

AGENDA
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
March 27, 2018 – 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. [2018-261](#) CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD MARCH 13, 2018.

Attachments: [Minutes.18.0313](#)

- 4.B. [2018-278](#) CONSIDER RESOLUTION NO. 2018-R23; 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 transformer for Doubletree Hotel Conference Center)

Attachments: [AIS Doubletree Transformer Purchase.doc](#)
[2018-R23 purchase transformer for hotel conference center](#)

- 4.C. [2018-279](#) CONSIDER RESOLUTION NO. 2018-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. (Spare backup electric transformer)

Attachments: [AIS Spare 1500 KVA Transformer Purchase.doc](#)
[2018-R24 purchase transformer](#)

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

- 5.A. [2018-271](#) PROPOSED ANNEXATION OF 8.491 ACRES LOCATED AT 45 CASCADE CAVERNS ROAD, KAD NO. 24328, AT THE REQUEST OF CURREY CREEK BAPTIST CHURCH. (Second of two hearings)

Attachments: [CC - Summary 0327 - Currey Creek Baptist Church](#)
[Public Hearing 18.0327 45 & 214 Cascade Caverns](#)
[MSP 45 Cascade Caverns Rd. Currey Creek](#)
[Att 1 - CURREY CREEK LOCATION MAP](#)
[Att 2 - Survey](#)
[Att 3 - 8.491 Acre Field Notes](#)

- 5.B. [2018-272](#) PROPOSED ANNEXATION OF 7.89 ACRES LOCATED AT 214 CASCADE CAVERNS ROAD, KAD NOS. 11568 AND 288671, AT THE REQUEST OF LANDQUEST ACQUISITIONS, LLC. (Southglen, Second of two hearings)

Attachments: [CC - Summary 0327 - Southglen](#)
[Public Hearing 18.0327 45 & 214 Cascade Caverns](#)
[MSP 214 Cascade Caverns. Southglen](#)
[Att 1 - 214 CASCADE CAVERNS LOCATION MAP](#)
[Att 2 - Petition and Survey](#)
[att 3 - Southglen MP](#)

- 5.C. [2018-273](#) PROPOSED REZONING OF 946 ADLER STREET (1.519 ACRES, KAD NO. 14178) FROM R-E, SINGLE-FAMILY RESIDENTIAL-ESTATE DISTRICT TO B-1, HIGH-DENISTY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT. (Linda Lira, one of one hearing)

Attachments: [CC - Public hearing summary - Adler](#)
[Public Hearing 18.0327 Rezoning 946 Adler & 34 Shooting Club](#)
[Att 1 - 946 ADLER LOCATION MAP](#)
[Att 2 - 946 ADLER AERIAL MAP](#)
[Att 3 - 946 ADLER ZONING MAP](#)
[Att 4 - R-E Uses](#)
[Att 5 - B-1 Uses](#)

- 5.D. [2018-274](#) PROPOSED REZONING OF A PORTION OF 34 SHOOTING CLUB ROAD (4.2 ACRES FRONTING NORTH MAIN STREET, KAD NO. 14943) FROM I, INDUSTRIAL DISTRICT TO B-2R, HIGHWAY COMMERCIAL-RESTRICTED DISTRICT. (Urfan Dar, one of one hearing)

Attachments: [CC - Public hearing summary - 34 Shooting Club](#)
[Public Hearing 18.0327 Rezoning 946 Adler & 34 Shooting Club](#)
[Att 1 - 34 SHOOTING CLUB ROAD LOCATION MAP](#)
[Att 2 - 34 SHOOTING CLUB ROAD ZONING MAP](#)
[Att 3 - 34 SHOOTING CLUB ROAD REZONING MAP](#)
[Att 4 - 34 SHOOTING CLUB ROAD AERIAL MAP](#)
[Att 5 - I Uses](#)
[Att 6 - B-2R Uses](#)

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

- 6.A. [2018-276](#) CONSIDER ON FIRST READING ORDINANCE NO. 2018-08; 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 14, REZONING 1.519 ACRES LOCATED AT 946 ADLER STREET (KAD NO. 14178) FROM R-E, SINGLE-FAMILY RESIDENTIAL-ESTATE DISTRICT TO B-1, HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Linda Lira)

Attachments: [CC - Summary - Recommendation - Adler Ordinance No. 2018-08](#)
[Att 1 - 946 ADLER LOCATION MAP](#)
[Att 2 - 946 ADLER AERIAL MAP](#)
[Att 3 - 946 ADLER ZONING MAP](#)
[Att 4 - R-E Uses](#)
[Att 5 - B-1 Uses](#)

- 6.B. [2018-275](#) CONSIDER ON FIRST READING ORDINANCE NO. 2018-09; 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 4.2 ACRES LOCATED AT 34 SHOOTING CLUB ROAD (KAD NO. 14943) FROM I, INDUSTRIAL DISTRICT TO B-2R, HIGHWAY COMMERCIAL-RESTRICTED DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Urfan Dar)

Attachments: [CC - Summary - Recommendation - Shooting Club Ordinance No. 2018-09](#)
[Att 1 - 34 SHOOTING CLUB ROAD LOCATION MAP](#)
[Att 2 - 34 SHOOTING CLUB ROAD ZONING MAP](#)
[Att 3 - 34 SHOOTING CLUB ROAD REZONING MAP](#)
[Att 4 - 34 SHOOTING CLUB ROAD AERIAL MAP](#)
[Att 5 - I Uses](#)
[Att 6 - B-2R Uses](#)

7. [2018-260](#) RECEIVE THE COMPREHENSIVE ANNUAL FINANCE REPORT (CAFR) FROM ABIP, PC FOR FY 2016-2017.

Attachments: [AIS CAFR Presentation 3-27-18](#)
[City of Boerne CAFR Presentation](#)
[City of Boerne Management Letter YE 9-30-17](#)
[Financial Highlights - FY 2017](#)
[CAFR 9-30-17 FINAL](#)

8. [2018-270](#) PRESENTATION AND UPDATE ON STREET MAINTENANCE AND SIDEWALK IMPROVEMENT PROJECTS FOR FY 2017-2018.

Attachments: [AIS Street Maintenance Update Presentation](#)
[2018 Streets and Sidewalk Update](#)

9. [2018-269](#) CONSIDER RESOLUTION NO. 2018-R25; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE THE FIRST AMENDMENT TO THE GAS MAIN EXTENSION AGREEMENT BETWEEN THE CITY OF BOERNE, YMCA OF GREATER SAN ANTONIO AND KENDALL COUNTY.

Attachments: [AIS Plant Adler Gas Main Agreement Amendment.doc](#)
[2018-R25 Gas Main Extension Amendment](#)
[YMCA Gas Main Extension.jpg](#)
[Boerne Gas Line Extension Total Project Cost 03.19.2018.pdf](#)

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. [2018-280](#) SECTION 551.087- DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION.

11.B. [2018-281](#) SECTION 551.071 (1) (A) - CONSULTATION WITH ATTORNEY AND SECTION 551.087- DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION.

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

12.A. [2018-282](#) CONSIDER RESOLUTION NO. 2018-R26; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE THE FIRST AMENDMENT TO THE INFRASTRUCTURE AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BOERNE AND TENOTEX DEVELOPMENT CO. INC.

Attachments: [2018-R26 Amend Development Agreement](#)

12.B. [2018-283](#) CONSIDER RESOLUTION NO. 2018-R27; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS CONSENTING TO THE CREATION OF KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3 OVER APPROXIMATELY 332.413 ACRES OF LAND.

Attachments: [2018-R27 Creation of KCWCID No. 3](#)
[Boerne West Exhibit A](#)

13. ADJOURNMENT

s/s Ronald C. Bowman
City Manager

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 23rd day of
March, 2018 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.