

AGENDA
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
July 13, 2021 – 6:00 PM

A quorum of the City Council will be present during the meeting at: 447 N Main, Boerne, TX 78006.

During the meeting, the City Council may meet in executive session, as to the posted subject matter of this City Council meeting, under these exceptions of Chapter 551 of the Texas Government Code; sections 551.071 (Consultation with Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Gifts), 551.074 (Personnel/Officers), 551.076 (Deliberation Regarding Security Devices), and Section 551.087 (Deliberation Regarding Economic Development Negotiations).

1. CALL TO ORDER – 6:00 PM

INVOCATION

PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG

(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one and indivisible.)

2. CONFLICTS OF INTEREST

3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the City Council on any issue, in compliance with LGC Section 551.007. City Council may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

4. CONSENT AGENDA: All items listed below within the Consent Agenda are considered to be routine by the City Council and may be enacted with one motion. There will be no separate discussion of items unless a Council Member or citizen so requests, in which event the item may be moved to the general order of business and considered in its normal sequence.

- A. [2021-604](#) CONSIDER APPROVAL OF THE MINUTES OF THE JUNE 22, 2021
 REGULAR CALLED CITY COUNCIL MEETING AND THE JUNE 24,
 2021 SPECIAL CALLED CITY COUNCIL MEETING.

Presenter: City Secretary Lori Carroll

- B. [2021-615](#) CONSIDER RESOLUTION NO. 2021-R24; A RESOLUTION OF THE CITY OF BOERNE, TEXAS, ESTABLISHING CRITERIA FOR REDISTRICTING OF POLITICAL BOUNDARIES. (Criteria for 2021 Redistricting of political boundaries)

Presenter: City Secretary Lori Carroll

- C. [2021-658](#) CONSIDER RESOLUTION NO. 2021-R25; A RESOLUTION OF THE CITY OF BOERNE, TEXAS, AUTHORIZING THE PURCHASE OF ELECTRIC MATERIALS FROM LCRA/TECHLINE COOPERATIVE PURCHASING PROGRAM FOR THE ESTRAYA BOERNE PROJECT FOR AN AMOUNT NOT TO EXCEED \$164,651.16. (Electrical material for Estraya Apartments)

Presenter: Utilities Director Michael Mann

- D. [2021-647](#) CONSIDER RESOLUTION NO. 2021-R26; A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXTEND THE CHAPTER 43 AND SECTION 212.172 TEXAS LOCAL GOVERNMENT CODE DEVELOPMENT AGREEMENT (NON-ANNEXATION AGREEMENT) BETWEEN THE CITY OF BOERNE AND JCH 1670 RIVER ROAD INVESTMENT LLC. FOR AN ADDITIONAL FIVE YEARS. (Extending Development Agreement 5 years, 1670 River Road At The Request Of Property Owner)

Presenter: Planning & Community Development Director Laura Haning

REGULAR AGENDA:

5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

- A. [2021-641](#) PROPOSED ADOPTION OF THE REVISED CITY OF BOERNE ZONING MAP FOR A CITYWIDE REZONING AND AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC) ADOPTED NOVEMBER 24, 2020, INCLUDING BUT NOT LIMITED TO AMENDMENTS TO CHAPTER 2, PROCEDURES AND CHAPTER 3, ZONING (WHICH INCLUDE OVERLAY DISTRICTS), CHAPTER 8, ENVIRONMENTAL DESIGN AND APPENDICES A, DEFINITIONS.

I. PRESENTATION

II. PUBLIC HEARING

III. CONSIDER ON FIRST READING ORDINANCE NO. 2021-21; AN ORDINANCE OF THE CITY OF BOERNE, TEXAS, AMENDING THE BOERNE UNIFIED DEVELOPMENT CODE, ADOPTED BY ORDINANCE NO. 2020-29 ON NOVEMBER 24, 2020, PROVIDING AMENDMENTS TO CHAPTER 2. PROCEDURES, CHAPTER 3. ZONING (INCLUDES OVERLAY DISTRICTS), SECTION 3.2. ADOPTING A REVISED ZONING MAP, CHAPTER 8. ENVIRONMENTAL DESIGN, AND APPENDICES A. DEFINITIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR A PENALTY FOR VIOLATION FINES NOT TO EXCEED \$1,000 FOR EACH SEPARATE OFFENSE; AND CONTAINING A SEVERANCE CLAUSE.

Presenter:

Planning & Community Development Director Laura Haning

B. [2021-640](#)

PROPOSED REZONING OF 0.678 ACRES LOCATED AT THE CORNER OF OAK PARK AND SECOND STREET (PART OF KAD NO. 24880) FROM R-1, MEDIUM DENSITY RESIDENTIAL DISTRICT, TO R-D DUPLEX RESIDENTIAL DISTRICT. (Robert S. Thornton L.P./ Travis Roberson)

I. PRESENTATION

II. PUBLIC HEARING

III. CONSIDER ON FIRST READING ORDINANCE NO. 2021-22; AN ORDINANCE AMENDING THE CITY OF BOERNE ZONING ORDINANCE NO. 2007-64, CAPTIONED, "ZONING ORDINANCE OF THE CITY OF BOERNE, TEXAS", DATED DECEMBER 18, 2007, BY AMENDING ARTICLE 3, SECTION 14, REZONING 0.678 ACRES LOCATED AT THE CORNER OF OAK PARK AND SECOND STREET (PART OF KAD NO. 24880) FROM R-1, MEDIUM-DENSITY SINGLE-FAMILY DISTRICT, TO R-D, DUPLEX RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE.

Presenter: Planning & Community Development Director Laura Haning

- C. [2021-648](#) CONSIDER ON FIRST READING ORDINANCE NO. 2021-23; AN ORDINANCE ESTABLISHING THE RATE CLASSIFICATIONS AND RATES TO BE CHARGED FOR RECLAIMED WATER SERVICE PROVIDED BY THE CITY OF BOERNE UTILITIES, AND REPEALING AND REPLACING ORDINANCE NO. 2018-31 DATED SEPTEMBER 11, 2018, AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith. (Change rates for use of reclaimed water service)

Presenter: Deputy City Manager Jeff Thompson

6. RESOLUTIONS:

- A. [2021-655](#) CONSIDER RESOLUTION NO. 2021-R27; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AMENDMENT NO. 01 TO THE AGREEMENT BETWEEN THE CITY OF BOERNE AND KIMLEY-HORN AND ASSOCIATES, INC. FOR ADDITIONAL SERVICES TO THE OAK PARK, FREY STREET, AND EAST BANDERA ROAD SIDEWALK IMPROVEMENTS FOR AN AMOUNT NOT TO EXCEED \$110,375.00. (Agreement with Kimley-Horn for design and construction of sidewalk improvements at Oak Park, Frey, and East Bandera)

Presenter: Development Director Jeff Carroll

7. CITY MANAGER'S REPORT:

- A. [2021-649](#) CITIZEN'S SURVEY UPDATE.

Presenter: City Manager Ben Thatcher

8. COMMENTS FROM COUNCIL – No discussion or action may take place.

9. ADJOURNMENT

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 9th day of July,
2021 at 4:00 p.m.

Lori A. Carroll
City Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City Hall is wheelchair accessible. Access to the building and special parking is available at the northeast entrance of the building. Requests for auxiliary aides and special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 830-249-9511.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.