

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

December 3, 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:**

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

**CALL TO ORDER:**

On December 3, 2020, Cmr. Harmon called the Kerrville Planning and Zoning Commission regular meeting to order at 4:30 p.m. in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

**1. MINUTES:**

1A. Approval of minutes for the November 5, 2020 meeting.

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

**2. CONSIDERATION & FINAL ACTION**

2A. No cases this meeting for Consideration & Final Action

**3. PUBLIC HEARING, CONSIDERATION AND ACTION**

3A. A resolution to allow a Conditional Use Permit for a Tattoo Shop on Schreiner Subdivision, Block 33, Lot 5, City of Kerrville, Texas; and more commonly known as 215 Water Street. (Case No. 2020-065)

The applicant, Danielle Lang, presented her case.

Mr. Paxton presented the finding of facts.

Cmr. Harmon opened the public hearing at 4:37 p.m. Hearing no one speak, Cmr. Harmon closed the public hearing at 4:38 p.m.

Cmr. Byrom moved to recommend approval for a tattoo shop. Motion was seconded by Cmr. Lipscomb and passed 6-1.

**3B.** An ordinance for annexation and zoning change to R-2 Medium Density Residential on approximately 33.81 acres situated in the Samuel Wallace Survey No. 113, Abstract No. 347, Kerr County, Texas; and more commonly located in the 3200 Block of Loop 534. (Case 2020-070)

Mr. Paxton presented the finding of facts.

Cmr. Harmon opened the public hearing at 4:46 p.m. Hearing no one speak, Cmr. Harmon closed the public hearing at 4:47 p.m.

Cmr. Byrom moved to recommend approval for annexation and zoning change to R-2 Medium Density Residential. Motion was seconded by Cmr. Jones and passed 7-0.

**3C.** A resolution to allow a Conditional Use Permit for Short Term Rental Unit on Hillcrest Subdivision, Block 3, Lot 1 and 2, City of Kerrville, Texas; and more commonly known as 900 Tivy Street. (Case No. 2020-071)

Applicant, Jennifer Wise, presented her case.

Mr. Paxton presented the finding of facts. Mr. Paxton stated he received several telephone calls in support of the proposed short-term rental. Mr. Paxton also read two letters into the record, both in favor.

Cmr. Harmon opened the public hearing at 4:59 p.m.

Mr. Steven Folly spoke, discussing his concerns in regards to increased traffic and the addition of on-street parking of a narrow street. Mr. Folly stated he does not necessarily agree with allowing short-term rentals in an established neighborhood.

Ms. Amber Carpenter spoke in favor of the short-term rental.

Hearing no one speak, Cmr. Harmon closed the public hearing at 5:07 p.m.

Cmr. Byrom moved to recommend approval with the condition of adding two additional parking spaces for Short Term Rental Unit. Motion was seconded by Cmr. Jones and passed 7-0.

**3D.** A resolution for a Conditional Use Permit Amendment (Resolution 03-2019) for a modification to the approved Site Plan on all of Lot 1, Block 1 of the HEB Kerrville #1 Subdivision within the City of Kerrville, Kerr County, Texas; and more commonly known as 212 and 300 Main Street. (Case No. 2020-072)

Mr. Paxton presented the finding of facts.

Cmr. Harmon opened the public hearing at 5:24 p.m.

Ms. Kathy Strimple with H.E.B. stated she was available to answer any questions.

Hearing no one speak, Cmr. Harmon closed the public hearing at 5:25 p.m.

Cmr. Zuber moved to recommend approval for Conditional Use Permit Amendment (Resolution 03-2019) for a modification to the approved Site Plan. Motion was seconded by Cmr. Tuttle and passed 7

#### **4. STAFF REPORT:**

Mr. Paxton presented the staff report. This is Cmr. Harmon's and Cmr. Zuber's last meeting as their terms of service expire. New commissioners will be appointed by city council and begin in January 2021.

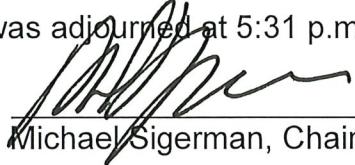
#### **5. EXECUTIVE SESSION**

No executive session was taken.

#### **6. ADJOURNMENT**

The meeting was adjourned at 5:31 p.m.

APPROVED:



Michael Sigerman, Chair



Dorothy Miller, Recording Secretary

01/07/21  
Date Minutes Approved

