

**AGENDA**  
**CITY COUNCIL WORKSHOP**  
**CITY COUNCIL CHAMBERS**  
**124 Old San Antonio Road**  
**Boerne, TX 78006**  
**May 22, 2018 – 4:30 PM**

1. CALL TO ORDER – 4:30 PM

2. WORKSHOP DISCUSSION:

2.A. [2018-398](#) Boerne Master Plan Update.

**Attachments:** [Summary - Recommendation 05222018](#)

3. ADJOURNMENT

**AGENDA**  
**REGULAR CITY COUNCIL MEETING**  
**CITY COUNCIL CHAMBERS**  
**124 Old San Antonio Road**  
**Boerne, TX 78006**  
**May 22, 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. [2018-385](#) CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD MAY 8, 2018 AND THE SPECIAL CALLED CITY COUNCIL MEETING OF MAY 10, 2018 (City Hall Groundbreaking).

**Attachments:** [Minutes 18.0508](#)  
[Minutes 18.0510](#)

- 4.B. [2018-386](#) CONSIDER RESOLUTION NO. 2018-R38; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER. (Thermal Imaging Cameras for Fire Department)

**Attachments:** [AIS.Thermal Cameras.2018](#)  
[2018-R38 purchase](#)  
[Thermal Imaging Camera documentation.2018 AIS](#)

5. [2018-394](#) CONSIDER ANNUAL MAYORAL APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.

**Attachments:** [AIS Board and Commission appointments](#)  
[Appointments 5.24.18](#)

6. [2018-395](#) CONSIDER THE UNTABLING OF ORDINANCE NO. 2018-16 AS DESCRIBED BELOW. (Tabled on 5/8/2018)

7. [2018-393](#) CONSIDER ON FIRST READING ORDINANCE NO. 2018-16; 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 4.349 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); REPEALING ALL

ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE;  
AND DECLARING AN EFFECTIVE DATE. (ProCore Developments)

**Attachments:**    [Summary - Recommendation 052218](#)  
[2018-16 Rezoning 12 Herff Rd](#)

8.    [2018-392](#)    CONSIDER ON FIRST 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:**    [Summary - 05222018](#)  
[Ordinance No. 2018-17](#)  
[Att 1 - COUGHRAN ROAD LOCATION MAP](#)  
[Att 2 - COUGHRAN ROAD AERIAL MAP](#)

9.    [2018-400](#)    CONSIDER RESOLUTION NO. 2018-R39; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A LEASE AGREEMENT BETWEEN THE CITY OF BOERNE AND CENTERPOINT ENERGY FOR A COMPRESSED NATURAL GAS TANK. (Backup supply for the natural gas system during an upcoming transmission main outage)

**Attachments:**    [AIS CNG Trailer Rental.doc](#)  
[2018-R39 compressed gas tank](#)

10.   [2018-397](#)    CALL FOR A PUBLIC HEARING FOR JUNE 12, 2018 TO CONSIDER THE RECOMMENDATION RECEIVED FROM THE PLANNING AND ZONING COMMISSION REGARDING AMENDMENTS TO THE CITY OF BOERNE'S 2018 COMPREHENSIVE MASTER PLAN.

**Attachments:**    [Summary - Recommendation 05222018](#)

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

- 11.A. [2018-388](#) 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 NOS. 12259 AND 12255. (Heller- Bird Real Properties LLC)

**Attachments:** [AIS - Recommendation](#)  
[140 ENTERPRISE PARKWAY LOCATION MAP](#)  
[140 ENTERPRISE PARKWAY AERIAL MAP](#)  
[140 ENTERPRISE PARKWAY ZONING MAP](#)  
[140 ENTERPRISE PARKWAY REZONING MAP](#)

- 11.B. [2018-387](#) 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:** [CC Summary - Recommendation](#)  
[41 OLD SAN ANTONIO ROAD LOCATION MAP](#)  
[41 OLD SAN ANTONIO ROAD AERIAL MAP](#)  
[41 OLD SAN ANTONIO ROAD ZONING MAP](#)  
[41 OLD SAN ANTONIO ROAD REZONING MAP](#)

- 11.C. [2018-390](#) 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:** [CC Recommendation - summary](#)  
[Att 1 - 30775 IH10 LOCATION MAP](#)  
[Att 2 - Aerial for dealership location](#)  
[Att 3 - AerialFromDale1](#)  
[30725 AND 30775 IH10 ZONING MAP](#)

- 11.D. [2018-391](#) 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:**    [CC Recommendation - summary](#)  
[Att 1 - 30875 IH10 LOCATION MAP](#)  
[Att 2 - Aerial for proposed location](#)  
[Att 3 - FutureElevation](#)  
[30775 AND 30875 IH10 ZONING MAP](#)

- 11.E.    [2018-389](#)        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:**    [CC Summary - Recommendation](#)  
[Att 1 - 235 FREY LOCATION MAP](#)  
[Att 2 - 235 FREY AERIAL MAP](#)  
[Att 3 - 235 FREY ZONING MAP](#)  
[Att 4 - Plan041618](#)

12.        [2018-399](#)        DISCUSSION ON ESTABLISHMENT AND IMPLEMENTATION OF A  
STORM WATER UTILITY.

**Attachments:**    [AIS Stormwater Utility Workshop .doc](#)  
[Boerne City Limits.jpg](#)

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

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

- 14.A.    [2018-396](#)        SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY

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

16. 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 18th day of  
May, 2018 at 4:00 p.m.**

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s/s Siria Arreola

Deputy 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.