

AGENDA
CITY COUNCIL WORKSHOP
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
April 24, 2018 – 4:30 p.m.

1. CALL TO ORDER – 4:30 PM
2. WORKSHOP DISCUSSION:
 - 2.A. [2018-327](#) PRESENTATION ON THE STATUS OF THE CURRENT DESIGN OF THE NEW CITY HALL.

Attachments: [CITYHALL. workshop](#)
3. ADJOURNMENT

AGENDA
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
April 24, 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. [2018-331](#) CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD APRIL 10, 2018.

Attachments: [Minutes 18.0410](#)

- 4.B. [2018-322](#) CONSIDER ON SECOND 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](#)
[Att 1 - CURREY CREEK LOCATION MAP](#)
[Att 2 - CURREY CREEK AERIAL MAP WITH ROW](#)

- 4.C. [2018-323](#) CONSIDER ON SECOND 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](#)
 [Att 1 - 214 CASCADE CAVERNS LOCATION MAP](#)
 [att 2 - Southglen MP](#)
 [Att 3 - Aerial - Southglen](#)

- 4.D. [2018-336](#) CONSIDER RESOLUTION NO. 2018-R30; A RESOLUTION
 SUPPORTING BOERNE LEMONADE DAY ON MAY 6, 2018.

Attachments: [AIS Lemonade Day 2018](#)
 [2018-R30 Lemonade Day](#)

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

- 5.A. [2018-324](#) PROPOSED ANNEXATION OF 5.032 ACRES OF LAND LOCATED AT
 5 COUGHRAN ROAD, KAD NOS. 14889 AND 14890, TO INCLUDE
 A PORTION OF COUGHRAN ROAD AT THE REQUEST OF
 ALEJANDRO GUTIERREZ. (One of two hearings)

Attachments: [Summary - Public Hearing 04242018](#)
 [Public Hearing 18.0424 Annex 5 Coughran](#)
 [Att 1 - COUGHRAN ROAD LOCATION MAP](#)
 [Att 2 - COUGHRAN ROAD AERIAL MAP](#)
 [Att 3 - 5.032 ACRE ANNEXATION FIELD NOTES](#)
 [Att 4 -100-17 COUGHRAN ROAD ANNEXATION EXHIBIT 20180404](#)

6. [2018-326](#) CONSIDER ON SECOND 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 (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;
 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](#)

7. [2018-325](#) CONSIDER ON SECOND 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: [AIS rezone 110 Bluebonnet Circle](#)
[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](#)

8. [2018-329](#) CONSIDER ON FIRST READING ORDINANCE NO. 2018-14; AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF BOERNE, TEXAS, BY AMENDING CHAPTER 15. OFFENSES AND MISCELLANEOUS PROVISIONS, SECTION 15-1. DISCHARGE OF FIREARMS, PELLET GUNS AND EXPLOSIVE CARTRIDGES IN THE CITY OF BOERNE; AND PROVIDING FOR A PENALTY NOT TO EXCEED \$500.00 FOR EACH VIOLATION OF THIS ORDINANCE.

Attachments: [AIS FIREARM](#)
[Ordinance No. 2018-14](#)

9. [2018-328](#) CONSIDER ON FIRST READING ORDINANCE NO. 2018-15; AN

ORDINANCE REPEALING AND REPLACING THE CODE OF ORDINANCES, CITY OF BOERNE, TEXAS BY REPEALING AND REPLACING CHAPTER 4, ANIMALS AND FOWL, ARTICLE II. FOWL; AND PROVIDING FOR A PENALTY NOT TO EXCEED \$500.00 FOR EACH VIOLATION OF THIS ORDINANCE.

Attachments: [AIS FOWL \(002\)](#)
[Ordinance No. 2018-15](#)

10. [2018-321](#) CONSIDER RESOLUTION NO. 2018-R31; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, SUPPORTING LIV BOERNE HILLS, LP'S HOUSING TAX CREDIT APPLICATION (# 18418) TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS AND ACKNOWLEDGING MORE THAN TWICE THE STATE AVERAGE PER CAPITA SUPPORTED BY HOUSING TAX CREDITS. (Proposed 162-unit senior community located at 3 Shooting Club Rd.)

Attachments: [AIS LIV Boerne PFC 2X STATE AVG](#)
[2018-R31 Resolution Twice State Average Per Capita LIV Boerne](#)
[3 Shooting Club Rd.](#)

11. [2018-320](#) CONSIDER RESOLUTION NO. 2018-R32; A RESOLUTION OF NO OBJECTION BY THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS SUPPORTING LIV BOERNE HILLS, LP'S HOUSING TAX CREDIT APPLICATION (# 18418) TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS. (Proposed 162-unit senior community located at 3 Shooting Club Rd.)

Attachments: [AIS LIV Boerne PFC NO OBJECTION](#)
[2018-R32 Resolution No Objection LIV Boerne](#)
[3 Shooting Club Rd.](#)

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

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

- 13.A. [2018-330](#) SECTION 551.071 (1) (A) - CONSULTATION WITH ATTORNEY AND SECTION 551.087- DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION.

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

- 14.A.** [2018-334](#) CONSIDER RESOLUTION NO. 2018-R33; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, APPROVING THE ANNEXATION BY KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3 OF 42.451 ACRES OF LAND.

Attachments: [2018-R33 Annex petition WWCID No. 3](#)
[Exhibit A. Petition for Consent to Annex WCID3](#)

15. ADJOURNMENT

s/s Ronald C. Bowman
City Manager

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 20th day of
April, 2018 at 3:00 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.

