



AGENDA ITEM SUMMARY

Agenda Date

June 9, 2026

Requested Action

APPROVE RESOLUTION NO. 2026-R31; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, ACCEPTING THE REQUEST AND SETTING THE DATE, TIME AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF APPROXIMATELY 13.4 ACRES OF LAND LOCATED ALONG 31300 BLOCK OF IH-10, BY THE CITY OF BOERNE, TEXAS; AUTHORIZING AND DIRECTING THE PUBLICATION OF NOTICE OF SUCH PUBLIC HEARING. *(Set public hearing for July 28, 2026, at 6:00 p.m. for a proposed annexation.)*

Contact Person

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Background Information

BACKGROUND:

The subject property is located within the City’s ETJ along the IH-10 corridor and is designated as Auto-Oriented Commercial on the Future Land Use Map. The surrounding area contains a mix of regional commercial and automotive-related uses, including existing dealerships and corridor commercial development.

The approximately 13.4-acre annexation area includes multiple parcels associated with existing and proposed automotive-related development along the IH-10 corridor. Portions of the western side of the property currently utilized as Ford of Boerne parking, vehicle display areas, and the existing Ford service building are intended to remain and are not proposed for redevelopment as part of the current SUP request.

Concurrently with the annexation request, the applicant has submitted requests to rezone the property from HOL to C3-Community Commercial and a Special Use Permit (SUP) to allow for the development of an automobile dealership and associated commercial improvements. The rezoning and SUP requests are being processed concurrently and will proceed through separate public hearings before the Planning & Zoning Commission and City Council.

The concurrent SUP application primarily applies to the eastern portion of the site proposed for redevelopment as an automobile dealership and associated commercial improvements. Additionally, a portion of

	<p>the property located generally along the northern edge of the site is proposed to accommodate drainage and detention improvements associated with the development.</p> <p>REQUEST:</p> <ol style="list-style-type: none"> 1. This request is to accept the voluntary annexation of approximately 13.4 acres and set a time and place for a public hearing, which if approved would be held on July 28, 2026. 2. The request includes seven KAD parcels under common ownership representation. The subject property is located within the City of Boerne’s Extra-Territorial Jurisdiction (ETJ) and is generally contiguous to existing Boerne city limits along portions of the northern and western property boundaries. 3. In accordance with Section 3.1(l)(1) of the Unified Development Code, the property will be temporarily designated as a Holding (HOL) district until such time as the property is permanently zoned by City Council. <p>The annexation process includes the following steps:</p> <ol style="list-style-type: none"> 1. <u>June 9, 2026</u> – Council considers a Resolution accepting the petition for annexation and setting a date, time, and place for a public hearing. 2. <u>July 28, 2026</u> – Council holds a public hearing and considers the first reading of the proposed annexation. 3. <u>August 11, 2026</u> – Council considers the second reading and approval of the proposed annexation ordinance. <p>RECOMMENDATION:</p> <p>Based on the subject property’s location within the City’s ETJ, its designation as Auto-Oriented Commercial on the Future Land Use Map, and the applicant’s voluntary petition for annexation, staff recommends that the City Council accept the annexation petition and set July 28, 2026, as the date and time for a public hearing regarding the proposed annexation.</p>
Strategic Alignment	
Financial Considerations	N/A

Citizen Input/Board Review	N/A
Legal Review	This action is a statutory requirement for annexation.
Alternative Options	N/A
Supporting Documents	Resolution No. 2026-R31 Aerial Location Map Future Land Use Map Zoning Map Environmental Constraints Map Annexation Petition & Legal Description Survey of Annexation Area