

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

March 4, 2021

Members Present:

Michael Sigerman, Chair
David Jones, Vice-Chair
Shane Bourgeois, Commissioner
Tricia Byrom, Commissioner
David Lipscomb, Commissioner
Hunter Patterson, Commissioner
Cliff Tuttle, Commissioner

City Staff Present:

Drew Paxton, Director of Planning
Steve Melander, Planner
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On March 4, 2021, Cmr. Sigerman 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 February 2, 2021 meeting.

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

2. CONSIDERATION & FINAL ACTION

2A. 1450 Ranchero Road – Miles Acres Preliminary & Final Plat (2021-008)

Mr. Paxton presented the finding of facts.

Cmr. Byrom moved to approve the preliminary and final plat. Motion was seconded by Cmr. Bourgeois and passed 7-0.

3. PUBLIC HEARING, CONSIDERATION AND ACTION

3A. 327 Peterson Farm Road – Zoning Change from R-1 to RM (2020-086)

Mr. Paxton presented the finding of facts.

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

Cmr. Byrom moved to recommend approval for a zoning change from R-1 to RM. Motion was seconded by Cmr. Jones and passed 7-0.

3B. HCTC Private Utility Easement (2021-005 / PZ-2021-2)

Mr. Paxton presented the finding of facts.

Mr. Jared Martin with Wellborn Engineering presented his case.

Cmr. Sigerman opened the public hearing at 4:43 p.m. Hearing no one speak, Cmr. Sigerman closed the public hearing at 4:44 p.m.

Cmr. Tuttle moved to recommend approval for a utility easement. Motion was seconded by Cmr. Lipscomb and passed 7-0.

3C. 1517 E Main Street – CUP for Accessory Dwelling Unit (PZ-2021-1)

Mr. Paxton presented the finding of facts.

Ms. Kristen Phillips presented her case.

Cmr. Sigerman opened the public hearing at 4:48 p.m.

Mr. Paxton read a letter in record by Larry Hunter in opposition of this case.

Hearing no one else speak, Cmr. Sigerman closed the public hearing at 4:50 p.m.

Cmr. Byrom moved to recommend approval for a resolution to allow a Conditional Use Permit for an accessory dwelling unit. Motion was seconded by Cmr. Tuttle and passed 7-0.

3D. 716 Barnett Street – Zoning Change from RT to C-1 (PZ-2021-3)

Mr. Paxton presented the finding of facts.

Mr. John Hewitt presented his case.

Cmr. Sigerman opened the public hearing at 5:01 p.m. Hearing no one speak, Cmr. Sigerman closed the public hearing at 5:02 p.m.

Cmr. Byrom moved to recommend approval for a zoning change from RT to C-1. Motion was seconded by Cmr. Lipscomb and passed 7-0.

3E. 821 Robinson Avenue – CUP for Short Term Rental (Case PZ-2021-4)

Mr. Paxton presented the finding of facts.

Mr. Tom Kent and Ms. Erin Truslaw presented their case.

Cmr. Sigerman opened the public hearing at 5:08 p.m.

Mrs. Gary Gilliam spoke, wanting to know exactly what the applicants are wanting to do with this house.

Ms. Truslaw explained the use of the house as a weekend short-term rental.

Hearing no one else speak, Cmr. Sigerman closed the public hearing at 5:17 p.m.

Cmr. Tuttle moved to recommend approval for a resolution to allow a Conditional Use Permit for a Short-term Rental Unit. Motion was seconded by Cmr. Bourgeois and passed 7-0.

4. STAFF REPORT:

Mr. Paxton presented the staff report. Staff has updated the building codes to 2018 effective February 9, 2021, including the fence permit. Fence repairs over 50% of the fence also requires a permit. Notices were sent out to all general contractors, met with Zoning Board of Adjustments, did public education through social media, city website, etc.

The next Planning and Zoning meeting is April 1, 2021

5. EXECUTIVE SESSION

No executive session was taken.

6. ADJOURNMENT

The meeting was adjourned at 5:20 p.m.

APPROVED:


Michael Sigerman, Chair


Dorothy Miller, Recording Secretary

4/1/21
Date Minutes Approved

