



PLANNING AND ZONING COMMISSION AGENDA

THURSDAY, DECEMBER 7, 2023, 4:00 PM

CITY HALL COUNCIL CHAMBERS

701 MAIN STREET, KERRVILLE, TEXAS



1 MINUTES

- 1.A Approval of meeting minutes from November 2, 2023 regular meeting.

Attachments:

[20231102_PZ Minutes_draft.pdf](#)

2 CONSIDERATION AND FINAL ACTION

2.A

A preliminary plat of Kerr County Animal Services Facility (ASF) Addition, a subdivision within the City of Kerrville, being 15.93 acres (called 15.92 acres) out of the Thomas N Minter Survey No. 110, Abstract No 248, and the Samuel Wallace Survey No. 111, Abstract No. 359, described in Conveyance Document to Kerr County, recorded in File No. 21-01025 Official Public Records of Kerr County, Texas (Case No. 2023-045).

Attachments:

[2023-045_Proposed Preliminary Plat.pdf](#)

3 PUBLIC HEARING, CONSIDERATION & ACTION

No items on this agenda.

4 STAFF REPORT

5 EXECUTIVE SESSION

At any time during the meeting, the Planning and Zoning Commission may meet in executive session regarding any of the matters posted above for attorney-client consultation in compliance with the Texas Open Meetings Act.

6 ADJOURNMENT



**TO BE CONSIDERED BY THE PLANNING AND ZONING
COMMISSION
CITY OF KERRVILLE, TEXAS**

SUBJECT: Approval of meeting minutes from November 2, 2023 regular meeting.

AGENDA DATE OF: December 7, 2023 **DATE SUBMITTED:**

SUBMITTED BY: Steve Melander, City Planner

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? No

Key Priority Area N/A

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Approve or approve with specific revisions.

ATTACHMENTS:

[20231102_PZ Minutes_draft.pdf](#)

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS
NOVEMBER 2, 2023**

COMMISSIONERS PRESENT:

Mike Sigerman – Chair
David Lipscomb – Vice Chair
Chuck Swallow
Tabor McMillan
Abram Bueche
Kevin Bernhard

COMMISSIONERS ABSENT:

Kim Richards

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander
Kim Meismer
Guillermo Garcia

CALL TO ORDER

Meeting called to order by Mike Sigerman at 4pm.

Mike Sigerman explained the plat approval process to clarify past P&Z decisions.

1) MINUTES

1.A Approval of meeting minutes from October 5, 2023 regular meeting.

20231005_PZ Minutes_draft.pdf

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

2) CONSIDERATION AND FINAL ACTION

No items on this agenda.

3) PUBLIC HEARING, CONSIDERATION & ACTION

3.A A resolution to allow a Conditional Use Permit for an Accessory Dwelling Unit on Methodist Encampment Block 3, Lot 13; and more commonly known as 1312 Cedar Dr. (Case No. PZ-2023-14)

PZ-2023-14_Location Map.pdf

PZ-2023-14_Current Zoning Map.pdf

PZ-2023-14_K2050 Future Land Use Map.pdf

PZ-2023-14_600 SF ADU Site Plan.pdf

PZ-2023-14_900 SF ADU Site Plan.pdf

PZ-2023-14_Neighbor Support Signatures.pdf

PZ-2023-14_Graham_In Favor.pdf

PZ-2023-14_Stone_In Favor.pdf

Drew Paxton presented the case.

Jim Hatch was called to speak.

Chuck Swallow was called to speak.

Open public hearing.

Close public hearing.

Drew Paxton provided additional information.

David Lipscomb was called to speak.

Mike Sigerman was called to speak.

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

3.B A resolution to allow a Conditional Use Permit for an Accessory Dwelling Unit on Highlands Block 4, Lot 19; and more commonly known as 505 East Ln. (Case No. PZ-2023-15)

PZ-2023-15_Location Map.pdf

PZ-2023-15_Current Zoning Map.pdf

PZ-2023-15_K2050 Future Zoning Map.pdf

PZ-2023-15_Site Plan.pdf

PZ-2023-15_Barecky_Opposed.pdf

Drew Paxton presented the case.

Jennifer Harris was called to speak.

P&Z reviewed a letter from the neighbor.

Open public hearing.

Close public hearing.

Mike Sigerman was called to speak.

P&Z discussion regarding neighbor letter.

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

4) STAFF REPORT

Next P&Z meeting scheduled for December 7, 2023.

5) EXECUTIVE SESSION

None.

6) ADJOURNMENT

Meeting adjourned by Mike Sigerman at 4:16pm.

Submitted by:

Steve Melander, Planner

Approved by:

Mike Sigerman, Chair

Approval Date:_____



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CITY OF KERRVILLE, TEXAS**

SUBJECT:

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EXHIBITS:

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PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? No

Key Priority Area N/A

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

Kerr County has obtained the proper zoning and worked with City Engineering on the Adequate Facilities Plan for this proposed project. Approval of the preliminary plat will allow the County to move forward with public improvement plans, and ultimately, the final plat. Once public improvements have been installed and P&Z has approved the final plat, the final plat can be recorded and building permits issued.

Applicant has met all the code requirements for approval of this preliminary plat.

RECOMMENDED ACTION:

Approve the preliminary plat.

ATTACHMENTS:

[2023-045_Proposed Preliminary Plat.pdf](#)

