

**PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS  
NOVEMBER 3, 2022**

**COMMISSIONERS PRESENT:**

Jeff Harris  
Cliff Tuttle  
David Lipscomb – Vice Chair  
Kevin Bernhard  
Abram Bueche  
Tabor McMillan

**COMMISSIONERS ABSENT:**

Mike Sigerman - Chair

**CITY CORE STAFF PRESENT:**

Drew Paxton  
Steve Melander  
Kim Meismer  
Michael Hornes

**CALL TO ORDER**

Meeting called to order by David Lipscomb at 4:00pm.

**1) MINUTES**

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

PZ Minutes\_20221006\_draft.pdf

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

**2) CONSIDERATION AND FINAL ACTION**

No cases for this meeting.

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

**3.A** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 3, Block 1, Jenkins; and more commonly known as 3410 Riverside Dr E, Kerrville, TX 78028. (Case No. PZ-2022-63)

PZ-2022-63-LocationMap.pdf

PZ-2022-63\_Site Plan with Parking\_4 bed with 5 parking.pdf

PZ-2022-63\_Andrus\_in favor.pdf

PZ-2022-63\_Arredondo\_opposed.pdf

Drew Paxton presented the case.

Open public hearing.

Close public hearing.

David Lipscomb was called to speak.

Drew Paxton was called to make clarifications.

Kevin Bernhard moved to approve the resolution; Tabor McMillan seconded the motion, and the motion carried 4-2. David Lipscomb and Cliff Tuttle voted to deny.

**3.B** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 6, Block 2, Crestwood Phase 3; and more commonly known as 125 Erin Dr N, Kerrville, TX 78028. (Case No. PZ-2022-64)

PZ-2022-64-LocationMap.pdf

PZ-2022-64\_Parking Exhibit\_4 bed with 5 parking.pdf

PZ-2022-64\_Bolton\_opposed.pdf

PZ-2022-64\_Cordell\_opposed.pdf

PZ-2022-64\_Hamilton\_opposed.pdf

PZ-2022-64\_Smith\_opposed.pdf

Drew Paxton presented the case.

Tracy Martinez was called to speak.

Open public hearing.

Jean Bolton was called to speak.

Bob Banks was called to speak.

Julie Shearhart was called to speak.

Sherry Smith was called to speak.

Alicia Neuhaus was called to speak.

Joshua Sullivan was called to speak.

Close public hearing.

Jeff Harris was called to speak.

Cliff Tuttle made a motion to deny the resolution; Jeff Harris seconded the motion, and the motion carried 6-0. Applicant can appeal in writing to City Council within 10 days of this decision.

**3.C** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 14, Block 2, Galleria Estates; and more commonly known as 811 Lloyd Dr N, Kerrville, TX 78028. (Case No. PZ-2022-65)

PZ-2022-65-LocationMap.pdf

PZ-2022-65\_Parking Plan\_4 bed with 6 parking.pdf

PZ-2022-65\_Schwartzkopf\_in favor.pdf

Drew Paxton presented the case.

Karen Gerrity was called to speak.

Peter Gerrity was called to speak.

Open public hearing.

Denise Morris was called to speak.

Claudio Castillo was called to speak.

Close public hearing.

David Lipscomb was called to speak.

Tabor McMillan moved to approve the resolution; Jeff Harris seconded the motion, and the motion carried 4-2. David Lipscomb and Cliff Tuttle voted to deny.

**3.D** A resolution to allow a Conditional Use Permit for a Short Term Rental on parts of Lots 4, 5, & 6, Block 8 Hillcrest, Kerrville; and more commonly known as 1001 Prescott St., Kerrville, TX 78028. (Case No. PZ-2022-66)

PZ-2022-66-LocationMap.pdf

PZ-2022-66\_Parking Exhibit\_2 bed with 4 parking.pdf

Drew Paxton presented the case.

Kelly Steckelberg was called to speak.

Drew Paxton was called to clarify the number of exiting STR's in the neighborhood.

Open public hearing.

Mary K LaMont was called to speak.

Bruce Stracke was called to speak.

Close public hearing.

David Lipscomb was called to speak.

Tabor McMillan moved to approve the resolution; Abram Bueche seconded the motion, and the motion carried 4-2. David Lipscomb and Cliff Tuttle voted to deny.

**3.E** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot F, Block 5, Pueblo Hills; and more commonly known as 1924 Leslie Dr N, Kerrville, TX 78028. (Case No. PZ-2022-67)

PZ-2022-67-LocationMap.pdf  
PZ-2022-67\_Parking\_3 bed with 4 parking.pdf  
PZ-2022-67\_Ivy\_opposed.pdf  
PZ-2022-67\_Schwethelm\_opposed.pdf  
PZ-2022-67\_Anderson\_opposed.pdf  
PZ-2022-67\_Bierschwale Prop\_opposed.pdf  
PZ-2022-67\_Field-Himes\_opposed.pdf

Drew Paxton presented the case.

Somer Tinsley was called to speak.

Open public hearing.

Norma Leonard was called to speak.

Brittney Koch was called to speak.

Anette Evett was called to speak.

Bruce Stracke was called to speak.

Patricia Anderson was called to speak.

Drew Paxton was called to make clarifications.

Close public hearing.

Jeff Harris was called to speak.

Kevin Bernhard moved to approve the resolution; Tabor McMillan seconded the motion, and the motion carried 4-2. David Lipscomb and Cliff Tuttle voted to deny.

**3.F** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot H, Block 5, Pueblo Hills; and more commonly known as 1916 Leslie Dr N, Kerrville, TX 78028. (Case No. PZ-2022-68)

PZ-2022-68-LocationMap.pdf  
PZ-2022-68\_Parking\_3 bed with 4 parking.pdf  
PZ-2022-68\_Schwethelm\_opposed.pdf  
PZ-2022-68\_Anderson\_opposed.pdf  
PZ-2022-68\_Bierschwale Prop\_opposed.pdf

Drew Paxton presented the case.

Brittney Koch was called to speak.

Open public hearing.

Roger Palmer was called to speak.

Norma's husband was called to speak.

Brittney Koch was called to speak.

Jo Hedrick was called to speak.

Close public hearing.

Tabor McMillan moved to approve the resolution; Kevin Bernhard seconded the motion, and the motion carried 4-2. David Lipscomb and Cliff Tuttle voted to deny.

**3.G** An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of MU Mixed Use on 4.45 acres of land out of the David Schauchard Survey No. 67, Abstract No. 299; and more commonly known as 2511 Bandera Hwy, Kerrville, TX 78028. (Case No. PZ-2022-60)

PZ-2022-60-LocationMap.pdf  
PZ-2022-60-survey.pdf  
PZ-2022-60-metes & bounds.pdf

Drew Paxton presented the case.

James McKnight was called to speak.

Drew Paxton was called to speak.

Open public hearing.

T. Beck Gipson was called to speak.

Close public hearing.

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

**3.H** A resolution to allow a Conditional Use Permit for an Independent Living Facility for Seniors on 0.53 acres of land out of Wallace Survey No. 112, Abstract No. 360; and more commonly known as 2916 Memorial Blvd, Kerrville, TX 78028. (Case No. PZ-2022-61)

PZ-2022-61-LocationMap.pdf  
PZ-2022-61-site plan.pdf

Drew Paxton presented the case.

Richard Perry was called to speak.

Drew Paxton was called to speak.

Open public hearing.

Nikki Canes was called to speak.

Close public hearing.

Drew Paxton was called to make some clarifications.

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

**3.I** An ordinance to change the zoning from PDD Planned Development District to C-2 Light commercial on 0.63 acre of land out of John Young Survey No. 118, Abstract No. 375; and more commonly known as 226 & 228 W Main St N, Kerrville, TX 78028. (Case No. PZ-2022-62)

PZ-2022-62-LocationMap.pdf

Drew Paxton was called to present the case.

Bruce Stracke was called to speak.

Drew Paxton was called to speak.

Open public hearing.

Close public hearing.

Cliff Tuttle moved to approve the ordinance; Tabor McMillan seconded the motion, and the motion carried 6-0.

**4) STAFF REPORT**

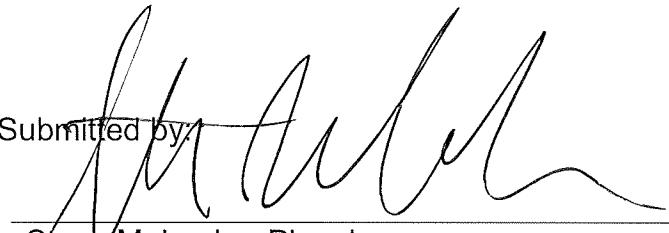
Next meeting December 1, 2022.

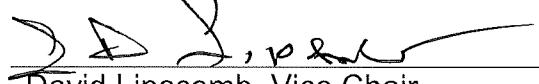
**5) EXECUTIVE SESSION**

None

**6) ADJOURNMENT**

Meeting adjourned by David Lipscomb at 5:46pm.

Submitted by:   
Steve Melander, Planning

Approved by:   
David Lipscomb, Vice Chair

Approval Date: 12/1/22