

**AGENDA**  
**CITY COUNCIL WORKSHOP**  
**CITY COUNCIL CHAMBERS**  
**124 Old San Antonio Road**  
**Boerne, TX 78006**  
**March 12, 2019 – 4:30 p.m.**

1. CALL TO ORDER – 4:30 PM
2.     [2019-252](#)           DISCUSSION ON STORMWATER UTILITY  
  
      **Attachments:**    [AIS Stormwater Utility](#)  
                              [Power Point Presentation](#)  
                              [Stormwater rate impact](#)
3. ADJOURNMENT

**AGENDA**  
**REGULAR CITY COUNCIL MEETING**  
**CITY COUNCIL CHAMBERS**  
**124 Old San Antonio Road**  
**Boerne, TX 78006**  
**March 12, 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. [2019-233](#) CONSIDER MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD FEBRUARY 26, 2019 AND SPECIAL CALLED MEETING HELD MARCH 4, 2019.

**Attachments:** [Minutes 19.0226](#)  
[Minutes 19.0304](#)

4.B. [2019-248](#) CONSIDER ON SECOND READING ORDINANCE NO. 2019-05; AN ORDINANCE AMENDING ORDINANCE NO. 2007-63, AMENDING THE REQUIREMENTS FOR THE COMPLETION OF A TRAFFIC IMPACT ANALYSIS PRIOR TO THE APPROVAL OF DEVELOPMENT RELATED PROCESSES; SETTING DEFINITIONS; PROVIDING CRITERIA FOR TYPES OF ANALYSIS; SETTING FORTH MITIGATION PARAMETERS AND LIMITATIONS ON MITIGATION; SETTING MINIMUM VALUES FOR LEVEL OF SERVICE; PROVIDING FOR EXEMPTIONS; PROVIDING FOR A VARIANCE; AND ESTABLISHING A PROCESS FOR DETERMINING ROUGH PROPORTIONALITY.

**Attachments:** [Summary - Traffic Impact Analysis 022619](#)  
[Ordinance No. 2019-05](#)  
[Att 1 - Transportation Manual Draft](#)  
[Att 2 - Example PHT Generation Worksheet](#)  
[Att 3 -Example Turn Lane Evaluation Worksheet](#)

4.C. [2018-688](#) CONSIDER RESOLUTION NO. 2019-R20; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A CONSULTING SERVICES CONTRACT BETWEEN THE CITY OF BOERNE AND MIKE PIETSCH, P.E. CONSULTING SERVICES, INC. TO PREPARE A GRADING SUMMARY AND CREATE LIST OF SUGGESTED IMPROVEMENTS (PHASE I) FOR THE CITY OF BOERNE'S ISO RATING.

**Attachments:** [AIS. ISO Consulting](#)  
[Resolution No. 2019-R20](#)  
[ISO Proposal](#)

- 4.D. [2019-232](#) CONSIDER RESOLUTION NO. 2019-R21; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND RAY ASSOCIATES, INC. FOR A COMPENSATION AND BENEFITS STUDY.

**Attachments:** [AIS K Ray 2019](#)  
[Resolution No. 2019-R21](#)  
[Letter of Engagement](#)

5. [2019-237](#) CONTINUE STORMWATER UTILITY WORKSHOP DISCUSSION IF NECESSARY.

6. [2019-251](#) PRESENTATION ON STORMWATER UTILITY AND CONSIDER RESOLUTION NO. 2019-R22; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, DECLARING STORMWATER DRAINAGE OF THE CITY TO BE A PUBLIC UTILITY, AUTHORIZING PUBLICATION OF PROPOSED MUNICIPAL STORMWATER DRAINAGE UTILITY SYSTEM ORDINANCE; CALLING FOR A PUBLIC HEARING TO ADOPT THE ORDINANCE, SETTING A DATE FOR THE PUBLIC HEARING, AUTHORIZING PUBLICATION OF THE PROPOSED ORDINANCE AND OF THE NOTICE OF THE PUBLIC HEARING.

**Attachments:** [AIS Stormwater Utility](#)  
[Resolution No. 2019-R22](#)  
[Power Point Presentation](#)  
[EXHIBIT A to Stormwater Ordinance](#)  
[Stormwater Ordinance 03.08.19](#)  
[Stormwater rate impact](#)

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

- 7.A. [2019-238](#) PROPOSED PERMANENT ZONING OF 11.219 ACRES AT 35 CASCADE CAVERNS ROAD (KAD NO. 12245) AND 45 CASCADE CAVERNS ROAD (KAD NO. 24328) FROM R-A, SINGLE-FAMILY RESIDENTIAL-AGRICULTURAL DISTRICT, TO B-1, HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT. (One of one Hearing, Currey Creek Baptist Church of Boerne)

**Attachments:** [CC Summary - Public Hearing 031219](#)  
[Public Hearing Notice](#)  
[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](#)

- 7.B. [2019-239](#) PROPOSED PERMANENT ZONING OF 9.865 ACRES AT 38 CASCADE CAVERNS ROAD (KAD NO. 46739) FROM R-A, SINGLE-FAMILY RESIDENTIAL-AGRICULTURAL DISTRICT, TO B-1, HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT. (One of one hearing, Hill Country Daily Bread Ministries)

**Attachments:** [CC Summary - Public Hearing 031219](#)  
[Public Hearing Notice](#)  
[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](#)

- 7.C. [2019-240](#) PROPOSED REZONING OF 2.992 ACRES 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. (One of one hearing, Tommy and Julie Pfeiffer)

**Attachments:** [AIS - Public Hearing 031219](#)  
[Public Hearing Notice](#)  
[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](#)

- 7.D. [2019-241](#) 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. (One of two hearings)

**Attachments:** [AIS - Public Hearing 031219](#)  
[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](#)

8. TAKE ANY NECESSARY ACTION RESULTING FROM THE PUBLIC HEARING:

- 8.A. [2019-242](#) CONSIDER ON FIRST 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 - Recommendation 031219](#)  
[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](#)

- 8.B. [2019-243](#) CONSIDER ON FIRST 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 - Recommendation 031219](#)  
[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](#)

- 8.C. [2019-244](#) 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 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 - Recommendation 031219](#)  
[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 - Dawnridge Village - for COB Planning & Zoning 6](#)  
[Att 10 - Dawnridge Village - for COB Planning & Zoning 2](#)

9. [2019-231](#) RECOGNITION OF THE PARKS AND RECREATION DEPARTMENT FOR RECEIVING THE TEXAS RECREATION AND PARK SOCIETY 2019 PROMOTIONS AND MARKETING EXCELLENCE AWARD, CLASS IV.

**Attachments:** [AIS 2019 TRAPS Marketing Award](#)  
[2019 TRAPS Award letter](#)  
[Guidebook Cover](#)  
[Photo with award](#)

10. [2019-249](#) CONSIDER MAYORAL APPOINTMENTS TO THE CONVENTION AND VISITORS BUREAU ADVISORY BOARD AND TO THE UNIFIED DEVELOPMENT CODE STEERING COMMITTEE.

**Attachments:** [CC - Summary 031219](#)

11. [2019-246](#) PRESENTATION BY DUANE WESTERMAN OF SAMCO CAPITAL MARKETS, INC. FOR FUNDING SOURCES FOR MAJOR EQUIPMENT AND CAPITAL IMPROVEMENTS AND CONSIDER APPROVAL OF ORDINANCE NO. 2019-11; AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS AUTHORIZING THE ISSUANCE OF "CITY OF BOERNE, TEXAS GENERAL OBLIGATION REFUNDING BONDS, SERIES 2019", LEVYING AN ANNUAL AD VALOREM TAX, WITHIN THE LIMITATIONS PRESCRIBED BY LAW, FOR THE PAYMENT OF THE BONDS; PRESCRIBING THE FORM, TERMS, CONDITIONS, AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE, SALE, AND DELIVERY OF THE BONDS, AUTHORIZING THE EXECUTION OF A PAYING AGENT/REGISTRAR

AGREEMENT, A PURCHASE AND INVESTMENT LETTER, AND AN ESCROW DEPOSIT LETTER; COMPLYING WITH THE LETTER OF REPRESENTATIONS ON FILE WITH THE DEPOSITORY TRUST COMPANY; AUTHORIZING THE EXECUTION OF ANY NECESSARY ENGAGEMENT AGREEMENTS WITH THE CITY'S FINANCIAL ADVISORS AND/OR BOND COUNSEL; DELEGATING THE AUTHORITY TO CERTAIN MEMBERS OF THE CITY COUNCIL AND CITY STAFF TO APPROVE AND EXECUTE CERTAIN DOCUMENTS RELATING TO THE SALE OF THE BONDS; AND PROVIDING AN EFFECTIVE DATE.

**Attachments:** [AIS - 2019 Refunding for 2011 GO Bonds](#)  
[Ordinance No. 2019-11](#)  
[Power Point Presentation](#)

12. [2019-203](#) RECEIVE AND CONSIDER ANNEXATION STRATEGY.

**Attachments:** [CC Summary - Annexation Strategy 031219](#)  
[Att 1 -Annexation Strategy Map 2019](#)  
[Att 2 - Annexation Strategy](#)

13. **2019-234** CONSIDER ON SECOND READING ORDINANCE NO. 2019-06; AN ORDINANCE ESTABLISHING A 35 MILE PER HOUR SPEED LIMIT ON HERFF ROAD BETWEEN RIVER ROAD (SH-46) TO MAIN STREET (US-87); AND PROVIDING FOR A PENALTY NOT TO EXCEED \$200 FOR EACH VIOLATION OF THIS ORDINANCE.

**Attachments:** AIS Herff Speed Limit 2.doc  
Ordinance No. 2019-06  
Herff Speed Study.pdf

14. [2019-245](#) LEGISLATIVE UPDATE.

**Attachments:** [AIS Legislative Update](#)

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



16. 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)

17. 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 8th day of  
March, 2019 at 5:00 p.m.

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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.

