

PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES

**KERRVILLE, TEXAS
JUNE 01, 2023**

COMMISSIONERS PRESENT:

Mike Sigerman – Chair
David Lipscomb – Vice Chair
Kim Richards
Tabor McMillan

COMMISSIONERS ABSENT:

Kevin Bernhard
Abram Bueche

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander
Guillermo Garcia
Kim Meismer
Michael Hornes
Mike Hayes
Stuart Barron
Kyle Burow
Jeff Harris

CALL TO ORDER

Meeting called to order at 4pm by Mike Sigerman.

Jeff Harris called to speak as former member of Planning & Zoning Commission.

1) MINUTES

1.A Approval of Meeting Minutes from May 11, 2023 regular meeting.

20230511_PZ Meeting Minutes_draft.pdf

David Lipscomb moved to approve the minutes; Kim Richards seconded the motion, and the motion carried 4-0.

2) CONSIDERATION AND FINAL ACTION

2.A A final plat establishing Comanche Trace, Phase 12A, an 8.88 acre tract of land located in the William Watt Survey No. 65, Abstract No. 364, Kerr County, Texas, and being a portion of a called 1131.78 acre tract of land as described in Volume 971, Page 698 of the Real Property Records of Kerr County, Texas. (Case 2023-019)

2023-019_Proposed Final Plat_Comanche Trace Ph 12A.pdf

Drew Paxton presented the case.

Tabor McMillan moved to approve the final plat; David Lipscomb seconded the motion, and the motion carried 4-0.

3) PUBLIC HEARING, CONSIDERATION & ACTION

3.A Ordinance No. 2023-12. An Ordinance amending Chapter 60 of the Code of Ordinances, City of Kerrville, Texas, such chapter more commonly known as the City's Zoning Code; by amending said code to revise regulations pertaining to the location of accessory buildings and structures within the front setback as to fences; providing a cumulative clause; providing for severability; providing an effective date; ordering publication; and providing other matters relating to the subject. (Case No. 2023-013)

Drew Paxton presented the case.

Open public hearing.

Nick Villanueva was called to speak.

Celeste Barker was called to speak.

George Baroody was called to speak.

Chris Barker was called to speak.

Close public hearing.

Mike Sigerman was called to speak.

Drew Paxton made clarifications.

David Lipscomb was called to speak.

Drew Paxton made additional clarifications.

Kim Richards was called to speak.

Tabor McMillan was called to speak.

Mike Sigerman was called to speak.

Tabor McMillan moved to approve Ordinance No. 2023-12 on First Reading; Kim Richards seconded the motion, and the motion carried 3-1. David Lipscomb opposed.

3.B An ordinance to annex into the City of Kerrville's incorporated limits a 214.1 acre tract of land situated in the Samuel Wallace Survey Number 114, Abstract No. 348, and

Samuel Wallace Survey Number 113, Abstract No. 347, Kerr County, Texas, including a segment of Olympic Drive right-of-way, with a zoning classification of Agriculture (AG), Planned Development District (PDD), and General Commercial (C-3); and more commonly known as 2945 Loop 534. (Case No. PZ-2023-6)

PZ-2023-6_Annexation Location Map.pdf

PZ-2023-6_Zoning Location Map_final.pdf

PZ-2023-6_Zoning Exhibit-rev 230508.pdf

PZ-2023-6_PD Description.pdf

PZ-2023-6_TIA summary.pdf

Drew Paxton presented the case.

Pablo Brinkman was called to speak.

Open public hearing.

George Baroody was called to speak.

Howard Hughes was called to speak.

Katie Milton Jordan was called to speak.

Mike Burkett was called to speak.

Kelly Dooley was called to speak.

Bruce Strake was called to speak.

Pablo Brinkman was called to speak.

Close public hearing.

Tabor McMillan was called to speak.

Clifton Karam was called to speak.

Michael Hornes was called to speak.

David Lipscomb was called to speak.

Tabor McMillan was called to speak.

Kim Richards was called to speak.

Mike Sigerman was called to speak.

General discussion occurred.

Kim Richards made a motion to approve. No second. Motion failed.

Tabor McMillan expressed concern over small lots size.

General discussion occurred regarding placing limits on the number of small lots.

Tabor McMillan made a motion to approve annexation and zoning tied to the current plan. Kim Richards seconded the motion. David Lipscomb and Mike Sigerman opposed. Motion failed.

Mike Hayes made a clarification on the motion process.

Mike Sigerman recommended a 40% cap on small lots.

Tabor McMillan made motion to limit the 25 foot wide lots to 40% of the lot total and approve the balance of the project as proposed; David Lipscomb seconded the motion, and the motion carried 4-0.

4) **STAFF REPORT**

None.

5) **EXECUTIVE SESSION**

None.

6) **ADJOURNMENT**

Meeting adjourned at 5:18pm by Mike Sigerman.

Submitted by:

Steve Melander, Planning

Approved by:

Mike Sigerman, Chair

Approval Date: _____