

AGENDA
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
JULY 28, 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. [2026-312](#) RECOGNITION OF BARBARA RODRIGUEZ FOR RECEIVING LEVEL 3 COURT CLERK CERTIFICATION.

Attachments: [AIS - Barbara Certification Recognition 2026](#)

4. 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)

5. 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. [2026-314](#) CONSIDER THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF JULY 14, 2026.

Attachments: [Minutes.26.0714](#)

REGULAR AGENDA:

6. PRESENTATIONS, PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS:

- A. [2026-228](#) PRESENTATION BY CHIEF APPRAISER NELIA MCNEAL, KENDALL APPRAISAL DISTRICT.

Attachments: [AIS - Kendall CAD Budget Presentation](#)

- B. [2026-229](#) CONSIDER RESOLUTION NO. 2026-R41; A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPROVE THE KENDALL APPRAISAL DISTRICT'S PROPOSED FISCAL YEAR 2027 APPRAISAL AND COLLECTIONS BUDGETS.

Attachments: [AIS - Resolution for Approval of KAD Budget Resolution No. 2026-R41](#)
 [KAD AMENDED-CORRECTED BUDGET 07-14-2026](#)

- C. [2026-232](#) PRESENTATION OF UTILITY BUDGET AND UTILITY CAPITAL IMPROVEMENT PLAN.

Attachments: [AIS - Utilities Budget and CIP Workshop Presentation](#)

- D. [2026-276](#) RECEIVE THE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION, HOLD A PUBLIC HEARING AND CONSIDER ON FIRST READING ORDINANCE NO. 2026-04; AN ORDINANCE OF THE CITY OF BOERNE, TX, AMENDING THE UNIFIED DEVELOPMENT CODE, INCLUDING BUT NOT LIMITED TO CHAPTER 1, SECTION 1-12.B. - PLANNING AND ZONING COMMISSION, SECTION 1-12.D. - HISTORIC LANDMARK COMMISSION, SECTION 1-12.E. - DESIGN REVIEW COMMITTEE, CHAPTER 2, SECTION 2-1.H.- APPLICATION SUBMITTAL DATES, SECTION 2-1.L - VARIANCES, SECTION 2-1.M - APPEALS, SECTION 2-10.E. - SIGN VARIANCES, CHAPTER 3, SECTION 3-6.D - NON-RESIDENTIAL USES, SECTION 3-9.B.2. - CREATIVE ALTERNATIVES IN AN OVERLAY DISTRICT OTHER THAN THE HISTORIC DISTRICT, SECTION 3-12.G. - SIGNAGE, SECTION 3-13.D. - DIMENSIONS, SECTION 3-14.H. - SIGNAGE, SECTION 3-16.J - SIGNAGE, SECTION 3-17.G. - SIGNAGE, CHAPTER 9, SECTION 9-5. - SIGN ILLUMINATION, SECTION 9-7.C. - FREE STANDING SIGNS, AND APPENDIX A. DEFINITIONS - DESIGN REVIEW COMMITTEE.

Attachments: [AIS DRC Duties Reassigned UDC CH 1 2 3 9 and Appendix A Definitions Ordinance No. 2026-04](#)
[Exhibit A - Proposed UDC Amendments - DRC-HLC](#)
[Public Hearing Notice - UDC](#)

- E. [2026-219](#) CONSIDER RESOLUTION NO. 2026-R42; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, RESCINDING RESOLUTION NO. 2026-R15 THE PREVIOUSLY APPROVED REIMBURSEMENT TO BUC-EE'S LTD. FOR THE SUGGS CREEK SEWER MAIN EXTENSION, AND AUTHORIZING REIMBURSEMENT TO BUC-EE'S LTD. IN AN AMOUNT NOT TO EXCEED \$800,000.

Attachments: [AIS Suggs Creek Sewer Reimbursement Resolution No. 2026-R42](#)
[Suggs Sewer Extension - Bid Rec Letter - 20260625](#)

7. CITY MANAGER'S REPORT:

- A. [2026-318](#) FLOOD RESPONSE UPDATE.
- B. [2025-662](#) MONTHLY PROJECTS UPDATE.

8. COMMENTS FROM COUNCIL – No discussion or action may take place.
9. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE:
 - A. [2026-319](#) SECTION 551.071 - CONSULTATION WITH CITY ATTORNEY
(Spencer Ranch Development Agreement)
 - B. [2026-320](#) SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY:
DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF
REAL PROPERTY. (A10166 - Survey 174 N Flores 21.171 acres,
Heffner Addition Lot 9 PT 11 0.2697 acres, and Wendlers
Addition Lot 8 0.375 acres)
10. RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY ACTION RELATING
TO THE EXECUTIVE SESSION AS DESCRIBED ABOVE.
11. ADJOURNMENT

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 22 day of July,
2026 at 4:00 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.