

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS
APRIL 7, 2022**

COMMISSIONERS PRESENT:

Mike Sigerman – Chair
David Jones – Vice Chair
Cliff Tuttle
David Lipscomb
Jeff Harris
Abram Bueche
Kevin Bernhard

COMMISSIONERS ABSENT:

None

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander
Guillermo Garcia
Mike Hayes
Kim Meismer
Michael Hornes

CALL TO ORDER

Meeting called to order at 4:30pm by Mike Sigerman.

1) MINUTES

1.A Approval of Meeting Minutes from March 3, 2022 regular meeting.

Cover Page

PZ Minutes_20220303_draft.pdf

David Lipscomb moved to approve minutes as presented; Cliff Tuttle seconded and the motion, and the motion carried 7-0.

2) CONSIDERATION AND FINAL ACTION

2.A Final Plat, Hunter Hill Phase II, 1126 Jackson Road (Case 2022-017)

Consideration and final action to allow a final plat for Hunter Hill Phase II, being 8.01 acres out of that certain tract or parcel comprising 10.15 acres in total out of the Walther Fosgate Survey No. 120, Abstract No. 138, within the City of Kerrville, the same

property conveyed as 10.165 acres to the Scott Schreiner Parker Ernest Clyde Parker, Jr. by executors' distribution deed dated the 2nd day of March, 2021, and recorded in Volume 1782, Pg. 580 of Official Public Records of Kerr County, Texas; and more commonly known as 1126 Jackson Road, Kerrville, TX 78028.

2022-017 - Final Plat - Hunter Hill Ph II.pdf

Drew Paxton presented the case.

Cliff Tuttle moved to Approve the Final Plat with Conditions; Jeff Harris seconded the motion, and the motion carried 7-0.

3) PUBLIC HEARING, CONSIDERATION & ACTION

3.A CUP for Short Term Rental, 213 Palmer Street (Case PZ-2021-35)

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 19, Block 8, Lowry Addition; and more commonly known as 213 Palmer Street S, Kerrville, TX 78028.

PZ-2021-35-LocationMap.pdf

PZ-2021-35_Site Plan.pdf

Short_Term_Rental_Unit_213_Palmer_033122_DRAFT.pdf

PZ-2021-35 - Duffy - Opposed - 2022.01.30.pdf

Drew Paxton explained the public hearing process.

Drew Paxton presented the case.

Open public hearing.

Haley Reed was called to speak.

Mike Sigerman was called to speak.

David Jones was called to speak.

Close public hearing.

Cliff Tuttle moved to approve the resolution; David Jones seconded the motion, and the motion carried 7-0.

3.B CUP for Short Term Rental, 503 Lucille Street (Case PZ-2022-7)

A resolution to allow a Conditional Use Permit for a Short term rental on Lot 20-A, Block 23, Westland Addition; and more commonly known as 503 Lucille St S, Kerrville, TX 78028.

PZ-2022-7-LocationMap.pdf

PZ-2022-7_Site Plan with Parking.pdf

PZ-2022-7_Owner Statement.pdf

Short_Term_Rental_Unit_503_Lucille_040422_DRAFT.pdf

Drew Paxton presented the case.

Open public hearing.

Blair Casey was called to speak.

Close public hearing.

Cliff Tuttle moved to approve the resolution; Jeff Harris seconded the motion, and the motion carried 7-0.

3.C CUP for Short Term Rental, 612 Tanglewood Lane (Case PZ-2022-8)

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 19, Block 3, Methodist Encampment; and more commonly known as 612 Tanglewood Ln N, Kerrville, TX 78028.

PZ-2022-8-LocationMap.pdf

PZ-2022-8_Site Plan with Parking.pdf

Short_Term_Rental_Unit_612_Tanglewood_040422_DRAFT.pdf

PZ-2022-8_James_Opposed.pdf

PZ-2022-8_Farrar_In Favor.pdf

PZ-2022-8_Stone_In Favor.pdf

PZ-2022-8_Sturton_In Favor.pdf

Drew Paxton presented the case.

James Carpenter was called to speak.

Open public hearing.

Linda Bullard was called to speak.

Linda Stone was called to speak.

Close public hearing.

David Lipscomb was called to speak.

David Jones was called to speak.

Mike Sigerman was called to speak.

A motion was made by Mike Sigerman to deny approval of the resolution.

Cliff Tuttle moved to deny approval of the resolution; David Lipscomb seconded the motion, and the motion carried 4-3 to deny approval of the resolution.

3.D CUP for Short Term Rental, 321 Cottage Street (Case PZ-2022-9)

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 8R, Block 2, Lewis; and more commonly known as 321 Cottage St N, Kerrville, TX 78028.

PZ-2022-9-LocationMap.pdf

PZ-2022-9_Site Plan with Parking.pdf

Short_Term_Rental_Unit_321_Cottage_040422_DRAFT.pdf

PZ-2022-9_Baker_Opposed.pdf

PZ-2022-9_Lindley_Opposed.pdf

Drew Paxton presented the case.

James Carpenter was called to speak.

Open public hearing.

Sara Lindley was called to speak.

Mike Sigerman was called to speak.

David Jones was called to speak.

Close public hearing.

David Lipscomb was called to speak.

Mike Sigerman was called to speak.

General discussion took place.

Jeff Harris was called to speak.

James Carpenter was called to speak.

Jeff Harris moved to approve the resolution; Abram Bueche seconded the motion, and the motion carried 7-0.

3.E CUP for Short Term Rental, 217 Starkey Street (Case PZ-2022-12)

A resolution to allow a Conditional Use Permit for a Short Term Rental on parts of Lots 5 and 6, Block 7, Lowry Addition; and more commonly known as 217 Starkey St S, Kerrville, TX 78028.

PZ-2022-12-LocationMap.pdf

PZ-2022-12_Site Plan with Parking.pdf

Short_Term_Rental_Unit_217_Starkey_040422_DRAFT.pdf

PZ-2022-12_Ramirez_Opposed.pdf

PZ-2022-12_Sides_Opposed.pdf

Drew Paxton presented the case.

Open public hearing.

Keri Wilt was called to speak.

Pat Wilt was called to speak.

Karen Sides was called to speak.

Keri Wilt was called to speak.

Anna Ramirez was called to speak.

Close the public hearing.

Keri Wilt was called to speak.

Kevin Bernhard moved to approve the resolution; Jeff Harris seconded the motion, and the motion failed 3-4. Applicant has appealed the decision to City Council.

3.F CUP for Short Term Rental, 105 Jasper Lane (Case PZ-2022-14)

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 29, Block 2, Sendero Ridge; and more commonly known as 105 Jasper Ln N, Kerrville, TX 78028.

PZ-2022-14-LocationMap.pdf

PZ-2022-14 _Site Plan with Parking.pdf

PZ-2022-14_Talley_opposed.pdf

PZ-2022-14_Smith_Opposed.pdf

Drew Paxton presented the case.

Open public hearing.

Lupe Hernandez was called to speak.

Close the public hearing.

Matt Sletten was called to speak.

Jeff Harris moved to approve the resolution; Cliff Tuttle seconded the motion, and the motion carried 7-0.

Drew Paxton discussed some upcoming projects prior to zoning change requests.

3.G Zoning Change, C-2 to C-3, 1600 Junction Hwy (Case PZ-2022-10)

An ordinance to change the zoning from C-2 Light Commercial District to C-3 General Commercial District on parts of Lot 1, Block 1, Foxworth-Galbraith Lumber Co; and more commonly known as 1600 Junction Hwy, Kerrville, TX 78028.

PZ-2022-10_LocationMap.pdf

1600_Junction_Highway_C-2_to_C-3_033122_DRAFT.pdf

Drew Paxton presented the case.

Open the public hearing.

Mike Ash was called to speak.

David Lipscomb was called to speak.

Mike Sigerman was called to speak.

David Jones was called to speak.

Close the public hearing.

Cliff Tuttle moved to recommend approval of the ordinance; David Jones seconded the motion, and the motion carried 7-0.

3.H Zoning Change, R-1A to RT, 400 W Water Street (Case PZ-2022-11)

An ordinance to change the zoning from R-1A Single Family Residential with an Accessory Dwelling Unit to RT Residential Transition on Lot 8, Block 17, Section B Westland Place Addition; and more commonly known as 400 W Water St, Kerrville, TX 78028.

PZ-2022-11_LocationMap.pdf

400_W_Water_R-1A__to RT_033122_DRAFT.pdf

Drew Paxton presented the case.

Open the public hearing.

Gary Hatch was called to speak.

Close the public hearing.

Drew Paxton continued with presentation of the case.

Kevin Bernhard moved to recommend approval of the ordinance; Abram Bueche seconded the motion, and the motion carried 7-0.

3.I Zoning Change, RE to R-3, 2601 Medina Hwy (Case PZ-2022-13)

An ordinance to change the zoning from RE Residential Estate District to R3 Multifamily Residential District on a 36.28 acre parcel being a portion of the Nathaniel Hoyt Survey No. 145, Abstract No. 178, being a portion of 168.47 acres according to the Special Warranty Deed with Vendor's Lien filed in Document No. 21-04751, Official Public Records of Kerr County, Texas; and more commonly known as 2601 Medina Hwy, Kerrville, TX 78028.

PZ-2022-13_Letter to City re zoning amendment.pdf
PZ-2022-13_P&Z Exhibits-ZONING EXHIBIT.pdf
PZ-2022-13_LocationMap.pdf
2601_Medina_HWY_RE_to_R-3_033122_DRAFT.pdf
PZ-2022-13_Campbell_Opposed.pdf
PZ-2022-13_Mangum1_Opposed.pdf
PZ-2022-13_Mangum2_Opposed.pdf
PZ-2022-13_Ortega_Opposed.pdf
PZ-2022-13_Rons_Opposed.pdf
PZ-2022-13_Stampley_Opposed.pdf

Drew Paxton presented the case.

Open the public hearing.

Greg Richards was called to speak.

Bill White was called to speak.

Brady Lehmann was called to speak.

Darby Campbell was called to speak.

Close the public hearing.

Walter Jones was called to speak.

Evan McCoy was called to speak.

Doug Holmes was called to speak.

Drew Paxton was called to speak.

David Jones was called to speak.

Greg Richards was called to speak.

Darby Campbell was called to speak.

General discussion occurred.

Mike Sigerman was called to speak.

Mike Hayes was called to speak.

General discussion occurred.

Cliff Tuttle moved to recommend approval of the ordinance; David Lipscomb seconded the motion, and the motion carried 7-0.

3.J Annexation & Zoning (AG), 2550 Bandera Hwy (Case PZ-2022-15)

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of AG Agriculture District the following parcels: approx. 162.06 out of the Schauchard Survey No. 67 Abstract 299, approx. 26.69 acres out of the Norma P. Schweitzer Survey No. 1621 Abstract 2086, and approx. 53.12 acres out of the Mrs. Alliweses Clark Survey No. 395 Abstract 101; and more commonly known as 2550 Bandera Hwy.

PZ-2022-15-LocationMap.pdf

PZ-2022-15_Petition.pdf

PZ-2022-15_Oneal_opposed.pdf

PZ-2022-15_Romero_opposed.pdf

Drew Paxton presented the case.

Mike Sigerman was called to speak.

Open the public hearing.

Nick Bashkiroff was called to speak.

Anton Macaitis was called to speak.

Michael Pace was called to speak.

General discussion occurred.

Close the public hearing.

Jeff Harris moved to recommend approval of the ordinance; Cliff Tuttle seconded the motion, and the motion carried 7-0.

4) STAFF REPORT

Drew Paxton explained upcoming submittal dates.

May 12, 2022 is the next P&Z meeting.

Mr. Jones last meeting is this week. Tabor McMillan will be replacing Mr. Jones.

5) EXECUTIVE SESSION

No executive session.

6) ADJOURNMENT

Meeting adjourned at 7:13pm.

Submitted by:



Steve Melander, Planner

Approved by:



Mike Sigerman, Chair

Approval date:

5/12/22