

**AGENDA FOR THE KERRVILLE**

**PLANNING & ZONING COMMISSION MEETING**

**THURSDAY, JANUARY 6, 2022, 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



**PLANNING AND ZONING COMMISSION AGENDA**  
**JANUARY 6, 2022, 4:30 PM**  
**CITY HALL COUNCIL CHAMBERS**  
**701 MAIN STREET, KERRVILLE, TEXAS**



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**Planning and Zoning Commission**

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**1 MINUTES**

**1.A. Meeting Minutes from December 2, 2021 regular meeting.**

Attachments:

PZ Minutes \_20211202 \_draft.pdf

**2 CONSIDERATION AND FINAL ACTION**

**2.A. Preliminary Plat, 534 Industrial Park (Case 2021-078)**

A preliminary plat of a 17.083 acre tract of land out of Samuel L Wallace Survey No. 112, Abstract 360, Kerr County, Texas, which said 17.083 acres being a part or portion of a certain 17.54 acre tract conveyed to Earnest W. Walker Family Limited Partnership recorded in Volume 1678, Page 525 of the Official Public Records of Kerr County, Texas; and generally located at the northeast corner of Loop 534 and Landfill Road (KerrCAD Property ID 17383).

Attachments:

2021-078 - Proposed Preliminary Plat.pdf

**3 PUBLIC HEARING, CONSIDERATION & ACTION**

**3.A. Annexation & Zoning, Comanche Trace, 82.8 Acres (Case PZ-2021-34)**

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning

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classification of R-2 Medium Density Residential District the following parcels: 62.062 acres located in the William Watt Survey No. 64, Abstract 363, the William Watt Survey No. 65, Abstract 364, the Thomas Jackson Survey No. 394, Abstract 212 & 20.8 acres located in the William Watt Survey No. 66, Abstract 365 and the William Watt Survey No. 65, Abstract 364, Kerr County, Texas, being a portion of a called 1131.78 acre tract of land of record in Volume 971, Page 698 of the Official Public Records of Kerr County, Texas; and generally located at Comanche Trace Drive and Lower Turtle Creek Road.

Attachments:

PZ-2021-34-LocationMap.pdf

PZ-2021-34\_Annexation Area Map.pdf

**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**

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: 12/29/2021 at 4:30 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



**TO BE CONSIDERED BY THE  
PLANNING AND ZONING COMMISSION  
CITY OF KERRVILLE, TEXAS**



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**SUBJECT:** Meeting Minutes from December 2, 2021 regular meeting.

**AGENDA DATE OF:** January 6, 2022      **DATE**  
**SUBMITTED:**

**SUBMITTED BY:** Steve Melander

**EXHIBITS:** PZ Minutes\_20211202\_draft.pdf

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**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

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**SUMMARY STATEMENT:**

**RECOMMENDED ACTION:**

Approve or approve with revisions.

**PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS  
DECEMBER 2, 2021**

**COUNCILMEMBERS PRESENT:**

Hunter Patterson  
Michael Sigerman, Chair  
David Lipscomb  
Cliff Tuttle

**COUNCILMEMBERS ABSENT:**

Tricia Byrom  
David Jones

**CITY CORE STAFF PRESENT:**

Drew Paxton  
Steve Melander  
Mike Hayes  
Guillermo Garcia  
Kyle Burow

**CALL TO ORDER**

Meeting called to order at 4:30pm by Mike Sigerman.

**1) MINUTES**

**1.A Approval of the minutes from the November 4, 2021 regular meeting.**

PZ Minutes\_20211104\_draft.pdf

Cliff Tuttle moved to approve the minutes as presented; David Lipscomb seconded the motion, and the motion carried 4-0.

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

**2.A CUP for a Short Term Rental, 205 Westminster Street (PZ-2021-24)**

A resolution to allow a Conditional Use Permit for a Short Term Rental on part of Lot 34 and Lot 35, Block 106, Westminster 1; and more commonly known as 205 Westminster Street.

PZ-2021-24\_Location Map.pdf

PZ-2021-24 - 205 Westminster St - Site Plan with Parking.pdf

Drew Paxton presented the case.

Open public hearing - 4:34pm

Close public hearing - 4:35pm

David Lipscomb was called to speak.

Able Freitas was called to speak.

Mike Sigerman was called to speak.

Cliff Tuttle moved to approve the resolution; David Lipscomb seconded the motion, and the motion carried 4-0.

**2.B CUP for Short Term Rental, 1796 Arcadia Loop (Case No. PZ-2021-25)**

A resolution to allow a Conditional Use Permit for a Short Term Rental on 1.58 acres out of the Lara Survey No. 123, Abstract No. 225; and more commonly known as 1796 Arcadia Loop S, Kerrville, TX 78028.

PZ-2021-25-LocationMap.pdf

PZ-2021-25\_Site Plan with Parking.pdf

Drew Paxton presented the case.

Open public hearing - 4:39pm

Michael Wilson was called to speak.

Divya Patnaik was called to speak.

Yen Alston was called to speak.

Close public hearing - 4:44pm

Mike Sigerman was called to speak.

Hunter Patterson moved to approve the resolution; Cliff Tuttle seconded the motion, and the motion carried 4-0.

**2.C CUP for Short Term Rental, 600 Woodlawn Ave (Case No. PZ-2021-27)**

A resolution to allow a Conditional Use Permit for a Short term rental on parts of Lot 5, Block 42, Westland Place; and more commonly known as 600 Woodlawn Ave N, Kerrville, TX 78028.

PZ-2021-27-LocationMap.pdf

PZ-2021-27 - Site Plan with Parking.pdf

Drew Paxton presented the case.

Open public hearing - 4:48pm

Close public hearing - 4:48pm

Jeanette Tilley was called to speak.

Mike Sigerman was called to speak.

Cliff Tuttle moved to approve the resolution; Hunter Patterson seconded the motion, and the motion carried 4-0.

**2.D CUP for Short Term Rental, 400 Lowry Street (Case No. PZ-2021-28)**

A resolution to allow a Conditional Use Permit for a Short Term Rental on part of Lot 21, and part of Lot 22, Block 8, Lowry Addition; and more commonly known as 400 Lowry St S, Kerrville, TX 78028.

PZ-2021-28-LocationMap.pdf

PZ-2021-28 - Site Plan with Parking.pdf

Drew Paxton presented the case.

Open public hearing - 4:53pm

Close public hearing - 4:53pm

Kali Pipes was called to speak.

Hunter Patterson moved to approve the resolution; Cliff Tuttle seconded the motion, and the motion carried 4-0.

**2.E CUP for Short Term Rental, 1807 E Main Street (Case No. PZ-2021-29)**

A resolution to allow a Conditional Use Permit for a Short Term Rentals on part of Lot 31 and part of an alley, Block 106, Westminster 1 Addition; and more commonly known as 1807 E Main St N, Kerrville, TX 78028.

PZ-2021-29-LocationMap.pdf

PZ-2021-29 - Site Plan with Parking.pdf

Drew Paxton presented the case.

Open public hearing - 4:57pm

Close public hearing - 4:58pm

Kali Pipes was called to speak.

Cliff Tuttle moved to approve the resolution; David Lipscomb seconded the motion, and the motion carried 4-0.

**2.F CUP for Short Term Rental, 960 Prescott Street (Case No. PZ-2021-31)**

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 16 and part of 15, Block 7, Hillcrest Addition; and more commonly known as 960 Prescott St N, Kerrville, TX 78028.

PZ-2021-31-LocationMap.pdf

PZ-2021-31 - Site Plan with Parking.pdf

Drew Paxton presented the case.

Open public hearing - 5:00pm

Michael Colleen was called to speak.

Mike Sigerman was called to speak.

Drew Paxton was called to speak.

Mike Sigerman was called to speak.

Bruce Strake was called to speak.

Close public hearing - 5:09pm

Owners not present.

Cliff Tuttle moved to deny the resolution; David Lipscomb seconded the motion, and the motion to deny carried 4-0. Owners appealed to City Council following P&Z denial.

**2.G CUP for Convenience Store with Fuel Sales, 1001 Sidney Baker Street (Case PZ-2021-33)**

A resolution to allow a Conditional Use Permit for a Convenience Store with Fuel Sales on Lots 6, 7, 8, 9, 11, 12, 13, 14, 15, Block 2, G Street South Addition; and more commonly known as 1001 Sidney Baker St S, Kerrville, TX 78028.

PZ-2021-33-LocationMap.pdf

PZ-2021-33\_Site Plan\_2021.10.29.pdf

Drew Paxton presented the case.

Open public hearing - 5:14pm

Close public hearing - 5:15pm

Mike Sigerman was called to speak.

Hunter Patterson moved to approve the resolution; David Lipscomb seconded the motion, and the motion carried 4-0.

**2.H Zoning Change from RT to PI, Various Lots for Church Campus (Case PZ-2021-26)**

An ordinance to change the zoning from RT Residential Transition District to PI Public and Institutional District on Lots 10, 11, 12, 13, 14, 15, 16, 17; Block J, and Block M, B.F. Cage Addition; and more commonly known as 500, 504, 508, 512, 602, 604, 608, 616, 624, and 625 Washington St and 817 Barnett Street, Kerrville, TX 78028.

PZ-2021-26-LocationMap.pdf

Drew Paxton presented the case.

Open public hearing - 5:19pm

Bruce Strake was called to speak.

Jane Rucker was called to speak.

Bruce Strake was called to speak.

Mike Sigerman was called to speak.

General discussion occurred.

Close public hearing - 5:25pm

Cliff Tuttle moved to approve the ordinance; Hunter Patterson seconded the motion, and the motion carried 4-0.

**2.I Annexation and Zoning, 253 Holdsworth Drive (Case PZ-2021-30)**

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-3 Multifamily Residential District the following parcel: 6 acres of land located in the C. Self Survey No. 626, Abstract No. 325 and the John Young Survey No. 118 Abstract No. 376, Kerr County, Texas; and more commonly known as 253 Holdsworth Drive, Kerrville, TX 78028.

PZ-2021-30-LocationMap.pdf

PZ-2021-30-holdsworth - survey - 20210211.pdf

Drew Paxton presented the case.

Open public hearing - 5:28pm

Close public hearing - 5:28pm

April Engstrom was called to speak.

Hunter Patterson moved to approve the ordinance; David Lipscomb seconded the motion, and the motion carried 4-0.

## **2.J Annexation and Zoning (Case PZ-2021-32)**

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of PI Public and Institutional District and AG Agricultural District the following parcels; a 168.84 acre parcel being a portion of the James A. Cocke Survey No. 144, Abstract No. 95, and the Thomas J. Waddel Survey No. 145, Abstract No. 354, being a portion of 157.291 acres according to the Trustees Deed filed in Document No. 09-07631, Official Public Records of Kerr County, Texas, a portion of Lot 1, Block 1 of the Peterson Regional Medical Center Plat recorded in Volume 8, Page 1368, Plat Records of Kerr County, Texas, and 9.58 acres according to the Warranty Deed filed in Volume 1557, Page 63, Official Public Records of Kerr County, Texas, and a portion of Lehmann Drive, a fifty (50) foot public street; and more commonly known as 195 Lehmann Drive.

PZ-2021-32-LocationMap.pdf

PZ-2021-32\_Annexation Exhibit 168.84 Acres.pdf

PZ-2021-32-zoning exhibit-168.84-ac.pdf

Drew Paxton presented the case.

Open public hearing - 5:34pm

Joe Piszcior was called to speak.

Brent Miliken was called to speak.

Jim Arquette was called to speak.

Lee Johnson was called to speak.

Kendal Davis was called to speak.

Wesley Hinold was called to speak.

Pablo Brinkman was called to speak.

Michael Caddell was called to speak.

Leonard Jones was called to speak.

Bruce Strake was called to speak.

Dan Milliken was called to speak.

Joe Piszcior was called to speak.

Mike Sigerman was called to speak.

Diane McMahan was called to speak.

Close public hearing - 6:06pm

Mike Wellborn was called to speak.

Drew Paxton was called to speak.

Mike Sigerman was called to speak.

Cliff Tuttle moved to approve the ordinance; David Lipscomb seconded the motion, and the motion carried 4-0.

### **3) CONSIDERATION AND FINAL ACTION**

#### **3.A Zoning Code Update (Case No. 2021-068)**

An ordinance amending City of Kerrville, Texas Zoning Code, Chapter 60 of the City's Code of Ordinances to include amendments to definitions and regulations concerning short-term rentals, removing a restriction as to adjacent properties with different zoning, requiring the posting of signs on properties involved in upcoming public hearings, and regulations in certain districts regarding shipping containers, building heights, traffic impact analysis, garage sales, fences, and RV parks, and amending the Land Use Table to account for these issues. (Case No. 2021-068)

[Zoning Ordinance Draft\\_Amendments\\_113021 DRAFT.pdf](#)

Drew Paxton presented the case.

Mike Sigerman was called to speak.

General discussion regarding allowable fence types.

David Lipscomb was called to speak.

General discussion regarding allowable fence types.

Bruce Strake was called to speak.

General discussion regarding allowable fence types.

Cliff Tuttle moved to approve the zoning ordinance and option two for fencing, allowing multiple material types for fencing; Hunter Patterson seconded the motion, and the motion carried 4-0.

**4) STAFF REPORT**

Drew Paxton discussed upcoming cases.

Discussion regarding new Commissioner positions to fill vacancies.

Commission recommended putting a plan in place to regulate the number of Short Term Rentals.

**5) EXECUTIVE SESSION**

**6) ADJOURNMENT**

Meeting adjourned at 6:46 pm.

Submitted by:

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Steve Melander, Planner

Approved by:

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Michael Sigerman, Chair

Date Approved: \_\_\_\_\_



**TO BE CONSIDERED BY THE  
PLANNING AND ZONING COMMISSION  
CITY OF KERRVILLE, TEXAS**



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**SUBJECT:** Preliminary Plat, 534 Industrial Park (Case 2021-078)

A preliminary plat of a 17.083 acre tract of land out of Samuel L Wallace Survey No. 112, Abstract 360, Kerr County, Texas, which said 17.083 acres being a part or portion of a certain 17.54 acre tract conveyed to Earnest W. Walker Family Limited Partnership recorded in Volume 1678, Page 525 of the Official Public Records of Kerr County, Texas; and generally located at the northeast corner of Loop 534 and Landfill Road (KerrCAD Property ID 17383).

**AGENDA DATE OF:** January 6, 2022

**DATE**

**SUBMITTED:**

**SUBMITTED BY:** Steve Melander

**EXHIBITS:** 2021-078 - Proposed Preliminary Plat.pdf

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**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

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**SUMMARY STATEMENT:**

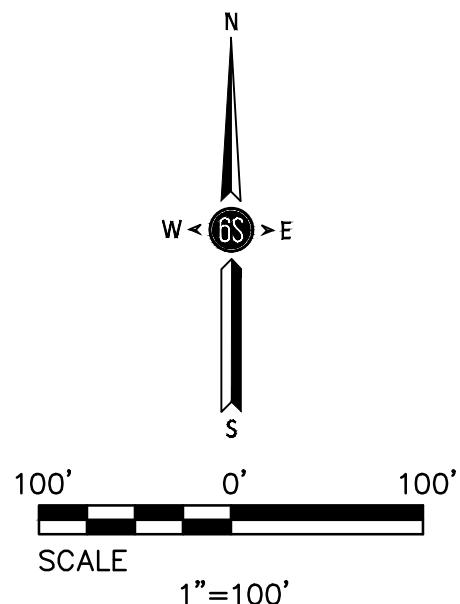
A preliminary plat of a 17.083 acre tract of land out of Samuel L Wallace Survey No. 112, Abstract 360, Kerr County, Texas, which said 17.083 acres being a part or portion of a certain 17.54 acre tract conveyed to Earnest W. Walker Family Limited Partnership recorded in Volume 1678, Page 525 of the Official Public Records of Kerr County, Texas; and generally located at the northeast corner of Loop 534 and Landfill Road (KerrCAD Property ID 17383).

**RECOMMENDED ACTION:**

Approve the Preliminary Plat

SUBDIVISION PLAT  
OF  
534 INDUSTRIAL PARK SUBDIVISION

BEING 17.046 ACRES OF LAND, ESTABLISHING LOTS 1 THROUGH 8, BLOCK 1, NEW COUNTY BLOCK XXXX, AND BEING A PORTION OUT OF SAM L. WALLACE ORIGINAL SURVEY NO. 112, ABSTRACT 360, KERR COUNTY, TEXAS.



TULAROSA INTEREST INCORPORATED  
VOLUME 1511, PAGE 752 O.P.R.K.C.

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E=1933190.53

PHILIP RAY SCHARNHORST  
WARRANTY DEED 347 O.P.R.K.C.  
VOLUME 1074, PAGE 347 O.P.R.K.C.

545°36'59"E 495.00'

15' E.G.T &  
CATV ESM'T

LOT 4  
5.66 AC.

VARIABLE WIDTH  
DRAINAGE EASEMENT

N45°10'47"E 1084.46'

15' E.G.T &  
CATV ESM'T

20' DRAINAGE EASEMENT

LOT 3  
1.05 AC.

VARIABLE WIDTH  
DRAINAGE EASEMENT

N44°49'13"W 243.21'

15' E.G.T &  
CATV ESM'T

20' DRAINAGE EASEMENT

LOT 2  
1.20 AC.

VARIABLE WIDTH  
DRAINAGE EASEMENT

N44°49'13"W 243.21'

15' E.G.T &  
CATV ESM'T

20' DRAINAGE EASEMENT

LOT 1  
1.20 AC.

VARIABLE WIDTH  
DRAINAGE EASEMENT

N44°49'13"W 243.21'

15' E.G.T &  
CATV ESM'T

20' DRAINAGE EASEMENT

LOT 8  
3.00 AC.

VARIABLE WIDTH  
DRAINAGE EASEMENT

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15' E.G.T &  
CATV ESM'T

20' DRAINAGE EASEMENT

LOT 7  
1.20 AC.

VARIABLE WIDTH  
DRAINAGE EASEMENT

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CATV ESM'T

20' DRAINAGE EASEMENT

LOT 6  
1.20 AC.

VARIABLE WIDTH  
DRAINAGE EASEMENT

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**TO BE CONSIDERED BY THE  
PLANNING AND ZONING COMMISSION  
CITY OF KERRVILLE, TEXAS**



**SUBJECT:** Annexation & Zoning, Comanche Trace, 82.8 Acres (Case PZ-2021-34)

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-2 Medium Density Residential District the following parcels: 62.062 acres located in the William Watt Survey No. 64, Abstract 363, the William Watt Survey No. 65, Abstract 364, the Thomas Jackson Survey No. 394, Abstract 212 & 20.8 acres located in the William Watt Survey No. 66, Abstract 365 and the William Watt Survey No. 65, Abstract 364, Kerr County, Texas, being a portion of a called 1131.78 acre tract of land of record in Volume 971, Page 698 of the Official Public Records of Kerr County, Texas; and generally located at Comanche Trace Drive and Lower Turtle Creek Road.

**AGENDA DATE OF:** January 6, 2022

**DATE  
SUBMITTED:**

**SUBMITTED BY:** Drew Paxton

**EXHIBITS:** PZ-2021-34-LocationMap.pdf  
PZ-2021-34\_Annexation Area Map.pdf

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**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

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**SUMMARY STATEMENT:**

Proposal

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-2 Medium Density Residential District the following parcels: 62.062 acres located in the William Watt Survey No. 64, Abstract 363, the William Watt Survey No. 65, Abstract 364, the Thomas Jackson Survey No. 394, Abstract 212 & 20.8 acres located in the William Watt Survey No. 66, Abstract 365 and the William Watt Survey No. 65, Abstract 364, Kerr County, Texas, being a portion of a called 1131.78 acre tract of land of record in Volume 971, Page 698 of the Official Public Records of Kerr County,

Texas; and generally located at Comanche Trace Drive and Lower Turtle Creek Road.

### Procedural Requirements

The City, in accordance with state law, mailed 49 letters on 12/21/2021 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 12/16/2021.

At the time of drafting this agenda bill, Development Services has received no comments.

### Staff Analysis and Recommendation

#### Adjacent Zoning and Land Uses:

##### Subject Property

Current Zoning: N/A County/ETJ

Existing Land Use: Golf course and Vacant Land

Direction: North

Current Zoning: R-1

Existing Land Uses: Single-family residential

Direction: West, East, & South

Current Zoning: N/A ETJ

Existing Land Uses: vacant land

#### Consistency with the Kerrville 2050 Comprehensive Plan (“Comp Plan”):

The subject property is within the Preservation Residential and Estate Residential place types on the Future Land Use Plan. This case includes a minor amendment to the Future

Land Use Plan to designate the entire area as Preservation Residential. The inclusion of the golf course and other open spaces within the Comanche Trace development is consistent with the goals and description of the Preservation Residential place type.

**Thoroughfare Plan:**

The subject property is located within the Comanche Trace development and has access to both Lower Turtle Creek Road and Bandera Highway. This phase of the Comanche Trace development includes the extension of Comanche Trace Boulevard to Lower Turtle Creek Road.

**Traffic Impact:**

Future traffic impacts will be reviewed through the TIA Worksheet through the development and subdivision of this property.

**Parking:**

All off-street parking requirements will be met as per the zoning code.

**Case Summary:**

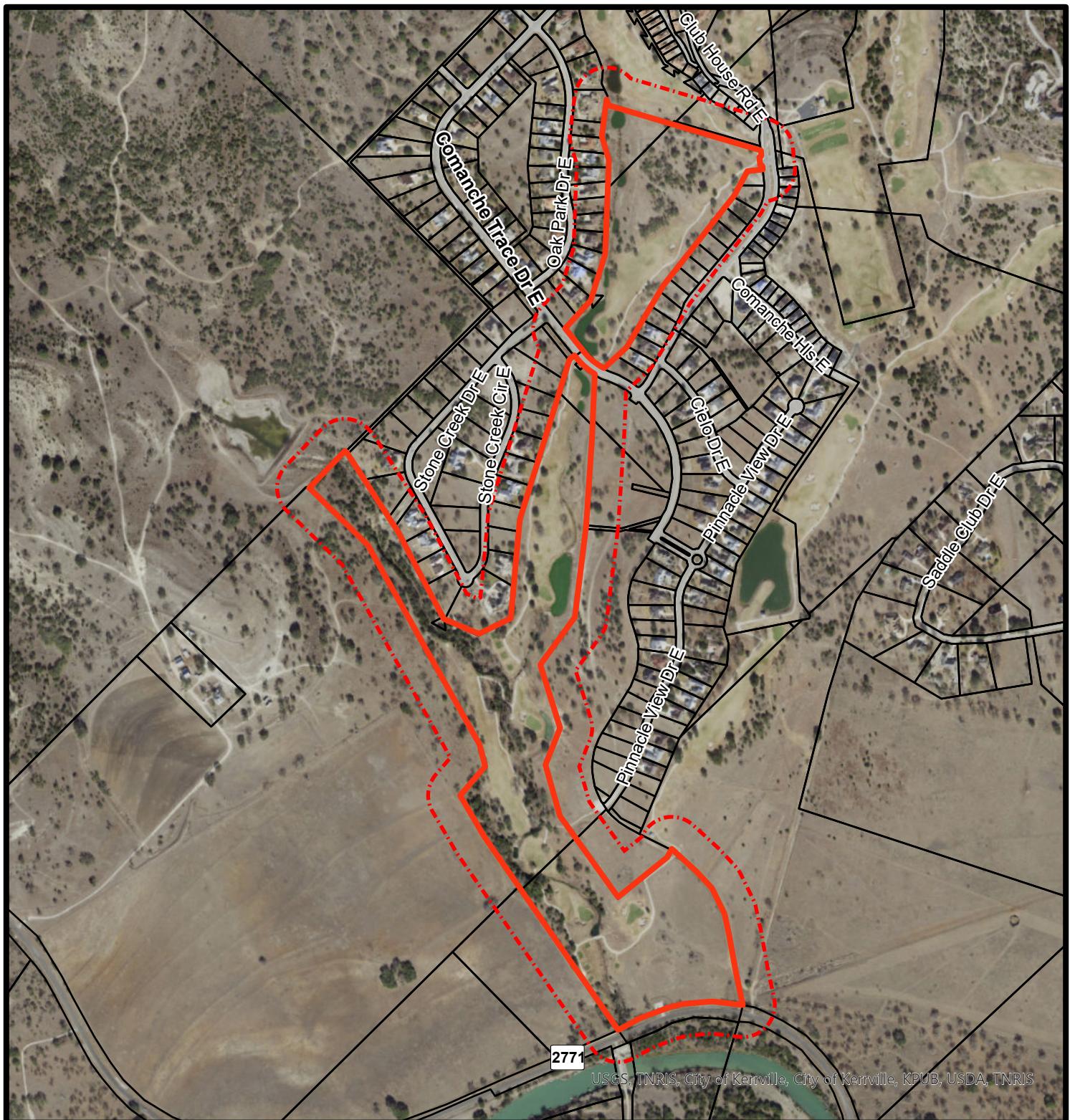
The applicant is requesting that the City annex the property with a zoning of R-2, Medium Density Residential.

**Recommendation:**

Because the request is consistent with the adjacent development and the objectives of the Kerrville 2050 Plan, staff recommends annexation and the zoning request.

**RECOMMENDED ACTION:**

Approve the ordinance.



## Location Map

**Case # PZ-2021-34**

**Location:**

20.8-acres out of ABS A0364

WATT SUR 65, ABS A0365 WATT SUR 66 &

62.1-acres out of ABS A0212 JACKSON SUR 394, ABS A0212 JACKSON SUR 394

Legend

200' Notification Area  
Subject Properties



0 300 600 1,200

Scale In Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.

