

PLANNING & ZONING COMMISSION
REGULAR MEETING

KERRVILLE, TEXAS
SEPTEMBER 2, 2021

PLANNING & ZONING COMMISSIONERS PRESENT:

Hunter Patterson
Michael Sigerman, Chair
Tricia Byrom
David Jones, Vice-Chair
David Lipscomb
Clifford Tuttle

PLANNING & ZONING COMMISSIONERS ABSENT:

Shane Bourgeois

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander
Guillermo Garcia
Mike Hayes
Kyle Burow

CALL TO ORDER

Michael Sigerman called the meeting to order at 4:30pm.

1) MINUTES

1.A Approval of the minutes from the August 5, 2021 regular meeting.

Cover Page

Minutes approval postponed pending Granicus interface update.

2) CONSIDERATION AND FINAL ACTION

2.A Final Plat, Riverside Place (Case 2021-056) - WITHDRAWN BY APPLICANT

Cover Page

This item was withdrawn by the applicant.

2.B Preliminary Plat, Brinks Crossing (Case 2021-057)

Cover Page

2021-057_Prelim Plat - Brinks Crossing_low res.pdf

2021-057_Prelim Site Plan_Brinks Crossing_low res.pdf

2021-057_Site Survey.pdf

Drew Paxton presented the case.

Mike Wellborn was called to speak.

Kyle Burow was called to speak.

Linda Werlein was called to speak.

Michael Sigerman was called to speak.

David Jones was called to speak.

General discussion.

Tricia Byrom moved to approve the Preliminary Plat; Clifford Tuttle seconded the motion, and the motion carried 6-0

2.C Preliminary Plat, Bluebell Estates Phase II (Case 2021-058)

Cover Page

2021-058_Prelim Plat_Bluebell Estates Ph II.pdf

2021-058_Prelim Site Plan_Bluebell Estates Ph II.pdf

Drew Paxton presented the case.

Mike Wellborn was called to speak.

General discussion.

Heath Gregory was called to speak.

Lamar Kimble was called to speak.

Kyle Priour was called to speak.

Mike Graxiola was called to speak.

Roger Pelton was called to speak.

Bruce Stracke was called to speak.

David Jones was called to speak.

Tricia Byrom was called to speak.

David Lipscomb was called to speak.

Johnathan Meyer was called to speak.

Mike Sigerman was called to speak.

Adam Jenschke was called to speak.

Tricia Byrom moved to approve the Preliminary Plat; Clifford Tuttle seconded the motion, and the motion carried 5-1

2.D Preliminary Plat, Weston Homeplace Phase II (Case 2021-059)

Cover Page

2021-059_Prelim Plat_Weston Homeplace Ph II.pdf

2021-059_Prelim Site Plan_Weston Homeplace Ph II.pdf

Drew Paxton presented the case.

General discussion.

Tricia Byrom moved to approve Preliminary Plat; David Jones seconded the motion, and the motion carried 6-0

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

3.A An ordinance to change the zoning from C-1 Neighborhood Commercial District to R-1 Single Family Residential District on a portion of Lot 1 Overlook Hill Subdivision; and generally located at 1478 Bandera Highway. (Case No. PZ-2021-19)

Cover Page

PZ-2021-19_Location Map.pdf

Drew Paxton presented the case.

5:40pm - Open public hearing.

5:41pm - Close public hearing.

Clifford Tuttle moved to approve the ordinance; David Jones seconded the motion, and the motion carried 6-0

3.B An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-1 Single Family Residential District the following parcels; approximately 15.925 acres of land within that certain 328.55 acre tract of land situated in the Florentine Lara Survey No. 123, Abstract No. 225, Kerr County, Texas, and approximately 0.651 acre out of Lot 61 of The Heights of Kerrville Subdivision, Kerr County, Texas, and approximately 0.274 acre for Right-of-Way for Coronado Drive; and to change the zoning on approximately 1.499 acres of a portion of Lot 61 of The Heights of Kerrville Subdivision from RE Residential Estates to R-1 Single Family Residential; consisting of the property generally located at 700 and 701 Coronado Drive. (Case No. PZ-2021-20)

Cover Page

PZ-2021-20_Location Map.pdf

PZ-2021-20_Cibola Trails Annexation & Zoning Exhibit_2021.08.23.pdf

2021-045_Preliminary Site Plan.pdf

Drew Paxton presented the case.

5:45pm - Open public hearing.

Axel Peterson was called to speak.

Jennyth Peterson was called to speak.

Joshua Rogers was called to speak.

Edmond Robbins was called to speak.

Bruce Stracke was called to speak.

6:04pm - Close public hearing.

Mike Sigerman was called to speak.

David Jones was called to speak.

Tricia Byrom was called to speak.

Mike Sigerman was called to speak.

Michael Sigerman moved to postpone decision until next meeting; Tricia Byrom seconded the motion, and the motion carried 6-0

4) **STAFF REPORT**

Drew Paxton was called to speak.


5) **EXECUTIVE SESSION**

None

6) **ADJOURNMENT**

6:35pm - Meeting adjourned.

Submitted by:


Steve Melander - Planner

Approved by:


Michael Sigerman, Chair

Date Approved: _____

11/4/21