



PLANNING AND ZONING COMMISSION AGENDA
JUNE 2, 2022, 4:00 PM
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS



Planning and Zoning Commission

1 MINUTES

- 1.A. [Minutes from May 12, 2022 regular meeting.](#)

Attachments:

[PZ Minutes_20220512_draft.pdf](#)

2 CONSIDERATION AND FINAL ACTION

- 2.A. [A preliminary plat of Cibola Trails, a residential subdivision within the City of Kerrville, being 18.39 acres out of a 328.55 acre tract within the Florentine Laura Survey No. 123, Abstract No. 225 according to the special warranty deed files as Document No. 13-003157, official public records of Kerr County, Texas within the City of Kerrville, Texas \(Case No. 2022-025\).](#)

Attachments:

[2022-025_Preliminary Plat_Cibola Trails.pdf](#)

3 PUBLIC HEARING, CONSIDERATION & ACTION

- 3.A. [A resolution to allow a Conditional Use Permit for a Car Wash on Lot 2, Block 1, Starkey Manor 12; and more commonly known as the northwest corner of Junction Highway and Commerce Street. \(Case No. PZ-2022-23\)](#)

Attachments:

[PZ-2022-23-LocationMap.pdf](#)

[PZ-2022-23_Preliminary Drainage Plan.pdf](#)

[PZ-2022-23_Distance to Floodplain Exhibit.pdf](#)

- 3.B. [A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 3, Block 1, Schreiner High School Addition; and more commonly known as 729](#)
-

Robinson Avenue, Kerrville, TX 78028. (Case No. PZ-2022-24)

Attachments:

PZ-2022-24-LocationMap.pdf

PZ-2022-24 - Site Plan with Parking - 1 Bdr.pdf

- 3.C. A resolution to allow a Conditional Use Permit for a Short Term Rental on Lots 2 and 3, Block 2, Virgil Merrill 3; and more commonly known as 1203 Donna Kay Drive, Kerrville, TX 78028. (Case No. PZ-2022-25)

Attachments:

PZ-2022-25-LocationMap.pdf

PZ-2022-25_Site Plan with Parking_3 Bdrms.pdf

PZ-2022-025_McBain_Opposed.pdf

- 3.D. An ordinance to change the zoning from R-1 Single Family Residential to a Planned Development District on approximately 487 acres of land out of the David Schauchard Survey No. 67, Abstract No, 299; Nathaniel Hoyt Survey No. 147, Abstract No. 178; John A Southmayd Survey No. 148, Abstract No. 288; Alliweses Clark Survey No. 395, Abstract No. 101 and Norma P. Schweitzer S.F. No. 16211, Abstract No. 2086; more commonly known as 2550 Bandera Hwy and 2601 Medina Highway, Kerrville, TX 78028. (Case PZ-2022-19)

Attachments:

PZ-2022-19_PDD Development Standards_The Reserve.pdf

PZ-2022-19_Land Use Plan_The Reserve.pdf

PZ-2022-19_The Reserve PDD Presentation.pdf

PZ-2022-19-LocationMap.pdf

PZ-2022-19_Dozier_Opposed.pdf

PZ-2022-19_La Cubre Residents_Opposed.pdf

PZ-2022-19_Oneal_Opposed.pdf

PZ-2022-19_CT Realty_P&Z Letter.pdf

PZ-2022-19_Masley_Opposed.pdf

PZ-2022-19_Caldwell_Opposed.pdf

PZ-2022-19_Boerner_Gee_Opposed.pdf

PZ-2022-19_Michael Paese_Opposed.pdf

PZ-2022-19_Lois Fields_Opposed.pdf

PZ-2022-19_Brad Fields_Opposed.pdf

PZ-2022-19_Bette Paese_Request for More Info.pdf

PZ-2022-19_Patterson_Opposed.pdf

4 STAFF REPORT

- 4.A. [Elect Planning & Zoning Commission Vice Chair Attachments:](#)

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



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



SUBJECT: Minutes from May 12, 2022 regular meeting.

AGENDA DATE OF: June 2, 2022

**DATE
SUBMITTED:**

SUBMITTED BY: Steve Melander

EXHIBITS: [PZ Minutes_20220512_draft.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Approve or approve with revisions.

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS
MAY 12, 2022**

COMMISSIONERS PRESENT:

Kevin Bernhard
Abram Bueche
Cliff Tuttle
Mike Sigerman - Chair
David Lipscomb
Tabor McMillan

COMMISSIONERS ABSENT:

Jeff Harris

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander
Mike Hayes
Kyle Burow
Kim Clarkson – Councilmember
Roman Garcia - Councilmember

CALL TO ORDER

Meeting called to order at 4:30pm by Mike Sigerman.
Tabor McMillan was introduced as a new Commissioner.

1) MINUTES

1.A Approval of Meeting Minutes from April 7, 2022 regular meeting.

PZ Minutes_20220407_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 Final Plat, 534 Industrial Park (Case 2022-023)

A final plat being 17.046 acres of land, establishing Lots 1 through 8, Block 1, new County Block 1, and being a portion out of Samuel L. Wallace original Survey No. 112, Abstract 360, Kerr County, Texas.

2022-023_Final Plat_534 Industrial Park.pdf

Drew Paxton presented the case.

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

2.B Final Plat, Mystic Ridge Estates Subdivision (Case 2022-024)

A final plat being 537.45 acres out of a 697.855 acres (Called 697.855 acres) tract being comprised of Tract A, Tract B, Tract Two, and Tract C as described in a Special Warranty Deed with Vendor's Lien to Jimmy Branch and Jennifer Branch dated August 6, 2021 as recorded in Document No. 21-07159 Official Public Records of Kerr County, Texas and being all or parts of the following original patent surveys:

H.E&W.T. RR. Co. Survey No. 2, Abstract No. 1505
H.E&W.T. RR. Co. Survey No. 1426, Abstract No. 1450
H.E&W.T. RR. Co. Survey No. 1426, Abstract No. 1927
H.E&W.T. RR. Co. Survey No. 1425, Abstract No. 687
Bertan Michon Survey No. 675, Abstract No. 261
Samuel Wallace Survey No. 113, Abstract No. 347

2022-024_Final Plat_Mystic Ridge Estates.pdf

Drew Paxton presented the case.

David Lipscomb moved to approve the final plat; Abram Bueche seconded the motion, and the motion carried 6-0.

3) PUBLIC HEARING, CONSIDERATION & ACTION

3.A CUP for Short Term Rental, 916 Prescott Street (Case PZ-2022-16)

A resolution to allow a Conditional Use Permit for a Short Term Rental on part of Lot 5 and Lot 6, Block 7, Hill Crest Addition; more commonly known as 916 Prescott St N, Kerrville, TX 78028.

PZ-2022-16_CUP Request Letter_2022.03.29.pdf

PZ-2022-16-LocationMap.pdf

PZ-2022-16_Site Plan with Parking.pdf

PZ-2022-16_Gheen_Opposed.pdf

PZ-2022-16_Applicant Response to Gheen.pdf

Drew Paxton presented the case.

David Smith was called to speak.

Vince Lightbourn was called to speak.

Open public hearing.

Triston Jarecke was called to speak.

Mike Sigerman was called to speak.

Cliff Tuttle was called to speak.

David Lipscomb was called to speak.

Kevin Bernhard was called to speak.

Mike Sigerman was called to speak.

Close public hearing.

Abram Bueche moved to approve the resolution; Cliff Tuttle seconded the motion, and the motion carried 5-1.

3.B CUP for Short Term Rental, 956 Myrta Street (Case PZ-2022-17)

A resolution to allow a Conditional Use Permit for a Short Term Rental on part of Lot 14 and part of Lot 15, Block 2, Hill Crest Addition; more commonly known as 956 Myrta St N, Kerrville, TX 78028.

PZ-2022-17-LocationMap.pdf

PZ-2022-17_Site Plan with Parking.pdf

PZ-2022-17_McGinnis_Opposed.pdf

Drew Paxton presented the case.

Matthew Sletten was called to speak.

Open public hearing.

Triston Jarecke was called to speak.

Close public hearing.

Tabor McMillan moved to approve the resolution; Abram Bueche seconded the motion, and the motion carried 5-1.

3.C CUP for Short Term Rental, 220 Riverhill Club Lane, #12 (Case PZ-2022-18)

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 12, Block 1, Riverhill Las Casitas; more commonly known as 220 Riverhill Club Ln E #12, Kerrville, TX 78028.

PZ-2022-18-LocationMap.pdf

PZ-2022-18_Site Plan with Parking.pdf

Drew Paxton presented the case.

Open public hearing.

Matthew Sletten was called to speak.

Close public hearing.

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

3.D CUP for Short Term Rental, 604 Mockingbird Lane (Case PZ-2022-20)

A resolution to allow a Conditional Use Permit for a Short Term Rental for short term on Lot 10, Block 3, Starkey Manor 7; more commonly known as 604 Mockingbird Ln N, Kerrville, TX 78028.

PZ-2022-20-LocationMap.pdf

PZ-2022-20_Site Plan with Parking.pdf

Drew Paxton presented the case.

Open public hearing.

Stephanie Childs was called to speak.

Clarice Amann was called to speak.

Rodney Bacon was called to speak.

Stephanie Childs was called to speak.

Close public hearing.

Cliff Tuttle was called to speak.

David Lipscomb moved to approve the resolution; Tabor McMillan seconded the motion, and the motion carried 5-1.

3.E CUP for Short Term Rental, 408 Lois Street (Case PZ-2022-21)

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 4, Block 14, Westland Addition; more commonly known as 408 Lois St S, Kerrville, TX 78028.

PZ-2022-21-LocationMap.pdf

PZ-2022-21_Site Plan with Parking.pdf

Drew Paxton presented the case.

Open public hearing.

Keri Wilt was called to speak.

Jacob Shively was called to speak.

Keri Wilt was called to speak.

Mike Sigerman was called to speak.

Jacob Shively was called to speak.

Close public hearing.

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

3.F CUP for Short Term Rental, 1979 Arcadia Loop (Case PZ-2022-22)

A resolution to allow a Conditional Use Permit for a Short Term Rental on 3.015 acres out of the Martinez Survey No. 124, Abstract 247; more commonly known as 1979 Arcadia Loop S, Kerrville, TX 78028.

PZ-2022-22-LocationMap.pdf

PZ-2022-22 - Site Plan with Parking.pdf

Drew Paxton presented the case.

Open public hearing.

Paula Thrash was called to speak.

Mike Sigerman was called to speak.

Howell Ridout was called to speak.

Roni Smith was called to speak.

Patrick Thrash was called to speak.

Drew Paxton was called to speak.

Mike Sigerman was called to speak.

Ron Smith was called to speak.

Close public hearing.

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

3.G Zoning Change, 2550 Bandera Hwy and 2601 Medina Hwy (Case PZ-2022-19)

An ordinance to change the zoning from R-1 Single Family Residential to a Planned Development District on approximately 487 acres of land out of the David Schuchard Survey No. 67, Abstract No. 299; Nathaniel Hoyt Survey No. 147, Abstract No. 178; John A Southmayd Survey No. 148, Abstract No. 288; Alliweses Clark Survey No. 395, Abstract No. 101 and Norma P. Schweitzer S.F. No. 16211, Abstract No. 2086; more commonly known as 2550 Bandera Hwy and 2601 Medina Highway, Kerrville, TX 78028.

PZ-2022-19-LocationMap.pdf

PZ-2022-19_PD & Exhibits1_050622.pdf

PZ-2022-19_Dozier_Opposed.pdf

PZ-2022-19_La Cubre Residents_Opposed.pdf

Mike Sigerman was called to speak.

Drew Paxton presented the case.

Applicant called to make presentation.

Nick Bashkiroff was called to speak.

Nick Haskell was called to speak.

Drew Paxton was called to speak.

Tabor McMillan was called to speak.

Mike Sigerman was called to speak.

Nick Haskell was called to speak.

Commission asked questions of developer.

Open public hearing.

Ronny Carroll was called to speak.

Sean Boerner was called to speak.

Steve Wilson was called to speak.

Bette Paese was called to speak.

Drew Paxton was called to explain the approval process.

Mike Sigerman was called to speak.

Gabriel Alonso was called to speak.

Michael Paese was called to speak.

Barbara Ferguson was called to speak.

Michael Ross was called to speak.

Tony Macaitis was called to speak.

Robert Dozier was called to speak.

John D'Amore was called to speak.

Bruce Stracke was called to speak.

Close public hearing.

Kevin Bernhard was called to speak.

Cliff Tuttle was called to speak.

David Lipscomb was called to speak.

Abram Bueche was called to speak.

Mike Sigerman was called to speak.

Mike Sigerman expressed concern over details about changes to zoning code.
Requested direction on how to proceed.

Nick Haskell called to speak to clarify requested zoning code revisions.

Drew Paxton was called to speak.

General conversation occurred.

Ken Brown was called to speak.

Drew Paxton was called to speak.

General conversation occurred.

Cliff Tuttle moved to continue any decision until next meeting when developer brings a more detailed site plan that ties back to requested zone code revisions; David Lipscomb seconded the motion, and the motion carried 6-0.

4) STAFF REPORT

Drew Paxton showed an example of new notification signs posted on properties to identify upcoming Planning & Zoning Commission cases. Mike Sigerman suggested stronger frames for posting signs.

Drew discussed upcoming meetings. New meeting time for P&Z is 4pm. Next P&Z meeting is June 2, 2022. A joint workshop with the Planning & Zoning Commission and City Council is also scheduled for June 2, 2022 starting at 2pm.

5) EXECUTIVE SESSION

None

6) ADJOURNMENT

Meeting adjourned at 7:53pm by Mike Sigerman.

Submitted by:

Steve Melander - Planner

Approved by:

Mike Sigerman - Chair

Approval date: _____



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



SUBJECT: A preliminary plat of Cibola Trails, a residential subdivision within the City of Kerrville, being 18.39 acres out of a 328.55 acre tract within the Florentine Laura Survey No. 123, Abstract No. 225 according to the special warranty deed files as Document No. 13-003157, official public records of Kerr County, Texas within the City of Kerrville, Texas (Case No. 2022-025).

AGENDA DATE OF: June 2, 2022

DATE

SUBMITTED:

SUBMITTED BY: Steve Melander

EXHIBITS: [2022-025_Preliminary Plat_Cibola Trails.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

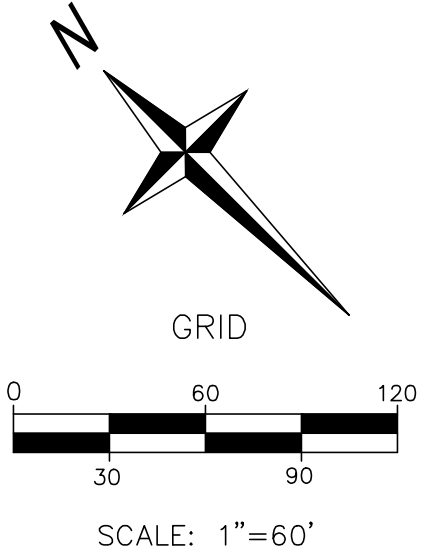
SUMMARY STATEMENT:

The applicant is requesting approval of a preliminary plat for the Cibola Trails residential subdivision. This subdivision consists of 40 single family detached lots. Prior approval was granted by the Planning & Zoning Commission (Case PZ-2021-20) for annexation & zoning. Next steps will be approval of civil construction plans and final plat.

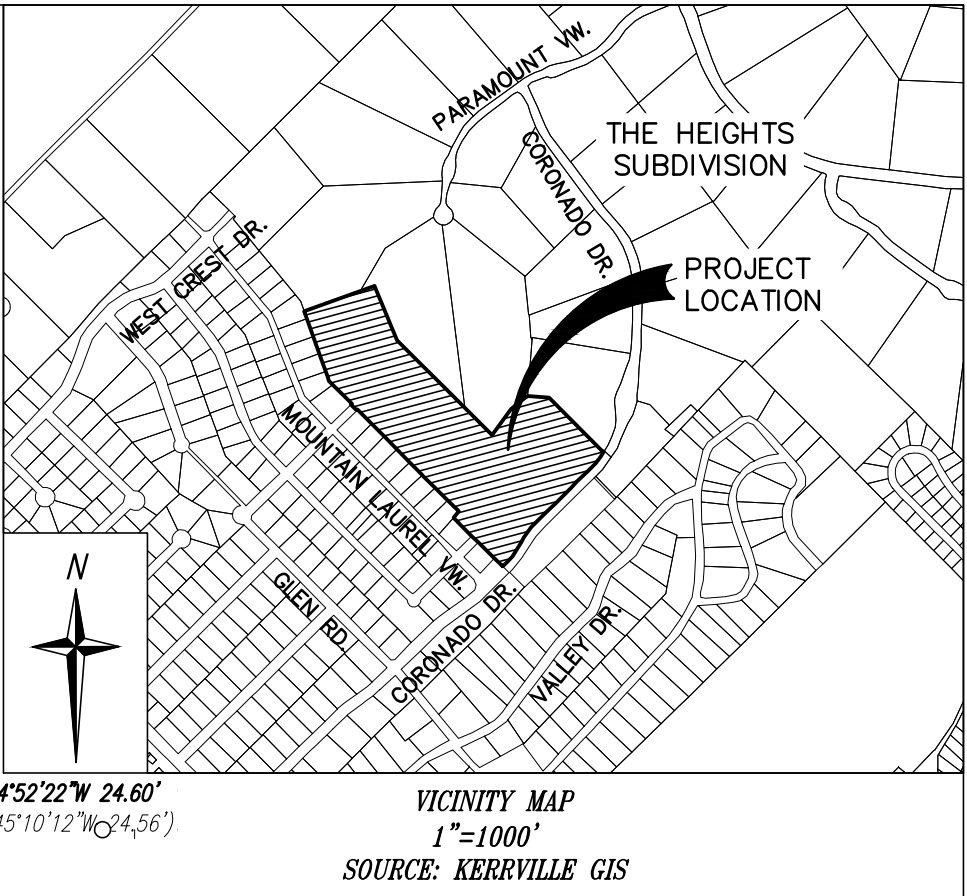
RECOMMENDED ACTION:

Approve the preliminary plat.

Curve Table										
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	(Length)	(Radius)	(Delta)	(Chord Direction)	(Chord Length)
C1	111.16	570.00	11°10'25"	S39°35'00"W	110.98	(111.17)	(570.00)			
C2	23.44	15.00	89°32'02"	S89°52'32"W	21.13	(23.35)	(15.00)	(89°11'38")	(S89°46'01"W)	(21.09)
C3	23.61	15.00	90°10'08"	S00°07'32"E	21.24	(23.77)	(15.00)	(90°48'02")	(S00°13'55"E)	(21.36)
C4	39.42	530.00	4°15'42"	S42°56'55"W	39.41	(39.38)	(530.00)	(04°15'27")	(S43°02'29"W)	(39.37)
C5	24.98	15.00	95°24'46"	S88°19'25"W	22.19	(24.60)	(15.00)	(93°58'02")	(S87°53'46"W)	(21.93)
C6	20.19	15.00	77°07'13"	S06°13'11"E	18.70	(20.30)	(15.00)	(77°31'39")	(S06°21'23"E)	(18.78)
C7	10.77	520.00	1°11'13"	S31°59'59"W	10.77		(520.00)			
C8	123.51	470.00	15°03'24"	S38°45'17"W	123.16	(123.17)	(470.00)	(15°00'56")	(S38°45'55"W)	(122.82)
C9	31.18	525.00	3°24'11"	S43°39'44"E	31.18					
C10	139.55	525.00	15°13'48"	N28°51'35"W	139.14					
C11	325.40	60.00	310°44'13"	N70°02'13"E	50.01					
C12	198.84	475.00	23°59'03"	N33°22'18"W	197.39					
C13	325.42	60.00	310°45'05"	S45°20'26"W	50.00					



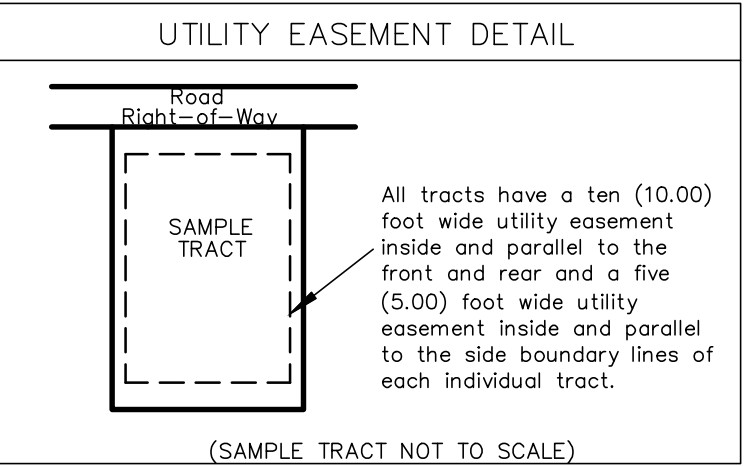
CITY OF KERRVILLE PLAT FILE NO. _____
TAX CERT. FILE NO. _____



- * SURVEYORS NOTES *
1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED ON GNSS RTK OBSERVATIONS REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE REDUCED TO HORIZONTAL GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET.
 2. THIS SURVEY MEETS OR EXCEEDS TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS MINIMUM STANDARDS.
 3. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, I.E. 1680.61' (1680.00').
 4. THIS PROPERTY LIES COMPLETELY WITHIN THE CITY OF KERRVILLE CITY LIMITS.
 5. THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.
 6. THE CURRENT ZONING FOR THESE PARCELS IS "R1" SINGLE FAMILY RESIDENTIAL DISTRICT.
 7. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KERRVILLE ZONING CODE.
 8. BY GRAPHIC IDENTIFICATION THESE PARCELS DO NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA. REFERENCE FIRM PANEL 482650C460F EFFECTIVE DATE 3/3/2011.
 9. TOPOGRAPHIC CONTOURS SHOWN ON THIS PLAT WERE CREATED FROM GIS DATA, AND LIMITED ON-THE-GROUND SURVEY.

UTILITY EASEMENT NOTE:

GRANTORS HEREBY RETAIN PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN FIVE FEET (5') OF THE SIDES AND TEN FEET (10') OF THE FRONT AND BACK LINES OF ALL TRACTS, AND WITH THE AUTHORITY TO PLACE, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE, AND REPLACE THEREON A UTILITY DISTRIBUTION LINE OR SYSTEM. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND /OR CABLES OVER SOME PORTIONS OF SAID TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE TRACTS OF THIS SUBDIVISION OUTSIDE OF THE EASEMENT. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH TRACT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE TRACT EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM SAID RIGHT-OF-WAY AND EASEMENT, AND THE RIGHT FROM TIME TO TIME TO CUT AND TRIM ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY INSTALLATION.



- LEGEND**
- FOUND 1/2" STEEL ROD UNLESS OTHERWISE NOTED
 - FOUND 1/2" STEEL ROD W/CAP STAMPED
 - "MATKIN HOOVER" UNLESS OTHERWISE NOTED
 - SET 5/8" STEEL ROD W/PLASTIC CAP STAMPED
 - "WES RPLS 5907"
- (COURSE VALUE PER PLAT VOL. 8 PG. 125 O.P.R.K.C.T.)
O.P.R.K.C.T. = OFFICIAL PUBLIC RECORDS KERR COUNTY TEXAS
K.C.P.R. = PLAT RECORDS KERR COUNTY TEXAS
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
- EX. PROPERTY LINE _____
EX. PLATTED LOT LINE _____
EX. EASEMENT _____
CONTOUR LINES _____
(CONTOUR INTERVAL = 2') _____
PROP. LOT LINE _____
PROP. EASEMENT _____

**PRELIMINARY PLAT OF
CIBOLA TRAILS**
A RESIDENTIAL SUBDIVISION WITHIN THE CITY OF KERRVILLE
BEING: 18.39 ACRES OUT OF THAT 328.55 ACRE TRACT WITHIN THE FLORENTINE LAURA SURVEY No. 123, ABSTRACT No. 225 ACCORDING TO THE SPECIAL WARRANTY DEED FILED AS DOCUMENT No. 13-003157 OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS WITHIN THE CITY OF KERRVILLE, TEXAS

I HEREBY CERTIFY THAT THE PRELIMINARY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KERRVILLE, TEXAS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY AS ARE NOTED IN THE MINUTES OF THE CITY PLANNING & ZONING COMMISSION AND THAT IT HAD BEEN APPROVED.

DATED THIS THE ____ DAY OF _____, 2022

CHAIR, CITY OF KERRVILLE PLANNING & ZONING COMMISSION

* SURVEYOR'S CERTIFICATION *

THIS DOCUMENT IS
RELEASE FOR THE
PURPOSE OF INTERIM
REVIEW AND IS NOT TO BE
USED FOR FILING OR
RECORDING PURPOSES

631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.E.L.S.	
PROJECT: WES: 21-060	SCALE: 1" = 60'	FIELD: J5/CM	CHECKED: RSM
LAST FIELD VISIT: 05.05.2022 LAST DRAFT REVISION: 05.05.2022		SHEET NO. 1 of 1	

WELLBORN
ENGINEERING & SURVEYING



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



SUBJECT: A resolution to allow a Conditional Use Permit for a Car Wash on Lot 2, Block 1, Starkey Manor 12; and more commonly known as the northwest corner of Junction Highway and Commerce Street. (Case No. PZ-2022-23)

AGENDA DATE OF: June 2, 2022

DATE

SUBMITTED:

SUBMITTED BY: Steve Melander

EXHIBITS: [PZ-2022-23-LocationMap.pdf](#)

[PZ-2022-23_Preliminary Drainage Plan.pdf](#)

[PZ-2022-23_Distance to Floodplain Exhibit.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Proposal

A resolution to allow a Conditional Use Permit for a Car Wash on Lot 2, Block 1, Starkey Manor 12; and more commonly known as the northwest corner of Junction Highway and Commerce Street.

Procedural Requirements

The City, in accordance with state law, mailed 19 letters on 5/19/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 5/12/2022.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property and surrounding area are included in the Strategic Catalyst Area 4, for the commercial corridor along Junction Highway. The current zoning is not changing, therefore the CUP is consistent with the Kerrville 2050 Plan.

The Conditional Use Permit is required for this car wash due to the proximity of the 100 year flood plain. In the C-3 zoning district, car washes are permitted by right, however, when this use is within 500 feet of the 100 year flood plain, a CUP is required. Car Washes are required to follow several additional requirements for the use of the property. These include:

- a. Car wash facilities shall be designed to utilize water recirculation systems;
- b. Incidental equipment, such as vacuums and air compressors, shall be located a minimum of 25 feet from any street right-of-way, a minimum of 50 feet from any side or rear property line, and 100 feet from any residential zoning district or any portion of property zoned PD or MU for residential uses;
- c. An eight-foot solid fence shall be constructed and maintained along any property line adjoin a residential zoning district or any portion of property zoned PD or MU for residential uses;
- d. All lighting, including lighting for wash bays and canopies shall be designed and installed to prevent glare or light from being emitted onto adjacent properties; and
- e. This use is prohibited within 100 feet of the 100-year flood plain. In addition, where such use is within 500 feet of the 100-year flood plain or within 1,000 feet of the Nimitz Lake impoundment area, such use will require the adoption of a conditional use permit pursuant to this Code. The calculation of these distances shall be based on the approved Federal Emergency Management Agency (FEMA) map in place at the time of development and the distance shall be measured from the closest point of the flood plain or impoundment area to the closest point on the property line of the tract containing the car wash facility.

Based on the supplemental requirements for the car wash, the overall development plan, drainage plan, the development should easily mitigate any pollution concerns to the adjacent flood plain.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: C-3

Existing Land Uses: vacant

Direction: North

Current Zoning: R-3

Existing Land Uses: vacant

Direction: South, West, and East

Current Zoning: C-3 and C-2

Existing Land Uses: commercial development

Thoroughfare Plan: The property is located along a major arterial with primary access to the adjacent local street.

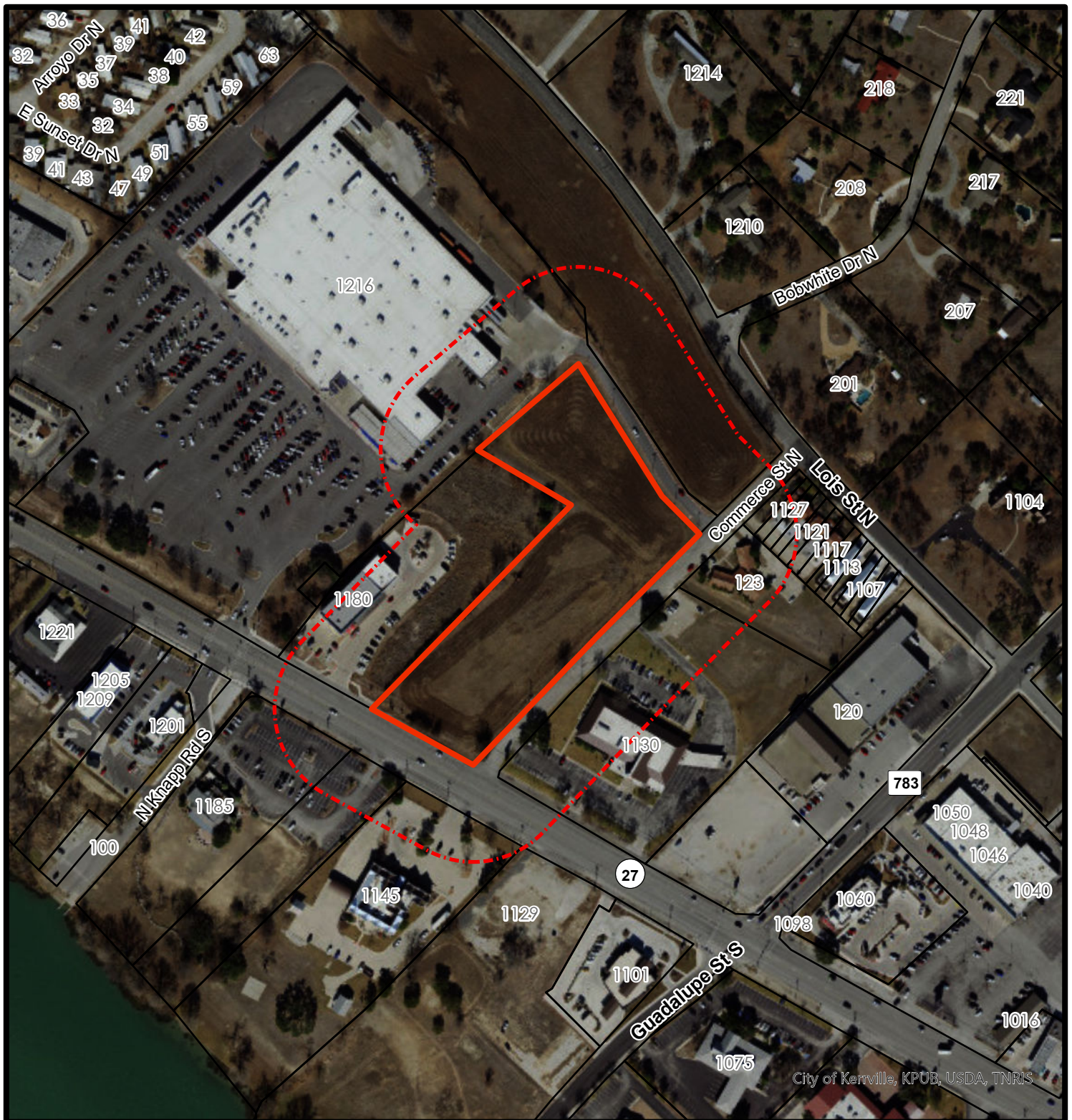
Traffic Impact: To be determined

Parking: To be determined

Recommendation: Based on the consistency with the Kerrville 2050 Plan, staff recommends the CUP for approval.

RECOMMENDED ACTION:

Approve the resolution.



Location Map

Case # PZ-2022-023

Location:

Property ID #503334

Legend

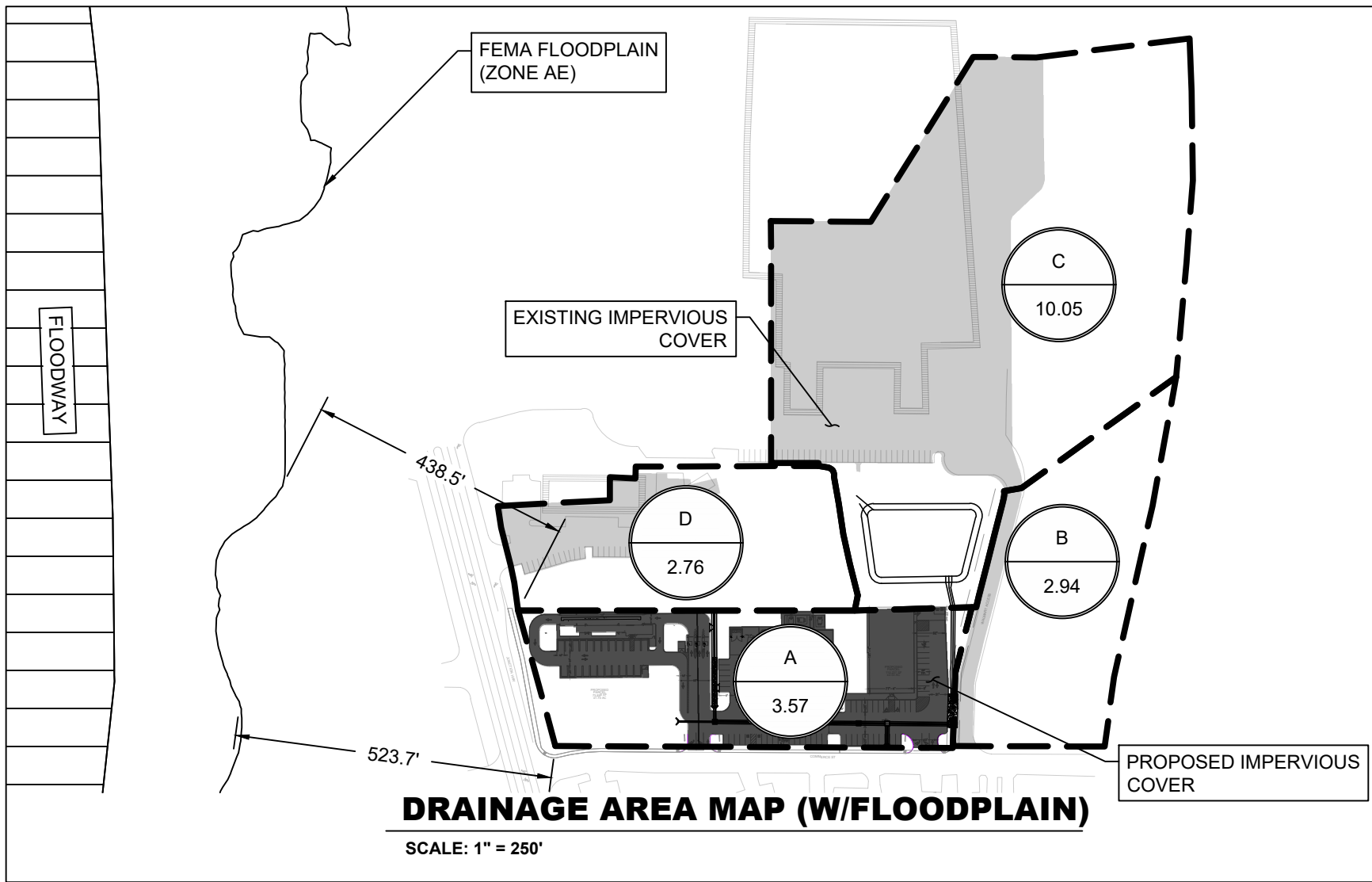
200' Notification Area ---
Subject Properties ---



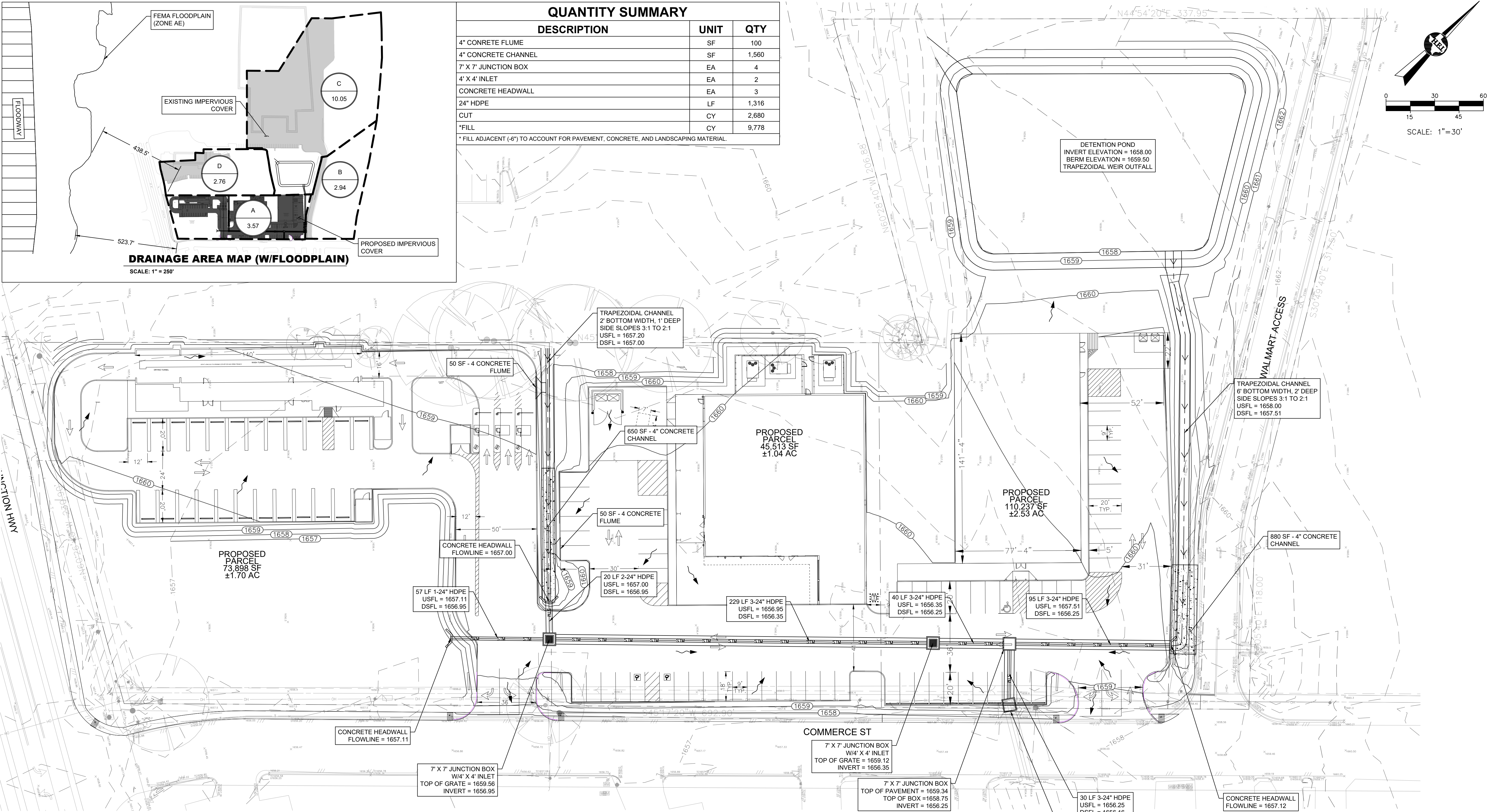
0 100 200 400

Scale In Feet

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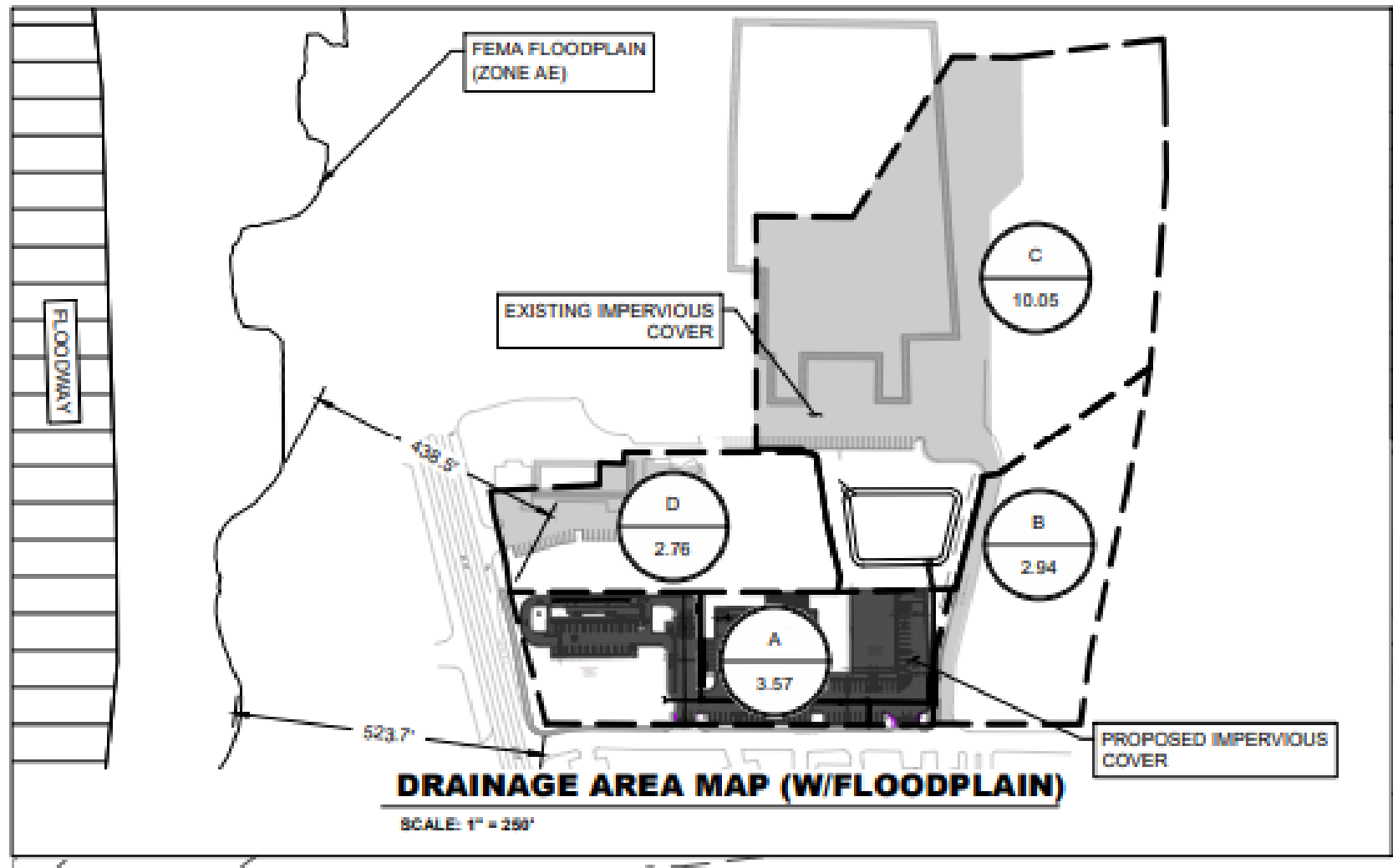
QUANTITY SUMMARY		
DESCRIPTION	UNIT	QTY
4" CONCRETE FLUME	SF	100
4" CONCRETE CHANNEL	SF	1,560
7' X 7' JUNCTION BOX	EA	4
4' X 4' INLET	EA	2
CONCRETE HEADWALL	EA	3
24" HDPE	LF	1,316
CUT	CY	2,680
*FILL	CY	9,778
* FILL ADJACENT (-6") TO ACCOUNT FOR PAVEMENT, CONCRETE, AND LANDSCAPING MATERIAL.		



Case PZ-2022-23

Distance to Flood Plain Exhibit

Note: CUP required if car wash is within 500 feet of 100-year flood plain or within 1,000 feet of Nimitz Lake impoundment.





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



SUBJECT: A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 3, Block 1, Schreiner High School Addition; and more commonly known as 729 Robinson Avenue, Kerrville, TX 78028. (Case No. PZ-2022-24)

AGENDA DATE OF: June 2, 2022

DATE

SUBMITTED:

SUBMITTED BY: Steve Melander

EXHIBITS: [PZ-2022-24-LocationMap.pdf](#)

[PZ-2022-24 - Site Plan with Parking - 1 Bdr.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Proposal

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 3, Block 1, Schreiner High School Addition; and more commonly known as 729 Robinson Avenue, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 28 letters on 5/19/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 5/12/2022. In addition, an informational sign was posted at the front of the property on 5/26/2022. At the time of drafting this Agenda Bill, no comments had been received.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: R-1A Single-family residential with accessory dwelling unit

Existing Land Use: Single family residence

Direction: North, South, West, East

Current Zoning: R-1A Single-family residential with accessory dwelling unit

Existing Land Uses: Single family residences

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding residential areas are designated as Transitional Residential (TR). Since the underlying zoning is not changing for the subject property, the request is consistent with the Kerrville 2050 Comprehensive Plan.

Thoroughfare Plan:

The subject property is located on a residential street.

Traffic Impact:

No traffic impact is anticipated.

Parking:

A Short Term Rental requires one off-street parking space per bedroom and one additional off-street parking space for a manager, if the manager does not live onsite. This property has 1 bedroom and no onsite manager so 2 off-street parking spaces are required. The applicant has identified 2 available off-street parking spaces, meeting the off-street parking requirement.

Case Summary:

The applicant is proposing to use an existing home as a Short Term Rental.

The subject property is located within an R-1 zoning district. As such, a Short Term Rental requires a Conditional Use Permit.

The applicant has provided the following statement regarding the proposed Short Term Rental: The 1 bedroom, 1 bath home with 2 off-street parking spaces is intended for use as a short term rental. This property is inside the neighborhood bounded by Tivy St on the SE, Golf St. on the NE, Earl Garrett on the NW and Jefferson St. on the SW that includes a varied mix of residential, office/commercial, neighborhood commercial and institutional use. I feel this is an ideal location for the use of the property as a short term rental. There are a couple other properties used as short-term rentals in the area. There are no restrictive covenants that would prevent such use. It is walking distance to downtown amenities, the Kerrville River Trail, the municipal golf course as well as the youth athletic complex on Holdsworth Drive. It is a short drive to other location attractions and venues such as the Empty Cross Sculpture Garden, Hill Country Youth Exhibit Center, regional health care facilities, other area restaurants and shopping, etc. This home will have a maximum occupancy of 4 guests and a minimum age requirement of 25 years to reserve. The property will be jointly managed by a local management company, Arden Hills Property Management, who has been in business over 20 years in the City of Kerrville as well as by myself personally as a local resident. There is a 24 hour, 7 day a week emergency line available for contact.

Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, and there are amenities in close proximity to this proposed Short Term Rental location, staff recommends approval with consideration and inclusion of the following Proposed CUP Conditions.

Proposed CUP Conditions for Short Term Rental

A. Guest Notification: The owner or operator of the Property shall post "Guest Notification" in a conspicuous place within the rental unit on the Property. Guest Notification is shown on the following page.

B. Local Contact: The owner or operator of the Property shall provide the City with

contact information for a local representative, within approximately two hours distance.

C. Occupancy Taxes: The owner or operator of the Property shall comply with the City's occupancy tax requirements as found within Ch. 94, Division III, of the City's Code of Ordinances.

D. Sign: The Property may not use more than one non-illuminated, on-site sign, in conjunction with its Short Term Rental unit. The sign may either be: (i) flush-mounted to one of the residential structures and may not exceed one-square foot in size; or, (ii) freestanding and placed in the front yard but no closer than 20 feet to any property line and not exceeding six square feet in size and three feet in height. Any such sign shall comply with the City's Sign Code.

E. Minimum Off-Street Parking: One space per bedroom, plus parking required for the manager, if living off-site.

F. Maximum Occupancy: The maximum occupancy for any Short Term Rental is ten (10) guests. Short term rental owner / operator may set occupancy limits at less than ten (10) guests, however, in no case shall occupancy limits exceed ten (10) guests.

G. Other Zoning Regulations: The regulations set forth in this Resolution are in addition to those set forth in the Zoning Code, as may be amended or superseded. In the event of any irreconcilable conflict between this Resolution and the regulations set forth in the Zoning Code, the provisions of this Resolution will prevail.

RECOMMENDED ACTION:

Approve the resolution.



City of Kerrville, KPUB, USDA, TNRIIS

Location Map

Case # PZ-2022-024

Location:

729 Robinson Ave

Legend

200' Notification Area
Subject Properties



0 50 100 200

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.





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



SUBJECT: A resolution to allow a Conditional Use Permit for a Short Term Rental on Lots 2 and 3, Block 2, Virgil Merrill 3; and more commonly known as 1203 Donna Kay Drive, Kerrville, TX 78028. (Case No. PZ-2022-25)

AGENDA DATE OF: June 2, 2022

DATE

SUBMITTED:

SUBMITTED BY: Steve Melander

EXHIBITS: [PZ-2022-25-LocationMap.pdf](#)

[PZ-2022-25_Site Plan with Parking_3 Bdrms.pdf](#)

[PZ-2022-025_McBain_Opposed.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Proposal

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lots 2 and 3, Block 2, Virgil Merrill 3; and more commonly known as 1203 Donna Kay Drive, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 20 letters on 5/19/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 5/12/2022. In addition, an informational sign was posted at the front of the property on 5/26/2022. At the time of drafting this Agenda Bill, one comment had been received.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: R-1 Single-family residential

Existing Land Use: Single family residence

Direction: North, West, East

Current Zoning: R-1 Single-family residential

Existing Land Uses: Single family residences

Direction: South

Current Zoning: R-2 Medium Density Residential

Existing Land Uses: Single family residences

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding residential areas are designated as Neighborhood Residential (NR). Since the underlying zoning is not changing for the subject property, the request is consistent with the Kerrville 2050 Comprehensive Plan.

Thoroughfare Plan:

The subject property is located on a residential street.

Traffic Impact:

No traffic impact is anticipated.

Parking:

A Short Term Rental requires one off-street parking space per bedroom and one additional off-street parking space for a manager, if the manager does not live onsite. This property has 3 bedrooms and no onsite manager so 4 off-street parking spaces are required. The applicant has identified 6 available off-street parking spaces, meeting the

off-street parking requirement.

Case Summary:

The applicant is proposing to use an existing home as a Short Term Rental.

The subject property is located within an R-1 zoning district. As such, a Short Term Rental requires a Conditional Use Permit.

The applicant has provided the following statement regarding the proposed Short Term Rental: I wish to have my home available as a short term rental property. My hope is to host no more than 10 guests at a time for a period of less than 30 days at a time and to help direct them to Kerrville's charms and businesses during their stay. I expect my property to primarily be appealing to larger families looking for a place to stay in town during their visit. I would be listing my house on websites that connect guests to host properties in their desired location.

Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, and there are amenities in close proximity to this proposed Short Term Rental location, staff recommends approval with consideration and inclusion of the following Proposed CUP Conditions.

Proposed CUP Conditions for Short Term Rental

A. Guest Notification: The owner or operator of the Property shall post "Guest Notification" in a conspicuous place within the rental unit on the Property. Guest Notification is shown on the following page.

B. Local Contact: The owner or operator of the Property shall provide the City with contact information for a local representative, within approximately two hours distance.

C. Occupancy Taxes: The owner or operator of the Property shall comply with the

City's occupancy tax requirements as found within Ch. 94, Division III, of the City's Code of Ordinances.

D. Sign: The Property may not use more than one non-illuminated, on-site sign, in conjunction with its Short Term Rental unit. The sign may either be: (i) flush-mounted to one of the residential structures and may not exceed one-square foot in size; or, (ii) freestanding and placed in the front yard but no closer than 20 feet to any property line and not exceeding six square feet in size and three feet in height. Any such sign shall comply with the City's Sign Code.

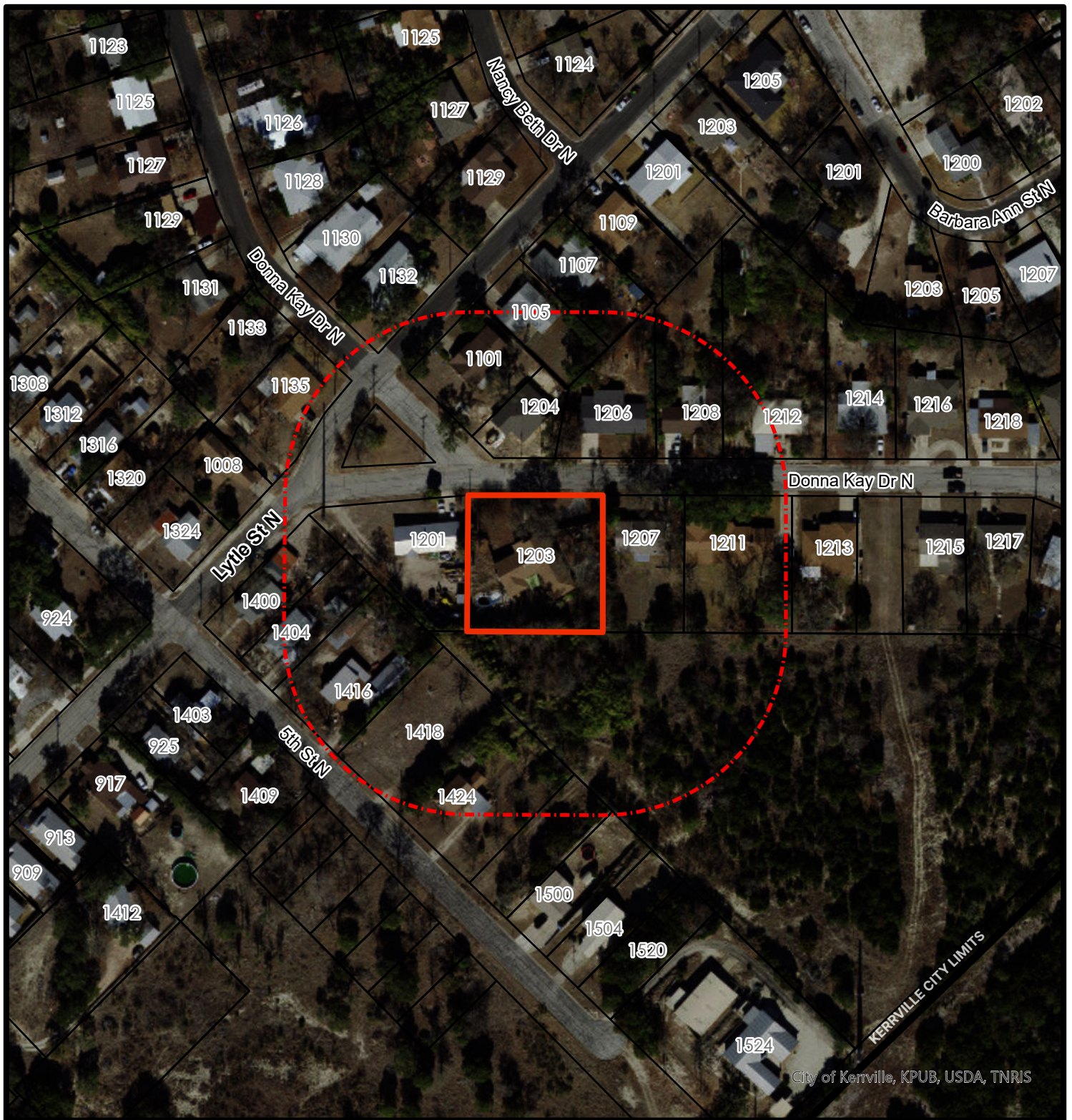
E. Minimum Off-Street Parking: One space per bedroom, plus parking required for the manager, if living off-site.

F. Maximum Occupancy: The maximum occupancy for any Short Term Rental is ten (10) guests. Short term rental owner / operator may set occupancy limits at less than ten (10) guests, however, in no case shall occupancy limits exceed ten (10) guests.

G. Other Zoning Regulations: The regulations set forth in this Resolution are in addition to those set forth in the Zoning Code, as may be amended or superseded. In the event of any irreconcilable conflict between this Resolution and the regulations set forth in the Zoning Code, the provisions of this Resolution will prevail.

RECOMMENDED ACTION:

Approve the resolution.



Location Map

Case # PZ-2022-025

Location:

1203 Donna Kay Dr

Legend

200' Notification Area
Subject Properties



0 50 100 200

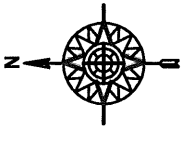
Scale In Feet

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.

PLAT OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE COUNTY OF KERR, STATE OF TEXAS, AND BEING ALL OF LOTS 2 AND 3, BLOCK 2, OF VIRGIL MERRELL 3RD ADDITION, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 16, PLAT RECORDS OF KERR COUNTY, TEXAS

This tract is subject to a 6 ft. wide utility easement recorded in V. 115, P. 94, Deed Records of Kerr County, Texas as shown hereon; an easement to L.C.R.A. recorded in V. 82, P. 138, Deed Records of Kerr County, Texas; and to a "Blanket Easement" to Lone Star Gas Co. recorded in V. 1, P. 397, Easement Records of Kerr County, Texas.

Borrower: Asdrubal L. Garcia Peralta and Leskie Rebekah Argil
1203 Donna Kay Drive
Kerrville, Texas 78028

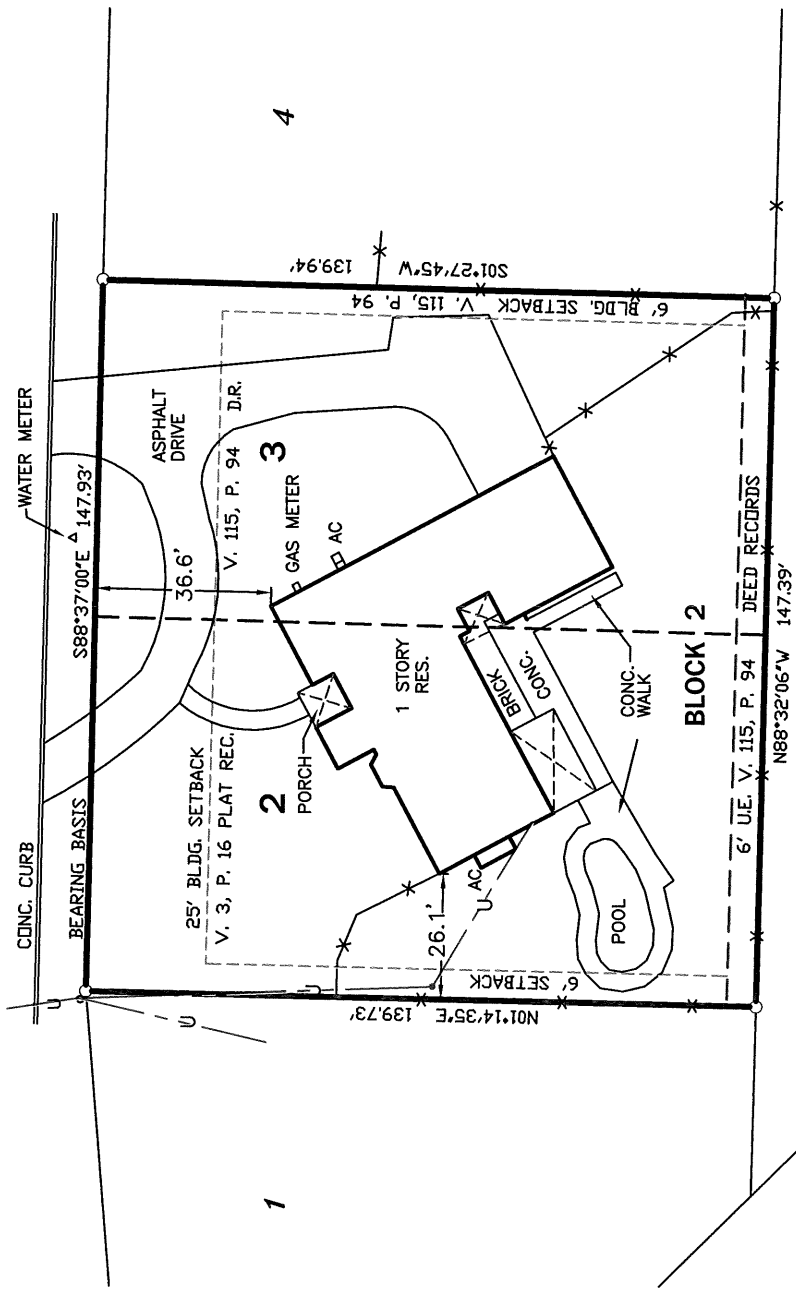


SCALE 1"=40'

- FENCELINE
- OVERHEAD UTILITY LINE
- FOUND 1/2" IRON STAKE

DONNA KAY DRIVE

(50' R.O.W. V. 3, P. 16 PLAT RECORDS)



4.96 AC
V. 3, P. 16
PLAT RECORDS

Reviewed and accepted by:
argil

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN HEREON. THIS TRACT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NO. 48265C0490 F.

DATED THIS THE 30TH DAY OF MAY, 2013

Eric N. Ashley

ERIC N. ASHLEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4617
JOB NO. 5042AKC PERALTA, ASDRUBAL.DWG



From: [Mike McBain](#)
To: [Planning Division](#); [Mike McBain](#)
Subject: Case PZ-2022-025 location 1203 Donna Kay
Date: Saturday, May 21, 2022 6:25:44 PM

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gentlemen,

As mentioned in your notification letter concerning zoning request at 1203 Donna Kay, we are owners of 2 houses within 200 feet of mentioned zoning request, 1204 Donna Kay and 1101 Lytle.

We object to the change in zoning to a short term rental use. We believe the daily rental of single family housing changes the traffic and stability of single family neighborhoods.

There are many examples in the media this year of disturbances created by daily tenants with no stake in the location they've rented. There is often no policing of problems until the damage is done.

This conditional use permit would be a negative impact on the Donna Kay and Lytle intersection and surrounding homes.

We object to that permit.

Please confirm receipt of this letter as we will not be able to attend this public hearing.

Thanks

Mike McBain

R&T Truck Inc.

PO Box 294838 Kerrville Tx 78029

~Notice our new billing address~

Office: 888-692-4246

Fax: (866-234-3655)

Cell: (956) 286-5943

E-mail: larcottrn@sbcglobal.net

E-mail: rttruck@sbcglobal.net

"Cotton Transportation and Warehousing"



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



SUBJECT: An ordinance to change the zoning from R-1 Single Family Residential to a Planned Development District on approximately 487 acres of land out of the David Schauchard Survey No. 67, Abstract No. 299; Nathaniel Hoyt Survey No. 147, Abstract No. 178; John A Southmayd Survey No. 148, Abstract No. 288; Alliweses Clark Survey No. 395, Abstract No. 101 and Norma P. Schweitzer S.F. No. 16211, Abstract No. 2086; more commonly known as 2550 Bandera Hwy and 2601 Medina Highway, Kerrville, TX 78028. (Case PZ-2022-19)

AGENDA DATE OF: June 2, 2022

**DATE
SUBMITTED:**

SUBMITTED BY: Drew Paxton

EXHIBITS: [PZ-2022-19_PDD Development Standards_The Reserve.pdf](#)
[PZ-2022-19_Land Use Plan_The Reserve.pdf](#)
[PZ-2022-19_The Reserve PDD Presentation.pdf](#)
[PZ-2022-19-LocationMap.pdf](#)
[PZ-2022-19_Dozier_Opposed.pdf](#)
[PZ-2022-19_La Cubre Residents_Opposed.pdf](#)
[PZ-2022-19_Oneal_Opposed.pdf](#)
[PZ-2022-19_CT Realty_P&Z Letter.pdf](#)
[PZ-2022-19_Masley_Opposed.pdf](#)
[PZ-2022-19_Caldwell_Opposed.pdf](#)
[PZ-2022-19_Boerner_Gee_Opposed.pdf](#)
[PZ-2022-19_Michael Paese_Opposed.pdf](#)
[PZ-2022-19_Lois Fields_Opposed.pdf](#)
[PZ-2022-19_Brad Fields_Opposed.pdf](#)
[PZ-2022-19_Bette Paese_Request for More Info.pdf](#)
[PZ-2022-19_Patterson_Opposed.pdf](#)

Kerrville 2050 Item? Yes

Key Priority Area H - Housing

Guiding Principle H1. Provide a diverse range of housing options to meet the needs and desires of all age groups, income levels, and lifestyles

Action Item

SUMMARY STATEMENT:

Proposal

Proposal

An ordinance to change the zoning from R-1 Single Family Residential to a Planned Development District on approximately 487 acres of land out of the David Schauchard Survey No. 67, Abstract No. 299; Nathaniel Hoyt Survey No. 147, Abstract No. 178; John A Southmayd Survey No. 148, Abstract No. 288; Alliweses Clark Survey No. 395, Abstract No. 101 and Norma P. Schweitzer S.F. No. 16211, Abstract No. 2086; more commonly known as 2550 Bandera Hwy and 2601 Medina Highway, Kerrville, TX 78028. (Case No. PZ-2022-19)

This Planned Development District (PDD) is a combination of a variety of residential uses, mixed-use, and commercial uses on approximately 487 acres of land. The PDD has been drafted around the base zoning districts, R-2 and MU with some modifications or amendments to the standard development regulations.

Procedural Requirements

The City, in accordance with state law, mailed 37 letters on 4/28/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 4/21/2022.

Staff Analysis and Recommendation

“The PD district is a zoning category that allows the use of unique and innovative land use and design techniques to further the city's development goals. PD zoning allows an applicant to:

- a. Create combinations of uses, structures, and open spaces not otherwise permitted under established regulations;
- b. Utilize flexible design techniques that take into account the use of adjacent properties, the needs of future occupants and users of the planned development and the emergence of new development trends, such as tiny homes;
- c. Mitigate the impacts of new construction on traffic, the environment, public facilities, and services;
- d. Protect existing natural assets, such as the Guadalupe River and Hill Country views;
- e. Promote the efficient use of land and public facilities and services; and
- f. Further the vision of the comprehensive plan.

It is intended to ensure compliance with good zoning practices while allowing specific

desirable departures from the strict provisions of current zoning classifications. It is not intended to be used to circumvent the standard requirements of the zoning code. In general, PD zoning may be requested anywhere in the city on tracts of land of five acres or more.” (City of Kerrville Zoning Code)

This request is a good example of a Planned Development District request with a full master plan, land use plan, and development and site regulations to fulfill the proposed development's design techniques and concepts. Consistent with the purpose of the PD District, the applicant's team has requested some amendments to the typical development standards in order to provide the desired flexibility in design and land use application.

Consistency with the Kerrville 2050 Comprehensive Plan: The property and surrounding area are designated as Ag and Outdoor Tourism. Through the last two iterations of the comprehensive plan, many of the large tracts of land on the edge, or outside the city limits have been identified as Ag and Outdoor Tourism on the Future Land Use Plan. Since this is one of the large ranches adjacent to the city limits, the community, consultants, and staff did not pursue an in depth study of this property and the area surrounding it. The community, through the Comprehensive Plan public input process, emphasized a desire for higher density development through infill and redevelopment projects. While this development includes an annexation, it is still considered an infill, or greenfield development, project since there are city limits and development on both sides of the property. While the Future Land Use Plan map did not speculate what type of development would take place in this greenfield area, the proposed development meets the intent and principles of development with the Kerrville 2050 Comprehensive Plan. In the comprehensive plan, the community developed a preferred growth scenario for land use planning. This combined the compact growth and strategic growth approach. The community initially identified eleven catalyst areas across the city. These were based on active developments, then planned future developments, and some areas anticipated for redevelopment. “The approach does not suggest, however, that market-driven development will not continue to occur in other areas of Kerrville and in the surrounding ETJ.” (Kerrville 2050 Plan, pg. 50) At the time, in 2018, this property was not fully identified as a catalyst area, however, the frontage of the property is included within Catalyst Area 10, identified as a Future Investment area.

In addition to following the land use policies, this proposed development fits the overall intent of the comprehensive plan, basing the development of the existing topography and adjacency to other developments and properties. The development proposal responds to several different guiding principles within the Implementation Plan.

In the Housing Chapter:

H1 - Provide a diverse range of housing options to meet the needs and desires of all age groups, income levels, and lifestyles.

The development includes a very large variety of housing.

H2 - Maintain quality and value of existing neighborhoods.

The development maintained the context of adjacent developments.

Mobility/Transportation:

M2 - Promote a transportation infrastructure that encourages safety and a healthy lifestyle.

In fulfillment of the Thoroughfare Plan, the proposed arterial will maintain a context-sensitive look at the principle arterial and implement a divided thoroughfare.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: R-1 and n/a (annexation pending final Council action)

Existing Land Uses: Ag

Direction: North

Current Zoning: P1

Existing Land Uses: Kerrville Schreiner Park

Direction: South

Current Zoning: PDD

Existing Land Uses: Comanche Trace development

Direction: East

Current Zoning: R-2

Existing Land Uses: country residences

Direction: West

Current Zoning: R-2

Existing Land Uses: vacant land

Thoroughfare Plan:

The Thoroughfare Plan includes a principal arterial, connecting Highway 16 to Highway 173. "Street design that is context-sensitive, by definition, will vary in its cross-section based on existing physical constraints, the character of the land use in the surrounding area, and the preferences of the community for features such as pedestrian amenities or bike lanes." (Kerrville 2050 Plan, pg. 152) The proposed arterial right of way will be dedicated to accommodate a four-lane divided roadway, consistent with the preferred cross-section of the Thoroughfare Plan.

Traffic Impact: To be determined with a final Traffic Impact Analysis. Based on the final TIA, the developer will be required to install any updates or improvements as noted in the TIA.

Parking: To be determined

Recommendation:

Staff recommends approval of the Planned Development District.

RECOMMENDED ACTION:

Approve the ordinance.

Development Standards
Planned Development District for The Reserve

Table of Contents

- I. General**
 - A. Introduction
- II. Zoning Districts/Permitted Uses (Ch. 60, Article 8)**
 - A. Permitted Land Uses Generally
 - B. R-2 District
 - C. R-2 Estate District
 - D. MU District
- III. Site Design and Development Standards (Ch. 60, Article 8)**
 - A. R-2 District
 - B. MU District
- IV. Amendments to the Planned Development District**
 - A. Major and Minor Amendments
 - B. Location of Land Uses
 - C. Area of Land Uses
- V. Appendices and Attachments**
 - A. PD Land Use Plan for the “Keeble Property PD”
 - B. Table 1, Land Use Table.

Keeble Property PD

- I. General**
 - A. Introduction. The purpose for this Planned Development district is to allow the use of unique and innovative land use and design techniques within a proposed master planned community in order to further the City’s development goals. The amended design standards herein create flexible design techniques that take into account the adjacent properties, the users of the planned development, and the emergence of new development trends. This property will develop in accordance with the provisions of the Code of Ordinances for the City of Kerrville, Texas (the “City Code”) as amended. This property will develop in accordance with the base zoning districts of R-2, R-3, and MU with the following modifications to the City Code relating to permitted land uses and development regulations.
- II. Zoning Districts/Permitted Uses (Ch. 60, Article 8)**
 - A. Permitted Land Uses Generally. As described in City Code, Sections 60-50, 60-51, 60-

52. The following zoning districts shall be applied to the subject PD as shown in the approved PD Land Use Plan, and the permitted uses in each of the listed zoning districts shall be as permitted in the City's "Table 1, Land Use Table," unless otherwise specified herein, with such table being attached hereto as **Exhibit "B"** and incorporated herein for reference. The following uses shall be allowed by right in all districts within the Property:

1. Agriculture, General.
2. Winery and associated Vineyard activities. For purposes of this PD, "Vineyard activities" shall include the following listed, anticipated uses. In the event that a proposed use for an associated Vineyard activity is not specifically listed, the City's Planning Department shall have the authority to determine if such use is materially similar and/or may be allowed within the PD.
 1. Small Crop Harvesting
 2. Crop storage both indoor and outdoor with appropriate screening from residential uses
 3. Wine Storage
 4. Visitor Tours
 5. Wine Tasting
 6. Wine Sales
 7. Party House, Reception Hall, Meeting Facilities

B. R-2 District.

1. A "Short-term Rental Unit" use shall be permitted by right within the R-2 district and not require a Conditional Use Permit.
2. A "Guest House" use shall be permitted by right in the R-2 district and shall be a permitted use within a patio home or townhome.

C. R-2 Estate District. There shall be created within and as a part of this PD, an "R-2 Estate" District, location for such use as specified on the PD Land Use Plan. For purposes of site design and development, this District shall apply all development standards of the "R-2" District within the PD as specified herein below, with the following exceptions and/or stipulations:

1. The R-2 Estate District will require a minimum lot size of 8,000 s.f.
2. The R-2 Estate District will be limited in area to the "hilltop" portion of the Property, as indicated on PD Land Use Plan and shall not be subject to relocation as other land uses are permitted to do.
3. There shall be no "zero-lot line" development within the R-2 Estate District.

D. MU District.

1. A "Guest House" use shall be permitted by right in the MU district and shall be a permitted use within a patio home or townhome.
2. A "Dwelling, Duplex" use shall be permitted by right within the MU district.
3. A "Dwelling, Single-Family Detached", with or without a Accessory Dwelling Unit shall be permitted by right in the MU district.
4. A "Dwelling, Small-Lot Single-Family Detached" use shall be permitted by right in the MU district.
5. A "Dwelling, Patio Home (Zero Lot Line Home)" use shall be permitted by right in the MU district.

III. Site Design and Development Standards (Ch. 60, Article 8): The City Code and City's ordinances and standards applicable to the uses and stated zoning districts on each of the following residential and/or commercial areas of the PD will apply with the following amendments to the sub-sections of the City Code, as amended:

A. R-2 District, Section 60-50(d)(4) through (d)(9)- Area and Height Regulations.

1. Duplex.
 - a. Minimum lot size: 4,000 square feet.
 - b. Minimum lot width: 50 feet.
 - c. No minimum front, side, or rear setback requirement to garage door or carport eave.
 - d. Only minimum parking requirements: 1.5 spaces per one bedroom unit and 2 spaces per two-bedroom unit, including covered parking within each unit and on street parking on adjacent streets.
2. Townhome.
 - a. Minimum lot size: 1,200 square feet
 - b. No minimum front, side, or rear setback requirement to garage door or carport eave.
 - c. Maximum building height: 45 feet when 50 feet or more from R-E, R-1, or R-1A zoning, or land zoned MU or PD for single-family, patio home, or duplex uses, but no such requirement for building height when within proximity to RM zoning.
 - d. Only minimum parking requirements: 1.5 spaces per one bedroom unit and 2 spaces per two-bedroom unit, including covered parking within each unit and on street parking on adjacent streets.
3. Small-lot single-family dwelling.
 - a. Minimum lot size: 2,400 square feet.
 - b. Minimum rear setback: 5 feet to a garage door or carport eave.
 - c. There shall be no requirement that access to any lot less than 45 feet in width shall be from a paved alley or right-of-way.
 - d. Only minimum parking requirements: 1.5 spaces per one bedroom unit and 2 spaces per two-bedroom unit, including covered parking within each unit and on street parking on adjacent streets
4. Patio home.
 - a. Minimum lot size: 3,000 square feet.
 - b. Minimum lot width: 30 feet.
 - c. Minimum rear setback: 5 feet, generally, and 5 feet to a garage door or carport eave for garage or carport adjacent to an alley. Setback shall be measured from the edge of an adjacent alley.
 - d. There shall be no requirement that access to any lot less than 45 feet in width shall be from a paved alley or right-of-way.
 - e. Only minimum parking requirements: 1.5 spaces per one bedroom unit and 2 spaces per two-bedroom unit, including covered parking within each unit and on street parking on adjacent streets.
5. Single-family dwelling.
 - a. Minimum lot size: 4,000 square feet.
 - b. Minimum side setback: 10 feet when on corner lot, street side.
 - c. Minimum rear setback: 10 feet, generally. For a garage or carport adjacent to an alley, 0 feet if the garage or carport is built for two or more motor vehicles. Setback shall be measured from the edge of an adjacent alley, but in no instance may be less than 5 feet from the alley.

6. Access to “neighborhood” collector street. Access shall be allowed to a “neighborhood” collector for platted R-2 lots. The neighborhood collector may have the width of a collector but is not required as per the thoroughfare plan.
7. Rear or alley access required for certain lots. For a lot with a width of less than 40 feet, rear or alley driveway access shall be required in order to maintain sufficient area for viable on-street parking.
8. Consistent block face. There shall be no consistent block face requirement.
9. Exceptions to required setbacks.
 - a. An accessory building or structure, including, but not limited to, a detached carport or garage, with a floor area not exceeding 1,000 square feet and not exceeding 35 feet in height, may extend into the required side or rear setback, but in no case shall be located closer than five feet from any property line.
 - b. There shall be no prohibition for accessory buildings on lots containing small-lot single-family dwellings, patio homes, or townhomes.
10. Vehicular Access. There shall be no direct ingress/egress or vehicular access from an Arterial roadway.
11. Arterial setback. All development within this district shall require a fifteen-foot (15’) setback from any Arterial roadway.
12. Clear Corner. All street intersections will allow for proper site distances relative to the allowable speed of such streets.

B. MU District Section 60-52(b)(3)through (b)(6)- Building Development Regulations.

1. The development regulations herein shall apply to and allow:
 - a. Mixed-use buildings including both residential and nonresidential uses;
 - b. Single-use buildings (buildings containing only nonresidential or only multifamily uses) on the same lot within an integrated development; and
 - c. Single-use buildings (buildings containing only nonresidential or only multifamily uses) on separate lots
2. Minimum front setback: 15 feet from an arterial, otherwise 0 feet.
3. Minimum side setback: for a corner lot, street side: 25 feet from a highway, 15 feet from an arterial, otherwise 0 feet.
4. Minimum rear setback: when adjacent to a residential zoning district as defined in subsection (b)(3) of the City Code, 10 feet.
5. Maximum building height:
 - a. Two stories of up to 35 feet when 10 feet to 50 feet from a residential property line;
 - b. 45 feet when more than 50 feet from a residential property line, with 1 foot of additional height allowed for each 1 foot of setback provided beyond 50 feet
6. There shall be no prohibition on windows serving second-story building areas within 50 feet of the property line of any building wall facing a residential zoning district.
7. Minimum parking for residential uses:
 - a. 1.0 spaces for each 1-bedroom unit;
 - b. 1.5 spaces for each 2-bedroom unit;
 - c. 2.0 spaces for each unit with 3 or more bedrooms
8. Minimum parking for nonresidential uses in a mixed-use building shall be 3 spaces per 1,000 square feet commercial space.

9. No concept plan shall be required for new development within the MU district.
10. Outdoor storage.
 - a. Notwithstanding anything to the contrary in paragraphs a. and b. of subsection 60-52(b)(6), self-propelled vehicles used by the owner or lessee of the property in the operation of the business located on the property, may be stored outdoors, with no prohibition that such vehicles are not made available for retail or wholesale purchase by said owner or lessee.
 - b. There shall be no prohibition against a shipping container being located on any property designated as “MU” within the PD Land Use Plan for purposes of providing outdoor storage.
 - c. Any outdoor storage shall be properly screened from adjacent right-of-way that would otherwise have visual access to such storage.
11. Clear Corner. All street intersections will allow for proper sight distances relative to the allowable speed of such streets.

IV. Amendments to the Planned Development District

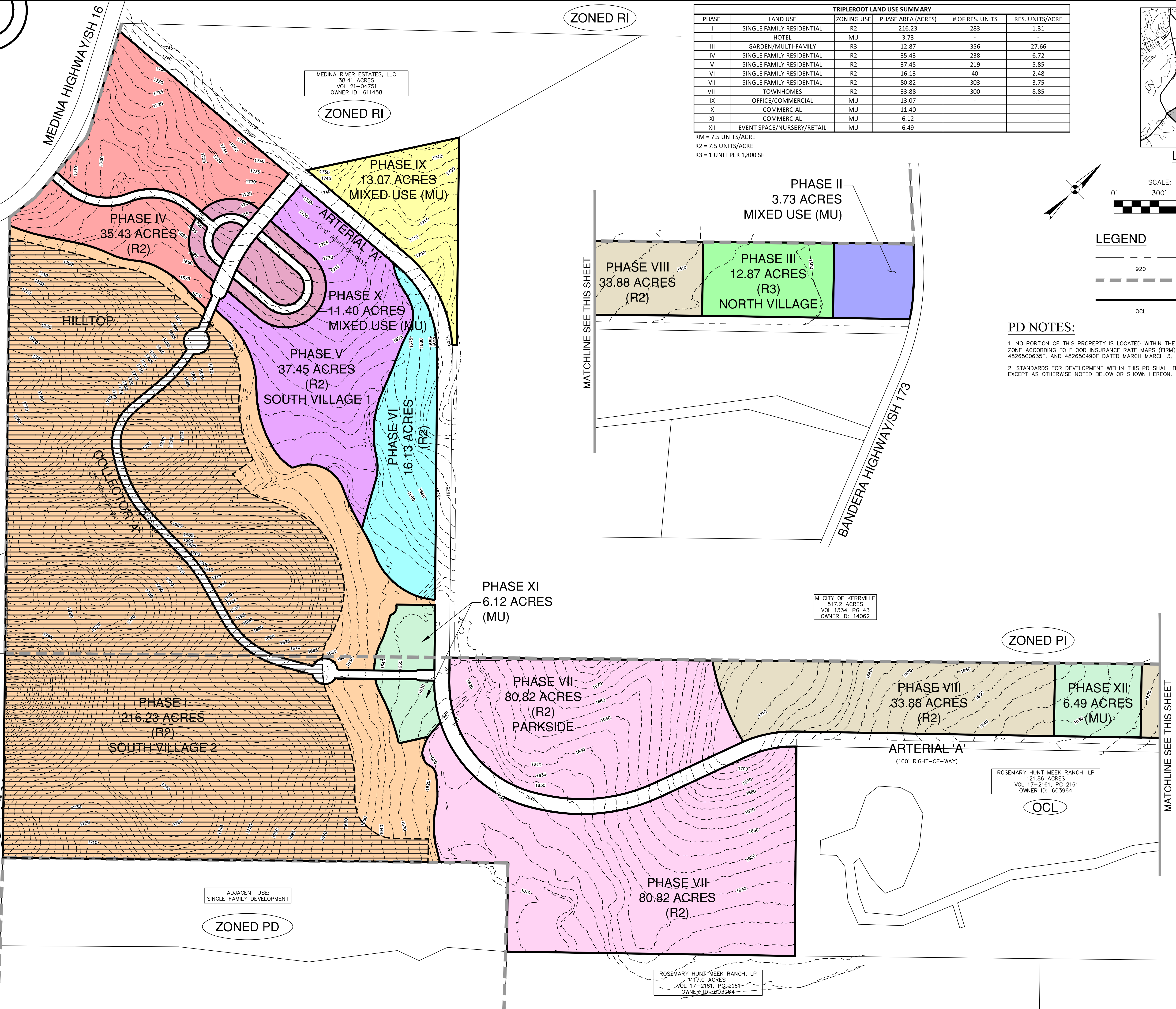
- A. Major and Minor. Any significant changes from the established standards for the approved PD, or changes that alter the concept of the PD will be considered a “major amendment” and will cause the plan to be resubmitted for approval by the Planning and Zoning Commission and the City Council, including a new public hearing with applicable fees. “Minor amendments” are those that do not alter the concept or intent of the development shall be approved or denied administratively. Unless otherwise specifically provided herein, a proposed amendment to the PD, including the Land Use Plan, shall be filed with the director of development services for a written determination indicating whether such amendment has been accepted as a minor or major amendment, such determination to be made within five (5) working days after filing such proposed amendment, including required items and information.
- B. Location of Land Uses. Modifications to the location of the specified land uses with the approved Land Use Plan shall be considered a minor amendment and submitted to development services for acknowledgment.
- C. Area of Land Uses. Any increase in the total acreage on any specified land use within the approved Land Use Plan equal to or less than ten (10) percent of the original request shall be considered a minor amendment and submitted to development services for acknowledgment.

V. Appendices and Attachments

- A. PD Land Use Plan, the “Keeble Property PD,” attached as **Exhibit “A.”**
- B. Table 1, Land Use Table, as of PD adoption date, attached as **Exhibit “B.”**

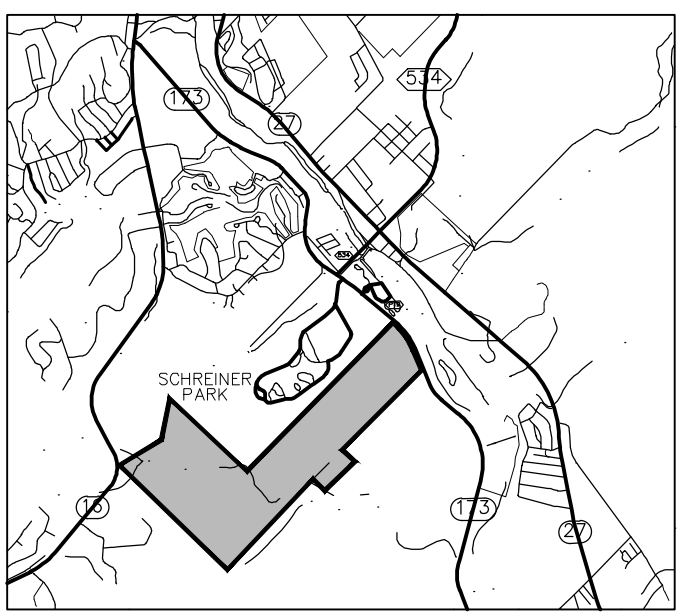
Date: May 21, 2022, 11:19am User: d-efores
File: P:\26178\003\Design\Exhibits\220504-PD-12678-00.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE/UNLESS OTHERWISE NOTED. Imagery © 2016/CAPCOG/Digital Globe/Texas Orthomography Program, USDA Farm Service Agency.

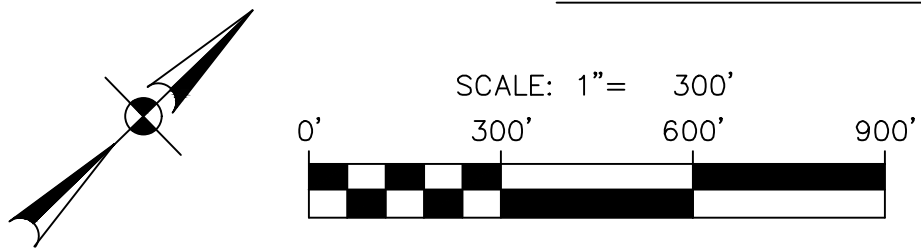


TRIPLEROOT LAND USE SUMMARY					
PHASE	LAND USE	ZONING USE	PHASE AREA (ACRES)	# OF RES. UNITS	RES. UNITS/ACRE
I	SINGLE FAMILY RESIDENTIAL	R2	216.23	283	1.31
II	HOTEL	MU	3.73	-	-
III	GARDEN/MULTI-FAMILY	R3	12.87	356	27.66
IV	SINGLE FAMILY RESIDENTIAL	R2	35.43	238	6.72
V	SINGLE FAMILY RESIDENTIAL	R2	37.45	219	5.85
VI	SINGLE FAMILY RESIDENTIAL	R2	16.13	40	2.48
VII	SINGLE FAMILY RESIDENTIAL	R2	80.82	303	3.75
VIII	TOWNHOMES	R2	33.88	300	8.85
IX	OFFICE/COMMERCIAL	MU	13.07	-	-
X	COMMERCIAL	MU	11.40	-	-
XI	COMMERCIAL	MU	6.12	-	-
XII	EVENT SPACE/NURSERY/RETAIL	MU	6.49	-	-

RM = 7.5 UNITS/ACRE
R2 = 7.5 UNITS/ACRE
R3 = 1 UNIT PER 1,800 SF



LOCATION MAP



LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- MUNICIPAL BOUNDARY LINE TO BE MODIFIED BY ANNEXATION
- PHASE LINE
- OUTSIDE CITY LIMITS

PD NOTES:

- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FEMA FLOODPLAIN FLOOD ZONE ACCORDING TO FLOOD INSURANCE RATE MAPS (FIRM) MAP NUMBER 48265C0635F, 48265C0635F, AND 48265C0635F DATED MARCH 3, 2011.
- STANDARDS FOR DEVELOPMENT WITHIN THIS PD SHALL BE PER APPLICABLE CITY STANDARDS, EXCEPT AS OTHERWISE NOTED BELOW OR SHOWN HEREON.

PAPE-DAWSON
ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #170 | TEXAS SURVEYING FIRM #1008860

PD KEEBLE PROPERTY
KERRVILLE, TEXAS
487 ACRES TRIPLEROOT MIXED USE DEVELOPMENT

PLAT NO.	12678-00
JOB NO.	12678-00
DATE	MAY 5, 2022
DESIGNER	SF
CHECKED	TM
DRAWN	SF
SHEET	1 OF 1

THE RESERVE AT KERRVILLE

Planning & Zoning Presentation:
Clarifications and responses
June 02, 2022

THE RESERVE

PROJECT PRESENTATION

Clarifications on concept

MEETING OBJECTIVE:

To provide responses to questions raised
by commissioners during previous session

THE RESERVE
AT KERRVILLE

PLANNING AND ZONING COMMISSION

Mr. Michael Sigerman Chairman

Mr. Kevin Bernhard

Mr. Abram A Bueche

Mr. Jeff Harris

Mr. John D Lipscomb

Mr. Tabor McMillan

Mr. Clifford F. Tuttle

THE RESERVE

Items to be addressed or clarified:

- TO CREATE A COHESIVE, HIGHLY WALKABLE COMMUNITY

discussion on community form and organization

- TO PROTECT THE SITE'S NATURAL TOPOGRAPHY and BE A GOOD NEIGHBOR

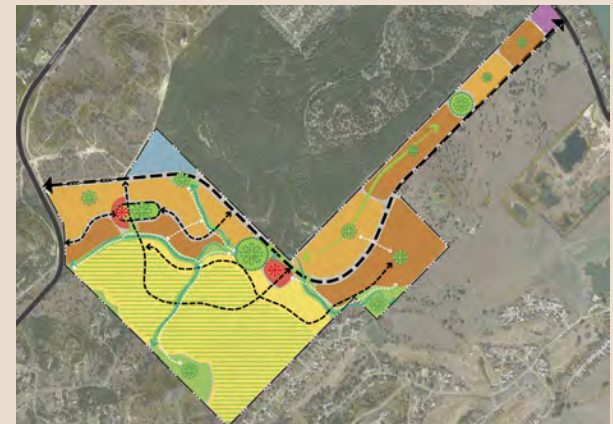
discussion on the site and boundaries

- TO INTRODUCE INNOVATIVE HOUSING TYPES & DENSITIES

- TO EMBRACE WELL-KNOWN HOUSING TYPES

discussion on request for variances to City Code

THE RESERVE AT KERRVILLE



An aerial photograph of a rural landscape under a clear blue sky. A light-colored, winding road or path curves through the center of the frame. To the right of the road, there is a small, irregularly shaped pond with dark blue water. The surrounding terrain is a mix of dry, brownish-yellow grass and scattered green trees. In the background, a small town or village is visible, followed by a range of low hills or mountains. The overall scene suggests a natural area being developed or managed.

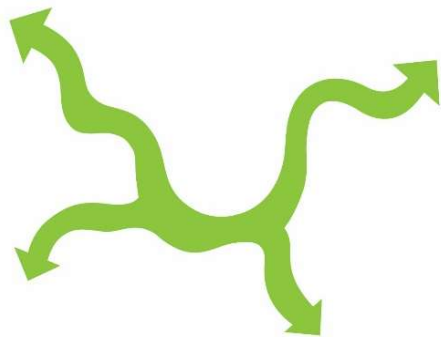
THE RESERVE AT KERRVILLE

Concept Development

THE RESERVE

Approach to planning:

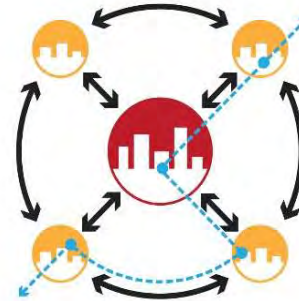
THE RESERVE
AT KERRVILLE



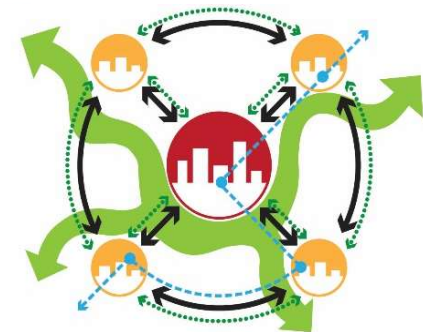
Site Analysis and
Green Network



Define Districts and
Centers



Connect Districts and
Centers



Establish Composite

1

2

3

4


THE RESERVE



Site Planning

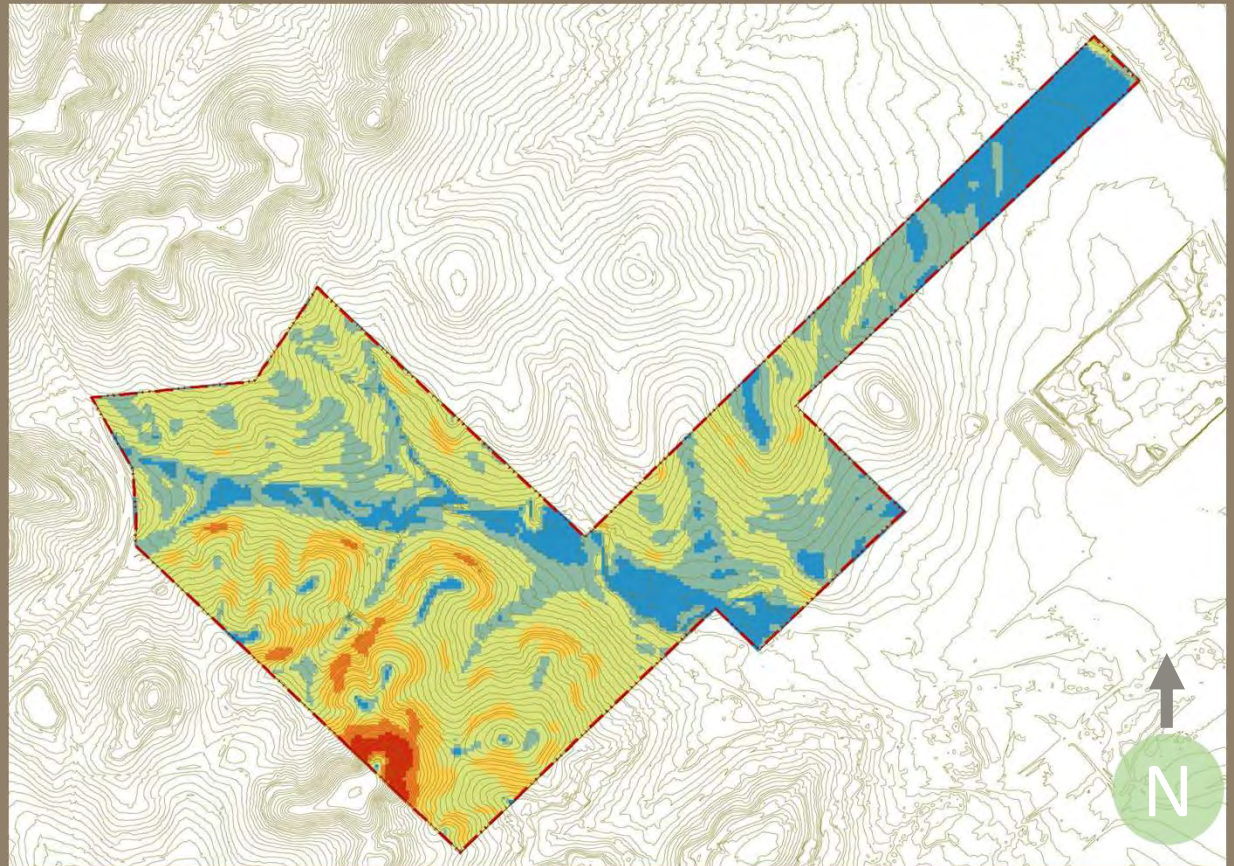
The Preserve boasts:

- Rolling hills
- Gentle slopes
- Flatter places

The concept plan adapted to the terrain

 Project Area
 5 ft. Contour

Slope %	Total Acres	% of Parcel
 0-3	63.7	13.0
 3-6	122.3	25.0
 6-12	233.9	48.0
 12-18	55.5	11.3
 18-24	7.5	1.5
 24+	4.1	1.2

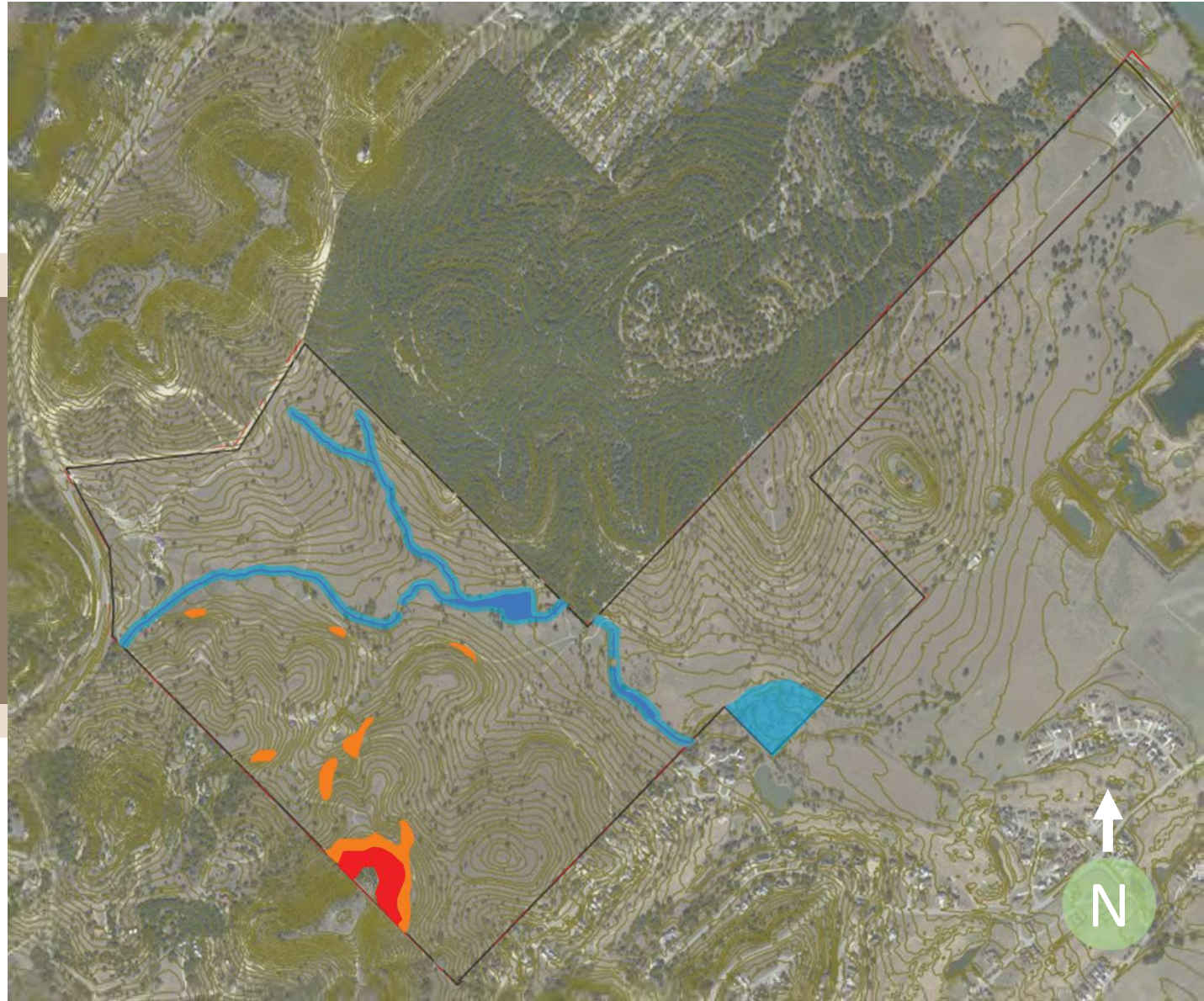


THE RESERVE

Site Planning

Understand the drainage system:

- Small creeks exist on the site
- Minimize disturbance in drainage ways
- Some low-lying areas not suitable development
- Many areas are not affected by slope or drainages



THE RESERVE

Site Planning

Interpret the topography:

- Rolling hills – lower density development
- Gentle slopes – flexibility for development
- Flatter places – suited for development
- Minimize grading required for roads

The concept plan is adapted to the terrain



Steeper areas



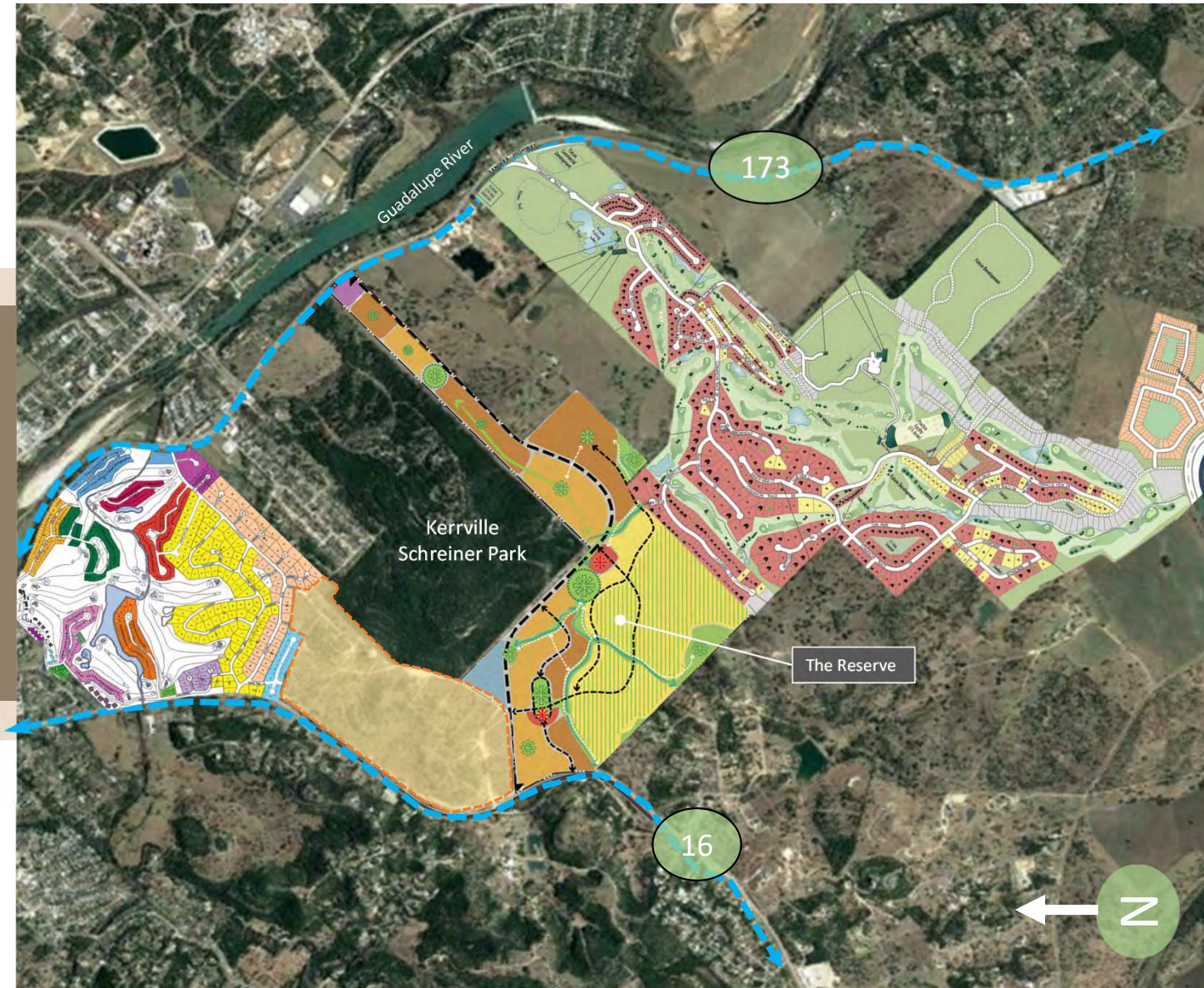
Flatter areas

THE RESERVE

Larger Context

The Reserve -

- Between Highways 16 and 173
- Comanche Trace to the south
- Next to Kerrville Schreiner Park
- Riverhill to the north
- Across Highway 173 from Guadalupe River



THE RESERVE

Immediate Context

The Reserve -

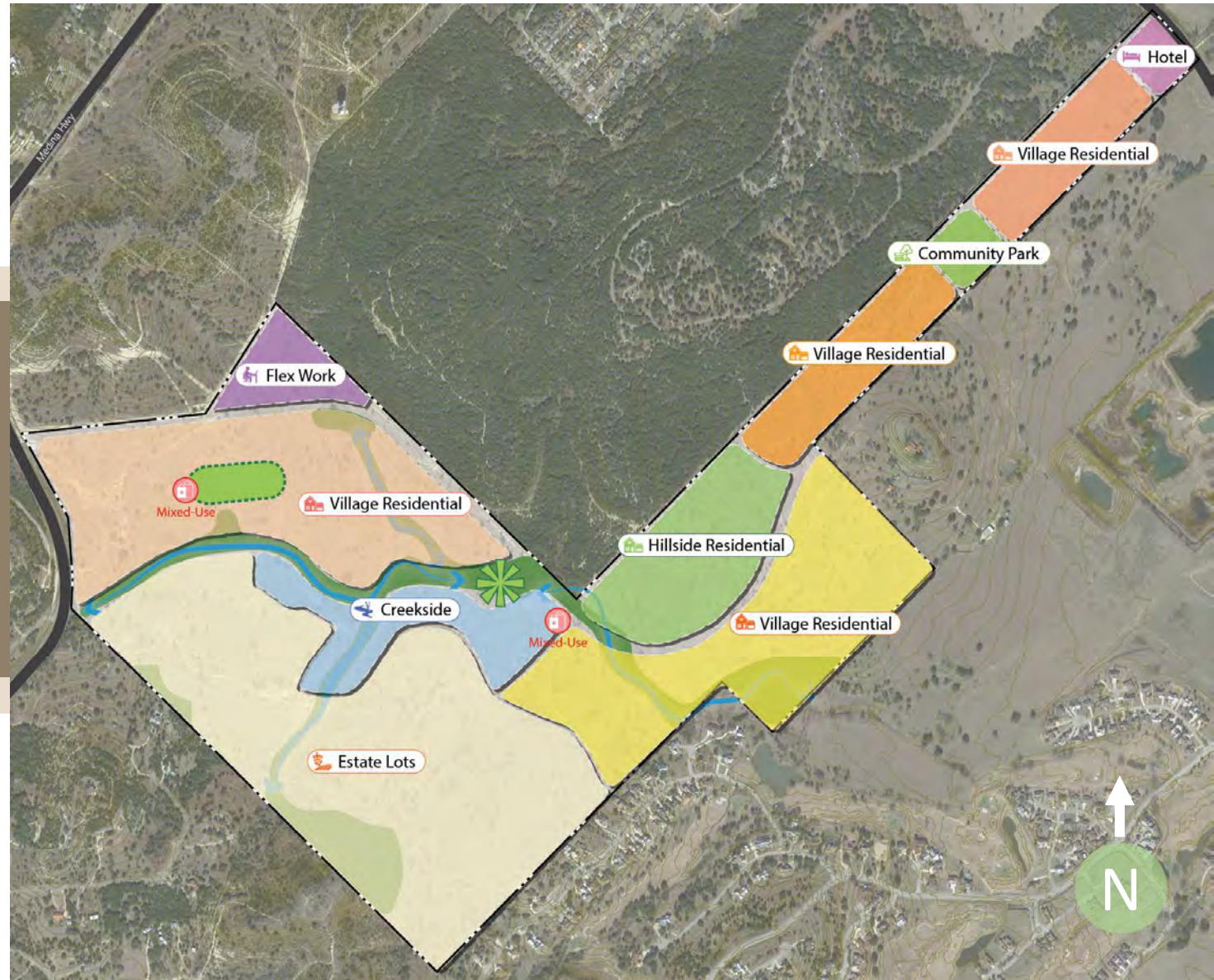
- Between Highways 16 and 173
- Next to Kerrville Schreiner Park
- Next to Comanche Trace Community
- Next to proposed community
- Next to large lot residential



THE RESERVE

District Diagram

- Each district is unique and intentionally connected
- Lined with greenways, paths, and sidewalks
- Results in a fully walkable and inviting community
- Each district has special features to help differentiate one from another



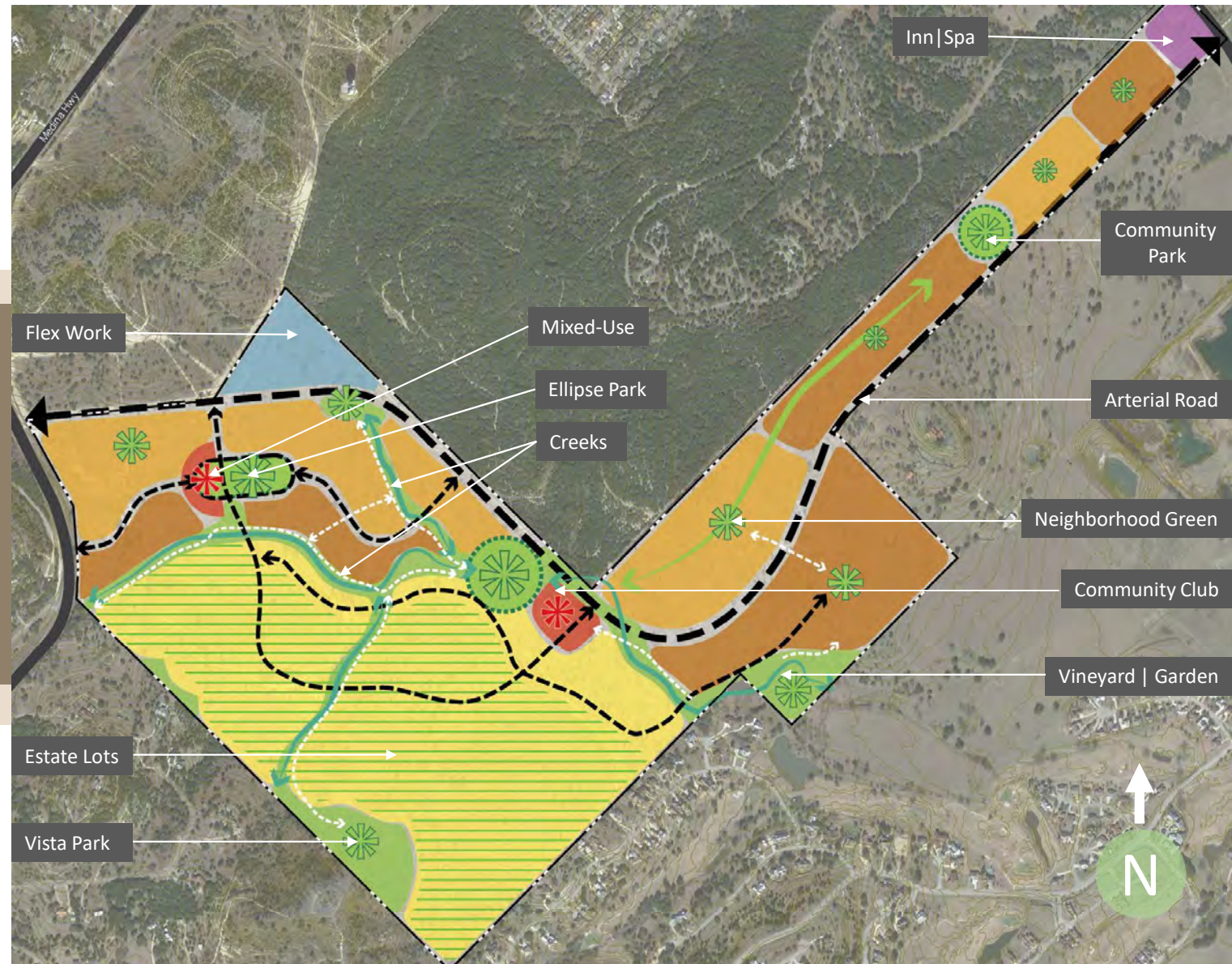
THE RESERVE

Concept Plan

Establish a concept based on analysis:

- Include Required Arterial Road
- Define Open Space Framework
- Establish Districts
- Connect Districts

Plan is adapted to the terrain

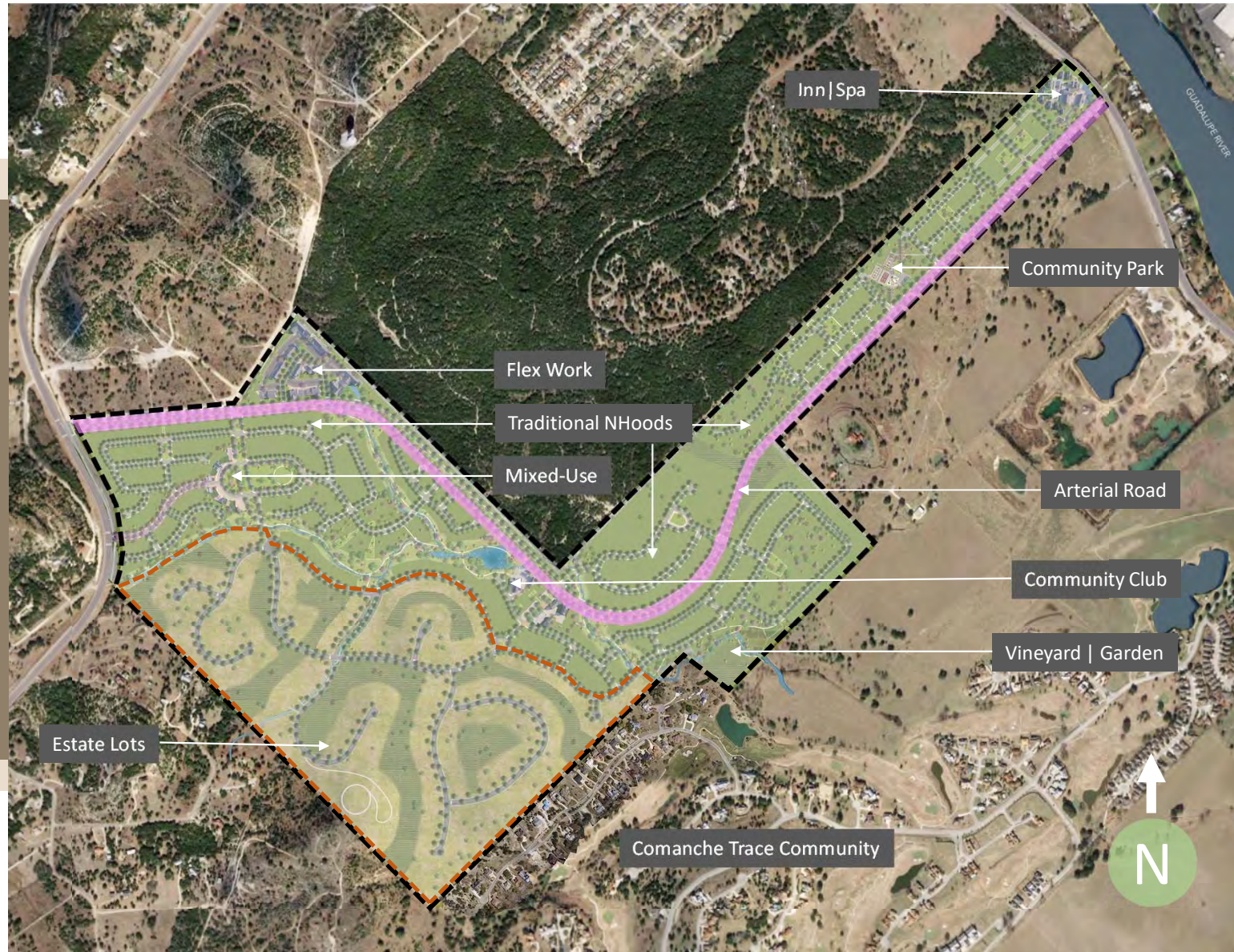


THE RESERVE

Layout Concept

Landform helps define community:

- Open Space Framework
- Formative parks
- Varied and connected neighborhoods
- Formal and organic layout
- Hierarchy of streets
- Community amenities
- Uses within easy walking distance
- Serving many lifestyles



An aerial photograph of a landscape featuring a winding road, a pond, and scattered trees. The terrain is a mix of dry, brownish ground and green vegetation. In the background, a town or city is visible under a clear blue sky.

THE RESERVE AT KERRVILLE

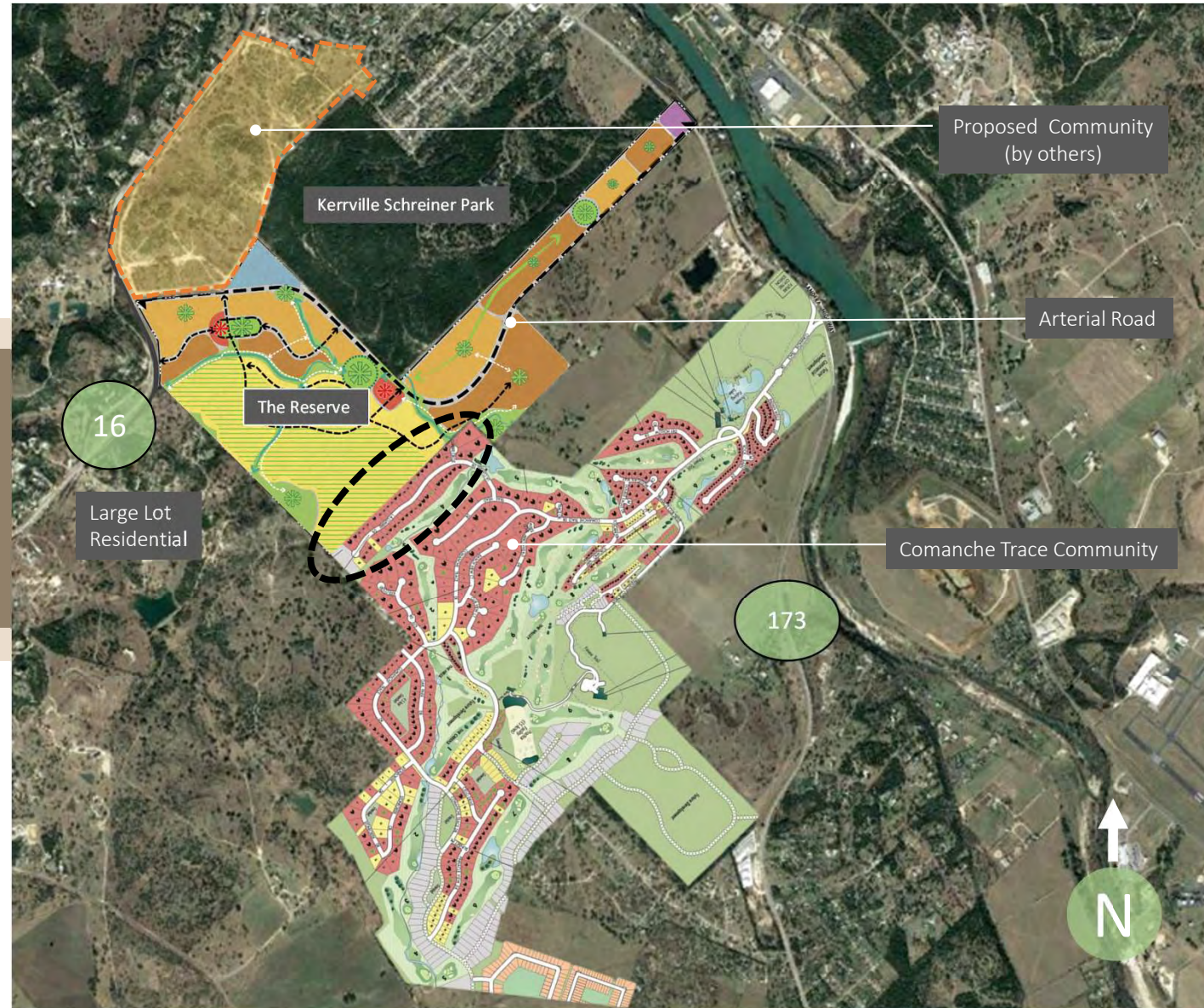
Planning Context

THE RESERVE

Immediate Context

Questions about adjacency

- What is proposed for “estate” area?
- Are setbacks proposed?
- Will the proposed project avoid flood areas?





THE RESERVE

Adjacency

Conceptual lot layout

- 300' min deep estate zone
- 140' min deep large lots
- Homes located closer to roads
- Estate lots are custom – homes to built to adapt to lot
- Traditional lots are semi custom
- Buildings sited in envelopes or setback areas

-  Building envelope
-  Building setback



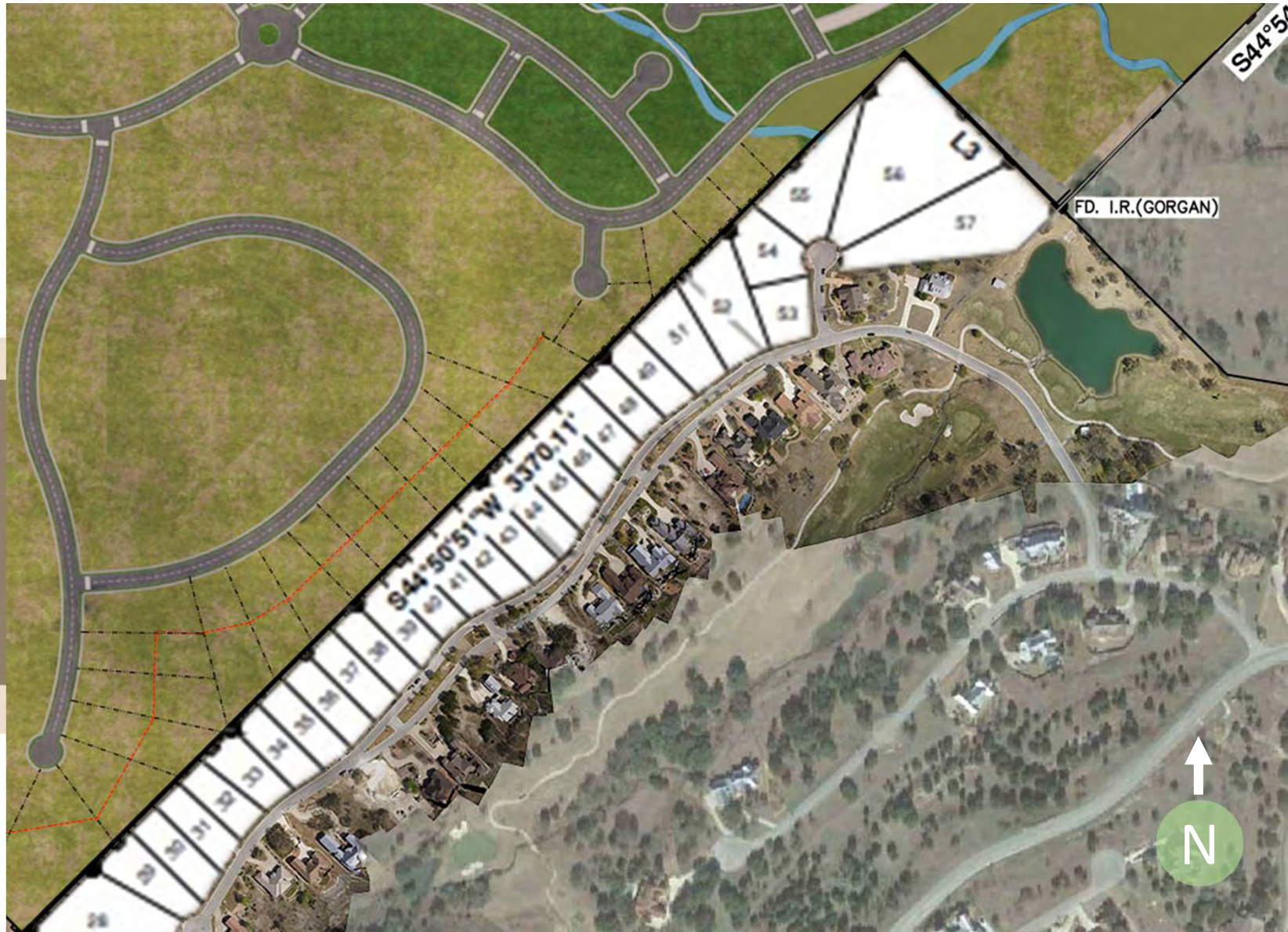
THE RESERVE

Adjacency

Conceptual lot layout
and adjacent parcels

Vineyard/open space separator

Creek surface elevations to be
prepared during engineering



An aerial photograph of a rural landscape. In the foreground, there is a small, dark pond surrounded by dry, brownish grass and scattered green trees. A dirt road or path winds through the middle ground. The background shows a vast, open area with more trees and a clear blue sky.

THE RESERVE AT KERRVILLE

Variances Requested

Variances Requested



THE RESERVE
VISION

An intentional community built on the
principles of wellness, sustainability and
land conservation....



GUIDING PRINCIPLES

VARIETY & ECONOMIC VIABILITY



Low density



Mid density



Community living



Multifamily



Mixed-Use



Commercial

Nº7 OWN, BUILD, INVEST, RENT ✓

- Variety of housing types and densities
- Economically feasible
- Variety - from small homes, townhouses, single family homes to larger estate homes.
- High quality design
- Cohesive building style assured and controlled by Design Guidelines & Covenants

Unique solutions for each type

- Design Guidelines and CC&Rs will establish requirements for each housing type
- **Setbacks** will reflect desired character of neighborhood and type
- Building separation will occur in all types of detached homes
- **Variety** – Estate lots, traditional lots, small lots, alley loaded, cottages, townhomes, multifamily
- **High quality design**
- Cohesive building styles and materials



Small Lots



Alley Lots



Estate Lots



Traditional Lots

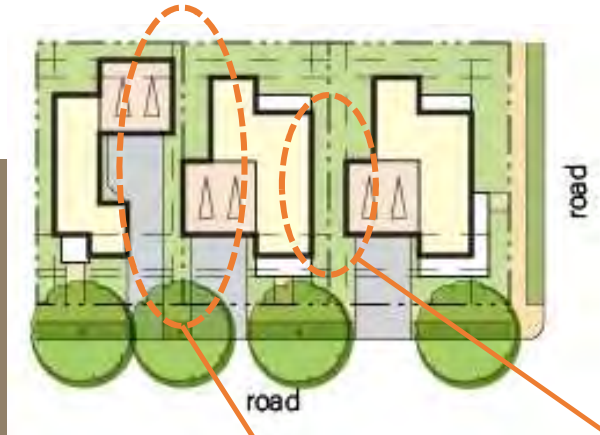
Estate and traditional lots

- No “zero lot line” housing types in this category
- **Setbacks and envelopes** will reflect desired character of neighborhood and type – larger lot setbacks will be deeper than smaller lots
- **Variety** – this category would include custom and semi-custom homes
- **Custom homes** on larger, estate lots with defined building envelopes
- **Harmonious** building styles and materials



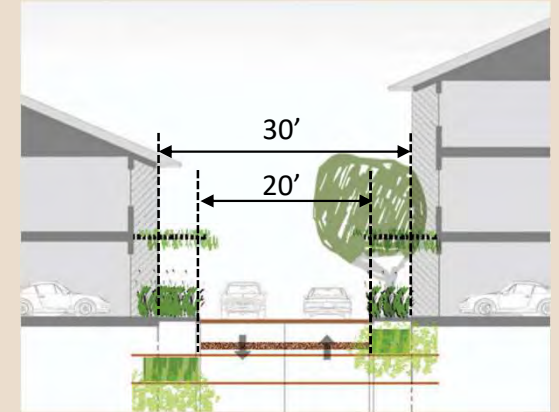
“Zero lot line” homes

- Proposed to allow for small lot, traditional homes
- A “reciprocal” easement granted along driveway
- All buildings shall maintain separation
- Allows for “architecture forward”
- Allows for garages to be pulled back from street
- Allows for streetscape interest and variety
- Wider corner lots



Alley loaded / “patio” home lots

- “Zero lot line” configurations allowed
- 10’ minimum building separation required
- 20’ paved lane – 5’ setbacks 30’ garage to garage
- **Setbacks** will reflect desired character of neighborhood and type – typical front yard setback minimum range 6’ to 12’ (including porch)
- **Variety** – this category could include two- and three-story single family homes



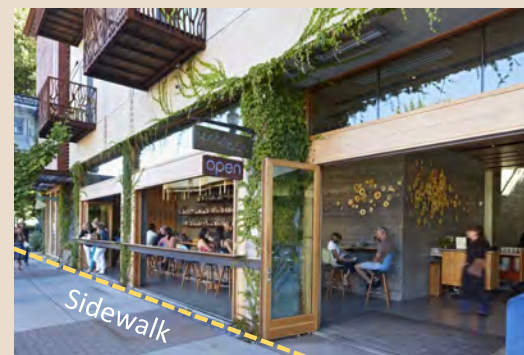
Townhomes

- Two- and three-story town homes
- 20' paved lane – 5' setbacks 30' garage to garage
- 30' front to front setback
- 15' minimum building separation
- Setbacks will reflect desired character of neighborhood and type – typical front yard setback minimum range 6' to 8' (including porch)
- Require additional height – 45' maximum



Mixed-use “built-up-to” the sidewalk

- Establish a traditional main street in the heart of the village
- Intended for mixed use buildings
- Create a vibrant and attractive street scene
- Doorways and openings next to the sidewalk
- Require additional height 45' max
- Sidewalk dining and sales
- On street parking
- Ideal for holidays and events



An aerial photograph of a rural landscape. In the foreground, there is a small, dark pond surrounded by dry, brownish grass and scattered green trees. A dirt road or path winds through the middle ground. The background shows a vast, flat landscape with more trees and a clear blue sky.

THE RESERVE AT KERRVILLE

Thank you



Location Map

Case # PZ-2022-019

Location:
2550 Bandera Highway

Legend

200' Notification Area - - - - -
Subject Properties —————



0 500 1,000 2,000

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.

From: zancudo@stx.rr.com
To: [Steve Melander](#)
Subject: PZ-2022-19 Zoning
Date: Wednesday, May 11, 2022 10:59:32 AM

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Robert Dozier. Our property at 115 Lantana borders the property being considered for proposed changes in zoning as per Case PZ-2022-19.

I wish to remind you that you asked my opinion in your notification

I am opposed to anything commercial, street lights, signs (lighted or unlighted), lights that stay on after 10pm not on motion sensors and Traffic lights. The night sky is a beautiful thing and should be enjoyed undimmed.

We love and enjoy the peace and quiet of the rural setting. That peace is already being disrupted by obnoxious and inconsiderate city dwellers escaping the cities like the ones making use of what is apparently a B&B across the way. They escape the city and disturb the peace with yappy dogs, loud music (if I can hear it it's too loud) and all manner of yelling and screaming at all hours....

We don't need any more of that and it is my opinion that the bright blue roofs in the valley are an eyesore. They stick out like a sore thumb and are a mark against the beauty of the land.

So keep the noise, the lights, left turn lanes, speed bumps and above all the people, on the other side of the hill and leave us what little peace we still have.

Robert Dozier

From: [Michael Sigerman](#)
To: [Drew Paxton](#)
Subject: FW: Keeble PD
Date: Thursday, May 12, 2022 7:41:46 AM
Attachments: [Zoning Code Intent for Kerrville.docx](#)

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

fyi

From: John DAmore <ajdamore@hotmail.com>
Sent: Thursday, May 12, 2022 12:50 AM
To: Mike Sigerman <mikesigerman@gmail.com>
Subject: Fw: Keeble PD

Hi Mike,

FYI, Attached is a string of emails from some of the concerned residents of La Cumbre Dr, who have received formal notices from the city about the proposed development of the Keeble Ranch. There are more, which are not included. It's interesting that those of us who live across the street from these neighbors and this proposed development haven't been formally notified. We are also very concerned about this proposed high density housing development, as should all of our CT residents since it will adversely affect all of our property values and the reason we chose to live here in Comanche Trace, away from the city.

This proposal appears very favorable to the developer and to everyone else's detriment. The lot sizes are less than the square footage of most homes with zero or minimum set back requirements. (See my comments below.) Was this proposal written by them to maximize their profit? Are we properly considering the negative impact to those who already live here in this serene setting? Does this meet Kerrville's stated zoning objective: "(1) To promote a harmonious relationship between land uses which promote and protects the aesthetic quality of the landscape and enhance the value of land and buildings". "(5) To outline the appropriate density controls which will: a. Encourage proper population and structural densities. b. Avoid undue concentration of population; d. Discourage development patterns that create sprawl or large undeveloped tracts of land between developed areas within the City"

Thanks for your consideration of our neighbors' concerns.

John

From: John DAmore <ajdamore@hotmail.com>
Sent: Thursday, May 12, 2022 12:01 AM
To: Cindy Fort <cindy.fort@gmail.com>
Cc: Michael <service@gottaridebikes.com>; Wilson Steve & Marian <stevewilson2004@hotmail.com>; tmweatherly@gmail.com <tmweatherly@gmail.com>; sgarred@gmail.com <sgarred@gmail.com>; McKinney Mike & Mary <msmranch@gmail.com>; McKinney Mike & Mary <mamranch@gmail.com>; kendall_st@yahoo.com <kendall_st@yahoo.com>; Rosier Jan & Mike <jrosier99@yahoo.com>; Wilson Steve & Marian <marianwilson@austin.rr.com>; Batterup86@gmail.com <Batterup86@gmail.com>; Ltlizard59@gmail.com <Ltlizard59@gmail.com>; wilkmat@stx.rr.com <wilkmat@stx.rr.com>; Mattiza Dorothy <dormat@stx.rr.com>; markrubel@yahoo.com <markrubel@yahoo.com>; Rubel Manon & Mark <manonrubel@yahoo.com>; Turner Sheila & Clete <sturner@pbearmor.com>; kimberrhoads@yahoo.com <kimberrhoads@yahoo.com>; sarahg243@gmail.com <sarahg243@gmail.com>; Gonzalez Fernando & Dawn <fgonza3960@aol.com>; Alonso Amy & Gabriel <amylalonso@icloud.com>; Alonso Amy & Gabriel <galonso@sbcglobal.net>; Caldwell Toni & Jim <tlcaldwell47@gmail.com>; Caldwell Toni & Jim <jimwcaldwell42@gmail.com>; McInnerney Jimette & Bob <jimettetmcinnerney@yahoo.com>; paul.weathersby@sbcglobal.net <paul.weathersby@sbcglobal.net>; Greene Carol & Don <greenedevine@msn.com>; Greene Carol & Don <dgdg0711@gmail.com>; North Leslie <bessnorth@gmail.com>; Masley Anne & Dave <txlonghorn71@gmail.com>; r.leewright@att.net <r.leewright@att.net>; Andrew Glenn & Leta <glennand@aol.com>; Andrew Glenn & Leta <letaand@aol.com>; bennett.p@sbcglobal.net <bennett.p@sbcglobal.net>; Klasing Wayne & Barbara <wgklasing@yahoo.com>; julie.k.yancy@gmail.com <julie.k.yancy@gmail.com>; Johnsyancy@gmail.com <Johnsyancy@gmail.com>; Hahlberg Lori & Paul <treemvr@hotmail.com>; lkslates@gmail.com <lkslates@gmail.com>; mbkayle@gmail.com

<mbkayle@gmail.com>; Carroll Ronny & Faye <ronnycarroll@yahoo.com>; Patterson Steve & Betsy <stevepatterson1949@gmail.com>; Patterson Steve & Betsy <esp78028@gmail.com>; dindbeck@hotmail.com <dindbeck@hotmail.com>; brenda@cccsite.org <brenda@cccsite.org>; Ellis Jim <jnellis9@sbcglobal.net>; Ellis Bonnie <blellis875@gmail.com>; Fields Lois & Al <lmhfields@sbcglobal.net>; lizabethross7@gmail.com <lizabethross7@gmail.com>; Boerner Sean & Vicki Gee <stboerne@flash.net>; Boerner Sean & Vicki Gee <vlgee007@gmail.com>

Subject: Re: Keeble PD

Attached is the intent of the zoning code for the city of Kerrville copied from their website. I've highlighted some specifics.

From: Cindy Fort <cindy.fort@gmail.com>

Sent: Wednesday, May 11, 2022 6:53 PM

To: D'Amore Amaya & John <ajdamore@hotmail.com>

Cc: Michael <service@gottaridebikes.com>; Wilson Steve & Marian <stevewilson2004@hotmail.com>; tmweatherly@gmail.com <tmweatherly@gmail.com>; sgarred@gmail.com <sgarred@gmail.com>; McKinney Mike & Mary <msmranch@gmail.com>; McKinney Mike & Mary <mamranch@gmail.com>; kendall_st@yahoo.com <kendall_st@yahoo.com>; Rosier Jan & Mike <jrosier99@yahoo.com>; Wilson Steve & Marian <marianwilson@austin.rr.com>; Batterup86@gmail.com <Batterup86@gmail.com>; Ltlizard59@gmail.com <Ltlizard59@gmail.com>; wilkmat@stx.rr.com <wilkmat@stx.rr.com>; Mattiza Dorothy <dormat@stx.rr.com>; markrubel@yahoo.com <markrubel@yahoo.com>; Rubel Manon & Mark <manonrubel@yahoo.com>; Turner Sheila & Clete <sturner@pbearmor.com>; kimberrhoads@yahoo.com <kimberrhoads@yahoo.com>; sarahg243@gmail.com <sarahg243@gmail.com>; Gonzalez Fernando & Dawn <fgonza3960@aol.com>; Alonso Amy & Gabriel <amylalonso@icloud.com>; Alonso Amy & Gabriel <galonso@sbcglobal.net>; Caldwell Toni & Jim <tlcaldwell47@gmail.com>; Caldwell Toni & Jim <jimwcaldwell42@gmail.com>; McInnerney Jimette & Bob <jimmettemcinnerney@yahoo.com>; paul.weathersby@sbcglobal.net <paul.weathersby@sbcglobal.net>; Greene Carol & Don <greenedevine@msn.com>; Greene Carol & Don <dgdg0711@gmail.com>; North Leslie <bessnorth@gmail.com>; Masley Anne & Dave <txlonghorn71@gmail.com>; r.leewright@att.net <r.leewright@att.net>; Andrew Glenn & Leta <glennand@aol.com>; Andrew Glenn & Leta <letaand@aol.com>; bennett.p@sbcglobal.net <bennett.p@sbcglobal.net>; Klasing Wayne & Barbara <wgklasing@yahoo.com>; julie.k.yancy@gmail.com <julie.k.yancy@gmail.com>; Johnsyancy@gmail.com <Johnsyancy@gmail.com>; Hahlberg Lori & Paul <treemvr@hotmail.com>; lkslates@gmail.com <lkslates@gmail.com>; mbkayle@gmail.com <mbkayle@gmail.com>; Carroll Ronny & Faye <ronnycarroll@yahoo.com>; Patterson Steve & Betsy <stevepatterson1949@gmail.com>; Patterson Steve & Betsy <esp78028@gmail.com>; dindbeck@hotmail.com <dindbeck@hotmail.com>; brenda@cccsite.org <brenda@cccsite.org>; Ellis Jim <jnellis9@sbcglobal.net>; Ellis Bonnie <blellis875@gmail.com>; Fields Lois & Al <lmhfields@sbcglobal.net>; lizabethross7@gmail.com <lizabethross7@gmail.com>; Boerner Sean & Vicki Gee <stboerne@flash.net>; Boerner Sean & Vicki Gee <vlgee007@gmail.com>

Subject: Re: Keeble PD

Wow! What a great collective brain trust we have on La Cumbre! I benefited from reading everyone's insights. More heads are always smarter than one.

However.....folks may not realize that rezoning Roberts Keeble's ranch into a Planned Development District (PDD) is not a hypothetical, future discussion. It will be voted on TOMORROW at the Planning and Zoning (P&Z) Public Hearing. Please come to the hearing, participate, express opinions, and ask questions.

As I understand it, if P&Z recommends in favor of the PDD, their recommendation will be forwarded to City Council for voting at future City Council meetings.

I hope to see some of you tomorrow at the P&Z meeting. (Be forewarned, audience space is surprisingly limited in City Council chambers.)

Cindy Fort

On May 11, 2022, at 5:12 PM, John DAmore <ajdamore@hotmail.com> wrote:

Some excellent concerns expressed by too few neighbors. There needs to be more involvement and opposition from our community regarding this proposed development, which is great for the developer and seller but not so much for anyone else. High density; "work place housing"; mixed use; zero or minimum setback requirements; lot sizes that are smaller than most of the homes in CT, arterial extending 534; way too many exceptions to existing city ordinances etc. etc. ad nauseum. Does the new management of CT realize what this is going to do to property values?
John D

From: Michael <service@gottaridebikes.com>

Sent: Wednesday, May 11, 2022 3:16 PM

To: stevewilson2004@hotmail.com <stevewilson2004@hotmail.com>; tmweatherly@gmail.com <tmweatherly@gmail.com>; sgarred@gmail.com <sgarred@gmail.com>; msmranch@gmail.com <msmranch@gmail.com>; mamranch@gmail.com <mamranch@gmail.com>; kendall_st@yahoo.com <kendall_st@yahoo.com>; jrosier99@yahoo.com <jrosier99@yahoo.com>; marianwilson@austin.rr.com <marianwilson@austin.rr.com>; cindy.fort@gmail.com <cindy.fort@gmail.com>; Batterup86@gmail.com <Batterup86@gmail.com>; Ltlizard59@gmail.com <Ltlizard59@gmail.com>; wilkmat@stx.rr.com <wilkmat@stx.rr.com>; dormat@stx.rr.com <dormat@stx.rr.com>; markrubel@yahoo.com <markrubel@yahoo.com>; manonrubel@yahoo.com <manonrubel@yahoo.com>; sturner@pbearmor.com <sturner@pbearmor.com>; kimberrhoads@yahoo.com <kimberrhoads@yahoo.com>; sarahg243@gmail.com <sarahg243@gmail.com>; fgonza3960@aol.com <fgonza3960@aol.com>; amylalonso@icloud.com <amylalonso@icloud.com>; galonso@sbcglobal.net <galonso@sbcglobal.net>; tlcaldwell47@gmail.com <tlcaldwell47@gmail.com>; jimw Caldwell42@gmail.com <jimw Caldwell42@gmail.com>; jimmettemcinnerney@yahoo.com <jimmettemcinnerney@yahoo.com>; paul.weathersby@sbcglobal.net <paul.weathersby@sbcglobal.net>; greenedevine@msn.com <greenedevine@msn.com>; dgdg0711@gmail.com <dgdg0711@gmail.com>; besslnorth@gmail.com <besslnorth@gmail.com>; txlonghorn71@gmail.com <txlonghorn71@gmail.com>; r.leewright@att.net <r.leewright@att.net>; glennand@aol.com <glennand@aol.com>; letaand@aol.com <letaand@aol.com>; bennett.p@sbcglobal.net <bennett.p@sbcglobal.net>; wgklasing@yahoo.com <wgklasing@yahoo.com>; julie.k.yancy@gmail.com <julie.k.yancy@gmail.com>; Johnsyancy@gmail.com <Johnsyancy@gmail.com>; treemvr@hotmail.com <treemvr@hotmail.com>; lkslates@gmail.com <lkslates@gmail.com>; mbkayle@gmail.com <mbkayle@gmail.com>; ronnycarroll@yahoo.com <ronnycarroll@yahoo.com>; stevepatterson1949@gmail.com <stevepatterson1949@gmail.com>; esp78028@gmail.com <esp78028@gmail.com>; dlindbeck@hotmail.com <dlindbeck@hotmail.com>; ajdamore@hotmail.com <ajdamore@hotmail.com>; brenda@cccsite.org <brenda@cccsite.org>; jnellis9@sbcglobal.net <jnellis9@sbcglobal.net>; blellis875@gmail.com <blellis875@gmail.com>; lmhfields@sbcglobal.net <lmhfields@sbcglobal.net>; lizabethross7@gmail.com <lizabethross7@gmail.com>; stboerne@flash.net <stboerne@flash.net>; vlgee007@gmail.com <vlgee007@gmail.com>

Subject: Re: FW: Keeble PD

Steve, I'm with you on all that you wrote.

I don't know how many of y'all did the math, but they are proposing over 1700 new residences. That will mean 5000+ new residents, or 1/5th of the present Kerrville population.
Moreover, all that will be shoved into a small corridor that isn't very conducive to handling that much population.
My main concern here is traffic - the road, as proposed, is going to create a traffic nightmare. It will be handling thousands of cars each day, and they realize the amount of traffic in that they're making it a 4 lane highway.
The way it's drawn now, it works well for the developers, but not the city. This makes zero sense for the location of an extension thoroughfare, since it isn't convenient (it will do little to nothing to alleviate traffic on River Hill), and the 1/2 mi jog required on 173 will lead to that becoming a huge headache. It's my belief that this road will end up causing more heartburn for us than any developments that they put in.

One quick question - if this is to be an extension of the Loop, wouldn't that be controlled by TXDOT? After all, 534 is a Texas road. If so, how much involvement does the city have, either in terms of planning or expenses? Also, would that mean taking the fight to a different entity (the state vs the city)? I do agree with Tony, we should loudly fight the city (or state) paying for a road which benefits the developers, and not the city which it is supposed to serve. Now if the developers want to create entries off of 16 and 173, with no through access, that would seem to remove many of the potential traffic issues, but of course would not provide the desired "extension".

On 5/11/2022 2:24 PM, Bette Paese wrote:

Sent from [Mail](#) for Windows

From: tlcaldwell47@gmail.com

Sent: Wednesday, May 11, 2022 11:02 AM

To: 'Steve Wilson'; 'Anton J Macaitis'

Cc: tmweatherly@gmail.com; sgarred@gmail.com; msmranch@gmail.com; mamranch@gmail.com; kendall_st@yahoo.com; jrosier99@yahoo.com; marianwilson@austin.rr.com; cindy.fort@gmail.com; Batterup86@gmail.com; Ltlizard59@gmail.com; wilkmat@stx.rr.com; dormat@stx.rr.com; markrubel@yahoo.com; manonrubel@yahoo.com; sturner@pbearmor.com; kimberhoads@yahoo.com; sarahg243@gmail.com; fgonza3960@aol.com; amylalonso@icloud.com; galonso@sbcglobal.net; jimettetmcinnerney@yahoo.com; paul.weathersby@sbcglobal.net; greenedevine@msn.com; dgdg0711@gmail.com; besslnorth@gmail.com; txlonghorn71@gmail.com; r.leewright@att.net; glennand@aol.com; letaand@aol.com; bennett.p@sbcglobal.net; BETTEPAESE@yahoo.com; wgklasing@yahoo.com; julie.k.yancy@gmail.com; Johnsyancy@gmail.com; treemvr@hotmail.com; lkslates@gmail.com; mbkayle@gmail.com; ronnycarroll@yahoo.com; stevepatterson1949@gmail.com; esp78028@gmail.com; dlindbeck@hotmail.com; ajdamore@hotmail.com; brenda@cccsite.org; jnellis9@sbcglobal.net; blellis875@gmail.com; lmhfields@sbcglobal.net; lizabethross7@gmail.com; stboerne@flash.net; vlgge007@gmail.com

Subject: RE: Keeble PD

Great Points Steve –

I do hope someone who know more about all these issues than I approaches Comanche Trace. It is vital to maintain the integrity of our beautiful community.

I do not know who to reach out to, but please, I hope someone or several someones move forward and do it now . . .

Thank you whomever you are . . . Please.

Toni

Toni Caldwell

REALTY EXECUTIVES KERRVILLE
512 Sidney Baker, Ste. 120
Kerrville, TX 78028
Office: 830-315-2000
Fax: 830-315-2001
Cell: 361-232-1541
e-mail: tlcaldwell47@gmail.com
<http://www.usamls.net/tonisellskerrville>

From: Steve Wilson <stevewilson2004@hotmail.com>

Sent: Tuesday, May 10, 2022 8:51 PM

To: Anton J Macaitis <cynabarcyn@msn.com>

Cc: tmweatherly@gmail.com; sgarred@gmail.com; msmranch@gmail.com; mamranch@gmail.com; kendall_st@yahoo.com; jrosier99@yahoo.com; marianwilson@austin.rr.com; cindy.fort@gmail.com; Batterup86@gmail.com; Ltlizard59@gmail.com; wilkmat@stx.rr.com; dormat@stx.rr.com; markrubel@yahoo.com; manonrubel@yahoo.com; sturner@pbearmor.com; kimberhoads@yahoo.com; sarahg243@gmail.com; fgonza3960@aol.com; amylalonso@icloud.com; galonso@sbcglobal.net; tlcaldwell47@gmail.com; jimwcaldwell42@gmail.com; jimtemcinnerney@yahoo.com; paul.weathersby@sbcglobal.net; greenedevine@msn.com; dgdg0711@gmail.com; besslnorth@gmail.com; txlonghorn71@gmail.com; r.leewright@att.net; glennand@aol.com; letaand@aol.com; bennett.p@sbcglobal.net; BETTEPAESE@yahoo.com; wgklasing@yahoo.com; julie.k.yancy@gmail.com; Johnsyancy@gmail.com; treemvr@hotmail.com; lkslates@gmail.com; mbkayle@gmail.com; ronnycarroll@yahoo.com; stevepatterson1949@gmail.com; esp78028@gmail.com; dlindbeck@hotmail.com; ajdamore@hotmail.com; brenda@cccsite.org; jnellis9@sbcglobal.net; blellis875@gmail.com; lmhfields@sbcglobal.net; lizabethross7@gmail.com; stboerne@flash.net; vlgee007@gmail.com

Subject: Re: Keeble PD

Hi all,

I spent some time going over the Keeble PD and found myself doing a lot of highlighting setbacks, building heights, attached and unattached structures, parking allowances, population density, etc that stood out.

Eventually those items collectively began to gel into a larger picture that generated bigger questions that as a Comanche Trace home owner I'd like to know the answers to.

1. Why does Keebler have all these exceptions to Kerrville code requirements? Are we to assume Kerrville has no intention of providing city services (and receive the taxes to do so)? If Keebler is going to be incorporated into the city why not apply standards today?
2. I want to know if this effort is being discussed with the new owners of Comanche Trace.
 - a. Are they coordinating for mutual benefit?
 - b. Does Comanche Trace plan to offer access to amenities including the golf courses to future residents of the new subdivision?
 - c. Are Comanche Trace homeowners represented in this / how?
3. I believe the population density, building setbacks and other alterations to City code will have an adverse effect on CT property values.
4. The layout of the Arterial Roadway between Bandera and Medina Highways is grossly misplaced.
 - a. I understand Kerrville has long had a desire to extend the 534 Loop.
 - b. If this "Arterial Roadway" is seen as a solution for that, it will clearly generate a lot of traffic having nothing to do with a subdivision.
 - c. That begs the question of who will wind up owning and having to pay for that cut-through?
 - d. If it's the city, then apply City traffic construction codes now.
 - e. I haven't been here long enough to know anything about extending Loop 534 but it ought

to be platted somewhere.

Sorry, I know this isn't well researched nor written, but I sure hope SOMEONE from Comanche Trace management and its existing homeowners are interfacing with the city and project developers.

Steve & Marian Wilson

On May 10, 2022, at 4:04 PM, Anton J Macaitis <cynabarcyn@msn.com> wrote:

Above is the packet if you having trouble finding it.

Tony Macaitis

Sent From my iPad

From: Anton J Macaitis <cynabarcyn@msn.com>

Sent: Tuesday, May 10, 2022 3:44:16 PM

To: Anton J Macaitis <cynabarcyn@msn.com>

Subject: Keeble PD

I believe this is the packet above. Can you see if it works and distribute it?

Tony Macaitis

Sent From my iPad

<Kerrville_Keeble_PD___Exhibits1_050622.pdf>

From: [Ted Oneal](#)
To: [Drew Paxton](#)
Cc: [Julie Rhodes](#)
Subject: RE: Notice of Public Hearing item--Case PZ-2022-15 Bandera Highway
Date: Monday, May 2, 2022 1:32:53 PM

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I received your latest notice on Case PZ-2022-19 from R-1 to a planned development district and I renew my objections based on the reasons set forth below and from my prior objection. Thank you Ted ONeal

From: Drew Paxton <Drew.Paxton@kerrvilletx.gov>
Sent: Tuesday, March 29, 2022 11:41 AM
To: Ted Oneal <toneal@medgrp.com>
Cc: Julie Rhodes <julie@julierhodesinteriors.com>
Subject: RE: Notice of Public Hearing item--Case PZ-2022-15 Bandera Highway

I will include your email in the Planning and Zoning Commission agenda packet.

The request is for annexation and AG zoning with the AG zoning as a placeholder. The applicant has indicated their full intent to submit an application for zoning directly related to their master plan for the development at a future date. Without a secondary zoning request, the development would be limited by the AG zoning district regulations.

As with any TxDOT road, any access point is required to be reviewed and approved by TxDOT, the arterial road planned on the thoroughfare plan, through this development included.

Let me know if you have any further questions.

Best regards,
Drew

From: Ted Oneal <toneal@medgrp.com>
Sent: Tuesday, March 29, 2022 11:02 AM
To: Drew Paxton <Drew.Paxton@kerrvilletx.gov>
Cc: Julie Rhodes <julie@julierhodesinteriors.com>
Subject: Notice of Public Hearing item--Case PZ-2022-15 Bandera Highway

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Drew. My name is Ted ONeal and we own the home at 2577 Bandera Highway in Kerrville. I tried to call earlier but you were not available. I received the Notice of Public Hearing for Case PZ-2022-15. We oppose any action with this property for the following reasons. I note as an aside that this notice suggests that the property in question (which is almost directly across

Bandera Highway from my property) is proposed to be annexed to the City for an AG Agriculture District classification which does not necessarily comport with my understanding of what is going on. My understanding of this is that the annexation and change is part of a process to have this approved as a residential housing development, which I oppose and frankly I oppose any change from its current classification and use. Please correct me if I am wrong. Bandera highway in front of our property is a very dangerous road with a lot of traffic currently and numerous parties seeking ingress and egress from their properties and the State Park nearby. As you know, recently the speed limit was reduced from 55 to 50 right in this location because there is recognition of the current congestion and the fact the road curves and changes grade in the area plus or minus one mile from the area in question making it difficult to enter traffic out of our driveway and very dangerous to ride a bike on the shoulder down to the State Park just down the road. Part of the attraction to our property has always been access to the State Park and bike trail system which can be accessed at the State park but which requires riding on Bandera Highway to get to the State Park. With a young daughter I am very concerned about the already increased traffic in the area from the continued development of Comanche Trace, the State Park, and more traffic in general in the region. If development were permitted on this subject property (which I understand to be proposed to be a large number of residential units or homes) and any ingress/egress were permitted on bandera highway, it would exacerbate a traffic nightmare right in front of our property and add to the danger and congestion beyond an acceptable level where there are already a variety of factors creating danger. We have owned this property since approximately 2005/2006 and seen the growth in the area, which we understand. But this particular road and specifically this location is very dangerous already with the increased traffic and the pedestrians and cyclists on this road in proximity to the State park and a residential development of the subject property with such ingress and egress would result in an increase in deaths and significantly diminish the quality of life and the property values of those living in the area. The tract in question is oddly shaped and quite frankly does not possess sufficient frontage to distribute any significant amount of traffic onto any highway, let alone an already congested one with grade changes and limited visibility. Feel free to email me if you would like to discuss further as I am happy to call you. Thank you. Ted ONeal.

DISCLAIMER: This email (plus any attachments) is a public record of the City of Kerrville and is subject to public disclosure under the Texas Public Information Act. This email is also subject to the State Retention Schedule.



May 12, 2022

P&Z Chairman, Mike Sigerman

P&Z Committee Members, Kevin Bernhard, Abram Bueche, Jeff Harris, John Lipscomb, Tabor McMillan, and Clifford Tuttle

Re: The proposed development on the Keeble Property (approximately 485 acres) located between Comanche Trace and the City Park off Highway 16 & 173

Dear P&Z Chair & Committee Members,

Recently, our new owner, Steven Held and I met with the three partners of Triple Root Development and reviewed their proposed Development Plan on the Keeble Property. This is a beautiful piece of property, located between two highly desirable communities, Comanche Trace and Riverhill. They are looking for our support and shared their rough land planning. Their presentation and illustrations of stock photos were attractive.

The conceptual plan they are presenting (which was shared with us) does not show actual lots, instead it indicates there are 1700 units on the 485 acres, which equals 3 ½ lots per acre. This should be amended for less density through working with the city, but you can clearly see there is a big difference between neighboring communities. To give a comparison, Comanche Trace consists of 1300 acres with 1300 homesites

Comanche Trace has about 30% of open space throughout the Development. As a Developer for many decades, it is concerning when you see high density that does not illustrate a real land plan to actual lot sizes. By looking at all of their stock photos, I do not believe this is what the end product/result will be.

It is a fiduciary requirement by the city to require a land plan that clearly indicates the lots, space and percentages, and verify if it meets with the clear descriptions of P&Z, City of Kerrville and the 2050 Plan.

- *Promotes a harmonious relationship between land uses, which promotes and protects the aesthetic quality of landscaping and enhances the value of land and buildings.* - I do not think 1700 units is going to increase land values.
- *To outline the appropriate density controls which will encourage proper population and structural density.* -This is not happening.
- *Avoid undo concentration of population.* -This not happening either.

o. (830) 895-8505

f. (830) 895-8506

www.comanchetrace.com/real-estate

ctrealty@comanchetrace.com

2801 Comanche Trace Dr., Kerrville, TX 78028

- *Discourage development patterns that create small or large undeveloped tract between developed areas between the City.*

The illustrations of the houses they provided are misleading because it gives a false impression of an open space with views, etc. Some of these homes will not fit the lots. Again, there is a fiduciary responsibility to make sure this type of project can be successful. I am not sure if they have done any projects in the United States, let alone in Texas and this is concerning. At this point, there are additional details needed in order to better understand what they are really going to do. Of course, all the pretty pictures and illustrations are nice, but they are lacking the devil in the details.

Since part of the project is in the City, I recommend this project for annexation so the City will be consistent with the entire land use.

It is a clear responsibility of P&Z and the City Council to make sure they are doing best by the existing Land Developers and Property Owners within the immediate area. I was told they are only going to put two lanes in instead of the four lanes that are required. Keep in mind, Holdsworth Drive was built with four lanes, not two. I think as a Developer, they have clearly represented they were going to put all the infrastructure in that was required and I think if something should fail with this Developer then you are stuck with two lanes when it really needs to be four lanes. If this happens, who is responsible for paying for this- the City, TX DOT? There may not be any funds available through TXDOT due to the traffic study that was done on the impact analysis and roadwork on 173 & 16. Also, it is my understanding that they are going to put their own lift station and sewer line in. I assume the City is going to require the Developer to do all their necessary funding and bonding to guarantee all those improvements because it puts an additional burden on even more areas off-site.

I highly recommend P&Z request a resume from the Developer that includes past projects they have done in Texas, where they were the actual owner(s) of those projects. Additional due diligence needs to be done, especially since this is a very large and long-term project. I would like to see our neighbor move along as well in a manner that is complimentary versus a detriment.

We look forward to continuing visits with the proposed Development/Developer, City Council, and P&Z. We appreciate your time and feedback.

Best Regards,



Trevor Hyde
President

From: [David Masley](#)
To: [Drew Paxton](#)
Subject: Zoning Change, 2550 Bandera Hwy (Case PZ-2022-19)
Date: Thursday, May 12, 2022 2:44:59 PM

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As property owners of
3544 La Cumbre Dr, Kerrville TX 78028,
we are in opposition of the proposed zoning change
“Zoning Change, 2550 Bandera Hwy (Case PZ-2022-19)” without further review.

There needs to be further review of the impact of this development on existing homeowners in Kerrville and on the traffic impact with the design under consideration with the new arterial road.

Also, any incentives to the developer should be considered in light of the new bond approved for construction of the new facility for our police department and other administrative offices so designated.

All growth requires stresses on our water, power, and any other resources whether it be natural habitat or human.

“Though the primary users of the Division are the property developer and their agents, the Division’s primary function is to protect the public’s interest in the development process.”

Thank you,
Anne and David Masley
3544 La Cumbre Dr.
Kerrville, TX 78028

From: tlcaldwell47@gmail.com
To: [Drew Paxton](#)
Subject: Zoning & Planning Committee - Keeble PD
Date: Thursday, May 12, 2022 3:35:15 PM

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Zoning & Planning Committee –

I 'm asking that the decision on this property be tabled until all of the information is made available to all parties.

Given the size of the development, the largest in Kerrville's history, that the planning commission defer a decision until we have had more time to discuss this development. There are too many unanswered questions. We also need to know the impact of this project and how it will affect the surrounding developments, the highways, traffic, etc. Much more is needed.

DO NOT APPROVE, BUT TALBE FOR A LATER DATE.

Regards.

Toni Caldwell
3537 La Cumbre Dr

From: [Sean Boerner](#)
To: [Planning Division](#)
Cc: [SEAN BOERNER](#); [Vicki Gee](#)
Subject: Case #: PZ-2022-019
Date: Thursday, May 12, 2022 11:07:41 AM

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning and Zoning Commission Members,

Thank you for this opportunity to present my wife's and my opinions concerning the development of the property adjacent to our house.

It seems that this commission may be making some decisions regarding this development at this meeting. Given that the developer is only now presenting his plan, it would only seem fair to allow us to examine it before making any decisions, especially considering that this has been described by the Kerr County Lead as the "largest, planned development in Kerrville's history". In addition, this development certainly doesn't seem to be consistent with the letter of the Zoning Code for the city of Kerrville, much less its spirit. For example, the development seems to violate the following sections of the zoning code:

- "(1) To promote a harmonious relationship between land uses which promotes and protects the aesthetic quality of the landscape and enhances the value of land and buildings;"
- "5 (b) Avoid undue concentration of population;"
- "(7) To provide for adequate open spaces for light, air, and livability;"

However, given that the planning commission might not defer the decision, here are our positions regarding the development of this property.

We clearly realize that this piece of property may be developed at some point in the future. However, we would request that it be developed in a manner that is consistent with the character of the area to minimize the adverse effects to our property values and those in Riverhill. Given that there are only 21 houses that border less than 10% of the boundary of this property, we think that this is a reasonable request.

1. We are clearly in favor of the property being annexed into the city of Kerrville as soon as possible.
2. If a thoroughfare is to be put in between highways 16 and 173, we are not in favor of the city contributing any money to this project until we have had a chance to review where it is and have had a chance to comment on it. Given the intense discussions over the bond issue for the new public safety complex; spending additional city resources to subsidize this particular developer to build this road doesn't seem like a viable way to go. It would be an example of local government putting its thumb on the scale to promote this special interest. We are definitely opposed to the city subsidizing this road.
3. We request that parks, open spaces, or other development that will not adversely affect the value of our property to be put adjacent to our property.
4. If housing is to be put adjacent to our property, we request that it be restricted to single story houses, offset at least 100 feet from the property line. In addition, we request a privacy fence that matches the current homes is put in place at the expense of the developer.

I will emphasize once again, that we realize that this property may be developed at some point. The

developer has already met with our neighbor, Mr. Macaitas in a good faith effort to move the project forward. While involving the other neighbors in this process may be frustrating to the developer, we do believe that finding a solution that meets all of our needs will lead to a better solution for all of us.

Thank you,

Sean Boerner & Victoria Gee

3708 La Cumbre Cir. E.

Kerrville, TX 78028

From: [Michael](#)
To: [Planning Division](#)
Subject: case PZ-2022-19
Date: Thursday, May 12, 2022 12:35:53 PM

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm writing in regards to the case above on today's agenda. I am very much opposed to this request. Some reasons why are stated below.

1. Growth. 1700 residences means ~5000 new residences. In a town of 25,000, that's a whole lot of growth - especially when added to the rapid growth that the city is already experiencing (such as the 47 houses under construction just in CT at this time). Growth is inevitable, but it needs to be handled in a fashion which makes sense for the city and it's current residences. At some point it becomes simply too much - we don't want our town to look like Houston, that's why most of us left where we used to live! Poorly planned growth is much worse than no growth.

1a. Consider also that this will mean more than just those residences, as there will sprout up many businesses to support them. Restaurants, gas stations, several new Whataburgers (<G>), strip centers - if they build it, they will come. This will add even more traffic\congestion to the mix.

2. Traffic. The south side of the river has minimal traffic infrastructure. Sidney Baker S is already overcrowded and terrible to navigate. Double the cars, and then what?
The new road that they will build will not serve the community well - it will do little to nothing to alleviate Riverhill cut-through traffic (for most it will be far longer to go around via the new road), and it is not viable as a legitimate extension for the loop, due to the 1/2 mi jog that will be required on 173. Eventually this will cause major traffic headaches both on 16 and 173, and addressing this later will be far more expensive to fix than doing so now.

3. The city already has places and infrastructure to handle new growth, provided that it is spread out across the city. Thompson is ideal for more apartments (look at the incredible success of The Landing, which was fully leased before they even opened), there's room off of the Loop, off 27 east, as well as (smaller) developments around the area currently proposed. However, to put all the eggs in one small basket, as this plan would do, will overwhelm the area. And of course, who will end up paying for all the needed infrastructure upgrades - as well as the school(s) that will be needed? Not the developers, but the taxpayers.

4. The developers are asking for quite a few variances for this development. There are reasons why these codes are on the books - why do we even have codes if we simply grant variances whenever some big name company requests them?

5. Finally, the whole character of the area will be obliterated. Presently it is rural, and the 2050 plan would not change that much,

with it's present usage designation for the area. Adding 1700 (mostly) high density units to the area will completely change the look and nature of this side of town, to where eventually we will look more like Junction Highway than the Hill Country.

If they wished to have smaller developments, more in the style of River Hill, with sections like Tuscan Village, I'd have no complaints. That wouldn't add another 5000 residents into the small area next door - but that's not what they're proposing.

I get that the commissioners have to look at how this development affects the whole town, not just the interests of one area or subdivision. However, I do not see that it will benefit anyone beyond the developers (who do not live here), their interest is in getting as much of benefit to them as possible, with as little expense as possible.

Michael Paese
2873 Rock Barn
Kerrville

From: [Lois Fields](#)
To: [Planning Division](#)
Subject: Case PZ-2022-19
Date: Thursday, May 12, 2022 12:58:28 PM

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Drew Paxton,

Re: Mega development of Keeble property adjacent to Comanche Trace.

We are very much against the development of this beautiful ranch land to a high density residential subdivision. 1739 residential units on 474 acres works out to average 4 residential units per acre. Wow! We moved here from Dallas to enjoy the beauty of Kerrville and the Hill Country and to get out of traffic and enjoy the slower pace of life. This development is not a good fit for our city and it will destroy the essence we love about this city. The traffic situation will be a huge problem off Loop 534 over the Guadalupe River to Bandera Hiway, plus water, schools, grocery stores, etc. This development appears to be made for the outskirts of a large city like SA or Austin not Kerrville. Please don't destroy our beautiful hill country town. Thank you for letting us give our opinion. Al and Lois Fields. 3601 LaCumbre, Kerrville. 972-948-3051.

Sent from my iPhone
Lois Fields

From: [Brad Fields](#)
To: [Planning Division](#)
Subject: Case PZ-2022-19
Date: Thursday, May 12, 2022 4:25:56 PM

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Drew Paxton,

I'm writing you in regards to the proposed large development of the Keeble property adjacent to Comanche Trace.

We are very much against the development of this beautiful ranch land to a high density residential subdivision. The 1739 residential units on 480 acres works out to average about 4 residential units per acre. We came here from the DFW area to enjoy the beauty of Kerrville and the Hill Country and to get out of the traffic to enjoy the peace and quiet. This development is not a good fit for our city and it will take away what we love about the area. The proposed four lane road will make the traffic situation worse. Plus there will be a huge problem off Loop 534 over the Guadalupe River to Bandera Highway, plus water, schools, stores, and more. This development looks to be made for the suburbs of large cities like San Antonio or Houston, not our town of Kerrville. Please don't destroy our beautiful hill country town with this development.

Thank you for your time.

Regards,

Brad Fields

Sent from [Mail](#) for Windows

From: [Bette Paese](#)
To: [Planning Division](#)
Subject: Planning and Zoning Commission Case PZ-2022-19
Date: Thursday, May 12, 2022 1:32:15 PM

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Regarding the following:
Case PZ-2022-19

I received a letter from the Development Services Department (signed by Drew Paxton, Planning Director) because I am a homeowner within 200 feet of the subject property. I plan on attending the meeting on 5/12/22, in order to learn more about this proposed action. To date, we have only received minimal information about this proposal. The only information we received was at the 3/24/22 P&Z meeting. We asked at that meeting to please have further details provided to us prior to the meeting that is scheduled for tonight (5/12/22) and that has not happened. So, at this point we do not have enough information to even voice an intelligent opinion on this matter. I am requesting that complete information provided at the meeting this evening and that a future date be set to discuss this request further. We need the additional time to review the request in order to provide appropriate feedback.

Action requested: **DELAY THE VOTE.**

I am strongly requesting that a decision on this item NOT be made at the meeting today (5/12/22).

Thank you for your consideration,
Bette Paese
3561 La Cumbre
Kerrville, TX 78028

Sent from [Mail](#) for Windows

From: [Steve Patterson](#)
To: [Planning Division](#)
Cc: [Cindy Fort](#); [Anton Macaitis](#); [Steve Wilson](#)
Subject: Case # PZ-2022-19
Date: Thursday, May 12, 2022 3:11:10 PM

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am opposed to the proposed development standards for the Keeble Property. I object to the exceptions noted in Section II. B. This appears to allow short term rentals at the property owner's discretion. Kerrville has yet to define standards for such rentals and this exception would appear to permit the uncontrolled expansion of such properties in the subject property. This type of property use is not compatible with single family residential areas and significant abuses of such property have recently been reported in the news. Again, I oppose the proposed development standards.

Steve Patterson
3584 La Cumbre Drive
Kerrville, TX. 78028

Sent from my iPhone



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



SUBJECT: Elect Planning & Zoning Commission Vice Chair

AGENDA DATE OF: June 2, 2022

**DATE
SUBMITTED:**

SUBMITTED BY: Steve Melander

EXHIBITS:

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Elect Vice Chair