



AGENDA ITEM SUMMARY

Agenda Date	July 14, 2026
Requested Action	APPROVE RESOLUTION NO. 2026-R37; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, RESCINDING RESOLUTION NO. 2026-R31 TO CHANGE THE DATE OF THE PUBLIC HEARING ON THE PROPOSED ANNEXATION OF APPROXIMATELY 13.4 ACRES OF LAND LOCATED ALONG THE 31300 BLOCK OF IH-10, BY THE CITY OF BOERNE, TEXAS; SETTING THE DATE, TIME, AND PLACE FOR A PUBLIC HEARING; AUTHORIZING AND DIRECTING THE PUBLICATION OF NOTICE OF SUCH PUBLIC HEARING. <i>(Rescinds the previously scheduled July 28, 2026, public hearing and sets the public hearing for August 25, 2026, at 6:00 p.m. for the proposed annexation.)</i>
Contact Person	Nathan Crane, AICP; Planning Director (830) 248-1528, ncrane@boerne-tx.gov
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.

	Since the public hearing was originally scheduled, the applicant has requested that it be rescheduled to allow additional time for completion of the concurrent rezoning and Special Use Permit application reviews. Rescheduling the annexation public hearing will allow the related land use applications to proceed in a coordinated manner, provide adequate time for staff review, and ensure that all associated public hearing materials are complete and available for consideration. 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 the property located generally along the northern edge of the site is proposed to accommodate drainage and detention improvements associated with the development. REQUEST: 1. This request is to rescind Resolution No. 2026-R31, which previously established a public hearing for July 28, 2026, and adopt a new resolution setting the public hearing for August 25, 2026, at 6:00 p.m. for the proposed annexation of approximately 13.4 acres located along the 31300 Block of IH-10. The revised schedule will provide additional time to complete review of the concurrent rezoning and Special Use Permit applications prior to the annexation public hearing. The annexation process will proceed as follows: a. July 14, 2026 – City Council considers a resolution rescinding Resolution No. 2026-R31 and establishing a new public hearing date. b. August 25, 2026 – City Council conducts the public hearing and considers the first reading of the annexation ordinance. c. September 8, 2026 – City Council considers the second reading and adoption of the annexation ordinance. 2. The request includes seven KCAD 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.
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	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. RECOMMENDATION: Based on the applicant's request for additional time to complete the concurrent rezoning and Special Use Permit applications, staff recommends that the City Council rescind Resolution No. 2026-R31 and establish August 25, 2026, at 6:00 p.m. as the new public hearing date for the proposed annexation. MOTIONS FOR CONSIDERATION: The following motions are provided to assist the Council's decision. - I move that the City Council APPROVE Resolution No. 2026-R37 rescinding Resolution No. 2026-R31 and establishing August 25, 2026, at 6:00 p.m. as the date, time, and place for the public hearing on the proposed annexation of approximately 13.4 acres located along the 31300 Block of IH-10. - I move that the City Council DENY Resolution No. 2026-R37 rescinding Resolution No. 2026-R31 and establishing a new public hearing date for the proposed annexation.
Strategic Alignment	B3: Providing streamlined and efficient processes.
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-R37 Aerial Location Map Future Land Use Map Zoning Map Environmental Constraints Map Annexation Petition & Legal Description Survey of Annexation Area