic. Target: Completion of a diagnostic report and identification of substandard districts within City and ETJ bounds.	Short

Action No	Action Description	Responsible Entity	Metrics & Targets	Timing
LU.17	Establish an SOP for assessing annexation requests from property owners in MUD service areas to account for cost and benefit analysis of long-term service maintenance and replacement costs.	Planning & Development	Metric: Number of incorporated MUDs over budget per fiscal year. Target: Achieve a 20% reduction in MUD service costs over 5-years.	Medium
LU.18	Increase Air Travel in Focus Area 3 and 5: Examine existing and current regional industry demand for local air travel using Kestrel Airpark. This would include consideration of industrial and residential market demand.	Planning & Development	Metric: Number of inbound and outbound flights from both City airports. Target: Attain a 25% increase in number of flights within five years.	Medium
LU.19	Encourage the termination of local septic systems and wastewater treatment facilities that pose a risk to environmentally sensitive regions within City limits.	Public Works	Metric: Number of active septic and wastewater treatment facilities in close proximity to environmentally sensitive regions. Target: Deactivate 50% of all facilities within identified environmentally sensitive regions of the City within ten years.	Long
LU.20	Conduct a cost-benefit analysis in providing sewage facilities to the future Historic Downtown Village Area	Planning & Development	Metric: Completion of a cost-benefit analysis to supply sewage facilities in the Historic Downtown Village Area. Target: Completion of cost-benefit analysis within a two-year time frame.	Short
LU.21	Implement a complete streets initiative that designs roadways to be accessible and safe for all user, including pedestrians, cyclists, and motorists. This initiative should include context sensitive design guidelines.	Planning & Development, Public Works	Metric: Reduction in traffic accidents. Target: 25% reduction of severe and fatal traffic accidents according to TxDOT's Crash Record Information System.	Long

Action No	Action Description	Responsible Entity	Metrics & Targets	Timing
LU.22	Implement low-impact development strategies(LID), such as permeable pavements, rain gardens, and bioswales, to improve water filtration and reduce stormwater run-off.	Planning & Development	Metric: Percent reduction in stormwater runoff volume in areas where LID strategies are implemented. Target: 30% reduction in runoff volume from areas where LID strategies are implemented.	Long
LU.23	Encourage conservation development that clusters residential uses to preserve open spaces and sensitive environmental areas.	Planning & Development	Metric: The ratio of the length (ft) of protected/undeveloped land edges to the area of protected/undeveloped land within the development. Target: Newly developed conservation developments should aim for an edge to area ratio that is less than 0.5.	Short
LU.24	Create and implement a TDR program to transfer development rights from environmentally sensitive/flood prone areas to more developable locations.	Planning & Development	Metric: Newly developed acres in environmentally sensitive or flood prone areas. Target: No new developed acres are located in environmentally sensitive or flood prone areas.	Long
LU.25	Collaborate with the Bulverde/Spring Branch Economic Development to update economic development initiatives in line with the Comprehensive Plan.	Planning & Development	Metric: Completion of an updated economic development strategy Target: Complete and adopt an updated strategic plan within three years of the Comprehensive Plan's adoption to ensure alignment with the community values outlined in the Comprehensive Plan.	Short
LU.26	Implement infrastructure improvements (wayfinding, parking, sidewalks, lighting) in Historic Downtown Bulverde.	Public Works, Planning and Development	Metric: Increase in visitor spending and the number of repeat visitors to Downtown. Target: Achieve a 20% increase in visitor spending in the Historic Downtown Bulverde.	Medium

Action No	Action Description	Responsible Entity	Metrics & Targets	Timing
LU.27	Develop marketing and targeted promotions with the City airport to encourage airport tourism and support airport-based businesses.	Administration, Planning and Development	Metric: Increase in airport-related visitor foot traffic and spending. Target: 20% increase in airport-related visitor traffic and a 15% increase in spending within 5 years.	Medium
LU.28	Explore opportunities to develop strategic tax revenue generating parcels through development and redevelopment of commercial properties as noted in the FLUP.	Planning and Development	Metric: Increase in local tax revenue (property, sales, etc.) generated by developments. Target: Achieve a 10% increase in local tax revenue from developed or redeveloped parcels 3 years after project completion.	Short

