

**AGENDA**  
**CITY COUNCIL WORKSHOP**  
**POLICE DEPARTMENT TRAINING ROOM**  
**124 Old San Antonio Road**  
**Boerne, TX 78006**  
**June 12, 2018 – 12:00 p.m.**

1. CALL TO ORDER – 12:00 PM

2.     [2018-438](#)           DISCUSSION ON OPEN MEETINGS ACT.

**Attachments:**     [AIS Council Orientation](#)

3.     [2018-439](#)           DISCUSSION ON COUNCIL COMMUNICATIONS.

**Attachments:**     [AIS Council Orientation](#)

4.     [2018-440](#)           DISCUSSION ON ETHICS.

**Attachments:**     [AIS Council Orientation](#)

5.     [2018-450](#)           DISCUSSION ON CITY GOVERNANCES.

**Attachments:**     [AIS Conduff](#)

6.     [2018-448](#)           BOERNE MASTER PLAN UPDATE.

**Attachments:**     [Summary - Recommendation 06122018](#)

7.     [2018-445](#)           FY 2018-2019 BUDGET  
          A. FUND DESCRIPTIONS  
          B. MAJOR SOURCES OF REVENUES  
          C. REQUESTED PERSONNEL  
          D. AVAILABLE FUND BALANCE  
          E. MAJOR CONSTRUCTION PROJECTS  
              1. CONVENTION AND VISITORS BUREAU  
              2. CITY HALL  
          F. KEY FINANCIAL DATA  
          G. BUDGET CALENDAR

**Attachments:**     [AIS - Budget Workshop June 12](#)  
                              [Budget Workshop PowerPoint](#)

8. ADJOURNMENT

**AGENDA**  
**REGULAR CITY COUNCIL MEETING**  
**CITY COUNCIL CHAMBERS**  
**124 Old San Antonio Road**  
**Boerne, TX 78006**  
**June 12, 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. [2018-408](#) CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD MAY 15, 2018 (CANVASS ELECTION), SPECIAL CALLED CITY COUNCIL MEETING HELD MAY 21, 2018 (JOINT MASTER PLAN), AND REGULAR CITY COUNCIL MEETING HELD MAY 22, 2018.

**Attachments:** [Minutes 18.0515 canvass](#)  
[Minutes 18.0521 Joint MP](#)  
[Minutes 18.0522](#)

- 4.B. [2018-420](#) CONSIDER ON SECOND READING ORDINANCE NO. 2018-17; 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. (5.032 acres located at 5 Coughran Road, KAD Nos. 14889 and 14890, to include a portion of Coughran Road at the request of Alejandro Gutierrez)

**Attachments:** [AIS 5 Coughran Rd. annexation](#)  
[Ordinance No. 2018-17](#)  
[Att 1 - COUGHRAN ROAD LOCATION MAP](#)  
[Att 2 - COUGHRAN ROAD AERIAL MAP](#)

- 4.C. [2018-444](#) CONSIDER RESOLUTION NO. 2018-R40; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A SAFEKEEPING AGREEMENT BETWEEN THE CITY OF BOERNE AND FROST BANK. (Protect and secure the investment assets of the City)

**Attachments:** [AIS - Safekeeping Services with Frost](#)  
[2018-R40 Safekeeping](#)  
[City of Boerne Safekeeping Agreement](#)  
[City of Boerne SK-Gov't Riderdocx](#)  
[City of Boerne PF SK Resolution Form](#)  
[City of Boerne PF Trading Res Form](#)  
[City of Boerne PF Sign card](#)  
[City of Boerne pricing addendum](#)

- 4.D. [2018-419](#) CONSIDER RESOLUTION NO. 2018-R41; A RESOLUTION AMENDING AUTHORIZED REPRESENTATIVES FOR THE INVESTMENT OF FUNDS IN TEXPOOL.

**Attachments:** [AIS - Resolution TexPool Representatives](#)  
[2018-R41 TexPool Auth Rep](#)

- 4.E. [2018-435](#) CONSIDER RESOLUTION NO. 2018-R42; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER. (Pickup for Public Works)

**Attachments:**     [AIS PW Inspector Truck 2018.doc](#)  
                              [2018-R42 Purchase truck for PW](#)  
                              [2019 Chevrolet Silverado 1500](#)

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

- 5.A.     [2018-421](#)            PROPOSED PERMANENT ZONING OF 140 ENTERPRISE PARKWAY,  
                                  A TOTAL OF 4.987 ACRES, FROM TEMPORARY ZONING OF R-A,  
                                  SINGLE-FAMILY RESIDENTIAL - AGRICULTURAL DISTRICT TO I,  
                                  INDUSTRIAL DISTRICT, KAD NO. 12259 AND 12255. (Heller- Bird  
                                  Real Properties LLC)

**Attachments:**     [Summary - Public hearing 061218](#)  
                              [Public Hearing Notice](#)  
                              [Att 1 - 140 ENTERPRISE PARKWAY LOCATION MAP](#)  
                              [Att 2 - 140 ENTERPRISE PARKWAY AERIAL MAP](#)  
                              [Att 4 - 140 ENTERPRISE PARKWAY REZONING MAP](#)

- 5.B.     [2018-422](#)            PROPOSED PERMANENT ZONING OF THE WASTEWATER  
                                  TREATMENT AND RECYCLING CENTER, KAD NO. 38976, A TOTAL  
                                  OF 13.327 ACRES LOCATED AT 41 OLD SAN ANTONIO ROAD,  
                                  FROM TEMPORARY ZONING OF R-A, SINGLE-FAMILY  
                                  RESIDENTIAL - AGRICULTURAL DISTRICT TO B-2R, HIGHWAY  
                                  COMMERCIAL-RESTRICTED DISTRICT. (City of Boerne)

**Attachments:**     [Summary - Public hearing 06122018](#)  
                              [Public Hearing Notice](#)  
                              [Att 1 - 41 OLD SAN ANTONIO ROAD LOCATION MAP](#)  
                              [Att 2 - 41 OLD SAN ANTONIO ROAD AERIAL MAP](#)  
                              [Att 4 - 41 OLD SAN ANTONIO ROAD REZONING MAP](#)

- 5.C.     [2018-423](#)            PROPOSED USE OF AUTOMOBILE SALES IN A B-2, HIGHWAY  
                                  COMMERCIAL DISTRICT LOCATED AT 30725 AND 30775  
                                  INTERSTATE 10 WEST (.382 ACRES, KAD NO. 12202 AND +/- .71  
                                  ACRES OUT OF 1.627 ACRES KAD NO. 12288). (Michael Buie,  
                                  Hovey used car dealership)

**Attachments:**    [PUBLIC HEARING - summary 06122018](#)  
[Public Hearing 18.0612 P&Z recommendations](#)  
[Att 1 - 30775 IH10 LOCATION MAP](#)  
[Att 2 - 30725 AND 30775 IH10 ZONING MAP](#)  
[Att 3 - Aerial or dealership location](#)  
[Att 4 - AerialFromDale1](#)  
[Att 5 - Hovey Motorcars article](#)

- 5.D.    [2018-424](#)        PROPOSED USE OF AUTOMOBILE SALES IN A B-2, HIGHWAY COMMERCIAL DISTRICT LOCATED AT 30775 AND 30875 INTERSTATE 10 WEST (+/- .68 ACRES OUT OF 1.627 ACRES, KAD NO. 12288, AND +/- .86 ACRES OUT OF 5.587 ACRES, KAD NO. 63761.) (Michael Buie, Polaris ATV dealership)

**Attachments:**    [PUBLIC HEARING - summary 06122018](#)  
[Public Hearing Notice](#)  
[Att 1 - 30875 IH10 LOCATION MAP](#)  
[Att 2 - 30775 AND 30875 IH10 ZONING MAP](#)  
[Att 4 - FutureElevation](#)

- 5.E.    [2018-425](#)        PROPOSED REZONING OF 5.48 ACRES AT 235 FREY STREET, KAD NO. 15884, FROM R-1, MEDIUM-DENSITY SINGLE-FAMILY DISTRICT TO R-2, MODERATE-DENSITY RESIDENTIAL DISTRICT. (Boerne United Pentecostal Church, Dave Luciani)

**Attachments:**    [Summary - Public hearing 06122018](#)  
[Public Hearing Notice](#)  
[Att 1 - 235 FREY LOCATION MAP](#)  
[Att 2 - 235 FREY AERIAL MAP](#)  
[Att 3 - 235 Frey Zoning Map](#)  
[Att 4 - Plan041618](#)

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

- 6.A.    [2018-426](#)        CONSIDER ON FIRST READING ORDINANCE NO. 2018-18; 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 4.987 ACRES LOCATED AT 140 ENTERPRISE PARKWAY (KAD NO. 12259 AND 12255) FROM TEMPORARY ZONING R-A,

SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO I, INDUSTRIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Heller-Bird Real Properties, LLC)

**Attachments:** [CC Summary - Recommendation 06122018](#)  
[Ordinance No. 2018-18](#)  
[Att 1 - 140 ENTERPRISE PARKWAY LOCATION MAP](#)  
[Att 2 - 140 ENTERPRISE PARKWAY AERIAL MAP](#)  
[Att 3 - 140 ENTERPRISE PARKWAY ZONING MAP](#)  
[Att 4 - 140 ENTERPRISE PARKWAY REZONING MAP](#)  
[Att 5 - I Uses](#)

- 6.B. [2018-427](#) CONSIDER ON FIRST READING ORDINANCE NO. 2018-19; 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 13.327 ACRES LOCATED AT 41 OLD SAN ANTONIO ROAD (KAD NO. 38976) FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO B-2R, HIGHWAY COMMERCIAL-RESTRICTED DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (City of Boerne)

**Attachments:** [CC Summary - Recommendation 06122018](#)  
[Ordinance No. 2018-19](#)  
[Att 1 - 41 OLD SAN ANTONIO ROAD LOCATION MAP](#)  
[Att 2 - 41 OLD SAN ANTONIO ROAD AERIAL MAP](#)  
[Att 3 - 41 OLD SAN ANTONIO ROAD ZONING MAP](#)  
[Att 4 - 41 OLD SAN ANTONIO ROAD REZONING MAP](#)  
[Att 5 - B-2R Uses](#)

- 6.C. [2018-428](#) CONSIDER ON FIRST READING ORDINANCE NO. 2018-20; 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, ARTICLE 5, SECTION 3 PERMITTED USES, TABLE 5-1, AUTHORIZING THE USE OF AUTOMOBILE SALES IN A B-2, HIGHWAY COMMERCIAL DISTRICT AT 30725 AND 30775

INTERSTATE 10 WEST (.382 ACRES, KAD NO. 12202 AND +/- .71 ACRES OUT OF 1.627 ACRES KAD NO. 12288). (Michael Buie, Hovey used car dealership)

**Attachments:**    [CC Recommendation - summary 06122018](#)  
[Ordinance No. 2018-20](#)  
[Hovey Motorcars article](#)  
[Att 1 - 30775 IH10 LOCATION MAP](#)  
[Att 2 - 30725 AND 30775 IH10 ZONING MAP](#)  
[Att 3 - Aerial for dealership location](#)  
[Att 4 - AerialFromDale1](#)

- 6.D.    [2018-429](#)    CONSIDER ON FIRST READING ORDINANCE NO. 2018-21; 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, ARTICLE 5, SECTION 3 PERMITTED USES, TABLE 5-1, AUTHORIZING THE USE OF AUTOMOBILE SALES IN A B-2, HIGHWAY COMMERCIAL DISTRICT AT 30775 AND 30875 INTERSTATE 10 WEST (+/- .68 ACRES OUT OF 1.627 ACRES, KAD NO. 12288, AND +/- .86 ACRES OUT OF 5.587 ACRES, KAD NO. 63761). (Michael Buie, Polaris ATV dealership)

**Attachments:**    [CC Recommendation - summary 06122018](#)  
[Ordinance No. 2018-21](#)  
[Att 1 - 30875 IH10 LOCATION MAP](#)  
[Att 2 - 30775 AND 30875 IH10 ZONING MAP](#)  
[Att 3 - Aerial for proposed location](#)  
[Att 4 - FutureElevation](#)

- 6.E.    [2018-430](#)    CONSIDER ON FIRST READING ORDINANCE NO. 2018-22; 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 5.48 ACRES LOCATED AT 235 FREY STREET (KAD NO. 15884) FROM R-1, MEDIUM-DENSITY SINGLE-FAMILY DISTRICT TO R-2, MODERATE-DENSITY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Boerne United

Pentecostal Church, Dave Luciani)

**Attachments:**    [CC Summary - Recommendation 06122018](#)  
[Ordinance No. 2018-22](#)  
[Att 1 - 235 FREY LOCATION MAP](#)  
[Att 2 - 235 FREY AERIAL MAP](#)  
[Att 3 - 235 FREY ZONING MAP](#)  
[Att 4 - Plan041618](#)  
[Att 5 -HouseDrawings](#)  
[Att 6 - R-2 Uses](#)

7.     [2018-431](#)     RECEIVE AND CONSIDER A REQUEST FROM GENERATION SIGNS INC. FOR A VARIANCE TO THE SIGN ORDINANCE SECTION 10. RESTRICTIONS ON CERTAIN TYPES OF SIGNS. GG. GAS PRICE SIGNS. (Citgo, 942 N Main St.)

**Attachments:**    [Summary - Citgo variance](#)  
[Sign Variance Request](#)  
[Att 1 - Aerial](#)  
[Att 2 -img-170905130513-0001](#)  
[Att 3 - Capture1](#)  
[Att 4 - Capture2](#)

8.     [2018-443](#)     RECEIVE THE GUARANTEED MAXIMUM PRICE FROM THE CONSTRUCTION MANAGER AT RISK, LEE LEWIS CONSTRUCTION INC. AND PROVIDE NOTICE TO PROCEED FOR THE NEW CITY HALL.

**Attachments:**    [AIS GMP 06.2018.1](#)  
[Site Plan](#)  
[Elevation - East](#)  
[Elevation - WEST](#)

9.     [2018-446](#)     CONSIDER MAYORAL APPOINTMENTS TO THE ZONING BOARD OF ADJUSTMENTS.

**Attachments:**    [AIS Board and Commission appointments](#)

10.    [2018-437](#)     CONSIDER RESOLUTION NO. 2018-R43; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A STANDARD UTILITY AGREEMENT BETWEEN THE CITY OF BOERNE AND TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) FOR REIMBURSEMENT OF UTILITY RELOCATIONS FOR

THE WIDENING OF SH 46 FROM HERFF ROAD TO AMMANN ROAD.

**Attachments:** [AIS TXDOT SH46 Utility Relocation Reimbursement Document.doc](#)  
[2018-R43 TxDOT reimbursement agmnt SH 46](#)  
[SH 46 COB Redlines.pdf](#)

11. [2018-436](#) CONSIDER RESOLUTION NO. 2018-R44; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AMENDMENT NUMBER 14 TO THE AGREEMENT BETWEEN THE CITY OF BOERNE AND KIMLEY-HORN AND ASSOCIATES, INC. FOR THE ESTABLISHMENT AND IMPLEMENTATION OF A STORMWATER DRAINAGE UTILITY.

**Attachments:** [AIS K H Stormwater Utility Agreement.doc](#)  
[2018-R44 Stormwater utility](#)  
[Amendment-14-Storm Water Utility contract](#)

12. RECEIVE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION AND SET A PUBLIC HEARING FOR JULY 10, 2018:

- 12.A. [2018-432](#) PROPOSED ACCESSORY DWELLING IN AN RE-1, LOW-DENSITY SINGLE-FAMILY DISTRICT LOCATED AT 123 VISTA VERDE DRIVE, KAD NO. 19745. (Robert and Echo Palmer)

**Attachments:** [CC Recommendation - summary](#)  
[Att 1 - 123 VISTA VERDE LOCATION MAP](#)  
[Att 2 - 123 VISTA VERDE ZONING MAP](#)  
[Att 3 - 123 VISTA VERDE AERIAL MAP](#)  
[Att 4 - Site Plan](#)

- 12.B. [2018-433](#) PROPOSED REZONING OF 12 HERFF ROAD (4.349 ACRES, KAD NO. 15815) FROM R-1, MEDIUM-DENSITY SINGLE-FAMILY DISTRICT TO B-1, HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT. (ProCore Developments)

**Attachments:** [CC Recommendation - summary](#)  
[Att 1 - 12 HERFF LOCATION MAP](#)  
[Att 2 - 12 HERFF AERIAL MAP](#)  
[Att 3 - 12 HERFF RE-ZONING MAP](#)

- 12.C. [2018-434](#) PROPOSED PERMANENT ZONING OF 214 CASCADE CAVERNS

ROAD, A TOTAL OF 7.89 ACRES, FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RESIDENTIAL-AGRICULTURAL DISTRICT TO R-2, MODERATE-DENSITY RESIDENTIAL DISTRICT, KAD NOS. 11568 AND 288671. (Landquest Acquisitions, LLC - Southglen)

**Attachments:**    [CC summary - recommendation](#)  
[Att 1 - 214 CASCADE CAVERNS LOCATION MAP](#)  
[Att 2 - SOUTHGLEN REZONING](#)  
[Att 3 - SOUTHGLEN AERIAL](#)  
[Att 4 - Southglen MP](#)

13.    [2018-447](#)            CONTINUE CITY COUNCIL WORKSHOP DISCUSSION OF THE MASTER PLAN UPDATE AND/OR FY 2018-2019 BUDGET, IF NECESSARY.

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

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

15.A.   [2018-441](#)            SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY

15.B.   [2018-442](#)            SECTION 551.071 - CONSULTATION WITH ATTORNEY. (A) PENDING OR CONTEMPLATED LITIGATION.

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

17. ADJOURNMENT

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s/s Ronald C. Bowman  
City Manager

**CERTIFICATION**

**I hereby certify that the above notice of meeting was posted on the 8th day of June,  
2018 at 5:00 p.m.**

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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.