

MINUTES
SPECIAL CALLED PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, January, 12, 2026 – 6:00 p.m.

Present **6 -** Vice Chair Lucas Hiler, Commissioner Bob Cates, Commissioner Susan Friar, Commissioner Cody Keller, Commissioner Bill Bird, and Commissioner Carlos Vecino

Absent **1 -** Chairman Tim Bannwolf

Staff Present: Nathan Crane, Franci Linder, Sarah Riggs, Jeff Carroll, Mick McKamie, Abigail Knott, Misti Rains, and Siria Arreola.

Recognized/Registered Guests: John, McNamare, Virginia Nikolich, Tanji Patton, Dana Mathes, Susan and Skipper Welson, James and Emma Willis, Mike and Carol Schultz, Mickey Starnes, Jan Rider, Karen Hawkins, Kathie Maxfield, Mark Hawkins, Denise Bruchmiller, Carol Towery, and Perry Bush.

1. CALL TO ORDER – 6:00 PM

Vice Chairman Hiler called the meeting to order at 6:00 p.m. He led the Pledge of Allegiance to the United States Flag and the Texas Flag, followed by a moment of silence.

2. CONFLICTS OF INTEREST

Commissioner Keller declared a conflict with agenda item 5A.

3. PUBLIC COMMENTS:

Dana Mathes, 164 Creek Springs, shared his concerns regarding Buc-ee's and requested that the commission withhold plat approval until the development agreement is finalized.

Mark Hawkins, 530 Oak Park, voiced concerns about the project at Siena Court and Mr. Luciani.

4. CONSENT AGENDA:

A MOTION WAS MADE BY COMMISSIONER CATES, SECONDED BY COMMISSIONER BIRD, TO APPROVE THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

A. [2025-652](#) CONSIDER APPROVAL OF THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 1, 2025.

The Minutes were approved.

Commissioner Keller stepped away from the Dais at 6:01 p.m.

A. [2025-651](#) CONSIDER APPROVAL FOR BUC-EE'S #41 FINAL PLAT GENERALLY LOCATED AT 33375 INTERSTATE 10 W.

Franci Linder, Assistant Planning Director, presented the location map for the proposed final plat and noted that the preliminary plat was approved on October 5, 2020. Ms. Linder displayed the future land use map, indicating that the property is designated for commercial use, and reviewed the proposed final plat, which includes a lot dedication to the City of Boerne for open space. Primary access to the property will be from IH 10 via Buc-ee's Way.

Ms. Linder reviewed the staff recommendation, which is to approve the final plat subject to the following conditions: 1. The recorded plat must substantially conform to the version dated January 8, 2026 and 2. The final plat shall not be recorded until all clerical corrections have been completed to the satisfaction of the Planning Director.

Discussion ensued regarding missing approval stamps on the Buc-ee's plat. Ms. Linder clarified that the plat has received full departmental review and that staff has provided a clean copy. Additional discussion followed regarding the Traffic Impact Analysis (TIA).

Vice Chairman Hiler called on Mr. Dana Mathes to address the Commission. Mr. Mathes stated that a community group had previously met with the Mayor, City Manager, and City Staff to discuss concerns.

Vice Chairman Hiler called on Mr. Jon McNamare, representative for Buc-ee's, who explained that the final plat was resubmitted in November and that Buc-ee's had been waiting for the completion of other related processes.

Nathan Crane, Planning Director, clarified that the open space is dedicated to the City of Boerne for park use, which does not require additional zoning action. He also reviewed with the Commission the criteria for final plat approval as outlined in the Unified Development Code (UDC).

A MOTION WAS MADE BY COMMISSIONER CATES, SECONDED BY COMMISSIONER BIRD, TO APPROVE THE FINAL PLAT FOR BUC-EE'S #41 GENERALLY LOCATED AT 33375 INTERSTATE 10 W, WITH THE FOLLOWING STIPULATIONS: 1. THE RECORDED PLAT SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT DATE STAMPED JANUARY 8, 2026 AND 2. THE FINAL 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: 5 - Vice Chair Hiler, Commissioner Cates, Commissioner Friar, Commissioner Bird, and Commissioner Vecino

Recused: 1 - Commissioner Keller

Commissioner Keller returned to the Dais at 6:37 p.m.

B. [2025-653](#) CONSIDER APPROVAL FOR SIENA COURT GARDEN HOMES FINAL PLAT APPROVAL GENERALLY LOCATED NORTHEAST OF DAILEY STREET AND FREY STREET.

Ms. Franci Linder presented the location and future land use maps for the Siena Court subdivision. She noted the property, formerly owned by J.L. Muell, had a preliminary plat approved on November 15, 2018, which expired on April 6, 2021. The proposed final plat shows subdivision access from Siena Court.

The Planning and Zoning Commission previously denied the plat on November 3, 2026, per the UDC for stated reasons.

Ms. Linder reported that ownership has since changed and that the applicant submitted a letter included in the meeting packet. Staff recommended approval of the final plat with six stipulations, including repairs to the Siena Court pavement.

Vice Chairman Hiler called on Mr. Mitchell Stars to speak. Mr. Stars is representing the new ownership under Mr. Jesse Moreno of 310 Sunset, San Antonio, who stated that the goal is to complete the project.

Vice Chairman Hiler called on Ms. Jan Rider, 530 Oak Park, she stated residents never received what they were promised.

Commissioners discussed the change in ownership, the new owner's financial capacity, the timing of required stipulations, and clarification of the ownership name shown on the plat.

A MOTION WAS MADE BY COMMISSIONER FRIAR, SECONDED BY COMMISSIONER VECINO, TO APPROVE THE FINAL PLAT FOR SIENA COURT GARDEN HOMES GENERALLY LOCATED NORTHEAST OF DAILEY STREET AND FREY STREET WITH THE STIPULATION THAT THE OWNER'S NAME BE ADDED TO THE FINAL PLAT AND 1. THE RECORDED PLAT SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT DATE STAMPED OCTOBER 20, 2025. 2. PRIOR TO FINAL ACCEPTANCE, ALL EXISTING OR PROPOSED FENCES/RETAINING WALLS NOT INCLUDED AS PART OF THE PUBLIC IMPROVEMENTS WILL NEED TO HAVE PERMITS SUBMITTED, REVIEWED, AND APPROVED. THIS INCLUDES PROVIDING GATES CROSSING UTILITY EASEMENTS AND REPAIRING/IMPROVING THE FENCE ABUTTING THE COTTAGES ON OAK PARK BASED ON A STRUCTURAL ENGINEER'S ANALYSIS. 3. PRIOR TO FINAL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS THE DEVELOPER MUST CONDUCT ALL REQUIRED TESTING OF THE WATER, SEWER, AND GAS INFRASTRUCTURE AND MAKE ANY REPAIRS NECESSARY TO MEET CITY SPECIFICATIONS AS DETERMINED BY THE CITY ENGINEER. THIS INCLUDES, BUT IS NOT LIMITED TO: REPAVING THE ENTIRE CUL-DE-SAC AND REPAIRING/IMPROVING DRAINAGE FOR THE INLET INTERCEPTING THE STORMWATER RUNOFF LEAVING THE COTTAGES ON OAK PARK DETENTION FACILITIES. 4. A 2-YEAR, 20% WARRANTY BOND SHALL BE PROVIDED AT FINAL ACCEPTANCE. 5. PRIOR TO RECORDATION, FINANCIAL GUARANTEE SHALL BE PROVIDED FOR THE CURRENT COST OF STREETS, DRAINAGE, AND UTILITIES IMPROVEMENTS IF THESE IMPROVEMENTS HAVE NOT BEEN ACCEPTED BY THE CITY. 6. THE FINAL 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 - Vice Chair Hiler, Commissioner Cates, Commissioner Friar, Commissioner Keller, Commissioner Bird, and Commissioner Vecino

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

Planning Director Nathan Crane introduced Ms. Misti Raines, Executive Assistant for the Planning Department.

7. ADJOURNMENT

Vice Chairman Hiler adjourned the Planning and Zoning Commission Meeting at 7:04 p.m.

Vice Chair

Administrative Officer