

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS
OCTOBER 5, 2023**

COMMISSIONERS PRESENT:

Mike Sigerman – Chair
David Lipscomb – Vice Chair
Tabor McMillan
Kevin Bernhard
Kim Richards
Abram Bueche

COMMISSIONERS ABSENT:

Chuck Swallow

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander
Stuart Barron
Julie Behrens
Russell Hazelett

CALL TO ORDER

1) MINUTES

1.A Approval of Meeting Minutes from September 7, 2023 regular meeting.

20230907_PZ Minutes_draft.pdf

David Lipscomb moved to approve the minutes; Kim Richards seconded the motion, and the motion carried 6-0.

2) CONSIDERATION AND FINAL ACTION

2.A A preliminary plat of Mariposa at Weston Place, a residential subdivision within the City of Kerrville, being 8.57 acres (called 8.56 acres) out of the Samuel Wallace Survey No. 114, Abstract No. 348, described in conveyance document to Habitat for Humanity of Kerr County, recorded in File No. 23-02578 Official Public Records of Kerr County, Texas (Case No. 2023-036).

2023-036_Mariposa at Weston Place-Prelim Plat (Clean)_2023-09-07.pdf

2023-036_Mariposa at Weston Place-Utility Concept_2023-09-07.pdf

Drew Paxton presented the case.

Steve Rushton was called to speak.

Shelby Presley was called to speak.

Chuck Kempf was called to speak.

LeighAnn Fitzpatrick was called to speak.

Russell Davidson was called to speak.

Mary Campana was called to speak.

Mike Sigerman was called to speak

Drew Paxton was called to speak.

Kevin Bernhard moved to approve the preliminary plat; Abram Bueche seconded the motion, and the motion carried 4-2. Mike Sigerman and David Lipscomb voted against.

3) PUBLIC HEARING, CONSIDERATION & ACTION

3.A An ordinance to change the zoning from R-1A to C-2 on Lots 1-3, Block 25, Westland; and more commonly known as 518 and 520 Lois Street (Case No. PZ-2023-10).

PZ-2023-10 & 11_Location Map.pdf

PZ-2023-10_Current Zoning.pdf

PZ-2023-10_K2050 Future Land Use.pdf

PZ-2023-10_Miller_Opposed.pdf

Drew Paxton presented the case.

George Hager was called to speak.

Open public hearing.

Bonnie White was called to speak.

Close public hearing.

Drew Paxton was called to speak.

Mike Sigerman was called to speak

Tabor McMillan moved to approve the ordinance; David Lipscomb seconded the motion, and the motion carried 6-0.

3.B A resolution to allow a Conditional Use Permit for a Building Contractor, General on Lots 1-3, Block 25, Westland; and more commonly known as 518 and 520 Lois Street (Case No. PZ-2023-11).

PZ-2023-10 & 11_Location Map.pdf

PZ-2023-11_Current Zoning.pdf

PZ-2023-11_K2050 Future Land Use.pdf

PZ-2023-11_Storage Building Site Plan.pdf

PZ-2023-11_Miller_Opposed.pdf

Drew Paxton presented the case.

Open public hearing.

Rafael Hernandez was called to speak.

Close public hearing.

Mike Sigerman was called to speak.

David Lipscomb moved to approve the resolution; Abram Bueche seconded the motion, and the motion carried 6-0.

3.C An ordinance to amend the Planned Development District, PDD 03-08, Ordinance #2003-08, on approximately 798.7 acres of land generally located northeast of the intersection of State Highway 16 and Interstate Highway 10 (Case No. PZ-2023-12).

PZ-2023-12_Location Map.pdf

PDD 2003-08_Whiskey Springs Master Plan.pdf

WHISKEY SPRINGS MASTER PLAN - FINAL - 072623.pdf

PD 2003-08_Amended 2023.08.21.pdf

Drew Paxton presented the case.

Jim Boyden was called to speak.

Open public hearing.

Steve Clack was called to speak.

Jim Boyden was called to speak.

Steve Clack was called to speak.

Zane Pressley was called to speak.

Keith Williams was called to speak.

Stuart Barron was called to speak.

Keith Williams was called to speak.

Drew Paxton was called to speak.

Bruce Stracke was called to speak.

Close public hearing.

Drew Paxton was called to speak.

Mike Sigerman was called to speak.

David Lipscomb moved to approve the ordinance; Kim Richards seconded the motion, and the motion carried 6-0.

3.D An ordinance to change the zoning from R-1 to RT on 1.71 acres of land out of the Fosgate Survey No. 120, Abstract 138; and more commonly known as 226 Harper Rd N (Case No. PZ-2023-13).

PZ-2023-13_Location Map.pdf

PZ-2023-13_Current Zoning.pdf

PZ-2023-13_K2050 Future Zoning.pdf

Drew Paxton presented the case.

Rodney Bacon was called to speak.

Open public hearing.

Close public hearing.

Drew Paxton was called to speak.

Tabor McMillan moved to approve the ordinance; David Lipscomb seconded the motion, and the motion carried 6-0.

4) STAFF REPORT

Next meeting November 2, 2023.

5) EXECUTIVE SESSION

None.

6) ADJOURNMENT

Submitted by:

Steve Melander, Planner

Approved by:

Mike Sigerman, Chair

Approval Date: _____