

**CITY OF KERRVILLE, TEXAS  
PLANNING AND ZONING COMMISSION**

**August 20, 2020**

**Members Present:**

Garrett Harmon, Chair  
Rustin Zuber, Vice-Chair  
Tricia Byrom, Commissioner  
David Jones, Commissioner  
David Lipscomb, Commissioner  
Cliff Tuttle, Commissioner  
Hunter Patterson, Commissioner

**City Staff Present:**

Drew Paxton, Director of Planning  
Steve Melander, Planner I  
Mike Hayes, City Attorney  
Dorothy Miller, Recording Secretary

**CALL TO ORDER:**

On August 20, 2020, Cmr. Harmon called the Kerrville Planning and Zoning Commission regular meeting to order at 4:31 p.m. in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

**1. CONSENT AGENDA:**

All items listed below in the consent agenda are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a Commissioner or citizen so requests; in which case the item(s) will be removed from the consent agenda and considered separately.

1A. Approval of minutes for the August 6, 2020 meeting.

Cmr. Byrom moved to approve the minutes as amended; motion was seconded by Cmr. Jones and passed 7-0.

**2. PUBLIC HEARING, CONSIDERATION & ACTION**

**2A.** An ordinance amending City of Kerrville, Texas Zoning Code, Chapter 60 of the City's Code of Ordinances to include updates and amendments to: definitions, development regulations in certain districts, administrative processes, the Land Use Table, and adopt the City of Kerrville Development Standards. (Case No. 2020-037)

Mr. Paxton presented proposed corrections and changes and discussed with Commissioners and city attorney.

There were no callers for a public hearing.

Cmr. Byrom moved to approve as amended an ordinance amending City of Kerrville, Texas Zoning Code, Chapter 60 of the City's Code of Ordinances to include updates and amendments to: definitions, development regulations in certain districts, administrative processes, the Land Use Table, and adopt the City of Kerrville Development Standards. Motion was seconded by Cmr. Jones and passed 7-0.

**2B.** An ordinance amending City of Kerrville, Texas Sign Code, Chapter 92 Signs, to add regulations for signs within the RT Residential Transitional Zoning District. (Case No. 2020-038)

Mr. Paxton presented the finding of facts.

There were no callers for a public hearing.

Cmr. Byrom moved to approve as amended an ordinance amending City of Kerrville, Texas Sign Code, Chapter 92 Signs, to add regulations for signs within the RT Residential Transitional Zoning District.. Motion was seconded by Cmr. Zuber and passed 7-0.

2C. An ordinance amending City of Kerrville, Texas Thoroughfare Plan, a part of the Kerrville 2050 Comprehensive Plan, to include an amendment near Olympic Drive and Loop 534 and an amendment near Rancho Road and Bearskin Trail. (Case No. 2020-039)

Mr. Paxton presented the finding of facts.

There were no callers for a public hearing.

Cmr. Zuber moved to approve as presented an ordinance amending City of Kerrville, Texas Thoroughfare Plan, a part of the Kerrville 2050 Comprehensive Plan, to include an amendment near Olympic Drive and Loop 534 and an amendment near Rancho Road and Bearskin Trail. Motion was seconded by Cmr. Byrom and passed 7-0.

Cmr. Jones asked to be dismissed and left the meeting at 6:07 p.m.

3. DISCUSSION

3A. Discuss Conditional Use Permits for Short Term Rentals

Mr. Paxton and Commissioners discussed Conditional Use Permits for Short Term Rentals. A general comment was made that applicants should list the tourist amenities near the proposed short term rental and that short term rentals don't really belong in residential neighborhoods that aren't near amenities. Since this is a discussion item only, no action was taken.

4. EXECUTIVE SESSION

No executive session was taken.

5. ADJOURNMENT

The meeting was adjourned at 6:24 p.m.

APPROVED: Garrett Harmon  
Garrett Harmon, Chair

Dorothy A. Miller  
Dorothy Miller, Recording Secretary

4/3/2020  
Date Minutes Approved