

**CITY OF KERRVILLE, TEXAS  
PLANNING AND ZONING COMMISSION**

September 3, 2020

**Members Present:**

Garrett Harmon, Chair  
Tricia Byrom, Commissioner  
David Jones, Commissioner  
David Lipscomb, Commissioner  
Cliff Tuttle, Commissioner  
Hunter Patterson, Commissioner

**Members Absent:**

Rustin Zuber, Vice-Chair

**City Staff Present:**

Guillermo Garcia, Executive Director for Strategic Initiatives  
Mike Hayes, City Attorney  
Drew Paxton, Director of Planning  
Steve Melander, Planner I  
Dorothy Miller, Recording Secretary

**CALL TO ORDER:**

On September 3, 2020, Cmr. Harmon called the Kerrville Planning and Zoning Commission regular meeting to order at 4:30 p.m. in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

**1. MINUTES**

**1A. Approval of the minutes from August 20, 2020**

Cmr. Byrom moved to approve the minutes as presented; motion was seconded by Cmr. Jones and passed 6-0.

**2. CONSIDERATION & FINAL ACTION**

**2A. A final plat for the re-platting of Bluebell Hills 1, Block 1, Lots 1 through 3 and Lots 5 through 12, and generally located north of Jackson Rd, west of Bluebell Rd and south of Cypress St, and of Bluebell Hills 2, Block 1, Lots 1 through 6 and Westland, Block 64, Lot 1 and 2, and generally located north of Jackson Rd, east of Bluebell Rd and west of Galbraith Ave, subdivisions located in Kerr County, Texas. (Case No. 2020-046)**

Mr. Paxton presented the finding of facts.

Cmr. Byrom moved to approve with the conditions as presented a final plat A final plat for the re-platting of Bluebell Hills 1, Block 1, Lots 1 through 3 and Lots 5 through 12, and generally located north of Jackson Rd, west of Bluebell Rd and south of Cypress St, and of Bluebell Hills 2, Block 1, Lots 1 through 6 and Westland, Block 64, Lot 1 and 2, and generally located north of Jackson Rd, east of Bluebell Rd and west of Galbraith Ave, subdivisions located in Kerr County, Texas. Motion was seconded by Cmr. Tuttle and passed 6-0.

**3. PUBLIC HEARING, CONSIDERATION & ACTION**

**3A. An ordinance to change the zoning from R-1 Single Family Residential District to C-1 Neighborhood Commercial District on approximately 1.93 acres out of original Survey No. 146, Wm C. Francis, Abstract No.**

137; including 1.7 acres part of Lot No. 16, Block 2, of Highpointe at Riverhill Section One-B and 0.23 acres of unplatted land, and generally located at 1478 Bandera Highway. (Case No. 2020-031)

Mr. Gary Hatch, applicant, presented his case.

Mr. Paxton presented the finding of facts.

Cmr. Harmon opened the public hearing at 4:42 p.m.

There were no callers for the public hearing. Mr. Paxton read one letter of opposition.

Hearing no one else speak, Cmr. Harmon closed the public hearing at 4:43 p.m.

Cmr. Byrom moved to recommend approval as presented of an ordinance to change the zoning from R-1 Single Family Residential District to C-1 Neighborhood Commercial District on approximately 1.93 acres out of original Survey No. 146, Wm C. Francis, Abstract No. 137; including 1.7 acres part of Lot No. 16, Block 2, of Highpointe at Riverhill Section One-B and 0.23 acres of unplatted land, and generally located at 1478 Bandera Highway. Motion was seconded by Cmr. Tuttle and passed 6-0.

**3B.** An ordinance to change the zoning from R-1 Single Family Residential District to R-2 Medium Density Residential District on Lot 1, Arcadia Falls Estates, and generally located at 2255 Arcadia Falls Lane. (Case No. 2020-043)

Mr. Craig Wallendorf with CAW Consultants presented his case.

Mr. Paxton presented the finding of facts.

Cmr. Harmon opened the public hearing at 4:50 p.m.

Hearing no one speak, Cmr. Harmon closed the public hearing at 4:51 p.m.

Cmr. Byrom moved to recommend approval as presented of an ordinance to change the zoning from R-1 Single Family Residential District to R-2 Medium Density Residential District on Lot 1, Arcadia Falls Estates, and generally located at 2255 Arcadia Falls Lane. Motion was seconded by Cmr. Lipscomb and passed 6-0.

#### **4. EXECUTIVE SESSION**

No executive session was taken.

#### **5. ADJOURNMENT**

The meeting was adjourned at 4:54 p.m.

APPROVED:

  
Garrett Harmon, Chair

  
Dorothy Miller, Recording Secretary

10/01/2020  
Date Minutes Approved