

AGENDA
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
JUNE 24, 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. [2025-277](#) CONSIDER THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JUNE 10, 2025.

Attachments: [Minutes.25.0610](#)

REGULAR AGENDA:

5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

- A. [2025-280](#) CONSIDER THE UN-TABLING OF ORDINANCE NO. 2025-07, AS DESCRIBED BELOW. (tabled on 6/10/2025)

- B. [2025-282](#) 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 COMMONS 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.)

Attachments: [AIS Coffee Shop with Drive-thru CC 6-24-25](#)
 [Ordinance No. 2025-07](#)
 [Public Hearing - SUP](#)
 [APPROVED Commons at Menger Creek Feb2018](#)
 [Att 1 - Aerial Map](#)
 [Att 2- Future Land Use Map](#)
 [Att 3 - Zoning Map](#)
 [Att 4- Environmental Constraints](#)
 [Att 5- Project Narrative](#)
 [Att 6 - Site Plan](#)
 [Att 7 - UDC Sec. 2-5.D.4 Special Use Permit Approval Criteria](#)
 [Project Renderings](#)

- C. [2025-235](#) CONSIDER ON FIRST READING ORDINANCE NO. 2025-08; AN ORDINANCE AMENDING THE CITY OF BOERNE, TEXAS, CODE OF ORDINANCES, CHAPTER 22, UTILITIES, AMENDING ARTICLE II. WATER SYSTEM, SEC. 22-55. CRITERIA FOR INITIATION AND TERMINATION OF DROUGHT RESPONSE STAGES (EXCEPT WHEN A CRITICAL WATER SHORTAGE EXISTS); SEC. 22-56. DROUGHT RESPONSE STAGES. (TCEQ Mandated Drought Contingency Plan Update)

Attachments: [AIS - Conservation and Emergency Drought Management Ordinance Upd;](#)
 [Ordinance No. 2025-08](#)

- D. [2025-278](#) FIRE STATION #2 PROJECT DESIGN UPDATE.

Attachments: [AIS Fire Station 2](#)
[Estimate of Probable Cost](#)
[Fire Station 2 images](#)

6. RESOLUTIONS:

- A. [2025-281](#) RECEIVE BIDS AND CONSIDER RESOLUTION NO. 2025-R41; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AWARDING THE CONTRACT FOR CONSTRUCTION OF THE AMMANN ROAD GROUND STORAGE TANK AND PUMP STATION PROJECT TO PESADO CONSTRUCTION FOR AN AMOUNT NOT TO EXCEED \$8,907,229.00; AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACT WITH A NOT TO EXCEED TOTAL CONSTRUCTION COST OF \$9,000,000.00.

Attachments: [AIS Ammann Tank and Pump Station Bid Award](#)
[Resolution No. 2025-R41](#)
[Bid Tabulation_Ammann Road Ground Storage Tank_20250603 - RTH](#)
[VRS Signed Bid Recommendation Letter](#)

7. CITY MANAGER'S REPORT:

- A. [2025-016](#) MONTHLY PROJECTS REPORT.

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

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

- A. [2025-288](#) SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY: DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY. (Medical Dr.)

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

11. ADJOURNMENT

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 18 day of June,
2025 at 4:00 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.