

AGENDA
CITY COUNCIL WORKSHOP
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
March 28, 2017 – 5:00 PM

1. CALL TO ORDER – 5:00 PM
2. WORKSHOP DISCUSSION:
 - 2.A. [2017-292](#) Discussion On Proposed Public Facility Corporation.
Attachments: [AIS Professional Finance Corporation](#)
3. ADJOURNMENT

AGENDA
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
March 28, 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.

- 4.A. [2017-283](#) APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF MARCH 14, 2017.

Attachments: [Minutes.17.0314](#)

- 4.B. [2017-270](#) CONSIDER ON SECOND 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 No. 2017-08](#)
[Att - 1 LOCATION MAP](#)
[Att - 2 aerial for southglen](#)
[Att 3 - ZoningMap Southglen](#)

- 4.C. [2017-228](#) CONSIDER ON SECOND 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 No. 2017-09](#)

[Att 1 - LOCATION MAP](#)

[Att 2 - SoBo Regulating Plan](#)

[Att 3 - SoBoOverlayDistrict](#)

4.D. [2017-271](#)

CONSIDER ON SECOND 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 -2nd reading](#)
[Ordinance No. 2017-10](#)

- 4.E. [2017-272](#) CONSIDER ON SECOND 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 No. 2017-11](#)
[School Zone Signage.xlsx](#)
[School Zones 2017.jpg](#)

5. [2017-289](#) RECOGNITION OF MARK MATTICK FOR HIS 24 YEARS OF SERVICE TO THE CITY OF BOERNE.

Attachments: [AIS Mattick recognition](#)

6. [2017-284](#) RECOGNITION OF THE PATRICK HEATH PUBLIC LIBRARY FOR THE 2016 ACHIEVEMENT OF LIBRARY EXCELLENCE AWARD

FROM THE TEXAS MUNICIPAL LIBRARY DIRECTORS
ASSOCIATION AND UPDATE ON LIBRARY ACTIVITIES.

Attachments: [AIS update on PHPL activities 3-28-17](#)
[Presentation to Council March 2017](#)

7. [2017-290](#) UPDATE ON THE BOERNE MASTER PLAN.

Attachments: [Summary Master Plan Update](#)
[Att 1 - summary of activity](#)

8. [2017-276](#) CONSIDER ON FIRST READING ORDINANCE NO. 2017-12; 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. (6.883 acres located at 16
Chaparral Hill, a portion of Chaparral Hill, and a portion of
Shooting Club Road at the request of Jim Cook)

Attachments: [Summary First Reading](#)
[Ordinance No. 2017-12](#)
[Att 1- 16 Chaparral Hill Aerial](#)
[Att 2 - 16 Chaparral Hill Zoning](#)
[Att 3 - 16 Chaparral Hill land use](#)
[Att 4 - Chaparral Hill location map](#)

9. [2017-288](#) CONSIDER ON FIRST READING ORDINANCE NO. 2017-13; AN
ORDINANCE OF THE CITY OF BOERNE, TEXAS, AMENDING
ORDINANCE 2015-03, ESTABLISHING IMPACT FEES FOR WATER
AND WASTEWATER UTILITIES.

Attachments: [AIS Impact Fee Changes - Cottage.doc](#)
[Ordinance No. 2017-13](#)

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

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

11.A. [2017-286](#) SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY.

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

13. ADJOURNMENT.

s/s Ronald C. Bowman
City Manager

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 24th day of
March, 2017 at 3:30 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 30.06 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.