

MINUTES
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, August 4, 2025 – 6:00 p.m.

Present 5 - Vice Chair Lucas Hiler, Commissioner Susan Friar,
Commissioner Cody Keller, Commissioner Bill Bird, and
Commissioner Carlos Vecino

Absent 2 - Chairman Tim Bannwolf, and Commissioner Bob Cates

1. CALL TO ORDER – 6:00 PM

Vice Chair Hiler called the Planning and Zoning Commission meeting to order at 6:00PM.

Vice Chairman Hiler led the Pledge of Allegiance to the United States Flag and to the Texas Flag.

2. CONFLICTS OF INTEREST

No conflicts were declared.

3. PUBLIC COMMENTS:

Sam McGee, a local business owner and resident with addresses at 604 S Main and 133 Fair Springs, had numerous concerns about Buc-ee's. He requested that the city limit the project's footprint. He said that an excessive number of pumps will worsen traffic, strain emergency medical services, and contribute to noise pollution. McGee also noted that declining property values are a serious issue, particularly for a town like Boerne. He believes that reducing the scope of the project will better preserve the community's balance and quality of life.

Kristine Ackerman, who lives at 623 Menger Springs, used the Best Western development to illustrate her concerns, which she said was built too close to the adjacent villas, negatively affecting neighboring homes. She fears Buc-ee's will have similar consequences, including pollution, transient activity, and proximity to residential areas, all of which could lower property values. While she acknowledged that Buc-ee's made efforts to minimize its neighborhood impact, she insisted that the development be kept as small as possible to protect the community.

Denise Bruchmiller of 373 Menger Springs echoed concerns about traffic and questioned whether current traffic studies are still valid. She raised issues regarding light pollution, environmental degradation, and the potential for declining property values. Mrs. Bruchmiller also stressed the importance of maintaining Boerne's dark sky standards and called for the Buc-ee's project to be scaled down as much as possible to align with the community's character.

Dan Mathis of 164 Creek Springs criticized the lack of transparency and detailed public information for the Buc-ee's project. He recalled a meeting with a Buc-ee's representative in 2017 and acknowledged some proposed mitigation measures such as a smaller sign, water conservation efforts, and dark sky compliance. However, he was still troubled about the project's overall scale, especially the brightness and size of signage and lighting. Mathis warned that the development could degrade Boerne's appearance, quality of life, and property values. He strongly supported limiting the project's size and denying any additional land requests.

Paula Rieker, who resides at 101 Creek Springs, shared her fear of the significant impact Buc-ee's will have on neighboring areas. She criticized the lack of detailed information available to the public and cautioned against a "rubber-stamp" approach to approving additional acreage. Rieker highlighted that taxpayers are bearing the financial burden for much of the road construction associated with the project. She encouraged local officials to renegotiate the agreement in a way that benefits Boerne residents and supported the completion of a comprehensive traffic study.

Kristen McGee, of 133 Fair Springs, voiced frustration over the lack of readily available information regarding the Buc-ee's development. She called for increased transparency from Buc-ee's about their long-term intentions and questioned whether the project fits Boerne's identity, especially on I10 as one of the main entrances into Boerne. McGee commented on conflicting priorities, such as the need for safety versus the desire to preserve dark skies.

4. CONSENT AGENDA:

A. CONSIDER APPROVAL OF THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF JULY 7, 2025.

The minutes were approved.

A MOTION WAS MADE BY COMMISSIONER FRIAR, SECONDED BY COMMISSIONER BIRD, TO APPROVE THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF JULY 7, 2025.. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Vice Chair Hiler, Commissioner Friar, Commissioner Keller, Commissioner Bird, and Commissioner Vecino

Absent: 2 - Chairman Bannwolf, and Commissioner Cates

B. A REQUEST FOR FINAL PLAT APPROVAL FOR RANCHES AT CREEKSIDE, UNITS 7 & 8, GENERALLY LOCATED AT 125 STATE HIGHWAY 46.

The plat was approved.

A MOTION WAS MADE BY COMMISSIONER FRIAR, SECONDED BY COMMISSIONER BIRD TO APPROVE ITEM 4.B OF THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Vice Chair Hiler, Commissioner Friar, Commissioner Keller, Commissioner Bird, and Commissioner Vecino

Absent: 2 - Chairman Bannwolf, and Commissioner Cates

5. DISCUSSION ITEMS:

Nathan Crane, Director of Planning, discussed upcoming trainings with commissioners.

A. Cyber security training deadline is August 8, 2025.

B. Ethics training deadline is August 11,2025.

C. Texas APA Conference, October 22nd-24th in Bryan/College Station.

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

No comments were made.

7. ADJOURNMENT

Vice Chair Hiler adjourned the meeting at 6:27p.m.

APPROVE

CHAIRMAIN

ATTEST

ADMINISTRATIVE ASSISTANT