

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

April 1, 2021

Members Present:

Michael Sigerman, Chair
David Jones, Vice-Chair
Shane Bourgeois, Commissioner
David Lipscomb, Commissioner
Hunter Patterson, Commissioner
Cliff Tuttle, Commissioner

Members Absent:

Tricia Byrom, Commissioner

City Staff Present:

Drew Paxton, Director of Planning
Steve Melander, Planner
Mike Hayes, City Attorney
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On April 1, 2021, Cmr. Sigerman called the Kerrville Planning and Zoning Commission regular meeting to order at 4:31 p.m. in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

1. MINUTES:

1A. Approval of minutes for the March 4, 2021 meeting.

Cmr. Lipscomb moved to approve the minutes as amended; motion was seconded by Cmr. Tuttle and approved 6-0.

2. CONSIDERATION & FINAL ACTION

2A. Meeker Road Preliminary Plat (Case 2021- 010)

Mr. Paxton presented the finding of facts.

Mr. Travis Page, contractor, and Mr. Joe Byers, Managing Partner for TJ Page Development, LLC were present to answer questions.

Cmr. Jones moved to approve the preliminary plat with conditions as presented by staff. Motion was seconded by Cmr. Lipscomb and passed 6-0.

2B. Ridgeland Subdivision Preliminary Plat – Loop 534 (Case 2021-013)

Mr. Paxton presented the finding of facts.

Mr. Travis Elsa and Mr. Sala Ranjbar, both with KFW Engineering and Surveying, were present via Zoom to answer questions.

Mr. Bourgeois moved to approve the Ridgeland Subdivision with conditions as presented by staff. Motion was seconded by Mr. Tuttle and passed 6-0.

3. PUBLIC HEARING, CONSIDERATION AND ACTION

3A. 1555 Bandera Highway – Zoning Change from AG to R-3 (Case PZ-2021-5)

Mr. Paxton presented the finding of facts.

Mr. Sigerman opened the public hearing at 4:51 p.m. Hearing no one speak, Mr. Sigerman closed the public hearing at 4:52 p.m.

Mr. Jeff Tondre with Vickrey and Associates was present to answer questions. Mr. David Frick, developer, was also present to answer questions.

Mr. Jones moved to recommend approval for a zoning change from AG to R-3. Motion was seconded by Mr. Patterson and passed 6-0.

4. STAFF REPORT:

Mr. Paxton presented the staff report. Code Review Committee met March 31st and discussed more policy decisions regarding private streets, sidewalks, and traffic impact analysis. The next step will be to work with the city attorney to combine chapters together and get a final draft to the Code Review Committee by mid-April. Code Review Committee will meet again mid-May for one final review and then present to Planning and Zoning Commission in June. Before it goes to the Commission, it will go out to a third party attorney for review.

The next meeting will be May 6, 2021.

5. EXECUTIVE SESSION

No executive session was taken.

6. ADJOURNMENT

The meeting was adjourned at 4:59 p.m.

APPROVED:


Michael Sigerman, Chair

5/6/21
Date Minutes Approved


Dorothy Miller, Recording Secretary