

MINUTES
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
JUNE 10, 2025 – 6:00 PM

Minutes of the Regular Called City Council Meeting of June 10, 2025.

Present: **5 -** Mayor Frank Ritchie, Mayor Pro Tem Ty Wolosin, Council Member Joe Bateman, Council Member Quinten Scott, and Council Member Joseph Macaluso

Absent: **1 -** Council Member Bret A. Bunker

Staff Present: Sarah Buckelew, Lori Carroll, Nathan Crane, Mike Mann, Mick McKamie, Mike Raute, Cheryl Rogers, Chris Shadrock, Kristy Stark, Chastity Valdes, and Danny Zincke.

Registered / Recognized Guests: Mike Harris, Justin Hobson, Heather Bateman, and Mark Santos

1. CALL TO ORDER – 6:00 PM

Mayor Ritchie called the City Council meeting to order at 6:00 p.m.

Mayor Ritchie called on Pearson Segina, student minister from Currey Creek Church to provide the Invocation.

Mayor Ritchie led the Pledge of Allegiance to the United States Flag and to the Texas Flag.

2. CONFLICTS OF INTEREST

No conflicts were declared.

3. PUBLIC COMMENTS:

No comments were received.

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 MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER SCOTT TO APPROVE THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Mayor Pro Tem Wolosin, Council Member Bateman, Council Member Scott, and Council Member Macaluso

Absent: 1 - Council Member Bunker

A. CONSIDER THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF MAY 27, 2025.

THE MINUTES WERE APPROVED.

B. 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.

THE ORDINANCE WAS APPROVED.

REGULAR AGENDA:

5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

A. PRESENTATION ON BUDGET CONSIDERATIONS, PROCESS, AND CALENDAR.

Mayor Ritchie called on Sarah Buckelew, Finance Director, to provide an update on the budget process. Director Buckelew presented an overview of where the City stands in the development of the upcoming budget, noting that every Council agenda moving forward will include a budget-related item until final approval. She reviewed the budget's guiding principles and priorities, highlighted the supplemental requests submitted by departments, and shared

key economic indicators impacting personnel planning. Director Buckelew also reported that the City has received preliminary property tax rolls and provided an update on current sales tax trends. She concluded by previewing the upcoming budget topics that will be brought before Council for discussion.

- B. 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.)**

Mayor Ritchie called on Planning Director Nathan Crane, who presented maps showing land use, zoning, environmental constraints including the floodplain for which a Letter of Map Revision (LOMAR) was approved, and the proposed site plan. He reviewed the history of the Herff Road driveway noting that the construction plans for this project were submitted August 7, 2024 before the city council approved the update to the UDC increasing the separation from 250' to 400'. The plan was reviewed and discussed at a BND meeting with no oppositions and received a 4-2 recommendation for approval from the Planning & Zoning Commission, with four conditions:

1. A connection to either the east or west cul-de-sac must be completed before a certificate of occupancy is issued.
2. A third-party traffic study (funded by the applicant) must determine if a deceleration lane is needed for the right-in/right-out access; if required, it must be built before a certification occupancy is issued.
3. Provide directional signage for drive-thru access.
4. Landscaping and permeable paving must meet UDC requirements at development.

Discussion focused on traffic concerns related to right-in, right-out access, multiple cul-de-sacs, and drive-thrus in the area to include the upcoming HTeaO. City Engineer Cheryl Rogers discussed deceleration lane requirements. Concerns were expressed about evolving stipulations for businesses, advocating for consistent application of UDC standards. Property owner Jason Hobson said the project aligns with city goals and noted differences from the existing Starbucks. He stated that Starbucks would not approve removing the right-in, right-out and would withdrawal the application if this was required. Majority property owner Bill Walters agreed to build the deceleration lane regardless of the traffic study. Mark Santos, of LJA Engineering, Inc. supported the current access plan, citing previous traffic studies on Herff Road.

Mayor Ritchie opened the Public Hearing at 7:10 p.m.

No comments were received.

Mayor Ritchie closed the Public Hearing at 7:10 p.m.

Mr. Walters questioned the approval process. He stated he is available to meet with council members if additional information is needed.

A MOTION WAS MADE BY COUNCIL MEMBER SCOTT TO APPROVE 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 WITH THE STIPULATION THAT A DECELERATION LANE BE CONSTRUCTED.

THE MOTION FAILED DUE TO A LACK OF SECOND.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY MAYOR PRO TEM WOLOSIN TO TABLE 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 UNTIL THE NEXT CITY COUNCIL MEETING JUNE 24, 2025. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Mayor Pro Tem Wolosin, Council Member Bateman, Council Member Scott, and Council Member Macaluso

Absent: 1 - Council Member Bunker

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

Mayor Pro Tem Wolosin expressed appreciation to the city council for electing him once again to the Mayor Pro Tem position and congratulated Mayor Ritchie and Council Member Bateman on a successful election.

Council Member Bateman wished everyone a Happy Father's Day and reminded everyone of the Das Festival this weekend.

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

Mayor Ritchie convened the City Council into Executive Session at 7:18 p.m.

**A. SECTION 551.071 - CONSULTATION WITH CITY ATTORNEY;
POTENTIAL EMINENT DOMAIN DISCUSSION.**

No action was taken.

**B. 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)**

No action was taken.

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

Mayor Ritchie reconvened the City Council into Open Session at 8:39 p.m.

**A. 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.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER MACALUSO, TO APPROVE RESOLUTION NO. 2025-R40; A RESOLUTION OF THE CITY OF BOERNE, TEXAS, AUTHORIZING THE USE OF EMINENT DOMAIN TO ACQUIRE FEE SIMPLE TITLE TO 0.3816 ACRES OF LAND, OUT OF A CALLED 8.5 ACRE TRACT AS DESCRIBED BY DEED RECORDED IN VOLUME 1034, PAGES 607, OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, LOCATED IN THE MARIA IGNACIO LEAL SURVEY, ABSTRACT 298, CITY OF BOERNE, KENDALL COUNTY, TEXAS, DEPICTED AND DESCRIBED IN EXHIBIT "A" AND "B" THERETO, 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..\ THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Mayor Pro Tem Wolosin, Council Member Bateman, Council Member Scott, and Council Member Macaluso

9. ADJOURNMENT

Mayor Ritchie adjourned the City Council Meeting at 8:41 p.m.

s/s Lori A. Carroll
City Secretary

Attest:

City Secretary