

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

November 5, 2020

**Members Present:**

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

**City Staff Present:**

Guillermo Garcia, Executive Director for Strategic Initiatives  
Drew Paxton, Director of Planning  
Steve Melander, Planner I  
Trina Sanchez, Asst. Director of Building Services  
Donna Bowyer, Code Enforcement Officer  
Kesha Franchina, Deputy City Secretary  
Dorothy Miller, Recording Secretary

**CALL TO ORDER:**

On November 5, 2020, Cmr. Harmon called the Kerrville Planning and Zoning Commission regular meeting to order at 4:31 p.m. in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

**1. MINUTES:**

1A. Approval of minutes for the October 1, 2020 meeting.

Cmr. Lipscomb moved to approve the minutes as presented; motion was seconded by Cmr. Tuttle and passed 6-0.

**2. CONSIDERATION & FINAL ACTION**

**2A.** A final plat of the Quail Meadow subdivision being a certain tract or parcel comprising of 1.23 acres of land out of the Samuel Wallace Survey No. 113, Abstract No. 347 in the City of Kerrville, Kerr County, Texas, generally located west of Meeker Road and east end of Burleson Boulevard, more commonly known as 306 Meeker Road. (Case No. 2020-055)

Mr. Paxton presented the finding of facts.

Cmr. Jones moved to approve a final plat of the Quail Meadow subdivision. Motion was seconded by Cmr. Patterson and passed 6-0.

**3. PUBLIC HEARING, CONSIDERATION AND ACTION**

**3A.** A resolution to allow a Conditional Use Permit for Short Term Rental Unit on approximately 0.97 acre out of Samuel Wallace Survey No. 112, Abstract No. 360, City of Kerrville, Texas, and more commonly known as 3030 Riverside Drive. (Case No. 2020-056)

Mr. Paxton presented the finding of facts.

Cmr. Harmon opened the public hearing at 4:38 p.m.

Mr. Paxton read two letters into record, both in favor.

Hearing no one else speak, Cmr. Harmon closed the public hearing at 4:41 p.m.

Cmr. Zuber moved to recommend approval as presented for a resolution to allow a Conditional Use Permit for a Short-term Rental Unit. Motion was seconded by Cmr. Jones and passed 6-0.

**3B.** An ordinance for annexation and zoning change to IM Industrial and Manufacturing on 5.0 acres out of the O.V. Robinson Survey No. 44, Abstract No. 282, Kerr County, Texas, and more commonly known as 5275 Highway 27; and for a zoning change from PDD 16-05 to IM Industrial and Manufacturing on approximately 3.2 acres of Kerrville Airport Commerce Park Phase 1, Block 1, Lot 1, City of Kerrville, Texas, and more commonly known as 100 Airport Commerce Parkway. (Case No. 2020-057)

Mr. Paxton presented the finding of facts.

Cmr. Harmon opened the public hearing at 4:50 p.m. Hearing no one speak, Cmr. Harmon closed the public hearing at 4:51 p.m.

Cmr. Tuttle moved to recommend approval of an ordinance for annexation and zoning change to IM Industrial and Manufacturing. Motion was seconded by Cmr. Zuber and passed 6-0.

**3C.** An ordinance for a zoning change for a Planned Development District Amendment (PDD 03-16) to include Permanent Cosmetic Shop on Lots 15 and 16, Block 16, Westland Place Subdivision, City of Kerrville, Texas, and more commonly known as 401 W. Water Street. (Case No. 2020-058)

Mr. Paxton presented the finding of facts.

Ms. Bridgett, applicant, introduced herself and was available to answer questions.

Cmr. Harmon opened the public hearing at 4:58 p.m. Hearing no one speak, Cmr. Harmon closed the public hearing at 4:59 p.m.

Cmr. Lipscomb moved to recommend approval of an ordinance for a zoning change for a Planned Development District Amendment (PDD 03-16) to include Permanent Cosmetic Shop. Motion was seconded by Cmr. Zuber and passed 6-0.

#### **4. STAFF REPORT:**

Mr. Paxton stated staff is working on the rewrite for the subdivision code.

There will be three or four cases presented at the next meeting on December 3, 2020.

#### **5. EXECUTIVE SESSION**

No executive session was taken.

6. ADJOURNMENT

The meeting was adjourned at 5:01 p.m.

APPROVED:

  
Garrett Harmon, Chair

  
Dorothy Miller, Recording Secretary

12/03/2020  
Date Minutes Approved

