

AGENDA
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
June 22, 2021 – 6:00 PM

A quorum of the City Council will be present during the meeting at: 447 N Main, Boerne, TX 78006.

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

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, 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)

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. [2021-581](#) CONSIDER THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF JUNE 8, 2021.

Attachments: [Minutes.21.0608](#)

- B. [2021-583](#) CONSIDER ON SECOND READING ORDINANCE NO. 2021-19; 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 0.996 ACRES LOCATED BETWEEN 115 STAHL AND 400 ROSEWOOD (KAD NO. 63697) FROM B-2, HIGHWAY COMMERCIAL DISTRICT, TO R-3, HIGH-DENSITY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (rezoning property located between 115 Stahl and 400 Rosewood from B-2 to R-3)

Attachments:

[Summary - Stahl-Plant Rezone](#)

[Ordinance No. 2021-19](#)

[Att 1 - Location Map](#)

[Att 2 - Aerial Map](#)

[Att 3 - Current Zoning](#)

[Att 4 - Proposed Zoning](#)

[Att 5 - Perspectives - The Elevate Townhome Devt_ 20.0724](#)

[Att 6 - Site PUD Plan-The Elevate Townhome Development REV-210330](#)

- C. [2021-584](#) RECEIVE THE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION AND SET A PUBLIC HEARING FOR JULY 13, 2021:

I. PROPOSED REZONING OF 0.678 ACRES LOCATED AT THE CORNER OF OAK PARK AND SECOND STREET (PART OF KAD NO. 24880) FROM R-1, MEDIUM DENSITY RESIDENTIAL DISTRICT, TO R-D DUPLEX RESIDENTIAL DISTRICT. (Robert S. Thornton L.P./ Travis Roberson)

- Attachments:** [Summary - 110 Second Street](#)
[Att 1 - Location Map](#)
[Att 2 - Current Zone](#)
[Att 3 - Proposed Zone](#)
[Att 4 - Future Land Use](#)
[Att 5 - Zoning Description R1 RD](#)
[Att 6 - Zoning Use Table R1 RD](#)
[Att 7 - Site Survey](#)
[Att 8 - Proposed Site Plan](#)

REGULAR AGENDA:

5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

- A. [2021-587](#) CONSIDER ON SECOND READING ORDINANCE NO. 2021-20; 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 0.302 ACRES LOCATED AT 606 FREY STREET (KAD NO. 18989) FROM R-1, MEDIUM-DENSITY RESIDENTIAL DISTRICT, TO O, OFFICE DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Rezoning 606 Frey from R-1 to O. James S. Schuepback, original request was for B-1)

- Attachments:** [Summary - 606 Frey Street](#)
[Ordinance No. 2021-20](#)
[Att 1 - Location Map](#)
[Att 2 - Current Zoning](#)
[Att 3 - Proposed Zoning](#)
[Att 4 - Survey](#)
[Att 5 - Street View](#)

- B. [2021-590](#) RECEIVE THE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION AND SET A PUBLIC HEARING FOR JULY 13, 2021:

I. PROPOSED ADOPTION OF THE REVISED CITY OF BOERNE ZONING MAP FOR A CITYWIDE REZONING AND AMENDMENTS

TO THE UNIFIED DEVELOPMENT CODE (UDC) ADOPTED NOVEMBER 24, 2020, INCLUDING BUT NOT LIMITED TO AMENDMENTS TO CHAPTER 2, PROCEDURES AND CHAPTER 3, ZONING (WHICH INCLUDE OVERLAY DISTRICTS), CHAPTER 8, ENVIRONMENTAL DESIGN AND APPENDICES A, DEFINITIONS WITH THE CONDITION THAT A FULL LEGAL REVIEW TAKE PLACE PRIOR TO FIRST READING BY CITY COUNCIL.

Attachments:

[Summary- June 14, 2021](#)

[Att 1 - Boerne UDC](#)

[Att 2 - Defintions](#)

[Att 3 - Overlay Districts Text](#)

[Att 4 - Overlay Districts Map](#)

[Att 5 - Overlay Districts Map Combined](#)

[Att 6 - Overlay Districts Map Scenic Interstate](#)

[Att 7 -Table of Use - Residential](#)

[Att 8 -Table of Use - Nonresidential](#)

6. RESOLUTIONS:

A. [2021-591](#)

CONSIDER RESOLUTION NO. 2021-R22; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AMENDMENT FOR ADDITIONAL SERVICES TO THE AGREEMENT BETWEEN THE CITY OF BOERNE AND MOSAIC PLANNING AND DEVELOPMENT SERVICES, INC. FOR THE BOERNE UNIFIED DEVELOPMENT CODE FOR AN AMOUNT NOT TO EXCEED \$19,500.00. (Additional coordination and handbook for the Unified Development Code)

Attachments:

[Summary - Mosaic Agreement](#)

[Resolution No. 2021-R22](#)

[MOSAIC Scope Modification Boerne Unified Development Code](#)

B. [2021-582](#)

CONSIDER RESOLUTION NO. 2021-R23; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND TIMELESS SUNSET FOR REPAIRS TO THE CITY PARK WETLANDS OVERLOOK FOR AN AMOUNT NOT TO EXCEED \$39,234.00. (Replace existing observation deck at Boerne City Park Wetlands Overlook)

Attachments: [AIS Boardwalk Overlook](#)
[Resolution No. 2021-R23](#)
[Timeless Sunset Agreement](#)
[Overhead Map 1](#)
[Overhead Map 2](#)
[Project Bid Quality Custom Deck](#)
[Project Bid Timeless Sunset](#)

7. OTHER ITEMS:

- A. [2021-589](#) CONSIDER MAYORAL APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.

Attachments: [AIS - mayoral appt 2021 June 22](#)
[FY 2020-2021 Appointments 6.22.21](#)

8. CITY MANAGER'S REPORT:

- A. [2021-585](#) MONTHLY PROJECT UPDATE. (Thatcher)
B. [2021-586](#) UTILITY RATE UPDATE. (Thompson)
C. [2021-588](#) LEGISLATIVE UPDATE. (Quirk)

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

10. ADJOURNMENT

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 18th day of
June, 2021 at 3:00 p.m.**

s/s Lori A. Carroll
City Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City Hall is wheelchair accessible. Access to the building and special parking is available at the northeast entrance of the building. Requests for auxiliary aides and 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.