

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

June 3, 2021

Members Present:

David Jones, Vice-Chair
Shane Bourgeois, Commissioner
Tricia Byrom, Commissioner
Hunter Patterson, Commissioner
Cliff Tuttle, Commissioner

Members Absent:

Michael Sigerman, Chair
David Lipscomb, Commissioner

City Staff Present:

Guillermo Garcia, Executive Director
Drew Paxton, Director of Planning
Steve Melander, Planner II
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On June 3, 2021, Cmr. Jones 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. MINUTES:

1A. Approval of minutes for the May 6, 2021 meeting.

Cmr. Byrom moved to approve the minutes as presented; motion was seconded by Cmr. Tuttle and passed 5-0.

2. CONSIDERATION & FINAL ACTION

2A. Packsaddle Acres, Replat of Lots 10 – 17, 170 Lariat Lane (Case 2021-030)

Mr. Paxton presented the finding of facts.

Mr. Don Voelkel spoke regarding the public hearing to be held by the county. This particular case requires that it goes before both the county and the city. Lariat Lane was never built so it is going to be abandoned. He asked that the replat be called replat/revision plat. Mr. Voelkel asked about addressing, which Mr. Paxton stated would be a joint effort between Kerr 911 and the city.

Cmr. Byrom moved to approve the replat with the conditions requested by the county. Motion was seconded by Cmr. Patterson and passed 5-0.

2B. Riverside Healthcare Final Plat, 1555 Bandera Highway (Case 2021-037)

Mr. Paxton presented the finding of facts.

Cmr. Tuttle moved to approve the final plat. Motion was seconded by Cmr. Byrom and passed 5-0.

2C. Ridgeland Subdivision Final Plat (Case 2021-026)

Mr. Paxton presented the finding of facts.

Mr. George Baroody spoke and asked about making the plats more readable that are included in the agenda packet. He also asked about the flood plain boundary, which Mr. Burow addressed. Cmr. Jones stated that Commissioners have look at this project more than once and it also gets another look during permitting and feels confident that all issues are being addressed. Mr. Paxton stated legislature states plats must be brought before the Commission within 30 days.

Cmr. Byrom moved to approve the final plat. Motion was seconded by Cmr. Patterson and the motion passed 5-0.

3. PUBLIC HEARING, CONSIDERATION AND ACTION

3A. Zoning Change from PDD 20-09 to R-1, 3008 Riverside Drive (Case PZ-2021-9)

Mr. Paxton presented the finding of facts.

Mr. Rick Martin, 3001 Riverside Dr. is all utility easement and is always going to be open land. Mr. Burow clarified Mr. Martin's comment.

Cmr. Jones opened the public hearing at 4:54 p.m. Hearing no one speak, Cmr. Jones closed the public hearing at 4:55 p.m.

Cmr. Patterson moved to recommend approval for a Zoning Change from PDD 20-09 to R-1. Motion was seconded by Cmr. Bourgeois and passed 5-0.

3B. Short Term Rental, 205 Starkey Street (Case PZ-2021-10)

Mr. Paxton presented the finding of facts.

Cmr. Jones opened the public hearing at 5:00 p.m.

Mrs. Kerry Wilt spoke again and presented her case.

Ms. Anna Ramirez spoke regarding concerns about parking and asked why this property does not having curbing like the other houses. Ms. Ramirez feels this is going to take away from the aesthetics of the neighborhood. Mrs. Wilt stated most people using the rental are bringing only one or two vehicles. Ms. Ramirez asked if curbing could be added. Cmr. Jones asked Mr. Paxton to comment on the curbing issue. Mr. Paxton stated curbing is usually addressed when the street is being built. He believes individual owners added their own curbing, which was probably not added originally and explains why some houses have curbing while others do not.

Ms. Karen Sides spoke, complimenting the owner for what they have done with their two homes; however, she is worried that the "commercialization" is causing them to lose the single family feel of

the neighborhood. Also concerned about parking on the street and stated her curbing was added by the city. She asks that the existing number of Air B&B's allowed in a neighborhood be considered.

Mr. Patrick Wilt spoke regarding the parking, which he admitted was an issue and also does not favor on-street parking. He stated there is enough space between 201 and 205 Starkey that can also be used for parking.

Ms. Ramirez stated her concern is cars parked in front of her house, not allowing her to have available parking for her guests. Mr. Paxton stated part of the notification requirement is letting the tenants know they are not to park on the street. Mrs. Wilt stated that all guests are notified to park onsite and not on the street and that adequate off-street parking is provided.

Mr. George Baroody spoke in general regarding CUPs. He stated he does not see how this short term rental could be denied based on the standard conditions that are the same conditions that have been applied to other short term rentals that have been approved. Cmr. Jones stated there have been some short term rental cases that had been denied. Mr. Baroody's point was that by zoning the property CUP, it cannot be denied. Mr Paxton stated this was incorrect and that each Short Term Rental is considered on its own merits and that conditions can be site specific.

Hearing no one else speak, Cmr. Jones closed the public hearing at 5:27 p.m.

Cmr. Byrom moved to recommend approval for a short term rental at 205 Starkey Street. Motion was seconded by Cmr. Tuttle and passed 5-0.

3C. Annexation & Zoning, 160 & 170 Lehmann Drive (Case PZ-2021-11)

Mr. Paxton presented the finding of facts.

Mr. Nate Miller presented his case.

Cmr. Jones opened the public hearing at 5:38 p.m. Hearing no one speak, Cmr. Jones closed the public hearing at 5:39 p.m.

Cmr. Patterson moved to recommend approval for an annexation and zoning for 160 and 170 Lehmann Drive. Motion was seconded by Cmr. Byrom and passed 5-0.

4. STAFF REPORT:

Mr. Paxton presented the staff report. Workshop June 24th, present subdivision code. Regular meeting on July 1, 2021. July 15, 2nd workshop. Cmr. Jones requested the workshop to meet at 4:00 p.m. A draft will be sent out as soon as it is available.

5. EXECUTIVE SESSION

No executive session was taken.

6. ADJOURNMENT

The meeting was adjourned at 5:42 p.m.

APPROVED: 
Michael Sigerman, Chair


Dorothy Miller, Recording Secretary

7/1/21
Date Minutes Approved