

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE CITY HALL**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Monday, May 4, 2026 – 6:00 p.m.**

Minutes of the regular called Planning and Zoning Commission Meeting of May 4, 2026.

**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

**Staff Present:** Maria Garcia, Nathan Crane, Francesca "Franci" Linder, Barrett Squires, Jo-Anmarie Andrade, Misti Rains.

**Recognized/Registered Guests:** Dana Mathes.

**1. CALL TO ORDER – 6:00 PM**

Chairman Bannwolf called the meeting to order at 6:00pm.

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

**2. CONFLICTS OF INTEREST**

No conflicts were declared.

**3. PUBLIC COMMENTS**

Dave Mathes thanked the commission for listening to all his raised concerns as thanked Chairman Bannwolf for his time of service as the Chairman for the Planning and Zoning Commission.

**4. CONSENT AGENDA:**

**A MOTION WAS MADE BY COMMISSIONER FRIAR, SECONDED BY VICE CHAIR HILER, TO APPROVE THE CONSENT AGENDA ITEMS 4A AND 4B. THE MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yeah:** 7 - Chairman Bannwolf, Vice Chair Hiler, Commissioner Cates, Commissioner Friar, Commissioner Keller, Commissioner Bird, and Commissioner Vecino

- A. [2026-143](#) Consider approval of the Esperanza 3I Preliminary Plat, generally located southwest of the intersection of Fandango and Galisteo.
- B. [2026-144](#) Consider approval of the Regent Park Unit 6 Final Plat, generally located southwest of the intersection of Park Boulevard and Regent Boulevard.

**5. REGULAR AGENDA:**

No items were reported.

**6. DISCUSSION:**

[2026-148](#) Acknowledgment and appreciation of Tim Bannwolf’s service on the Planning and Zoning Commission.

Chairman Bannwolf stepped down to the public podium to deliver a heartfelt, farewell address, recognizing Mrs. Bannwolf for her years of steadfast support of his position, expressed his gratitude towards the Planning and Zoning Commission for their dedicated service alongside his, and sincerely thanked the City of Boerne’s Planning Department staff for their continued efforts and commitment.

**7. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF**

No discussion or action took place.

**8. ADJOURNMENT**

Meeting was adjourned by Vice Chairman Lucas Hiler at 6:10 p.m.

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Chairman

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Executive Assistant