

AGENDA
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
JUNE 10, 2025 – 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. 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. [2025-262](#) CONSIDER THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF MAY 27, 2025.

Attachments: [Minutes.25.0527](#)

- B. [2025-263](#) CONSIDER ON SECOND READING ORDINANCE NO. 2025-06; AN ORDINANCE OF THE CITY OF BOERNE, TEXAS, DESIGNATING TERMS OF OFFICE FOR CITY COUNCIL MEMBERS AND ESTABLISHING A STAGGERED ELECTION SCHEDULE.

Attachments: [AIS council staggered terms](#)
 [Ordinance No. 2025-06](#)

REGULAR AGENDA:

5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

- A. [2025-265](#) PRESENTATION ON BUDGET CONSIDERATIONS, PROCESS, AND CALENDAR.

Attachments: [AIS - Budget Presentation](#)

- B. [2025-224](#) RECEIVE THE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION, HOLD A PUBLIC HEARING, AND CONSIDER ON FIRST READING ORDINANCE NO. 2025-07; 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 A DRIVE-THRU IN THE C2 - TRANSITIONAL COMMERCIAL ZONING DISTRICT WITHIN THE SOBO - SOUTH BOERNE OVERLAY DISTRICT AT COMMON OF MENDER UNIT 11, LOT 11A, GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF GALLANT FOX AND HERFF ROAD; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (At the request of Boerne Commons, Ltd.)

Attachments: [AIS Coffee Shop with Drive-thru CC 6-10-25 NC.ks](#)
 [Ordinance No. 2025-07](#)
 [Public Hearing - SUP](#)
 [APPROVED Commons at Menger Creek Feb2018](#)
 [Att 1 - Aerial Map](#)
 [Att 2- Future Land Use Map](#)
 [Att 3 - Zoning Map](#)
 [Att 4- Environmental Constraints](#)
 [Att 5- Project Narrative](#)
 [Att 6 - Site Plan](#)
 [Att 7 - UDC Sec. 2-5.D.4 Special Use Permit Approval Criteria](#)

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

7. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE:

- A. [2025-251](#) SECTION 551.071 - CONSULTATION WITH CITY ATTORNEY;
POTENTIAL EMINENT DOMAIN DISCUSSION.
- B. [2025-252](#) SECTION 551.087 - DELIBERATION REGARDING ECONOMIC
DEVELOPMENT NEGOTIATIONS; CONSIDERATION OF OFFER OF
FINANCIAL INCENTIVES TO A COMMERCIAL ENTITY
CONSIDERING DEVELOPMENT WITHIN THE CITY LIMITS AND/OR
ETJ. (IH-10 Frontage)

8. RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY ACTION RELATING TO
THE EXECUTIVE SESSION AS DESCRIBED ABOVE.

- A. [2025-264](#) CONSIDER RESOLUTION NO. 2025-R40; A RESOLUTION OF THE
CITY OF BOERNE, TEXAS, AUTHORIZING THE USE OF EMINENT
DOMAIN TO ACQUIRE FEE SIMPLE TITLE TO _____ OF
LAND, OUT OF A CALLED _____ AS DESCRIBED BY DEED
RECORDED IN _____, OFFICIAL PUBLIC
RECORDS OF KENDALL COUNTY, TEXAS, LOCATED IN THE
_____, CITY OF BOERNE, KENDALL COUNTY,
TEXAS, DEPICTED AND DESCRIBED IN EXHIBIT "A" AND "B"
THERE TO, ALONG WITH TEMPORARY CONSTRUCTION
EASEMENTS EXHIBIT "C", AS PART OF THE ADLER ROAD
IMPROVEMENT PROJECT, TO ADVANCE AND ACHIEVE THE
PUBLIC USES OF ADLER ROAD, AND THE SAFE AND EFFICIENT
MOBILITY OF THE PUBLIC, EMERGENCY AND LAW ENFORCEMENT
VEHICLES AND CITY SUPPORT PERSONNEL, AND TO ADVANCE
THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC.

9. ADJOURNMENT

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 6 day of June,
2025 at 3:00 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.