

ORDINANCE NO. 455

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BULVERDE, TEXAS, ESTABLISHING A PLANNED DEVELOPMENT ZONING DISTRICT IN ACCORDANCE WITH CHAPTER 14, ZONING, OF THE CODE OF ORDINANCES**

**WHEREAS**, the City Council has determined the Downtown Bulverde Village area possesses unique characteristics, due to pre-existing business and the Downtown Bulverde Village Visioning process, which justifies the establishment of a Planned Development Zoning District for the area; and

**WHEREAS**, the City Council finds that all statutory requirements necessary for the adoption of a new zoning regulation have been complied with, including the publishing of required notice and the holding of required public hearings;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BULVERDE, TEXAS, THAT:**

**SECTION 1.** In accordance with Section 14.3.13 of the City's Zoning Ordinance, Chapter 14 of the Code of Ordinances, there is hereby established a Planned Development District within the area depicted within Exhibit "A", attached hereto.

**SECTION 2.** The regulations applicable within this Planned Development District shall be the same as those regulations established for the C-2 Commercial District, as established in Ordinance 437 of the City of Bulverde, adopted on September 13, 2016.


**SECTION 3.** Notwithstanding Section 2 above, the regulations contained in Exhibit "B", attached hereto, shall be applicable within this Planned Development District, and shall control over any conflicting provision applicable within the C-2 Commercial District regulations.

**SECTION 4.** Severability: If any portion of this Ordinance shall, for any reason, be declared invalid, the invalidity shall not affect the remaining provisions thereof.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of September, 2016.

  
Bill Krawietz, Mayor

**ATTEST:**

  
Danny Batts  
City Secretary



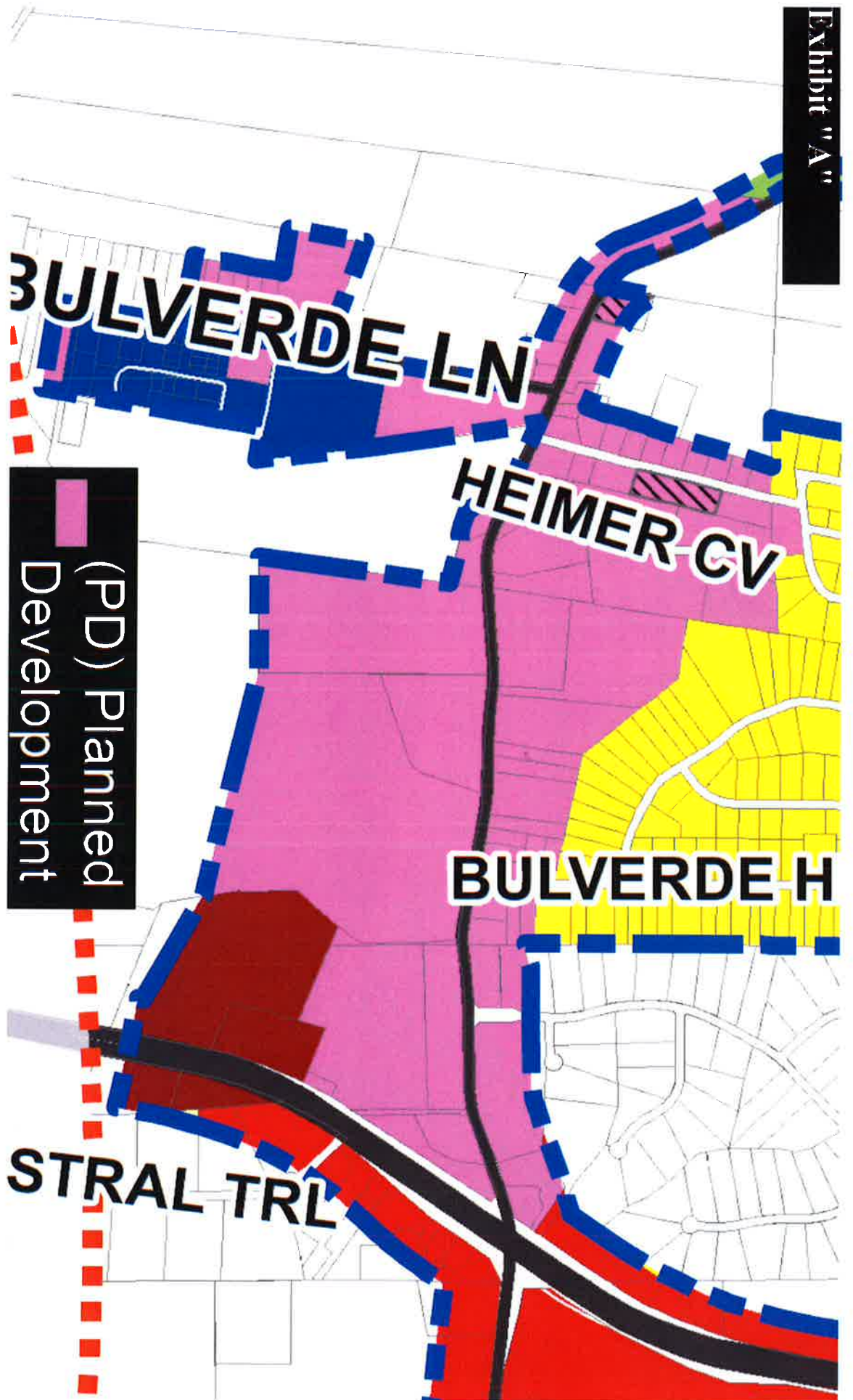
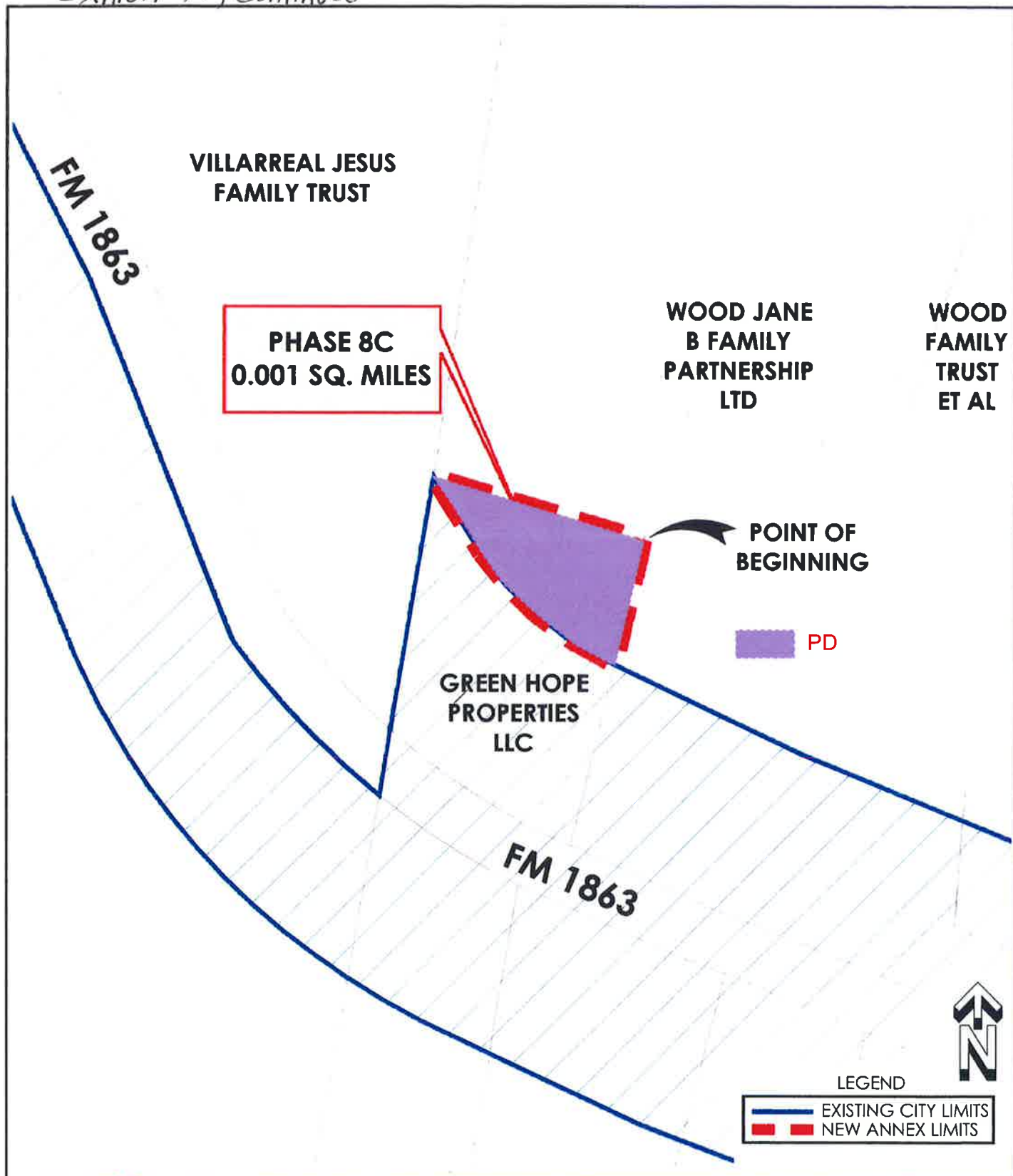


Exhibit "A", continued



POLITICAL BOUNDARY  
ANNEXATION 2016  
TO THE CITY OF BULVERDE  
PHASE-8C EXHIBIT

NOT TO SCALE



**SHERWOOD  
SURVEYING & S.U.E.**  
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL  
6477 FM 311, P.O. BOX 992 TBPLS FIRM#10044200  
SPRING BRANCH, TEXAS 78070  
PHONE (830) 228-5788 FAX (830) 885-2170

### 3. Lot Area Requirements

|                |   |
|----------------|---|
| Lot Size       | Same as C-2 requirements; zero front/side setback allowed in the Downtown Bulverde area along the Bulverde Road frontage, and along the other roadway frontage for Bulverde Road corner lot properties. Can propose alternatives in a PD application. |
| Lot Width      |   |
| Lot Depth      |   |
| Front Yard     |   |
| Side Yard      |   |
| • Interior Lot |   |
| • Corner Lot   |   |
| Rear Yard      |   |
| FAR/Density    |   |
| Lot Coverage   |   |
| Landscape area |   |

### 4. Building Requirements

| Requirement                   | Standard   |
|-------------------------------|--|
| <b>Building Height</b>        | Same as C-2 requirements. Can propose alternatives in a PD application.  |
| • Main Structure              |  |
| • Accessory Structures        |  |
| <b>Construction Materials</b> |  |
| • Walls                       | <ul style="list-style-type: none"> <li>• See Section 14.3.3., R-1 Residential for single-family homes, Section 14.3.7., R-5 Residential for apartment homes and 14.3.8., C-1 Commercial District standards for guidance</li> <li>• Alternative standards may be proposed for approval in the PD application</li> </ul> |
| • Roof                        | Metal, concrete or clay tile, natural or manufactured stone, or asphalt shingles of at least 300 pounds per square   |
| <b>Architectural Features</b> | <ul style="list-style-type: none"> <li>• See Section 14.10., Architectural Standards for Commercial, Industrial and Multi-family Buildings for guidance</li> <li>• Alternative standards may be proposed for approval in the PD application</li> </ul>   |
| <b>Parking</b>                | <ul style="list-style-type: none"> <li>• See Section 14.6, Off-street Parking and Loading. for guidance</li> <li>• Alternate standards may be proposed with the PD application if accompanied by supporting documentation</li> </ul>   |