

MINUTES
CITY COUNCIL WORKSHOP
MUNICIPAL COURT COMPLEX
124 Old San Antonio Road
Boerne, TX 78006
February 11, 2020 – 5:00 p.m.

Minutes of the City Council Workshop of February 11, 2020 at 5:00 p.m.

Present: 5 - Mayor Tim Handren, Council Member Ty Wolosin, Council Member Quinten Scott, Council Member Brian Fowler, and Council Member Joseph Macaluso

Absent: 1 - Mayor Pro Tem Nina Woolard

Staff Present: Ron Bowman, Siria Arreola, Paul Barwick, Pam Bransford, Jeff Carroll, Lori Carroll, Jim Kohler, Mike Mann, Sandy Mattick, Mike Raute, Cheryl Rogers, Barbara Quirk, Chris Shadrock, Jeff Thompson, and Danny Zincke.

Recognized/Registered Guests: Rufus Stephens and Ben Eldredge

1. CALL TO ORDER – 5:00 PM

Mayor Handren called the City Council to order at 5:00 p.m.

2. PUBLIC COMMENTS:

No comments were received.

3. [2019-119](#) DISCUSSION ON SIDEWALK PRIORITIZATION AND FUNDING.

[3](#)

Mayor Handren called on Mr. Jeff Carroll, Development Services Director. Mr. Carroll stated that in the year 2016, the City partnered with Alamo Area Metropolitan Planning Organization to do a study regarding pedestrian and bicycle trails which resulted in a three year phase plan. The City completed three projects last year; West San Antonio from the Cibolo Creek bridge to Oak Lane, Bentwood sidewalk bridge, and the Blanco sidewalk "tree" bridge. The City also funded the oversizing of the Herff Farm Sidewalk. He displayed a location map of the projects scheduled for the 2020 budget year; Bentwood

bridge crossing East, Rosewood from #9 Trail to Ivy Lane, and City Park Road from Charger Blvd to City Park. The design and construction estimate for these projects total \$515,000.00. Proposed projects for the 2021 budget year were also identified; Oak Park from Main Street to Frey, Frey from Oak Park to East Bandera, and East Bandera from Main Street to Frey. The estimated total for design and construction totaled \$415,000.00. Discussion ensued regarding priorities, public safety, curbing, placement of mail boxes in the sidewalks, and the necessity for bike lanes. City Manager Ron Bowman asked staff to start the process on all six projects this budget year to determine how much can get completed.

4. ADJOURNMENT

Mayor Handren adjourned the City Council Workshop at 5:37 p.m.

MINUTES
REGULAR CITY COUNCIL MEETING
MUNICIPAL COURT COMPLEX
124 Old San Antonio Road
Boerne, TX 78006
February 11, 2020 – 6:00 PM

Minutes of the February 11, 2020 Regular City Council Meeting at 6:00 p.m.

Present: 5 - Mayor Tim Handren, Council Member Ty Wolosin, Council Member Quinten Scott, Council Member Brian Fowler, and Council Member Joseph Macaluso

Absent: 1 - Mayor Pro Tem Nina Woolard

Staff Present: Ron Bowman, Siria Arreola, Paul Barwick, Pam Bransford, Jeff Carroll, Lori Carroll, Ray Hacker, Jim Kohler, Mike Mann, Sandy Mattick, Doug Meckel, Nick Montagno, Mike Raute, Cheryl Rogers, Barbara Quirk, Chris Shadrock, Laura Talley, Jeff Thompson, and Danny Zincke.

Recognized/Registered Guests: Rufus Stephens, Ben Eldredge, Jay Harpole,

John Rosa, Christie Wiley, Amy Story, Rob Ziegler, Sherry Yates, Crystal Henry, and Paula Horner.

1. CALL TO ORDER – 6:00 PM

Mayor Handren called the City Council meeting to order at 6:00 p.m.

Mayor Handren asked for a Moment of Silence and lead the Pledge of Allegiance to the United States Flag and to the Texas Flag.

2. CONFLICTS OF INTEREST

No conflicts were reclared.

3. PUBLIC COMMENTS:

Jay Harpole, 1521 South Main Street stated that he moved to Boerne 25 years ago. They raised their three children in Boerne. He spoke on the proposed zoning of his properties located at 23 Old San Antonio Road and 36 Herff Road. According to the Master Plan, these properties should be zoned B-1. There was never a doubt that the Master Plan would not be followed. Other properties in the area are also zoned B-1. He asked the City Council to not deviate from the Master Plan.

Rufus Stevens, 205 Bess Street made comments regarding the earlier workshop sidewalk prioritization. He asked that the City Council consider condition of existing sidewalks, the materials, widths and quality. He suggested an integrated plan of sidewalks as well as bike lanes.

4. CONSENT AGENDA:

4.A. [2020-201](#) CONSIDER THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JANUARY 28, 2020, FEBRUARY 3, 2020 SPECIAL CALLED JOINT CITY COUNCIL AND PLANNING AND ZONING COMMISSION UDC MEETING AND THE FEBRUARY 3, 2020 SPECIAL CALLED CITY COUNCIL MEETING.

THE MINUTES WERE APPROVED.

- 4.B. [2020-199](#) CONSIDER RESOLUTION NO. 2020-R09; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS CONSENTING TO THE ANNEXATION OF 42.451 ACRES OF LAND INTO THE KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3A.**

THE RESOLUTION WAS APPROVED.

A MOTION WAS MADE BY COUNCIL MEMBER SCOTT, SECONDED BY COUNCIL MEMBER FOWLER TO APPROVE THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Wolosin, Council Member Scott, Council Member Fowler, and Council Member Macaluso

Absent: 1 - Mayor Pro Tem Woolard

- 5. [2020-200](#) UPDATE FROM BOERNE KENDALL COUNTY ECONOMIC DEVELOPMENT CORPORATION PRESIDENT AND CEO, AMY STORY AND DEPUTY CITY MANAGER - GENERAL MANAGER OF UTILITIES, JEFF THOMPSON.**

Mayor Handren called on Ms. Amy Story, President and CEO of the Boerne Kendall County Economic Development Corporation (BKCEDC) to provide an update of the 2019 activities and statistics as well as current projects and activities. Ms. Story discussed the finances of the BKCEDC, noting that the City of Boerne provides 20% of their funding. She reviewed the total projects by industry, attraction initiatives, business retention and expansion, and strategic initiatives. She displayed a list of targeted industries to include site selection criteria. She discussed how the BKCEDC uses the Zoom Prospector software which is imbedded in their website. Discussion ensued regarding workforce and the competition for skilled labor.

- 6. [2020-198](#) RECEIVE BRIEFING ON THE BOERNE POLICE DEPARTMENT 2019 ANNUAL REPORT TO INCLUDE THE ANNUAL REPORT ON RACIAL PROFILING.**

Mayor Handren called on Police Chief Jim Kohler to provide the police department's annual report and annual report on racial profiling which is required by the State. Chief Kohler expressed appreciation to Officer Gomez

and Officer Foley for gathering the data for the reports. He provided a 2-year crime rate comparison indicating a drop in crime. Chief Kohler stated that the Boerne Police Department and the City of Boerne were recognized for participation in the National Night Out, ranked 39th in the nation. The Boerne Police Department held another Citizen's Police Academy in 2019 which was made up of citizens from Boerne, Fair Oaks Ranch and Kendall County. They continue to grow the Explorer Program which gives the youths an opportunity to learn and train with Police Officers.

7. [2020-196](#) RECEIVE RECOMMENDATION FOR PURCHASE OF SCULPTURES FROM THE 2019-2020 ART AL FRESCO COMPETITION AND CONSIDER RESOLUTION NO. 2020-R10; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER.

Mayor Handren called on Mr. Paul Barwick, Special Projects Director. Mr. Barwick recognized Hill Country Council for the Arts members Johnny Rosa, Rob Ziegler and Paula Horner in the audience. He also recognized Mary Woods, Program Manager for her efforts with the Art Al Fresco program. Mr. Barwick stated that the Art Al Fresco program is starting year five and the art purchase being considered tonight is for year four. The Art Al Fresco art on loan program was developed to grow the City's permanent public art collection through a yearly temporary sculpture competition. At the end of each year's competition, the City has the option to purchase one of the sculptures, depending on approved capital budget for the program and sculpture selections. Last year, the City Council lowered the budget to \$15,000.00. Voting this year included an on-line ballot and paper ballots in 12 locations. 70% of votes cast came from outside the City. Mr. Barwick displayed a photo of the winning sculpture "Skittles". The artist is from Austin. The original price of Skittles was \$25,000.00 but the artist agreed to drop the price to \$20,000.00. \$5,000.00 would come from the Special Projects budget. Discussion ensued regarding finding alternate resources to fund the purchase of the sculpture and using Hotel Occupancy Tax to pay for the sculpture.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER FOWLER, TO APPROVE A PURCHASE OF THE SCULPTURE "SKITTLES" BY GIGI MILLER FROM THE 2019-2020 ART AL FRESCO COMPETITION AND CONSIDER RESOLUTION NO. 2020-R10; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER USING \$20,000.00 FROM THE HOTEL OCCUPANCY TAX.

COUNCIL MEMBER WOLOSIN MADE A SECONDARY MOTION TO APPROVE THE PURCHASE OF THE SCULPTURE "SKITTLES" BY GIGI MILLER FROM THE 2019-2020 ART AL FRESCO COMPETITION AND CONSIDER RESOLUTION NO. 2020-R10; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER USING \$15,000.00 FROM THE HOTEL OCCUPANCY TAX FUND AND \$5,000.00 FROM PUBLIC ART. THE MOTION DIED FOR A LACK OF A SECOND.

INITIAL MOTION CONSIDERED: A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER FOWLER, TO APPROVE A PURCHASE OF THE SCULPTURE "SKITTLES" BY GIGI MILLER FROM THE 2019-2020 ART AL FRESCO COMPETITION AND CONSIDER RESOLUTION NO. 2020-R10; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER USING \$20,000.00 FROM THE HOTEL OCCUPANCY TAX. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Wolosin, Council Member Scott, Council Member Fowler, and Council Member Macaluso

Absent: 1 - Mayor Pro Tem Woolard

8. [2020-186](#) CONSIDER THE UNTABLING OF ORDINANCE NO. 2019-46; AS DESCRIBED BELOW. (Tabled on 1/14/2020)

A MOTION WAS MADE BY COUNCIL MEMBER WOLOSIN, SECONDED BY COUNCIL MEMBER FOWLER, TO APPROVE THE UNTABLING OF ORDINANCE NO. 2019-46; AS DESCRIBED BELOW. (TABLED ON 1/14/2020). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Wolosin, Council Member Scott, Council Member Fowler, and Council Member Macaluso

Absent: 1 - Mayor Pro Tem Woolard

9. [2020-190](#) **CONSIDER ON FIRST READING ORDINANCE NO. 2019-46; 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 4.492 ACRES LOCATED AT 23 OLD SAN ANTONIO ROAD (KAD NOS. 15828 AND 15829) FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (J Willis Harpole)**

Mayor Handren called on Ms. Laura Talley, Planning and Community Development Director. She displayed a photo of the property located at 23 Old San Antonio Road. In August 2019, Staff recommended to the Planning and Zoning Commission to zone the property B-1, High-Density Residential and Neighborhood Commercial District due to the heavy traffic on Herff Road. The Planning and Zoning Commission recommended by a vote of 6-1 that the property remain R-A, Residential-Agricultural. The Planning and Zoning Commission expressed concerns with placing a commercial zoning on these properties without knowing what type of development might occur and how it would affect Menger Creek. In October 2019, the City Council tabled the ordinance essentially for the same reason that the Commission was concerned with and decided to wait for the incorporation of Integrated Stormwater into the ordinances. Ms. Talley stated that Staff is still of the opinion that the appropriate zoning is B-1. Any kind of development on this site near the flood plain will be very limited. Discussion ensued regarding the development of the small area of the property not in the flood plain, property values, protecting the sensitive area, and the city possibly purchasing the property.

A MOTION WAS MADE BY COUNCIL MEMBER SCOTT, SECONDED BY COUNCIL MEMBER FOWLER, TO APPROVE ON FIRST READING ORDINANCE NO. 2019-46; 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 4.492 ACRES LOCATED AT 23 OLD SAN ANTONIO ROAD (KAD NOS. 15828 AND 15829) 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 (J WILLIS HARPOLE). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Wolosin, Council Member Scott, Council Member Fowler, and Council Member Macaluso

Absent: 1 - Mayor Pro Tem Woolard

10. [2020-187](#) CONSIDER THE UNTABLING OF ORDINANCE NO. 2019-48; AS DESCRIBED BELOW. (Tabled on 1/14/2020)

A MOTION WAS MADE BY COUNCIL MEMBER WOLOSIN, SECONDED BY COUNCIL MEMBER SCOTT, TO APPROVE THE UNTABLING OF ORDINANCE NO. 2019-48; AS DESCRIBED BELOW. (TABLED ON 1/14/2020). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Wolosin, Council Member Scott, Council Member Fowler, and Council Member Macaluso

Absent: 1 - Mayor Pro Tem Woolard

11. [2020-192](#) CONSIDER ON FIRST READING ORDINANCE NO. 2019-48; 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 4.37 ACRES LOCATED AT 36 HERFF ROAD (KAD NO. 15865) FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE;

AND DECLARING AN EFFECTIVE DATE. (J Willis Harpole)

Ms. Talley continued with the permanent zoning of 36 Herff Road. She displayed a location map of the property. She stated that much like the zoning of 23 Old San Antonio Road, Staff recommended B-1, High Density Residential and Neighborhood Commercial District to the Planning and Zoning Commission. The Planning and Zoning Commission voted 6-1 to zone the property R-A due to proximity to Menger Creek. In October 2019, the City Council tabled the ordinance until the incorporation of the Integrated Stormwater into the ordinances. Discussion ensued regarding commercial property next to residential.

A MOTION WAS MADE BY COUNCIL MEMBER SCOTT, SECONDED BY COUNCIL MEMBER FOWLER, TO APPROVE ON FIRST READING ORDINANCE NO. 2019-48; 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 4.37 ACRES LOCATED AT 36 HERFF ROAD (KAD NO. 15865) 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 (J WILLIS HARPOLE).

COUNCIL MEMBER WOLOSIN MADE A SECONDARY MOTION TO APPROVE ON FIRST READING ORDINANCE NO. 2019-48; 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 THE SOUTH PROPERTY OF 36 HERFF ROAD (KAD NO. 15865) FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT AND THE NORTH PROPERTY OF 36 HERFF ROAD TO B-1, HIGH DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE (J WILLIS HARPOLE). THE MOTION FAILED FOR A LACK OF A SECOND.

INITIAL MOTION CONSIDERED: A MOTION WAS MADE BY COUNCIL MEMBER SCOTT, SECONDED BY COUNCIL MEMBER FOWLER, TO APPROVE ON FIRST READING ORDINANCE NO. 2019-48; 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 4.37 ACRES LOCATED AT 36 HERFF ROAD (KAD NO. 15865) 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 (J WILLIS HARPOLE). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 3 - Council Member Scott, Council Member Fowler, and Council Member Macaluso

Nay: 1 - Council Member Wolosin

Absent: 1 - Mayor Pro Tem Woolard

12. [2020-188](#) CONSIDER THE UNTABLING OF ORDINANCE NO. 2020-04; AS DESCRIBED BELOW. (Tabled on 1/14/2020)

A MOTION WAS MADE BY COUNCIL MEMBER SCOTT, SECONDED BY COUNCIL MEMBER WOLOSIN, TO APPROVE THE UNTABLING OF ORDINANCE NO. 2020-04; AS DESCRIBED BELOW (TABLED ON 1/14/2020). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Wolosin, Council Member Scott, Council Member Fowler, and Council Member Macaluso

Absent: 1 - Mayor Pro Tem Woolard

13. [2020-193](#) CONSIDER ON FIRST READING ORDINANCE NO. 2020-04; 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 10.484 ACRES LOCATED AT 30-32 FM 1376 (KAD NOS. 14926 AND 14958) FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO R-1, MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Sherri and Rodney Yates)

Ms. Talley continued the with permanent zoning of the property located at 30-32 FM 1376. She displayed a location map of the property. The Planning and Zoning Commission voted 7-0 to zone the property R-1, Medium Density Single Family Residential District. The property owner initially proposed a draft plan for 46 residential lots with one entrance off of FM 1376, the zoning would be RN-1. Staff however, recommended R-1. R-1 zoning would require larger lots and would diminish the number of lots to around 30 and then only requiring one access point to FM 1376. A number of people spoke against the development at the Planning and Zoning Commission meeting expressing

concerns with traffic and drainage. After the property is zoned, it will be platted. Plat review will take into consideration the details of the layout of streets and lots, consider access, and review drainage. Now that the Integrated Stormwater ordinances have been approved, Staff recommended that Council approve the zoning of R-1 for the site. Discussion ensued regarding TxDOT's improvement to FM 1376 which should help with traffic as well as drainage.

A MOTION WAS MADE BY COUNCIL MEMBER WOLOSIN, SECONDED BY COUNCIL MEMBER MACALUSO, TO APPROVE ON FIRST READING ORDINANCE NO. 2020-04; 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 10.484 ACRES LOCATED AT 30-32 FM 1376 (KAD NOS. 14926 AND 14958) FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO R-1, MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE WITH THE CAVEAT THAT THE ORDINANCE MEETS LOW IMPACT DEVELOPEMENT ORDINANCES. (SHERRI AND RODNEY YATES). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Wolosin, Council Member Scott, Council Member Fowler, and Council Member Macaluso

Absent: 1 - Mayor Pro Tem Woolard

14. [2020-191](#) CONSIDER RESOLUTION NO. 2020-R11; A RESOLUTION OF THE CITY OF BOERNE, TEXAS SUPPORTING THE DEVELOPMENT OF A COMMUNITY WILDFIRE PROTECTION PLAN.

Mayor Handren called on Fire Chief Doug Meckel. Chief Meckel introduced Christie Wiley, a retired member of the National Forest Service in the audience. Ms. Wiley will assist the Fire Department in developing a Community Wildfire Protection Plan. The Plan will focus on local codes and ordinances, home ignition zones, defensible space, ignition resistant construction and design standards, as well as hazardous fuel reduction in parks, common owned areas and open spaces with the City of Boerne and surrounding areas. The first step in developing the Plan, is approving the Resolution supporting the development of the plan.

A MOTION WAS MADE BY COUNCIL MEMBER FOWLER, SECONDED BY COUNCIL MEMBER SCOTT, TO APPROVE RESOLUTION NO. 2020-R11; A RESOLUTION OF THE CITY OF BOERNE, TEXAS SUPPORTING THE DEVELOPMENT OF A COMMUNITY WILDFIRE PROTECTION PLAN. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Wolosin, Council Member Scott, Council Member Fowler, and Council Member Macaluso

Absent: 1 - Mayor Pro Tem Woolard

15. RECEIVE THE RECOMMENDATIONS FROM THE PLANNING AND ZONING COMMISSION AND SET A PUBLIC HEARING FOR MARCH 10, 2020:

15.A.[2020-194](#) PROPOSED REZONING OF 0.35 ACRES LOCATED AT 32828 INTERSTATE HIGHWAY 10 WEST (KAD NO. 26885) FROM I, INDUSTRIAL DISTRICT TO B-2, HIGHWAY COMMERCIAL DISTRICT. (Christine Jacques)

15.B.[2020-195](#) PROPOSED USE OF A RETIREMENT COMMUNITY IN A B-2, HIGHWAY COMMERCIAL DISTRICT, FOR 6.479 ACRES LOCATED ON OLD SAN ANTONIO ROAD (KAD NO. 300529). (Hunt Properties)

A MOTION WAS MADE BY COUNCIL MEMBER WOLOSIN, SECONDED BY COUNCIL MEMBER FOWLER TO RECEIVE THE RECOMMENDATIONS AND SET PUBLIC HEARINGS FOR MARCH 10, 2020. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Wolosin, Council Member Scott, Council Member Fowler, and Council Member Macaluso

Absent: 1 - Mayor Pro Tem Woolard

16. [2020-202](#) CITY MANAGER'S REPORT:

A. CITY HALL UPDATE

B. SIREN RELOCATION UPDATE

C. CITY HALL AS POLLING LOCATION

D. STORMWATER DRAINAGE MASTER PLAN UPDATE

E. PLANNING AND ZONING COMMISSION UPDATE

F. SOBO MASTER PLAN

G. UDC PROCESS UPDATE

H. COMMUNICATIONS DEPARTMENT UPDATE

Mayor Handren called on City Manager Bowman to update the Council Members on various projects. Chris Shadrock, Communications Manager displayed an educational video on Low Impact Development for the public to view. Mr. Shadrock is also working on an Unified Development Code and Stormwater education video. Mr. Bowman stated that Staff is developing a Survey Monkey for the old Riverside Market property as well as the old City Hall, to find out what the citizens think is a good fit for these properties.

17. [2020-189](#) CONTINUE WORKSHOP DISCUSSION, IF NECESSARY.

It was not necessary to continue the Workshop.

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

Deputy City Manager Jeff Thompson stated that the Boerne Kendall County Economic Development Corporation has been in contact with several entities possibly interested in the old City Hall. They will be touring the building tomorrow, February 12, 2020.

Mayor Handren expressed appreciation to Jay Harpole for being a part of the community and to Ben Eldredge for his participation in the San Antonio Economic Development Foundation (EDF). The EDF is discussing the influx of people coming to Texas. They are planning for the impact. We will find out in the summer if they would consider Boerne a model. Representative Biedermann and Environmental Policy Specialist attended the Cow Creek Groundwater Conservation District meeting discussing Constitutional Amendments 7 and 8 and areas needing help with stormwater issues. Appointments to the Long-Term Water Planning Committee will be made the first meeting in March. Also, it is anticipated that the Kendall County Transportation Committee will bring suggestions in March.

19. 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)

City Council did not convene into Executive Session.

20. ADJOURNMENT

Mayor Handren adjourned the City Council meeting at 7:44 p.m.

Approved:

Mayor

Attest:

City Secretary