AGENDA
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
OCTOBER 27, 2026 – 6:00 PM

A quorum of the City Council will be present during the meeting at: 447 N Main, Boerne, TX 78006.

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, 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. 2026-470 CONSIDER THE APPROVAL OF THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF OCTOBER 13, 2026.

Attachments: Minutes.26.1013

B. 2026-467 CONSIDER ON SECOND READING ORDINANCE NO. 2026-15; AN ORDINANCE ANNEXING APPROXIMATELY 13.4 ACRES OF LAND GENERALLY LOCATED ALONG THE 31300-31400 BLOCK OF IH-10 (KAD NO.'s 12218, 12222, 12220, 12178, 12207, 12183, 12182) 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 Tusculum II LLC)

Attachments:
AIS - Second Reading - KIA Annexation
Ordinance No. 2026-15
Annexation Area Map
Annexation Petition ad Legal Description
Municipal Service Plan

C. 2026-468 CONSIDER ON SECOND READING ORDINANCE NO. 2026-16; 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 13.4 ACRE TRACT FROM A HOL-INTERIM ZONING DISTRICT TO C3 COMMUNITY COMMERCIAL ZONING DISTRICT, GENERALLY LOCATED AT THE 31300-31400 BLOCK OF IH-10 (KAD NO.'S 12218, 12222, 12220, 12178, 12207, 12183, 12182).

Attachments:
AIS - Second Reading - KIA Rezone
Ordinance No. 2026-16
Aerial Map
Future Land Use Map
Zoning Map
Environmental Constraints
Application packet
UDC Sec. 2-5 Approval Criteria

D. 2026-469 CONSIDER ON SECOND READING ORDINANCE NO. 2026-17; 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, GRANTING A SPECIAL USE PERMIT (SUP) TO ALLOW AUTOMOBILE SALES WITH ACCESSORY AUTOMOBILE SERVICE IN THE C3 COMMUNITY COMMERCIAL ZONING DISTRICT, CONTINGENT UPON APPROVAL OF THE CONCURRENT REZONING, ON PROPERTY GENERALLY LOCATED ALONG THE 31300-31400 BLOCK OF IH-10 (KAD NOS. 12178, 12207, 12183, AND 12182); REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE.

Attachments:
- AIS - Second Reading KIA SUP
- Ordinance No. 2026-17
- Aerial Map
- Future Land Use Map
- Zoning Map
- Environmental Constraints
- Project Narrative and Site Plan
- UDC Sec. 2-5.D.4 Special Use Permit Approval Criteria

E. 2026-430 CONSIDER RESOLUTION NO. 2026-R56; A RESOLUTION ACCEPTING THE REQUEST AND SETTING THE DATE, TIME AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF APPROXIMATELY 6.46 ACRES OF LAND LOCATED AT 727A JOHNS ROAD, BY THE CITY OF BOERNE, TEXAS; AUTHORIZING AND DIRECTING THE PUBLICATION OF NOTICE OF SUCH PUBLIC HEARING. (Set public hearing for November 10, 2026, at 6:00 p.m. for a proposed annexation)

Attachments:
- AIS - 727A Johns Public Hearing Date
- Resolution No. 2026-R56
- Attachment 1- Aerial Exhibit
- Attachment 2- Future Land Use Map
- Attachment 3- Zoning Exhibit
- Attachment 4- Environmental Constraints
- Attachment 5- Annexation Petition & Legal Description
- Attachment 6- Survey of Annexation Area

REGULAR AGENDA:

5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

A. 2026-435 CONSIDER ON FIRST READING ORDINANCE NO. 2026-18; AN ORDINANCE OF THE CITY OF BOERNE ALTERING THE PRIMA FACIE SPEED LIMITS ON A PORTION OF UPPER BALCONES ROAD; PROVIDING FOR THE INSTALLATION OF TRAFFIC CONTROL SIGNALS; PROVIDING FOR A PENALTY NOT TO EXCEED $200 FOR EACH VIOLATION OF THIS ORDINANCE; AND PROVIDING A REPEALER, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

Attachments: AIS - UpperBalcones Speed limit
Ordinance No. 2026-18
20261027_SpeedLimtRevision

B. 2026-247 HOLD A PUBLIC HEARING AND CONSIDER ON FIRST READING ORDINANCE NO. 2026-19; AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF BOERNE, TEXAS, CHAPTER 22, UTILITIES, BY AMENDING AND RESTATING ARTICLE VII, MUNICIPAL STORMWATER DRAINAGE UTILITY SYSTEM; ADOPTING THE MUNICIPAL DRAINAGE UTILITY SYSTEMS ACT, CHAPTER 552, SUBCHAPTER C, TEXAS LOCAL GOVERNMENT CODE; DECLARING THE DRAINAGE OF THE CITY TO BE A PUBLIC UTILITY; ESTABLISHING A SERVICE AREA AND EXEMPTIONS; LEVYING A MONTHLY STORMWATER DRAINAGE UTILITY CHARGE UPON BENEFITTED PROPERTY AND ADOPTING A REVISED SCHEDULE OF CHARGES AS EXHIBIT A; PROVIDING FOR BILLING, PENALTIES, AND REMEDIES FOR NONPAYMENT; PROVIDING FOR APPEALS; PROVIDING A REPEALER, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE. (Establishing Stormwater rates)

Attachments: AIS - Stormwater Rate
Ordinance No. 2026-19

6. RESOLUTIONS:

A. 2026-261 CONSIDER RESOLUTION NO. 2026-R57; A RESOLUTION APPROVING THE TAX LEVY ROLL OF THE CITY OF BOERNE, TEXAS FOR THE TAX YEAR 2026. (Fiscal Year 2026-27)

Attachments:
AIS - Levy Roll Acceptance
Resolution No. 2026-R57
City of Boerne 2026 Levy Totals

B. 2026-424 CONSIDER RESOLUTION NO. 2026-R58; A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) THROUGH A MULTIPLE USE AGREEMENT (MUA) FOR THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF A SHARED USE PATH (SUP) ALONG A PORTION OF FREDERICK CREEK WITHIN IH-10 RIGHT-OF-WAY, A STATE-MAINTAINED ROADWAY.

Attachments:
AIS - Frederick Creek TxDOT MUA
Resolution No. 2026-R58
MUA Form 2044 Template

C. 2026-444 CONSIDER RESOLUTION NO. 2026-R59; A RESOLUTION RATIFYING THE PURCHASE OF A REPLACEMENT HVAC CONDENSING UNIT (CU-2) FOR THE BOERNE FIRE DEPARTMENT FROM SOUTHLAND INDUSTRIES THROUGH BUYBOARD CONTRACT NO. 720-23, IN AN AMOUNT NOT TO EXCEED $56,092.50.

Attachments:
AIS HVAC ERV AT Fire
Resolution No. 2026-R59
Quote Southland - BuyBoard 720-23 Replace CU-2 Condensing Unit 1 FD

7. CITY MANAGER'S REPORT:

A. 2025-665 MONTHLY PROJECTS UPDATE.

8. COMMENTS FROM COUNCIL – No discussion or action may take place.

9. ADJOURNMENT

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 21 day of October, 2026 at 4:45 p.m.

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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.