

AGENDA
CITY COUNCIL WORKSHOP
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
April 12, 2016 – 4:00 p.m.

1. CALL TO ORDER – 4:00 PM

2. WORKSHOP DISCUSSION:

- 2A.** [2016-570](#) Discussion on Lohmann St. Parking Lot with Proposed
Convention and Visitors Bureau Location

Attachments: [CC.AIS.Lohmann.CVB.workshop.04.12.16](#)
[AIS.CC.lohmann.cvb.workshop.04.12.16.final](#)

- 2B.** [2016-563](#) Discussion On Space Needs Assessment And Conceptual Design
For A New City Hall by Randall Scott Architects, Inc.

Attachments: [AIS.Needs Assessment & Conceptual Design Presentation](#)
[Needs Assessment and Conceptual Design Design 4 7 16](#)

3. ADJOURNMENT

AGENDA
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
April 12, 2016 – 6:00 PM

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. 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.

- 4A. [2016-544](#) Approval of the City Council meeting minutes of March 22, 2016

Attachments: [MINUTES 160322](#)

- 4B. [2016-557](#) Consider On Second Reading Ordinance No. 2016-18; An Ordinance Annexing The Hereinafter Described Territory Into The City Of Boerne, Kendall County, Texas And Extending The Boundary Limits Of Said City So As To Include Said Hereinafter Described Property Within The City Limits, And Granting To Said Territory And To All Future Inhabitants Of Said Property All Of The Rights And Privileges Of Other Citizens And Binding Said Future Inhabitants By All Of The Acts And Ordinances Of Said City. (0.670 Acres Of Land Being Part Of Scenic Loop Road - At The Request Of City Of Boerne)

Attachments: [Summary - scenic loop 2nd reading](#)
[Ordinance No. 2016-18](#)
[Att 1 - Scenic Loop Road Field Notes](#)
[Att 2 - Scenic Loop Layout1 \(1\)](#)
[Att 3 - Aerial](#)

- 4C. [2016-558](#) Consider On Second Reading Ordinance No. 2016-19; An Ordinance Annexing The Hereinafter Described Territory Into The City Of Boerne, Kendall County, Texas And Extending The Boundary Limits Of Said City So As To Include Said Hereinafter Described Property Within The City Limits, And Granting To Said Territory And To All Future Inhabitants Of Said Property All Of The Rights And Privileges Of Other Citizens And Binding Said Future Inhabitants By All Of The Acts And Ordinances Of Said City. (0.464 Acres Of Land Being Part Of Upper Balcones Road -

At The Request Of City Of Boerne)

Attachments: [Summary - upper balcones 2nd reading](#)
[Ordinance No. 2016-19](#)
[Att 1 - Upper Balcones Road Field Notes](#)
[Att 2 - Upper Balcones Layout1 \(1\)](#)
[Att 3 - Aerial](#)

- 4D. [2016-569](#) Consider Resolution No. 2016-R34; A Resolution Authorizing The City Manager To Enter Into An Interlocal Agreement Between The City Of Boerne And Kendall County For The Herff Road Project

Attachments: [AIS Herff Road Interlocal](#)
[2016-R34 Interlocal agreement with Kendall County for Herff Rd. Project](#)
[Interlocal Herff highlighted](#)

PUBLIC HEARING – To Hear Comments On The Following:

5. [2016-559](#) A. Proposed Use Of Automobile Sales (Motorcycle Sales) In A B-2, Highway-Commercial District For 941 North Main, A Total Of 0.088 Acres, KAD No. 24699 (James Day)

Attachments: [Summary - public hearing](#)
[Public Hearing 16.0412 Motorcycle sales 941 N Main](#)
[Att 1- LOCATION MAP](#)
[Att 2 -Aerial](#)
[Att 4 - Zoning](#)

6. [2016-560](#) A. Consider On First Reading Ordinance No. 2016-20; 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, Article 5, Section 3 Permitted Uses, Table 5-1, Authorizing The Use Of Automobile Sales In A B-2, Highway Commercial District Located At 941 North Main, A Total Of 0.088 Acres, KAD No. 24699. (James Day)

Attachments: [Summary - 1st reading](#)
[Ordinance No. 2016-20](#)
[Att 1- 941 N Main-Zoning Letter of Request](#)
[Att 2- LOCATION MAP](#)
[Att 3 -Aerial](#)
[Att 4 - Zoning](#)
[Att 5 - BMC-Site Plan](#)
[Att 6 - B-2 use approval](#)

7. [2016-572](#) CONSIDER MAYORAL APPOINTMENTS TO THE KENDALL
COUNTY LIBRARY ADVISORY BOARD

Attachments: [AIS. KCLAB](#)

8. [2016-571](#) CONSIDER LOHMANN STREET PARKING LOT AS PROPOSED
LOCATION FOR NEW CONVENTION AND VISITORS BUREAU
FACILITY

Attachments: [CC.AIS.Lohmann.CVB.mtg.04.12.16](#)

9. [2016-561](#) RECEIVE AND CONSIDER A REQUEST FROM MR. MIKE
GONZALES FOR A VARIANCE TO THE SIGN ORDINANCE SECTION
10 RESTRICTIONS ON CERTAIN TYPES OF SIGNS. FF. WALL
SIGNS. (Boerne Sign Shop 32826 IH 10 West)

Attachments: [Summary](#)
[Att 1 - LOCATION MAP](#)
[Att 2 -Aerial](#)
[Att 3 - Variance request](#)
[Att 4 - Picture 1](#)
[Att 5 - Picture 2](#)

10. [2016-564](#) RECEIVE NEEDS ASSESSMENT AND CONCEPTUAL DESIGN FOR A
NEW CITY HALL BY RANDALL SCOTT ARCHITECTS, INC.

Attachments: [AIS.Needs Assessment & Conceptual Design Presentation.RS](#)

11. [2016-568](#) CONSIDER RESOLUTION NO. 2016-R35; A RESOLUTION
AUTHORIZING THE CITY MANAGER TO ENTER INTO AND
MANAGE AN AGREEMENT WITH FOUR B PAVING, INC. FOR
ANNUAL PAVEMENT CRACK SEALING

Attachments: [AIS 2016 Crack Seal Contract.doc](#)
[2016-R35 pavement crack sealing](#)

12. [2016-566](#) RECEIVE BIDS AND AWARD CONTRACT FOR CONSTRUCTION OF TEXAS STAR NUT SEWER MAIN AND CONSIDER RESOLUTION NO. 2016-R36; A RESOLUTION OF THE CITY OF BOERNE, TEXAS, AUTHORIZING THE AWARD OF A CONTRACT FOR CONSTRUCTION OF THE TEXAS STAR NUT SEWER MAIN WITH _____.

Attachments: [AIS TSN Sewer Gas Project Bid Award.doc](#)
[2016-R36 TX Star Nut Sewer Main](#)
[TSN Gas Sewer Extension Map.pdf](#)
[Memo TSN Counsel Recommendation SDR to MM VERSION.2.pdf](#)

13. [2016-562](#) CONSIDER RESOLUTION NO. 2016-R37; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, SETTING THE DATE, TIME AND PLACE FOR TWO PUBLIC HEARINGS ON THE PROPOSED ANNEXATION OF CERTAIN PROPERTY BY THE CITY OF BOERNE, TEXAS; AUTHORIZING AND DIRECTING THE PUBLICATION OF NOTICE OF SUCH PUBLIC HEARINGS. (88.967 Acres Of Land Being A Portion Of Cascade Caverns Rd And A Portion of Ranch Drive - At The Request Of ML&E Landquest Cascade Caverns LLC, Pulte Homes, Meritage Homes, Kendall West Utility, Terry and Sylvia Adams- Southglen Subdivision)

Attachments: [Summary](#)
[2016-R37 Annex 88.967 acres Cascade Caverns](#)
[Att 1 - MCP - approved 9.14.15](#)
[Att 2 - Survey 1](#)

14. COMMENTS FROM COUNCIL/LEGAL COUNSEL/STAFF – No discussion or action may take place.

15. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE:

- [2016-565](#)
- A. Section 551.071 (1) (a) - Consultation with Attorney and Section 551.072 Deliberation Regarding Real Property.
 - B. Section 551.071 (1) (a) - Consultation With Attorney and Section 551.087 Deliberation Regarding Economic Development Negotiation.

16. RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY ACTION RELATING TO THE EXECUTIVE SESSION AS DESCRIBED ABOVE.

[2016-573](#)

A. CONSIDER RESOLUTION NO. 2016-R38; A RESOLUTION OF THE CITY OF BOERNE, TEXAS, AUTHORIZING THE USE OF EMINENT DOMAIN TO ACQUIRE FEE SIMPLE TITLE TO 0.213 ACRE OF LAND OUT OF A 6.06 ACRE TRACT LOCATED IN THE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441, CITY OF BOERNE, KENDALL COUNTY, TEXAS, BEING A PORTION OF LOT 5, RE-PLAT OF MENDER PLACE SUBDIVISION AS RECORDED IN VOLUME 6, PAGES 152-154, PLAT RECORDS OF KENDALL COUNTY, TEXAS, DEPICTED AND DESCRIBED IN EXHIBIT "A" THERETO, ALONG WITH TEMPORARY CONSTRUCTION EASEMENTS, AS PART OF THE CHRISTUS PARKWAY CONNECTOR PROJECT, TO ADVANCE AND ACHIEVE THE PUBLIC USES OF INTERCONNECTIVITY OF HERFF ROAD, IH 10 EAST AND WEST, IH 10 FRONTAGE, AND MAIN STREET, AND THE SAFE AND EFFICIENT MOBILITY OF THE PUBLIC, EMERGENCY AND LAW ENFORCEMENT VEHICLES AND CITY SUPPORT PERSONNEL, AND TO ADVANCE THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC.

Attachments:

[2016-R38 Boerne-Christus](#)

17. ADJOURNMENT

s/s Ronald C. Bowman
City Manager

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 8th day of
April, 2016 at 4:30 p.m.**

s/s Lori A. Carroll
City Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The Police / Municipal Court Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for 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 30.07 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.

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.