

**AGENDA**  
**REGULAR CITY COUNCIL MEETING**  
**CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Boerne, TX 78006**  
**March 9, 2021 – 6:00 PM**

**Due to the COVID-19 pandemic, this meeting is being held telephonically only as allowed by the Governor of Texas during this public health emergency. Please do not attend the meeting in person.**

You may join the City Council Meeting:

Join Zoom Meeting by computer:

[https://us02web.zoom.us/j/84031615190?](https://us02web.zoom.us/j/84031615190?pwd=SjBINjlrWEtQT2pRL0piNTA1ajZpZz09)  
[pwd=SjBINjlrWEtQT2pRL0piNTA1ajZpZz09](https://us02web.zoom.us/j/84031615190?pwd=SjBINjlrWEtQT2pRL0piNTA1ajZpZz09)

Meeting ID: 840 3161 5190

Passcode: 1532248

or dial by phone:

877 853 5247 US Toll-free

888 788 0099 US Toll-free

Meeting ID: 840 3161 5190

**During the meeting, the City Council may meet in executive session, as to the posted subject matter of this City Council meeting, under these exceptions of Chapter 551 of the Texas Government Code; 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).**

1. CALL TO ORDER – 6:00 PM

ROLL CALL

INVOCATION

2. CONFLICTS OF INTEREST

3. [2021-259](#) PUBLIC COMMENTS: This is the opportunity for visitors and

guests to address the City Council on any issue, in compliance with LGC Section 551.007. 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)

**Attachments:** [Instructions](#)

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.

- A. [2021-258](#) CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING ON FEBRUARY 23, 2021.

**Attachments:** [Minutes.21.0223](#)

- B. [2021-249](#) CONSIDER ON SECOND READING ORDINANCE NO. 2021-11; 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 7.33 ACRES LOCATED AT 134 GARDEN STREET (KAD NOS. 20006 AND 20007), 119 AND 125 ADLER STREET (KAD NO. 20009 AND 20010) FROM R-1, MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT TO RN-1, NEIGHBORHOOD RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Greenway Cottage Builders, LLC/ Dave Luciani, applicants original request was for R-2 zoning.)

**Attachments:** [Summary - 134 Garden St - Mar. 9, 2021](#)  
[Ordinance No. 2021-11](#)  
[Att 1 - Location Map](#)  
[Att 2 - Aerial Map](#)  
[Att 3 - Current Zoning](#)  
[Att 4 - Proposed RN-1](#)  
[Att 5 - Future Land Use Map](#)  
[Att 6 - Option A with divided zoning](#)  
[Att 7 - Option B](#)

## REGULAR AGENDA

## 5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

- A. [2021-247](#) RECEIVE THE COMPREHENSIVE ANNUAL REPORT (CAFR) FROM ABIP, PC FOR FISCAL YEAR 2019-2020.

**Attachments:** [AIS CAFR Presentation 3-9-2021](#)  
[2020 CAFR Final](#)  
[City of Boerne, Texas Management Letter 2020](#)

- B. [2021-251](#) PROPOSED ADOPTION OF THE REVISED CITY OF BOERNE ZONING MAP AND UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS.

I. PRESENTATION

II. PUBLIC HEARING

**Attachments:** [Summary - UDC - Public Hearing](#)  
[Public Hearing Notice](#)

- C. [2021-253](#) CONSIDER A ONE-TIME READING OF ORDINANCE NO. 2021-12; AS PERMITTED BY THE CITY OF BOERNE'S HOME RULE CHARTER SECTION 3.11.A. (As described below)

- D. [2021-252](#) CONSIDER ORDINANCE NO. 2021-12; AN ORDINANCE OF THE CITY OF BOERNE, TEXAS, AMENDING ORDINANCE NO. 2020-29, CAPTIONED, "ADOPTING A UNIFIED DEVELOPMENT CODE THAT INCORPORATES ZONING, SUBDIVISION, SIGN AND DEVELOPMENT ORDINANCES" BY AMENDING THE EFFECTIVE DATE FROM MARCH 24, 2021 TO MAY 26, 2021. (Change effective date of the UDC)

**Attachments:** [Summary - UDC - March 9, 2021](#)  
[Ordinance No. 2021-12](#)

- E. [2021-254](#) CONSIDER A ONE-TIME READING OF ORDINANCE NO. 2021-13; AS PERMITTED BY THE CITY OF BOERNE'S HOME RULE CHARTER SECTION 3.11.A. (As described below)

- F. [2021-250](#) CONSIDER ORDINANCE NO. 2021-13; AN ORDINANCE OF THE CITY OF BOERNE, TEXAS, AMENDING ORDINANCE NO. 2021-10,

CAPTIONED, "ADOPTING THE ENGINEERING DESIGN MANUAL"  
BY AMENDING THE EFFECTIVE DATE FROM MARCH 24, 2021 TO  
MAY 26, 2021. (Change effective date to match the UDC)

**Attachments:** [Summary - EDM - Mar 09, 2021](#)  
[Ordinance No. 2021-13](#)

- G. [2021-248](#) CONSIDER ON FIRST READING ORDINANCE NO. 2021-14; AN  
ORDINANCE ESTABLISHING SPEED LIMITS ON PORTIONS OF  
RANGER CREEK ROAD, UPPER BALCONES ROAD, EAST SHOOTING  
CLUB ROAD, OLD SAN ANTONIO ROAD, AND CASCADE CAVERNS  
ROAD; AND PROVIDING FOR A PENALTY NOT TO EXCEED \$200  
FOR EACH VIOLATION OF THIS ORDINANCE. (Establish speed  
limits on newly annexed roads)

**Attachments:** [AIS-CountyRoadAnnexationsSpeedLimts\\_FirstHearing](#)  
[Ordinance No. 2021-14](#)

6. OTHER ITEMS:

- A. [2021-246](#) SEMI-ANNUAL UPDATE FROM BOERNE KENDALL COUNTY  
ECONOMIC DEVELOPMENT CORPORATION PRESIDENT AND CEO,  
AMY STORY.

**Attachments:** [AIS - BKCEDC Update 03.09.21](#)

7. CITY MANAGER'S REPORT:

- A. [2021-255](#) 2020 TREE CITY USA (Zincke)  
B. [2021-256](#) LEGISLATIVE UPDATE (Quirk)

8. COMMENTS FROM COUNCIL – No discussion or action may take place.

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

- A. [2021-257](#) SECTIONS 551.071 - CONSULTATION WITH ATTORNEY  
REGARDING LEGAL MATTERS RELATED TO HTeaO APPLICATION.

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

11. ADJOURNMENT

**CERTIFICATION**

**I hereby certify that the above notice of meeting was posted on the 5th day of March, 2021 at 4:00 p.m.**

\_\_\_\_\_  
s/s Lori A. Carroll  
City Secretary

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS**

**The City Hall 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.