



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, Thursday, July 1, 2021 at 4:30 P.M.
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

CALL TO ORDER

1. MINUTES

1A. Approval of the minutes from the June 3, 2021 regular meeting.
1B. Approval of the minutes from the June 24, 2021 workshop.

2. CONSIDERATION AND FINAL ACTION

2A. Hunter Hill, Preliminary Plat (Case 2021-038)

A preliminary plat of Hunter Hill, being 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 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.

2B. Comanche Trace Phase 18, Preliminary Plat (Case 2021-039)

A preliminary plat of Comanche Trace Phase 18, a 9.66 acre tract of land located in the William Watt Survey No. 65, Abstract No. 364, Kerr County, Texas, and being a portion of a called 1131.78 acre tract of land as described in Volume No. 971, Page No. 698 of the real property records of Kerr County, Texas; and generally located near Lower Turtle Creek Road and Pinnacle View Drive.

2C. Town Creek Crossing, Preliminary Plat (Case 2021-040)

A preliminary plat of Town Creek Crossing, a 15.030 acre tract of land situated in the Walter Fosgate Survey No. 120, Abstract No. 138, Kerr County, Texas and being a portion of that certain 304.12 acre tract of land recorded in Document No. 14-05748, official public records, Kerr County, Texas; and generally located at Holdsworth Drive near Harper Road.

2D. Constantina Commerce Park, Preliminary Plat (Case 2021-041)

A preliminary plat of Constantina Commerce Park, a 14.00 acre tract of land located in the WC Francis Survey No. 146, Abstract No. 137, Kerr County, Texas, and being all of a called 10.26 acre tract, recorded in document No. 14-6763, official public records of Kerr County, Texas, a portion of a called 3.97 acre tract, recorded in Volume No. 1805, Page No. 775, official public records of Kerr County, Texas, and all of Lot 3-C, recorded Volume No. 7, Page No. 275, plat records of Kerr County, Texas.

2E. Village at Riverhill, Preliminary Plat (Case 2021-042)

A preliminary plat of Village at Riverhill, being 3.49 acres comprised of 3.47 acres within Tract 5 according to special warranty deed recorded in Volume No. 1759, Page No. 147 and 0.02 acre out of greenbelt according to Riverhill Townhouse Tracts No. Two Subdivision according to the plat of record, Volume No. 4, Page No. 45, official public records of Kerr County, Texas, all of which being out of the Nathaniel Hoyt Survey No. 147, Abstract No. 178, Kerr County, Texas.

3. PUBLIC HEARING, CONSIDERATION & ACTION

3A. Zoning Change from R-1 to C-1, 3210 Riverside Drive (Case PZ-2021-12)

An ordinance to change the zoning from R-1 Single Family Residential to C-3 General Commercial on approximately 0.31 acres located within the Wallace Survey No. 112, Abstract No. A0360, Kerr County, Texas; and more commonly known as 3210 Riverside Drive.

3B. Zoning Change from R-T to C-1, 501 Florence Street (Case PZ-2021-13)

An ordinance to change the zoning from R-T Residential Transition to C-1 Neighborhood Commercial on Lot 19, Part 20, Block 25, Westland Place; and more commonly known as 501 Florence Street.

3C. CUP for Short Term Rental, 1221 Park Street (Case PZ-2021-14)

A resolution to allow a Conditional Use Permit for a Short Term Rental Unit on Lot 12, Block 28, J.A Tivy Addition; and more commonly known as 1221 Park Street.

4. STAFF REPORT

5. EXECUTIVE SESSION

At any time during the meeting, the Planning and Zoning Commission may meet in executive session regarding any of the matters posted above for attorney-client consultation in compliance with the Texas Open Meetings Act.

6. ADJOURNMENT

The facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information.

I hereby certify that this agenda was posted as notice of the meeting on the bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website on the following date and time: 6/25/2021 at 3:30 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Kesha Franchina

Kesha Franchina, Deputy City Secretary, City of Kerrville, Texas
