

**CITY OF KERRVILLE, TEXAS
PLANNING AND ZONING COMMISSION**

August 6, 2020

Members Present:

Garrett Harmon, Chair
Rustin Zuber, Vice-Chair
Tricia Byrom, Commissioner
David Jones, Commissioner
David Lipscomb, Commissioner
Cliff Tuttle, Commissioner
Hunter Patterson, Commissioner

City Staff Present:

Drew Paxton, Director of Planning
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On August 6, 2020, Cmr. Harmon called the Kerrville Planning and Zoning Commission regular meeting to order at 4:30 p.m. in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

1. CONSENT AGENDA:

All items listed below in the consent agenda are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a Commissioner or citizen so requests; in which case the item(s) will be removed from the consent agenda and considered separately.

1A. Approval of minutes for the July 2, 2020 meeting.

Cmr. Byrom moved to approve the minutes as presented; motion was seconded by Cmr. Lipscomb and passed 7-0.

2. CONSIDERATION AND FINAL ACTION

2A. A Final Plat for the re-platting of Lot 25 (Tract 25) of Kerrville South Ranches No. 1, a subdivision in Kerr County, Texas. (Case 2020-036)

Mr. Paxton presented the finding of facts.

Cmr. Zuber moved to approve the final plat as presented. Motion was seconded by Cmr. Byrom and passed 7-0.

3. PUBLIC HEARING, CONSIDERATION & ACTION

3A. Recommend an ordinance to change the zoning from R-1 Single Family Residential District to C-1 Neighborhood Commercial District on approximately 1.702 acres out of Highpointe at Riverhill Vol. 1562, Page 143, Block 2 (Section One-B), Part of Lot 16; and generally located at 1478 Bandera Highway. (Case 2020-031)

This item has been postponed until September.

3B. Recommend a resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 16-R, Block 41, J.A Tivy Addition, and more commonly known as 1220 North Street. (Case 2020-033)

Mr. Paxton presented the finding of facts.

Mr. Arreola, applicant, was not available to present his case.

Mr. Paxton read two letters received that were in opposition of short-term rentals.

No public hearing was held as there were no speakers available to speak.

Cmr. Tuttle moved to recommend denial for a resolution to allow a Conditional Use Permit for a Short Term Rental at 1220 North St. Motion was seconded by Cmr. Jones and passed 7-0.

3C. Recommend a resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 17, Block 1, Virgil Merrill 6, and more commonly known as 1200 Barbara Ann Street. (Case 2020-034)

Mr. Paxton presented the finding of facts.

The public hearing was opened at 4:55 p.m.

Mr. Stewart Caulkins spoke in opposition of the short-term rental.

Ms. Yvonne Robinson spoke in opposition of the short-term rental.

Ms. Martha Rotlett spoke in opposition of the short-term rental.

Mr. Paxton read four letters received that were in opposition of short-term rentals.

Having no other speakers, the public hearing was closed at 5:05.

Cmr. Zuber moved to recommend denial for a resolution to allow a Conditional Use Permit for a Short Term Rental at 1200 Barbara Ann St. Motion was seconded by Cmr. Lipscomb and passed 7-0.

4. STAFF REPORT:

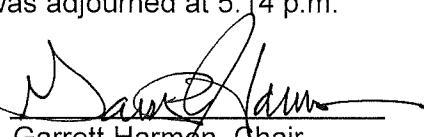
Mr. Paxton presented the staff report. The next meeting is August 20th to review the zoning code. There will be another meeting September 3rd.

5. EXECUTIVE SESSION

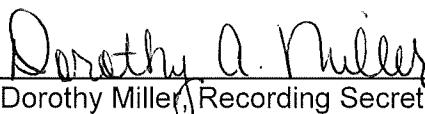
No executive session was taken.

6. ADJOURNMENT

The meeting was adjourned at 5:14 p.m.

APPROVED: 
Garrett Harmon, Chair

8/20/2020
Date Minutes Approved


Dorothy Miller, Recording Secretary