

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE CITY HALL**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Monday, June 2, 2025 – 6:00 p.m.**

Minutes of the Planning and Zoning Commission meeting of June 2, 2025 at 6:00 p.m.

Present: 7 - Chairman Tim Bannwolf, Vice Chair Lucas Hiler, Commissioner Bill Bird, Commissioner Bob Cates, Commissioner Susan Friar, Commissioner Cody Keller, Commissioner Carlos Vecino

Staff Present: Maria Garcia, Kristy Stark, Barrett Squires, Heather Wood, Nathan Crane, Francesca "Franci" Linder, Jo-Anmarie Andrade, Jeff Carroll, Cheryl Rogers, Ryan Bass, Elizabeth "Liz" Huvalla, Jo-Anmarie Andrade

Recognized and Registered Guests: Daniel Wetzel, Keith Watson, Kurtis Graves, Brian Sticht, Calvin Schwarz, Virginia Garza, Katherine Doherty, Steve Lee, Jennifer Fields, Deanna Arellano, Eric Munoz, Sylvia Swartz, Ramiro Guerrero, Aryn Graves, Mark Santos, Celina Watson, Keith Watson, Katherine Dougherly, Leal Hernandez, Brenda Alexander, Justin Hobson, Ashley Dawson, Terrance Zollecoffer, Seremiah Dominguez, Clayton Parker, Dennis Spinelli

**1. CALL TO ORDER – 6:00 PM**

Chairman Bannwolf called the Planning and Zoning Commission to order at 6:00 p.m.

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**

No conflicts were declared.

### 3. OATHS OF OFFICE

- 3.A.**     [2025-239](#)     Administer oaths of office - Commissioner Bill Bird and Commissioner Cody Keller.

Elizabeth "Liz" Huvalla, Planning Development Coordinator, gave the oaths of office to reappointed Commissioner, Mr. Bill Bird and newly appointed Commissioner, Mr. Cody Keller.

### 4. ELECTIONS

Commissioner Bill Bird, and Commissioner Cody Keller, gave brief backgrounds on themselves.

Commissioner Cates made a motion, seconded by Commissioner Friar, to elect Commissioner Hiler for Vice Chair of the Planning and Zoning Commission. The motion carried by the following vote:

**Yea 7** - Chairman Bannwolf, Commissioner Bird, Commissioner Keller, Commissioner Friar, Commissioner Vecino, Commissioner Cates, Commissioner Hiler

Commissioner Hiler made a motion, seconded by Commissioner Bird, to elect Commissioner Cates for Secretary of the Planning and Zoning Commission. The motion carried by the following vote:

**Yea 7** - Chairman Bannwolf, Commissioner Bird, Commissioner Keller, Commissioner Friar, Commissioner Vecino, Commissioner Cates, Commissioner Hiler

- 4.A.**     [2025-240](#)     Consider election of vice chair and secretary.

### 5. PUBLIC COMMENTS:

Chairman Bannwolf opened public comments at 6:10 p.m.

Keith Watson spoke regarding concerns with the proposed egress point from item 7.A. that would go into their neighborhood that would cause congestion and safety concerns.

Curtis Graves spoke regarding concerns with congestion in their neighborhood, and concerns with the narrow streets.

Brian Stitch shared some of the same concerns with other neighbors from The Villas at Hampton Place and concerns with families being negatively impacted by the proposed development adjacent to their neighborhood.

Calvin Schwarz shared some of the same concerns of fellow neighbors; he would like the developer to consider other access points, not into their neighborhood.

Virgina Garza stated they already have more traffic from Lattimore opening into their neighborhood at the Hampton's. She further spoke in opposition of the other proposed access point into their neighborhood, and expressed concerns with safety of children with possible added traffic.

Katherine Doherty spoke regarding increased air pollution, potential environmental impacts, and safety concerns with increased traffic.

Steven Lee spoke regarding safety concerns with additional traffic, concerns with children playing and traffic cutting through.

Jennifer Fields, Deanna Arellano, Eric Munoz (president of the Home Owners Association), and Kathy Schwarz, all residents that live in The Villas at Hampton Place, spoke sharing some of the same concerns of their fellow neighbors and spoke in opposition of item 7.A.

Chairman Bannwolf closed public comments at 6:36 p.m.

## 7. REGULAR AGENDA:

- 7.A.**     [2025-237](#)     Public Hearing on a proposed zoning change request from a HOL-Interim Zoning District to R3-D - Duplex Residential Zoning District within the SIC - Scenic Interstate Corridor Overlay District for a 6.46 acre tract of land, located at 727A Johns Road.

At 6:36 p.m., Chairman Bannwolf prioritized item 7.A., moving it ahead of the consent agenda.

Francesca "Franci" Linder, Assistant Planning Director, presented the proposed rezoning case.

Chairman Bannwolf opened the public hearing at 6:59 p.m.

Ramero Guerrero, a representative from Boerne Independent School District (ISD), emphasized that the board of trustees holds the authority to make decisions concerning the access point to their property and that their priority is safety. He pointed out that they have not received a follow up plan from the developer regarding the proposed access point through Fabra Elementary School. He wanted to clarify that this access point is not finalized.

Aryn Graves, spoke in opposition of the proposed development.

By a show of hands, the majority of the audience was present for this proposed rezoning case.

Chairman closed the public hearing at 7:08 p.m.

Commission discussion ensued regarding the concerns raised by residents during public comments, as well as the commission's own apprehensions related to the proposed project; key issues highlighted included the adequacy of access points, potential traffic impacts, and safety considerations that could affect the adjacent subdivision. There were also concerns that approval of the zoning could lead to the development of a different project than the one currently under consideration. The commission expressed their desire to preserve the quality of life, maintaining the unique charm of Boerne, and addressing the needs and desires of the community at large.

Dennis Spenilli, property owner, spoke regarding other adjacent neighbors who are unwilling to collaborate on establishing a shared

easement that would provide an additional access point to the site. This lack of cooperation has created significant challenges for their development team, as they seek to navigate the complexities of local regulations and community expectations.

Daniel Wetzel, the project representative, addressed the potential for establishing a gated access point to the Hamptons subdivision. As for the other access point near Farbra Elementary, he emphasized that previous discussions with the school district had been preliminary and did not involve any formal proposal regarding an easement. However, he noted that there is already a 12-foot easement in place at that access point, which is grandfathered in. He discussed how they have already reduced density in their plan and would be willing to look at the possibility of making the roads private.

Overall the Commission still had concerns with the proposed access point to the Hampton's subdivision, and shared concerns that were brought up by the community.

A motion was made by Commissioner Friar, seconded by Commissioner Hiler, to deny a proposed zoning change request from a HOL-Interim Zoning District to R3-D - Duplex Residential Zoning District within the SIC - Scenic Interstate Corridor Overlay District for a 6.46-acre tract of land, located at 727A Johns Road.

The applicant requested to withdraw the item rather than have a recommendation to deny the request.

Motion and second was nullified. No further action taken and application was considered withdrawn.

#### 6. CONSENT AGENDA:

- 6.A. [2025-236](#) Consider approval of the minutes of the Planning and Zoning Commission meeting of May 5, 2025.

Item 6.A. was voted on separately, as follows:

A motion was made by Commissioner Keller, seconded by Commissioner Friar, to approve agenda item 6.A. (the minutes of the Planning and Zoning Commission meeting of May 5, 2025) with the following modification to the Special Use Permit for a drive-thru (Starbucks):

Franci Linder confirmed that if another business came in on the adjacent property, another drive-thru would **NOT** be allowed **WITHOUT ANOTHER SUP APPROVAL**.

The motion carried by the following vote:

**Yea 7** - Chairman Bannwolf, Commissioner Bird, Commissioner Keller, Commissioner Friar, Commissioner Vecino, Commissioner Cates, Commissioner Hiler

- 6.B.**     [2025-242](#)     Consider approval of Corley Farms Unit #5 Major Subdivision Final Plat generally located north of Corley Road and west of Vallerie Lane within the Extraterritorial Jurisdiction (ETJ) of the City of Boerne.

A motion was made by Commissioner Bird, seconded by Commissioner Vecino, to approve consent agenda item 6.B.

The motion carried by the following vote:

**Yea 7** - Chairman Bannwolf, Commissioner Bird, Commissioner Keller, Commissioner Friar, Commissioner Vecino, Commissioner Cates, Commissioner Hiler

#### REGULAR AGENDA:

- 7.B.**     [2025-238](#)     Public Hearing on a request for 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 Common of Menger Unit 11, Lot 11A, generally located near the northeast corner of Gallant Fox and Herff Road.

Francesca Linder, Assistant Planning Director, presented the proposed special use permit.

The commission discussed concerns with the uncertainty surrounding the timeline for developing the property to the east and the associated opening of the cul de sac in that direction. Additionally, they discussed traffic issues related to another Starbucks location in town and raised inquiries about the traffic studies that have been conducted, as well as those planned for the future, and questioned the traffic codes presented in the peak hour generation form. The commission expressed their desire to be meticulous in assessing all facets of proposed developments and their potential impacts on the town and its residents.

The developer, Justin Hobson, along with project engineer Mark Santos, presented to the commission on several key issues. They highlighted their plan's provision of 11 stacking spaces and 36 parking spots, which contrasts from the other Starbucks location in the area that experiences stacking issues. They indicated that traffic studies showed that much of the traffic there on Herff Road consists of vehicles already en route to other destinations, that will merely be stopping for coffee rather than generating new trips. Mark Santos noted that the city would reevaluate peak hour trips before issuing a certificate of occupancy and building permit. They also highlighted that with changing consumer behaviors, many customers place orders through an app, which allows for six designated mobile order pickup spaces, thereby streamlining operations and reducing congestion. They further noted that the proposed land use is consistent with the original master plan that included a coffee shop.

Jeff Carroll, City Engineering and Mobility Director, explained that a consultant is currently conducting a traffic study (to include one access point to the west and the driveway itself) to determine whether a deceleration lane is necessary and he discussed stacking concerns. He noted that the city will be overseeing the study and the primary objective is to prevent traffic from backing up onto Herff Road.

Chairman Bannwolf opened the public hearing at 8:50 p.m.

No comments were received from the public.

Chairman Bannwolf closed the public hearing at 8:50 p.m.

A motion was made by Commissioner Bird, seconded by Commissioner Vecino, to make a recommendation to Boerne City Council to approve 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 Common of Menger Unit 11, Lot 11A, generally located near the northeast corner of Gallant Fox and Herff Road with the following conditions:

1. The connection to either cul-de-sac to the east or west be established prior to the certificate of occupancy being issued
2. Hire a third-party consultant (selected by the City) to prepare a traffic study (paid for by the applicant), for both lots 11A +11B, to determine the need for a deceleration lane on Herff Road to the right-in-right-out access point; the traffic study would assume that the connection to the west was opened but not the connection to the east. If the study determines that there is a need for the deceleration lane it shall be constructed prior to the issuance of a certificate of occupancy.
3. Provide directional signage for individuals to access the drive-thru
4. The landscaping plan and permeable paving system must meet UDC requirements at time of development as determined by the Planning Director

The motion passed by the following vote:



**Yea 5** - Chairman Bannwolf, Commissioner Bird, Commissioner Keller, Commissioner Friar, Commissioner Vecino

**Nay 2** - Commissioner Cates, Commissioner Hiler

- 7.C.**     [2025-241](#)     Major Development Plat approval for Big Country #104 generally located at the southwest corner of Spencer Ranch Blvd and State Highway 46 within the Extraterritorial Jurisdiction (ETJ) of the City of Boerne.

Jo-Anmarie Andrade, City Planner II, presented the proposed plat.

Commission discussion ensued regarding traffic studies that have been done for this project and adjacent projects. They questioned if this gas station could prompt a traffic light and if other frontage commercial properties require traffic studies.

Chairman called for a ten minute recess at 9:00 p.m.

Chairman resumed the Planning and Zoning Commission meeting at 9:09 p.m.

Jeff Carroll, Director of Engineering and Mobility, spoke regarding previous traffic studies that were done for this parcel; a traffic signal was not triggered at this time. Other frontage commercial properties will require traffic studies and likely will trigger a traffic light. He also clarified that the gas station parcel was sold off from Spencer Ranch prior to the development agreement the city has with Spencer Ranch.

Tyler Smith, project engineer, confirmed that the current owner purchased the parcel from the Spencer Ranch development.

A motion was made by Commissioner Vecino, seconded by Commissioner Bird, to approve a Major Development Plat for Big Country #104 generally located at the southwest corner of Spencer Ranch Blvd and State Highway 46 within the Extraterritorial Jurisdiction (ETJ) of the City of Boerne.

The motion carried by the following vote:

**Yea 7** - Chairman Bannwolf, Commissioner Bird, Commissioner Keller, Commissioner Friar, Commissioner Vecino, Commissioner Cates, Commissioner Hiler

8. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - No discussion or action may take place

- TML Land Use Essentials Conference

Nathan Crane, the Planning Director, updated the Commission on several upcoming training sessions for which the city has allocated funding.

9. ADJOURNMENT

Chairman Bannwolf adjourned the Planning and Zoning Commission at 9:24 p.m.

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Chairman

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Secretary