

PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES

**KERRVILLE, TEXAS
DECEMBER 2, 2021**

COUNCILMEMBERS PRESENT:

Hunter Patterson
Michael Sigerman, Chair
David Lipscomb
Cliff Tuttle

COUNCILMEMBERS ABSENT:

Tricia Byrom
David Jones

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander
Mike Hayes
Guillermo Garcia
Kyle Burow

CALL TO ORDER

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

1) MINUTES

1.A Approval of the minutes from the November 4, 2021 regular meeting.

PZ Minutes_20211104_draft.pdf

Cliff Tuttle moved to approve the minutes as presented; David Lipscomb seconded the motion, and the motion carried 4-0.

2) PUBLIC HEARING, CONSIDERATION & ACTION

2.A CUP for a Short Term Rental, 205 Westminster Street (PZ-2021-24)

A resolution to allow a Conditional Use Permit for a Short Term Rental on part of Lot 34 and Lot 35, Block 106, Westminster 1; and more commonly known as 205 Westminster Street.

PZ-2021-24_Location Map.pdf

PZ-2021-24 - 205 Westminster St - Site Plan with Parking.pdf

Drew Paxton presented the case.

Open public hearing - 4:34pm

Close public hearing - 4:35pm

David Lipscomb was called to speak.

Able Freitas was called to speak.

Mike Sigerman was called to speak.

Cliff Tuttle moved to approve the resolution; David Lipscomb seconded the motion, and the motion carried 4-0.

2.B CUP for Short Term Rental, 1796 Arcadia Loop (Case No. PZ-2021-25)

A resolution to allow a Conditional Use Permit for a Short Term Rental on 1.58 acres out of the Lara Survey No. 123, Abstract No. 225; and more commonly known as 1796 Arcadia Loop S, Kerrville, TX 78028.

PZ-2021-25-LocationMap.pdf

PZ-2021-25_Site Plan with Parking.pdf

Drew Paxton presented the case.

Open public hearing - 4:39pm

Michael Wilson was called to speak.

Divya Patnaik was called to speak.

Yen Alston was called to speak.

Close public hearing - 4:44pm

Mike Sigerman was called to speak.

Hunter Patterson moved to approve the resolution; Cliff Tuttle seconded the motion, and the motion carried 4-0.

2.C CUP for Short Term Rental, 600 Woodlawn Ave (Case No. PZ-2021-27)

A resolution to allow a Conditional Use Permit for a Short term rental on parts of Lot 5, Block 42, Westland Place; and more commonly known as 600 Woodlawn Ave N, Kerrville, TX 78028.

PZ-2021-27-LocationMap.pdf

PZ-2021-27 - Site Plan with Parking.pdf

Drew Paxton presented the case.

Open public hearing - 4:48pm

Close public hearing - 4:48pm

Jeanette Tilley was called to speak.

Mike Sigerman was called to speak.

Cliff Tuttle moved to approve the resolution; Hunter Patterson seconded the motion, and the motion carried 4-0.

2.D CUP for Short Term Rental, 400 Lowry Street (Case No. PZ-2021-28)

A resolution to allow a Conditional Use Permit for a Short Term Rental on part of Lot 21, and part of Lot 22, Block 8, Lowry Addition; and more commonly known as 400 Lowry St S, Kerrville, TX 78028.

PZ-2021-28-LocationMap.pdf

PZ-2021-28 - Site Plan with Parking.pdf

Drew Paxton presented the case.

Open public hearing - 4:53pm

Close public hearing - 4:53pm

Kali Pipes was called to speak.

Hunter Patterson moved to approve the resolution; Cliff Tuttle seconded the motion, and the motion carried 4-0.

2.E CUP for Short Term Rental, 1807 E Main Street (Case No. PZ-2021-29)

A resolution to allow a Conditional Use Permit for a Short Term Rentals on part of Lot 31 and part of an alley, Block 106, Westminster 1 Addition; and more commonly known as 1807 E Main St N, Kerrville, TX 78028.

PZ-2021-29-LocationMap.pdf

PZ-2021-29 - Site Plan with Parking.pdf

Drew Paxton presented the case.

Open public hearing - 4:57pm

Close public hearing - 4:58pm

Kali Pipes was called to speak.

Cliff Tuttle moved to approve the resolution; David Lipscomb seconded the motion, and the motion carried 4-0.

2.F CUP for Short Term Rental, 960 Prescott Street (Case No. PZ-2021-31)

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 16 and part of 15, Block 7, Hillcrest Addition; and more commonly known as 960 Prescott St N, Kerrville, TX 78028.

PZ-2021-31-LocationMap.pdf

PZ-2021-31 - Site Plan with Parking.pdf

Drew Paxton presented the case.

Open public hearing - 5:00pm

Michael Colleen was called to speak.

Mike Sigerman was called to speak.

Drew Paxton was called to speak.

Mike Sigerman was called to speak.

Bruce Strake was called to speak.

Close public hearing - 5:09pm

Owners not present.

Cliff Tuttle moved to deny the resolution; David Lipscomb seconded the motion, and the motion to deny carried 4-0. Owners appealed to City Council following P&Z denial.

2.G CUP for Convenience Store with Fuel Sales, 1001 Sidney Baker Street (Case PZ-2021-33)

A resolution to allow a Conditional Use Permit for a Convenience Store with Fuel Sales on Lots 6, 7, 8, 9, 11, 12, 13, 14, 15, Block 2, G Street South Addition; and more commonly known as 1001 Sidney Baker St S, Kerrville, TX 78028.

PZ-2021-33-LocationMap.pdf

PZ-2021-33_Site Plan_2021.10.29.pdf

Drew Paxton presented the case.

Open public hearing - 5:14pm

Close public hearing - 5:15pm

Mike Sigerman was called to speak.

Hunter Patterson moved to approve the resolution; David Lipscomb seconded the motion, and the motion carried 4-0.

2.H Zoning Change from RT to PI, Various Lots for Church Campus (Case PZ-2021-26)

An ordinance to change the zoning from RT Residential Transition District to PI Public and Institutional District on Lots 10, 11, 12, 13, 14, 15, 16, 17; Block J, and Block M, B.F. Cage Addition; and more commonly known as 500, 504, 508, 512, 602, 604, 608, 616, 624, and 625 Washington St and 817 Barnett Street, Kerrville, TX 78028.

PZ-2021-26-LocationMap.pdf

Drew Paxton presented the case.

Open public hearing - 5:19pm

Bruce Strake was called to speak.

Jane Rucker was called to speak.

Bruce Strake was called to speak.

Mike Sigerman was called to speak.

General discussion occurred.

Close public hearing - 5:25pm

Cliff Tuttle moved to approve the ordinance; Hunter Patterson seconded the motion, and the motion carried 4-0.

2.I Annexation and Zoning, 253 Holdsworth Drive (Case PZ-2021-30)

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-3 Multifamily Residential District the following parcel: 6 acres of land located in the C. Self Survey No. 626, Abstract No. 325 and the John Young Survey No. 118 Abstract No. 376, Kerr County, Texas; and more commonly known as 253 Holdsworth Drive, Kerrville, TX 78028.

PZ-2021-30-LocationMap.pdf

PZ-2021-30-holdsworth - survey - 20210211.pdf

Drew Paxton presented the case.

Open public hearing - 5:28pm

Close public hearing - 5:28pm

April Engstrom was called to speak.

Hunter Patterson moved to approve the ordinance; David Lipscomb seconded the motion, and the motion carried 4-0.

2.J Annexation and Zoning (Case PZ-2021-32)

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of PI Public and Institutional District and AG Agricultural District the following parcels; a 168.84 acre parcel being a portion of the James A. Cocke Survey No. 144, Abstract No. 95, and the Thomas J. Waddel Survey No. 145, Abstract No. 354, being a portion of 157.291 acres according to the Trustees Deed filed in Document No. 09-07631, Official Public Records of Kerr County, Texas, a portion of Lot 1, Block 1 of the Peterson Regional Medical Center Plat recorded in Volume 8, Page 1368, Plat Records of Kerr County, Texas, and 9.58 acres according to the Warranty Deed filed in Volume 1557, Page 63, Official Public Records of Kerr County, Texas, and a portion of Lehmann Drive, a fifty (50) foot public street; and more commonly known as 195 Lehmann Drive.

PZ-2021-32-LocationMap.pdf

PZ-2021-32_Annexation Exhibit 168.84 Acres.pdf

PZ-2021-32-zoning exhibit-168.84-ac.pdf

Drew Paxton presented the case.

Open public hearing - 5:34pm

Joe Piszczor was called to speak.

Brent Miliken was called to speak.

Jim Arquette was called to speak.

Lee Johnson was called to speak.

Kendal Davis was called to speak.

Wesley Hinold was called to speak.

Pablo Brinkman was called to speak.

Michael Caddell was called to speak.

Leonard Jones was called to speak.

Bruce Strake was called to speak.

Dan Milliken was called to speak.

Joe Piszczor was called to speak.

Mike Sigerman was called to speak.

Diane McMahan was called to speak.

Close public hearing - 6:06pm

Mike Wellborn was called to speak.

Drew Paxton was called to speak.

Mike Sigerman was called to speak.

Cliff Tuttle moved to approve the ordinance; David Lipscomb seconded the motion, and the motion carried 4-0.

3) CONSIDERATION AND FINAL ACTION

3.A Zoning Code Update (Case No. 2021-068)

An ordinance amending City of Kerrville, Texas Zoning Code, Chapter 60 of the City's Code of Ordinances to include amendments to definitions and regulations concerning short-term rentals, removing a restriction as to adjacent properties with different zoning, requiring the posting of signs on properties involved in upcoming public hearings, and regulations in certain districts regarding shipping containers, building heights, traffic impact analysis, garage sales, fences, and RV parks, and amending the Land Use Table to account for these issues. (Case No. 2021-068)

Zoning Ordinance Draft_Amendments_113021 DRAFT.pdf

Drew Paxton presented the case.

Mike Sigerman was called to speak.

General discussion regarding allowable fence types.

David Lipscomb was called to speak.

General discussion regarding allowable fence types.

Bruce Strake was called to speak.

General discussion regarding allowable fence types.

Cliff Tuttle moved to approve the zoning ordinance and option two for fencing, allowing multiple material types for fencing; Hunter Patterson seconded the motion, and the motion carried 4-0.

4) STAFF REPORT

Drew Paxton discussed upcoming cases.

Discussion regarding new Commissioner positions to fill vacancies.

Commission recommended putting a plan in place to regulate the number of Short Term Rentals.

5) EXECUTIVE SESSION

6) ADJOURNMENT

Meeting adjourned at 6:46 pm.

Submitted by:

Steve Melander, Planner

Approved by:

Michael Sigerman, Chair

Date Approved: _____