



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	January 27, 2026
<b>Requested Action</b>	APPROVE RESOLUTION NO. 2026-R07; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PURCHASE 1.098 ACRES LOCATED IN THE M.I. LEAL SURVEY 180, ABSTRACT 298, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS AND BEING THAT CALLED LOT 2, BLOCK 1, OF WOODLANDS SUBDIVISION AS RECORDED IN VOLUME 5, PAGE 222, PLAT RECORDS OF KENDALL COUNTY, TEXAS. (134 MEDICAL)
<b>Contact Person</b>	Jeffrey Carroll – Engineering & Mobility Director
<b>Background Information</b>	<p>In June 2025, the property owner of the parcel located at 134 Medical Drive approached City staff about the possibility of the City purchasing their property.</p> <p>The parcel is mostly within the mapped floodplain and is not ideal for traditional development. It is next to the Currey Creek riparian buffer and an existing trail corridor, making it a strategic location for future open space, drainage, and trail-related improvements.</p> <p>Although no formal engineering or park planning studies have been completed so far for this specific parcel, the acquisition aligns with multiple action items in the City's adopted 2018 Master Plan. The Master Plan aims to continue pursuing drainage improvements to lower the chances of future flood events and reduce impacts to people and property, including coordinating and implementing improvements within local creek systems (Growth &amp; Capacity Objective 1.2 and Action 1.2.1). Owning floodplain property along Currey Creek would support future floodplain management and localized flood mitigation efforts.</p> <p>The Master Plan also highlights the protection of sensitive natural resources as a priority and includes a specific action to "evaluate opportunities to improve riparian buffers on City-owned property" (Action 1.4.4). Acquiring this parcel would enable the City to preserve and potentially enhance the existing riparian corridor along Currey Creek in line with this policy direction.</p> <p>In addition, the Plan's Community Facilities and Community Livability goals support preservation of open space, expansion of the City's trail</p>

	<p>system, and improved connectivity between parks and natural areas. The Future Land Use Plan designates Parks and Open Space as appropriate uses for environmentally sensitive or floodplain-constrained land, reinforcing the long-term suitability of this parcel for passive parkland, trail connectivity, and natural area preservation rather than development.</p> <p>Acquiring this property would keep the land in its natural state while giving the City flexibility to assess future trail connections, passive park or open space projects, and floodplain or riparian improvements that could help lessen localized flooding nearby.</p> <p>Approval of this item would allow the City to move forward with the purchase, subject to standard closing and legal procedures.</p>
<b>Strategic Alignment</b>	<p>F2 – Investing in and maintaining high-quality infrastructure systems and public assets.</p> <p>B2 – Advancing master plan recommendations.</p>
<b>Financial Considerations</b>	<p>The City obtained an independent appraisal, and the proposed purchase price aligns with the appraised fair market value.</p>
<b>Citizen Input/Board Review</b>	<p>N/A</p>
<b>Legal Review</b>	<p>The City Attorney has been consulted regarding the requirements for the City's land purchase.</p>
<b>Alternative Options</b>	<p>N/A</p>
<b>Supporting Documents</b>	<p>Resolution No. 2026-R07 Boundary Survey for Parcel to be acquired.</p>