

**AGENDA FOR THE KERRVILLE**

**PLANNING & ZONING COMMISSION MEETING**

**THURSDAY, SEPTEMBER 2, 2021, 4:30 P.M.**

**CITY HALL COUNCIL CHAMBERS**

**701 MAIN STREET, KERRVILLE, TEXAS**

## The Community Vision

*Kerrville will be a vibrant, welcoming and inclusive community that:*

- *Respects and protects the natural environment that surrounds it;*
- *Seeks to attract economic growth and development;*
- *Provides opportunities for prosperity, personal enrichment and intellectual growth for people of all ages; and*
- *Does so while preserving the small-town charm, heritage, arts and culture of the community.*



Kerrville2050

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## **Planning & Zoning Commission Meeting Procedures, Commission and City Staff Safety Measures and Citizen Participation Guidelines**

*COVID-19 (Coronavirus) provides a unique concern in that gathering members of the public, Planning & Zoning Commission, and City staff within a physical setting constitutes a public health risk. On March 16, 2020, the Texas Governor suspended certain requirements of the Open Meetings Act to permit open meetings to occur in a fully, or partially, virtual setting (telephonic/videoconference).*

*Due to the recent increase of Coronavirus positive cases in Kerr County, standard safety protocols will be observed by Planning & Zoning Commission, City staff, and citizens/visitors attending the meeting. Masks are voluntary and highly encouraged. Six-foot distance seating will be observed and visitor seating will be designated. Visitor overflow will be in the City Hall lobby, where social distancing will also be observed.*

*Citizens may view and hear Planning & Zoning Commission meetings on Spectrum Channel 2 or by live-streaming via the City's website ([www.kerrvilletx.gov](http://www.kerrvilletx.gov)). Planning & Zoning Commission meetings are recorded and the recordings are posted on the City's website.*

*Citizens wishing to speak during a meeting shall submit a completed "speaker request form" to City staff before the item is introduced, but are encouraged to submit the form before the meeting begins. Each speaker is limited to three minutes.*

*Written comments will be accepted for any agenda items, including Public Hearings. You are required to provide your first and last name, address, and identify the item you wish to comment on. Written comments may be emailed to [planning.division@kerrvilletx.gov](mailto:planning.division@kerrvilletx.gov) and must be received by 2:00 p.m. the afternoon of the Planning & Zoning Commission meeting. In addition, anyone may mail in comments or drop them by Development Services at 200 Sidney Baker Street.*

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Thank you for your participation!



**CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA**  
**REGULAR MEETING, Thursday, September 2, 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 August 5, 2021 regular meeting.

**2. CONSIDERATION AND FINAL ACTION**

**2A.** Final Plat, Riverside Place (Case 2021-056)

A final plat of Riverside Place, a subdivision containing 0.08 acre of land, more or less, out of Samuel Wallace Survey No. 112, Abstract No. 360, in the City of Kerrville, Kerr County, Texas; and generally located at 3135 Memorial Blvd.

**2B.** Preliminary Plat, Brinks Crossing (Case 2021-057)

A preliminary plat of Brinks Crossing, being 203.35 acres out of the William C. Francis Survey No. 16, Abstract No. 137 and the Nathaniel Hoyt Survey No. 147, Abstract No. 178, also being part of that same certain tract called 328.0119 acres described in conveyance document to LDB Corporation, recorded in Volume 1149, Page 213 of official public records of Kerr County, Texas; and generally located at 136 Camp Meeting Road.

**2C.** Preliminary Plat, Bluebell Estates Phase II (Case 2021-058)

A preliminary plat of Bluebell Estates Phase II, being 14.21 acres, more or less, comprised of 1.71 acres of land, more or less, as described in that certain cash warranty deed Document No. 21-06114 real property records of Kerr County, Texas and 12.50 acres, more or less, as described in that certain cash warranty deed Document No. 21-06115 real property records of Kerr County, Texas, out of Walter Fosgate Survey No. 120, Abstract No. 138, within the City of Kerrville; and generally located at the north end of Creek Run and Elm Ridge Road.

**2D.** Preliminary Plat, Weston Homeplace Phase II (Case 2021-059)

A preliminary plat of Weston Homeplace Phase II, being all of a certain tract or parcel comprised of 8.57 acres out of the Samuel Wallace Survey No. 114, Abstract No. 348, City of Kerrville, Kerr County, Texas; said 8.57 acres tract being part of a certain 51.07 acre tract of land recorded in Volume 522, Page 721 of real property records of Kerr County, Texas; and generally located at Weston Loop.

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

#### **3A. Zoning Change, 1478 Bandera Hwy (Case PZ-2021-19)**

An ordinance to change the zoning from C-1 Neighborhood Commercial District to R-1 Single Family Residential District on a portion of Lot 1 Overlook Hill Subdivision; and generally located at 1478 Bandera Highway.

#### **3B. Annexation & Zoning Change, Cibola Trails (Case PZ-2021-20)**

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.

### **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: 8/27/2021 at 3:45 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