

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS
MARCH 3, 2022**

COMMISSIONERS PRESENT:

Michael Sigerman
David Jones
David Lipscomb
Cliff Tuttle
Jeff Harris
Abram Bueche

COMMISSIONERS ABSENT:

Kevin Bernhard

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander
Mike Hayes
Michael Hornes

CALL TO ORDER

Called to order by Mike Sigerman at 4:30pm.

1) MINUTES

1.A Approval of Meeting Minutes from January 6, 2022 regular meeting.

PZ Minutes_20220206_draft.pdf

David Lipscomb moved to approve minutes as presented; Cliff Tuttle seconded the motion, and the motion carried 6-0.

2) CONSIDERATION AND FINAL ACTION

2.A Final Plat, Comanche Trace Phase 16, Albatross Way (Case 2022-007)

A final plat being a 9.66 acre tract of land located in the William Watt Survey No. 65, Abstract No. 364, Kerr County, Texas and being a portion of a called 1131.78 acre tract of land as described in Volume 971, Page 698 of the real property records of Kerr County, Texas.

2022-007 - Final Plat - Comanche Trace Ph 16.pdf

2022-007 - Conditions of Approval.pdf

Drew Paxton presented the case.

Cliff Tuttle moved to approve the final plat with conditions; David Lipscomb seconded the motion, and the motion carried 6-0.

2.B Preliminary Plat, Kuykendall Estates, 1900 Loop 534 (2022-008)

A preliminary plat being an 8.45 acre tract of land out of a 21.05 acres being the remainder of a 28.24 acre tract out of the Thomas Hand Survey No. 115, Abstract No. 193, as described in a Warranty Deed with Vendor's Lien to Kerrville Church of Christ dated December 7, 2010 as recorded in Volume 1097, Page 727 of the Official Public Records of Kerr County, Texas.

Cover Page

2022-008 - Preliminary Plat - Kuykendall Estates.pdf

2022-008 - Conditions of Approval.pdf

Item withdrawn by applicant.

3) PUBLIC HEARING, CONSIDERATION & ACTION

3.A CUP for Short Term Rental, 213 Palmer Street (Case PZ-2021-35)

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 19, Block 8, Lowry Addition; and more commonly known as 213 Palmer Street S, Kerrville, TX 78028.

PZ-2021-35-LocationMap.pdf

PZ-2021-35_Site Plan.pdf

Drew Paxton presented the case.

Open public hearing.

Owners not present.

Mike Sigerman was called to speak.

Close public hearing.

David Jones was called to speak.

Mike Sigerman suggested that all owners for CUP for STR attend the public hearing.

Commission requested to table a decision until the owner can attend.

3.B CUP for Short Term Rental, 713 Harper Road (Case PZ-2022-1)

A resolution to allow a Conditional Use Permit for a Short Term Rental on 0.84 acres out of the Fosgate Survey 120, Abstract 138; and more commonly known as 713 Harper Road N, Kerrville, TX 78028.

PZ-2022-1-LocationMap.pdf

PZ-2022-1 - Site Plan.pdf

Drew Paxton presented the case.

Open public hearing.

Eileen Hyde was called to speak.

Mike Sigerman was called to speak.

David Lipscomb was called to speak.

Close public hearing.

Cliff Tuttle moved to approve the Resolution; David Lipscomb seconded the motion, and the motion carried 6-0.

3.C CUP for an Accessory Dwelling Unit, 167 Paramount View (Case PZ-2022-2)

A resolution to allow a Conditional Use Permit for an Accessory Dwelling Unit on Lot 9-R, The Heights of Kerrville; and more commonly known as 167 Paramount View, Kerrville, TX 78028.

PZ-2022-2 - Applicant Site Plan.pdf

PZ-2022-2_Andrews_in favor.pdf

PZ-2022-2_Lyons_opposed.pdf

PZ-2022-2_Heights of Kerrville Architectural Committee Approval
Letter_2021.12.30.pdf

Drew Paxton presented the case.

David Lipscomb was called to speak.

Open public hearing.

Jeff Lyon called to speak.

Mike Sigerman was called to speak.

Garrett Harmon was called to speak.

Bruce Strike was called to speak.

Mike Sigerman was called to speak.

Ben McCain was called to speak.

David Lipscomb was called to speak.

Abram Bueche was called to speak.

Mike Hayes was called to speak.

Garrett Harmon was called to speak.

Mike Sigerman was called to speak.

David Jones was called to speak.

Close public hearing.

Mike Sigerman called to speak.

Cliff Tuttle moved to approve the Resolution; Jeff Harris seconded the motion, and the motion carried 6-0.

3.D Zoning Change, R-1 to C-2, 601 Roy Street (Case PZ-2022-3)

An ordinance to change the zoning from R-1 Single Family Residential District to C-2 Light Commercial District on 1.05 acres of land out of the Cage Survey 116, Abstract 106 Kerr County Texas; and more commonly known as 601 Roy St N, Kerrville, TX 78028.

PZ-2022-3-LocationMap.pdf

PZ-2022-3 - Current Zoning Map.pdf

Drew Paxton presented the case.

Open public hearing.

Close public hearing.

David Lipscomb was called to speak.

Adrienne Blount was called to speak.

Mike Sigerman was called to speak.

Jeff Harris moved to approve the Ordinance; David Lipscomb seconded the motion, and the motion carried 6-0.

3.E Zoning Change, C-2 to C-3, 534 Industrial Park Subdivision (Case PZ-2022-4)

An ordinance to change the zoning from C-2 Light Commercial District to C-3 General Commercial District on 17.803 acres of land out of Sam L. Wallace Survey No. 112, Abstract 360 Kerr County, Texas; and generally located at the north east corner of Loop 534 and Landfill Road.

PZ-2022-4-LocationMap.pdf

PZ-2022-4 - Current Zoning Map.pdf

Drew Paxton presented the case.

Open public hearing.

Close public hearing.

David Lipscomb was called to speak.

David Lipscomb moved to approve the Ordinance; Cliff Tuttle seconded the motion, and the motion carried 6-0.

3.F CUP for Automobile Service & Repair, Major; Lot 8 of 534 Industrial Park Subdivision (Case PZ-2022-5)

A resolution to allow a Conditional Use Permit for an Automobile Service and Repair, Major on parts of future Lot 8, 534 Industrial Park subdivision, a tract of land containing approximately 3 acres out of a 17.803 acres tract of land out of Sam L. Wallace Survey No. 112, Abstract 360 Kerr County, Texas; and generally located at the north east corner of Loop 534 and Landfill Road.

PZ-2022-5-LocationMap.pdf

PZ-2022-5_plat with flood plain.pdf

PZ-2022-5_Fritztown Off Road Builders preliminary site plan.pdf

Drew Paxton presented the case.

Open public hearing.

Close public hearing.

David Lipscomb was called to speak.

David Jones was called to speak.

Jeff Harris was called to speak.

Cliff Tuttle moved to approve the Resolution; David Lipscomb seconded the motion, and the motion carried 6-0.

3.G Annexation, 318 Mae Drive (Case PZ-2022-6)

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-2 Medium Density Residential District the following parcels: part of Lot 8, Block 1, Valley View; and more commonly known as 318 Mae Drive N, Kerrville, TX 78028.

PZ-2022-6-LocationMap.pdf

PZ-2022-6 - Annexation Petition.pdf

Drew Paxton presented the case.

Open public hearing.

Close public hearing.

Jeff Harris moved to approve the Ordinance; Cliff Tuttle seconded the motion, and the motion carried 6-0.

4) STAFF REPORT

Election of Chair and Vice-Chair.

Mike Sigerman - Chair

David Lipscomb - Vice-Chair

Update on P&Z submittal schedule.

Discussion regarding zoning code revisions.

Introduction of Michael Hornes, new Assistant City Manager.

Code Review Committee discussing ROW and Sidewalk Ordinance. Also looking at dark sky and tree preservation guidelines.

5) **EXECUTIVE SESSION**

No executive session.

6) **ADJOURNMENT**

Meeting adjourned at 5:50pm.

Submitted by:



Steve Melander – Planning Division

Approved by:



Mike Sigerman – Chair

Date approved: 4/7/22