

AGENDA
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
AUGUST 13, 2024 – 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

INVOCATION

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. [2024-402](#) CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF JULY 23, 2024 AND THE SPECIAL CALLED JOINT BOARDS AND COMMISSIONS ETHICS TRAINING OF JULY 24, 2024.

Presenter: City Secretary Lori Carroll

- B. [2024-399](#) CONSIDER ON SECOND READING ORDINANCE NO. 2024-13; AN ORDINANCE ANNEXING APPROXIMATELY 16.612 ACRES BEING A PORTION OF 33105 INTERSTATE 10 (5.534 ACRES - KAD NO. 15889), 33125 INTERSTATE 10 (5.218 ACRES - KAD NO. 15846), 32675 INTERSTATE 10 (4.66 ACRES - KAD NO. 17397, 0.34 ACRES - KAD NO. 13723 AND 0.21 ACRES - KAD NO. 17405), 32775 INTERSTATE 10 (0.65 ACRES - KAD NO. 17398) INTO THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY. (At the request of property owners Balous and Julie Miller)

Presenter: Planning Director Nathan Crane

- C. [2024-385](#) CONSIDER ON SECOND READING ORDINANCE NO. 2024-14; AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, BY AMENDING CHAPTER 3. ZONING, SECTION 3.2, ZONING MAP, ZONING 6 TRACTS CONSISTING OF APPROXIMATELY 16.612 ACRES OF LAND LOCATED NORTH OF THE INTERSECTION OF DAISY LANE AND IH-10, LEGALLY DESCRIBED AS A10441 - SURVEY 183 J SMALL 5.534 ACRES (KAD 15889), A10441 - SURVEY 183 J SMALL 5.218 ACRES (KAD 15846), A10730 - SURVEY 185 J M MCCULLOUGH 4.66 ACRES (KAD 17397), A10730 - SURVEY 185 J M MCCULLOUGH 0.65 ACRES (KAD 17398), A10247 - SURVEY 186 S HEWES 0.34 ACRES (KAD 13723), AND A10730 - SURVEY 185 J M MCCULLOUGH 0.21 ACRES (KAD 17405); KENDALL COUNTY, TEXAS, FROM INTERIM HOLDING (HOL) ZONING DISTRICT TO COMMUNITY COMMERCIAL ZONING DISTRICT AND SCENIC INTERSTATE CORRIDOR OVERLAY DISTRICT (C3- SICO). (Balous Miller, zoning 16.612 acres from HOL to C3-SICO)

Presenter: Planning Director Nathan Crane

- D. [2024-401](#) CONSIDER RESOLUTION NO. 2024-R58; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF BOERNE, TEXAS AND KENDALL COUNTY, TEXAS FOR CONSTRUCTION AND FUNDING OF DRAINAGE IMPROVEMENTS PROJECTS.

Presenter: City Manager Ben Thatcher

5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

REGULAR AGENDA:

- A. [2024-306](#) PUBLIC HEARING AND CONSIDER AN APPEAL OF A VESTED RIGHTS DETERMINATION OF THE CITY MANAGER FOR THE PROPERTY AT 12 CASCADE CAVERNS ROAD (KAD 17377). (One of one public hearing)

Presenter: Planning Director Nathan Crane

- B. [2024-296](#) RECEIVE THE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION, PUBLIC HEARING AND CONSIDER ON FIRST READING ORDINANCE NO. 2024-10; AN ORDINANCE OF THE CITY OF BOERNE, TX, AMENDING THE UNIFIED DEVELOPMENT CODE ADOPTED BY ORDINANCE NO. 2020-29 ON NOVEMBER 24, 2020, INCLUDING BUT NOT LIMITED TO SECTION 2.1.E. - POSTED NOTICE, SECTION 2.6.7 - ETJ PLAT EXEMPTIONS, SECTION 3.5 - DIMENSIONAL STANDARDS FOR BASE ZONING DISTRICTS, SECTION 3.7 - PERMITTED USE TABLES, CHAPTER 3 - OVERLAY DISTRICTS RELATED TO PYLON SIGNS, CHAPTER 5.6.B.3 - ONSITE PARKING FOR NON-RESIDENTIAL PROPERTIES, SECTION 7.5 - ROADWAY ACCESS DESIGN STANDARDS, SECTION 8.2 - ENVIRONMENTAL DESIGN - WATERSHED PROTECTION RELATED TO LOW IMPACT DEVELOPMENT REQUIREMENTS, CHAPTER 9 - SIGNS RELATED TO POLE AND PYLON SIGNS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A PENALTY FOR VIOLATION; AND CONTAINING A SEVERANCE CLAUSE.
(Amendments to Unified Development Code)

Presenter: Planning Director Nathan Crane

- C. [2024-400](#) CONSIDER ON FIRST READING ORDINANCE NO. 2024-15; AN ORDINANCE REGARDING THE CITY OF BOERNE'S TEXAS MUNICIPAL RETIREMENT SYSTEM BENEFITS: (1) ADOPTING NON-RETROACTIVE REPEATING COLAS, FOR RETIREES AND THEIR BENEFICIARIES UNDER TEXAS MUNICIPAL RETIREMENT SYSTEM ACT §853.404(f) and (f-1), AND (2) AUTHORIZING ANNUALLY ACCRUING UPDATED SERVICE CREDITS AND TRANSFER UPDATED SERVICE CREDITS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Presenter: Human Resources Director Susan Finch

6. RESOLUTIONS:

- A. [2024-405](#) CONSIDER A RESOLUTION NO. 2024-R59; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF BOERNE AND MAESTAS & ASSOCIATES, LLC FOR ADDITIONAL DESIGN SERVICES FOR AN AMOUNT NOT TO EXCEED \$33,487.50.

Presenter: Director of Engineering & Mobility Jeff Carroll

7. OTHER:

- A. [2024-347](#) RECEIVE THE CITY OF BOERNE’S 2024 CERTIFIED APPRAISAL ROLL VALUES, TAX RATE CALCULATION, CERTIFICATION OF ADDITIONAL SALES TAX FORM, AND CERTIFY ANTICIPATED COLLECTION RATE AND EXCESS DEBT COLLECTIONS.

Presenter: Finance Director Sarah Buckelew

- B. [2024-350](#) RECEIVE THE PROPOSED BUDGET FOR FISCAL YEAR 2024-2025 AND CONFIRM THE PROPOSED TAX RATE OF \$0.4716/100 VALUATION.

Presenter: Finance Director Sarah Buckelew

- C. [2024-348](#) CALL FOR AND SET THE FIRST PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2024-2025 FOR AUGUST 27TH AT 6:00 P.M., AND THE SECOND PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2024-2025 FOR SEPTEMBER 10TH AT 6:00 P.M.

Presenter: Finance Director Sarah Buckelew

8. CITY MANAGER'S REPORT:

- A. [2024-386](#) WATER CONSERVATION UPDATE.

Presenter: Utilities Director Michael Mann and Communications Director Chris Shadrock

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 9 day of August,
2024 at 2:00 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.