

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS
OCTOBER 6, 2022**

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

None

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander
Guillermo Garcia
Stuart Barron
Kyle Burow

CALL TO ORDER

Mike Sigerman called meeting to order at 4pm.

1) MINUTES

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

PZ Minutes_20220901_draft.pdf

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

2) CONSIDERATION AND FINAL ACTION

2.A A replat of Peterson Regional Medical Center, Lot 1-R, Block 1, being 30.63 acres comprised of a 23.85 acre tract designated as “Lot 1-R”, Block 1 of the Peterson Regional Medical Center, a subdivision of Kerr County, Texas according to the plat recorded in Volume 8, Page 69, Plat Records of Kerr County, being a replat of a portion of a plat recorded in Volume 7, Page 348, Plat Records of Kerr County, Texas, and 6.78 acres out of a 157,291 acre tract according to deed in File No. 09-7631, Official Public Record, Kerr County, Texas. (Case 2022-049)

2022-049_Updated Final Plat_20220928.pdf

Drew Paxton presented the case.

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

2.B A final plat of Lot 2-A, The Sieker Addition, a replat of part of Lot 2, The Sieker Addition, a subdivision containing 1.06 acres of land, more or less, out of James H. Cocke Survey No. 144, Abstract No. 95, in the City of Kerrville, Kerr County, Texas; part of Lot 2 of The Sieker Addition, a subdivision of Kerr County according to the Plat of Record in Volume 5 at Page 265 of the Plat Records of Kerr County, Texas. (Case 2022-065)

[2022-065_Proposed Plat.pdf](#)

Drew Paxton presented the case.

Cliff Tuttle moved to approve the plat; David Lipscomb 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 Lot 13, Block 1, Riverhill Las Casitas; and more commonly known as 220 Riverhill Club Ln E #13, Kerrville, TX 78028. (Case No. PZ-2022-47)

[PZ-2022-47-LocationMap.pdf](#)

[PZ-2022-47_Site Plan with Parking_2 bed with 3 parking.pdf](#)

[PZ-2022-47_opposed_Sullivan.pdf](#)

[PZ-2022-47_In Favor_Moir.pdf](#)

Drew Paxton presented the case.

Terri Cody was called to speak.

Mike Sigerman was called to speak.

Open public hearing.

Drew Paxton was called to speak.

Nikki Caines was called to speak.

Close public hearing.

Terri Cody was called to speak.

Mike Sigerman was called to speak.

Jeff Harris was called to speak.

Mike Sigerman was called to speak.

Jeff Harris was called to speak.

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

3.B A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 14, Block 1, Riverhill Las Casitas; and more commonly known as 220 Riverhill Club Ln E #14, Kerrville, TX 78028. (Case No. PZ-2022-48)

[PZ-2022-48-LocationMap.pdf](#)

[PZ-2022-48_Site Plan with Parking_3 bed with 4 parking.pdf](#)

[PZ-2022-48_opposed_Sullivan.pdf](#)

[PZ-2022-48_In Favor_Moir.pdf](#)

Drew Paxton presented the case.

Open public hearing.

Bruce Strake was called to speak.

Close public hearing.

Tabor McMillan moved to approve the resolution; David Lipscomb seconded the motion, and the motion carried 7-0.

3.C A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 9, Block 1, Riverhill Las Casitas; and more commonly known as 220 Riverhill Club Ln E #9, Kerrville, TX 78028. (Case No. PZ-2022-49)

[PZ-2022-49-LocationMap.pdf](#)

PZ-2022-49_Site Plan with Parking_2 bed with 3 parking.pdf

PZ-2022-49_opposed_Sullivan.pdf

PZ-2022-49_In Favor_Moir.pdf

Drew Paxton presented the case.

Open public hearing.

Close the public hearing.

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

3.D A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 5, Block 1, Riverhill Las Casitas; and more commonly known as 220 Riverhill Club Ln E #5, Kerrville, TX 78028. (Case No. PZ-2022-50)

PZ-2022-50-LocationMap.pdf

PZ-2022-50_Site Plan with Parking_2 bed with 3 parking.pdf

PZ-2022-50_In Favor_Moir.pdf

Drew Paxton presented the case.

Open the public hearing.

Close public hearing.

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

3.E A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 1, Block 1, Riverhill TH; and more commonly known as 503 Oakland Hills Ln E, Kerrville, TX 78028. (Case No. PZ-2022-55)

PZ-2022-55-LocationMap.pdf

PZ-2022-55_Site Plan with Parking_3 bed with 4 parking.pdf

Drew Paxton presented the case.

Larry Howard was called to speak.

Pamela Jucknaies was called to speak.

Katherine Pierce was called to speak.

Leonard White was called to speak.

Leslie Wells was called to speak.

Close public hearing.

Jeff Harris was called to speak.

Larry Howard was called to speak.

Mike Sigerman was called to speak.

Drew Paxton was called to speak.

Kevin Bernhard moved to approve the resolution; Abram Bueche seconded the motion, and the motion carried 5-2. Mike Sigerman and Cliff Tuttle voted to deny.

3.F A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 7, Block 1, Riverside; and more commonly known as 339 Guadalupe St S, Kerrville, TX 78028. (Case No. PZ-2022-57)

PZ-2022-57-LocationMap.pdf

PZ-2022-57_Site Plan with Parking_2 bed with 4 parking.pdf

Drew Paxton presented the case.

Brian Christal was called to speak.

Open public hearing.

Close public hearing.

Drew Paxton was called to speak.

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

3.G A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 13, Block 3, MESA PARK; and more commonly known as 2324 Trails End Ln N, Kerrville, TX 78028. (Case No. PZ-2022-58)

PZ-2022-58-LocationMap.pdf

PZ-2022-58_Site Plan with Parking_3 bed with 4 parking.pdf

PZ-2022-58_Uttrich_in favor.pdf

PZ-2022-58_Wilson_opposed.pdf

PZ-2022-58_Calmes_opposed.pdf

Drew Paxton presented the case.

Open public hearing.

Close public hearing.

Jeff Harris was called to speak.

Mike Sigerman was called to speak.

Cliff Tuttle moved to deny the resolution; Jeff Harris seconded the motion, and the motion carried 6-1. Kevin Bernhard voted to deny the motion to deny.

Motion to deny passed. Applicant must appeal in writing to City Council.

3.H A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 3 and part of Lot 4, Block 3, Hazy Hills Addition; and more commonly known as 800 Lake Dr N, Kerrville, TX 78028. (Case No. PZ-2022-59)

PZ-2022-59-LocationMap.pdf

PZ-2022-59_Site Plan with Parking_3 bed with 4 parking.pdf

David Lipscomb recused himself.

Drew Paxton presented the case.

Sharon Rollins was called to speak.

Darrell Rollins was called to speak.

Open public hearing.

David Wallace was called to speak.

Close public hearing.

Cliff Tuttle was called to speak.

Drew Paxton was called to speak.

Cliff Tuttle moved to deny the resolution; Jeff Harris seconded the motion, and the motion failed 3-3. Kevin Bernhard, Tabor McMillan and Abram Bueche voted to deny the motion to deny.

A new motion was made by Kevin Bernhard to approve the resolution; Abram Bueche seconded the motion and the motion failed 3-3. Cliff Tuttle, Mike Sigerman and Jeff Harris voted to deny approval.

Both motions fail and the case will need to be appealed in writing to City Council.

4) STAFF REPORT

Upcoming P&Z meeting on November 3, 2022.

Drew announced the K2050 Implementation Award.

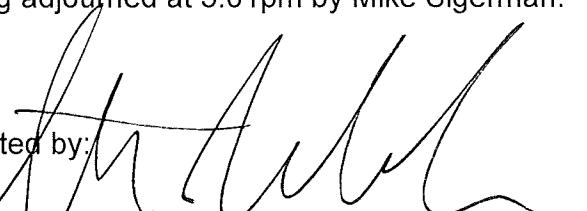
5) EXECUTIVE SESSION

None.

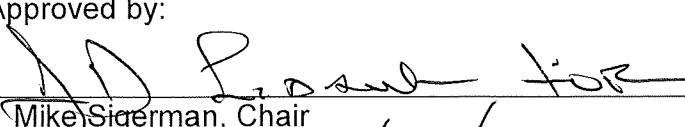
6) ADJOURNMENT

Meeting adjourned at 5:01pm by Mike Sigerman.

Submitted by:


Steve Melander, Planning

Approved by:


Mike Sigerman, Chair

Approval Date:

10 / 3 / 22