

AGENDA
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
March 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. [2017-241](#) INTRODUCE THE POLICE DEPARTMENT’S NEW K-9 "TUCKER".

Attachments: [AIS K9 Tucker 2016](#)

[FullSizeRender](#)

[IMG_1403](#)

[IMG_1234](#)

[IMG_1192](#)

[IMG_1172](#)

[IMG_1118](#)

[IMG_1110](#)

[IMG_1091](#)

[IMG_1085](#)

[IMG_1069](#)

[IMG_1015](#)

5. 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.

- 5A. [2017-252](#) APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 28, 2017.

Attachments: [Minutes.17.0228](#)

- 5B. [2017-246](#) CONSIDER RESOLUTION NO. 2017-R24; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER. (Electric distribution materials for the Woods of Boerne Unit 5)

Attachments: [AIS Woods of Boerne 5 Electric Materials.doc](#)
[2017-R24 Electric materials Woods of Boerne Unit 5](#)

- 5C. [2017-253](#) CONSIDER RESOLUTION NO. 2017-R25; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER. (Painting by Jay Hester)

Attachments: [AIS J Hester Painting](#)
[2017-R25 Painting by Jay Hester](#)
[The Healer](#)

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

- 6.A. [2017-223](#) PROPOSED ANNEXATION OF 6.883 ACRES LOCATED AT 16 CHAPARRAL HILL ROAD AND A PORTION OF SHOOTING CLUB ROAD, KAD NO. 14932 AT THE REQUEST OF JIM COOK. (Second of two hearings)

Attachments: [Summary](#)
[Public Hearing 17.0314 Chaparral Hill](#)
[Att 1 - 16 Chaparral Hill Location](#)
[Att 2 - 16 Chaparral Hill Aerial](#)
[Att 3 - 16 Chaparral Hill Zoning](#)
[Att 4 - 16 Chaparral Hill land use](#)

- 6.B. [2017-224](#) 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 (128 and 214 Cascade Caverns Road, ML&E

Landquest Cascade Caverns, LLC) - (One of one hearing)

Attachments:

[Summary](#)

[Public Hearing 17.0314](#)

[Att - 1 LOCATION MAP](#)

[Att - 2 aerial for southglen](#)

[Att 3 - ZoningMap Southglen](#)

6.C. [2017-225](#)

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, JKRR 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) (One of one hearing)

Attachments:

[Summary](#)

[Public Hearing 17.0314](#)

[Att 1 - LOCATION MAP](#)

[Att 2 - Sobo Regulating Plan](#)

[Att 3 - SoBoOverlayDistrict](#)

6.D. [2017-226](#)

PROPOSED REVISIONS TO THE CITY OF BOERNE SUBDIVISION ORDINANCE NO. 2007-56, ARTICLE 1, GENERAL PROVISIONS, 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. (One of one hearing)

Attachments: [Summary - CC public hearing](#)
[Subdivision Ord - to PZ 2](#)
[Public Hearing 17.0314](#)

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

- 7.A. [2017-227](#) CONSIDER ON FIRST READING ORDINANCE NO. 2017-08; 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 13, PERMANENT ZONING OF 22.558 ACRES LOCATED AT 128 AND 214 CASCADE CAVERNS ROAD (KAD NOS. 11567 AND 42662) FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO R-2, MODERATE-DENSITY SINGLE-FAMILY RESIDENTIAL; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Remainder of Southglen Subdivision, ML&E Landquest Cascade Caverns, LLC)

Attachments: [Summary](#)
[Ordinance 2017-08](#)
[Att - 1 LOCATION MAP](#)
[Att - 2 aerial for southglen](#)
[Att 3 - ZoningMap Southglen](#)

- 7.B. [2017-228](#) CONSIDER ON FIRST READING ORDINANCE NO. 2017-09; AN ORDINANCE AMENDING ORDINANCE NO. 2007-64, CAPTIONED, "ZONING ORDINANCE OF THE CITY OF BOERNE, TEXAS", DATED DECEMBER 18, 2007, BY AMENDING ARTICLE 5, SECTION 32, APPLYING THE SOUTH BOERNE (SOBO) OVERLAY DISTRICT DESIGNATION TO +/- 160 ACRES LOCATED AT 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); REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Christus Santa Rosa Health Care, JKRR 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](#)

[Ordinance 2017-09](#)

[Att 1 - LOCATION MAP](#)

[Att 2 - SoBo Regulating Plan](#)

[Att 3 - SoBoOverlayDistrict](#)

7.C. [2017-229](#)

CONSIDER ON FIRST READING ORDINANCE NO. 2017-10; AN ORDINANCE AMENDING THE CITY OF BOERNE SUBDIVISION ORDINANCE NO. 2007-56, DATED NOVEMBER 13, 2007, ARTICLE 1. GENERAL PROVISIONS, SECTION 04. DEFINITIONS, ARTICLE 2. PROCEDURES, SECTION 01. PRE-APPLICATION CONFERENCE, SECTION 02. PROCEDURES FOR PRELIMINARY PLAT, SECTION 03. DESIGN AND CONSTRUCTION PLANS, SECTION 04. FINAL PLAT APPROVAL, SECTION 05. PROCEDURES FOR FINAL PLAT, SECTION 06. PROCEDURES FOR ADMINISTRATIVE PLAT, ARTICLE 3. PLANNING AND COMMUNITY DESIGN STANDARDS, SECTION 03. OPEN SPACE SYSTEMS, SECTION 04. BLOCKS AND LOTS, ARTICLE 4. MASTER PLANNED DEVELOPMENTS/SUBDIVISIONS, ADDING SECTION 04. COTTAGE HOUSING COMMUNITIES, ARTICLE 5. STREET SPECIFICATIONS AND CONSTRUCTION STANDARDS, SECTION 02. REQUIRED STREET IMPROVEMENTS, SECTION 07. SIDEWALKS - TIMING, SECTION 11. PRIVATE STREETS, ARTICLE 6. DRAINAGE AND FLOOD HAZARDS, SECTION 01. GENERAL REQUIREMENTS, SECTION 02. REQUIRED DRAINAGE STUDY, SECTION 04. DRAINAGE SYSTEM DESIGN STANDARDS, ARTICLE 7. WATER AND SEWERS, SECTION 01. GENERAL REQUIREMENTS FOR WATER SYSTEMS, SECTION 03. WATER MAINS, SECTION

06. ON-SITE SEWAGE FACILITIES, ARTICLE 8. UTILITY EXTENSIONS AND GENERAL SUBDIVISION REQUIREMENTS, SECTION 01. GENERAL REQUIREMENTS, SECTION 03. COSTS OF UTILITY EXTENSIONS, SECTION 05. MINIMUM SIZES FOR OVER-SIZING CALCULATIONS, SECTION 06. WATER, RECLAIMED WATER AND SEWER MAIN REIMBURSEMENTS, ADDING ARTICLE 10. RECLAIMED WATER, SECTION 01. GENERAL REQUIREMENTS FOR RECLAIMED WATER SYSTEMS, SECTION 02. RECLAIMED WATER SYSTEM DESIGN STANDARDS, SECTION 03. RECLAIMED WATER SYSTEM COMPLIANCE, ADDING ARTICLE 11. GAS DISTRIBUTION, SECTION 01. GENERAL REQUIREMENTS FOR GAS DISTRIBUTION. SECTION 02. GAS MAIN DESIGN STANDARDS, SECTION 03. GAS SYSTEM COMPLIANCE.

Attachments: [Summary - 1st reading](#)
[Ordinance No. 2017-10](#)

8. [2017-242](#) PRESENTATION OF THE INTERIOR AND EXTERIOR DESIGNS OF THE NEW CITY HALL PROJECT.

Attachments: [AIS Schmetic Design Presentation 03.2017](#)
[SD Council book - Consultants removed](#)

9. [2017-250](#) 2017 LEGISLATIVE UPDATE.

Attachments: [AIS 85th Legislature Update](#)

10. [2017-243](#) RECEIVE THE COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) FROM RSM US L.L.P. AUDITORS FOR FY 2015-2016.

Attachments: [AIS 2016 CAFR](#)
[Financial Highlights - FY 2016](#)
[2016 CAFR - Final](#)
[2016 City of Boerne SAS](#)

11. [2017-251](#) ANNUAL UPDATE OF THE BOERNE CONVENTION AND VISITORS BUREAU.

Attachments: [CVB AIS 03/14/2017](#)
[CVB Present City Council 3-14-2017](#)

12. [2017-247](#) CONSIDER ON FIRST READING ORDINANCE NO. 2017-11; AN ORDINANCE REPEALING AND REPLACING ORDINANCE NOS. 2016-30, 2016-28, 2012-46, 2008-23, 2008-18 AND 2006-04,

AMENDING THE CODE OF ORDINANCES, CITY OF BOERNE, TEXAS BY AMENDING CHAPTER 12, MOTOR VEHICLES AND TRAFFIC, ARTICLE VII. SCHOOL ZONES, DIVISION 1. GENERALLY, SECTION 12-206. ESTABLISHED, SECTION 12-208. PASSING PROHIBITED, SECTION 12-209. U-TURNS PROHIBITED AND SECTION 12-210. SIGNS; AND PROVIDING FOR A PENALTY NOT TO EXCEED \$200 FOR EACH VIOLATION. (School zones)

Attachments: [AIS School Zones 2017.doc](#)
[Ordinance 2017-11](#)
[School Zone Signage.xlsx](#)
[School Zones 2017.jpg](#)

13. [2017-249](#) CONSIDER RESOLUTION NO. 2017-R26; A RESOLUTION AUTHORIZING SUPPLEMENTAL SERVICES NOT TO EXCEED \$34,285.00 TO POZNECKI-CAMARILLO, INC. FOR PROFESSIONAL ENGINEERING DESIGN SERVICES FOR THE 2015 TRANSPORTATION ALTERNATIVES PROGRAM (TAP) CITY OF BOERNE TRAILS SYSTEM EXPANSION PROJECT. (3 bridge spans, 4 soil borings, and associated geotechnical and survey work)

Attachments: [CC.AIS.extra.trail.design.services.pci.03.14.17.final](#)
[2017-R26 2015 TAP payment](#)
[Boerne Trails Addl Proposal](#)

14. [2017-244](#) CONSIDER RESOLUTION NO. 2017-R27; A RESOLUTION RELATING TO ESTABLISHING THE CITY'S INTENTION TO REIMBURSE ITSELF FOR THE PRIOR LAWFUL EXPENDITURE OF FUNDS RELATING TO CONSTRUCTING VARIOUS CITY IMPROVEMENTS FROM THE PROCEEDS OF TAX-EXEMPT OBLIGATIONS TO BE ISSUED BY THE CITY FOR AUTHORIZED PURPOSES; AUTHORIZING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

Attachments: [AIS - Reimbursement Resolution - City Hall CO's](#)
[2017-R27 Reimbursement](#)

15. [2017-245](#) CONSIDER RESOLUTION NO. 2017-R28; A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS AUTHORIZING AND APPROVING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; COMPLYING WITH THE

REQUIREMENTS CONTAINED IN SECURITIES AND EXCHANGE COMMISSION RULE 15c2-12; AND PROVIDING AN EFFECTIVE DATE.

Attachments: [AIS - Resolution authorizing publication for \\$19M CO's 2017-R28 Intention to issue CO CO Timeline 2017 3.3.17](#)

16. [2017-254](#) CONSIDER RESOLUTION NO. 2017-R29; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF BOERNE AND KENDALL COUNTY TO CONSTRUCT AN ENTRANCE ROADWAY TO THE CITY LAKE PARK.

Attachments: [AIS City Lake Park Entrance Roadway Interlocal 2017-R29 Interlocal City Lake Park INT K - COB - CITY LAKE PARK - FINAL DRAFT 20160815 Boerne Lake EX-2 City Lake Park Queuing](#)

17. RECEIVE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION AND SET A PUBLIC HEARING FOR APRIL 11, 2017:

- 17.A. [2017-230](#) PROPOSED PERMANENT ZONING OF 1700 RIVER ROAD, A TOTAL OF 21.688 ACRES, FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL DISTRICT TO MU-2, MIXED-USE COMMUNITY DISTRICT, KAD NO. 15024 AND 15025. (Shirley Rittimann)

Attachments: [Summary](#)
[Att 1 - LOCATION MAP](#)
[Att 2 - Aerial for 1700 River Road](#)
[Att 3 - Zoning Map 1700 River Road](#)
[Att 4 - MU-2 Uses](#)
[Att 5 - LandUsePlan1](#)

- 17.B. [2017-231](#) PROPOSED MASTER PLAN FOR A COTTAGE HOUSING DEVELOPMENT LOCATED AT 530 OAK PARK, KAD NO. 15836. (Dave Luciani)

Attachments: [Summary](#)
 [Att 1 - LOCATION MAP-530 Oak Park](#)
 [Att 2 - aerialmap 530 Oak Park](#)
 [Att 3 - ZoningMap 530 oak park](#)
 [Att 4 - MasterPlan](#)
 [Att 5 - 11x17 site plan for packet pg 2](#)
 [Att 6 - Spec Sheets - 1 bdrms](#)
 [Att 7 - Spec Sheets - 2 bdrms](#)

- 17.C. [2017-232](#)** PROPOSED PERMANENT ZONING OF 17 HERFF ROAD, A TOTAL OF 26.582 ACRES, FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL DISTRICT TO MU-2, MIXED-USE COMMUNITY DISTRICT AND R-4, MULTI-FAMILY RESIDENTIAL DISTRICT, KAD NO. 12536, 15847, 15848, AND 15849. (CT 17 Herff Land LP)

Attachments: [Summary](#)
 [Att 1 - LOCATION MAP](#)
 [Att 2 - 17 Herff - aerial](#)
 [Att 3 - 17 Herff zoning map](#)
 [Att 4 - MU-2 Uses](#)
 [Att 5 - R-4 Uses](#)

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

19. 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
March, 2017 at 4:30 p.m.

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.