

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS
AUGUST 4, 2022**

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

None

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander
Michael Hornes
William Tatsch
Zane Brown
Brenda Hughes

CALL TO ORDER

Meeting called to order by Mike Sigerman at 4:00pm.

1) MINUTES

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

PZ Minutes_20220707_draft.pdf

1.B Approval of Meeting Minutes from July 28, 2022 workshop.

PZ Workshop Minutes_20220728.pdf

1.C Approval of Meeting Minutes from July 28, 2022 called meeting.

PZ Minutes_20220728_draft.pdf

Cliff Tuttle moved to approve all three sets of meeting minutes; Jeff Harris seconded the motion, and the motion carried 7-0.

2) CONSIDERATION AND FINAL ACTION

2.A A final plat for a subdivision containing 0.79 acres of land, more or less, out of Florentine Lara Survey No. 123, Abstract No. 225 in the City of Kerrville, Kerr County, Texas; comprising all of Lots 136, 137, 138, 139, 140, 141, 142 and 143 of The Meridian, a subdivision of Kerr County according to the plat of record in Volume 7, at pages 80-81 of the plat of records of Kerr County, Texas. (Case No. 2022-040)

2022-040_Proposed Plat.pdf

Drew Paxton presented the case.

Tabor McMillan moved to approve the plat; Kevin Bernhard seconded the motion, and the motion carried 7-0.

3) PUBLIC HEARING, CONSIDERATION & ACTION

3.A A resolution to allow a Conditional Use Permit for a Short Term Rental on Lots 23, 24, 25, and 26, Block 3, Riverhill TH 8 Addition; and more commonly known as 510 Preston Trail Loop E, Kerrville, TX 78028. (Case No. PZ-2022-38)

PZ-2022-38-LocationMap.pdf

PZ-2022-38-site plan.pdf

PZ-2022-038_Stroud_opposed.pdf

PZ-2022-038_Stroud-Betty_opposed.pdf

PZ-2022-38_Maness_opposed.pdf

PZ-2022-38_Tilley_in favor.pdf

PZ-2022-38_Warnock_opposed.pdf

PZ-2022-038_Itschner_opposed.pdf

PZ-2022-38_Rinehart_opposed.pdf

Drew Paxton presented the case.

Lisa McGehee was called to speak.

Open public hearing.

John Fleckenstein II was called to speak.

Terri Cody was called to speak.

Jerry Stroud was called to speak.

Rex Boyland was called to speak.

Milton Gabriel was called to speak.

Flora McLunn was called to speak.

Jeff Conrad was called to speak.

Close public hearing.

Jeff Harris was called to speak.

David Lipscomb was called to speak.

Abram Bueche was called to speak.

Tabor McMillan was called to speak.

Mike Sigerman was called to speak.

Jeff Harris moved to approve the resolution with the STR limited to the casita only; Abram Bueche seconded the motion, and the motion carried 7-0.

3.B An ordinance to change the zoning from R-3 Multifamily Residential to PI Public and Institutional on 7.1 acres out of Wallace Survey Number 113, Abstract 347; and more commonly known as 365 Clearwater Paseo Path, Kerrville, TX 78028. (Case No. PZ-2022-36)

PZ-2022-36-LocationMap.pdf

PZ-2022-36_Cavalier_opposed.pdf

Drew Paxton presented the case.

Open public hearing.

Close public hearing.

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

3.C An ordinance to change the zoning from C-2 Light Commercial to Planned Development District on Lot 3R and Lot 4R, Block 1, Langtry Addition; and more commonly known as 598 Yorktown Blvd N, Kerrville, TX 78028. (Case No. PZ-2022-37)

PZ-2022-37_LocationMap.pdf

PZ-2022-37_Concept Plan.pdf

PZ-2022-37_Pickens_Opposed.pdf

PZ-2022-37_Steffen_Opposed.pdf

Drew Paxton presented the case.

Vernan Young was called to speak.

Open public hearing.

Heriberto Lopez was called to speak.

David Cox was called to speak.

Denise LeMeilleur was called to speak.

Brian Burzynski was called to speak.

Michelle Burzynski was called to speak.

Laura Grace Hampton was called to speak.

Chuck Williams was called to speak.

Bruce Strake was called to speak.

Scott Eilers was called to speak.

Kevin Perryman was called to speak.

Close public hearing.

Tabor McMillan was called to speak.

Abram Bueche was called to speak.

David Lipscomb was called to speak.

Kevin Bernhard was called to speak.

Jeff Harris was called to speak.

Cliff Tuttle was called to speak.

Mike Sigerman was called to speak.

Cliff Tuttle made a motion to deny the ordinance; David Lipscomb seconded the motion, and the motion carried 7-0. This case was denied.

3.D An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of IM Industrial and Manufacturing on an 11.93 acre parcel comprised of approximately 8.93 acres out of the F. Rodriguez Survey No. 72, Abstract No. 280, and 2.99 acres out of the O.V. Robinson Survey No. 44, Abstract No. 282, part of a certain 172.58 acre tract described in Special Warranty Deed with Vendor's Lien, File No. 20-06214, Deed of Records of Kerr County, Texas; and more commonly known as 5269 HWY 27, Kerrville, TX 78028. (Case No. PZ-2022-34)

PZ-2022-34_LocationMap.pdf

PZ-2022-34_Ingram Survey.pdf

Drew Paxton presented the case.

Shane Cockerham was called to speak.

Drew Paxton presented additional case information.

Open public hearing.

Close public hearing.

Tabor McMillan moved to approve the ordinance; Kevin Bernhard seconded the motion, and the motion carried 7-0.

3.E An ordinance amending City of Kerrville, Texas Zoning Code, Chapter 60 of the City's Code of Ordinances to include amendments to definitions and regulations concerning short-term rentals and amending the Land Use Table. (Case No. 2022-037)

Drew Paxton presented the case.

Open public hearing.

Terri Cody was called to speak.

Celeste Barker was called to speak.

Andrea Tinny was called to speak on behalf of Libba Maddry.

Tom Kent was called to speak.

Robin Perrin was called to speak.

Sarah Lewis was called to speak.

Jennifer Wise was called to speak.

Michael Killeen was called to speak.

William Tatsch was called to clarify why deed restrictions are not enforced by the City.

Mike Sigerman was called to speak.

Victoria Killeen was called to speak.

Nikki Caines was called to speak.

Karen Sides was called to speak.

Anna Ramirez was called to speak.

Bill White was called to speak.

Jack Hampton was called to speak.

Margaret Cross was called to speak.

Keri Wilt was called to speak.

Chuck Williams was called to speak.

Bruce Strake was called to speak.

Russell Nemky was called to speak.

Drew Paxton made a zoning clarification.

Roy Thompson was called to speak.

Close public hearing.

Kevin Bernhard was called to speak.

Jeff Harris was called to speak.

Cliff Tuttle was called to speak.

David Lipscomb was called to speak.

Abram Bueche was called to speak.

Tabor McMillan was called to speak.

Mike Sigerman was called to speak.

Michael Hornes was called to speak.

General discussion occurred.

Cliff Tuttle made a motion to approve the ordinance subject to modification of the buffer radius for R-1A to make it less restrictive; David Lipscomb seconded the motion, and the motion carried 6-0. Kevin Bernhard opposed.

4) **STAFF REPORT**

Next meeting September 1, 2022.


5) **EXECUTIVE SESSION**

None.

6) **ADJOURNMENT**

Meeting adjourned at 7:13pm by Mike Sigerman.

Submitted by:


Steve Melander - Planning

Approved by:


Mike Sigerman - Chair

Approval date:

9/1/22