

AGENDA
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
JANUARY 13, 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

INVOCATION

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. [2026-001](#) RECOGNIZING MIKE MANN AND HIS YEARS OF SERVICE TO OUR COMMUNITY.

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. [2025-654](#) CONSIDER THE APPROVAL OF THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF DECEMBER 9, 2025.

Attachments: [Minutes.25.1209](#)

B. [2025-615](#) CONSIDER RESOLUTION NO. 2026-R01; A RESOLUTION ESTABLISHING PROCEDURES FOR A GENERAL ELECTION FOR MAY 2, 2026. (Considerar la resolución numero 2026-R01; una resolución que establece los procedimientos para la elección general del 2 de mayo, 2026)

Attachments: [AIS Election 2026](#)
[Resolution No. 2026-R01](#)

REGULAR AGENDA:

6. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

A. [2025-613](#) PUBLIC HEARING AND CONSIDER ON FIRST READING
ORDINANCE NO. 2026-01; AN ORDINANCE RATIFYING THE
ZONING DESIGNATION OF C3 - SICO (COMMUNITY
COMMERCIAL WITHIN THE SCENIC INTERSTATE CORRIDOR
OVERLAY DISTRICT), OF THE UNIFIED DEVELOPMENT CODE, FOR
AN APPROXIMATELY 5.155-ACRE PROPERTY LOCATED ON
INTERSTATE 10 WEST, KNOWN AS THE IH-10 "SURPLUS NORTH"
TRACT, ADJOINING THE FUTURE BUC-EE'S DEVELOPMENT AT
33375 INTERSTATE 10 WEST; AMENDING THE OFFICIAL ZONING
MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE,
CHAPTER 3. ZONING, SECTION 3.2, ZONING MAP, TO REFLECT
SAID RATIFICATION; REPEALING ALL ORDINANCES IN CONFLICT;
CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN
EFFECTIVE DATE.

Attachments: [AIS -Buc-ee's Zoning Ratification CC First Reading](#)

[Ordinance No. 2026-01](#)

[Public Hearing Notice](#)

[Attachment #1 - Aerial Map](#)

[Attachment #2 - Future Land Use Map](#)

[Attachment #3 - Zoning Map](#)

[Attachment #4 - Environmental Constraints Map](#)

[Attachment #5 - Written Responses](#)

[Attachment #6 - Bucees 380 Development Agreement](#)

[Attachment #7 - Ordinance No. 2020-18 - B-2 Zoning Pre-UDC](#)

[Attachment #8 - C3 Zoning Determination Letter](#)

[Attachment #9 - Buc-ee's Project Briefing 2025.08.27 Final](#)

[Attachment #10 - Commercial Zoning District Comparison](#)

7. RESOLUTIONS:

A. [2025-618](#) CONSIDER RESOLUTION NO. 2026-R02; A RESOLUTION OF THE
CITY OF BOERNE, AUTHORIZING THE CITY MANAGER TO ENTER
INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF
BOERNE AND BOERNE KENDALL COUNTY ECONOMIC
DEVELOPMENT CORPORATION.

Attachments: [AIS BKCEDC Agreement 1.13.2025](#)

[Resolution No. 2026-R02](#)

[2026 City of Boerne EDC Shared Services Agreement](#)

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 7 day of
January, 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.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.