



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: 2-6-2026

Case No. SUP 26-02

Applicant Information:

Kimbo NeSmith [REDACTED]
Name Phone Fax
29768 Bulverde Lane [REDACTED]
Address Email

Property Owner Information:

Cynthia Baron [REDACTED]
Name Phone Fax
29768 Bulverde Lane [REDACTED]
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: 29768 Bulverde Lane
Legal Description: A-206 SUR-192 G HERRERA, ACRES 2.032
Use Requested: Exterior Training Area & Defensive Infield

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**



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, Cynthia Baron, owner of the property, described in this application, authorize Kimberly NeSmith and/or Jill Barranco (name of authorized person) to apply for a Special Use Permit (SUP) on my/our behalf.

The Authorized Person's information is:

Company: Diamond Fellowship
Contact Name: Kimberly NeSmith/Jill Barranco
Address: 29768 Bulverde Lane

CBaron
Signature of Owner/Applicant

2-6-26
Date

STATE OF TEXAS
COUNTY OF Comal

This instrument was acknowledged before me on the 6th day of February, 2026,
by Cynthia Baron (name of property owner).



(Notarial Seal)

Kylie Perez
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**

Diamond Fellowship Training Facility (The Field House)

Outdoor Training Expansion Narrative

The Diamond Fellowship Training Facility (The Field House) currently operates three (3) indoor batting cages that are fully occupied and in use seven days per week. Due to strong and consistent demand, the facility continues to grow and now requires additional space to safely and responsibly accommodate training needs.

To meet this demand, Diamond Fellowship is proposing a limited outdoor training expansion that will provide space for defensive drills, conditioning, and team practice—while maintaining strict controls on noise, lighting, and site use.

Community Need

Bulverde Little League will host nearly 1,500 athletes during the upcoming Spring season. During the 2025 season, the League required teams to rent every available field in the Comal County area—including elementary and middle school campuses—to provide enough practice space for all teams.

This tremendous growth, while exciting for the community, has severely limited available field space for local select and training organizations. As a result, Diamond Fellowship is seeking to provide additional training capacity in a way that is controlled, safe, and compatible with neighboring properties.

Site & Area

The total property is approximately two (2) acres. An additional one (1) acre located behind the existing Field House building will become available for use beginning in March 2026. This area is proposed for a **non-game-play training expansion** designed specifically for defensive practice and athletic development. Area of Disturbance will be approximately 19,500 square feet.

We are in no way modifying the elevations of the site and will be setting the turf and infield at the existing ground elevations. It should be noted that the entire area is currently a compacted base, laydown yard that is considered impervious cover. This area will be converted to dirt, grass and turf that will remove the impervious cover from the site and convert it to pervious surfaces.

Setbacks for the property are 25' on the rear and sides. If the City will not allow the children to play catch and exercise in the setback without a variance, we will be requesting a reduced setback for the purposes of children utilizing the available property area within the setback for practice and exercising.

Proposed Improvements

The outdoor training area would include the following:

1. Outdoor Turf Training Area

A 100' x 75' turfed space used for:

- Speed and agility training
- Warm-ups and stretching
- Conditioning and footwork drills
- Team training and instruction

2. Outdoor Defensive Infield

A red-dirt softball infield with 60-foot base paths, used for:

- Defensive drills
- Base running
- Throwing mechanics
- Positioning and footwork
- Infield and outfield practice

This area will **not** be used for live hitting, scrimmages, or game play. All live hitting will remain strictly limited to the existing indoor batting cages inside the Field House.

Lighting

At a future phase, downward-facing lighting will be installed to allow safe use of the training areas.

- All lighting will comply with City of Bulverde lighting ordinances
- Lighting will be designed to match the style and light-spill controls used at Bulverde City Park
- Lights will be on a **timer and automatically shut off at 10:00 PM**

The Field House closes at 9:00 PM. Lighting between 9:00 PM and 10:00 PM will only be used for safe cleanup and exit from the facility.

Safety & Property Protection

Although no live hitting will be allowed outdoors, protective fencing will be installed along the property line to prevent errant throws or wild pitches from leaving the site. Safety fencing will be located inside the property line and will be installed based on the limits of the existing trees located on the property line.

- Fencing height: approximately 20 feet
 - Fencing length: runs the full length of the infield area
 - Purpose: protect adjacent properties and ensure safe operation
 - Fencing Specs: #21 (200lb break strength) nylon netting with 1- $\frac{7}{8}$ " squares.
-

Operational Controls

To ensure compatibility with surrounding properties:

- No outdoor live hitting
- No game play or scrimmages
- No amplified sound or PA systems
- Lights off by 10:00 PM
- Facility closes at 9:00 PM
- Training use only (defensive, conditioning, instruction)

Summary

This expansion is designed to address the rapidly growing youth baseball and softball demand in Bulverde while maintaining tight operational controls that protect neighboring properties and preserve the character of the area.

The project provides needed training space without creating a competitive sports complex, night games, or high-impact use. It is a controlled, low-noise, safety-focused facility intended to serve local families, athletes, and teams.



25' Setback

Turf Area

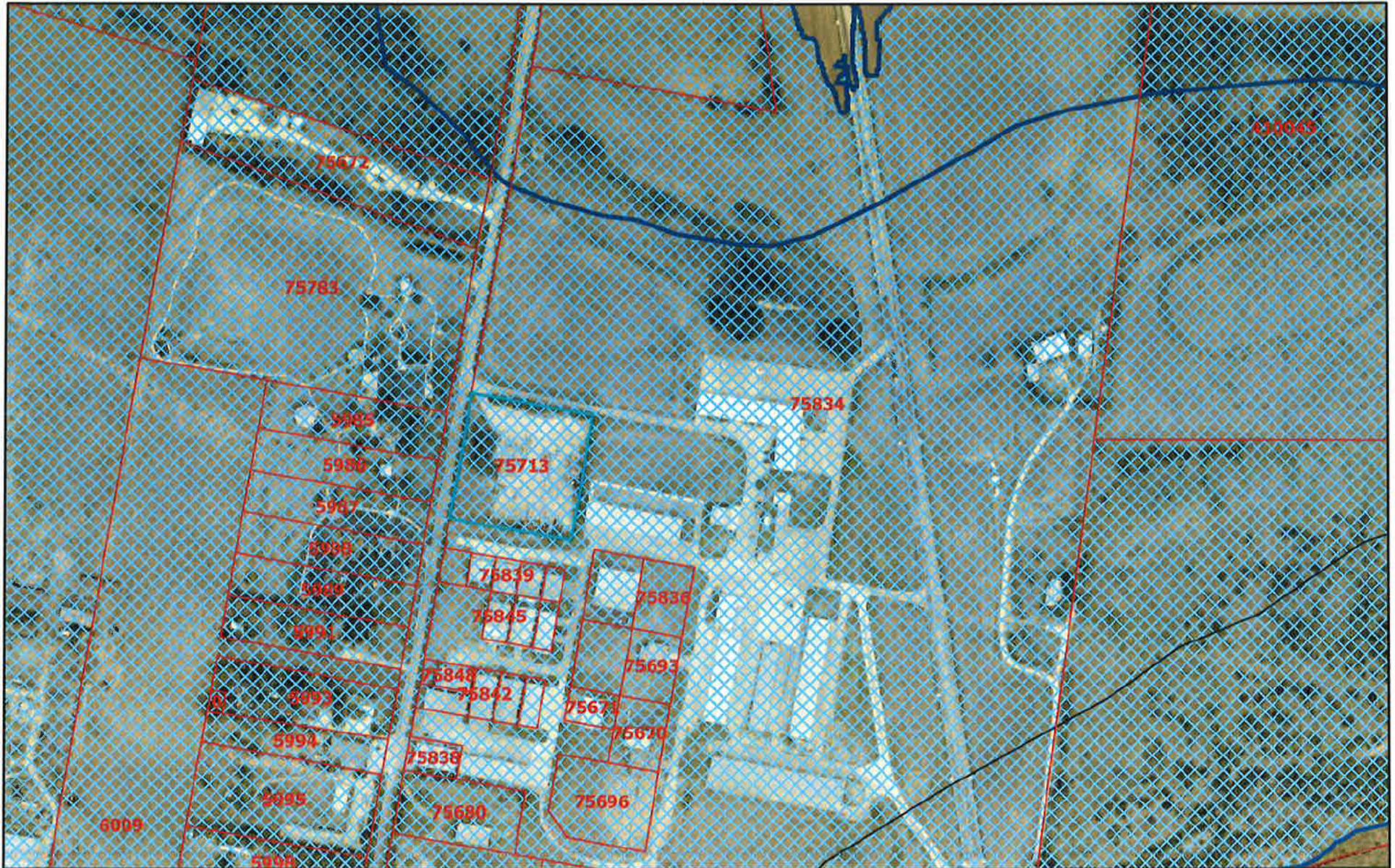
Infield

29768

Site Boundary	1
Practice Field	2
Softball infield	3
Area of Disturbance	4
25' Setback	5

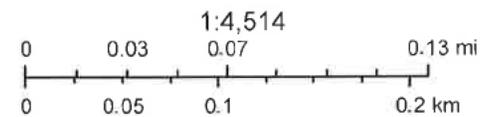
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Flood Plain



2/4/2026, 11:05:30 AM

- Parcels
- Abstracts
- Texas Counties
- Flood Hazard Area
- AE - The base floodplain where base flood elevations are provided.
- X - Area of minimal flood hazard
- FIRM Panel



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Comal County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

PRIVATE ROAD AT BULVERDE LN



Parking Area

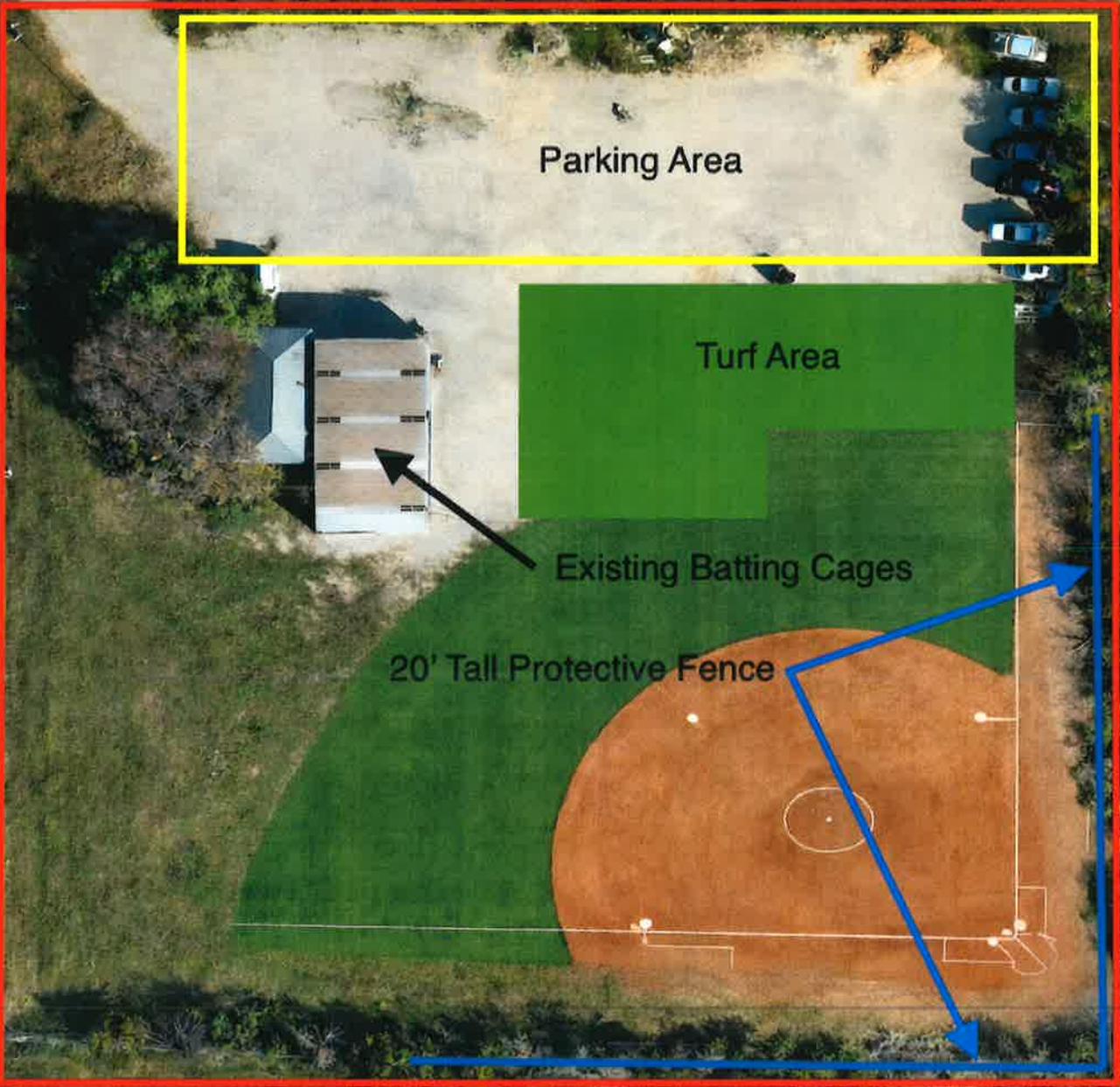
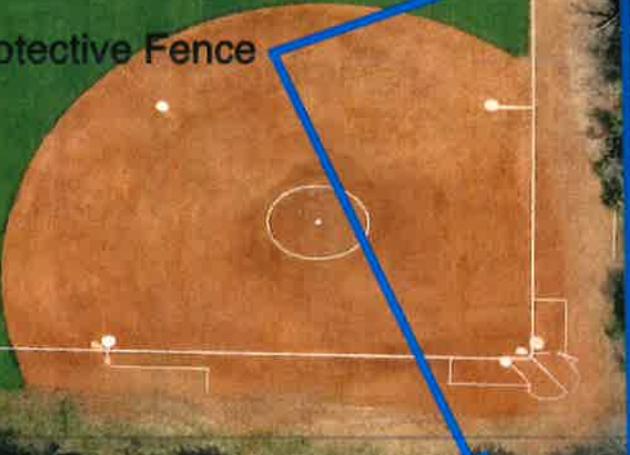


Turf Area



Existing Batting Cages

20' Tall Protective Fence



Parking Exhibit

Legend

-  29768 Bulverde Ln
-  Parking 18'x10'

14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

1 2 3 4 5 6 7 8 9 10 11 12 13

29768 Bulverde Ln

Pvt Rd at Bulverde Ln

Bulverde Ln

Google Earth

Image Landsat / Copernicus



200 ft

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