

**PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS  
MAY 11, 2023**

COMMISSIONERS PRESENT:

Mike Sigerman – Chair  
David Lipscomb – Vice Chair  
Abram Bueche  
Jeff Harris  
Kim Richards

COMMISSIONERS ABSENT:

Kevin Bernhard  
Tabor McMillan

CITY CORE STAFF PRESENT:

Drew Paxton  
Steve Melander  
Mike Hayes  
Michael Hornes  
Kyle Burow  
Stuart Barron

**CALL TO ORDER**

Meeting called to order by Mike Sigerman at 4pm.

**1) MINUTES**

1.A Approval of Meeting Minutes from the April 6, 2023 regular meeting.

20230406\_PZ Meeting Minutes\_draft.pdf

Jeff Harris moved to approve the minutes; David Lipscomb seconded the motion, and the motion carried 5-0.

**2) CONSIDERATION AND FINAL ACTION**

2.A A preliminary plat establishing Gardens at Comanche Trace, a 111.806 acre tract of land located in the William Watt Survey No. 64, Abstract No. 363, and the William T Crook Survey No. 63, Abstract No. 116, Kerr County, Texas, and being a portion of a called 610.79 acre tract of land as described of record in Document No. 22-03728 of the Official Public Records of Kerr County, Texas. (Case 2023-003)

2023-003\_Proposed Preliminary Plat\_March 2023\_low res.pdf  
2023-003\_Adequate Facilities Plan\_April 2023\_low res.pdf  
2023-003\_Conditions of Approval\_Preliminary Plat.pdf

Drew Paxton presented the case.

David Lipscomb moved to approve the preliminary plat with conditions; Abram Bueche seconded the motion, and the motion carried 5-0.

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

3.A An ordinance to change the zoning from RM (Residential Mix) to PI (Public and Institutional) on a 15.92 acre tract of land situated in Kerr County, Texas; being comprised of approximately 1.02 acres in the Thomas N. Minter Survey No. 110, Abstract No. 248 and 14.90 acres in the Samuel Wallace Survey No. 111, Abstract No. 359, Kerr County, Texas; being that same tract called 15.51 acres having been conveyed from John Bradley Roberson and Corrine M. Roberson to Brian McCarty and Maria McCarty by an Assumption Warranty Deed Executed the 28th day of September, 2001, recorded in Volume 1148, Page 610, Real Property Records Of Kerr County, Texas; and more commonly known as 199 Spur 100 N. (Case No. PZ-2023-3)

PZ-2023-3\_Location Map.pdf  
PZ-2023-3\_Zoning Map.pdf

Drew Paxton presented the case.

Mike Wellborn was called to speak.

Drew Paxton presented additional information.

Open public hearing.

Dianne Meeker DeBarros was called to speak.

Barbara Goss Johnston was called to speak.

Close public hearing.

David Lipscomb was called to speak.

Judge Kelly was called to speak.

Mike Sigerman was called to speak.

General discussion occurred.

Jeff Harris was called to speak.

Kim Richards was called to speak.

Commission encouraged cooperation between County and adjacent property owners during project design and construction.

Jeff Harris moved to approve the ordinance; Kim Richards seconded the motion, and the motion carried 5-0.

3.B An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-2 (Medium Density Residential) 111.806 acre tract of land, located in the William Watt Survey No. 64, Abs 363, and the William T Crook Survey No. 63, ABS 116, Kerr County, Texas; and generally located near the intersection of Comanche Trace Drive and Lower Turtle Creek Road. (Case No. PZ-2023-4)

PZ-2023-4\_Location Map.pdf  
PZ-2023-4\_Annexation Survey & Field Notes.pdf  
PZ-2023-4\_Zoning Map.pdf  
PZ-2023-4\_Dittloff-In Favor.pdf  
PZ-2023-4\_Leporati\_Opposed.pdf

Drew Paxton presented the case.

Ken Kolacny was called to speak.

Open public hearing.

Mark Mosier was called to speak.

Chris Chilos was called to speak.

Roy Martin was called to speak.

Stuart Barron was called to speak.

Ken Kolacny was called to speak.

Drew Paxton was called to speak.

Mark Mosier was called to speak.

Harold McDaniel was called to speak.

Close public hearing.

Mike Sigerman was called to speak.

David Lipscomb moved to approve the ordinance; Abram Bueche seconded the motion, and the motion carried 5-0.

3.C An ordinance to change the zoning from R-2 Medium Density Residential to C-2 Light Commercial on ABS A0106 Cage Addition, Survey 116, Acres .75; and more commonly known as 512 Yorktown Blvd. (Case No. PZ-2023-5)

PZ-2023-5\_Location Map.pdf  
PZ-2023-5\_Zoning Map.pdf

Drew Paxton presented the case.

Open public hearing.

Denise LeMeilleur was called to speak.

Close public hearing.

Jeff Harris moved to approve the ordinance; David Lipscomb seconded the motion, and the motion carried 5-0.

**4) STAFF REPORT**

Next meeting June 1, 2023.

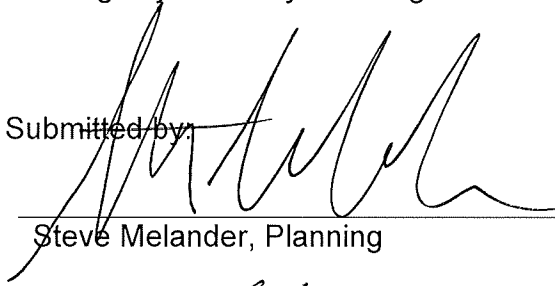
**5) EXECUTIVE SESSION**

None.

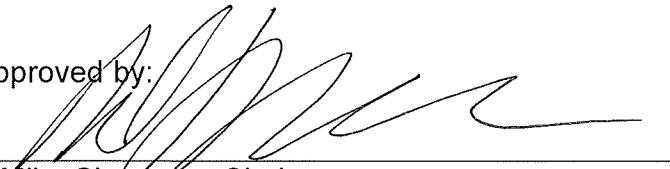
**6) ADJOURNMENT**

Meeting adjourned by Mike Sigerman at 4:53pm.

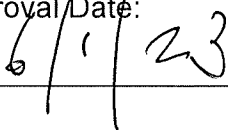
Submitted by:

  
\_\_\_\_\_  
Steve Melander, Planning

Approved by:

  
\_\_\_\_\_  
Mike Sigerman, Chair

Approval Date:

  
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6/1/23