

AGENDA
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
February 14, 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.

- 4A. [2017-196](#) APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JANUARY 24, 2017 AND MINUTES OF THE SPECIAL CALLED CITY COUNCIL MEETING OF FEBRUARY 6, 2017 (State of the City Address to Boerne Moontime Rotary Club).

Attachments: [Minutes.17.0124](#)
 [Minutes.17.0206 Rotary](#)

- 4B. [2017-204](#) CONSIDER RESOLUTION NO. 2017-R15; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER. (UV Bulbs for Disinfection at the WWTRC)

Attachments: [AIS UV Bulbs for WWTRC.doc](#)
[2017-R15 purchase uv bulbs](#)

- 4C. [2017-193](#) CONSIDER RESOLUTION NO. 2017-R16; A RESOLUTION AUTHORIZING THE CLOSURE OF A PORTION OF MAIN STREET (HWY 87) DURING CERTAIN HOURS FOR THE TEXAS CORVETTE ASSOCIATION SHOW AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR THE TEMPORARY CLOSURE OF STATE RIGHT-OF-WAY WITH THE TEXAS DEPARTMENT OF TRANSPORTATION.

Attachments: [AIS Corvette Road Closure 2017](#)
[2017-R16 Corvette Show](#)
[AIS Corvette Map 2017](#)

- 4D. [2017-207](#) CONSIDER RESOLUTION NO. 2017-R17; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN EXCLUSIVE SALES LISTING AGREEMENT BETWEEN THE CITY OF BOERNE AND TRANSWESTERN PROPERTY COMPANY, SW GP L.L.C. TO MARKET AND SELL THE CONVENTION AND VISITORS BUREAU PROPERTY LOCATED AT 1407 S. MAIN STREET, BOERNE, TX 78006.

Attachments: [AIS Report for 02-14-17](#)
[2017-R17 Sale of CVB](#)
[Exclusive Sales Listing Agreement City of Boerne clean 2-7-17](#)

- 4E. [2017-203](#) CONSIDER RESOLUTION NO. 2017-R18; A RESOLUTION RESCINDING RESOLUTION NO. 2016-R111 AND CONSIDER AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A PURCHASE AGREEMENT WITH RUDKIN PRODUCTIONS FOR 2017 PARKS AND RECREATION GUIDE BOOKS. (Additional cost to cover design work)

Attachments: [AIS 2017 Guide book additional cost](#)
[2017-R18 P & R Guide Books 2017](#)
[Rudkin Agreement](#)

- 4F. [2017-205](#) CONSIDER RESOLUTION NO. 2017-R19; 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 AN

ELECTRONIC VERSION OPERATIONS MANUAL FOR THE
WASTEWATER TREATMENT AND RECYCLING CENTER.
(Computer Based Comprehensive Operations and Maintenance
Manual)

Attachments: [AIS WWTRC O&M Manual.doc](#)
[2017-R19 Agreement HDR WWTRC eOM](#)
[HDR Engineering task order](#)

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

- 5A. [2017-174](#) PROPOSED USE OF A GOVERNMENTAL FACILITY IN A B-2,
HIGHWAY COMMERCIAL DISTRICT AT 221 WATER STREET, KAD
NO. 21662. (One of One Hearing - Cow Creek Groundwater
Conservation District)

Attachments: [Summary](#)
[Public Hearing 17.0214 use CCGWD](#)
[Att 1 - LOCATION MAP](#)
[Att 2 -Letter of request](#)
[Att 3 - AERIAL MAP](#)
[Att 4 - Zoning Map](#)

6. TAKE ANY NECESSARY ACTION RESULTING FROM THE PUBLIC HEARING:

- 6A. [2017-173](#) CONSIDER ON FIRST READING ORDINANCE NO. 2017-06; 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 GOVERNMENTAL FACILITY IN A
B-2, HIGHWAY COMMERCIAL DISTRICT LOCATED AT 221 WATER
STREET (KAD NO. 21662), A TOTAL OF 0.5372 ACRES. (Cow
Creek Groundwater Conservation District)

Attachments: [Summary](#)
 [Ordinance No. 2017-06](#)
 [Att 1 - LOCATION MAP](#)
 [Att 2 -Letter of request](#)
 [Att 3 - AERIAL MAP](#)
 [Att 4 - Zoning Map](#)
 [Att 5 - front](#)

7. [2017-176](#) CONSIDER ON FIRST READING ORDINANCE NO. 2017-07; 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. (4.510 acres located at 47 Old San Antonio Rd at the request of Priscilla Jean Heard)

Attachments: [Summary](#)
 [Ordinance No. 2017-07](#)
 [Att 1 - LOCATION MAP](#)
 [Att 2 - aerial](#)
 [Att 3 - Petition](#)

8. [2017-178](#) RECEIVE UPDATE ON THE 2017-2018 PUBLIC ART COMPETITION.

Attachments: [AIS CC PublicArt 02 14 17](#)
 [PACC Sculpture Selections - 2017-2018](#)

9. [2017-200](#) CONSIDER A CREATIVE ALTERNATIVE FOR A COTTAGE DEVELOPMENT LOCATED AT 530 OAK PARK, A TOTAL OF 1.992 ACRES, KAD NO. 15836. (Request to allow 17 cottage units, Dave Luciani)

Attachments: [Summary](#)[Att 1 - Letter to COB Planning and Zoning 1-10-17\[4080\]](#)[Att 2 - LOCATION MAP-530 Oak Park](#)[Att 3 - aerialmap 530 Oak Park](#)[Att 4 - ZoningMap 530 oak park](#)[Att 5 - 11x17 site plan for packet pg 2](#)[Att 6 - Spec Sheets - 1 bdrms](#)[Att 7 - Spec Sheets - 2 bdrms](#)

10. [2017-172](#) CONSIDER RESOLUTION NO. 2017-R20; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, ACCEPTING THE PETITION AND 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. (6.883 acres being a portion of Shooting Club Rd., a portion of Chaparral Hill Rd, and 16 Chaparral Hill Rd. at the request of Jim Cook)

Attachments: [Summary](#)[2017-R20 Annexation 16 Chaparral Hill & Shooting Club Rd.](#)[Att 1 - 16 Chaparral Hill Location](#)[Att 2 - 16 Chaparral Hill Aerial](#)[Att 3 - Chaparral Hill Zoning](#)

11. [2017-198](#) CONSIDER RESOLUTION NO. 2017-R21; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, SUPPORTING ABBINGTON RANCH HOUSING TAX CREDIT APPLICATION (#17239) TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS. (South side of Cascade Caverns Rd. approximately 1,100 feet east of Scenic Loop Rd.)

Attachments: [AIS Abbington Apts](#)
[2017-R21 Abbington Ranch Boerne Support Financial](#)
[Att 1 - Abbington Ranch HTC Ltr](#)
[Att 2 - aerialmap 25 cascade caverns](#)
[Att 3 - ZoningMap 25 Cascade Caverns](#)
[2016-148 Boerne TX Elevation1 31 17 Abbington](#)
[2016-148 Boerne TX Site Plan 1 31 17 Abbington](#)
[16-4167 5 Acres Exhibit Abbington Apts](#)
[16-4167 5 Acres Field Notes Abbington Apts](#)
[Abbington Ranch Updated Unit Information](#)

12. [2017-197](#) CONSIDER RESOLUTION NO. 2017-R22; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, SUPPORTING CIBOLO SENIOR GARDENS HOUSING TAX CREDIT APPLICATION (#17029) TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS. (Relating to Herff Rd. and Old San Antonio Rd.)

Attachments: [AIS Cibolo Senior Gardens](#)
[2017-R22 Cibolo Senior Gardens](#)
[Cibolo Senior Gardens HTC Ltr](#)
[Cibolo Senior Gardens Site](#)
[Cibolo Senior Gardens Site2](#)
[Cibolo Senior Gardens Site Exhibit](#)
[JES Dev Co - Cibolo Senior Gardens](#)
[JES Holdings - Company Overview](#)

13. [2017-206](#) CONSIDER RESOLUTION NO. 2017-R23; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND LEE LEWIS CONSTRUCTION, INC. AS CONSTRUCTION MANAGER AT RISK PLUS THE GENERAL CONTRACTUAL CONDITIONS FOR THE NEW CITY HALL PROJECT.

Attachments: [AIS CMAR Agreements](#)
[2017-R23 CMAR agreement](#)
[City Hall for Final - A201-2007 - Final - \(1\)](#)
[City Hall For Final - A133-2009 - Final](#)
[Exhibit A GC Fee Table](#)

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

- 14A.** [2017-175](#) PROPOSED PERMANENT ZONING OF THE REMAINING SOUTHGLEN SUBDIVISION, A TOTAL OF 22.558 ACRES, FROM R-A, SINGLE-FAMILY RURAL RESIDENTIAL DISTRICT TO R-2, MODERATE-DENSITY SINGLE-FAMILY RESIDENTIAL, KAD NO. 11567 AND 42662. (ML&E Landquest Cascade Caverns, LLC)

Attachments: [Summary](#)
 [Att 1 - LOCATION MAP](#)
 [Att 2 - aerial for southglen](#)
 [Att 3 - ZoningMap Southglen](#)

- 14B.** [2017-201](#) PROPOSED APPLICATION OF THE SOUTH BOERNE (SoBo) OVERLAY DISTRICT TO +/- 160 ACRES KNOWN AS 115 NORRIS LN, 1376 S MAIN ST, 109 WATERVIEW PKWY, 1410 S MAIN ST, 1420 S MAIN ST, 1430 S MAIN ST, 1434 S MAIN ST, 20 OLD SAN ANTONIO RD, MAIN ST, HERFF RD, 1481 S MAIN ST, 1521 S MAIN ST, 30 OLD SAN ANTONIO RD, KAD NOS. 42559, 153703, 153704, 42558, 153705, 48830, 48829, 48828, 62206, 49469, 49470, 39338, 288416, 291873, 33697, 33698, 37636, 33695, AND 15887. (Christus Santa Rosa Health Care, JKRC Limited Partnership, Holly Lily Holdings LLC, Compass Bank, JRR Partners Ltd, Watermark Enterprises Ltd, Larry Lester, Judy Calder Foundation, Willis Jay and Dawn Harpole, LFP Ventures LP - At the Request of the City of Boerne)

Attachments: [Summary](#)
 [Att 1 - LOCATION MAP](#)
 [Att 2 - Sobo Regulating Plan](#)

- 14C.** [2017-199](#) PROPOSED REVISIONS TO THE CITY OF BOERNE SUBDIVISION ORDINANCE NO. 2007-64, ARTICLE 1, IN GENERAL, SECTION 04. DEFINITIONS, SECTION 05. GENERAL PROHIBITIONS, ARTICLE 2, PROCEDURES, SECTION 02. PROCEDURES FOR PRELIMINARY PLAT, ARTICLE 3, PLANNING AND COMMUNITY DESIGN STANDARDS, SECTION 03. OPEN SPACE SYSTEMS, SECTION 04. BLOCKS AND LOTS, ADDING ARTICLE 4, MASTER PLANNED DEVELOPMENTS/SUBDIVISIONS, SECTION 04. COTTAGE

SUBDIVISIONS, ARTICLE 5. STREET SPECIFICATIONS AND CONSTRUCTION STANDARDS, ARTICLE 6. DRAINAGE AND FLOOD HAZARDS, ARTICLE 7. WATER AND SEWERS, ARTICLE 8, UTILITY EXTENSIONS AND GENERAL SUBDIVISION REQUIREMENTS, ADDING ARTICLE 10. RECLAIMED WATER, ADDING ARTICLE 11. GAS DISTRIBUTION.

Attachments: [Summary - CC recommendation](#)
[Subdivision Ord - to PZ 2](#)

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

16. ADJOURNMENT

s/s Ronald C. Bowman
City Manager

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 10th day of
February, 2017 at 4:00 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 30.06 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.