

AGENDA
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
April 11, 2017 – 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. [2017-304](#) APPROVAL OF THE CITY COUNCIL MEETING MINUTES OF MARCH 23, 2017
(*Quarterly Round Table*) AND MARCH 28, 2017 (*Regular*).

Attachments: [Minutes.17.0323 QRT](#)
 [Minutes.17.0328](#)

4.B. [2017-305](#) CONSIDER ON SECOND READING ORDINANCE NO. 2017-13; AN ORDINANCE
OF THE CITY OF BOERNE, TEXAS, AMENDING ORDINANCE 2015-03,
ESTABLISHING IMPACT FEES FOR WATER AND WASTEWATER UTILITIES.

Attachments: [AIS Impact Fee Changes - Cottage.doc](#)
 [2017.13 Impact Fee](#)

4.C. [2017-293](#) CONSIDER RESOLUTION NO. 2017-R30; A RESOLUTION AUTHORIZING THE
CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE
CITY OF BOERNE'S HOME RULE CHARTER. (*Vehicle for IT Department*)

Attachments: [AIS Ford Transit Connect 2017](#)
[2017-R30 Purchase van for IT Dept.](#)
[JENNINGS ANDERSON](#)
[JORDAN FORD](#)
[Northside Ford](#)

- 4.D. [2017-303](#) CONSIDER RESOLUTION NO. 2017-R31; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER. *(Vehicle for Fire Department).*

Attachments: [AIS.2017.FD Command vehicle](#)
[2017-R31 Purchase truck for Fire Dept.](#)

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

- 5.A. [2017-273](#) PROPOSED PERMANENT ZONING OF 1700 RIVER ROAD, A TOTAL OF 21.688 ACRES, FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL DISTRICT TO MU-2, MIXED-USE COMMUNITY DISTRICT, KAD NO. 15024 AND 15025. *(Shirley Rittimann)*

Attachments: [Summary](#)
[Public Hearing Notice 17.0411](#)
[Att 1 - LOCATION MAP](#)
[Att 2 - Aerial for 1700 River Road](#)
[Att 3 - Zoning Map 1700 River Road](#)
[Att 4 - MU-2 Uses](#)
[Att 5 - LandUsePlan1](#)

- 5.B. [2017-274](#) PROPOSED MASTER PLAN FOR A COTTAGE HOUSING DEVELOPMENT LOCATED AT 530 OAK PARK, KAD NO. 15836. *(Dave Luciani)*

Attachments: [Summary](#)
[Public Hearing 17.0411](#)
[Att 1 - LOCATION MAP-530 Oak Park](#)
[Att 2 - aerialmap 530 Oak Park](#)
[Att 3 - ZoningMap 530 oak park](#)
[Att 4 - MasterPlan](#)
[Att 5 - 11x17 site plan for packet pg 2](#)
[Att 6 - Spec Sheets - 1 bdrms](#)
[Att 7 - Spec Sheets - 2 bdrms](#)

- 5.C. [2017-275](#) PROPOSED PERMANENT ZONING OF 17 HERFF ROAD, A TOTAL OF 26.582 ACRES, FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL DISTRICT TO MU-2, MIXED-USE COMMUNITY DISTRICT AND R-4, MULTI-FAMILY RESIDENTIAL DISTRICT, KAD NO. 12536, 15847, 15848, AND 15849. *(CT 17 Herff Land LP)*

Attachments: [Summary](#)
[Public Hearing Notice 17.0411](#)
[Att 1 - LOCATION MAP](#)
[Att 2 - 17 Herff - aerial](#)
[Att 3 - 17 Herff zoning map](#)
[Att 4 - MU-2 Uses](#)
[Att 5 - R-4 Uses](#)

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

- 6.A. [2017-308](#) CONSIDER ON FIRST READING ORDINANCE NO. 2017-14; 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 21.688 ACRES LOCATED AT 1700 RIVER ROAD (KAD NOS. 15024 AND 15025) FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO MU-2, MIXED-USE COMMUNITY DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. *(Shirley Rittimann)*

Attachments: [Summary](#)
[2017.14 permanent zoning 1700 River Rd Rittimann](#)
[Att 1 - LOCATION MAP](#)
[Att 2 - Aerial for 1700 River Road](#)
[Att 3 - Zoning Map 1700 River Road](#)
[Att 4 - MU-2 Uses](#)
[Att 5 - LandUsePlan1](#)

- 6.B. [2017-309](#) CONSIDER THE PROPOSED MASTER PLAN FOR A COTTAGE HOUSING DEVELOPMENT LOCATED AT 530 OAK PARK, KAD NO. 15836. *(Dave Luciani)*

Attachments: [Summary](#)
[Att 1 - LOCATION MAP-530 Oak Park](#)
[Att 2 - aerialmap 530 Oak Park](#)
[Att 3 - ZoningMap 530 oak park](#)
[Att 4 - MasterPlan](#)
[Att 5 - 11x17 site plan for packet pg 2](#)
[Att 6 - Spec Sheets - 1 bdrms](#)
[Att 7 - Spec Sheets - 2 bdrms](#)

- 6.C. [2017-310](#) CONSIDER ON FIRST READING ORDINANCE NO. 2017-15; 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 26.582 ACRES LOCATED AT 17 HERFF ROAD (KAD NOS. 12536, 15847, 15848, AND 15849) FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO MU-2, MIXED-USE COMMUNITY DISTRICT AND R-4, MULTI-FAMILY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. *(CT 17 Herff Land LP)*

Attachments: [Summary 17 Herff](#)
[2017.15 permanent zoning 17 Herff Rd](#)
[Att 1 - LOCATION MAP](#)
[Att 2 - 17 Herff - aerial](#)
[Att 3 - 17 Herff zoning map](#)
[Att 4 - 17 Herff - surrounding land uses](#)
[Att 5 - MU-2 Uses](#)
[Att 6 - R-4 Uses](#)

7. [2017-291](#) UPDATE ON THE PARKS MASTER PLAN.

Attachments: [AIS Parks Master Plan Update April 2017](#)
[Boerne Parks MP Update slideshow](#)

8. [2017-306](#) CONSIDER ON SECOND READING ORDINANCE NO. 2017-12; 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. *(6.883 acres located at 16 Chaparral Hill, a portion of Chaparral Hill, and a portion of Shooting Club Road at the request of Jim Cook)*

Attachments: [Summary Second Reading](#)
[2017.12 Annexation 16 Chaparral Hill.docx](#)
[Att 1- 16 Chaparral Hill Aerial](#)
[Att 2 - 16 Chaparral Hill Zoning](#)
[Att 3 - 16 Chaparral Hill land use](#)
[Att 4 - Chaparral Hill location map](#)

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

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

10. [2017-307](#) A. SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY

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

12. ADJOURNMENT

/s/ Ronald C. Bowman
City Manager

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 7th day of
April, 2017 at 4:30 p.m.

/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.