

**AGENDA**  
**REGULAR CITY COUNCIL MEETING**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Boerne, TX 78006**  
**MARCH 11, 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.     [2025-083](#)           CONSIDER THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF FEBRUARY 25, 2025.

**Attachments:**     [Minutes.25.0225](#)

B.     [2025-075](#)           CONSIDER UPDATES TO THE CITY'S RECORDS MANAGEMENT PLAN

**Attachments:**     [AIS records mgmt plan update](#)  
                                  [Records Management Plan 2025 1](#)

- C. [2025-088](#) CONSIDER ON SECOND READING ORDINANCE NO. 2025-01; 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, ZONING 71.12 ACRE TRACT FROM A HOL-INTERIM HOLDING ZONING DISTRICT TO R2-N NEIGHBORHOOD RESIDENTIAL ZONING DISTRICT, LOCATED AT WEST STATE HIGHWAY 46 (KAD NO. 307605 AND 316184; A10360 - SURVEY 179 NEWTON & TAYLOR 71.12 ACRES) TO ALLOW FOR A SINGLE-FAMILY SUBDIVISION. (Forestar (USA) Real Estate Group Inc. and Continental Homes of Texas, LP) (Spencer Ranch)

**Attachments:** [AIS - Spencer Ranch Rezone 3.11.2025 Ordinance No. 2025-01](#)  
[Att 1 - Vicinity Map](#)  
[Att 2 - Zoning Map](#)  
[Att 3 - Future Land Use Map](#)  
[Att 4 - Spencer Ranch Master Community Plan - Oct 2018](#)  
[Att 5 - Approval Criteria - Section 2.5.C.5](#)  
[Att 6 - 500 ft. Buffer](#)  
[Att 7 - Conceptual Development Plan from 2021 Development Agreement](#)  
[Att 8 - Spencer Ranch Plats Conditions for Approval](#)  
[Att 9 - Community Responses](#)  
[Att 10 - Annexation Phasing Map](#)  
[Att 11 - Spencer Ranch Open Space](#)  
[Att 12 - P&Z Minutes](#)

REGULAR AGENDA:

5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

- A. [2025-061](#) RECEIVE THE ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) FROM ABIP, PC FOR FISCAL YEAR 2023-2024. (Receive the report from the auditors)

**Attachments:** [AIS - ACFR 2024 Presentation](#)  
[City of Boerne, Texas FS YE 9-30-24](#)

- B. [2025-092](#) RECEIVE THE POPULAR ANNUAL FINANCIAL REPORT (PAFR) FOR FISCAL YEAR 2023-2024.

**Attachments:** [AIS - PAFR 2024 Presentation](#)  
[2024 PAFR FINAL](#)

- C. [2025-089](#) CONSIDER ON FIRST READING ORDINANCE NO. 2025-03; AN ORDINANCE AMENDING THE CITY OF BOERNE CODE OF ORDINANCES, CHAPTER 2. ADMINISTRATION, ARTICLE IV RECORDS MANAGEMENT PROGRAM, ADDING SECTIONS 2-104 PUBLIC INFORMATION REQUESTS; ADOPTING HOUSE BILL 3033 (2023) VEXATIOUS REQUESTORS PROVIDING FOR A SEVERABILITY CLAUSE.

**Attachments:** [AIS Vexatious Requestors](#)  
[Ordinance No. 2025-03](#)  
[HB03033F](#)

6. RESOLUTIONS:

- A. [2025-069](#) CONSIDER RESOLUTION NO. 2025-R13; A RESOLUTION ADOPTING THE 2025 CITY OF BOERNE ROLLING TEN YEAR PLAN.

**Attachments:** [AIS Rolling Ten Year Plan Mar1125](#)  
[Resolution No. 2025-R13](#)  
[Attachment A - City of Boerne Rolling Ten Year Plan 2025](#)

- B. [2025-091](#) CONSIDER RESOLUTION NO. 2025-R14; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A CHANGE ORDER NO. 1 TO THE AGREEMENT BETWEEN THE CITY OF BOERNE AND BADECO BORING & UTILITIES FOR CONSTRUCTION OF THE EAST LOOP NATURAL GAS MAIN - PHASE 2 FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$854,450.

**Attachments:** [AIS East Gas Main Second Feed Change Order](#)  
[Resolution No. 2025-R14](#)

7. CITY MANAGER'S REPORT:

- A. [2025-070](#) RECOGNITION OF THE PATRICK HEATH PUBLIC LIBRARY FOR RECEIVING THE 2024 ACHIEVEMENT OF LIBRARY EXCELLENCE AWARD FROM THE TEXAS MUNICIPAL LIBRARY DIRECTOR'S ASSOCIATION.
- B. [2025-071](#) RECOGNITION OF THE FINANCE DEPARTMENT FOR RECEIVING THE ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) AWARD.
- C. [2025-072](#) BOERNE LISTENS - A COMMUNITY SURVEY FOLLOW-UP.  
(Focusing on Water)
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  
March, 2025 at 12:30 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.