

**PLANNING & ZONING COMMISSION  
REGULAR MEETING**

**KERRVILLE, TEXAS  
JULY 7, 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  
Kyle Burow  
Sturt Barron  
Kim Meisner  
Michael Hornes  
William Tatsch  
Zane Brown

**CALL TO ORDER**

Meeting called to order by Mike Sigerman at 4:00pm.

**1) MINUTES**

**1.A** Minutes from June 2, 2022 regular meeting.

PZ Minutes\_20220602\_draft.pdf

Cliff Tuttle moved to approve minutes as presented. David Lipscomb seconded the motion, and the motion carried 6-0.

**2) CONSIDERATION AND FINAL ACTION**

**2.A** A final plat of Comanche Trace Phase 18, a 14.762 acre tract of land located in the William Watt Survey No. 65, Abstract No. 364, the William Watt Survey No. 64, Abstract No. 363, and the Thomas Jackson Survey No. 394, Abstract No. 212, Kerr County, Texas and being a portion of a called 610.79 acre tract of land as described in Document No. 22-03728 of the Official Public Records of Kerr County, Texas, also being all of Lot "E", also labeled as a 20' wide sanitary sewer easement, 20' wide Public

Utility Easement and 10' wide Public Utility Easement of the Comanche Trace Phase 11 plat of record in Volume 8, Page 57 of the plat records of Kerr County. (Case No. 2022-034)

2022-034\_Comanche Ph18\_Final Plat.pdf

Drew Paxton presented the case.

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

**2.B** A preliminary plat of Comanche Trace Phase 12A & 12B, a 24.06 acre tract of land located within the William Watt Survey No. 65, Abstract No. 364, Kerr County, Texas, and being a portion of a called 1,131.78 acre tract of land as described in Volume 971, Page 698 of the Real Property Records of Kerr County, Texas. (Case No. 2022-035)

2022-035\_CT Ph12A and 12B\_Preliminary Plat.pdf

Drew Paxton presented the case.

Jeff Harris moved to approve the preliminary plat; Abram Bueche seconded the motion, and the motion carried 6-0

**2.C** A preliminary plat of the Reserves at Holdsworth, establishing a subdivision of land containing 6.000 acres, comprised of 1 lot of land situated in the C. Self Survey No. 626, Abstract No. 325, and the John Young Survey No. 118, Abstract No. 376, Kerr County, Texas, and being a portion of a called 33.95 acre tract recorded in Volume 1043, Page 105, Official Public Records of Kerr County, Texas. (Case No. 2022-036)

2022-036\_Reserves at Holdsworth\_Prelim Plat (6-16-2022).pdf

Drew Paxton presented the case.

David Lipscomb moved to approve the preliminary plat; Cliff Tuttle seconded the motion, and the motion carried 6-0.

**2.D** A preliminary plat of Kerrville 38, being a 38.924 acre tract of which 37.695 acres is out of the S. Wallace Survey No. 113, Abstract No. 347, and 1.229 acres out of the S. Wallace Survey No. 112, Abstract No. 360, Kerr County, Texas according to the Conveying Deed recorded in instrument No. 16-03373 Official Public Records of Kerr County, Texas, wholly within the City of Kerrville, Texas. (Case 2022-039)

2022-039\_Preliminary Plat\_Kerrville 38.pdf

Drew Paxton presented the case.

Tabor McMillan moved to approve the preliminary plat with conditions; Cliff Tuttle seconded the motion, and the motion carried 6-0.

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

**3.A** A resolution to allow a Conditional Use Permit for a Short Term Rental on 0.114 acres out of Hoyt Survey No. 147, Abstract 178; and more commonly known as 531 Fairway Ct, Kerrville, TX 78028. (Case No. PZ-2022-26)

PZ-2022-26-Location Map.pdf  
PZ-2022-26\_Site Plan with Parking.pdf  
PZ-2022-26\_Harter\_Opposed.pdf  
PZ-2022-26\_Horine\_Opposed.pdf  
PZ-2022-26\_Stark\_Opposed.pdf  
PZ-2022-26\_Watts\_Opposed.pdf  
PZ-2022-26\_Wickliff\_Opposed.pdf  
PZ-2022-26\_Talpey\_Opposed.pdf

Drew Paxton presented the case.

Jana McDermott was called to speak.

Open public hearing.

Janette Horine was called to speak.

Kay Harter was called to speak.

Merle Weaver was called to speak.

Close public hearing.

David Lipscomb was called to speak.

Jeff Harris was called to speak.

Mike Sigerman was called to speak.

Cliff Tuttle moved for a motion to deny; Jeff Harris seconded the motion and the motion to deny carried 6-0.

**3.B** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 3B, Block 45, Westland; and more commonly known as 410 Circle Ave, Kerrville, TX 78028. (Case No. PZ-2022-27)

PZ-2022-27-LocationMap.pdf

PZ-2022-27\_Site Plan with Parking.pdf

PZ-2022-27\_Olden\_Opposed with Signature Sheets.pdf

Drew Paxton presented the case.

Susan Dunn was called to speak.

Open public hearing.

Mary Olden was called to speak.

Cindy Croxton was called to speak.

Susan Dunn was called to speak.

Nathan Fitch was called to speak.

Close public hearing.

Mike Sigerman was called to speak.

Jeff Harris was called to speak.

Cliff Tuttle was called to speak.

Abram Bueche was called to speak.

Tabor McMillan was called to speak.

Abram Bueche was called to speak.

David Lipscomb was called to speak.

Mike Sigerman was called to speak.

Tabor McMillan moved to approve the resolution; Abram Bueche seconded the motion, and the motion failed 3-3.

Lack of action. Case not approved. Applicant must appeal to City Council.

**3.C** A resolution to allow a Conditional Use Permit for a Short Term Rental property on parts of Lot 1A, Block 81, JA Tivy Addition (Coppock Subdivision Replat); and more commonly known as 1229 Jefferson St, Kerrville, TX 78028. (Case No. PZ-2022-28)

PZ-2022-28-LocationMap.pdf

PZ-2022-28\_Site Plan with Parking.pdf

Drew Paxton presented the case.

Valerie Grimes was called to speak.

Mike Sigerman was called to speak.

Valerie Grimes was called to speak.

Open public hearing.

Nathan Fitch was called to speak.

Close public hearing.

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

**3.D** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 1, Block 1, Limestone Beach; and more commonly known as 1959 Arcadia Loop, Kerrville, TX 78028. (Case No. PZ-2022-29)

PZ-2022-29-LocationMap.pdf

PZ-2022-29\_Site Plan with Parking.pdf

Drew Paxton presented the case.

Paula Thrash was called to speak.

Trey Thrash was called to speak.

Open public hearing.

Close public hearing.

Jeff Harris was called to speak.

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

**3.E** A resolution to allow a Conditional Use Permit for a Short Term Rental on parts of Lot 11-A, Block 5, Village Glen; and more commonly known as 1701 Foothills Dr, Kerrville, TX 78028. (Case No. PZ-2022-30)

PZ-2022-30-LocationMap.pdf  
PZ-2022-30\_Site Plan with Parking.pdf  
PZ-2022-30\_Pattillo\_opposed.pdf  
PZ-2022-30\_Spradling\_Opposed.pdf  
PZ-2022-30\_Bennett\_opposed.pdf  
PZ-2022-30\_Candy\_opposed.pdf  
PZ-2022-30\_Esquivel\_opposed.pdf

Drew Paxton presented the case.

Elizabeth Maddry was called to speak.

Open public hearing.

Sharon Mason was called to speak.

Errol Candy was called to speak.

Nikki Caines was called to speak.

Dale Gleichwerl was called to speak.

Valerie Grimes was called to speak.

Mike Sigerman read a letter from Pattillo.

Kerri Bruce was called to speak.

Elizabeth Maddry was called to speak.

Close public hearing.

Tabor McMillan was called to speak.

Mike Sigerman was called to speak.

Jeff Harris was called to speak.

Tabor McMillan was called to speak.

Mike Sigerman was called to speak.

Tabor McMillan moved to approve the resolution; Abram Bueche seconded the motion, and the motion failed 3-3.

Lack of action. Case not approved. Applicant must appeal to City Council.

**3.F** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 3 and Part of Lot 4, Block 4, Fairview; and more commonly known as 330 Guadalupe St, Kerrville, TX 78028. (Case No. PZ-2022-31)

PZ-2022-31-LocationMap.pdf  
PZ-2022-31\_Site Plan with Parking.pdf

Drew Paxton presented the case.

Larry Howard was called to speak.

Open public hearing.

Close public hearing.

Jeff Harris was called to speak.

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

**3.G** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 19, Block 1, Meadow View Estates; and more commonly known as 426 Meadowview Ln, Kerrville, TX 78028. (Case No. PZ-2022-32)

PZ-2022-32-LocationMap.pdf  
PZ-2022-32\_Site Plan with Parking.pdf  
PZ-2022-32\_Sinski\_ooposed.pdf

Drew Paxton presented the case.

Catalina Landon was called to speak.

Open public hearing.

Shirley Wermer was called to speak.

Drew Paxton read letter from Linda Leasman.

Close public hearing.

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

**3.H** An ordinance to change the zoning from R-2 Medium Density Residential to R-3 Multifamily Residential on approximately 22.03 acres tract of land out of the Samuel Wallace Survey No. 113, Abstract No. 347, in the city of Kerrville, Kerr County, Texas; part of a certain 54.206 acre tract conveyed from Four States Financial Corporation to Hervey Square; and more commonly known as 2300 block of East Main Street. (Case No. PZ-2022-33)

PZ-2022-33-LocationMap.pdf  
PZ-2022-33\_Wall\_Opposed.pdf

Drew Paxton presented the case.

Bruce Stracke was called to speak.

Open public hearing.

Bryan Koerlin was called to speak.

Paul Harrison was called to speak.

Jacob Rayes was called to speak.

Bruce Stracke was called to speak.

Close public hearing.

David Lipscomb was called to speak.

Mike Sigerman was called to speak.

Jeff Harris was called to speak.

General discussion occurred.

David Lipscomb moved to approve the ordinance; Tabor McMillan seconded the motion, and the motion failed 3-3.

Lack of action. Case not approved. Applicant must appeal to City Council.

**4) STAFF REPORT**

STR Town Hall - July 25, 6pm at Dietert Center

Upcoming P&Z Meetings: July 28, 2022 (3pm workshop and 4pm called meeting), and August 4, 2022 (4pm regular meeting).

**5) EXECUTIVE SESSION**

None

**6) ADJOURNMENT**

Meeting adjourned by Sigerman at 6:09pm.

Submitted by:

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Steve Melander, Planning

Approved by:

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Mike Sigerman, Chair

Approval date:

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