



**City Council Meeting Agenda
August 9, 2022, 6:30 P.M.
Mammen Family Public Library
131 Bulverde Crossing
Bulverde, Texas 78163**

1. CALL THE MEETING TO ORDER.
2. PROCLAMATION
 - 2.I. Proclaiming The First Full Week Of September, 2022, As Nationally Payroll Week
Documents:
[CC-Proclamation Payroll Week.pdf](#)
3. REPORTS AND PRESENTATIONS
 - 3.I. Police Department: Monthly Report
Documents:
[PD - July Monthly.pdf](#)
 - 3.II. Finance Department: Monthly Report
Documents:
[07-2022 FN Monthly Memo.pdf](#)
 - 3.III. Public Works Update
 - 3.IV. Planning And Zoning Commission Update
 - 3.V. Parks & Recreation Update
 - 3.VI. Economic Development Foundation
4. EXECUTIVE SESSION
 - 4.I. Pursuant To Texas Government Code § 551.071(2), The City Council Shall Convene In A Closed Session To Conduct A Private Consultation With The City's Attorney On A Matter In Which The Attorney Has A Duty Of Confidentiality, Namely, Possible Amendment Of A Development Agreement Pertaining To 28.549 Acres Generally Described As A- 88 SUR-764 G BAUER, ACRES 20.0 And A- 88 SUR-764 G BAUER, ACRES 8.549, Owned By Even Bossier LLC, Being Located Generally Southwest Of The Intersection Of State Highway 46 W And Old Boerne Road.

5. ADDITIONAL ITEMS

- 5.I. Consider And Take Possible Action Pertaining To An Amendment Of Development Agreement Pertaining To 28.549 Acres Generally Described As A- 88 SUR-764 G BAUER, ACRES 20.0 And A- 88 SUR-764 G BAUER, ACRES 8.549, Owned By Even Bossier LLC, Being Located Generally Southwest Of The Intersection Of State Highway 46 W And Old Boerne Road.

6. REGULAR AGENDA ITEMS

- 6.I. Hold A Public Hearing And Take Possible Action Regarding A Request By Residents Of Elm Valley Drive To Deny The Use Of Elm Valley Drive For Access To Any Development Of Approximately 280.42 Acres Located South Of Old Boerne Road And Approximately 5,807 Feet West Of The Intersection Of State Highway 281 And Elm Valley Road.

Documents:

[City Council 8.9.22 - Remove Elm Valley from LCR Evidence - FINAL.pdf](#)

- 6.II. Consider A Request By U.S Signs For A Variance To Section 3.08.102 (A)(2) Of The City Of Bulverde Code Of Ordinances At 20475 State Highway 46 Suite 104.

Documents:

[VR-22-11 Final CC Staff Report.pdf](#)

- 6.III. Hear A Request From Comal ISD Requesting The Issuance Of A Conditional Permit To Allow Clearing, Grading, Utility Work, Concrete Piers, And Foundation Work To Begin Work On Its New Middle School #8 Located On Wiley Road, While The Standard Permit Process Continues.

Documents:

[DOC080122.pdf](#)

- 6.IV. Hear A Request From Langan Engineering And Environmental On A Request To Connect The Proposed 7-Eleven Site Located At 33889 US-281 To Connect To The Sanitary Sewer Manhole Near The Northwest Corner Of The 7-Eleven Parcel On HWY 46.

- 6.V. Consider A Request By Vantage, Inc. For A Variance To Chapter 10, Subdivision Ordinance, Section 1.04 (B)(iv)(E), Related To Master Development Plan Traffic Impact Analysis 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-22-12 Final CC Staff Report.pdf](#)

- 6.VI. Consider A Request By Vantage, Inc. 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-22-08 CC Final Staff Report.pdf](#)

- 6.VII. Consider A Request By Vantage, Inc. For A Variance To Chapter 10, Subdivision Ordinance, Section 2.04 (E)(l) 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](#)

- 6.VIII. Consider A Request By Vantage, Inc. For A Variance To Chapter 10, Section 4.06(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 Final CC Staff Report.pdf](#)

- 6.IX. Consider A Request By Vantage, Inc. For A Variance To Chapter 10, Subdivision Ordinance, Section 4.07 (F)(I)(5), Related To Tree Survey Preparation 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-22-13 Final CC Staff Report.pdf](#)

- 6.X. Discuss And Consider Approval Of FY 2023 Street Maintenance Program Plan.

Documents:

[FY 2023 Street Maintenance Proposed Plan- Consideration Item.pdf](#)

- 6.XI. Receive The 2022 Tax Rates And Schedule Public Hearing And Adoption Dates For The Budget And Tax Rates For FY 2022-2023

Documents:

[2022CityofBulverdeTax Rate Calculation Worksheet, Taxing Units Other Than School Districts or Water Districts.pdf](#)

- 6.XII. Discuss And Consider Approving The City Council Meeting Minutes For July 12, 2022.

Documents:

[07-12-2022 City Council Meeting Draft Minutes.pdf](#)

7. 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.

8. 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.

9. EXECUTIVE SESSION

- 9.I. Pursuant To Texas Government Code § 551.071(1), The City Council Shall Convene In A Closed Session To Seek Advice From The City's Attorney Regarding Pending Or Contemplated Litigation Pertaining To Cause No. 2021-1352, City Of Bulverde, Texas V. South Comal Water Supply Corporation
- 9.II. Pursuant To Texas Government Code Section 551.07, The City Council Will The City Council Shall Convene In A Closed Session To Deliberate The Appointment Or Removal Of Members Of The Planning And Zoning Commission.
- 9.III. Pursuant To Government Code 551.071, The City Council Will Deliberate About Matters Related To The Appointment Of Members Of The Zoning Board Of Adjustment And The Parks & Recreation Advisory Board.

10. ADDITIONAL ITEMS

- 10.I. Consider And Take Possible Action Pertaining To Pending Or Contemplated Litigation Pertaining To Cause No. 2021-1352, City Of Bulverde, Texas V. South Comal Water Supply Corporation.
- 10.II. Consider And Take Possible Action To Appoint Or Remove Members Of The Planning And Zoning Commission.
- 10.III. Discuss And Consider Appointment Of Members To The Zoning Board Of Adjustment.
- 10.IV. Discuss And Consider Appointment Of Members To The Parks & Recreation Advisory Board.

11. 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 08/4/2022.

Maria Franco, TRMC

City Secretary

EXECUTIVE SESSIONS

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.