

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

October 3, 2019

Members Present:

Bob Waller, Chair
Garrett Harmon, Vice-Chair
Tricia Byrom, Commissioner
David Jones, Commissioner
Rustin Zuber, Commissioner

City Staff Present:

Drew Paxton, Director of Planning
Guillermo Garcia, Executive Director for Strategic Initiatives
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On October 3, 2019, Cmr. Waller called the Kerrville Planning and Zoning Commission regular meeting to order at 4:32 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 September 5, 2019 meeting.

Cmr. Harmon moved to approve the minutes as presented; motion was seconded by Cmr. Byrom and passed 5-0.

2. PUBLIC HEARING, CONSIDERATION & ACTION

2A. Public hearing, consideration, and action to recommend a resolution to allow a Conditional Use Permit for a Short-term Rental Unit on Lot 1-A, Block 6, of the Lowry Addition; more commonly known as 202 Lowry Street. (File No. 2019-063)

Mr. Paxton presented the finding of facts.

Cmr. Waller opened the public hearing at 4:36 p.m. Hearing no one speak, Cmr. Waller closed the public hearing at 4:37 p.m.

Cmr. Byrom moved to recommend approval, with the condition of a minimum of one off-street parking space per bedroom, for a resolution to allow a Conditional Use Permit for a Short-term Rental Unit. Motion was seconded by Cmr. Jones and passed 5-0.

2B. Public hearing, consideration, and action to recommend a resolution to allow a Conditional Use Permit for a Short-term Rental Unit on Lot 1-C, Block 6, of the Lowry Addition; more commonly known as 210 Lowry Street. (File No. 2019-064)

Mr. Paxton presented the finding of facts.

Cmr. Waller opened the public hearing at 4:44 p.m. Hearing no one speak, Cmr. Waller closed the public hearing at 4:45 p.m.

Mr. Harmon moved to recommend approval with the condition of a minimum of one off-street parking space per bedroom, for a resolution to allow a Conditional Use Permit for a Short-term Rental Unit. Motion was seconded by Mr. Bryom and passed 5-0.

3. CONSIDERATION AND ACTION

3A. Consideration and action concerning a Preliminary Plat of the Weston Homeplace Phase II subdivision, being a certain tract or parcel comprising of 8.57 acres out of the Samuel Wallace survey number 114, tract number 348, within the City of Kerrville, Kerr County, Texas, generally located north of E. Main. (File No. 2019-070)

The item was withdrawn by both the owner and the applicant.

3B. Consideration and action concerning a Preliminary Plat of the Comanche Trace Phase 7 subdivision, being a certain tract or parcel comprising of 4.99 acres out of the William Watt survey number 65, abstract 364, within the City of Kerrville, Kerr County, Texas, generally located along Pinnacle Club Drive. (File No. 2019-071)

Mr. Paxton presented the finding of facts.

Mr. Zuber moved to approve the Preliminary Plat of the Comanche Trace Phase 7 subdivision. Motion was seconded by Mr. Jones and passed 5-0.

4. STAFF REPORT:

Mr. Paxton presented the staff report. The new zoning code goes into effect October 1, 2019. At the next city council meeting they will appoint two new members to the Planning and Zoning Commission. There will be some changes in scheduling for plats. With recent legislative changes plats, once the city receives a plat application it has to be decided on within 30 days, which includes the Planning and Zoning Commission hearing. In between finalizing changes, the second Thursday of the month will be reserved for just plats. Currently our code does say we meet within 30 days. A lot of cities are trying to figure out exactly what "complete" means (in regards to a complete application). The code review committee did look at the introduction to the subdivision ordinance. The landscaping ordinance, tree preservation guidelines, tree pruning ordinance, and dark sky ordinance do not have a timeline yet as to when they will come before this Commission. .

5. EXECUTIVE SESSION

No executive session was taken.

6. ADJOURNMENT

The meeting was adjourned at 4:59 p.m.

APPROVED: Robert Waller
Robert Waller, Chair

Dorothy A. Miller
Dorothy Miller, Recording Secretary

11/4/19
Date Minutes Approved