

## Community Vision

### 2.1 Definitions

The Bulverde 2025 Comprehensive Plan is organized into a hierarchy, with the broad community issues, visions and overall community goals at the top. Each individual element of the plan begins with the identification of pertinent issues which reflect a vision statement that is consistent with the overall vision of the community. This is followed by a set of goals, objectives, and policy or action statements. To understand how the plan works, the following definitions are helpful:

#### Comprehensive Plan

- guides future development
- is based on long-term goals and objectives
- is the result of study and analysis of existing physical, economic, environmental and social conditions and is a projection of possible future conditions
- serves as a guide for
  - making land use changes
  - preparing and implementing ordinances
  - preparing capital improvement programs
  - the rate, timing and location of future growth
  - more responsive, efficient government
- has a planning horizon of twenty years, usually broken into five year increments

#### Issues

- are topics for discussion, e.g. *“Does Bulverde need to promote economic growth?”*
- are problems to be considered, e.g. *“How does Bulverde retain its ‘Hill Country’ ambience in the face of tremendous urban growth pressures?”*
- issues discussion/selection is the “first step” in developing visions, goals and objectives
- Some of the key issues identified by the Steering Committee came from considerations of such questions as:
  - Where has Bulverde been in the past?
  - If we do not plan, what will Bulverde be like in twenty years?
  - Where should we be headed?
  - What is our vision of Bulverde in 2025?
  - How do we achieve Bulverde’s vision?

#### Vision Statements

- are broad statements of how the community views itself as it moves into the 21<sup>st</sup> century

- are ideal and unique images of the future based on community values
- The city should have vision statements that express in few words how the citizens see the community in 20 years. In addition, each subcommittee can decide on a vision related to its particular topic. For example, a vision statement the Public Safety Subcommittee might select could be *“Bulverde has quality municipal services making it a safe, healthy, economical and enjoyable place to live.”*

### **Goals**

- are broad statements that give the “big picture” of what the community wants for its future
- provide general direction
- are not necessarily achievable nor can we always measure progress towards their completion, but rather are targets we make progress towards
- An example of a goal the Land Use/Development/Growth Management Subcommittee might decide on is *Preserve and enhance the large-lot, open space ambience of our community.”*

### **Objectives**

- are statements that describe a specific future condition to be attained within a stated time period
- are achievable, measurable steps toward achieving goals
- are time-based, emphasizing the results of actions for a specific period of time
- require the expenditure of effort/resources to achieve
- An example of an objective the Infrastructure/Transportation Subcommittee might come up with is *“Work more closely with the MPO, TxDOT and the general public to provide a coordinated approach to transportation project planning in and around Bulverde.”*

### **Actions**

- are the methods used to achieve outcomes from goals and objectives
- should reflect the best use of budgetary and other resources
- An example of an action the Historical/Heritage Preservation Subcommittee might come up with is *“Prepare a list of historic sites in and around Bulverde.”*

### **Policy**

- is a formally adopted course of action or rule of conduct to be used in striving toward established goals and objectives of the comprehensive plan
- may be general statements that apply to goals
- may be specific statements that apply to the achievement of objectives
- represents the will of the people translated into decision-oriented statements
- helps guide the legislative body in evaluating a new project or proposed change
- An example of a community’s policy could be to aggressively pursue economic development to help provide jobs within the City or its ETJ for its citizens. Or, it may be to pursue only a selected category of industry or businesses so as to not

drastically change the character of the community. Related to growth patterns and urban design, a policy could be to favor *Smart Growth*, *New Urbanism*, or traditional large-lot development.

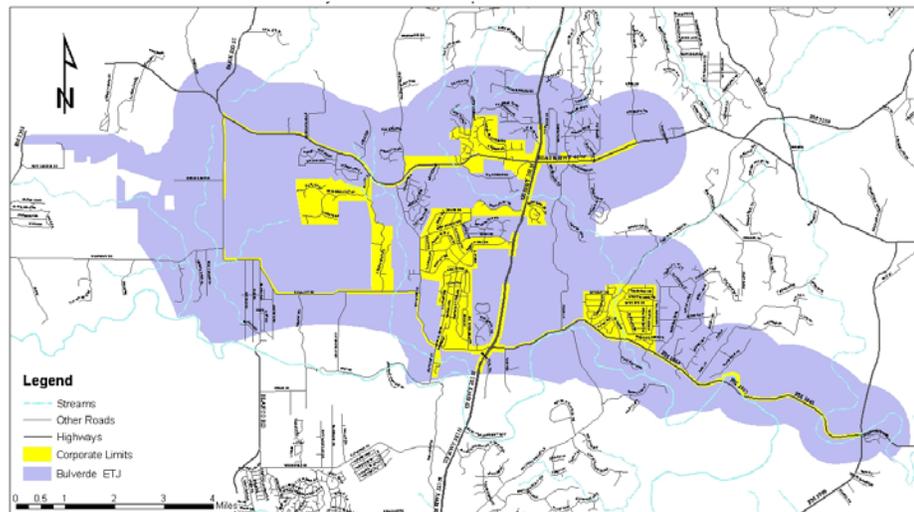
## 2.2 Citizen Input

The future vision for Bulverde is based upon assets and challenges facing the city identified by the Comprehensive Plan Steering Committee and its six primary subcommittees, the Comprehensive Plan Survey, the event at the library held on November 9, 2003, and other public hearings. Each member of the Steering Committee was responsible for distributing copies of the survey to the different stakeholder groups they represent. Also, the survey could be downloaded from the city website, [www.ci.bulverde.tx.us](http://www.ci.bulverde.tx.us), and copies were available at city hall and other locations. One-hundred-and-sixty-three surveys were completed, returned and analyzed. Highlights of the final survey results are:

### Demographics

Approximately three out of four survey respondents lived within the city limits of Bulverde (74%), with the rest located in the city's extra-territorial-jurisdiction (ETJ) (13%), or outside both the city limits and the ETJ (13%). About one out of ten (9%) have lived in the Bulverde area less than one year while almost two-thirds (63%) have lived in the area for six or more years. The age groups represented in the survey reflect the age make-up according to the U.S. Census. Only six percent of the respondents were between the ages of 18 and 34. Almost three out of four respondents (71%) work outside the Bulverde area and, of those who commute, over 40% commute more than twenty miles. Over half of the respondents (55%) have a Bachelor's degree or higher, three out of four (75%) have annual household incomes of \$50,000 or greater, with ninety-seven percent owning their homes.

**Figure 2.1. Map of Bulverde's City Limits and ETJ**

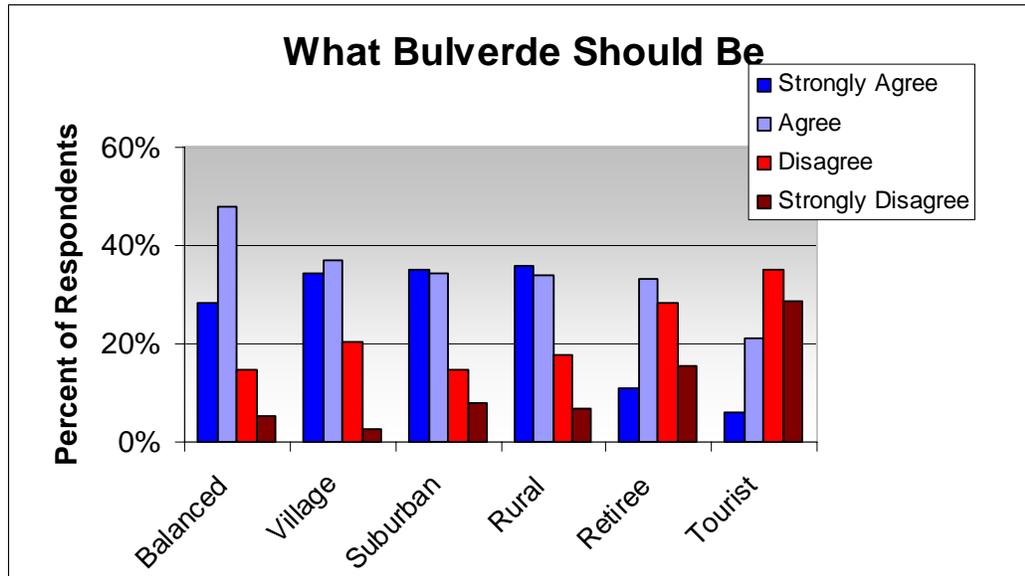


Source: City of Bulverde

### Vision for the Future

People have different ideas about what a community should be. In the survey, citizens let us know what they envision for the future of Bulverde by checking the appropriate box to indicate whether they Strongly Agree, Agree, Disagree, Strongly Disagree or have No Opinion with different “Vision Statements.” Survey respondents overwhelmingly see the future Bulverde as a balanced community, or a place where people can both live and work, but in a rural, slow-paced atmosphere, and with some sort of village center. They also favor a pattern of large lots. Those surveyed are ambivalent about whether Bulverde should be a retirement community, but most agree that it does not need to be a tourist destination.

Figure 2.2. Survey Responses to “What Bulverde Should Be”



The majority of respondents (54%) feel that Bulverde’s ideal population in the future should be between 5,000 and 15,000 persons. Sixty percent of the total number of respondents would prefer the population to be over 10,000 with the remaining 40% preferring 10,000 or less.

### Likes and Dislikes

The **most desirable things** about living in the Bulverde area include the quiet/slow-paced living, the country/rural atmosphere, the beauty and “feel” of the Hill Country, and the small town/village charm. Attributes associated with the rural style also include “twisty” two-lane roads, rock walls, clean air, open space, trees, natural vegetation, wildlife, and dark skies. Proximity to San Antonio with its “big city” conveniences and amenities is a highly attractive attribute of the area.

Respondents also consider their neighbors to be friendly, but at the same time like the privacy and open space afforded by large lots. Some feel there is a sense of community in Bulverde, and that the city is a safe place to live with a low crime rate, good schools, a volunteer spirit and a family atmosphere. Some of those surveyed

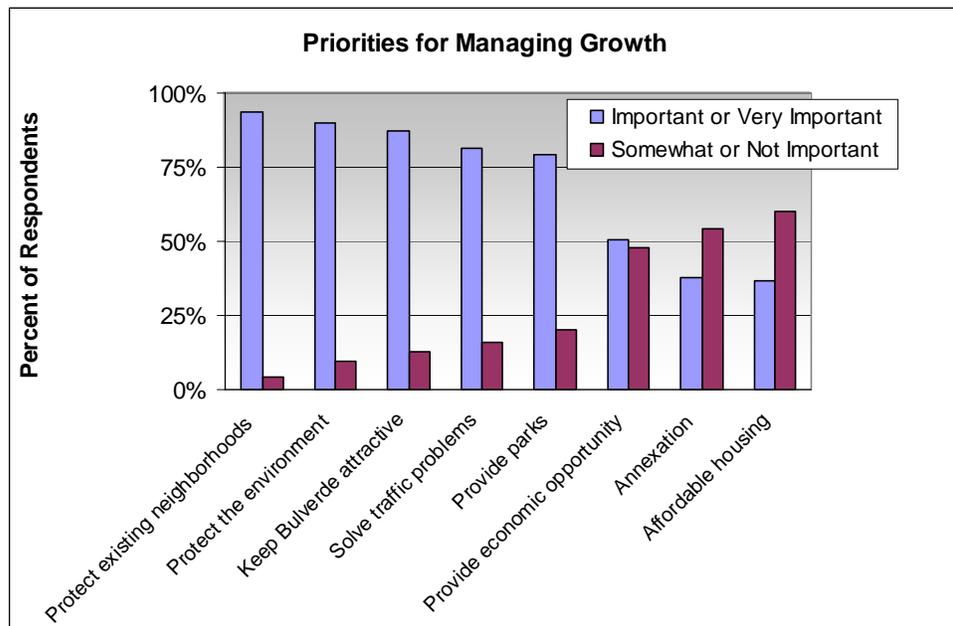
like the lack of traffic congestion, the city’s low tax rate, lack of tract homes, mixture of retirees and younger people with a variety of perspectives, yard sales and the “funky” feel of the town.

The **least desirable things** about living in the Bulverde area include traffic and growth. Problems related to growth are the “invading city” coming out U.S. Highway 281, the potential for high-density development, suburban sprawl, and the destruction of trees. On the other hand the lack of choices in stores and restaurants and the distance or travel time to services and retail stores (or “civilization” as one person put it) are seen as drawbacks. Issues related to politics seem to arouse a level of discontent among some of those surveyed. These issues include the inability of city government to work together, “petty” politics and the “behavior” of City Council. Other challenges listed are the lack of a community park or play ground, no facilities for youth, and no meeting places. Related to infrastructure, some decry the lack of a reliable water source, cost of electricity and frequent black-outs. Related to the city’s appearance, some note the lack of stringent property restrictions and enforcement, lack of architectural design, haphazard placement of businesses, the ugliness of the 281 corridor, litter, ugly signs, metal buildings, and trailer parks.

**Growth Management**

Growth management is a way to shape the best possible future for the City of Bulverde. Those surveyed, indicating their priorities for successful growth management, feel very strongly that protection of existing neighborhoods and the environment, along with keeping the town attractive, are top priorities for managing future growth. Solving traffic problems and providing parks and open space are very important also. Most respondents have an opinion on growth management issues with very low percentages having “No opinion.”

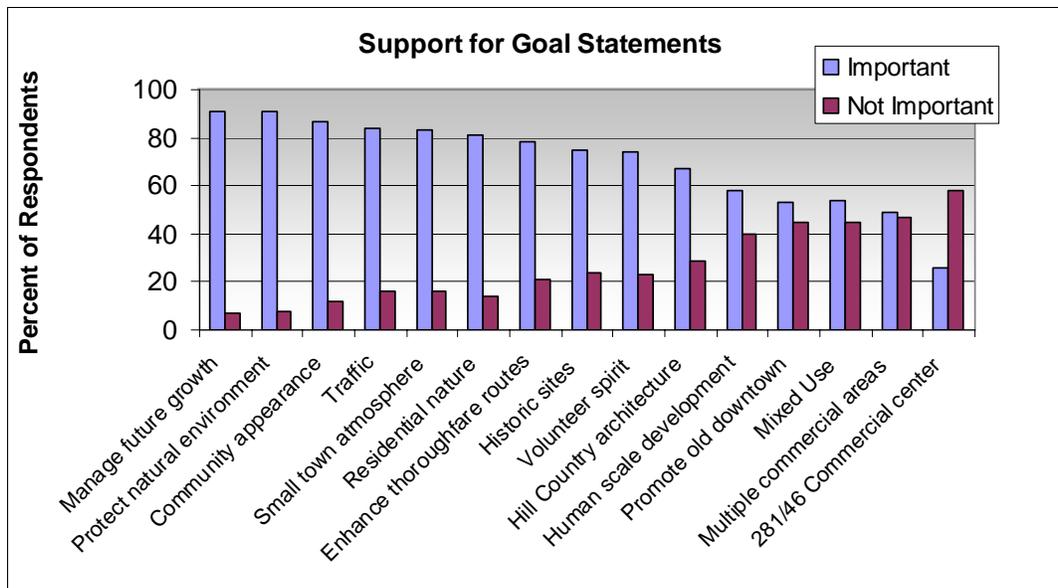
**Figure 2.3. Survey Responses to What Should Be the Priorities for Managing Growth?”**



## Goal Statements

In the survey, different goal statements are ranked by their importance to the people of Bulverde. Again, most respondents have an opinion about goals for the comprehensive plan. Reflecting growth management priorities, those surveyed choose protecting and enhancing the natural environment and appearance of Bulverde while managing future growth and development as the most important goal(s) for the comprehensive plan. Only one goal statement (promoting the 281/46 intersection as the town’s commercial center) is considered not important by a majority of respondents. Goals related to the community’s unique ambience (small town atmosphere, maintaining the existing residential nature, enhancing historical sites, encouraging Hill Country style architecture and human-scale development) all received high importance ratings.

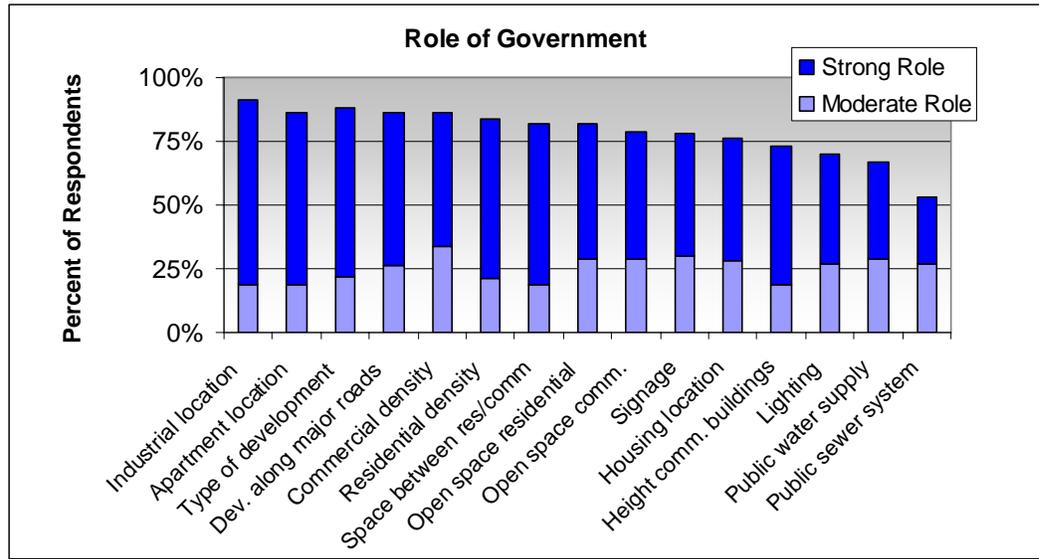
Figure 2.4. Survey Responses for Comprehensive Plan Goal Statements



## The Role of City Government

When it comes to managing growth, some local governments take a very active role in growth management and others have little or no active role. The vast majority of those surveyed feel that the local government and city administration should play a moderate to strong regulatory role in matters related to growth management. The strongest support is for regulating the location of more intense or dense types of land uses such as industry, multi-family (apartments), dense residential development, and all commercial development. The city should also play a strong role in requiring open space, regulating lighting and developing a publicly owned water supply system.

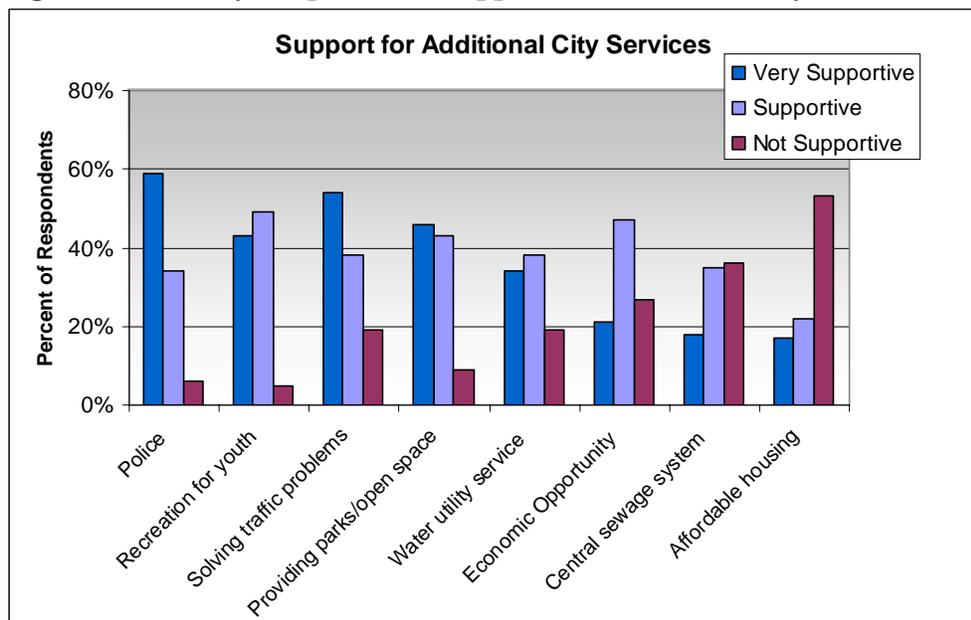
**Figure 2.5. Survey Responses to “What Should Be the Role of City Government in Growth Management?”**



**City Services**

Growing cities must meet the challenge of providing services. In the survey, the people indicate the level of support they have for a variety of services the city can offer. Survey respondents are very supportive of the city providing police services, recreational opportunities for youth, and parks and open space. They would also like to see the city help solve increasing traffic problems. A majority support the city providing water utility and sewer services, and promoting economic opportunity for the city’s residents. Most respondents are unsupportive or very unsupportive of promoting affordable housing.

**Figure 2.6. Survey Responses of Support for Additional City Services**



### 2.3 *Bulverde's Assets and Challenges*

While Bulverde is blessed with many assets and strengths, there are challenges and weaknesses that must be overcome as the community grows into the future. The following list identifies key assets/strengths and challenges/weaknesses as identified and discussed by the Steering Committee and its subcommittees as well as those identified by citizen input from the Comprehensive Plan Survey and other citizen outreach efforts.

#### *Assets/Strengths:*

Slow-paced 'rural' community, uncluttered feel, more relaxed 'country' lifestyle

Being able to go to your property and enjoy privacy afforded by large lots

Great place to live, raise children and retire

Location

- beautiful Hill Country, lovely scenery, lots of green space
- crossroads area: Highway 46 and US 281 (46 is used as a San Antonio bypass between I-10 West and East)
- close to San Antonio for entertainment, medical and commercial opportunities
- near Canyon Lake and Guadalupe State Park recreation areas

Minimal traffic congestion

Village uniqueness and identity

No heavy, polluting industries

Good schools

Integrity of the people and their passion to maintain the hardy entrepreneurial spirit and heritage that made Bulverde

Educated, upper middle class residents

Large lot zoning can be used as a tool to manage the pattern of development

Sense of community, communality in diverse subdivisions

Potential for improving downtown and capitalizing on a wealth of historic resources

Safety – low crime rate

#### *Challenges/Weaknesses:*

Voter apathy - voting locations, controlled by the county, school district and state, are too spread out

Citizen apathy

- most residents of Bulverde work in San Antonio and are thus more connected to that city
- being a bedroom community it is difficult to get citizens involved unless there is a crisis
- citizens are so tied up in their own lives they have little time for civic affairs

Our image to outsiders - do others perceive us as bucolic or hillbilly?

Old-timers resent newcomers

Volunteer government is not working

Infighting among different interest groups

Problems being a young city created from different communities with a focus on division rather than unity

Location in beautiful hill-country attracts developers  
 Water – surface water will be more costly and allow for more dense development patterns  
 Highway right-of-way – much of the land in Bulverde is highway right-of-way and out of the control of the city  
 Housing is expensive  
 Flooding and drainage  
 Roads/streets/connectivity
 

- lack of roadways to the west (Amman Road)
- need a thoroughfare plan, five year study
- need better interconnections and alternative routes to travel

 Large lots inhibit establishing a sense of community, and they can contribute to a lack of community spirit  
 Representatives from CISD need to be more involved in community affairs  
 There is no community billboard to get the word out about community issues  
 Tennis courts in the BLA park are not being used. No ball fields  
 The only parks we have are recreation/activity oriented  
 Need something for all age groups  
 Bulverdians generally do not support the existing community center because of lack of communication  
 Potential increases in traffic problems  
 Lack of restaurants and centrally located local businesses  
 Lack of architectural design, stringent property restrictions and enforcement

#### *2.4 Bulverde's Opportunities and Threats*

The future will hold both opportunities and threats for our city. The following list identifies key opportunities and threats as identified and discussed by the Steering Committee and its subcommittees, as well as those identified by citizen input from the Comprehensive Plan Survey and other citizen outreach efforts.

##### *Opportunities:*

As a beautiful community, we are attractive to developers  
 There are many nice places for public park(s)  
 Downtown can be developed as a rural escape similar to Gruene and Boerne  
 Bulverde can become a viable city but the present time is crucial  
 Attracting businesses that will contribute to the pleasant appearance of our city  
 Large E'IJ – affords opportunity to manage growth  
 Identity – make our own river walk or economic zone, Core of Engineers damming up Cibolo Creek  
 Being located only 20 miles from San Antonio, New Braunfels and Boerne, Bulverde can promote a regional center (hospital, college)  
 We can be on the cutting edge of managing growth  
 Can't stop change, but collectively need to think of reasonable and fair ways to manage change  
 There is a trend back to “community” with builders; we can incorporate this into Bulverde and foster a sense of community

Need to look at hotels/motels and the income and taxes they bring  
 Establish road department to maintain fairly decent roads left to the City by Comal County  
 Advertise (emphasize) the ambience and natural charm of our area to perspective employees  
 Study other successful suburban towns as models for development that would stand out along the 281 corridor as a shining civic example  
 Capital improvements – parks, city hall (county can help finance by locating various department annexes there – joint venture with county)  
 We can have the best of both worlds (urban and rural)

*Threats:*

Small lot development when surface water becomes available (to pay for the higher cost of such water)  
 Community’s ambience deteriorating due to lack of code/restrictions enforcement  
 Loss of green space; uncluttered feel at risk without planning  
 The “saming” of America  
 Losing identity with citified way of life like other suburban towns or enclaves north of San Antonio  
 Highway 46 becoming the outer loop of San Antonio  
 Lack of interest by the citizens – as a result we may always have unresolved problems  
 Growing while maintaining the environment, prestige, heritage  
 Increased traffic and location of schools threaten safety of children  
 Widening Amman Road (narrow is good - widening road will lose ambience, increase speeds)  
 Unmanaged growth

*2.5 Community Visions and Goals*

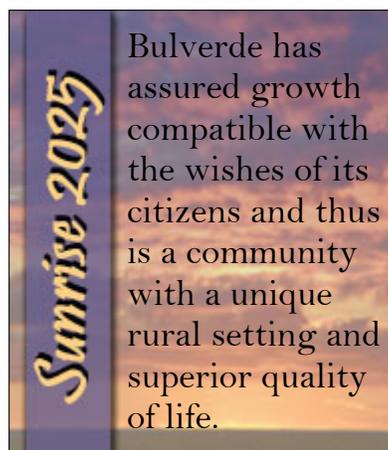
The issues and findings listed for each plan element were determined from Steering Committee and its subcommittee meetings, the Comprehensive Plan Survey results, and citizen input from other public meetings.

**Land Development and Growth Management**

*Issues and Steering Committee/ Subcommittee/ Citizen Input*

*Findings*

1. Bulverde is facing a transition from rural to urban.
2. Rapid population growth is having or will have an impact on the lifestyle we enjoy.
3. Rapid population growth is also impacting the community’s infrastructure (roads and water) and schools.
4. Residential development is increasing and commercial development is being introduced into the area.
5. We want to retain the charm/reasons that attracted us



to the area.

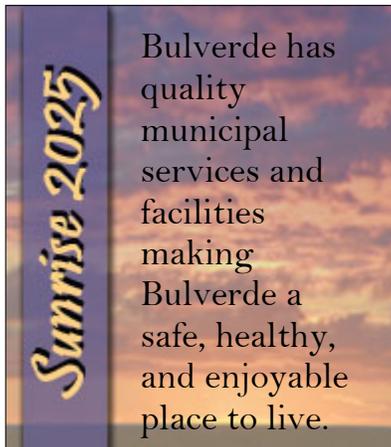
6. Bulverde is a special place facing rapid growth. If we do not manage this growth there will be negative consequences.
7. We do not want Bulverde to look like a continuation of San Antonio.
8. We need to maintain Bulverde's open, rural atmosphere and ensure that the natural beauty central to the community's identity is not lost.
9. Bulverde's neighborhoods need to be protected from encroachment by incompatible land uses.
10. We can use our large ETJ to manage future surrounding growth.
11. Lot size is on the minds of many citizens and is viewed as a good tool to manage growth and shape how land is developed.
12. Should we consider alternative site development standards such as smart growth, new urbanism, mixed use, and 'rural by design' conservation developments?
13. Buffers and density/use gradients need to be considered as growth management tools.
14. We need to achieve the proper balance between private property rights and a level of land development tools that is acceptable to the citizens of Bulverde.

**Goal 1:** Ensure that we have plans and ordinances that support and guide development consistent with the goals and objectives in the Bulverde Comprehensive Plan.

**Goal 2:** Manage the future growth of the City to preserve the character and uniqueness that is Bulverde as well as the integrity, compatibility and value of existing neighborhoods.

**Goal 3:** Encourage land development that enhances an aesthetically pleasing appearance for the city.

**Goal 4:** Develop an annexation strategy that enables us to manage future growth and protects and enhances Bulverde's quality of life and that adds to the economic viability of the City.



## **Public Safety and Community Services**

*Issues and Steering Committee/ Subcommittee/ Citizen Input Findings*

1. As Bulverde grows we will need more city services and departments.
2. We must have green spaces, playgrounds, etc.
3. We have a relatively low crime rate. How do we maintain this?
4. We need more activities and programs for our youth.
5. The current system of solid waste management is working well.
6. Bulverde has a top-notch library.
7. What are our needs as far as building inspections and plat approvals? Do we need more staff?

8. We need a recognizable city hall that is the hub of city business.
9. People will pay taxes no matter where they live. Bulverde must prove to taxpayers that they are getting 'bang-for-their-buck.'
10. No town ever created a wonderful place to live without taxing its residents. The trick is to create a town where inhabitants are so proud to be a part of something special they have less of a problem paying for that something special than residents in an area where living is not so special.

**Goal 1:** Maintain the high standards of fire and emergency medical services.

**Goal 2:** Maintain low crime rate and develop a police department with quality police services.

**Goal 3:** Promote the use of library services by the citizens of the Bulverde/Spring Branch area.

**Goal 4:** Work to assure the citizens of Bulverde timely, efficient and economical solid waste services.

**Goal 5:** Meet the need for providing space for city services and meetings.

**Goal 6:** Ensure adequate and equal distribution of parks, open space and recreation facilities.

**Goal 7:** Develop additional recreational opportunities.

**Goal 8:** Review and revise as necessary an Emergency Preparedness Plan with particular attention given to periodic major flooding and the transportation of hazardous materials.

**Goal 9:** Encourage the volunteer spirit.

**Infrastructure - Streets, Drainage, Water, Sewer**  
*Issues and Steering Committee/Subcommittee/Citizen Input Findings*

1. Without water/wastewater infrastructure, Bulverde will remain primarily a large-lot residential community.
2. With water/wastewater infrastructure Bulverde can accommodate more dense types of development as well as more commercial and even light industrial land uses.
3. We can use infrastructure as a growth management tool.
4. We can retain and encourage narrower roads to maintain the city's rural ambience.
5. Even with water supplied by GBRA, will there be



enough to service a larger community? How large can we grow with future available water supplies?

6. Education on water issues is important. Since we live in a semi-arid environment we need to promote water conservation.
7. Flooding is a problem in some areas and can become worse with careless development and impervious cover.
8. Street maintenance is costly. We must require developers to put in streets that will last.
9. We will need capital improvements programming (CIP) as we grow – this is good planning.

**Goal 1:** Promote a reliable source of water for future development and areas of town that can be economically retrofitted with pipelines.

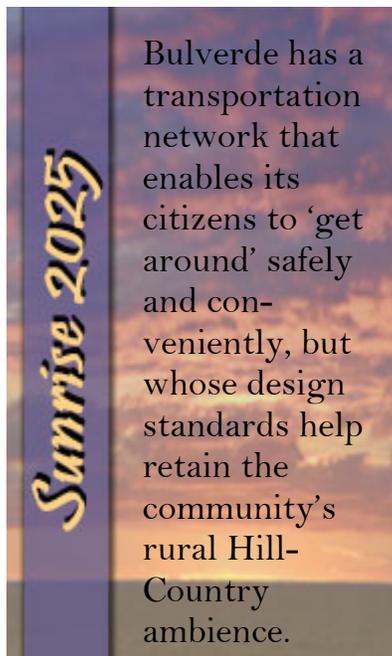
**Goal 2:** To protect the environment, promote the provision of central sewerage in appropriate areas.

**Goal 3:** Address storm water drainage issues in both existing and future developments.

**Goal 4:** Maintain and improve the condition of existing city streets and ensure that future roads are built to lasting standards while preserving aesthetic integrity.

**Goal 5:** Encourage underground utilities.

**Goal 6:** Coordinate future infrastructure improvements to ensure the most economical and effective provision and maintenance of infrastructure (water, sewer, drainage, streets and communications).



### **Infrastructure - Transportation**

*Issues and Steering Committee/ Subcommittee/ Citizen Input Findings*

1. Decisions made by the Texas Department of Transportation (TxDOT) will have a major impact on the transportation network in and around Bulverde.
2. Much land within the city is devoted to highway right-of-way.
3. A thoroughfare master plan and road standards can be used to manage and shape future growth
4. We need to understand the role of Road Utility Districts (RUDs) and the Metropolitan Planning Organization (MPO) as tools that can be used to effectuate the city's transportation goals.
5. What will the impacts of increased traffic on Highways 46 and 281 be?
6. Should the city begin actively encouraging the Highway

46 bypass as shown on the County's thoroughfare master plan?

7. What grade separations will there be along Highway 281 through Bulverde?

**Goal 1:** Promote a transportation network that is safe and efficient while at the same time discourages high speeds, four-lane roads and heavy traffic within the city.

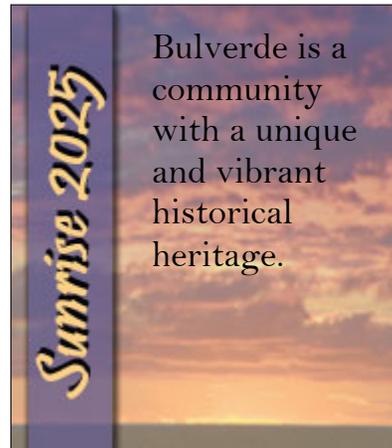
**Goal 2:** Promote transportation alternatives to the automobile such as hike/bike networks and pedestrian circulation.

### **Historical/Heritage Preservation**

*Issues and Steering Committee/Subcommittee/Citizen Input*

#### *Findings*

1. We need to maintain our integrity in the midst of rapid growth. Growing while maintaining the heritage of Bulverde will be difficult.
2. We want to avoid the 'saming' of America and becoming like other suburban towns.
3. Promote the survival and growth of "Mom and Pop" businesses in Bulverde.
4. Downtown can be developed as a rural village escape similar to Gruene, Boerne or Fredericksburg.
5. We can help establish a unique identity by making our own river walk or economic zone.
6. We need to look at the potential for hotel/motel tax income.
7. A good point about the history of Bulverde is the hardy entrepreneurial spirit of the individuals involved.
8. Early citizens' attitudes were a desire to be free from tyranny; their values were hard work and thrift.
9. We need to maintain Bulverde's open, rural atmosphere and ensure that the natural beauty central to the community's identity is not lost.



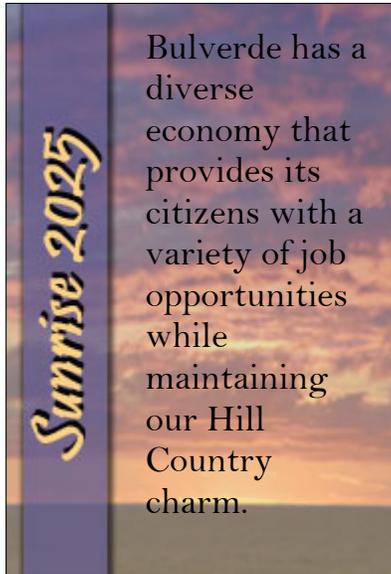
**Goal 1:** Preserve and enhance Bulverde's heritage.

**Goal 2:** Preserve and enhance historic and archeological sites and other unique aspects of the community.

**Goal 3:** Improve community communication.

**Goal 4:** Develop Bulverde's historical and natural assets for the citizen's enjoyment and for potential heritage tourism.

**Goal 5:** Manage the future growth of Bulverde to preserve the heritage and character of the community.



## **Economic Development**

### *Issues and Steering Committee/ Subcommittee/ Citizen Input Findings*

1. Should and can Bulverde establish an Economic Development Corporation (EDC)?
2. Bulverde probably does not meet the demographic requirements for Community Development Block grants (CDBGs).
3. We need to investigate the possibility of establishing an economic development zone.
4. We need to look at the potential for hotel/motel tax income. Is it realistic to have a hotel here? Is tourism a viable market for Bulverde? What would be the demands on area resources?
5. We need more job opportunities in and near Bulverde so people can live and work here.
6. We need to expand and diversify the economic base of Bulverde.
7. Desirable businesses are looking for a variety of quality housing, good schools, adequate infrastructure (especially water), an educated work force, environmental amenities, an efficient and friendly permit processing system and city government, good transportation and stability. How does Bulverde measure up?
8. The types of businesses we want are retail, recreation, entertainment, low impact industrial and institutional (e.g. hospitals, higher education facilities, etc.)
9. We need to attract businesses that will contribute to the community's desired image and not be more roadside clutter.
10. Should Highway 281 be a higher density commercial corridor?
11. Retail should be the target that would be the first and most conducive to develop as population increases. This would be the most natural way to increase sales tax revenue and the ability of the city to fund an EDC.
12. We need to determine what types of commercial/industrial developments are realistic and where we want them. Unique and distinct niches could be developed in preplanned areas of the city.
13. Do we need to revise or add regulations addressing commercial development? How can we cure any deficiencies? Do we want 'big-box' retail?
14. How do we attract businesses we deem desirable?
15. Do local government and business groups have the requisite positive attitude toward growth and development?

**Goal 1:** Promote appropriate economic development.

**Goal 2:** Diversify and expand the tax and economic base through the promotion of desired businesses and activities.

**Goal 3:** Promote Bulverde as an attractive center for retailing, services, health care, entertainment and education.

**Goal 4:** Involve the business community and the local Chamber of Commerce in Bulverde's growth and development.

**Goal 5:** Develop Bulverde's historical and natural assets to take advantage of heritage tourism in the Hill Country region.

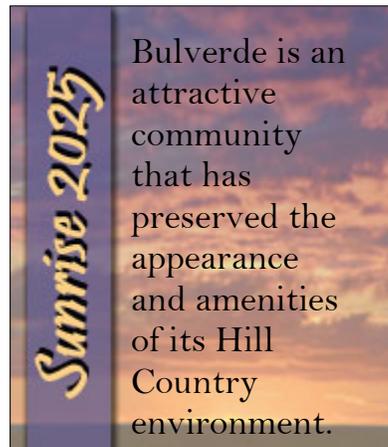
**Goal 6:** Foster a positive attitude towards growth and development among local government and business groups.

**Goal 7:** Plan for future infrastructure needs that will accommodate prospective businesses and activities.

### **Community Development**

#### *Issues and Steering Committee/Citizen Input Findings*

1. Bulverde is somewhat of a bedroom community. Is that how we should/will stay? Or should it be self-sufficient?
2. We want to retain the charm/reasons that attracted us to the area. "Charm" and "reasons" include openness and the country-feel. Big box retail outlets should be discouraged or limited to certain areas.
3. Can we instill the feeling in the citizens that Bulverde is indeed a viable, growing city, not just a hodge-podge of unrelated buildings and unrestrained commercial sprawl?
4. There are no simple answers about how the city should develop, nor is there one best way to develop.
5. You cannot force people together but you can give them the opportunity to get together. In our planning efforts we need to remember this and think first of the people who are already here.
6. Lot size is on the minds of many citizens and is viewed as a tool to manage growth and shape how land is developed.
7. If we are to accommodate smaller lots we will need water and sewer infrastructure and require set-asides for open space, schools, etc.
8. Bulverde is a great place to live, raise children and retire, but not to work as there are not many job opportunities here.
9. People love to get away from the big city and we should maintain that opportunity.
10. The planning process offers us the opportunity to address lots of problems. We can be on the cutting edge of managing growth.
11. There is a trend back to 'community' with many developers and builders. How can we incorporate this trend into Bulverde's growth management process? Should we promote a more cohesive, pedestrian-friendly urban form?
12. Bulverde is facing rapid growth, and ways to manage this growth include having, following and enforcing a plan, using conservation easements, overlay zones, being sensitive to the amount of impervious cover and promoting a water collection system.



13. The right amount of planning and regulation is that which prevents ugly, insensitive, cheap and haphazard development.
14. Encourage the community to take responsibility for preventing and cleaning up litter.
15. It would improve the appearance of the city if we promoted underground utilities.
16. We should consider alternative site development (sustainable solutions) such as conservation development, new urbanism and smart growth.
17. We recognize that the area's schools contribute to a sense of community, offer gathering places, and as such promote neighborliness.

**Goal 1:** Preserve the natural/rural character of the city as much as possible.

**Goal 2:** Encourage an aesthetically pleasing appearance for the city.

**Goal 3:** Encourage tasteful development of all kinds including affordable housing, roads, signs, lights, buildings, parks and some higher density type development where appropriate.

**Goal 4:** Use the relaxed atmosphere of the hill-country to Bulverde's advantage.

**Goal 5:** Make people feel like part of a community.

**Goal 6:** Develop an "old village center" with defined edges.

**Goal 7:** Facilitate open communication and cooperation among property owners, developers, city staff and others involved in all aspects of housing in Bulverde.