

AGENDA
CITY COUNCIL WORKSHOP
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
November 10, 2015 – 4:30 p.m.

1. CALL TO ORDER – 4:30 PM

- 2.A. [2015-304](#) WORKSHOP DISCUSSION:
A. Discussion On Proposed Senior Living Rental Housing

Attachments: [Overland summary - workshop](#)
[2015-R111 Overland Property Group Tax Credit App.](#)

- 2.B. [2015-303](#) WORKSHOP DISCUSSION:
B. Discussion On Space Needs Assessment

Attachments: [Space Needs Assessment City Council Chambers](#)

3. ADJOURNMENT

AGENDA
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
November 10, 2015 – 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. [2015-294](#) Approval of Minutes of the Special Called City Council meeting of October 20, 2015 (Quarterly Round Table), Special Called City Council meeting of October 20, 2015 (Catalyst Commercial & Gateway Planning), and the Regular Called City Council meeting of October 27, 2015

Attachments: [Minutes 15.10.20](#)
[MINUTES 15.1020 catalyst](#)
[MINUTES 15.1027](#)

- 4.B. [2015-274](#) Consider On Second Reading Ordinance No. 2015-39; An Ordinance Repealing And Replacing Ordinance Nos. 2015-28, 2015-11, 2015-02 And 2014-52: Captioned "An Ordinance Establishing And Reestablishing Fees And Charges For Activities, Goods And Services Provided By The City; Containing A Provision To Authorize The City Manager To Establish Fees And Charges In Certain Circumstances, Containing Findings And Other Provisions Relating To The Subject.

Attachments: [Fee Ordinance AIS 11-12-15](#)
[Ordinance No. 2015-39](#)
[Exhibit A - Fees](#)

- 4.C. [2015-280](#) Consider Resolution No. 2015-R108; A Resolution Authorizing The City Manager To Proceed With Purchases As Per Section 6.08 Of The City Of Boerne's Home Rule Charter (Upgrade to phone system).

Attachments: [AIS.Phone System upgrade](#)
[JD Telecom Proposal](#)
[Deskphone pricing each](#)
[2015-R108 Upgrade to phone system](#)

- 4.D. [2015-302](#) Consider Resolution No. 2015-R109; A Resolution Casting The City's Votes In The Election To The Kendall County Appraisal

District Board Of Directors.

Attachments: [AIS KAD Board of Directors](#)
[KAD Letter & Ballot](#)
[2015-R109 Kendall Cnty ApprslBoard](#)

- 5.A. [2015-282](#) PUBLIC HEARING - To Hear Comments On The Following:
A. Proposed Annexation of 3.915 acres located at 35 Cascade
Caverns Road - PID 12245 - at the request of Currey Creek
Baptist Church of Boerne (Second of Two Hearings)

Attachments: [Currey Creek - 2nd public hearing](#)
[Att 1 - 35 Cascade Cavern Rd - location](#)
[Att 2 - Currey.Aerial](#)
[Public Hearing - 15.1110 annexation](#)

- 5.B. [2015-283](#) PUBLIC HEARING - To Hear Comments On The Following:
B. Proposed use of an automobile gas station in a B-2, Highway
Commercial District for 1381 South Main Street (PID: 46995
and 46966), a total of .6008 acres (Murphy Oil USA Inc. #6822)

Attachments: [Summary - public hearing](#)
[Att 1 - LOCATION MAP](#)
[Att 2 - Zoningmap](#)
[Att 3 - current pic](#)
[Att 4 - Use letter request](#)

- 6.A. [2015-299](#) TAKE ANY NECESSARY ACTION RESULTING FROM THE PUBLIC
HEARING:
A. CONSIDER ON FIRST READING ORDINANCE NO. 2015-40; 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 LOCATED AT 1381 SOUTH
MAIN STREET. (PID: 46995 and 46966), a total of .6008 acres
(Murphy Oil USA Inc. #6822)

Attachments: [Summary - first reading](#)
 [Att 1 - LOCATION MAP](#)
 [Att 2 - Zoningmap](#)
 [Att 3 - current pic](#)
 [Att 4 - Use letter request](#)
 [Att 5 - Site](#)
 [Att 6 - Elevation to PZ](#)
 [Att 7 - landscape plan](#)
 [Att 8 - Elevation revised](#)
 [Ordinance No. 2015-40](#)

7. [2015-281](#) CONSIDER RESOLUTION NO. 2015-R110; A RESOLUTION
 AUTHORIZING THE CITY MANAGER TO ENTER INTO AND
 MANAGE A CONTRACTUAL AGREEMENT WITH
 _____ FOR BRUSH CLEARING AT DAM SITE
 LOCATIONS AT BOERNE CITY LAKE.

Attachments: [AIS Brush removal.doc](#)
 [Brush Bid.pdf](#)
 [2015-R110 Prof. Serv. Agrmnt Brush Clearing - Dam](#)

8. [2015-301](#) CONSIDER RESOLUTION NO. 2015-R111; A RESOLUTION OF THE
 CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, SUPPORTING
 OVERLAND PROPERTY GROUP'S HOUSING TAX CREDIT
 APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND
 COMMUNITY AFFAIRS. (Relating to Proposed Senior Living
 Rental Housing)

Attachments: [Overland Res summary](#)
 [2015-R111 Overland Property Group Tax Credit App.](#)

9. [2015-300](#) CONSIDER RESOLUTION NO. 2015-R112; A RESOLUTION
 AUTHORIZING THE CITY MANAGER TO ENTER INTO AND
 MANAGE A PROFESSIONAL SERVICES AGREEMENT WITH
 KIMLEY-HORN AND ASSOCIATES, INC. FOR A DRAINAGE STUDY
 FOR MENDER AND SUGGS CREEK.

Attachments: [Kimley-Horn summary](#)
 [2015.11.04.Kimley-Horn.Drainage.Proposal](#)
 [2015-R112 Prof. Serv. Agrmnt Kimley-Horn](#)

10. [2015-295](#) CONSIDER RESOLUTION NO. 2015-R113; A RESOLUTION

APPROVING CHANGES TO THE PERSONNEL POLICIES MANUAL
FOR THE CITY OF BOERNE, TEXAS.

Attachments: [AIS 2015 Personnel Policy.1](#)
[Resolution 2015-R113](#)

11. [2015-297](#) CONSIDER RESOLUTION NO. 2015-R114; A RESOLUTION
DESIGNATING THE CITY'S ALLOCATION OF GROUNDWATER
PRODUCTION AS IT PERTAINS TO THE CITY'S WITHDRAWAL
PERMIT FROM COW CREEK GROUNDWATER CONSERVATION
DISTRICT TO RETAIN THE CURRENT QUARTERLY ALLOCATION
FOR CALENDAR YEAR 2016.

Attachments: [AIS Cow Creek Permit 2016.doc](#)
[2015-R114 Cow Creek Water Allocation](#)

12. [2015-296](#) CONSIDER RESOLUTION NO. 2015-R115; A RESOLUTION
DESIGNATING THE CITY COMMITMENT FOR WATER FROM THE
GUADALUPE-BLANCO RIVER AUTHORITY AS PART OF THE
WESTERN CANYON REGIONAL WATER SUPPLY PROJECT TO
RETAIN THE CURRENT ANNUAL COMMITMENT OF WATER FOR
CALENDAR YEAR 2016.

Attachments: [AIS GBRA Water Commitment 2016.doc](#)
[2015-R115 GBRA Water Supply](#)

13. [2015-285](#) UPDATE ON THE BOERNE AMPHITHEATER AT THE LIBRARY.

Attachments: [AIS.amphitheater.update.11.2.15](#)

14. [2015-275](#) CONSIDER ON SECOND READING ORDINANCE NO. 2015-38; AN
ORDINANCE OF THE CITY OF BOERNE, TEXAS AMENDING
CHAPTER 12, MOTOR VEHICLES AND TRAFFIC ADDING ARTICLE
VI OPERATION OF VEHICLES SECTION 186 TO PERMIT THE USE
OF GOLF CARTS IN THE CITY ON CERTAIN PUBLIC STREETS
DURING THE HOLIDAY SEASON AND SUBJECT TO COMPLIANCE
WITH PERMIT REGISTRATION, HAVING SPECIFIED SAFETY
EQUIPMENT AND MOTOR VEHICLE INSURANCE; PROVIDING
FOR DEFINITIONS; PROVIDING FOR A PENALTY; PROVIDING FOR
AN EFFECTIVE DATE; AND PROVIDING FOR A FINE OF UP TO
\$500.00 PER VIOLATION.

Attachments: [AIS Golf Cart Ordinance \(2\)](#)
[Ordinance No. 2015-38](#)

15. [2015-284](#) CONSIDER ON FIRST READING ORDINANCE NO. 2015-41; AN ORDINANCE PROHIBITING THE USE OF A PORTABLE ELECTRONIC DEVICE WHILE OPERATING A MOTOR VEHICLE OR BICYCLE, AND CREATING AN OFFENSE AND PROVIDING FOR A FINE OF UP TO \$200.00 PER VIOLATION.

Attachments: [AIS Prohibiting Portable Electronic Devices while Driving](#)
[Ordinance No. 2015-41](#)

16. [2015-239](#) CONSIDER ON SECOND READING ORDINANCE NO. 2015-36; AN ORDINANCE AMENDING THE CITY OF BOERNE ZONING ORDINANCE NO. 2007-64, ARTICLE 1, IN GENERAL, SECTION 06. DEFINITIONS, TO CONSIDER THE PROPOSED REVISIONS TO THE CITY OF BOERNE ZONING ORDINANCE NO. 2007-64, ARTICLE 1, IN GENERAL, SECTION 06. DEFINITIONS, SECTION 07. CATEGORIES AND DESCRIPTION OF USES, ARTICLE 3. GENERAL PROHIBITIONS AND REQUIREMENTS, SECTION 06. ACCESSORY DWELLINGS, SECTION 09. COMBINED COMMERCIAL DESIGN STANDARDS, SECTION 10. ON-SITE PARKING REQUIREMENTS, ARTICLE 5, ZONING DISTRICTS AND USE REGULATIONS, SECTION 03. PERMITTED USES, SECTION 04. RESIDENTIAL LOT TYPES AND STANDARDS, SECTION 21. OFFICE DISTRICT, ADDING SECTION 31. COTTAGE HOUSING DEVELOPMENT OVERLAY DISTRICT, ARTICLE 6. PLANNING AND ZONING COMMISSION, SECTION 03. RULES AND PROCEDURES OF THE COMMISSION.

Attachments: [AIS Zoning Ordinance Changes](#)
[Att 2 - Bullet points](#)
[Ordinance No. 2015-36](#)

17. [2015-298](#) CONSIDER ON FIRST READING ORDINANCE NO. 2015-42; AN ORDINANCE AMENDING ORDINANCE NO. 2014-35 CAPTIONED "AN ORDINANCE ADOPTING THE ANNUAL CAPITAL AND OPERATING BUDGETS FOR THE CITY OF BOERNE, TEXAS FOR THE FISCAL YEAR 2014-2015, BEGINNING OCTOBER 1, 2014 AND ENDING SEPTEMBER 30, 2015."

Attachments: [Budget Amendments AIS - Sept 2015](#)
 [Ordinance No. 2015-42](#)
 [September 2015 Budget Amendments](#)

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

19.A. [2015-305](#) EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS
 GOVERNMENT CODE:
 A. Section 551.071 (1) (a) - Consultation with Attorney

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

21. 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
November, 2015 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.