

**PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS  
SEPTEMBER 1, 2022**

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

Jeff Harris

CITY CORE STAFF PRESENT:

Drew Paxton  
Steve Melander  
Mike Hayes  
Guillermo Garcia  
Michael Hornes  
Megan Folkerts

**CALL TO ORDER**

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

**1) MINUTES**

**1.A** Approval of Meeting Minutes from August 4, 2022 regular meeting.

PZ Minutes\_20220804\_draft.pdf

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

**2) CONSIDERATION AND FINAL ACTION**

No items for Consideration and Final Action on this agenda.

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

**3.A** A request for a sign variance in accordance with Chapter 92, "Signs," Section 92-14, "Variances," of the City of Kerrville Code of Ordinances for Lot 5, Block 24, Brown Addition; and more commonly known as 715 Water Street. (Case No. 2022-047)

2022-047\_Sign Renderings.pdf

2022-047-LocationMap.pdf

Drew Paxton presented the case.

Meredith Tilley was called to speak.

Drew Paxton was called to clarify the request.

Open public hearing.

William Rector was called to speak.

Lyndia Rector was called to speak.

Close public hearing.

Mike Sigerman was called to speak.

Michael Hornes was called to speak.

Kevin Bernhard moved to approve the sign variance; Tabor McMillan seconded the motion, and the motion carried 6-0.

**3.B** A resolution to allow a Conditional Use Permit for a short term rental on Lot 4-A, Block 1, Fair Oaks; and more commonly known as 1602 Quinlan Creek Dr N, Kerrville, TX 78028. (Case No. PZ-2022-39)

PZ-2022-39-LocationMap.pdf

PZ-2022-39-site plan with parking.pdf

PZ-2022-39\_Myers\_opposed.pdf

Drew Paxton presented the case.

Terri Cody was called to speak.

Open public hearing.

Nikki Caines was called to speak.

Mary Ann Meyers was called to speak.

Terri Cody was called to speak.

Close public hearing.

David Lipscomb was called to speak.

Mike Sigerman was called to speak.

David Lipscomb moved to approve the resolution with a condition to limit the STR to the guest house only; Cliff Tuttle seconded the motion, and the motion carried 4-2. Mike Sigerman and Abram Bueche opposed.

**3.C** A resolution to allow a Conditional Use Permit for a short term rental on 1.373 acres out of the Martinez Survey No. 124, Abstract 247; and more commonly known as 2101 Arcadia Loop S, Kerrville, TX 78028. (Case No. PZ-2022-40)

PZ-2022-40-LocationMap.pdf

PZ-2022-40-outdoor\_parking plan\_2101 arcadia loop\_20220721.pdf

PZ-2022-40-ground floor\_parking plan\_2101 arcadia loop\_20220721.pdf

Drew Paxton presented the case.

Tim Buck was called to speak.

Open public hearing.

Jack Hampton was called to speak.

Close public hearing.

Kevin Bernhard was called to speak.

Abram Bueche was called to speak.

Tabor McMillan was called to speak.

Mike Sigerman was called to speak.

Tabor McMillan moved to approve the resolution; Kevin Bernhard seconded the motion, and the motion carried 4-2. Cliff Tuttle and Abram Bueche opposed.

**3.D** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 10, Block A, Motley Hills; and more commonly known as 1701 Deer Trl N, Kerrville, TX 78028. (Case No. PZ-2022-41)

PZ-2022-41-LocationMap.pdf

PZ-2022-41\_site plan with parking.pdf

Drew Paxton presented the case.

Niki Parks was called to speak.

Open public hearing.

Tommy Brock was called to speak.

Sharon Davis was called to speak.

Kim McKnight was called to speak.

Niki Parks was called to speak.

Amy Whittenbach was called to speak.

Close public hearing.

David Lipscomb was called to speak.

Mike Sigerman was called to speak.

Kevin Bernhard moved to approve the resolution; Abram Bueche seconded the motion, and the motion failed 3-3. Mike Sigerman, Cliff Tuttle and David Lipscomb opposed. Case will need to be appealed to City Council.

**3.E** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 5 Colonial Manor 2; and more commonly known as 1425 Lois St N, Kerrville, TX 78028. (Case No. PZ-2022-42)

PZ-2022-42-LocationMap.pdf

PZ-2022-42-Site Plan with Parking.pdf

PZ-2022-42\_Kirklen\_opposed.pdf

Drew Paxton presented the case.

Matthew Sletten was called to speak.

Open public hearing.

Close public hearing.

David Lipscomb was called to speak.

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

**3.F** A resolution to allow a Conditional Use Permit for a Short term rental on Lot 6, Block 3, College Hills; and more commonly known as 2234 San Jacinto Dr N, Kerrville, TX 78028. (Case No. PZ-2022-44)

PZ-2022-44-LocationMap.pdf

PZ-2022-44 Site Plan with Parking 2234 San Jacinto Dr.pdf

This case was withdrawn by the applicant. No action taken.

**3.G** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 27, Block 33 Schreiner; and more commonly known as 130 Loop 13 S, Kerrville, TX 78028. (Case No. PZ-2022-45)

PZ-2022-45-LocationMap.pdf

PZ-2022-45\_Off-Street Parking.pdf

PZ-2022-45\_Golden\_opposed.pdf

PZ-2022-45\_Mohnke\_opposed.pdf

PZ-2022-45\_Perrin\_in favor.pdf

Drew Paxton presented the case.

Margaret Harrod was called to speak.

Open public hearing.

Teresa Golden was called to speak.

Steve Mohrts was called to speak.

Jennifer Griffin was called to speak.

Close public hearing.

Mike Sigerman was called to speak.

David Lipscomb was called to speak.

Tabor McMillan moved to approve the resolution; Kevin Bernhard seconded the motion, and the motion carried 4-2. Cliff Tuttle and David Lipscomb opposed.

**3.H** A resolution to allow a Conditional Use Permit for a Short Term Rental on parts of Block 11, Lowry; and more commonly known as 309 Guadalupe St S, Kerrville, TX 78028. (Case No. PZ-2022-51)

PZ-2022-51-LocationMap.pdf

PZ-2022-51\_Site Plan with Parking\_309 Guadalupe St.pdf

Drew Paxton presented the case.

Larry Howard was called to speak.

Open public hearing.

Anna Ramirez was called to speak.

Close public hearing.

Mike Sigerman was called to speak.

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

**3.I** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 6, Block 1, Riverside; and more commonly known as 337 Guadalupe St S, Kerrville, TX 78028. (Case No. PZ-2022-52)

PZ-2022-52-LocationMap.pdf

PZ-2022-52\_Site Plan with Parking\_337 Guadalupe St.pdf

Drew Paxton presented the case.

Larry Howard was called to speak.

Open public hearing.

Karen Sides was called to speak.

Close public hearing.

Mike Sigerman was called to speak.

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

**3.J** An ordinance to change the zoning from RE Residential Estate District to R-2 Medium Density 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. (Case No. PZ-2022-43)

PZ-2022-43-LocationMap.pdf

Drew Paxton presented the case.

Jay Parker was called to speak.

Open public hearing.

Brady Lehmann was called to speak.

Tyler Campbell was called to speak.

Peggy McKay was called to speak.

Bill White was called to speak.

Natalie Madden was called to speak.

Darby Campbell was called to speak.

Doug Holmes was called to speak.

Close public hearing.

Kevin Bernhard was called to speak.

Mike Sigerman was called to speak.

Cliff Tuttle moved to approve the ordinance; David Lipscomb seconded the motion, and the motion carried 5-1. Abram Bueche opposed.

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

Next P&Z meeting on October 6, 2022.

Drew Paxton announced upcoming potential training opportunities for Commissioners.

#### **5) EXECUTIVE SESSION**

None.

6) ADJOURNMENT

Meeting adjourned at 6:07pm.

Submitted by:



Steve Melander, Planning

Approved by:



Mike Sigerman, Chair

Approval date:

10/6/22