

DEWINNE

ENGINEERING, LLC

February 4, 2026

City of Bulverde
Planning and Development Department
30360 Cougar Bend
Bulverde, TX 78163

RE: Centennial Ridge Unit 3 – Lot 24, Block 3
766 Banfield Pass, Bulverde, Texas
Environmental Protection Variance Request -Riparian Buffer Encroachment

To whom it may concern,

The applicant is requesting a variance from Section 17.07.003, Riparian Buffer Conservation, to allow construction of a residential driveway connection to Banfield Pass Avenue, access drive to the proposed home, and a short culvert crossing within the limits of an existing platted riparian buffer on the subject property.

The lot is uniquely constrained in that the riparian buffer and drainage easement extend along the entire street frontage and across a significant portion of the lot, leaving no practical alternative location for driveway access to the buildable area. The proposed residence will be located entirely outside of the riparian buffer, and the only disturbance within the buffer is limited to the minimum area necessary to provide safe and functional access.

The proposed improvement consists of a residential driveway connection to Banfield Pass Avenue, an access drive to the proposed home, and an approximately 20-linear-foot culvert crossing with concrete riprap protection. The total area of the access drive located within the riparian buffer is approximately 6,680 square feet, as shown on Exhibit "A."

Granting the requested variance will allow reasonable use of the property for a single-family residence while maintaining the intent of the riparian buffer ordinance by minimizing disturbance and preserving the surrounding natural area. We respectfully request consideration and approval of this variance.

Sincerely,
DeWinne Engineering, LLC



Dustan DeWinne, P.E.
Owner & Principal Engineer

Attachments:
Variance Application Form
Exhibit 1 – Site Exhibit
Exhibit 2 – FEMA Floodplain Map
Exhibit 3 – Centennial Ridge Unit 3 (Sheet 3 of 7) (Doc #202006046126)
Exhibit 4 - Drainage Memo

DeWinne Engineering LLC
P.O. Box 137, Boerne, TX 78006
TBPELS Firm #24128



Application for Variance Ch. 17 – Environmental Protection

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

Date: 1/30/2026

Case No. _____

Applicant Information:

Dustan DeWinne, P.E. _____
Name _____ Phone _____ Fax _____
P.O. Box 137, Boerne, TX 78006 _____
Address _____ Email _____

Property Owner Information:

Shane Jackson _____
Name _____ Phone _____ Fax _____
119 Lakeview Dr., Boerne, TX 78006 _____
Address _____ Email _____

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

Property Identification:

Street Address: 766 Banfield Pass
Legal Description: CENTENNIAL RIDGE 3, BLOCK 3, LOT 24
Zoning District Classification: R1 - Residential District

Description of Request:

1. Variance to Section § 17.07.003 of the City of Bulverde Code of Ordinances, which requires: Riparian buffer conservation.
2. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
3. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
4. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____
5. Variance to Section _____ of the City of Bulverde Code of Ordinances, which requires: _____



**Application for Variance
Ch. 17 – Environmental Protection**

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

Zoning and Plat Variance Review Fee - \$750.00 (per Section/Provision of the Code)

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

PROPERTY OWNER'S ACKNOWLEDGEMENT



Signature of Property Owner

2-3-2026

Date

Signature of Property Owner

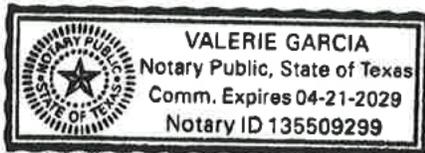
Date

(Add additional pages if additional signatures are necessary)

STATE OF TEXAS
COUNTY OF Bexar

Sworn to and subscribed before me on the 3rd day of February, 2026

by Shane Jackson (name of property owner).



(Notarial Seal)



Notary Public's Signature



LETTER APPOINTING OWNER'S REPRESENTATIVE

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

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

I, Shane Jackson, owner of the property, described in this application, authorize Dustan DeWinne (name) to represent me/us in the application process.

The Additional Applicant's information is:

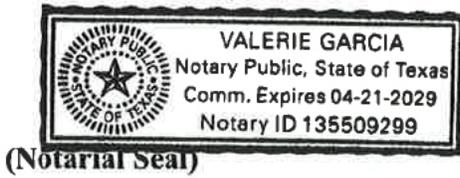
Company: DeWinne Engineering, LLC
Contact Name: Dustan DeWinne
Address: P.O. Box 137,
Boerne, TX 78006

Signature of Owner/Applicant

2-3-2026
Date

STATE OF TEXAS
COUNTY OF Bexar

Sworn to and subscribed before me on the 3rd day of February, 2026
by Shane Jackson (name of property owner).



Notary Public's Signature

VARIANCE CRITERIA EXPLANATION FORM

Ch. 17 – ENVIRONMENTAL PROTECTIONS

(This Form is required with submittal of a Variance Application. If more than one variance is requested in an application, a separate Variance Criteria Explanation Form shall be required for each Variance. Please include additional pages as necessary.)

- 1) Describe the special circumstances or conditions affecting the land involved such that strict application of the provisions of this ordinance would deprive the reasonable use of the land.

The subject property (Lot 24, Block 3, Centennial Ridge Unit 3) is uniquely constrained by a platted riparian buffer and drainage easement that extends along the entire frontage on Banfield Pass Avenue and across approximately half of the lot area, as shown on Exhibit "A." Due to this configuration, there is no feasible location for a driveway connection from the public street to the buildable portion of the lot without a limited crossing of the riparian buffer. Strict application of Section 17.07.003 prohibiting disturbance within the riparian buffer would effectively landlock the property and prevent any reasonable vehicular access to a single-family residence that is otherwise permitted by zoning. The proposed driveway and culvert crossing represent the minimum necessary encroachment to provide access while maintaining the residence itself outside of the riparian buffer area.

- 2) Describe how the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.

The ability to construct a driveway providing safe and legal access to a single-family residence is a fundamental property right associated with ownership of a platted residential lot. Without the requested variance, the applicant would be unable to access the buildable area of the lot, rendering the property effectively unusable for its intended residential purpose.

Granting the variance allows the applicant to enjoy the same reasonable residential use as neighboring properties within the subdivision while limiting improvements within the riparian buffer strictly to those necessary for access.

- 3) Describe how granting the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

The proposed improvement consists of a residential driveway and an approximately 20 LF culvert crossing designed to safely convey existing drainage and maintain existing flow patterns. The residence is located outside of the riparian buffer, and disturbance within the buffer is limited to the smallest practicable area necessary to provide access to the buildable portion of this residential lot.

The crossing will be constructed in accordance with applicable drainage and erosion-control standards, ensuring no adverse impact to downstream properties or flood conveyance. As such, the variance will not create hazards, increase flooding risk, or negatively affect neighboring properties.

- 4) What effect, if any, would the variance have on the orderly subdivision of other land in the area in accordance with the City of Bulverde Code of Ordinances?

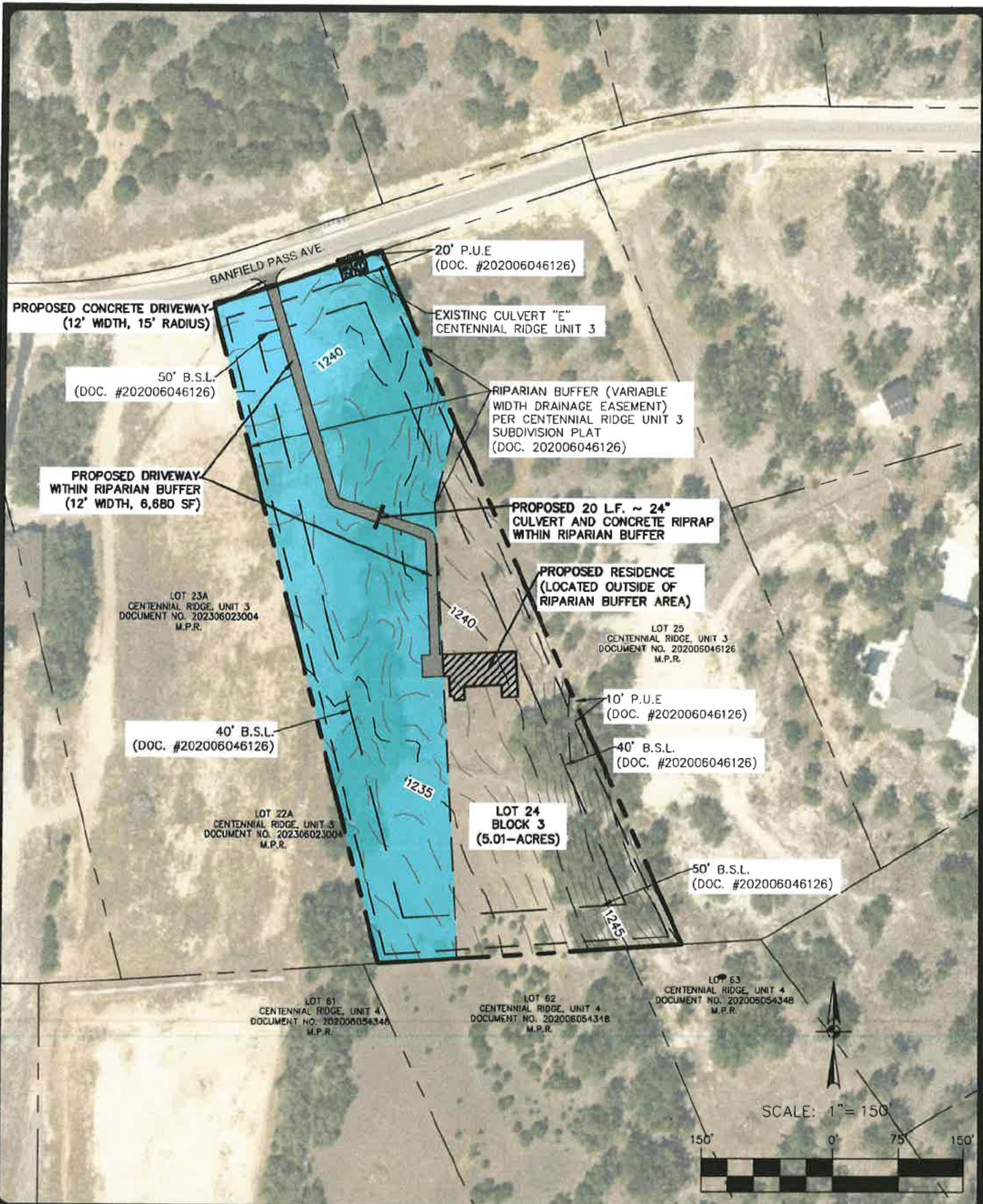
Granting this variance will have no adverse effect on the orderly subdivision or development of surrounding properties. The subject property is located within an existing platted, master-planned subdivision, and the riparian buffer configuration as platted significantly constrains the orderly development of this individual lot by limiting reasonable access to the buildable area.

The variance addresses a site-specific condition resulting from the existing plat and does not modify subdivision patterns, lot layout, or public infrastructure. The request is limited in scope, applies only to a single-lot driveway and culvert crossing, and impacts only a small portion of the overall 5.01-acre tract. Approval of this variance would not affect the orderly subdivision of other land in the area.

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

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

Date: Feb. 02, 2024, 10:08am User: D: dsloto
File: C:\Users\dslo\OneDrive - Dewinne Engineering LLC\Desktop\Devinne Engineering\01-Projects\25-127 Centennial Ridge Unit 3 Lot 24 - Variance\04-Exhibits\Variance Exhibit A.dwg



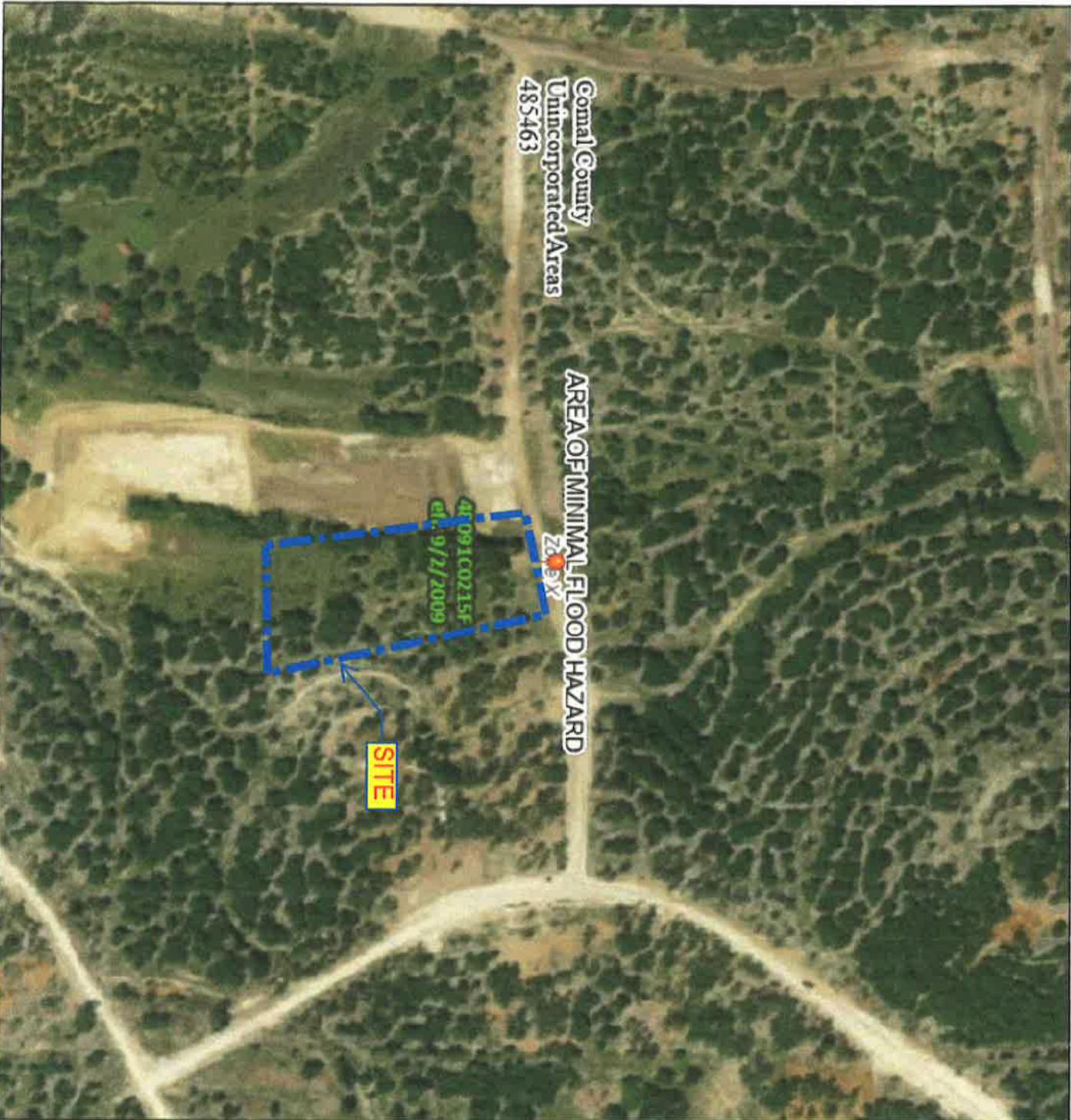
DEWINNE
ENGINEERING, LLC

P.O. BOX 137, ROERNE, TEXAS 78006
PHONE: 210-393-3453 - EMAIL: DUSTAN@DEWINNE-ENG.COM
TBPELS FIRM REGISTRATION #F-24126

CENTENNIAL RIDGE UNIT 3 - LOT 24, BLOCK 3
766 BANFIELD PASS BULVERDE, TEXAS
EXHIBIT "A" - SITE EXHIBIT

National Flood Hazard Layer FIRMette

98°29'46"W 29°46'40"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

	Without Base Flood Elevation (BFE) Zone A, V, AE, AH
	With BFE or Depth Zone AE, AH, VE, AP Regulatory Floodway

	0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
	Area with Flood Risk due to Levee. Zone D

	NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMFRS
	Area of Undetermined Flood Hazard Zone X
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

	26.2 Cross Sections with 1% Annual Chance
	17.6 Water Surface Elevation
	Coastal Transsect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transsect Baseline
	Profile Baseline
	Hydrographic Feature

	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/30/2026 at 9:49 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unnumbered areas cannot be used for regulatory purposes.



98°29'46"W 29°46'40"N

DEWINNE

ENGINEERING, LLC

February 4, 2026

City of Bulverde
Planning and Development Department
30360 Cougar Bend
Bulverde, TX 78163

RE: Centennial Ridge Unit 3 – Lot 24, Block 3
766 Banfield Pass, Bulverde, Texas
Environmental Protection Variance Request -Riparian Buffer Encroachment
Drainage Memorandum – Justification Letter

To whom it may concern,

DeWinne Engineering, LLC has prepared the accompanying site exhibit and conceptual access improvements for the above-referenced property in support of a variance request from Section 17.07.003, Riparian Buffer Conservation, for construction of a residential driveway connection to Banfield Pass Avenue, an access drive to the proposed single-family residence, and a short culvert crossing within the existing platted riparian buffer.

Based on our evaluation of the site and proposed improvements, the following is provided:

- The proposed driveway and culvert crossing are designed to maintain existing drainage patterns across the site and through the riparian buffer.
- The culvert will be sized to convey existing upstream runoff and pass the anticipated flow without increasing upstream ponding or downstream erosion.
- No habitable structures are proposed within the riparian buffer. The single-family residence will be located entirely outside of the buffer limits.
- Disturbance within the riparian buffer is limited to the minimum area necessary to construct the residential driveway connection, access drive, and culvert crossing.

It is our professional opinion that the proposed improvements will not adversely impact drainage, water conveyance, or adjacent properties and represent the minimum necessary encroachment to provide safe and functional access to the lot.

Please contact our office if you have any questions.

Sincerely,
DeWinne Engineering, LLC

Dustan DeWinne

Dustan DeWinne, P.E.
Owner & Principal Engineer



2/4/2026

DeWinne Engineering LLC
P.O. Box 137, Boerne, TX 78006
TBPELS Firm #24128