



**CITY OF BANDERA  
PLANNING AND ZONING COMMISSION  
SPECIAL MEETING**

Best Western Conference Center, 711 Main Street, Bandera, TX 78003  
Thursday, October 14, 2021 at 5:30 PM

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## MINUTES

### 1. Call to order.

Jerad Wilcox called the meeting to order at 5:34 pm. All boardmembers are present, Jerad Wilcox, Patricia Moore, Mike Barnett, and Elaine Good, except for Lia Cloudt.

### 2. Visitors to be Heard (shall not exceed 30 minutes total).

*Citizens wishing to be heard may do so on all matters except personnel matters, matters listed on the agenda as a public hearing, and matters under litigation. Each person addressing the council must provide his/her legal name and current address for city records and meeting minute preparation. Each person will only be allowed to speak on matters on the agenda during citizen's forum/public comment. No rebuttals will be permitted. Each person addressing the governing body shall not exceed three (3) minutes. Section 551.042, Government Code, V.T.C.A. (i.e. Texas Open Meetings Act) permits a member of the public or a member of the governmental body to raise a subject that has not been included in the notice for the meeting, but any discussion of the subject must be limited to a proposal to place the subject on the agenda for a future meeting. All remarks shall be addressed to the council as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the council may be requested to leave the meeting.*

There were no visitors to be heard.

### 3. Discussion and possible action on the following items:

#### 1. Discussion and possible action on a recommendation to City Council regarding a re-plat request made by Kevin Meier for properties 167004 and 147789.

Mr. Kevin Meier explained his intent for the property is to build a new office to bring his business to Bandera and combine one lot and a portion of the other.

There was discussion about what the TxDOT right-of-way situation is and the new structure fitting in with the new Comprehensive Master Plan from Simplecity.

Motion made to accept the replat.

Motion made by Patricia Moore, seconded by Mike Barnett. All in favor, none opposed.

The meeting was adjourned to take a 12 minute recess until 6:00 pm.

### 4. Discussion and possible action on the following items:

#### 1. Discussion and direction on the Comprehensive Master Plan with Simplecity Design.

Matt Lewis with Simplecity Design, went through the presentation with a brief overview of the master plan and talked in more detail about the development standards and subdivisions regulations. There were comments and questions from the public who attended.

### 5. Adjourn.

The meeting was adjourned at 7:10 pm.

/s/ Jill Shelton

Jill Shelton, City Secretary