

AGENDA
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
March 26, 2019 – 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. [2019-258](#) CONSIDER MINUTES OF THE REGULAR CITY COUNCIL MEETING
HELD MARCH 12, 2019.

Attachments: [Minutes 19.0312](#)

4.B. [2019-253](#) CONSIDER ON SECOND READING ORDINANCE NO. 2019-08; 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
11.219 ACRES LOCATED AT 35 CASCADE CAVERNS ROAD (KAD
NO. 12245) AND 45 CASCADE CAVERNS ROAD (KAD NO. 24328)
FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL
RESIDENTIAL-AGRICULTURAL DISTRICT TO B-1, HIGH-DENSITY
RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT;

REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE.
(Currey Creek Baptist Church of Boerne)

Attachments: [CC Summary - Second Reading Recommendation 032619](#)
[Ordinance No. 2019-08](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Zoning Map](#)
[Att 4 - Permanent Zoning Map](#)
[Att 5 - R-A Uses](#)
[Att 6 - B-1 Uses](#)
[Att 7 - Future Land Use Map](#)

- 4.C. [2019-254](#) CONSIDER ON SECOND READING ORDINANCE NO. 2019-09; 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 9.865 ACRES LOCATED AT 38 CASCADE CAVERNS ROAD (KAD NO. 46739) FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO B-1, HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Hill Country Daily Bread Ministries)

Attachments: [CC Summary - Second Reading Recommendation 032619](#)
[Ordinance No. 2019-09](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Zoning Map](#)
[Att 4 - Permanent Zoning Map](#)
[Att 5 - R-A Uses](#)
[Att 6 - B-1 Uses](#)
[Att 7 - Future Land Use Map](#)

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

- 5.A. [2019-259](#) PROPOSED ANNEXATION OF 8.352 ACRES OF LAND LOCATED AT 15A UPPER BALCONES ROAD, KAD NOS. 15841 AND 290201, TO

INCLUDE A PORTION OF UPPER BALCONES ROAD AT THE REQUEST OF MORNINGSIDE MINISTRIES. (Second of two hearings)

Attachments: [CC - Summary - Second Public Hearing 032619](#)
[Public Hearing Notice](#)
[Att 1 - Annexation Petition](#)
[Att 2 - Survey](#)
[Att 3 - Metes and Bounds](#)
[Att 4 - Location Map](#)
[Att 5 - Aerial Map](#)
[Att 6 - Future Land Use Map](#)

6. [2019-266](#) RECEIVE THE COMPREHENSIVE ANNUAL FINANCE REPORT (CAFR) FROM ABIP, PC FOR FISCAL YEAR 2017-2018.

Attachments: [AIS CAFR Presentation 3-26-19](#)
[PowerPoint Presentation](#)
[City of Boerne - Letter of Conduct 2018](#)
[Financial Highlights - FY 2018](#)
[2018 CAFR Final](#)

7. [2019-261](#) PRESENTATION BY CARISSA COX OF MOSAIC PLANNING AND DEVELOPMENT SERVICES ON UNIFIED DEVELOPMENT CODE PROJECT OVERVIEW AND PROCESS.

Attachments: [CC Summary - UDC UPDATE](#)
[PowerPoint Presentation](#)

8. [2019-256](#) CONSIDER THE UNTABLING OF ORDINANCE NO. 2019-10; AS DESCRIBED BELOW. (Tabled on 3/12/2019)

9. [2019-255](#) CONSIDER ON FIRST READING ORDINANCE NO. 2019-10; 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 2.992 ACRES LOCATED AT 1025 E. BLANCO ROAD (KAD NO. 18967) FROM O, OFFICE DISTRICT AND R-1, MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-3, HIGH-DENSITY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN

EFFECTIVE DATE. (Tommy and Julie Pfeiffer)

Attachments: [CC Summary - First Reading Recommendation 032619](#)
[Ordinance No. 2019-10](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Zoning Map](#)
[Att 4 - Rezoning Map](#)
[Att 5 - O Uses](#)
[Att 6- R-1 Uses](#)
[Att 7 - R-3 Uses](#)
[Att 8 - FLU zoom map](#)
[Att 9 - proposed development](#)

10. [2019-264](#) RECEIVE AND CONSIDER A REQUEST FROM PERFORMANCE OFF ROAD FOR A VARIANCE TO THE SIGN ORDINANCE SECTION 11. PROHIBITED SIGNS. E. CHANGEABLE COPY SIGN; FLASHING SIGN; G. MOVING SIGN; H. LED SIGN. (Michael Hawes, 30980 IH 10 W)

Attachments: [CC Summary - Sign Variance 032619](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Variance Request](#)
[Att 4 - Night pictures](#)
[Att 5 - Street view](#)

11. [2019-262](#) CONSIDER RESOLUTION NO. 2019-R23; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND HDR ENGINEERING, INC. FOR WATER, WASTEWATER AND RECLAIMED WATER IMPACT FEE UPDATE. (Update of the land use assumptions and Capital Improvements Plan for water, wastewater, and reclaimed water impact fees)

Attachments: [AIS HDR 2019 Impact Fee Study.doc](#)
[Resolution No. 2019-R23](#)
[HDR Task Order 17](#)

12. [2019-263](#) RECEIVE BIDS AND AWARD CONTRACT FOR SELF CONTAINED BREATHING APPARATUS EQUIPMENT FOR THE FIRE DEPARTMENT AND CONSIDER RESOLUTION NO. 2019-R24; A

RESOLUTION OF THE CITY OF BOERNE, TEXAS AUTHORIZING THE PURCHASE OF SELF CONTAINED BREATHING APPARATUS EQUIPMENT FOR THE FIRE DEPARTMENT.

Attachments: [AIS. Fire Apparatus](#)
[Resolution No. 2019-R24](#)
[Air Pack info attachment 1](#)
[Air Pack info attachment 2](#)

13. [2019-257](#) LEGISLATIVE UPDATE ON 86TH LEGISLATIVE SESSION AND CONSIDER DIRECTION RELATED TO BILLS PRESENTED.

Attachments: [AIS. Legislative Update](#)

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

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

- 15.A. [2019-177](#) SECTION 551.086 - MUNICIPALLY OWNED UTILITY:
COMPETITIVE MATTER, DISCUSSION ON WHOLESALE POWER AGREEMENT AND CONSIDER RESOLUTION NO. 2019-R25; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A WHOLESALE ENERGY SUPPLY AGREEMENT AND ANY ASSOCIATED AND NECESSARY DOCUMENTS.

- 15.B. [2019-178](#) SECTION 551.071 - CONSULTATION WITH ATTORNEY AND
SECTION 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION. (WCID No. 3)

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

17. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: CITY COUNCIL MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED ABOVE INCLUDING IF THEY MEET THE QUALIFICATIONS IN SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATION REGARDING REAL PROPERTY), 551.073 (DELIBERATION REGARDING GIFTS), 551.074 (PERSONNEL/OFFICERS), 551.076 (DELIBERATION REGARDING SECURITY DEVICES), AND SECTION 551.087 (DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS) OF CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.
(If needed)

18. ADJOURNMENT

s/s Ronald C. Bowman
City Manager

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 22nd day of
March, 2019 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.