

AGENDA
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
JANUARY 28, 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

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. [2025-029](#) CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF JANUARY 14, 2025.

Attachments: [Minutes.25.0114](#)

- B. [2025-026](#) CONSIDER RESOLUTION NO. 2025-R05; A RESOLUTION ESTABLISHING PROCEDURES FOR A GENERAL ELECTION FOR MAY 3, 2025. (Considerar la resolución numero 2025-R05; una resolución que establece los procedimientos para la elección general del 3 de mayo, 2025)

Attachments: [AIS Election 2025](#)
[Resolution No. 2025-R05](#)

- C. [2025-027](#) CONSIDER RESOLUTION NO. 2025-R06: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, CALLING FOR A SPECIAL ELECTION ON MAY 3, 2025 FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY PROPOSED AMENDMENTS TO THE EXISTING BOERNE HOME RULE CHARTER, STATING THE SUBJECT MATTER OF THE PROPOSED AMENDMENTS TO THE CITY CHARTER TO BE VOTED UPON AT SAID ELECTION, PROVIDING THE FORM OF THE BALLOT FOR SUCH ELECTION, DESIGNATING THE POLLING PLACES, DIRECTING AND GIVING NOTICE OF SUCH ELECTION, AND PROVIDING DETAILS RELATING TO THE HOLDING OF SUCH ELECTION. (Una resolución de la ciudad de Boerne, Texas, llamando para una elección especial el 3 de Mayo de 2025 para el propósito de enviar a los votantes calificados de la ciudad enmiendas propuestas a la carta de la regla del hogar de la ciudad, declarando el asunto de las enmiendas propuestas a la carta de la ciudad para ser votado en esta dicha elección, proporcionando la forma de la boleta dicha elección, designando los lugares de votación, dirigiendo y dando aviso de dicha elección, y proporcionando detalles relacionados con la realización de dicha elección.)

Attachments: [AIS charter order 2025](#)
[Resolution No. 2025-R06](#)

- D. [2025-001](#) CONSIDER RESOLUTION NO. 2025-R07; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, ACCEPTING THE REQUEST AND SETTING THE DATE, TIME AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF APPROXIMATELY 6.46 +/- ACRES OF LAND LOCATED AT 727A JOHNS ROAD, BY THE CITY OF BOERNE, TEXAS; AUTHORIZING AND DIRECTING THE PUBLICATION OF NOTICE OF SUCH PUBLIC HEARING. (Set Public Hearing for February 25, 2025)

Attachments: [AIS - Resolution Accepting Petition 727A Johns Road Resolution No. 2025-R07](#)
[Att 1 - Annexation Petition and Legal Description](#)
[Att 2 - Aerial View](#)

- E. [2025-007](#) CONSIDER APPROVAL OF THE CITY OF BOERNE INVESTMENT POLICY AND BROKER-DEALER LIST.

Attachments: [AIS Investment Policy Review 2025](#)
[Invest Policy Review January 2025](#)

REGULAR AGENDA:

5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

- A. [2025-028](#) RECEIVE THE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION, HOLD A PUBLIC HEARING AND CONSIDER ON FIRST 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-M MODERATE DENSITY 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)

Attachments: [AIS - Spencer Ranch Rezone 1.28.2025 Final 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 Agreemen](#)
[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](#)

6. CITY MANAGER'S REPORT:

- A. [2025-011](#) MONTHLY PROJECTS UPDATE.

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

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

- A. [2025-030](#) SECTION 551.071 - CONSULTATION WITH CITY ATTORNEY; SPENCER RANCH.

- B. [2025-032](#) SECTION 551.071 - CONSULTATION WITH CITY ATTORNEY;
PENDING OR CONTEMPLATED LITIGATION.

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

10. ADJOURNMENT

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 23 day of
January, 2025 at 5:30 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.