



City Council Meeting Agenda
June 14, 2022
6:30 PM
30360 Cougar Bend, Bulverde TX 78163

1. CALL THE MEETING TO ORDER.

2. REPORTS AND PRESENTATIONS

2.I. Police Department: Monthly Report

Documents:

[May PD Monthly.pdf](#)

2.II. Finance Department: Report

Documents:

[Finance 05-2022 Monthly Memo.pdf](#)

2.III. Public Works Update

2.IV. Planning And Zoning Commission Update

2.V. Parks & Recreation Update

2.VI. Economic Development Foundation

3. REGULAR AGENDA ITEMS

3.I. Consider A Request By Even Bossier LLC For A Variance To Chapter 10, Subdivision Ordinance, Section 1.04 (B)(IV)(D), Related To Master Development Plan Tree Survey Application Requirements; Of The City Of Bulverde Code Of Ordinances, On An Approximately 280.42-Acre Tract Of Land, Generally Located At 0 Old Boerne Road.

Documents:

[VR-22-06 CC Final Staff Report Tree Survey.pdf](#)

3.II. Consider A Request By Even Bossier LLC For A Variance To Chapter 10, Subdivision Ordinance, Section 2.03 (E)(V)(1), Related To Parkland Dedication Size, Dimensions And Access, On An Approximately 280.42-Acre Tract Of Land, Generally Located At 0 Old Boerne Road.

Documents:

[VR-22-04 CC Final Staff Report.pdf](#)

- 3.III. Consider A Request By Even Bossier LLC For A Variance To Chapter 10, Subdivision Ordinance, Section 2.04 (E)(I) Related To Street Geometry, On An Approximately 280.42-Acre Tract Of Land, Generally Located At 0 Old Boerne Road.

Documents:

[VR-22-07 CC Final Staff Report EDUs.pdf](#)

- 3.IV. Consider A Request By Even Bossier, LLC For A Variance To Chapter 10, Section 4.06 [7](J)(Vi) Related To Tree Protection Measures, Of The City Of Bulverde Code Of Ordinances, On An Approximately 280.42-Acre Tract Of Land, Generally Located At 0 Old Boerne Road.

Documents:

[VR-22-09 CC Final Staff Support.pdf](#)

- 3.V. Consider A Request By CPS Energy For A Variance To Chapter 3, Section 3.10.031 (4.A), Related To A Utility Street Cut On A Road Surface That Has Been Overlaid Within The Past Seven (7) Years.

Documents:

[CPS Variance CC Staff Report.pdf](#)

- 3.VI. Consider A Request By Dwayne Hart For A Variance To Section 17.04.003, Related To Cuts Of The City Of Bulverde Code Of Ordinances, Located At 21477 State Highway 46 Spring Branch, TX 78070.

Documents:

[VR-22-04 Staff Report CC.pdf](#)

- 3.VII. Hold A Public Hearing And Consider An Ordinance For A Zone Change From PDD, Planned Development District, With A Base Zoning Of R-3, Residential District To C-1 Commercial District, For Approximately 12 Acres, Generally Located On The East Side Of Blanco Road, Approximately ½ Mile South Of State Hwy 46.

Documents:

[ZC-22-01 CC Final Staff Report Blanco Rd.pdf](#)

- 3.VIII. Discuss And Consider An Ordinance Amending Chapter 16, Planning And Development Fee Schedule, Code Of Ordinances Of The City Of Bulverde, Texas To Set Tree Mitigation Fee In Lieu Amounts; Repealing Conflicting Ordinances; Providing A Severability Clause; And Providing An Effective Date.

Documents:

[CA-22-02 Staff Report CC.pdf](#)

- 3.IX. Discuss And Consider A Resolution Of The City Of Bulverde, Texas Consenting To The Inclusion Of A Portion Of The City Of Bulverde Extraterritorial Jurisdiction In The Proposed Kendall County Emergency Services District No. 1; And Providing A Severability Clause And An Effective Date.

Documents:

[Resolution Kendall Co ESD CC Staff Report.pdf](#)

3.X. Discuss And Consider Approving The City Council Meeting Minutes For May 10, 2022.

Documents:

[05-10-2022 City Council Meeting Draft Minutes.pdf](#)

4. PUBLIC COMMENTS NOT RELATED TO POSTED AGENDA ITEMS

Persons who desire to address the City Council with regard to issues not included on the agenda will be received at this time. Those wishing to speak should complete a comment form and present it to the City Secretary prior to the meeting. Speakers are limited to 3 minutes and should conduct themselves in a civil manner. In accordance with the Texas Open Meetings Act, the City Council cannot take action on items not listed on the meeting agenda.

5. REPORTS BY ELECTED OFFICIALS AND CITY STAFF ON ITEMS OF COMMUNITY INTEREST

In accordance with Section 551.0415 of the Government Code, topics discussed under this item are limited to expressions of thanks, congratulations or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial or community event; and Announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

6. ADJOURNMENT

City Hall is wheelchair accessible and accessible parking spaces are available.

Requests for accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at [830.980.8832](tel:830.980.8832) or FAX [830.438.4339](tel:830.438.4339) for information or assistance.

A quorum of the Planning & Zoning Commission, Parks & Recreation Advisory Board, and/or Zoning Board of Adjustment may be present at this meeting in order to discuss agenda items related to board business.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the City Council of the City of Bulverde was posted on the bulletin board in front of Bulverde City Hall, which is readily accessible to the public at all times, and on the City's website, www.bulverdetx.gov, by 6:00 pm on 06/10/2022.

Maria Franco, TRMC

City Secretary

The City Council reserves the right to adjourn into Executive session at any time regarding any issue for which it is legally permissible. The City Council will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel, to discuss matters of land acquisition, litigation, Economic Development negotiations, or personnel matters as listed on this agenda. The City Council may also announce it will go into Executive Session, if necessary, to receive advice from Legal Counsel regarding any other items on this agenda.