

MINUTES
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, February 2, 2026 – 6:00 p.m.

Minutes of the regular called Planning and Zoning Commission Meeting of February 2, 2026.

Present **6** - Chairman Tim Bannwolf, Vice Chair Lucas Hiler, Commissioner Bob Cates, Commissioner Susan Friar, Commissioner Bill Bird, and Commissioner Carlos Vecino

Absent **1** - Commissioner Cody Keller

Commissioner Hiler arrived at 6:18 p.m.

Staff Present: Siria Arreola, Misti Rains, Ryan Bass, Franci Linder, Nathan Crane, Abigail Knott, Jeff Carroll, Mick McKamie, Anne Bransford, Barrett Squires.

Recognized/Registered Guests: Dana Mathes and Daniel Wetzel.

1. CALL TO ORDER – 6:00 PM

Chairman Bannwolf called the meeting to order at 6 p.m.

Chairman Bannwolf led the pledge of allegiance to the United States flag and to the Texas flag, followed by a moment of silence.

2. CONFLICTS OF INTEREST

No conflicts were declared.

3. PUBLIC COMMENTS

Dana Mathes, 164 Creek Springs, thanked the commission for listening to concerns and raised concerns with the Buc-ee's plat.

Chairman Bannwolf announced that agenda item 4B will be removed from the

consent agenda.

4. CONSENT AGENDA:

A MOTION WAS MADE BY COMMISSIONER BIRD, SECONDED BY COMMISSIONER CATES TO APPROVE THE CONSENT AGENDA ITEM 4A AND REMOVE ITEM 4B FOR DISCUSSION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Chairman Bannwolf, Commissioner Cates, Commissioner Friar, Commissioner Bird, and Commissioner Vecino

A. CONSIDER APPROVAL OF THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF JANUARY 12, 2026.

THE MINUTES WERE APPROVED.

B. CONSIDER APPROVAL FOR BUC-EE'S #41A MAJOR SUBDIVISION PLAT, CONTAINING A PORTION OF THE "IH-10 SURPLUS NORTH" TRACT, GENERALLY LOCATED AT 33365 INTERSTATE 10 W, BOERNE, TEXAS, 78006.

Chairman Bannwolf called on Ms. Franci Linder, Assistant Planning Director. Ms. Linder displayed a location map of the subject property and provided background information. She noted that the original development agreement was approved on August 8, 2016, and that an amendment, along with a zoning ratification, was approved by City Council on January 27, 2026. The property is zoned C-3, Community Commercial, and staff has identified no environmental constraints associated with the site.

Ms. Linder displayed the proposed plat, which includes two residential lots: Lot 4, the largest lot, and Lot 5, the smallest. Staff recommended approval subject to stipulations. Ms. Linder clarified the difference in acreage between the two lots, explaining that Buc-ee's Way separates them, resulting in the acreage discrepancy.

Chairman Bannwolf reviewed the applicable approval requirements as outlined in the Unified Development Code (UDC).

Mr. Jeff Carroll, Engineering Director, addressed questions regarding parking,

stating that the parking configuration had been previously approved. He noted that future traffic impacts would be evaluated through future Traffic Impact Analyses (TIAs), as required.

Mr. Mick McKamie, City Attorney, clarified that roadways are designed based on current TIAs and not on speculative future traffic conditions.

Commissioner Hiler arrived at the meeting at 6:18 p.m.

Additional discussion noted that the vast majority of Buc-ee's traffic is anticipated to originate from the interstate rather than local roadways. It was further stated that the City's code does not account for a limited number of peak traffic days.

In response to a question regarding retail pad sites, staff confirmed that the pad sites have been removed from the development agreement. Any future inclusion would require a formal amendment to the agreement.

A MOTION WAS MADE BY COMMISSIONER CATES, SECONDED BY COMMISSIONER VECINO, TO APPROVE BUC-EE'S #41A MAJOR SUBDIVISION PLAT, CONTAINING A PORTION OF THE "IH-10 SURPLUS NORTH" TRACT, GENERALLY LOCATED AT 33365 INTERSTATE 10 W, BOERNE, TEXAS, 78006 INCLUDING THE FOLLOWING STIPULATIONS; THE RECORDED PLAT SHALL SUBSTANTIALLY CONFORM TO THE PLAT DATE STAMPED JANUARY 22, 2026 AND THE PLAT SHALL NOT BE RECORDED UNTIL ALL CLERICAL CORRECTIONS HAVE BEEN REVISED AS DETERMINED BY THE PLANNING DIRECTOR. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 6 - Chairman Bannwolf, Vice Chair Hiler, Commissioner Cates, Commissioner Friar, Commissioner Bird, and Commissioner Vecino

5. REGULAR AGENDA:

- A. **CONSIDER A REQUEST FOR A VARIANCE TO CHAPTER 8, SECTION 8.2(A) 2.B. RESTRICTIONS WITHIN WATERSHED PROTECTION ZONES, OF THE UNIFIED DEVELOPMENT CODE FOR A PROPERTY**

LOCATED AT 727A JOHNS ROAD (KAD NO. 14393).

Chairman Bannwolf called on Ms. Abigail Knott, City of Boerne Engineer, who presented an overview of the project's drainage and water quality considerations, including Drainage Protection Zones (DPZs). Ms. Knott reviewed the ordinary high water mark, supported by site photographs, and discussed the DPZ exception requests. She also reviewed the location map and noted that the Planned Unit Development (PUD) was approved by the Planning & Zoning Commission on September 8, 2025.

Ms. Knott explained that the DPZ variance request is due to the proposed crossing being within 1,000 feet of other perpendicular crossings, including a private driveway crossing at 727 Johns Road and the Lattimore crossing. Staff recommends approval of the DPZ variance with the stipulation that the variance be valid only for this specific parcel.

Chairman Bannwolf then called on Mr. Daniel Wetzel, applicant of the proposed project, who stated that the request is to allow the use of boxed culverts. He reviewed existing site conditions and explained that the design would likely require two to three barrels of boxed culverts. Mr. Wetzel noted that the plans are very preliminary at this stage.

Commissioner Cates, who served on the committee, stated that he is generally hesitant to grant waivers. However, he expressed support for the request in this case, noting that the proposed design protects the Hampton Way neighborhood. He further commented that the developer provided a buffer zone and worked cooperatively with the surrounding community.

Mr. Wetzel stated that the overall intent of the request is to mitigate flooding impacts both downstream and upstream.

A MOTION WAS MADE BY VICE CHAIR HILER, SECONDED BY COMMISSIONER BIRD, TO APPROVE A VARIANCE TO CHAPTER 8, SECTION 8.2(A) 2.B. RESTRICTIONS WITHIN WATERSHED PROTECTION ZONES, OF THE UNIFIED DEVELOPMENT CODE FOR A PROPERTY LOCATED AT 727A JOHNS ROAD (KAD NO. 14393) INCLUDING THE FOLLOWING STIPULATION THAT THE DPZ VARIANCE WILL ONLY BE EFFECTIVE FOR THIS SPECIFIC PUD DEVELOPMENT. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 6 - Chairman Bannwolf, Vice Chair Hiler, Commissioner Cates, Commissioner Friar, Commissioner Bird, and Commissioner Vecino

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

Planning Director Crane provided an update on the UDC stating that proposed amendments will come before the commission in May/June 2026.

Commissioner Friar asked staff for updates regarding prior projects that have come before the Commission and had been approved over the last few years. Director Crane stated that he would provide updates if locations were provided.

Commissioner Cates confirmed that he has a history of not wanting to approve variances. He doesn't believe a precedence was set today.

7. ADJOURNMENT

Chairman Bannwolf adjourned the Planning and Zoning Commission Meeting at 7:02 p.m.

Approved

Chairman

Attest

Executive Assistant

