

PLANNING & ZONING COMMISSION
REGULAR MEETING

KERRVILLE, TEXAS
AUGUST 5, 2021

PLANNING & ZONING COMMISSIONERS PRESENT:

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

PLANNING & ZONING COMMISSIONERS ABSENT:

None

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander
Guillermo Garcia
Mike Hayes

CALL TO ORDER

Sigerman called the meeting to order at 4:30pm. Patterson not present for Call To Order; at City Secretary Office completing recusal documentation for Item 3D.

1) MINUTES

1.A [Approval of Minutes from the July 1, 2021 regular meeting.](#)

[Cover Page](#)

[2021-07-01_PZ Mins_Final Draft.pdf](#)

Change to minutes: David Lipscomb clarified that Sigerman called meeting to order in lieu of Jones.

Clifford Tuttle moved to approve the minutes with specific changes; David Lipscomb seconded the motion, and the motion carried 6-0. Patterson missed vote; at City Secretary Office completing recusal documentation for Item 3D.

1.B [Approve the Minutes from the July 15, 2021 called meeting.](#)

[Cover Page](#)

[2021-07-15_PZ Mins_Final Draft.pdf](#)

Tricia Byrom moved to approve; Clifford Tuttle seconded the motion, and the motion carried 6-0. Patterson missed vote; at City Secretary Office completing recusal documentation for Item 3D.

2) CONSIDERATION AND FINAL ACTION

2.A Schmidt Hill Preliminary Plat (Case 2021-046)

A preliminary plat of Schmidt Hill, being 3.74 acres out of that certain tract or parcel comprising 10.15 acres in total out of the Walter Fosgate Survey No. 120, Abstract No. 138, within the City of Kerrville, the same property conveyed as 10.165 acres to Scott Schreiner Parker and Ernest Clyde Parker Jr. by executors' distribution deed dated the 2nd day of March, 2021, and recorded in Volume No. 1782, Page No. 580 official public records of Kerr County, Texas; and generally located at 1126 Jackson Road.

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[2021-046_Preliminary Plat_Schmidt Hill.pdf](#)

[2021-046_Prelim Civil Plan_Schmidt Hill.pdf](#)

[2021-046_Conditions_Schmidt Hill Preliminary Plat.pdf](#)

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

2.B Residence at Ridgehill Apartments Preliminary & Final Plat (Case 2021-048)

A preliminary and final plat of establishing a subdivision of land containing 4.76 acres, comprised of 1 lot of land situated in the James H. Cocke Survey No 144, Abstract No. 95, and the Thomas L. Waddel Survey No. 145, Abstract No. 354; said 4.76 acre tract of land being all of a called 4.75 acre tract, conveyed to OPG Ridgehill Partners, LLC., recorded in Document No. 20-09852, official public records of Kerr County, Texas; and generally known as 160 and 170 Lehmann Drive.

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[2021-048_Preliminary Plat_Residence at Ridgehill.pdf](#)

[2021-048_Final Plat_Residence at Ridgehill.pdf](#)

[2021-048_Site Plan.pdf](#)

[2021-048_Conditions_Residence at Ridgehill.pdf](#)

Michael Sigerman was called to speak.
David Jones was called to speak.

Shane Bourgeois was called to speak.

Tricia Byrom moved to recommend approval of the preliminary and final plat with conditions; David Jones seconded the motion, and the motion carried 7-0

2.C Hunter Hill Subdivision Final Plat (Case 2021-049)

A final plat of Hunter Hill, being 2.14 acres out of that certain tract or parcel comprising 10.15 acres in total out of the Walter Fosgate Survey No. 120, Abstract No. 138, within the City of Kerrville, the same property conveyed as 10.165 acres to Scott Schreiner Parker and Ernest Clyde Parker Jr. by executors' distribution deed dated the 2nd day of March, 2021, and recorded in Volume No. 1782, Page No. 580 official public records of Kerr County, Texas; and generally located at 1126 Jackson Road.

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[2021-049_Final Plat_Hunter Hill.pdf](#)

[2021-049_Conditions_Hunter Hill Subdivision.pdf](#)

Tricia Byrom moved to recommend approval of the final plat with conditions; Clifford Tuttle seconded the motion, and the motion carried 7-0

2.D Meeker Road Subdivision Unit 1 Final Plat (Case 2021-050)

A final plat of Meeker Road Subdivision Unit 1, containing at total of 1.035 acres of land lying in the Samuel Wallace Survey No. 112, Page 360, Kerr County, Texas, said 1.035 acre tract being a portion of a 7.47 acre tract of land as described in a special Warranty Deed to 2J-Page Development, LLC, a Texas Limited Liability Company, dated February 7, 2020 and recorded in document No. 20-01299, official public records of Kerr County, Texas; and more commonly known as Lots 1-3 and Lots 13-16 of the approved Meeker Road Subdivision Preliminary Plat.

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[2021-050_Final Plat_Meeker Road Unit 1.pdf](#)

[2021-050_Conditions_Meeker Road Unit 1.pdf](#)

Shane Bourgeois was called to speak.

Tricia Byrom moved to recommend approval of the final plat with conditions; Clifford Tuttle seconded the motion, and the motion carried 7-0

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

3.A CUP for Short Term Rental, 414 West Water Street (Case PZ-2021-15)

A resolution to allow a Conditional Use Permit for a Short Term Rental Unit on Lot 1 and Part of Lot 2, Block 17, Westland Place Addition; and more commonly known as 414 West Water Street.

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[PZ-2021-15_Location Map.pdf](#)

[PZ-2021-15-site plan.pdf](#)

[PZ-2021-15-west water cottage amenities.pdf](#)

[Short Term Rental Guest Notification.pdf](#)

David Jones was called to speak.

Michael Sigerman was called to speak.

Shane Bourgeois was called to speak.

Celeste Barker was called to speak.

4:50pm – Open public hearing.

Chris Barker was called to speak.

Mr. Paxton presented case.

Russell Nemky was called to speak.

Lawrence Walker was called to speak.

4:56pm – Close public hearing.

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

3.B CUP for Short Term Rental, 604 East Shady Drive (Case PZ-2021-16)

A resolution to allow a Conditional Use Permit for a Short Term Rental Unit on Part of Lot 11, Block 2, Fairview Addition; and more commonly known as 604 East Shady Drive.

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[PZ-2021-16_Location Map.pdf](#)

[PZ-2021-16-survey.pdf](#)

[Short Term Rental Guest Notification.pdf](#)

David Jones was called to speak.

5:02pm - Open public hearing.

5:02pm - Close public hearing.

Michael Sigerman was called to speak.

Tricia Byrom was called to speak.

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

[3.C CUP for Short Term Rental, 1220 Aransas Street \(Case PZ-2021-17\)](#)

[A resolution to allow a Conditional Use Permit for a Short Term Rental Unit on Part of Lot 4, Block 81, J.A Tivy Addition; and more commonly known as 1220 Aransas Street.](#)

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[PZ-2021-17_Location Map.pdf](#)

[PZ-2021-17-site plan.pdf](#)

[Short Term Rental Guest Notification.pdf](#)

Sarah Lewis was called to speak.

5:07pm - Open public hearing.

Steve VanPatten was called to speak.

James VanPatten was called to speak.

Celeste Barker was called to speak.

Michael Sigerman was called to speak.

David Jones was called to speak.

Kimberly Richards was called to speak.

5:27pm - Close public hearing.

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

3.D Zoning Change, Planned Development District Amendment (Case PZ-2021-18)

An ordinance to amend the zoning and land use table for a Planned Development District, Ordinance No. 2019-14, located on a 58.74 acre tract of land; more commonly known as Lots 1-15 and Lots 900-903, The Landing Subdivision; and generally located in the 1000-1200 block of Thompson Drive (Spur 98).

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[PZ-2021-18_Location Map.pdf](#)

[The Landing Master Plan_Site_070621.pdf](#)

Hunter Patterson recused himself due to conflict of interest.

Justin MacDonald was called to speak.

5:32pm - Open public hearing.

Debbie Nielson was called to speak.

Steve Schulte was called to speak.

5:44pm - Close public hearing.

Tricia Byrom moved to approve the ordinance; Clifford Tuttle seconded the motion, and the motion carried 6-0

Hunter Patterson reseated.

4) **STAFF REPORT**

4.A Discuss public notice procedures.

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Open discussion with Commission.

David Lipscomb was called to speak.

Russell Nemky was called to speak.

Michael Sigerman was called to speak.

Recommendation to establish policy to post signs for planning cases.

Staff to prepare proposal for presentation in fall.

5) EXECUTIVE SESSION

No executive session.

6) ADJOURNMENT

5:53pm - Meeting was adjourned.

Submitted by:

Steve Melander, Planner

Approved by:

Michael Sigerman, Chair

Date Approved: _____