



Application for Special Use Permit (SUP)

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

Date: _____

Case No. _____

Applicant Information:

Melanie Norris 713-419-5181

Name

Phone

Fax

18830 Forty Six Parkway, Bld 2, Ste B, Spring Branch, TX, 78070

mnorris@freelandturk.com

Address

Email

Property Owner Information:

Scott Teeter (BBI GOLDSMITH 2021, LP) 210-526-6889

Name

Phone

Fax

11 Lynn Batts Lane Suite 100

scott@bitterblue.com

Address

Email

** If property owner is not the applicant, a letter of authorization from the owner is required with application submittal.*

Property Identification:

Street Address: 1015 E Ammann Rd Bulverde TX

Legal Description: 1.10 ACRES PORTION OF A CALLED 497.85 ACRES

Use Requested: Water booster pump station site

The Following Must Be Submitted with Application:

1. A written statement describing the purpose and specific conditions of the request.
2. A site plan meeting the following minimum specifications:
 - a. Drawn to scale; indicating applicable buildings with approximate square footages and proposed uses.
 - b. Site ingress and egress, including interior traffic circulation patterns and parking/loading areas

**Special Use Permit Review Fee - \$750.00 + \$100.00 per acre of the property,
with a maximum fee of \$3,000.00**

- c. Location and uses of existing buildings within 200 feet (may be shown on separate plan/aerial photograph)
 - d. Existing zoning district classifications within 200 feet (may be shown on separate plan)
 - e. The 100-year floodplain if present on the property
3. A landscape/buffering plan meeting the following minimum specifications:
- a. Drawn to scale; indicating proposed landscaping, including the size, species and locations.
 - b. Other visual screening methods and their design, such as fences

* Other items, including, but not limited to architectural renderings, traffic impact studies and noise studies may be requested. In addition, the Planning and Zoning Commission and City Council may request additional information by majority vote to render an informed decision.

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

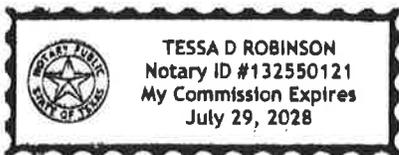
PROPERTY OWNER'S ACKNOWLEDGEMENT

Melanie Morris 6/4/25
 Signature of Owner (Applicant) Date

State of Texas
 County of Comal

This instrument was acknowledged before me on the 4th day of June, 2025

by Melanie Morris (name of property owner).



(Notarial Seal)

[Signature]
 Notary Public's Signature

**Special Use Permit Review Fee - \$750.00 + \$100.00 per acre of the property,
 with a maximum fee of \$3,000.00**



LETTER OF AUTHORIZATION FOR APPLICATION

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

www.bulverdetx.gov

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

I, Scott Teeter, owner of the property, described in this application, authorize Melanie Norris P.E. (name of authorized person) to apply for a Special Use Permit (SUP) on my/our behalf.

The Authorized Person's information is:

Company: Freeland Turk Engineering Group

Contact Name: Melanie Norris P.E.

Address: 18830 Forty Six Parkway Bld 2,
Ste B, Spring Branch, TX, 78070


Signature of (Owner) Applicant

3/31/25
Date

STATE OF TEXAS
COUNTY OF Bexar

This instrument was acknowledged before me on the 31st day of March, 2025,
by Scott Teeter (name of property owner).



(Notarial Seal)


Notary Public's Signature

Special Use Permit Review Fee - \$750.00 + \$100.00 per acre of the property,
with a maximum fee of \$3,000.00

June 5, 2025

City of Bulverde
Planning & Development
30360 Cougar Bend
Bulverde, TX 78163

**Re: Ammann Road Pump Station Special Use Permit
Written Statement for Special Use Permit Request**

Freeland Turk Engineering Group, on behalf of Texas Water Company, respectfully submits this request for a Special Use Permit to construct and operate a booster pump station on the property located at 1015 E Ammann Road, Bulverde, TX 78163. This site is currently zoned R-2. The proposed booster pump station is a vital component of the water infrastructure necessary to ensure consistent water pressure, improved distribution, and system reliability.

Although the R-2 zoning district is primarily intended for residential uses, the proposed booster pump station is essential to water demand and ensuring compliance with the Texas Commission on Environmental Quality (TCEQ) regulations. The booster pump station will help maintain adequate water pressure throughout the surrounding areas, particularly during peak usage periods, ensuring reliable service and fire protection capabilities.

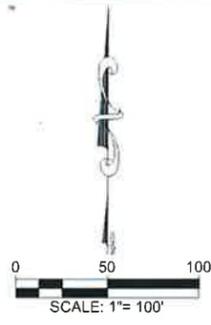
While the current zoning does not explicitly permit water infrastructure facilities, this request aligns with the public interest by supporting essential utility services. The design, construction, and operation of the booster pump station will adhere to all applicable standards and safety requirements to minimize any potential impact on surrounding properties. Texas Water Company will also coordinate with local authorities and community stakeholders to address any concerns related to site development and long-term maintenance. We appreciate your consideration of this request and are available to provide any additional information necessary for review and approval.

Should you have any questions or comments, please do not hesitate to contact us.

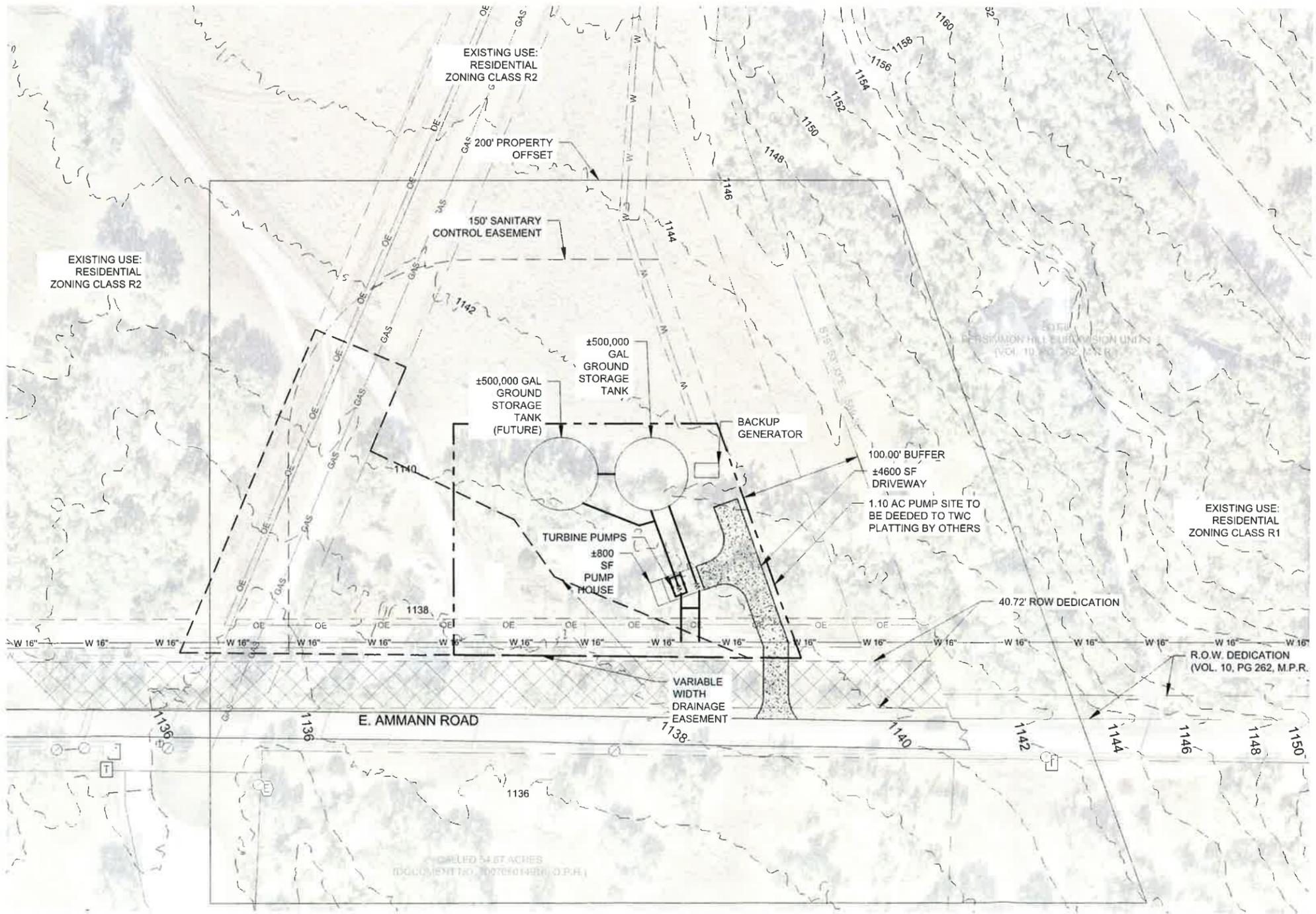
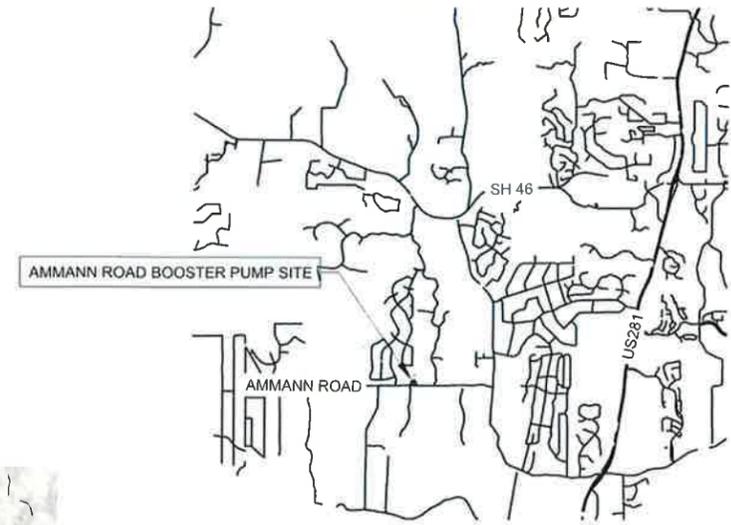
Sincerely,



Melanie Norris, PE
713-419-5181



GENERAL SITE LOCATION MAP



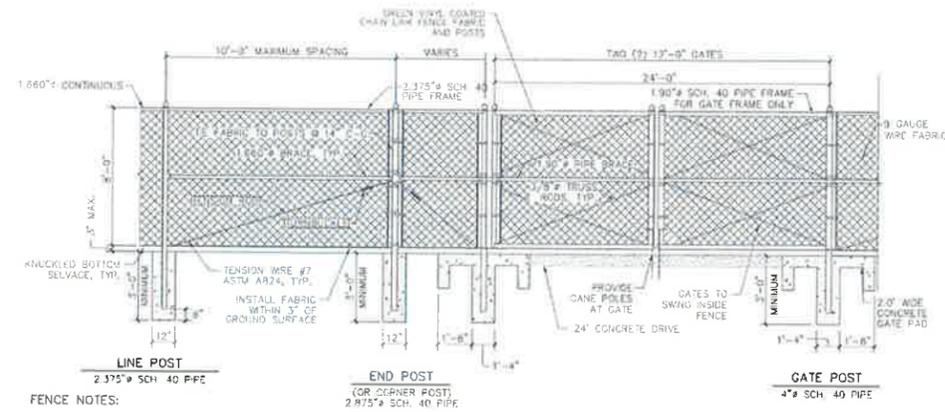
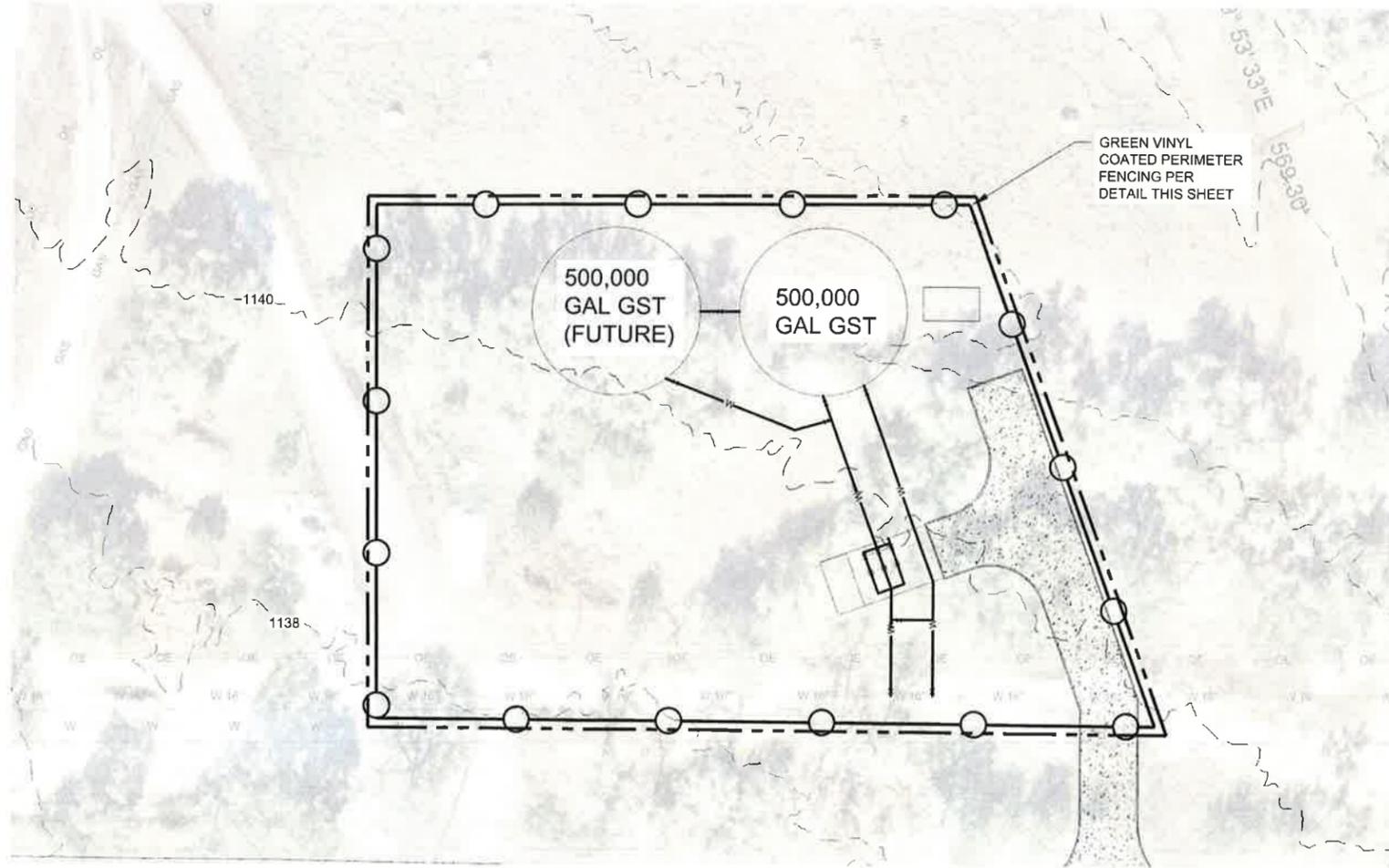
18830 FORTY SIX PKWY, BLDG 2, STE B (830) 438-0329
 SPRING BRANCH, TX 78070
 TBPE FIRM F-21047

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TEXAS WATER COMPANY
 AMMANN BOOSTER PUMP SITE
 SITE PLAN

JOB:	XX
DATE:	XX
DRAWN:	XX PM XX
DESIGN:	DM
PEER:	OTHER:
REVISIONS:	
DATE	DESCRIPTION

Date: Jun 05, 2025, 11:54:06 AM, User: JG, Staff
 File: Z:\ENG - PROJ\133 Cameron Lake WSC\110 - Goldsmith - Ammann Rd. Pump Station Sump_CAD.dwg, X: 135, Y: 110, PLOT: PLN-001.dwg



- FENCE NOTES:**
1. PIPE SIZES SHOWN ARE SCH. 40 PER ASTM F889.
 2. PROVIDE FITTINGS FOR LOCKING GATE AND HEAVY DUTY PADLOCK KEYED TO THE OWNER'S MASTER.
 3. ALL FABRIC, RODS, GRACES, POSTS, AND OTHER APPURTENANCES TO BE GREEN VINYL COATED.



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TEXAS WATER COMPANY
 GOLDSMITH SUBDIVISION EST
 BUFFER PLAN

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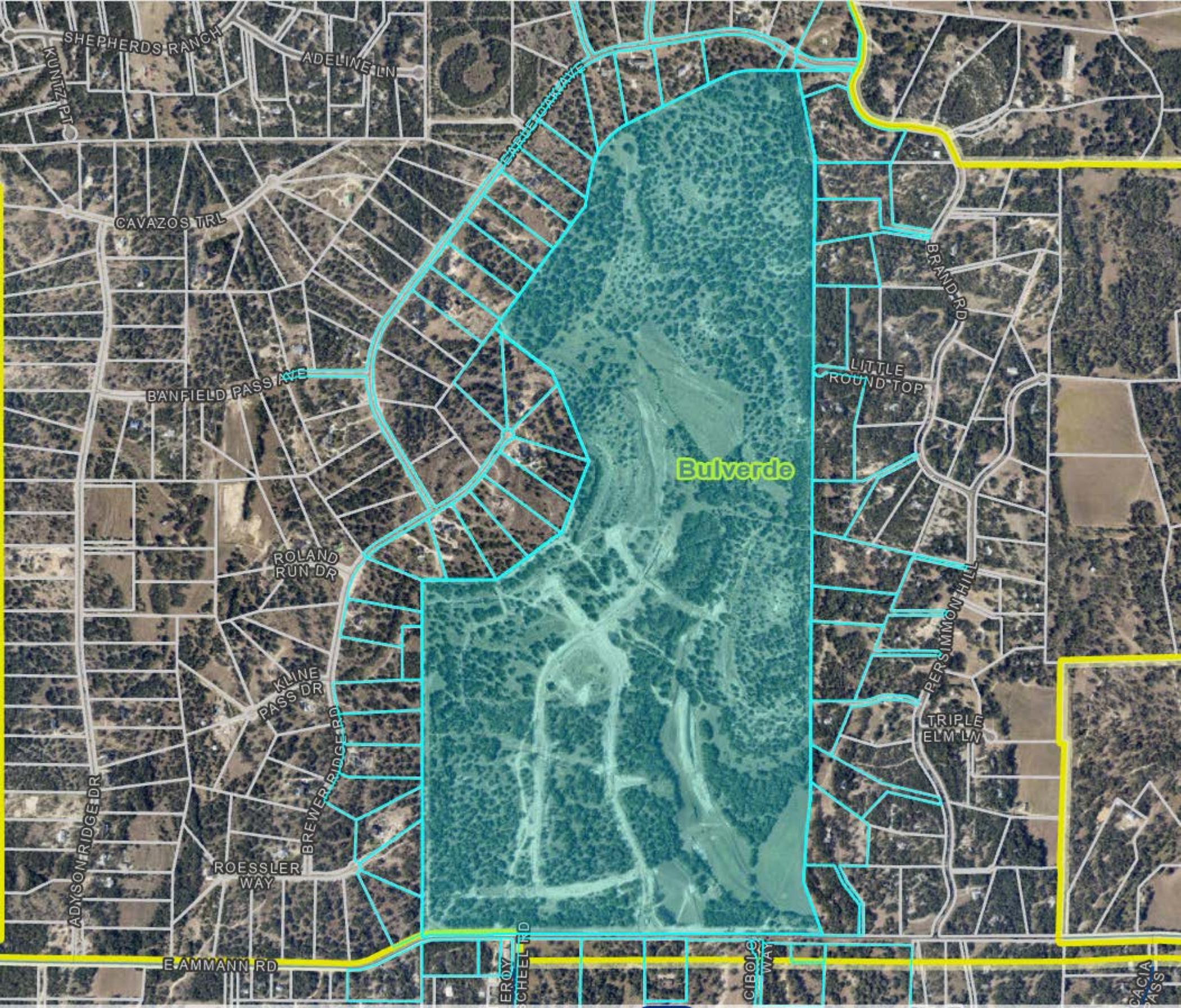
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Goldsmith Water Booster Pump Station





Bulverde

SHEPHERDS RANCH
KUNTZ PI

ADELINE LN

EARLE DUNE AVE

CAVAZOS TRL

BANFIELD PASS AVE

BRAND RD

LITTLE ROUND TOP

ROLAND RUN DR

KLINE PASS DR

PERSIMMON HILL

TRIPLE ELM LW

ADYSON RIDGE DR

BREWER RIDGE RD

ROESSLER WAY

E AMMANN RD

EROY SCHEEL RD

CIBOLA WAY

CACIA PASS

Updated Documents for Re-submittal

September 10, 2025

City of Bulverde
Planning and Zoning
30360 Cougar Bend
Bulverde, TX 78163

Re: Ammann Road Booster Pump Site SUP

This letter is in response to the questions received from the City of Bulverde Planning and Zoning Commission on July 7th, 2025, as it pertains to the Ammann Road Booster Pump Site SUP Application. The comments received are listed, and responses coordinated with Texas Water Company are bold italics.

Questions received by email

- Break down - How much of these million gallons are going to be used to reenforce the existing system?

The primary goal of establishing this new pump station facility and water line is to significantly enhance the reliability of Texas Water's system in the area. This new infrastructure is designed to provide an additional water source for existing customers who are currently dependent on the GBRA wholesale water connection. The station is sized based on 2050 demand projections to serve current and future customers, the initial construction of the pump station will include one tank and two pumps, with the ability to expand the station with an additional tank and one additional pump. Initial construction will provide pumping and ground storage for the Goldsmith, Belle Oaks, Glenwood and Park Village Subdivisions.

- How much will be used for future development?

Texas Water does not control future developments, but needs to be proactive with preparation, as they have an obligation to serve customers within the service area. Texas Water generally oversizes new stations for future planning and fluctuations in our system, the system is very spread out and requires higher capacities.

- What aesthetic options available for this site?
 - Screening options? (EX: landscaping & Fences)

Texas Water will construct the pump station to its current standards. The concrete tank will be a pearl color (light tan), driveways will be concrete, and the site will be finished in No. 57 limestone rock. Texas Water will make the best effort to preserve trees along the frontage of Amman Road and within the site, but must comply with TCEQ regulations for setbacks and site security. Fencing, as shown in the updated buffer plan can be green vinyl coated or concrete panel fencing.

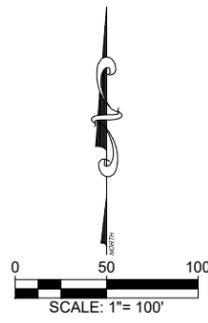
- Tank size options for this site? One tank or two tanks? Restricting gallons and height?
The tank sizing is set, being an initial 500,000gal concrete tank and a second future tank. The tank will be approximately 60' diameter and 25' to the dome reference line, approximately 35' total height.
- What is the closet ground water source for TWC to the City of Bulverde?
The Panther Drive well station is the closet site, in the Bulverde Oaks subdivision. This is an older site and does not follow our current site finish standards. The new pump station in the Belle Oaks Phase 9 subdivision would be a better representation of current standards if you are looking for an example to view. For a reference tank, the existing concrete ground storage tank at 39050 FM 3159, is the same size and material as this proposed tank.
- What are the protocols for tank failure?
While tank failure is extremely rare, it's important to note that these tanks are subject to strict regulations and regular monitoring. The State mandates annual inspections, and Texas Water's licensed operators visit the tanks daily to ensure everything is functioning properly. Additionally, Texas Water has considered the future installation of a second tank. This isn't just for increased capacity, but it also allows the ability to take one tank out of service for more thorough inspections and maintenance without disrupting operations. This proactive approach helps maintain the highest standards of safety and reliability for the system. Concrete tanks have an extremely low failure rate, the site will be graded and designed to control the flow of water in the event of a leak or if an overflow of the tank occurs.

Should you have any questions or comments, please do not hesitate to contact us.

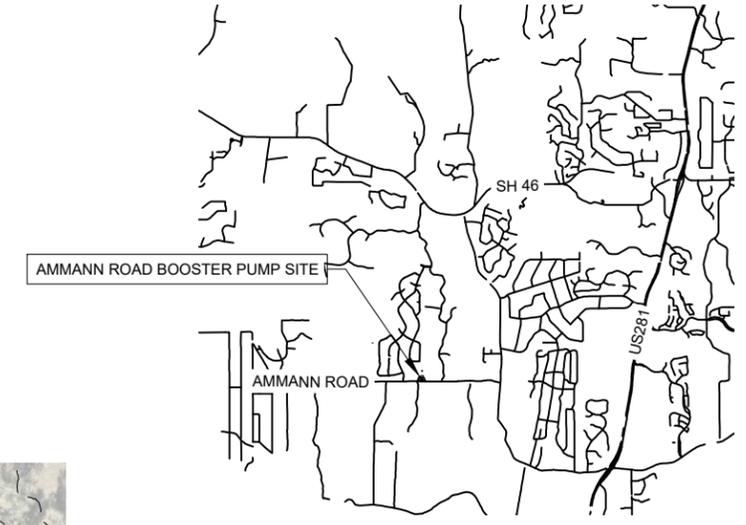
Sincerely,



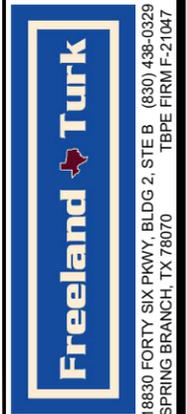
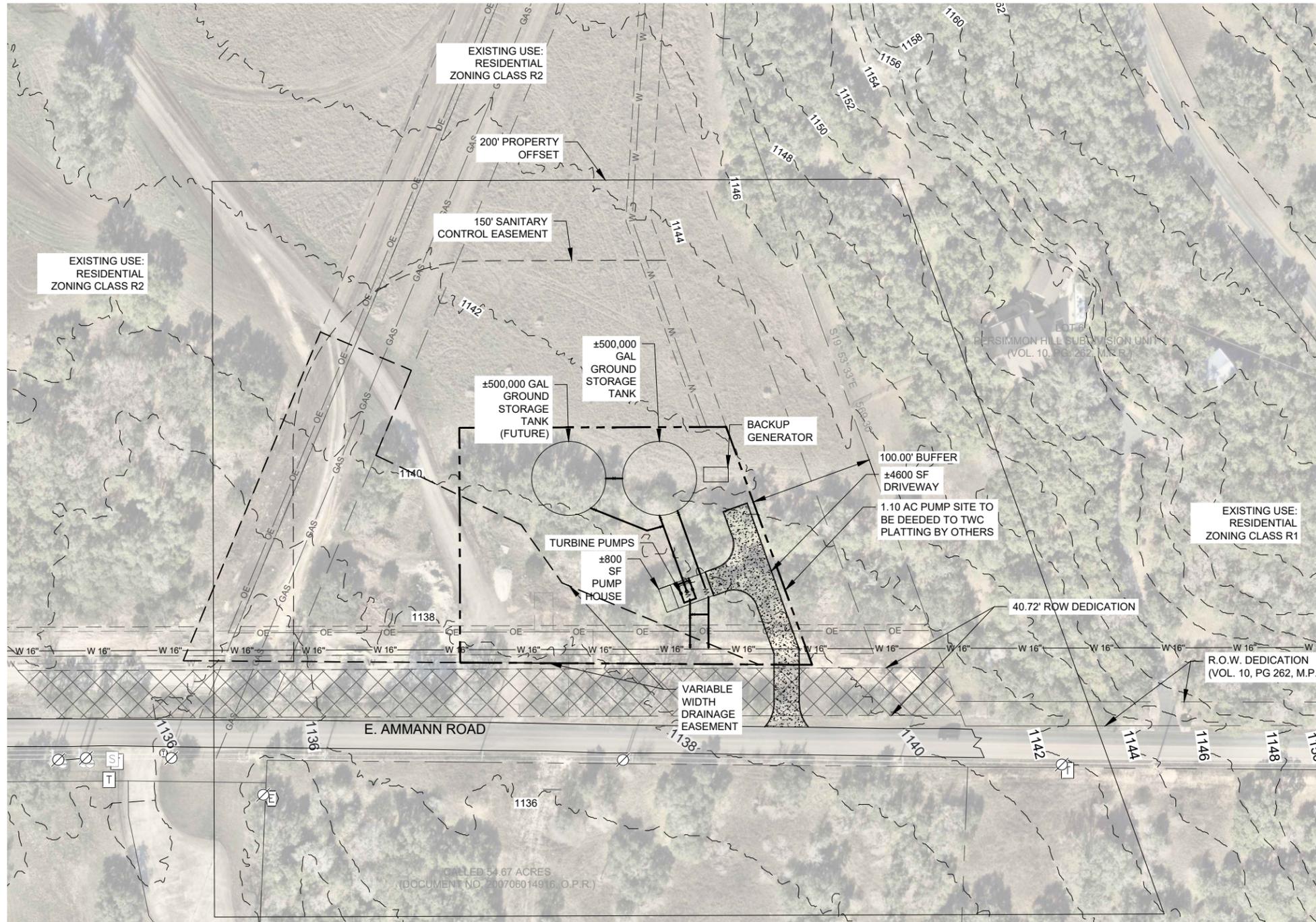
Melanie Norris, PE
713-419-5181



GENERAL SITE LOCATION MAP



N.T.S



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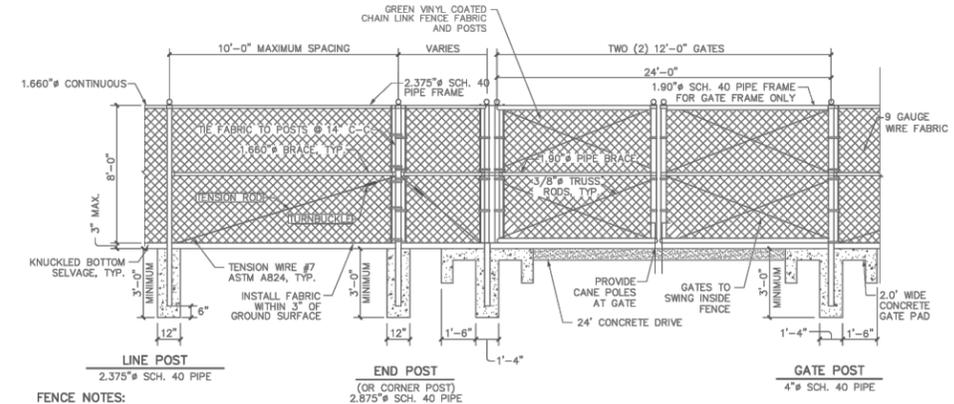
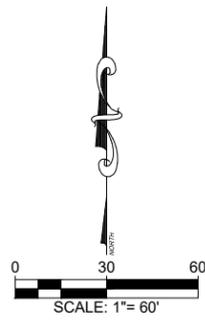
TEXAS WATER COMPANY
 AMMANN BOOSTER PUMP SITE
 SITE PLAN

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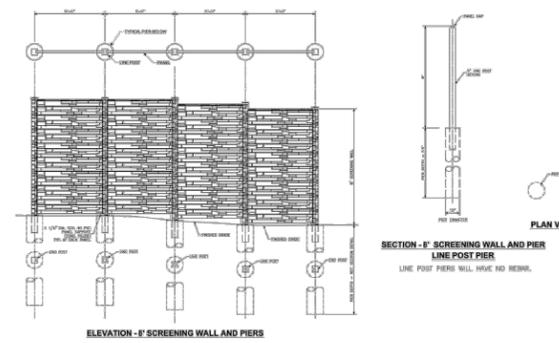
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- FENCE NOTES:**
1. PIPE SIZES SHOWN ARE SCH. 40 PER ASTM F669.
 2. PROVIDE FITTINGS FOR LOCKING GATE AND HEAVY DUTY PADLOCK KEYS TO THE OWNER'S MASTER.
 3. ALL FABRIC, RODS, BRACES, POSTS, AND OTHER APPURTENANCES TO BE GREEN VINYL COATED.

GREEN VINYL COATED CHAIN LINK FENCE



CONCRETE PANEL FENCE



Freeland Turk
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TEXAS WATER COMPANY
AMMANN BOOSTER PUMP SITE
 BUFFER PLAN

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NOT TO SCALE



1399 Sattler Road
Canyon Lake, Texas 78133
(830) 312-4600

AMMAN ROAD PHASE 3
24" DICL WATER MAIN LINE EXTENSION

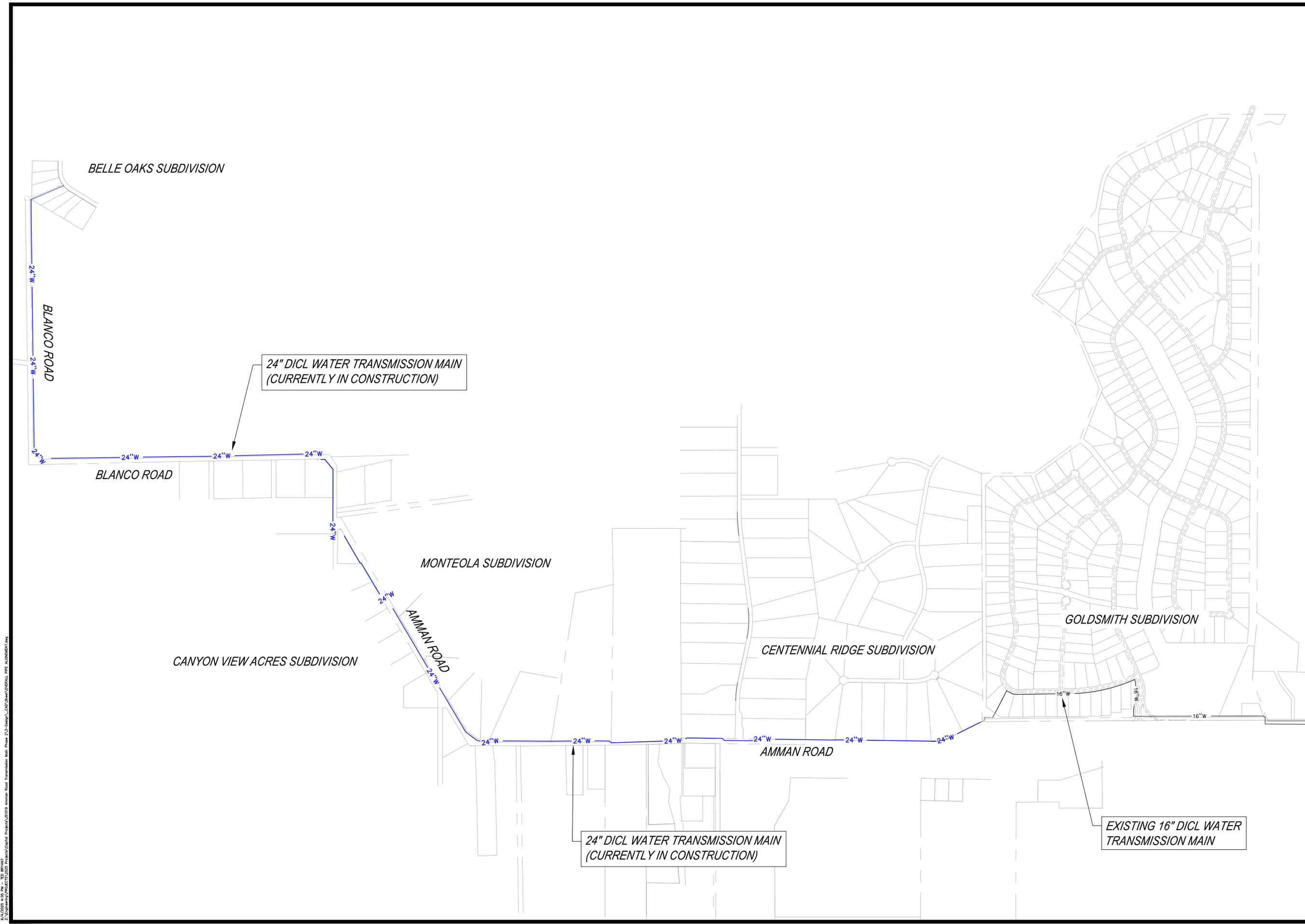
OVERALL PIPE ALIGNMENT

REV	DATE	DESCRIPTION	BY

DRAFTED BY: TB
DESIGNED BY: TB
CHECKED BY: HW/JB

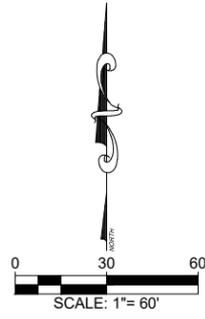
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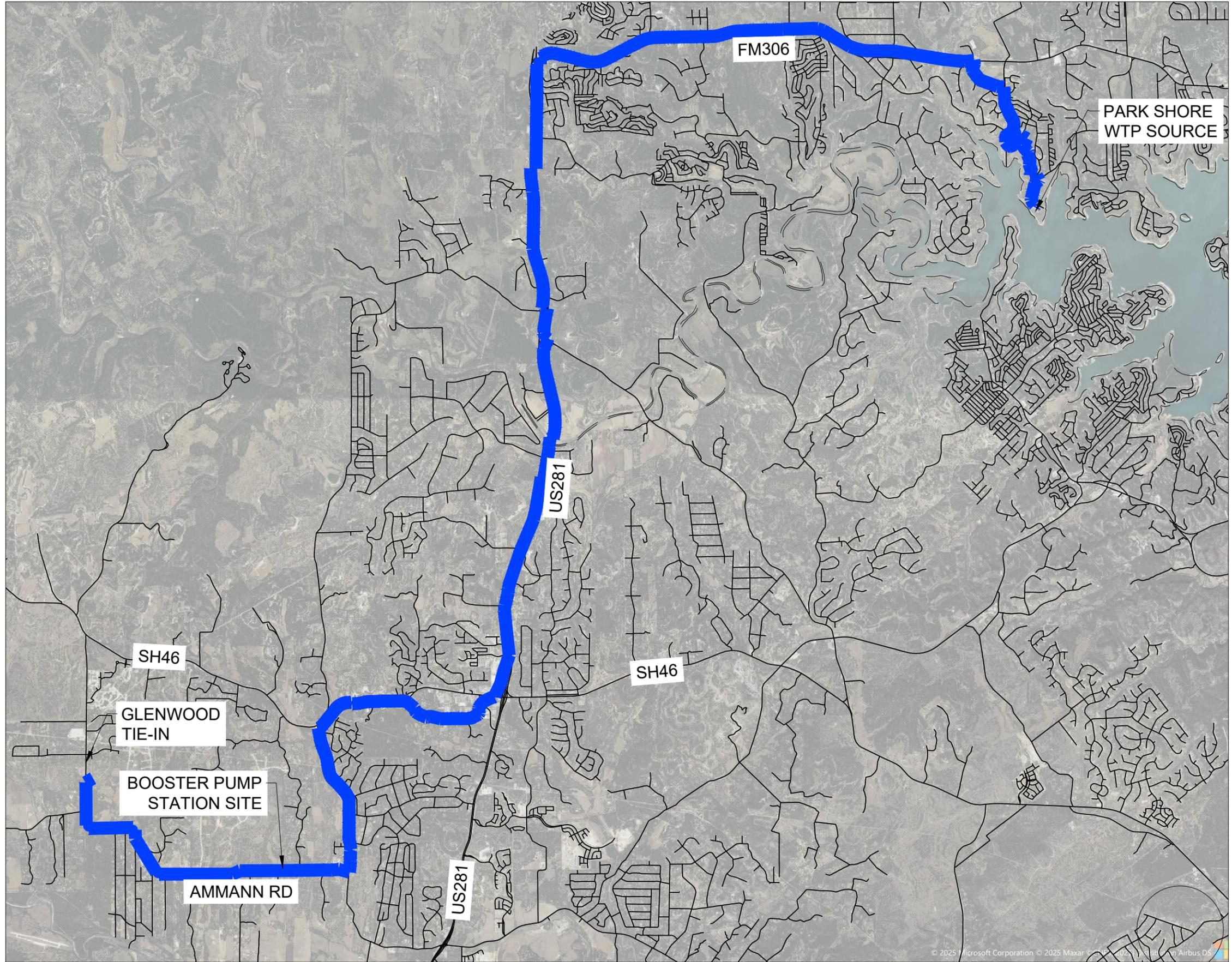


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— STREET CENTERLINES
█ PARK SHORES SUPPLY



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TEXAS WATER COMPANY
AMMANN BOOSTER PUMP SITE
REGIONAL WATER MAP

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