

AGENDA
CITY COUNCIL WORKSHOP
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
April 25, 2017 – 4:30 PM

1. CALL TO ORDER – 4:30 PM

2. WORKSHOP DISCUSSION:

- 2.A.** [2017-333](#) Discussion surrounding 17 Herff Road to include, but not be limited to:
1. Recommended Final Permanent Zoning Determination made by Planning and Zoning Commission
 2. Potential Developments
 3. Environmental Impacts and Safeguards
 4. Traffic impacts, impediments and potential resolutions
 5. Other potential permanent zoning designations

Attachments: [Summary](#)
 [Att 1 - Zoning uses](#)

3. ADJOURNMENT

AGENDA
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
April 25, 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. [2017-322](#) APPROVAL OF THE CITY COUNCIL MEETING MINUTES OF APRIL 11, 2017 (Regular Meeting) AND APRIL 19, 2017 (Boerne Chamber of Commerce Candidate Forum).

Attachments: [Minutes.17.0411](#)
[Minutes.17.0419 forum](#)

- 4.B. [2017-325](#) CONSIDER ON SECOND READING ORDINANCE NO. 2017-14; 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 21.688 ACRES LOCATED AT 1700 RIVER ROAD (KAD NOS. 15024 AND 15025) FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO MU-2, MIXED-USE COMMUNITY DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Shirley Rittimann)

Attachments: [Summary](#)
[Ordinance No. 2016-14](#)
[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](#)

- 4.C. [2017-331](#) CONSIDER RESOLUTION NO. 2017-R32; A RESOLUTION SUPPORTING BOERNE LEMONADE DAY ON MAY 7, 2017.

Attachments: [AIS Lemonade Day 2017](#)
[2017-R32 Lemonade Day](#)

5. [2017-323](#) RECEIVE CERTIFICATION OF PETITION TO SUSPEND RE-ZONING CONSIDERATION OF ANY RIPARIAN PARCELS THAT HAVE THE POTENTIAL TO SET PRECEDENT FOR FUTURE DEVELOPMENT UNTIL SUCH TIME IMPLEMENTATION OF LOW IMPACT DEVELOPMENT STRATEGIES ARE ENACTED, BY ORDINANCE, TO PROTECT CIBOLO CREEK AND ITS TRIBUTARIES FROM IMMINENT HARM AND DEGRADATION.

Attachments: [AIS Herff petition](#)

6. [2017-326](#) CONSIDER THE UNTABLING OF ORDINANCE NO. 2017-15 AS DESCRIBED BELOW. (Tabled on 4/11/2017)
7. [2017-315](#) CONSIDER ON FIRST READING ORDINANCE NO. 2017-15; 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 26.582 ACRES LOCATED AT 17 HERFF ROAD FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT +/-14 ACRES (KAD NOS. 15847, A PORTION OF 15848, AND 15849) TO MU-2, MIXED-USE COMMUNITY DISTRICT AND +/- 12 ACRES (A PORTION OF KAD NO. 15848 AND 12536) TO R-4, MULTI-FAMILY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (CT 17 Herff Land LP)

Attachments: [Summary - FINAL2](#)
[2017-15 Permanent zoning 17 Herff Rd](#)
[Att 1 - LOCATION MAP](#)
[Att 2 - 17 Herff zoning map](#)
[Att 3 - aerial map](#)
[Att 4 - 17 Herff - land use plan](#)
[Att 5 - traffic counts](#)
[Att 6 - 17 Herff - surrounding land uses](#)
[Att 7 - MU-2 Uses](#)
[Att 8 - R-4 Uses](#)
[Att 9 - HigherDensity MythFact](#)
[Att 10 - Myth and Fact sheet](#)

8. [2017-327](#) RECEIVE SECOND QUARTER FINANCIAL AND INVESTMENT REPORTS FOR FY 2016/2017.

Attachments: [Quarterly Financial AIS](#)
[March 2017 Quarterly Financial & Investment Report](#)

9. [2017-328](#) CONSIDER A ONE-TIME READING OF ORDINANCE NO. 2017-16; AS PERMITTED BY THE CITY OF BOERNE'S HOME RULE CHARTER, SECTION 3.11.A.
10. [2017-324](#) CONSIDER ORDINANCE NO. 2017-16; AN ORDINANCE AUTHORIZING THE ISSUANCE OF "CITY OF BOERNE, TEXAS COMBINATION TAX AND LIMITED PLEDGE REVENUE CERTIFICATES OF OBLIGATION, SERIES 2017"; PROVIDING FOR THE PAYMENT OF SAID CERTIFICATES BY THE LEVY OF AN AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN THE CITY AND FURTHER SECURING SAID CERTIFICATES BY A LIEN ON AND PLEDGE OF THE PLEDGED REVENUES OF THE SYSTEM; PROVIDING THE TERMS AND CONDITIONS OF SAID CERTIFICATES AND RESOLVING OTHER MATTERS INCIDENT AND RELATING TO THE ISSUANCE, PAYMENT, SECURITY, SALE, AND DELIVERY OF SAID CERTIFICATES, INCLUDING THE APPROVAL AND DISTRIBUTION OF AN OFFICIAL STATEMENT PERTAINING THERETO; AUTHORIZING THE EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT AND AN OFFICIAL BID FORM; COMPLYING WITH THE REQUIREMENTS OF THE LETTER OF REPRESENTATIONS PREVIOUSLY EXECUTED WITH THE

DEPOSITORY TRUST COMPANY; AUTHORIZING THE EXECUTION OF ANY NECESSARY ENGAGEMENT AGREEMENTS WITH THE CITY'S FINANCIAL ADVISORS AND/OR BOND COUNSEL; AND PROVIDING AN EFFECTIVE DATE.

Attachments: [AIS - Authorize issuance of 2017 Certificates of Obligation Ordinance No. 2017-16](#)
[17.0425 Notice of Intention](#)

11. [2017-329](#) CONSIDER RESOLUTION NO. 2017-R33; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF BOERNE AND HALFF ASSOCIATES, INC. FOR THE DESIGN AND CONSTRUCTION SERVICES OF THE INTERSTATE HIGHWAY 10 WATER AND WASTEWATER RELOCATIONS.

Attachments: [AIS Halff W_WW Contract.doc](#)
[2017-R33 water & wastewater relocation IH 10](#)
[Halff_Boerne Water_Wastewater Proposal v2.pdf](#)

12. [2017-330](#) CONSIDER RESOLUTION NO. 2017-R34; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF BOERNE AND HALFF TRITEX, INC. FOR THE DESIGN AND CONSTRUCTION SERVICES OF THE INTERSTATE HIGHWAY 10 NATURAL GAS UTILITY RELOCATIONS.

Attachments: [AIS Halff Gas Contract.doc](#)
[2017-R34 gas relocation IH 10](#)
[HTT Boerne Gas Proposal v3.pdf](#)

13. [2017-332](#) CONSIDER RESOLUTION NO. 2017-R35; 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. (13.733 Acres Of Land Being A Portion Of Herff Road, At The Request Of Judge Darrel Lux)

Attachments:

Summary

2017-R35 Annexation Herff Rd

Att 1 - LOCATION MAP

Att 2 - aerialmapHerffRd

14. RECEIVE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION
AND SET A PUBLIC HEARING FOR MAY 23, 2017:

14.A. [2017-314](#) PROPOSED REVISION TO THE CITY OF BOERNE THOROUGHFARE
PLAN LAST UPDATED FEBRUARY 10, 2015.

Attachments:

Summary

Att 1 - Thoroughfare Plan - revised 2.10.15

Att 2 - Aerial of Shooting Club

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 21st day of April, 2017 at 5:00 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.