

AGENDA
CITY COUNCIL WORKSHOP
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
February 22, 2022 – 5:00 p.m.

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

1. CALL TO ORDER – 5:00 PM
2. 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)
3. DISCUSSION PRIORITIZING PROJECTS FOR A POTENTIAL BOND ELECTION IN NOVEMBER.
 - A. [2022-260](#) PARKS AND OPEN SPACE PROJECTS.
Presenter: Community Services Director Danny Zincke
4. ADJOURNMENT

AGENDA
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
February 22, 2022 – 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

MOMENT OF SILENCE

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. [2022-269](#) CONSIDER THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF FEBRUARY 8, 2022.

Presenter: City Secretary Lori Carroll

- B. [2022-263](#) CONSIDER ON SECOND READING ORDINANCE NO. 2022-04; AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, BY AMENDING CHAPTER 3. ZONING, SECTION 3.2. ZONING MAP, REZONING 6.69 ACRES LOCATED AT 25 CASCADE CAVERNS ROAD (KAD NO. 24323) FROM C3, COMMUNITY COMMERCIAL DISTRICT TO R4-B, BUNGALOW COURT DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (LOQ Development LLC)

Presenter: Planning & Community Development Director Laura Haning

- C. [2022-264](#) CONSIDER ON SECOND READING ORDINANCE NO. 2022-05; AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, BY AMENDING

CHAPTER 3. ZONING, SECTION 3.2. ZONING MAP, ZONING 3.04 ACRES LOCATED AT 6 NORTH STAR ROAD (KAD NO. 24324) FROM HOL, HOLDING, TO R4-B, BUNGALOW COURT DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (LOQ Development LLC).

Presenter:

Planning & Community Development Director Laura Haning

- D. [2022-265](#) CONSIDER ON SECOND READING ORDINANCE NO. 2022-06; AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, BY AMENDING CHAPTER 3. ZONING, SECTION 3.2, ZONING MAP, APPLYING A PLANNED UNIT DEVELOPMENT DISTRICT (PUD) TO 9.73 ACRES LOCATED AT 25 CASCADE CAVERNS AND 6 NORTH STAR ROAD (MILLER'S SUBDIVISION BLK 2 LOT 2, AND BLK PT 3, KAD NOS. 24323 AND 24324); REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (LOQ Development LLC).

Presenter:

Planning & Community Development Director Laura Haning

- E. [2022-258](#) CONSIDER ON SECOND READING ORDINANCE NO. 2022-07; 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 1. GENERAL PROVISIONS, CHAPTER 2. PROCEDURES, SECTION 2.6 PLATTING PROCEDURE, CHAPTER 3. ZONING, CHAPTER 4. RESIDENTIAL SITES, CHAPTER 5. NONRESIDENTIAL SITES, CHAPTER 6. SUBDIVISION DESIGN, CHAPTER 7. INFRASTRUCTURE DESIGN, CHAPTER 8. ENVIRONMENTAL DESIGN, SPECIFICALLY SECTION 8.3, TREE PRESERVATION AND 8.9 LOWER GLENROSE AQUIFER, CHAPTER 9. SIGNAGE 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

- F. [2022-259](#) CONSIDER ON SECOND READING ORDINANCE NO. 2022-08; AN

ORDINANCE OF THE CITY OF BOERNE, TEXAS, REPEALING AND REPLACING ORDINANCE NO. 2021-24, CAPTIONED, "ADOPTING THE ENGINEERING DESIGN MANUAL."

Presenter: Development Director Jeff Carroll

- G. [2022-254](#) CONSIDER RESOLUTION NO. 2022-R11 ; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF BOERNE, TEXAS, AND KENDALL COUNTY, TEXAS, FOR CONSTRUCTION AND FUNDING OF DRAINAGE IMPROVEMENT PROJECTS.

Presenter: Development Director Jeff Carroll

- H. [2022-262](#) CONSIDER RESOLUTION NO. 2022-R12; A RESOLUTION AUTHORIZING THE CLOSURE OF A PORTION OF MAIN STREET (HWY 87) DURING CERTAIN HOURS FOR THE TEXAS CORVETTE SHOW AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR THE TEMPORARY CLOSURE OF STATE RIGHT-OF-WAY WITH THE TEXAS DEPARTMENT OF TRANSPORTATION. (Close Main St. for Corvette Show)

Presenter: Captain Steve Perez

REGULAR AGENDA:

5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

- A. [2022-255](#) CONSIDER ON SECOND READING ORDINANCE NO. 2022-03; AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, BY AMENDING CHAPTER 3. ZONING, SECTION 3.2, ZONING MAP, GRANTING A SPECIAL USE PERMIT FOR A SHORT-TERM RENTAL TO 0.303 ACRES LOCATED AT 113 WANDA STREET (MOOSEHEAD MANOR LOT PT 6, KAD NO. 24349) IN AN R1-M, MEDIUM-DENSITY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Lenore Ockerberg).

Presenter: Planning & Community Development Director Laura Haning

- B. [2022-266](#) PROPOSED ANNEXATION OF 10.054 ACRES LOCATED AT 36025

INTERSTATE HIGHWAY 10 WEST, (KAD NO. 14386) AND AN 8.621 ACRE TRACT OF LAND BEING A PORTION OF INTERSTATE HIGHWAY 10 IN KENDALL COUNTY, TEXAS.

Presenter: Planning & Community Development Director Laura Haning

B.I. [2022-256](#) PUBLIC HEARING (one of one hearing)

Presenter: Planning & Community Development Director Laura Haning

B.II. [2022-274](#) CONSIDER ON FIRST READING ORDINANCE NO. 2022-09; AN ORDINANCE ANNEXING 10.054 ACRES LOCATED AT 36025 INTERSTATE HIGHWAY 10 WEST (KAD NO. 14386) AND A CONTIGUOUS 8.621 ACRE TRACT OF LAND BEING A PORTION OF INTERSTATE HIGHWAY 10, TO THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY. (At the request of property owner James L Wyatt, Jr. Property Management Trust by James Leslie Wyatt, III, Trustee and owner, Mildred M. Wyatt, Property Management Trust by Roberta Belanger, Senior Vice President of Frost Bank, Trustee)

Presenter: Planning & Community Development Director Laura Haning

C. [2022-267](#) PROPOSED ZONING OF 10.02 ACRES LOCATED AT 36025 INTERSTATE HIGHWAY 10 WEST FROM HOL, HOLDING, TO R4-U, URBAN MULTI-FAMILY RESIDENTIAL DISTRICT (A10310 - SURVEY 178 A LOCKMAR, KAD NO. 14386) (Killen, Griffin & Farrimond, PLLC/ Rob Killen)

Presenter: Planning & Community Development Director Laura Haning

C.I. [2022-272](#) RECEIVE THE REPORT FROM THE PLANNING AND ZONING COMMISSION.

Presenter: Planning & Community Development Director Laura Haning

C.II. [2022-257](#) PUBLIC HEARING (one of one hearing)

Presenter: Planning & Community Development Director Laura Haning

- C.III. [2022-277](#) CONSIDER ON FIRST READING ORDINANCE NO. 2022-10; AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, BY AMENDING CHAPTER 3. ZONING, SECTION 3.2. ZONING MAP, ZONING 10.02 ACRES LOCATED AT 36025 INTERSTATE HIGHWAY 10 WEST (A10310 - SURVEY 178 A LOCKMAR, KAD NO. 14386) FROM HOL, HOLDING, TO R4-U, URBAN MULTI-FAMILY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE.

Presenter: Planning & Community Development Director Laura Haning

- D. [2022-268](#) PROPOSED SPECIAL USE PERMIT FOR MULTI-FAMILY DEVELOPMENT IN AN R4-U, URBAN MULTI-FAMILY RESIDENTIAL DISTRICT LOCATED AT 36025 INTERSTATE HIGHWAY 10 WEST (A10310 - SURVEY 178 A LOCKMAR, 10.02 ACRES, KAD NO. 14386) (Killen, Griffin & Farrimond, PLLC/ Rob Killen)

Presenter: Planning & Community Development Director Laura Haning

- D.I. [2022-273](#) RECEIVE THE REPORT FROM THE PLANNING AND ZONING COMMISSION.

Presenter: Planning & Community Development Director Laura Haning

- D.II. [2022-275](#) PUBLIC HEARING (one of one hearing)

Presenter: Planning & Community Development Director Laura Haning

- D.III. [2022-276](#) CONSIDER ON FIRST READING ORDINANCE NO. 2022-11; AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, BY AMENDING CHAPTER 3. ZONING, SECTION 3.2, ZONING MAP, GRANTING A SPECIAL USE PERMIT FOR MULTI-FAMILY DEVELOPMENT LOCATED AT 36025 INTERSTATE HIGHWAY 10 WEST (A10310 - SURVEY 178 A LOCKMAR, KAD NO. 14386) IN AN R4-U, URBAN MULTI-FAMILY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE.

6. City Manager's Report:

A. [2022-261](#) MONTHLY PROJECTS REPORT.

Presenter: City Manager Ben Thatcher

7. CONTINUE WORKSHOP DISCUSSION, IF NECESSARY.

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 18th day of
February, 2022 at 5:00 p.m.**

s/s 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.