

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

July 1, 2021

Members Present:

Michael Sigerman, Chair
David Jones, Vice-Chair
David Lipscomb, Commissioner
Hunter Patterson, Commissioner
Cliff Tuttle, Commissioner

Members Absent:

Shane Bourgeois, Commissioner
Tricia Byrom, Commissioner

City Staff Present:

Drew Paxton, Director of Planning
Steve Melander, Planner II
Mike Hayes, City Attorney
Kyle Burow, Director of Engineering
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On July 1, 2021, Cmr. Sigerman 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 June 3, 2021 meeting.

Cmr. Tuttle moved to approve the minutes as amended. Motion seconded by Cmr. Lipscomb and passed 5-0.

1B. Approval of the minutes from the June 24, 2021 workshop.

Cmr. Tuttle moved to approve the minutes as amended. Motion seconded by Cmr. Lipscomb and passed 5-0.

2. CONSIDERATION & FINAL ACTION

2A. Hunter Hill, Preliminary Plat (Case 2021-038)

A preliminary plat of Hunter Hill, being out of that certain tract or parcel comprising 10.15 acres in total out of the Walter Fosgate Survey No. 120, Abstract No. 138, within the City of Kerrville, the same property conveyed as 10.165 acres to Scott Schreiner Parker Ernest Clyde Parker Jr. by executors' distribution deed dated the 2nd day of March, 2021, and recorded in Volume No. 1782, Page No. 580 official public records of Kerr County, Texas; and generally located at 1126 Jackson Road.

Mr. Paxton presented the finding of facts and conditions of approval.

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

2B. Comanche Trace Phase 18, Preliminary Plat (Case 2021-039)

A preliminary plat of Comanche Trace Phase 18, a 9.66 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 No. 971, Page No. 698 of the real property records of Kerr County, Texas; and generally located near Lower Turtle Creek Road and Pinnacle View Drive.

Mr. Paxton presented the finding of facts and conditions of approval.

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

2C. Town Creek Crossing, Preliminary Plat (Case 2021-040)

A preliminary plat of Town Creek Crossing, a 15.030 acre tract of land situated in the Walter Fosgate Survey No. 120, Abstract No. 138, Kerr County, Texas and being a portion of that certain 304.12 acre tract of land recorded in Document No. 14-05748, official public records, Kerr County, Texas; and generally located at Holdsworth Drive near Harper Road.

Mr. Paxton presented the finding of facts and conditions of approval.

Cmr. Jones asked questions regarding zoning and topography.

Mr. Bruce Stracke, applicant, addressed Cmr. Jones' questions stating there was a substantial change to topography, the property is zoned as PDD, and that plans are in review to the city's Engineering department.

Cmr. Jones moved to approve the preliminary plat. Motion was seconded by Cmr. Patterson and passed 5-0.

2D. Constantina Commerce Park, Preliminary Plat (Case 2021-041)

A preliminary plat of Constantina Commerce Park, a 14.00 acre tract of land located in the WC Francis Survey No. 146, Abstract No. 137, Kerr County, Texas, and being all of a called 10.26 acre tract, recorded in document No. 14-6763, official public records of Kerr County, Texas, a portion of a called 3.97 acre tract, recorded in Volume No. 1805, Page No. 775, official public records of Kerr County, Texas, and all of Lot 3-C, recorded Volume No. 7, Page No. 275, plat records of Kerr County, Texas.

Mr. Paxton presented the finding of facts and conditions of approval.

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

2E. Village at Riverhill, Preliminary Plat (Case 2021-042)

A preliminary plat of Village at Riverhill, being 3.49 acres comprised of 3.47 acres within Tract 5 according to special warranty deed recorded in Volume No. 1759, Page No. 147 and 0.02 acre out of greenbelt according to Riverhill Townhouse Tracts No. Two Subdivision according to the plat of record, Volume No. 4, Page No. 45, official public records of Kerr County, Texas, all of which being out of the Nathaniel Hoyt Survey No. 147, Abstract No. 178, Kerr County, Texas.

Mr. Paxton presented the finding of facts and conditions of approval.

Ms. Tevian Prohl spoke and presented a video showing drainage issues during substantial rainfall. Ms. Prohl also gave Commissioners a packet to review in regards to drainage issues. She stated several neighbors are affected by flooding issues.

Ms. Jenny Mitchell spoke stating she is opposed and believes it will destroy the beauty of the golf course. She asked Mr. Christiansen regarding the tee-boxes as well as what type of housing he plans on building.

Mr. Matt Christiansen responded stating the tee boxes would be moved per required conditions and the housing will be single story garden type housing, 2,000 square foot, rock based, metal roof.

Mr. Neal Powers spoke stating he noticed this plan is set up the opposite of current housing, which has the back of the homes abutting the fairway, not the front.

Mr. Bill White, President of the HOA, spoke regarding the drainage issues and asked that they be part of the review process regarding the drainage.

Ms. Prohl spoke again regarding drainage.

Cmr. Sigerman stated drainage will be addressed prior to the final plat.

Mr. Greg Schrader spoke in favor of this project.

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

3. PUBLIC HEARING, CONSIDERATION AND ACTION

3A. Zoning Change from R-1 to C-1, 3210 Riverside Drive (Case PZ-2021-12)

An ordinance to change the zoning from R-1 Single Family Residential to C-3 General Commercial on approximately 0.31 acres located within the Wallace Survey No. 112, Abstract No. A0360, Kerr County, Texas; and more commonly known as 3210 Riverside Drive.

Mr. Paxton presented the finding of facts.

Cmr. Sigerman opened the public hearing at 5:14 p.m. Hearing no one speak, Cmr. Sigerman closed the public hearing at 5:15 p.m.

Mr. Paxton presented the finding of facts.

Cmr. Patterson moved to recommend approval of the zoning change. Motion was seconded by Cmr. Tuttle and passed 5-0.

3B. Zoning Change from R-T to C-1, 501 Florence Street (Case PZ-2021-13)

An ordinance to change the zoning from R-T Residential Transition to C-1 Neighborhood Commercial on Lot 19, Part 20, Block 25, Westland Place; and more commonly known as 501 Florence Street.

Mr. Paxton presented the finding of facts. One letter was received regarding parking issues.

Cmr. Sigerman opened the public hearing at 5:22 p.m. Hearing no one speak, Cmr. Sigerman closed the public hearing at 5:23 p.m.

Mr. Paxton presented the finding of facts.

Cmr. Tuttle moved to recommend approval of the zoning change. Motion was seconded by Cmr. Jones and passed 5-0.

3C. CUP for Short Term Rental, 1221 Park Street (Case PZ-2021-14)

A resolution to allow a Conditional Use Permit for a Short Term Rental Unit on Lot 12, Block 28, J.A Tivy Addition; and more commonly known as 1221 Park Street.

Mr. Paxton presented the finding of facts. Two letters were received, one with four signatures from the neighborhood. Both letters were in opposition.

Cmr. Sigerman opened the public hearing at 5:28.

Ms. Leslie Barron, applicant, spoke regarding the plans for her home.

Hearing no one else speak, Cmr. Sigerman closed the public hearing at 5:39 p.m.

Mr. Paxton presented the finding of facts and conditions of approval.

Cmr. Tuttle moved to recommend approval of the conditional use permit (CUP). Motion was seconded by Cmr. Lipscomb and passed 5-0.

4. STAFF REPORT:

4A. Subdivision Ordinance Rewrite Discussion / Follow-up

Mr. Paxton asked the Commissioners if they had any questions or comments regarding the subdivision ordinance for the meeting that will be held July 15, 2021.

The next regular Planning and Zoning meeting will be August 5, 2021.

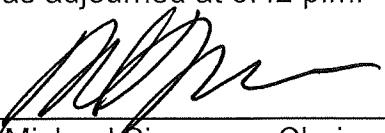
5. EXECUTIVE SESSION

No executive session was taken.

6. ADJOURNMENT

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

APPROVED:



Michael Sigerman, Chair

8/5/21

Date Minutes Approved



Steve Melander, Planner