

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS
DECEMBER 1, 2022**

COMMISSIONERS PRESENT:

Jeff Harris
Mike Sigerman
Tabor McMillan
Cliff Tuttle
David Lipscomb
Kevin Bernhard

COMMISSIONERS ABSENT:

Abram Bueche

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander
Guillermo Garcia
Mike Hayes

CALL TO ORDER

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

1) MINUTES

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

PZ Minutes-20221103-draft.pdf

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

2) CONSIDERATION AND FINAL ACTION

2.A A final plat of Creekside Apartments Phase 1A, a residential subdivision within the City of Kerrville, being 37.10 acres out of that certain 204.08 acres out of the William C. Francis Survey No. 16, Abstract No. 137 and the Nathaniel Hoyt Survey No. 147, Abstract No. 178, also being the remainder of that same certain tract called 328.0119 acres described in the conveyance document to LDB Corporation, recorded in Volume 1149, Page 213 of Official Public Records of Kerr County, Texas. (Case 2022-081)

2022-081_Final Plat Creekside Apartments Phase 1A_20221102.pdf

Case withdrawn by applicant. Opted for security in lieu of constructing improvements. Applicant is working with staff on an Improvement Agreement and form of security.

3) PUBLIC HEARING, CONSIDERATION & ACTION

3.A An ordinance to change the zoning from R-1A Single Family Residential with an Accessory Dwelling Unit to R-T Residential Transitional on Lots 9-14 Block 16 and Lots 1-7 Block 17, Westland; and more commonly known as 402, 405, 406, 407, 409, 410, 411, 413, 414, 415 W Water St N, Kerrville, TX 78028. (Case No. PZ-2022-70)

PZ-2022-70_Notification Map.pdf

PZ-2022-70_Pena_opposed.pdf

Drew Paxton presented the case.

Russell Nemky was called to speak.

Open public hearing.

Lawrence Walker was called to speak.

Close public hearing.

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

3.B An ordinance to change the zoning from R-2 Medium Density Residential to C-2 Light commercial on Lot 1, Block 5, Legion Hills; located southwest of Fire Station #3 and northwest of Loop 534. (Case No. PZ-2022-71)

PZ-2022-71_Notification Map.pdf

PZ-2022-71_Proposed Site Plan.pdf

Drew Paxton presented the case.

Open public hearing.

Chris Cawthon was called to speak.

Close public hearing.

Cliff Tuttle moved to approve the ordinance; Jeff Harris seconded the motion, and the motion carried 6-0.

3.C An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of PI Public and Institutional Use on 0.08 acres of land out of the James A Cocke Survey No 144, Abstract No 95, Kerr County; near the intersection Lehmann Drive and Lenard Drive. (Case No. PZ-2022-72)

PZ-2022-72_Notification Map.pdf

PZ-2022-72_Annexation Exhibit.pdf

PZ-2022-72_Annexation Request.pdf

Drew Paxton presented the case.

Open public hearing.

Joe Piszcior was called to speak.

Close public hearing.

Jeff Harris moved to approve the ordinance; Tabor McMillan seconded the motion, and the motion carried 6-0.

4) STAFF REPORT

Drew Paxton and the P&Z Commission thanked Cliff Tuttle for his service.

Next P&Z meeting on January 5, 2023 if cases are presented.

Drew Paxton gave an update on Short Term Rentals.

5) EXECUTIVE SESSION

None.

6) ADJOURNMENT

Meeting adjourned at 4:13pm.

Submitted by:

Steve Melander, Planning

Approved by:

Mike Sigerman, Chair

Approval Date:

2/2/23