

AGENDA
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
April 10, 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. [2018-311](#) CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD MARCH 27, 2018.

Attachments: [Minutes.18.0327](#)

4.B. [2018-312](#) CONSIDER ON SECOND 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](#)

- 4.C. [2018-310](#) CONSIDER ON SECOND 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 - 2nd reading - 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](#)

- 4.D. [2018-305](#) CONSIDER RESOLUTION NO. 2018-R28; A RESOLUTION RESCINDING RESOLUTION NO. 2017-R61 ESTABLISHING THE NUMBER OF TERMS, RESIDENCY REQUIREMENTS, AND ATTENDANCE OF THE VARIOUS BOARDS, COMMITTEES AND COMMISSIONS WHERE THE MAYOR AND CITY COUNCIL OF THE CITY OF BOERNE, TEXAS APPOINT THE MEMBERS, AND THE VARIOUS BOARDS, COMMITTEES, AND COMMISSIONS ARE ESTABLISHED BY STATE LAW, CITY ORDINANCE, AND BY LAWS OF OTHER ENTITIES. (Update Boerne Housing Authority residency requirements)

Attachments: [AIS Boerne Housing 2018](#)
 [2018-R28 updated BC Policy -Housing Authority](#)

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

- 5.A. [2018-319](#) PROPOSED REZONING OF 20 OLD SAN ANTONIO ROAD, 15.54 ACRES SOUTH OF BANDERA ROAD, WEST OF OLD SAN ANTONIO ROAD (COMMONS AT MENDER CREEK- KAD NOS. 39338 AND 298096) FROM R-2, MODERATE-DENSITY RESIDENTIAL DISTRICT (2.25 ACRES), R-3, HIGH-DENSITY RESIDENTIAL DISTRICT (4.81 ACRES), AND B-2, HIGHWAY COMMERCIAL DISTRICT (8.48 ACRES) TO R-4, MULTI-FAMILY RESIDENTIAL DISTRICT. (Bill Walters)

Attachments: [Public hearing summary](#)
 [Public Hearing 18.0410 Rezoning 20 Old SA & 110 Bluebonnet Circle](#)
 [Att 1 - COMMONS AT MENDER CREEK LOCATION MAP](#)
 [Att 2 - COMMONS AT MENDER CREEK AERIAL MAP](#)
 [Att 3 - COMMONS AT MENDER CREEK ZONING MAP](#)
 [Att 4 - COMMONS AT MENDER REZONING MAP](#)
 [Att 5 - MDPResubmittal 1.30.18](#)

- 5.B. [2018-318](#) PROPOSED REZONING OF 110 BLUEBONNET CIRCLE (2.16 ACRES- KAD NO. 22517) FROM RMO-3, MODULAR RESIDENTIAL DISTRICT TO R-4, MULTI-FAMILY RESIDENTIAL DISTRICT (Rene Gonzalez).

Attachments: [Public hearing summary](#)
 [Public Hearing 18.0410 Rezoning 20 Old SA & 110 Bluebonnet Circle](#)
 [Att 1 - 110 BLUEBONNET CIRCLE LOCATION MAP](#)
 [Att 2 - 110 BLUEBONNET CIRCLE AERIAL MAP](#)
 [Att 3 - 110 BLUEBONNET CIRCLE ZONING MAP](#)
 [Att 4 - Site Plan Mar1318](#)
 [Att 5 - E3 Development Ltr to City](#)
 [Att 6 - E3 LID Strategies for Garden Creek Apartments](#)
 [Att 7 - Street view](#)

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

- 6.A. [2018-317](#) CONSIDER ON FIRST READING ORDINANCE NO. 2018-10; 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 15.54 ACRES LOCATED AT 20 OLD SAN ANTONIO ROAD, SOUTH OF BANDERA ROAD, COMMONS AT MENDER CREEK (KAD NO. 39338 AND 298096) FROM R-2, MODERATE-DENSITY RESIDENTIAL DISTRICT (2.25 ACRES) R-3, HIGH-DENSITY RESIDENTIAL DISTRICT (4.81 ACRES), AND B-2, HIGHWAY COMMERCIAL DISTRICT (8.48 ACRES), TO R-4, MULTI-FAMILY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Bill Walters, Commons at Menger Creek)

Attachments:

[CC - Summary - Recommendation](#)

[Ordinance No. 2018-10](#)

[Att 1 - COMMONS AT MENDER CREEK LOCATION MAP](#)

[Att 2 - COMMONS AT MENDER CREEK AERIAL MAP](#)

[Att 3 - COMMONS AT MENDER CREEK ZONING MAP](#)

[Att 4 - COMMONS AT MENDER REZONING MAP](#)

[Att 5 - MDPResubmittal 1.30.18](#)

6.B. [2018-315](#)

CONSIDER ON FIRST READING ORDINANCE NO. 2018-11; 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 2.16 ACRES LOCATED AT 110 BLUEBONNET CIRCLE (KAD NO. 22517) FROM RMO-3, MODULAR RESIDENTIAL DISTRICT TO R-4, MULTI-FAMILY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Rene Gonzalez)

Attachments: [CC Summary - Recommendation](#)
[Ordinance No. 2018-11](#)
[Att 1 - 110 BLUEBONNET CIRCLE LOCATION MAP](#)
[Att 2 - 110 BLUEBONNET CIRCLE AERIAL MAP](#)
[Att 3 - 110 BLUEBONNET CIRCLE ZONING MAP](#)
[Att 4 - Site Plan Mar1318](#)
[Att 5 - E3 Development Ltr to City](#)
[Att 6 - E3 LID Strategies for Garden Creek Apartments](#)
[Att 7 - Street view](#)

7. [2018-306](#) CONSIDER SIDEWALK IMPROVEMENT PROJECTS FOR FY 2017-2018.

Attachments: [AIS Sidewalk project recommendations](#)
[Sidewalks Presentation](#)

8. [2018-314](#) CONSIDER ON FIRST READING ORDINANCE NO. 2018-12 ; 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. (8.491 acres located at 45 Cascade Caverns Rd., KAD No. 24328, and a portion of Cascade Caverns Rd. at the request of Currey Creek Baptist Church)

Attachments: [CC - Summary 0410 - Currey Creek Baptist Church](#)
[Ordinance No. 2018-12](#)
[Exhibit A - 8.491 Acre Field Notes](#)
[Exhibit A - Plat](#)
[Exhibit B- MSP 45 Cascade Caverns](#)
[Att 1 - CURREY CREEK LOCATION MAP](#)
[Att 2 - CURREY CREEK AERIAL MAP WITH ROW](#)

9. [2018-316](#) CONSIDER ON FIRST READING ORDINANCE NO. 2018-13 ; 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. (7.89 acres located at 214 Cascade Caverns Rd., KAD Nos. 11568 and 288671, at the request of Landquest Acquisitions, LLC - Southglen)

Attachments: [CC - Summary 0410 - Southglen](#)
[Ordinance No. 2018-13](#)
[Exhibit A - Petition and Survey](#)
[Exhibit B- MSP 214 Cascade Caverns](#)
[Att 1 - 214 CASCADE CAVERNS LOCATION MAP](#)
[att 3 - Southglen MP](#)
[Att 4 - Aerial - Southglen](#)

10. [2018-307](#) CONSIDER AUTHORIZATION TO RELEASE THE BID FOR CONSTRUCTION OF THE NEW BOERNE CONVENTION AND VISITORS BUREAU CENTER AND LOHMANN STREET PARKING LOT IMPROVEMENT PROJECTS.

Attachments: [AIS CC Bid Author CVB Visitors Center Lohmann Parking 04 10 18](#)
[201730 Boerne CVB Preliminary Budget 040518](#)
[20-1730 A3.1 EXT. ELEVATIONS](#)
[20-1730 A2.1 FLOOR PLAN](#)
[20-1730 A1.1 SITE PLAN](#)

11. [2018-313](#) CONSIDER RESOLUTION NO. 2018-R29 ; 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. (5.032 acres located at 5 Coughran Road to include a portion of Coughran Road at the request of Alejandro Gutierrez)

Attachments: [Summary - Coughran Road](#)
[2018-R29 Annexation 5 Coughran Rd](#)
[100-17 COUGHRAN ROAD ANNEXATION EXHIBIT 20180404](#)
[COUGHRAN ROAD LOCATION MAP](#)
[COUGHRAN ROAD AERIAL MAP](#)

12. RECEIVE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION
AND SET A PUBLIC HEARING FOR MAY 8, 2018:

12.A. [2018-309](#) PROPOSED REZONING OF 4.349 ACRES LOCATED AT 12 HERFF
ROAD, KAD NO. 15815, FROM R-1, MEDIUM-DENSITY
SINGLE-FAMILY DISTRICT TO B-1, HIGH-DENSITY RESIDENTIAL
AND NEIGHBORHOOD COMMERCIAL DISTRICT (+/- .8 ACRES)
AND B-2, HIGHWAY COMMERCIAL DISTRICT (+/- 3.5 ACRES).
(ProCore Developments)

Attachments: [Summary - Recommendation](#)
[Att 1 - 12 HERFF LOCATION MAP](#)
[Att 2 - 12 HERFF AERIAL MAP](#)
[Att 3 - 12 HERFF ZONING MAP](#)
[Att 4 - 12 herff rezoning map](#)
[Att 5 - R-1 Uses](#)
[Att 6 - B-1 Uses](#)
[Att 7 - B-2 Uses](#)
[Att 8 - NH Overlay District](#)

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

14. ADJOURNMENT

s/s Ronald C. Bowman
City Manager

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 6th day of April,
2018 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.