

AGENDA
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
January 24, 2017 – 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.

- A. [2017-147](#) APPROVAL OF THE MINUTES OF THE JANUARY 10, 2017
REGULAR CITY COUNCIL MEETING AND JANUARY 18, 2017
SPECIAL CALLED CITY COUNCIL MEETING (State of the City
Adress).

Attachments: [Minutes.17.0110](#)
 [Minutes.17.0118 State of City](#)

- B. [2017-141](#) CONSIDER ON SECOND READING ORDINANCE NO. 2017-01; 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 1.242 ACRES
LOCATED AT 215 WANDA STREET LOT 13A-1 (KAD NO. 50728),

FROM R-1, MEDIUM-DENSITY RESIDENTIAL DISTRICT AND B-2, HIGHWAY COMMERCIAL DISTRICT TO O, OFFICE DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE.
(Fred Hausheer)

Attachments:[Summary](#)[Ordinance 2017-01](#)[Att 1 - LOCATION MAP](#)[Att 2 - Aerial map](#)[Att 3 - 215 Wanda Zoning Map](#)[Att 4 - 215 Wanda Street Rezone Application04112016](#)[Att 5 - O Uses](#)

- C. [2017-142](#) CONSIDER ON SECOND READING ORDINANCE NO. 2017-02; 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 A LONG TERM CARE FACILITY IN A B-1, HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT LOCATED AT 502 SCHOOL STREET (KAD NO. 14412) AND A PORTION OF 536 S. SCHOOL STREET (KAD NO. 14381, A TOTAL OF +/- 0.9 ACRES.) (Genevieve Jones and Anita Lewis Asher Et Al)

Attachments:[Summary](#)[Ordinance No. 2017-02](#)[Att 1 - LOCATION MAP](#)[Att 2 - aerial](#)[Att 3 - Zoning Map](#)[Att 4 - Land Use Plan revised 12.11.12](#)[Att 5 - SITE PLAN](#)[Att 6 - B-1 Uses](#)

- D. [2017-143](#) CONSIDER ON SECOND READING ORDINANCE NO. 2017-03; AN ORDINANCE AMENDING THE CITY OF BOERNE ZONING ORDINANCE NO. 2007-64, ARTICLE 1, IN GENERAL, SECTION 06. DEFINITIONS, ARTICLE 3, GENERAL PROHIBITIONS AND REQUIREMENTS, SECTION 02. OUTDOOR LIGHTING, SECTION

08. COMMERCIAL CENTER DESIGN STANDARDS, SECTION 09.
COMBINED COMMERCIAL DESIGN STANDARDS, SECTION 10.
ON-SITE PARKING REQUIREMENTS, AND ARTICLE 5, ZONING
DISTRICTS AND USE REGULATIONS.

Attachments: [Summary](#)
 [Att 1 - Ordinance 2017-03](#)
 [Att 2 - Sobo Regulating Plan](#)

- E. [2017-144](#) CONSIDER ON SECOND READING ORDINANCE NO. 2017-04; 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 AN ASSEMBLY IN A RE-1,
LOW-DENSITY SINGLE FAMILY DISTRICT LOCATED AT 35 OLD
SAN ANTONIO ROAD (KAD NO. 38977), A TOTAL OF 14.113
ACRES. (Belleori Holdings, LLC)

Attachments: [Summary](#)
 [Ordinance No. 2017-04](#)
 [Att 1 - LOCATION MAP](#)
 [Att 2 - Aerial Map](#)
 [Att 3 - Zoning Map](#)
 [Att 4 - RE-1 Uses](#)
 [Att 5 - site plan](#)
 [Att 6 - use request letter 35 old sa](#)

- F. [2017-145](#) CONSIDER ON SECOND READING ORDINANCE NO. 2017-05; 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. (26.582 Acres, 17 Herff Rd. at the
request of James and Deborah Roerig, new property owner CT
17 Herff Land, LP)

Attachments: [Summary](#)
 [Ordinance No. 2017-05](#)
 [Att 1 - LOCATION MAP](#)
 [Att 2 - 17 Herff - aerial](#)
 [Att 3 - Petition](#)
 [Letter from new property owner](#)

- G. [2017-165](#) CONSIDER RESOLUTION NO. 2017-R07; 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 Crack & Seal Roads 2017](#)
 [2017-R07 pavement crack sealing](#)
 [Seal CoatCrack Seal Projects List](#)
 [Street Maintenance Map 2017](#)

5. PUBLIC HEARING – To Hear Comments On The Following:

- A. [2017-139](#) PROPOSED ANNEXATION OF 4.510 ACRES LOCATED AT 47 OLD
 SAN ANTONIO ROAD - KAD NO. 14774 & 14786 AT THE
 REQUEST OF PRISCILLA JEAN HEARD. (Second of Two Hearings)

Attachments: [Summary](#)
 [Public Hearing 17.0124](#)
 [Att 1 - LOCATION MAP](#)
 [Att 2 - aerial](#)
 [Att 3 - Petition](#)
 [Att 4 - field notes](#)
 [Att 5 - Survey](#)

6. [2017-135](#) ESTABLISH AND CONSIDER MAYORAL APPOINTMENTS FOR A
 PARKS MASTER PLAN COMMITTEE

Attachments: [AIS parks master plan](#)
 [AIS 2017 Parks Master Plan Committee](#)

7. [2017-149](#) RECEIVE THE FIRST QUARTER FINANCIAL AND INVESTMENT
 REPORT FOR FY 2016/2017.

Attachments: [Quarterly Financial AIS](#)
 [Quarterly Financial Report 12-31-16](#)

8. [2017-140](#) CONSIDER A REQUEST FROM SOUTHWEST TEXAS SIGN SERVICE, INC. FOR A VARIANCE TO THE SIGN ORDINANCE SECTION 10. RESTRICTIONS ON CERTAIN TYPES OF SIGNS. ARTICLE I. 1. DIRECTIONAL SIGNS, SIZE OF SIGN. (Methodist Hospital, 134 Menger Springs)

Attachments: [Summary](#)
 [Att 1 - Application](#)
 [Att 2 - revised design](#)

9. [2017-169](#) CONSIDER RESOLUTION NO. 2017-R08; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT FOR ENGINEERING DESIGN SERVICES BETWEEN THE CITY OF BOERNE AND POZNECKI-CAMARILLO, INC. FOR THE 2015 TRANSPORTATION ALTERNATIVES PROGRAM (TAP) CITY OF BOERNE TRAILS SYSTEM EXPANSION PROJECT.

Attachments: [CC.AIS.trail.design.services.pci.01.24.17.final](#)
 [2017-R08 2015 TAP Poznecki-Camarillo](#)
 [2017.TAP.PCI.agreement](#)

10. [2017-170](#) CONSIDER RESOLUTION NO. 2017-R09; A RESOLUTION AUTHORIZING THE CITY MANAGER TO RETAIN HOMETOWN CONNECTIONS FOR AN ORGANIZATION CHECK UP OF THE PUBLIC POWER SYSTEM.

Attachments: [AIS](#)
 [Proposal - Hometown Connections](#)
 [2017-R09 hometown connections](#)

11. [2017-164](#) CONSIDER RESOLUTION NO. 2017-R10; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF BOERNE AND HDR ENGINEERING, INC. FOR THE CHAMPION HEIGHTS LIFT STATION ELIMINATION PROJECT. (Removal of the Bentwood Lift Station and Vista Verde Lift Station.)

Attachments: [AIS Lift Station Removal.doc](#)
[2017-R10 Bentwood & Vista Verde Liftstation](#)
[LS Elimination Preliminary OPC 09Jan17.pdf](#)
[LS Elimination Proposal Final 17Jan17.pdf](#)
[LS Elimination Map.jpg](#)

12. [2017-146](#) CONSIDER RESOLUTION NO. 2017-R11; A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS AT THE REQUEST OF THE COMMUNICATIONS BOARD IN AN AMOUNT NOT TO EXCEED \$32,000.00 FROM THE COMMUNICATIONS RESERVE FUND FOR AN ADDITIONAL RADIO TOWER IN COMFORT.

Attachments: [AIS communications Reserve Expenditure 2017](#)
[2017-R11 Communications Reserve Expense](#)

13. [2017-148](#) CONSIDER RESOLUTION NO. 2017-R12; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER. (Emergency Generator Repairs at the WWTRC on Esser Rd.)

Attachments: [AIS WWTRC repairs](#)
[2017-R12 generator repair for WWTRC](#)
[Cummins Generator repair City of Boerne estimate 152315 quote 12-27-](#)
[Wakashaw repair quote for generatorCity of Boerne - Replace Radiator 1](#)

14. RECEIVE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION AND SET PUBLIC HEARING FOR FEBRUARY 14, 2017:

- A. [2017-138](#) PROPOSED USE OF A GOVERNMENTAL FACILITY IN A B-2, HIGHWAY COMMERCIAL DISTRICT AT 221 WATER STREET, KAD NO. 21662. (Cow Creek Groundwater Conservation District)

Attachments: [Summary](#)
[Att 1 - LOCATION MAP](#)
[Att 2 -Letter of request](#)
[Att 3 - AERIAL MAP](#)
[Att 4 - Zoning Map](#)

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

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

[2017-166](#)

A. SECTION 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION AND SECTION 551.071 (1) (A) - CONSULTATION WITH AN ATTORNEY.

B. SECTION 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION AND SECTION 551.071 (1) (A) - CONSULTATION WITH AN ATTORNEY.

C. SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY.

D. SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY.

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

A. [2017-167](#)

CONSIDER RESOLUTION NO. 2017-R13; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A CONTRACTUAL AGREEMENT FOR FINANCIAL INCENTIVES FOR A HOTEL CONFERENCE CENTER WITH

_____.

Attachments:

[2017-R13 Financial Incentives A](#)

B. [2017-168](#)

CONSIDER RESOLUTION NO. 2017-R14; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A CONTRACTUAL AGREEMENT FOR FINANCIAL INCENTIVES FOR A MEDICAL OFFICE BUILDING WITH

_____.

Attachments:

[2017-R14 Financial Incentives B](#)

ADJOURNMENT

s/s Ronald C. Bowman
City Manager

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 20th day of
January, 2017 at 4:00 p.m.**

s/s Siria Arreola
Deputy 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 30.06 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.