

**PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS  
JUNE 2, 2022**

**COMMISSIONERS PRESENT:**

Abram Bueche  
Cliff Tuttle  
Mike Sigerman - Chair  
David Lipscomb - Vice Chair  
Tabor McMillan  
Jeff Harris

**COMMISSIONERS ABSENT:**

Kevin Bernhard

**CITY CORE STAFF PRESENT:**

Drew Paxton  
Steve Melander  
Guillermo Garcia  
Mike Hayes  
Kyle Burow  
Stuart Barron  
Kim Meismer  
Michael Hornes

**CALL TO ORDER**

Meeting called to order at 4:30pm by Mike Sigerman.

**1) MINUTES**

1.A Minutes from May 12, 2022 regular meeting.

PZ Minutes\_20220512\_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 A preliminary plat of Cibola Trails, a residential subdivision within the City of Kerrville, being 18.39 acres out of a 328.55 acre tract within the Florentine Laura Survey No. 123, Abstract No. 225 according to the special warranty deed files as Document No. 13-003157, official public records of Kerr County, Texas within the City of Kerrville, Texas (Case No. 2022-025).

2022-025\_Preliminary Plat\_Cibola Trails.pdf

Drew Paxton presented the case.

Miles Jones was called to speak.

Drew Paxton was called to speak.

Mike Wellborn was called to speak.

Cliff Tuttle moved to approve the preliminary plat; Tabor McMillan seconded the motion, and the motion carried 5-1.

**3) PUBLIC HEARING, CONSIDERATION & ACTION**

**3.A** A resolution to allow a Conditional Use Permit for a Car Wash on Lot 2, Block 1, Starkey Manor 12; and more commonly known as the northwest corner of Junction Highway and Commerce Street. (Case No. PZ-2022-23)

PZ-2022-23-LocationMap.pdf

PZ-2022-23\_Preliminary Drainage Plan.pdf

PZ-2022-23\_Distance to Floodplain Exhibit.pdf

Drew Paxton presented the case.

Open public hearing.

Close public hearing.

Mike Sigerman was called to speak.

Pablo Brinkman was called to speak.

Tabor McMillan moved to approve the resolution; Abram Bueche seconded the motion, and the motion carried 4-2.

**3.B** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 3, Block 1, Schreiner High School Addition; and more commonly known as 729 Robinson Avenue, Kerrville, TX 78028. (Case No. PZ-2022-24)

PZ-2022-24-LocationMap.pdf

PZ-2022-24 - Site Plan with Parking - 1 Bdr.pdf

Drew Paxton presented the case.

Open public hearing.

Matt Sletten was called to speak.

Mike Sigerman was called to speak.

Close public hearing.

David Lipscomb was called to speak.

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

**3.C** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lots 2 and 3, Block 2, Virgil Merrill 3; and more commonly known as 1203 Donna Kay Drive, Kerrville, TX 78028. (Case No. PZ-2022-25)

PZ-2022-25-LocationMap.pdf

PZ-2022-25\_Site Plan with Parking\_3 Bdrms.pdf

PZ-2022-025\_McBain\_Opposed.pdf

Drew Paxton presented the case.

Open public hearing.

Lynette Cooper was called to speak.

Owner was called to speak.

Drew Paxton was called to speak.

Close public hearing.

David Lipscomb moved to approve the resolution; Abram Bueche seconded the motion, and the motion carried 6-0.

**3.D** An ordinance to change the zoning from R-1 Single Family Residential to a Planned Development District on approximately 487 acres of land out of the David Schuchard Survey No. 67, Abstract No. 299; Nathaniel Hoyt Survey No. 147, Abstract No. 178; John A Southmayd Survey No. 148, Abstract No. 288; Alliweeses Clark Survey No. 395, Abstract No. 101 and Norma P. Schweitzer S.F. No. 16211, Abstract No. 2086; more commonly known as 2550 Bandera Hwy and 2601 Medina Highway, Kerrville, TX 78028. (Case PZ-2022-19)

PZ-2022-19\_PDD Development Standards\_The Reserve.pdf  
PZ-2022-19\_Land Use Plan\_The Reserve.pdf  
PZ-2022-19\_The Reserve PDD Presentation.pdf  
PZ-2022-19-LocationMap.pdf  
PZ-2022-19\_Dozier\_Opposed.pdf  
PZ-2022-19\_La Cubre Residents\_Opposed.pdf  
PZ-2022-19\_Oneal\_Opposed.pdf  
PZ-2022-19\_CT Realty\_P&Z Letter.pdf  
PZ-2022-19\_Masley\_Opposed.pdf  
PZ-2022-19\_Caldwell\_Opposed.pdf  
PZ-2022-19\_Boerner\_Gee\_Opposed.pdf  
PZ-2022-19\_Michael Paese\_Opposed.pdf  
PZ-2022-19\_Lois Fields\_Opposed.pdf  
PZ-2022-19\_Brad Fields\_Opposed.pdf  
PZ-2022-19\_Bette Paese\_Request for More Info.pdf  
PZ-2022-19\_Patterson\_Opposed.pdf  
PZ-2022-19\_B Paese\_Opposed.pdf  
PZ-2022-19\_Carroll\_Opposed.pdf  
PZ-2022-19\_DeVore\_Opposed.pdf  
PZ-2022-19\_Fields\_Opposed.pdf  
PZ-2022-19\_Greene\_Opposed.pdf  
PZ-2022-19\_M Paese\_Opposed.pdf  
PZ-2022-19\_Patterson\_Opposed.pdf

Drew Paxton presented the case.

Nick Bashkiroff was called to speak.

Nick Haskell was called to speak.

Drew Paxton was called to speak.

Mike Sigerman was called to speak.

James McKnight was called to speak.

General discussion regarding phasing.

Open public hearing.

Peggy McKay was called to speak.

Tony Macaitis was called to speak.

Cam Masley was called to speak.

Maggie Megee was called to speak.

Betty Paese was called to speak.

Michael Paese was called to speak.

Sean Boerner was called to speak.

Chris Braaten was called to speak.

Ronny Carroll was called to speak.

Bruce Strake was called to speak.

Steve Patterson was called to speak.

Robert Dosier was called to speak.

Michael Ross was called to speak.

Close the public hearing.

Stuart Baron was called to speak.

Drew Paxton was called to speak.

Nick Haskell was called to speak.

Cindy Ford was called to speak.

Nick Haskell was called to speak.

Drew Paxton was called to speak.

James McKnight was called to speak.

Jeff Harris was called to speak.

Tabor McMillan was called to speak.

David Lipscomb was called to speak.

Cliff Tuttle was called to speak.

Mike Sigerman was called to speak.

Tabor McMillan moved to approve the ordinance; Abram Bueche seconded the motion, and the motion stalled 3-3. Bueche, Harris, and McMillan voted yes. Tuttle, Sigerman, and Lipscomb voted no.

General discussion occurred to provide direction to City Council since the motion stalled.

Mike Sigerman was called to speak.

General discussion occurred.

A revised motion was made by David Lipscomb to approve the ordinance, striking the portion of Article 2 allowing Short Term Rentals and striking Article 3(a). The motion was seconded by Cliff Tuttle and the motion carried 6-0.

#### **4) STAFF REPORT**

##### **4.A Elect Planning & Zoning Commission Vice Chair**

Item Withdrawn; it was determined that David Lipscomb was previously voted in as Planning & Zoning Commission Vice Chair.

#### **5) EXECUTIVE SESSION**

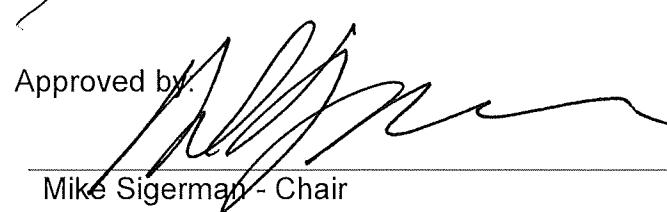
6) ADJOURNMENT

Meeting adjourned by Mike Sigerman at 7:06pm.

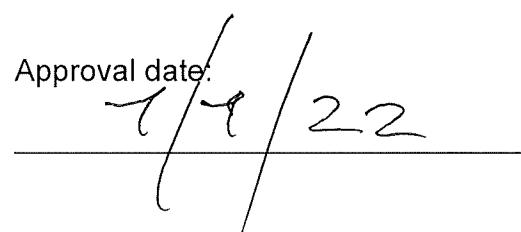
Submitted by:

  
Steve Melander - Planning

Approved by:

  
Mike Sigerman - Chair

Approval date:

  
7/8/22