

**PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS  
MAY 12, 2022**

**COMMISSIONERS PRESENT:**

Kevin Bernhard  
Abram Bueche  
Cliff Tuttle  
Mike Sigerman - Chair  
David Lipscomb  
Tabor McMillan

**COMMISSIONERS ABSENT:**

Jeff Harris

**CITY CORE STAFF PRESENT:**

Drew Paxton  
Steve Melander  
Mike Hayes  
Kyle Burow  
Kim Clarkson – Councilmember  
Roman Garcia - Councilmember

**CALL TO ORDER**

Meeting called to order at 4:30pm by Mike Sigerman.  
Tabor McMillan was introduced as a new Commissioner.

**1) MINUTES**

**1.A Approval of Meeting Minutes from April 7, 2022 regular meeting.**

PZ Minutes\_20220407\_draft.pdf

Cliff Tuttle moved to approve minutes as presented; David Lipscomb seconded the motion, and the motion carried 6-0.

**2) CONSIDERATION AND FINAL ACTION**

**2.A Final Plat, 534 Industrial Park (Case 2022-023)**

A final plat being 17.046 acres of land, establishing Lots 1 through 8, Block 1, new County Block 1, and being a portion out of Samuel L. Wallace original Survey No. 112, Abstract 360, Kerr County, Texas.

2022-023\_Final Plat\_534 Industrial Park.pdf

Drew Paxton presented the case.

Cliff Tuttle moved to approve the final plat with conditions; David Lipscomb seconded the motion, and the motion carried 6-0.

## **2.B Final Plat, Mystic Ridge Estates Subdivision (Case 2022-024)**

A final plat being 537.45 acres out of a 697.855 acres (Called 697.855 acres) tract being comprised of Tract A, Tract B, Tract Two, and Tract C as described in a Special Warranty Deed with Vendor's Lien to Jimmy Branch and Jennifer Branch dated August 6, 2021 as recorded in Document No. 21-07159 Official Public Records of Kerr County, Texas and being all or parts of the following original patent surveys:

H.E&W.T. RR. Co. Survey No. 2, Abstract No. 1505  
H.E&W.T. RR. Co. Survey No. 1426, Abstract No. 1450  
H.E&W.T. RR. Co. Survey No. 1426, Abstract No. 1927  
H.E&W.T. RR. Co. Survey No. 1425, Abstract No. 687  
Bertan Michon Survey No. 675, Abstract No. 261  
Samuel Wallace Survey No. 113, Abstract No. 347

[2022-024\\_Final Plat\\_Mystic Ridge Estates.pdf](#)

Drew Paxton presented the case.

David Lipscomb moved to approve the final plat; Abram Bueche seconded the motion, and the motion carried 6-0.

## **3) PUBLIC HEARING, CONSIDERATION & ACTION**

### **3.A CUP for Short Term Rental, 916 Prescott Street (Case PZ-2022-16)**

A resolution to allow a Conditional Use Permit for a Short Term Rental on part of Lot 5 and Lot 6, Block 7, Hill Crest Addition; more commonly known as 916 Prescott St N, Kerrville, TX 78028.

[PZ-2022-16\\_CUP Request Letter\\_2022.03.29.pdf](#)

[PZ-2022-16-LocationMap.pdf](#)

[PZ-2022-16\\_Site Plan with Parking.pdf](#)

[PZ-2022-16\\_Gheen\\_Opposed.pdf](#)

[PZ-2022-16\\_Applicant Response to Gheen.pdf](#)

Drew Paxton presented the case.

David Smith was called to speak.

Vince Lightbourn was called to speak.

Open public hearing.

Triston Jarecke was called to speak.

Mike Sigerman was called to speak.

Cliff Tuttle was called to speak.

David Lipscomb was called to speak.

Kevin Bernhard was called to speak.

Mike Sigerman was called to speak.

Close public hearing.

Abram Bueche moved to approve the resolution; Cliff Tuttle seconded the motion, and the motion carried 5-1.

### **3.B CUP for Short Term Rental, 956 Myrta Street (Case PZ-2022-17)**

A resolution to allow a Conditional Use Permit for a Short Term Rental on part of Lot 14 and part of Lot 15, Block 2, Hill Crest Addition; more commonly known as 956 Myrta St N, Kerrville, TX 78028.

PZ-2022-17-LocationMap.pdf

PZ-2022-17\_Site Plan with Parking.pdf

PZ-2022-17\_McGinnis\_Opposed.pdf

Drew Paxton presented the case.

Matthew Sletten was called to speak.

Open public hearing.

Triston Jarecke was called to speak.

Close public hearing.

Tabor McMillan moved to approve the resolution; Abram Bueche seconded the motion, and the motion carried 5-1.

**3.C CUP for Short Term Rental, 220 Riverhill Club Lane, #12 (Case PZ-2022-18)**

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 12, Block 1, Riverhill Las Casitas; more commonly known as 220 Riverhill Club Ln E #12, Kerrville, TX 78028.

[PZ-2022-18-LocationMap.pdf](#)

[PZ-2022-18\\_Site Plan with Parking.pdf](#)

Drew Paxton presented the case.

Open public hearing.

Matthew Sletten was called to speak.

Close public hearing.

Cliff Tuttle moved to approve the resolution; Kevin Bernhard seconded the motion, and the motion carried 6-0.

**3.D CUP for Short Term Rental, 604 Mockingbird Lane (Case PZ-2022-20)**

A resolution to allow a Conditional Use Permit for a Short Term Rental for short term on Lot 10, Block 3, Starkey Manor 7; more commonly known as 604 Mockingbird Ln N, Kerrville, TX 78028.

[PZ-2022-20-LocationMap.pdf](#)

[PZ-2022-20\\_Site Plan with Parking.pdf](#)

Drew Paxton presented the case.

Open public hearing.

Stephanie Childs was called to speak.

Clarice Amann was called to speak.

Rodney Bacon was called to speak.

Stephanie Childs was called to speak.

Close public hearing.

Cliff Tuttle was called to speak.

David Lipscomb moved to approve the resolution; Tabor McMillan seconded the motion, and the motion carried 5-1.

### **3.E CUP for Short Term Rental, 408 Lois Street (Case PZ-2022-21)**

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 4, Block 14, Westland Addition; more commonly known as 408 Lois St S, Kerrville, TX 78028.

PZ-2022-21-LocationMap.pdf

PZ-2022-21\_Site Plan with Parking.pdf

Drew Paxton presented the case.

Open public hearing.

Keri Wilt was called to speak.

Jacob Shively was called to speak.

Keri Wilt was called to speak.

Mike Sigerman was called to speak.

Jacob Shively was called to speak.

Close public hearing.

Cliff Tuttle moved to approve the resolution; Tabor McMillan seconded the motion, and the motion carried 6-0.

### **3.F CUP for Short Term Rental, 1979 Arcadia Loop (Case PZ-2022-22)**

A resolution to allow a Conditional Use Permit for a Short Term Rental on 3.015 acres out of the Martinez Survey No. 124, Abstract 247; more commonly known as 1979 Arcadia Loop S, Kerrville, TX 78028.

PZ-2022-22-LocationMap.pdf

PZ-2022-22 - Site Plan with Parking.pdf

Drew Paxton presented the case.

Open public hearing.

Paula Thrash was called to speak.

Mike Sigerman was called to speak.

Howell Ridout was called to speak.

Roni Smith was called to speak.

Patrick Thrash was called to speak.

Drew Paxton was called to speak.

Mike Sigerman was called to speak.

Ron Smith was called to speak.

Close public hearing.

Cliff Tuttle moved to approve the resolution; Abram Bueche seconded the motion, and the motion carried 6-0.

### **3.G Zoning Change, 2550 Bandera Hwy and 2601 Medina Hwy (Case PZ-2022-19)**

An ordinance to change the zoning from R-1 Single Family Residential to a Planned Development District on approximately 487 acres of land out of the David Schauhard Survey No. 67, Abstract No. 299; Nathaniel Hoyt Survey No. 147, Abstract No. 178; John A Southmayd Survey No. 148, Abstract No. 288; Alliweeses Clark Survey No. 395, Abstract No. 101 and Norma P. Schweitzer S.F. No. 16211, Abstract No. 2086; more commonly known as 2550 Bandera Hwy and 2601 Medina Highway, Kerrville, TX 78028.

PZ-2022-19-LocationMap.pdf

PZ-2022-19\_PD & Exhibits1\_050622.pdf

PZ-2022-19\_Dozier\_Opposed.pdf

PZ-2022-19\_La Cubre Residents\_Opposed.pdf

PZ-2022-19\_Oneal\_Opposed.pdf

Mike Sigerman was called to speak.

Drew Paxton presented the case.

Applicant called to make presentation.

Nick Bashkiroff was called to speak.

Nick Haskell was called to speak.

Drew Paxton was called to speak.

Tabor McMillan was called to speak.

Mike Sigerman was called to speak.

Nick Haskell was called to speak.

Commission asked questions of developer.

Open public hearing.

Ronny Carroll was called to speak.

Sean Boerner was called to speak.

Steve Wilson was called to speak.

Bette Paese was called to speak.

Drew Paxton was called to explain the approval process.

Mike Sigerman was called to speak.

Gabriel Alonso was called to speak.

Michael Paese was called to speak.

Barbara Ferguson was called to speak.

Michael Ross was called to speak.

Tony Macaitis was called to speak.

Robert Dozier was called to speak.

John D'Amore was called to speak.

Bruce Stracke was called to speak.

Close public hearing.

Kevin Bernhard was called to speak.

Cliff Tuttle was called to speak.

David Lipscomb was called to speak.

Abram Bueche was called to speak.

Mike Sigerman was called to speak.

Mike Sigerman expressed concern over details about changes to zoning code. Requested direction on how to proceed.

Nick Haskell called to speak to clarify requested zoning code revisions.

Drew Paxton was called to speak.

General conversation occurred.

Ken Brown was called to speak.

Drew Paxton was called to speak.

General conversation occurred.

Cliff Tuttle moved to continue any decision until next meeting when developer brings a more detailed site plan that ties back to requested zone code revisions; David Lipscomb seconded the motion, and the motion carried 6-0.

#### **4) STAFF REPORT**

Drew Paxton showed an example of new notification signs posted on properties to identify upcoming Planning & Zoning Commission cases. Mike Sigerman suggested stronger frames for posting signs.

Drew discussed upcoming meetings. New meeting time for P&Z is 4pm. Next P&Z meeting is June 2, 2022. A joint workshop with the Planning & Zoning Commission and City Council is also scheduled for June 2, 2022 starting at 2pm.

**5) EXECUTIVE SESSION**

None

**6) ADJOURNMENT**

Meeting adjourned at 7:53pm by Mike Sigerman.

Submitted by:

Steve Melander - Planner

Approved by:

Mike Sigerman Chair

Approval date:

6/2/22