

MINUTES
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, July 7, 2025 – 6:00 p.m.

Minutes of the Planning and Zoning Commission meeting of July 7, 2025.

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

1. CALL TO ORDER – 6:00 PM

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

Chairman Bannwolf 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:

Several Boerne residents and community leaders expressed strong concerns about the proposed introduction of a Goodwill thrift store and a Buc-ee's location in the area, citing potential negative impacts on the local economy, environment, and community character.

Ellen Clark, a resident at 518 Fabra Street and manager of a local thrift store, shared her concern that a Goodwill location would dilute charitable donations within the community. She emphasized that Boerne and Kendall County need donations to stay in the community

and that, unlike local thrift shops, Goodwill often sends donations outside the county, reducing the direct local benefit.

Bryce Boddie at 102 W. Main St., Executive Director of Hill Country Family Services, noted that their organization serves only Kendall County and relies entirely on their thrift store to fund a local grocery store and numerous other programs. He stressed that Kendall County was named the most charitable county in 2023, and fears that Goodwill's presence would impede the support local nonprofits currently receive.

Patti Mainz, at 157 S. Main Street, Director of Das Festival and a member of the Historic Landmark Commission, highlighted the vital role existing local thrift shops already play in disaster response, job placement, and literacy programs. She argued that Goodwill's services would duplicate existing programs. She warned that Goodwill's presence could turn Boerne into dumping ground, as has happened in other communities.

Rebecca Forest at 105 Thunder Rd., Executive Director of Hill Country Animal League, added that local thrift stores already collaborate effectively and keep funds within the Boerne area. While acknowledging Goodwill's broader mission, she believes the organization would not contribute meaningfully to the specific needs of Boerne.

Lisa Albin of 412 English Oaks Circle echoed these concerns, acknowledging Goodwill's mission but stating that its local impact is limited. She emphasized that Boerne's current thrift stores employ local residents and ensure donations directly benefit the community.

Cheryl and Bryan Russell, 157 Bitter Springs, are opposed to the proposed Buc-ee's development. Cheryl raised environmental concerns, specifically the potential deterioration of local air quality. Bryan described the project as a "monstrosity" and questioned the appropriateness of having Buc-ee's serve as a gateway into Boerne. He fears that such a large-scale development would dramatically alter the small-town character of the area.

Adelin Andretti of 128 Abbeydell, said that she avoids Goodwill because of high prices and a less welcoming environment. She appreciates knowing where her donations and dollars go and values that they remain within the community.

Amelia and Joshua Andrews, 108 Kingsman Court, Regent Park, voiced serious concerns about the proposed Buc-ee's development. Amelia

criticized the lack of transparency in the planning process, citing unanswered questions about road connections, access points, and the overall design of the project. Joshua expressed worries about increased traffic flowing through Regent Park and noted a recent rise in neighborhood crime. He is concerned that the additional congestion and visitor volume brought by Buc-ee's could further compromise community safety.

4. CONSENT AGENDA:

A MOTION WAS MADE BY VICE CHAIR HILER, SECONDED BY COMMISSIONER BIRD, TO APPROVE ITEM 4.A OF 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. CONSIDER APPROVAL OF THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF JUNE 2, 2025.

THE MINUTES WERE APPROVED.

5. REGULAR AGENDA:

A. PUBLIC HEARING AND CONSIDER A REQUEST FOR A SPECIAL USE PERMIT (SUP) FOR A THRIFT STORE LOCATED AT 1030 N MAIN ST.

Jo-Anmarie Andrade Planner II, presented a Special Use Permit (SUP) request on behalf of Goodwill Industries to operate an indoor thrift retail store within a vacant commercial space. She stated that the proposed project aligns with the City of Boerne's Strategic Map and Future Land Use Map (FLUM), and the property is zoned C-2 with no identified environmental constraints. The proposal includes interior

renovations and a new outdoor signage package. The use would be limited to indoor operations only, with no outdoor donation bins. A fully fenced, cement loading dock is included in the site design, and all donations and deliveries would be accepted only during store hours.

Michael Jarrison of Espada Real Estate gave an additional presentation for the public and commission on behalf of Goodwill. He stated that Goodwill has committed to implementing mitigation strategies in case of off-hour donation drop-offs and plans to maintain an orderly appearance with employee parking designated at the rear of the center.

Dave Peterson, COO of Goodwill San Antonio, emphasized that Goodwill is a 501(c)(3) nonprofit organization whose mission is “Changing Lives Through the Power of Work.” The organization currently operates stores in nearby communities such as Kerrville, Bulverde, and Cibolo. He stated that most of the store’s earnings go toward funding programs like workforce development, job placement, digital literacy, career centers, manufacturing bootcamps, and youth initiatives. Goodwill has been in discussions with Boerne ISD about potential collaboration and plans to assist, not displace, existing nonprofits.

The signage plan proposes four new signs: a main store sign, a Goodwill logo, a “Donations” sign, and a shared center sign, replacing outdated signage. According to the development team, this project would help revitalize the aging shopping center. Michael Jarrison noted that Goodwill identified this location for its visibility, size, and potential, and the property owner initiated the conversation with Goodwill about tenancy. A parking study indicated the site can accommodate retail use, and employee parking will be directed to the back of the center to ease congestion.

Commissioner Bannwolf opened the public hearing at 7:00 PM. Several members of the public voiced concerns about the proposed Goodwill location. Bryce Boddie stated that Boerne has not expressed a need for Goodwill, and local nonprofits are already meeting the community’s

needs effectively. Patti Mainz questioned why Goodwill has not engaged in any community efforts since their SUP was denied in 2023 and suggested they should contribute before seeking approval. Amelia Andrews raised concerns about visual obstruction to O'Reilly Auto Parts and negative impacts on the area's aesthetics. She asked why they were denied an SUP permit back in 2023. Chairman Bannwolf recalled that it was due to the location being in an entrance corridor to Boerne, and concern about the impact it would have aesthetically to that corridor. Ellen Clark stated that Goodwill does not have Boerne's interests at heart, unlike local nonprofit organizations that give back significantly. The public hearing was closed at 7:07p.m.

During commission deliberations, several members expressed doubts about the project. Chair Bannwolf pointed out that the proposal fails to meet four of the thirteen SUP criteria outlined in the UDC and does not align with Boerne's master plan. Commissioner Hiler acknowledged that while there have been some changes since the 2023 application, the proposal remains largely the same, and the prior concerns about donation pileups and insufficient staffing have not been fully addressed. He cited a social media post showing unattended donations outside the Kerrville location. Commissioner Cates noted that the current proposal doubles the square footage of the original 2023 request including the addition of retail, and does not resolve key issues.

Commissioner Friar requested a review of Boerne's Strategic Map and said the project does not align with city values like enhancing quality of life or fostering partnerships. He criticized the preparation done by Goodwill and their lack of local engagement to determine the needs of Boerne/Kendall County. He added that the visible donation areas offered at the front of the store are inappropriate for an entrance corridor into Boerne. He also questioned whether the programs that Goodwill offer would benefit Boerne. Commissioner Bird echoed concerns about the lack of community connection, stating that Goodwill

appears to function more as a regional retail chain than a local partner. Commissioner Vecino raised questions about whether the community is expecting too much from outside organizations while still resisting regional integration. His concern is that the lack of willingness for regional integration will prevent the shopping center from gaining tenants, therefore leaving it as an “eyesore”.

Additional discussion centered around the entrance corridor’s importance to Boerne’s character. Commissioner Friar emphasized that items left at donation sites become environmental concerns and eyesore. He also pointed out that parking is likely to be inadequate during peak business hours, especially with multiple tenants operating simultaneously. Commissioner Keller said that while he had high hopes for the revitalization of the shopping center, the proposed Goodwill does not meet Section 5 of the SUP requirements and is not suitable for this key corridor into Boerne.

In response, Jarrison and Peterson clarified that other locations were not actively considered because the property owner approached Goodwill with the opportunity. They reaffirmed their commitment to managing donation concerns and stated that the parking plan had been carefully considered. Bannwolf concluded that Goodwill’s proposal does not meet 4 of the 13 required criteria for an SUP, especially given its location and the lack of community benefit demonstrated. Commissioner Hiler closed by encouraging Goodwill to use feedback as motivation to genuinely engage with the community and return with a more fitting proposal in the future.

A MOTION WAS MADE BY VICE CHAIR HILER, SECONDED BY COMMISSIONER BIRD, TO DENY A REQUEST FOR A SPECIAL USE PERMIT (SUP) FOR A THRIFT STORE LOCATED AT 1030 N MAIN ST. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Nay: 1 - Commissioner Vecino

- B.** POSTPONED: PUBLIC HEARING AND CONSIDER ON A REQUEST TO REZONE A 3.976 ACRE TRACT(S) FROM HOL-INTERIM HOLDING ZONING DISTRICT TO C3-SICO (COMMUNITY COMMERCIAL WITHIN THE SCENIC INTERSTATE CORRIDOR OVERLAY DISTRICT) LOCATED IMMEDIATELY TO THE EAST OF THE PROPERTY GENERALLY LOCATED AT 33375 INTERSTATE 10 W. (This item has been postponed. No discussion or decision will take place at this time. It will be re-advertised prior to being considered by the Commission.)

6. DISCUSSION ITEMS:

A. DRIVE-THRU REGULATIONS DISCUSSION.

Chairman Bannwolf requested that Planning Director, Nathan Crane, lead the discussion on drive-thru regulations, and whether the existing criteria are sufficient or if further discussion is needed. Director Crane referenced a study out of St. Paul about drive-thru in relation to the regulations in Boerne. He listed similarities and differences in the study and recommendations for St. Paul.

Commissioner Hiler appreciated the Design Manual given to the commissioners, and commented on its usefulness for future SUPs and other permits. He commented on the issue of queuing that many coffee shops face, and the impact it can have.

B. STAFF TRANSITION DISCUSSION.

Chairman Bannwolf called on Cheryl Rogers, City Engineer, who is leaving her position with the city. He asked her to speak to the commission on where she is going and what role she will be transitioning into.

C. INTRODUCTION OF NEW PLANNING AND ZONING ADMINISTRATIVE ASSISTANT, KYLIE NETTLES.

Chairman Bannwolf asked Planning Director, Nathan Crane, to introduce Kylie Nettles, the new Administrative Assistant in the planning department. Then Chairman Bannwolf requested for Mrs. Nettles to give

a brief introduction as to her history and what brought her to the city.

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

Staff reviewed upcoming training and conferences. Commissioner Bird commented on the value of the conversation and expressed appreciation for Commissioner Vencino's role as a voice of adversity, which added meaningful perspective to the discussion.

The commission and staff commented on the Boerne Strategy Map. Assistant City Manager, Kristy Stark, clarified that the map was adopted by the City Council. Commissioners requested a presentation on the Strategy Map at a later meeting.

8. ADJOURNMENT

Chairman Bannwolf adjourned the Planning and Zoning Commission Meeting at 8:07p.m.

APPROVE

CHAIRMAN

ATTEST

ADMINISTRATIVE ASSISTANT