

**AGENDA**  
**REGULAR CITY COUNCIL MEETING**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Boerne, TX 78006**  
**JANUARY 27, 2026 – 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

MOMENT OF SILENCE

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.     [2026-013](#)           CONSIDER THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF JANUARY 13, 2026.

**Attachments:**     [Minutes.26.0113](#)

- B.     [2025-617](#)     CONSIDER RESOLUTION NO. 2026-R03; A RESOLUTION OF THE CITY OF BOERNE, TEXAS AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT WITH MAGUIRE IRON, INC. FOR THE REPLACEMENT OF THE ESPERANZA ELEVATED RECLAIMED WATER TANK RISER PIPE FOR AN AMOUNT NOT TO EXCEED \$116,300.

**Attachments:**     [AIS Elevated Reclaimed Tank Riser Replacement](#)  
                          [Resolution No. 2026-R03](#)  
                          [Updated Riser Quote](#)

- C.     [2025-614](#)     CONSIDER RESOLUTION NO. 2026-R04; A RESOLUTION AMENDING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BOERNE AND BUC-EE'S.

**Attachments:**     [AIS Bucees Amendment to the DA Jan27.2026](#)  
                          [Resolution No. 2026-R04](#)  
                          [Clean First Amendment to Buc-ee's Eco Dev Agrmt 1.27.26 with Exhibits](#)  
                          [Redline First Amendment to Buc-ee's Economic Development Agreement](#)

- D.     [2025-655](#)     CONSIDER ON SECOND READING ORDINANCE NO. 2026-01; AN ORDINANCE RATIFYING THE ZONING DESIGNATION OF C3 - SICO (COMMUNITY COMMERCIAL WITHIN THE SCENIC INTERSTATE CORRIDOR OVERLAY DISTRICT), OF THE UNIFIED DEVELOPMENT CODE, FOR AN APPROXIMATELY 5.155-ACRE PROPERTY LOCATED ON INTERSTATE 10 WEST, KNOWN AS THE IH-10 "SURPLUS NORTH" TRACT, ADJOINING THE FUTURE BUC-EE'S DEVELOPMENT AT 33375 INTERSTATE 10 WEST; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, CHAPTER 3. ZONING, SECTION 3.2, ZONING MAP, TO REFLECT SAID RATIFICATION; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE.

**Attachments:**

[AIS -Buc-ee's Zoning Ratification CC Second Reading Ordinance No. 2026-01](#)

[Attachment #1 - Aerial Map](#)

[Attachment #2 - Future Land Use Map](#)

[Attachment #3 - Zoning Map](#)

[Attachment #4 - Environmental Constraints Map](#)

[Attachment #5 - Written Responses](#)

[Attachment #6 - Bucees 380 Development Agreement](#)

[Attachment #7 - Ordinance No. 2020-18 - B-2 Zoning Pre-UDC](#)

[Attachment #8 - C3 Zoning Determination Letter](#)

[Attachment #9 - Buc-ee's Project Briefing 2025.08.27 Final](#)

[Attachment #10 - Commercial Zoning District Comparison](#)

- E.     [2026-008](#)     CONSIDER THE MAYORAL APPOINTMENTS TO THE BOERNE PUBLIC LIBRARY ADVISORY BOARD AND TO THE ZONING BOARD OF ADJUSTMENTS AND APPEALS.

**Attachments:**

[AIS Mayoral Appt - BOA and PHPL](#)

REGULAR AGENDA:

5. RESOLUTIONS:

- A.     [2026-007](#)     CONSIDER RESOLUTION NO. 2026-R05; A RESOLUTION RESCINDING RESOLUTION NO. 2026-R01, CORRECTING THE OFFICIALS TO BE ELECTED, AND ESTABLISHING PROCEDURES FOR A GENERAL ELECTION FOR MAY 2, 2026. (Considerar la resolución número 2026-r05; una resolución que rescinde la resolución número 2026-r01, corrige a los funcionarios a ser elegidos y establece los procedimientos para la elección general del 2 de mayo de 2026.)

**Attachments:**     [AIS Election - CORRECTION 2026](#)  
                              [Resolution No. 2026-R05](#)

- B.     [2026-014](#)     CONSIDER RESOLUTION NO. 2026-R06; A RESOLUTION AUTHORIZING THE SUBMITTAL OF GRANTS TO THE TEXAS PARKS AND WILDLIFE DEPARTMENT (TPWD) UNDER THE RECREATIONAL TRAILS GRANT PROGRAM AND DESIGNATING THE CITY'S PARKS & RECREATION DIRECTOR AS THE AUTHORIZED REPRESENTATIVE FOR THE GRANT PROGRAMS.

**Attachments:**     [AIS TPWD Recreational Trails Grant](#)  
                              [Resolution No. 2026-R06](#)  
                              [Bridge & Trail Sections](#)  
                              [Bridge Elevation](#)

- C.     [2025-619](#)     CONSIDER 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)

**Attachments:**     [AIS -134 Medical -LandAquistion](#)  
                              [Resolution No. 2026-R07](#)  
                              [Survey - Lot 2 Block 1 Woodlands](#)

- D. [2026-009](#) CONSIDER RESOLUTION NO. 2026-R08; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, SUPPORTING THE KENDALL COUNTY APPRAISAL DISTRICT BUILDING EXPANSION PROJECT LOCATED AT 118 MARKET AVENUE, BOERNE, TEXAS.

**Attachments:** [AIS Support building expansion Kendall County Appraisal District Resolution No. 2026-R08](#)  
[Kendall County Appraisal District Request Packet](#)

6. CITY MANAGER'S REPORT:

- A. [2025-656](#) MONTHLY PROJECTS UPDATE.

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

8. ADJOURNMENT

**CERTIFICATION**

**I hereby certify that the above notice of meeting was posted on the 21 day of  
January, 2026 at 4:00 p.m.**

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s/s Chastity Valdes  
Deputy 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.