

PLANNING & ZONING COMMISSION
REGULAR MEETING

KERRVILLE, TEXAS
OCTOBER 7, 2021

PLANNING & ZONING COMMISSIONERS PRESENT:

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

PLANNING & ZONING COMMISSIONERS ABSENT:

None

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander
Kyle Burow

CALL TO ORDER

Michael Sigerman called the meeting to order at 4:30pm.

1) MINUTES

1.A Approval of minutes from August 5, 2021 regular meeting.

[Cover Page](#)

Approval of minutes postponed until next meeting.

1.B Approval of minutes from the September 2, 2021 regular meeting.

[Cover Page](#)

Approval of minutes postponed until next meeting.

2) CONSIDERATION AND FINAL ACTION

2.A Preliminary & Final Plat, Town Creek at Holdsworth (Case 2021-065)

[Cover Page](#)

[2021-065_Proposed Plat.pdf](#)

[2021-065_Conditions_Town Creek at Holdsworth.pdf](#)

Drew Paxton presented the case.

David Jones was called to speak.

General discussion.

Tricia Byrom moved to approve the Preliminary & Final Plat with Conditions of Approval; David Jones seconded the motion, and the motion carried 7-0

3) PUBLIC HEARING, CONSIDERATION & ACTION

3.A A request for a sign variance in accordance with Chapter 92, "Signs," Section 92-14, "Variances," of the City of Kerrville Code of Ordinances for Kerrville Hobby Lobby Lot 1; and generally located at 2105 Sidney Baker Street. (Case No. 2021-061)

[Cover Page](#)

[2021-061_Location Map.pdf](#)

[2021-061 - Qdoba Mexican Eats Sign Variance Presentation.pdf](#)

Drew Paxton presented the case.

4:40pm - Open Public Hearing.

Melissa Southern was called to speak.

4:41pm - Close Public Hearing.

Mike Sigerman was called to speak.

Tricia Byrom was called to speak.

Tricia Byrom moved to deny the variance request based on the Commission's findings. Commission recommends modifying zoning code to eventually allow the sign. Staff to review; Clifford Tuttle seconded the motion, and the motion failed 0-7

David Jones was called to speak.

3.B A resolution to allow a Conditional Use Permit for a Short Term Rental Unit on Lot 3 and Part of Lot 4, Block 8, Hill Crest subdivision; and generally located at 1008 Tivy Street. (Case No. PZ-2021-21)

[Cover Page](#)

[PZ-2021-21-LocationMap.pdf](#)

[PZ-2021-21 - Site Plan.pdf](#)

Liz Riley was called to speak.

Drew Paxton presented the case.

4:49pm - Open Public Hearing.

4:50pm - Close Public Hearing.

Mike Sigerman was called to speak.

Tricia Byrom was called to speak.

David Lipscomb was called to speak.

David Jones was called to speak.

Tricia Byrom moved to recommend the resolution for approval; Hunter Patterson seconded the motion, and the motion carried 7-0

[3.C A resolution to allow a Conditional Use Permit for a Short Term Rental Unit on Lot 2 and Part of Lot 3, Block 26, Westland subdivision; and generally located at 516 Florence Street. \(Case No. PZ-2021-23\)](#)

[Cover Page](#)

[PZ-2021-23-LocationMap.pdf](#)

[PZ-2021-23 - Site Plan - 516 Florence Street.pdf](#)

Drew Paxton presented the case.

Kelly Barker was called to speak.

4:55pm - Open Public Hearing.

4:56pm - Close Public Hearing.

Tricia Byrom was called to speak.

David Jones was called to speak.

Mike Sigerman was called to speak.

Clifford Tuttle moved to recommend the resolution for approval; Tricia Byrom seconded the motion, and the motion carried 7-0

3.D An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-1 Single Family Residential District the following parcels; approximately 15.925 acres of land within that certain 328.55 acre tract of land situated in the Florentine Lara Survey No. 123, Abstract No. 225, Kerr County, Texas, and approximately 0.651 acre out of Lot 61 of The Heights of Kerrville Subdivision, Kerr County, Texas, and approximately 0.274 acre for Right-of-Way for Coronado Drive; and to change the zoning on approximately 1.499 acres of a portion of Lot 61 of The Heights of Kerrville Subdivision from RE Residential Estates to R-1 Single Family Residential; consisting of the property generally located at 700 and 701 Coronado Drive. (Case No. PZ-2021-20)

[Cover Page](#)

[PZ-2021-20_Location Map.pdf](#)

[PZ-2021-20_Cibola Trails Annexation & Zoning Exhibit_2021.08.23.pdf](#)

[2021-045_Preliminary Site Plan.pdf](#)

Drew Paxton presented the case.

5:06pm - Open Public Hearing.

Mike Wellborn was called to speak.

Connor Odom was called to speak.

Mike Wellborn was called to speak.

Kyle Burow was called to speak.

Jennyth Peterson was called to speak.

Arthur Cross was called to speak.

Randy Purswell was called to speak.

Scott Kocurek was called to speak.

Connor Odom was called to speak.

Mike Wellborn was called to speak.

5:52pm - Close Public Hearing.

David Jones was called to speak.

Tricia Byrom was called to speak.

Mike Sigerman was called to speak.

General discussion.

Michael Sigerman moved to recommend annexation with RE zoning; Tricia Byrom seconded the motion, and the motion carried 5-2

4) STAFF REPORT

Drew Paxton provided updates on ongoing tasks.

5) EXECUTIVE SESSION

None.

6) ADJOURNMENT

6:05pm – Meeting adjourned.

Submitted by:

Steve Melander, Planning

Approved by:

Michael Sigerman, Chair

Date Approved: _____