



PLANNING AND ZONING COMMISSION AGENDA
OCTOBER 6, 2022, 4:00 PM
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS



Planning and Zoning Commission

1 MINUTES

- 1.A. [Approval of Meeting Minutes from September 1, 2022 regular meeting.](#)

Attachments:

[PZ Minutes_20220901_draft.pdf](#)

2 CONSIDERATION AND FINAL ACTION

- 2.A. [A replat of Peterson Regional Medical Center, Lot 1-R, Block 1, being 30.63 acres comprised of a 23.85 acre tract designated as "Lot 1-R", Block 1 of the Peterson Regional Medical Center, a subdivision of Kerr County, Texas according to the plat recorded in Volume 8, Page 69, Plat Records of Kerr County, being a replat of a portion of a plat recorded in Volume 7, Page 348, Plat Records of Kerr County, Texas, and 6.78 acres out of a 157,291 acre tract according to deed in File No. 09-7631, Official Public Record, Kerr County, Texas. \(Case 2022-049\)](#)

Attachments:

[2022-049_Updated Final Plat_2022.09.28.pdf](#)

- 2.B. [A final plat of Lot 2-A, The Sieker Addition, a replat of part of Lot 2, The Sieker Addition, a subdivision containing 1.06 acres of land, more or less, out of James H. Cocke Survey No. 144, Abstract No. 95, in the City of Kerrville, Kerr County, Texas; part of Lot 2 of The Sieker Addition, a subdivision of Kerr County according to the Plat of Record in Volume 5 at Page 265 of the Plat Records of Kerr County, Texas. \(Case 2022-065\)](#)

Attachments:

[2022-065_Proposed Plat.pdf](#)

3 PUBLIC HEARING, CONSIDERATION & ACTION

- 3.A. A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 13, Block 1, Riverhill Las Casitas; and more commonly known as 220 Riverhill Club Ln E #13, Kerrville, TX 78028. (Case No. PZ-2022-47)
Attachments:
[PZ-2022-47-LocationMap.pdf](#)
[PZ-2022-47_Site Plan with Parking_2 bed with 3 parking.pdf](#)
[PZ-2022-47_opposed_Sullivan.pdf](#)
- 3.B. A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 14, Block 1, Riverhill Las Casitas; and more commonly known as 220 Riverhill Club Ln E #14, Kerrville, TX 78028. (Case No. PZ-2022-48)
Attachments:
[PZ-2022-48-LocationMap.pdf](#)
[PZ-2022-48_Site Plan with Parking_3 bed with 4 parking.pdf](#)
[PZ-2022-48_opposed_Sullivan.pdf](#)
- 3.C. A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 9, Block 1, Riverhill Las Casitas; and more commonly known as 220 Riverhill Club Ln E #9, Kerrville, TX 78028. (Case No. PZ-2022-49)
Attachments:
[PZ-2022-49-LocationMap.pdf](#)
[PZ-2022-49_Site Plan with Parking_2 bed with 3 parking.pdf](#)
[PZ-2022-49_opposed_Sullivan.pdf](#)
- 3.D. A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 5, Block 1, Riverhill Las Casitas; and more commonly known as 220 Riverhill Club Ln E #5, Kerrville, TX 78028. (Case No. PZ-2022-50)
Attachments:
[PZ-2022-50-LocationMap.pdf](#)
[PZ-2022-50_Site Plan with Parking_2 bed with 3 parking.pdf](#)
- 3.E. A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 1, Block 1, Riverhill TH; and more commonly known as 503 Oakland Hills Ln E, Kerrville, TX 78028. (Case No. PZ-2022-55)
Attachments:
[PZ-2022-55-LocationMap.pdf](#)
[PZ-2022-55_Site Plan with Parking_3 bed with 4 parking.pdf](#)
- 3.F. A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 7, Block 1, Riverside; and more commonly known as 339 Guadalupe St S, Kerrville, TX

78028. (Case No. PZ-2022-57)

Attachments:

[PZ-2022-57-LocationMap.pdf](#)

[PZ-2022-57_Site Plan with Parking_2 bed with 4 parking.pdf](#)

- 3.G. A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 13, Block 3, MESA PARK; and more commonly known as 2324 Trails End Ln N, Kerrville, TX 78028. (Case No. PZ-2022-58)

Attachments:

[PZ-2022-58-LocationMap.pdf](#)

[PZ-2022-58_Site Plan with Parking_3 bed with 4 parking.pdf](#)

[PZ-2022-58_Uttrich_in favor.pdf](#)

[PZ-2022-58_Wilson_opposed.pdf](#)

[PZ-2022-58_Calmes_opposed.pdf](#)

- 3.H. A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 3 and part of Lot 4, Block 3, Hazy Hills Addition; and more commonly known as 800 Lake Dr N, Kerrville, TX 78028. (Case No. PZ-2022-59)

Attachments:

[PZ-2022-59-LocationMap.pdf](#)

[PZ-2022-59_Site Plan with Parking_3 bed with 4 parking.pdf](#)

4 STAFF REPORT

5 EXECUTIVE SESSION

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

6 ADJOURNMENT



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



SUBJECT: Approval of Meeting Minutes from September 1, 2022 regular meeting.

AGENDA DATE OF: October 6, 2022

**DATE
SUBMITTED:**

SUBMITTED BY: Steve Melander

EXHIBITS: [PZ Minutes_20220901_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
SEPTEMBER 1, 2022**

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

Jeff Harris

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander
Mike Hayes
Guillermo Garcia
Michael Hornes
Megan Folkerts

CALL TO ORDER

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

1) MINUTES

1.A Approval of Meeting Minutes from August 4, 2022 regular meeting.

PZ Minutes_20220804_draft.pdf

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

2) CONSIDERATION AND FINAL ACTION

No items for Consideration and Final Action on this agenda.

3) PUBLIC HEARING, CONSIDERATION & ACTION

3.A A request for a sign variance in accordance with Chapter 92, "Signs," Section 92-14, "Variances," of the City of Kerrville Code of Ordinances for Lot 5, Block 24, Brown Addition; and more commonly known as 715 Water Street. (Case No. 2022-047)

2022-047_Sign Renderings.pdf

2022-047-LocationMap.pdf

Drew Paxton presented the case.

Meredith Tilley was called to speak.

Drew Paxton was called to clarify the request.

Open public hearing.

William Rector was called to speak.

Lyndia Rector was called to speak.

Close public hearing.

Mike Sigerman was called to speak.

Michael Hornes was called to speak.

Kevin Bernhard moved to approve the sign variance; Tabor McMillan seconded the motion, and the motion carried 6-0.

3.B A resolution to allow a Conditional Use Permit for a short term rental on Lot 4-A, Block 1, Fair Oaks; and more commonly known as 1602 Quinlan Creek Dr N, Kerrville, TX 78028. (Case No. PZ-2022-39)

PZ-2022-39-LocationMap.pdf

PZ-2022-39-site plan with parking.pdf

PZ-2022-39_Myers_opposed.pdf

Drew Paxton presented the case.

Terri Cody was called to speak.

Open public hearing.

Nikki Caines was called to speak.

Mary Ann Meyers was called to speak.

Terri Cody was called to speak.

Close public hearing.

David Lipscomb was called to speak.

Mike Sigerman was called to speak.

David Lipscomb moved to approve the resolution with a condition to limit the STR to the guest house only; Cliff Tuttle seconded the motion, and the motion carried 4-2. Mike Sigerman and Abram Bueche opposed.

3.C A resolution to allow a Conditional Use Permit for a short term rental on 1.373 acres out of the Martinez Survey No. 124, Abstract 247; and more commonly known as 2101 Arcadia Loop S, Kerrville, TX 78028. (Case No. PZ-2022-40)

PZ-2022-40-LocationMap.pdf

PZ-2022-40-outdoor_parking plan_2101 arcadia loop_20220721.pdf

PZ-2022-40-ground floor_parking plan_2101 arcadia loop_20220721.pdf

Drew Paxton presented the case.

Tim Buck was called to speak.

Open public hearing.

Jack Hampton was called to speak.

Close public hearing.

Kevin Bernhard was called to speak.

Abram Bueche was called to speak.

Tabor McMillan was called to speak.

Mike Sigerman was called to speak.

Tabor McMillan moved to approve the resolution; Kevin Bernhard seconded the motion, and the motion carried 4-2. Cliff Tuttle and Abram Bueche opposed.

3.D A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 10, Block A, Motley Hills; and more commonly known as 1701 Deer Trl N, Kerrville, TX 78028. (Case No. PZ-2022-41)

PZ-2022-41-LocationMap.pdf

PZ-2022-41_site plan with parking.pdf

Drew Paxton presented the case.

Niki Parks was called to speak.

Open public hearing.

Tommy Brock was called to speak.

Sharon Davis was called to speak.

Kim McKnight was called to speak.

Niki Parks was called to speak.

Amy Whittenbach was called to speak.

Close public hearing.

David Lipscomb was called to speak.

Mike Sigerman was called to speak.

Kevin Bernhard moved to approve the resolution; Abram Bueche seconded the motion, and the motion failed 3-3. Mike Sigerman, Cliff Tuttle and David Lipscomb opposed. Case will need to be appealed to City Council.

3.E A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 5 Colonial Manor 2; and more commonly known as 1425 Lois St N, Kerrville, TX 78028. (Case No. PZ-2022-42)

PZ-2022-42-LocationMap.pdf

PZ-2022-42-Site Plan with Parking.pdf

PZ-2022-42_Kirklen_opposed.pdf

Drew Paxton presented the case.

Matthew Sletten was called to speak.

Open public hearing.

Close public hearing.

David Lipscomb was called to speak.

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

3.F A resolution to allow a Conditional Use Permit for a Short term rental on Lot 6, Block 3, College Hills; and more commonly known as 2234 San Jacinto Dr N, Kerrville, TX 78028. (Case No. PZ-2022-44)

PZ-2022-44-LocationMap.pdf

PZ-2022-44_Site Plan with Parking_2234 San Jacinto Dr.pdf

This case was withdrawn by the applicant. No action taken.

3.G A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 27, Block 33 Schreiner; and more commonly known as 130 Loop 13 S, Kerrville, TX 78028. (Case No. PZ-2022-45)

PZ-2022-45-LocationMap.pdf

PZ-2022-45_Off-Street Parking.pdf

PZ-2022-45_Golden_opposed.pdf

PZ-2022-45_Mohnke_opposed.pdf

PZ-2022-45_Perrin_in favor.pdf

Drew Paxton presented the case.

Margaret Harrod was called to speak.

Open public hearing.

Teresa Golden was called to speak.

Steve Mohrts was called to speak.

Jennifer Griffin was called to speak.

Close public hearing.

Mike Sigerman was called to speak.

David Lipscomb was called to speak.

Tabor McMillan moved to approve the resolution; Kevin Bernhard seconded the motion, and the motion carried 4-2. Cliff Tuttle and David Lipscomb opposed.

3.H A resolution to allow a Conditional Use Permit for a Short Term Rental on parts of Block 11, Lowry; and more commonly known as 309 Guadalupe St S, Kerrville, TX 78028. (Case No. PZ-2022-51)

PZ-2022-51-LocationMap.pdf

PZ-2022-51_Site Plan with Parking_309 Guadalupe St.pdf

Drew Paxton presented the case.

Larry Howard was called to speak.

Open public hearing.

Anna Ramirez was called to speak.

Close public hearing.

Mike Sigerman was called to speak.

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

3.I A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 6, Block 1, Riverside; and more commonly known as 337 Guadalupe St S, Kerrville, TX 78028. (Case No. PZ-2022-52)

PZ-2022-52-LocationMap.pdf

PZ-2022-52_Site Plan with Parking_337 Guadalupe St.pdf

Drew Paxton presented the case.

Larry Howard was called to speak.

Open public hearing.

Karen Sides was called to speak.

Close public hearing.

Mike Sigerman was called to speak.

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

3.J An ordinance to change the zoning from RE Residential Estate District to R-2 Medium Density Residential District on a 36.28 acre parcel being a portion of the Nathaniel Hoyt Survey No. 145, Abstract No. 178, being a portion of 168.47 acres according to the Special Warranty Deed with Vendor's Lien filed in Document No. 21-04751, Official Public Records of Kerr County, Texas; and more commonly known as 2601 Medina Hwy, Kerrville, TX 78028. (Case No. PZ-2022-43)

PZ-2022-43-LocationMap.pdf

Drew Paxton presented the case.

Jay Parker was called to speak.

Open public hearing.

Brady Lehmann was called to speak.

Tyler Campbell was called to speak.

Peggy McKay was called to speak.

Bill White was called to speak.

Natalie Madden was called to speak.

Darby Campbell was called to speak.

Doug Holmes was called to speak.

Close public hearing.

Kevin Bernhard was called to speak.

Mike Sigerman was called to speak.

Cliff Tuttle moved to approve the ordinance; David Lipscomb seconded the motion, and the motion carried 5-1. Abram Bueche opposed.

4) STAFF REPORT

Next P&Z meeting on October 6, 2022.

Drew Paxton announced upcoming potential training opportunities for Commissioners.

5) EXECUTIVE SESSION

None.

6) **ADJOURNMENT**

Meeting adjourned at 6:07pm.

Submitted by:

Steve Melander, Planning

Approved by:

Mike Sigerman, Chair

Approval date: _____



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



SUBJECT: A replat of Peterson Regional Medical Center, Lot 1-R, Block 1, being 30.63 acres comprised of a 23.85 acre tract designated as "Lot 1-R", Block 1 of the Peterson Regional Medical Center, a subdivision of Kerr County, Texas according to the plat recorded in Volume 8, Page 69, Plat Records of Kerr County, being a replat of a portion of a plat recorded in Volume 7, Page 348, Plat Records of Kerr County, Texas, and 6.78 acres out of a 157,291 acre tract according to deed in File No. 09-7631, Official Public Record, Kerr County, Texas. (Case 2022-049)

AGENDA DATE OF: October 6, 2022

DATE

SUBMITTED:

SUBMITTED BY: Steve Melander

EXHIBITS: [2022-049_Updated Final Plat_2022.09.28.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Peterson Regional Medical Center (PRMC) is expanding operations to include a new surgical facility and parking lot. A preliminary plat was previously approved by the Planning & Zoning Commission through Case 2022-002. Since the preliminary plat approval, PRMC has worked with Engineering on approval of site construction plans. Because there is a development agreement associated with the project between the City and PRMC, an improvement agreement is not required. The applicant has met all requirements for plat approval and recordation. Staff is recommending approval of the plat.

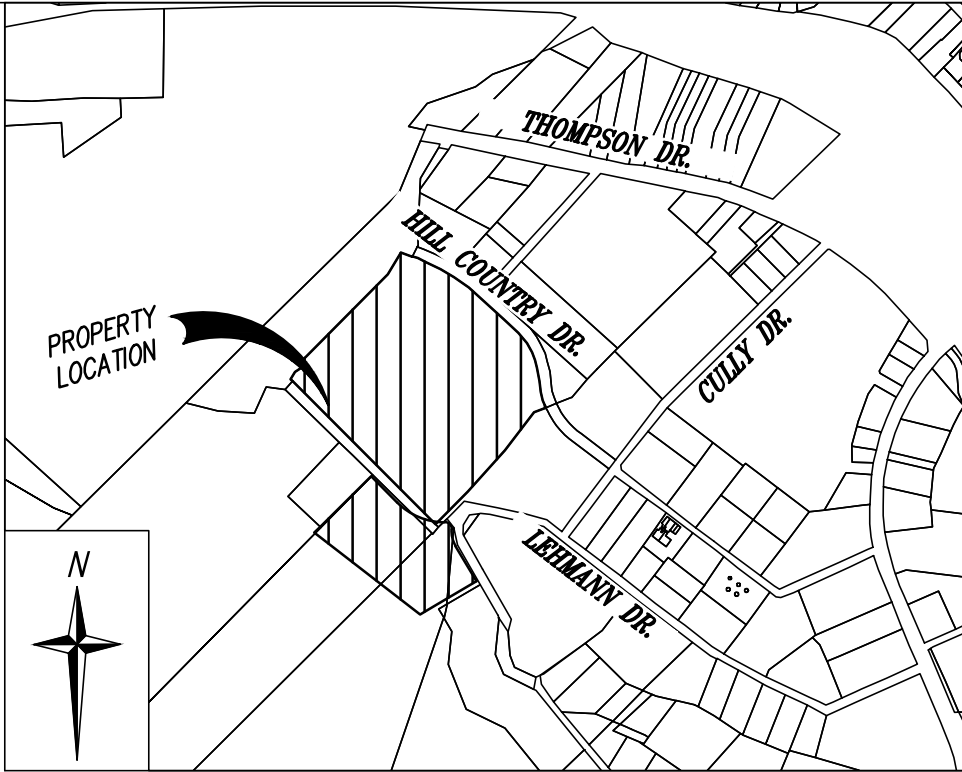
RECOMMENDED ACTION:

Approve the plat.

REPLAT OF PETERSON REGIONAL MEDICAL CENTER
LOT 1-R, BLOCK 1

BEING 30.63 ACRES COMPRISED OF 23.85 ACRE TRACT DESIGNATED AS "LOT 1-R", BLOCK 1 OF THE PETERSON REGIONAL MEDICAL CENTER, A SUBDIVISION OF KERR COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 69, PLAT RECORDS OF KERR COUNTY, BEING A REPLAT OF A PORTION OF A PLAT RECORDED IN VOLUME 7, PAGE 348, PLAT RECORDS OF KERR COUNTY, TEXAS, & 6.78 ACRES OUT OF A 157.291 ACRE TRACT ACCORDING TO DEED IN FILE NO. 09-7631, OFFICIAL PUBLIC RECORD, KERR COUNTY, TEXAS

CITY OF KERRVILLE PLAT FILE NO. 2022-049
TAX CERT. FILE NO. _____
FILE NO. _____



VICINITY MAP
1"=1000'
SOURCE: KERRVILLE GIS

STATE OF _____
COUNTY OF _____

IN ACCORDANCE WITH SEC. 82-33 (b) OF THE CODE ORDINANCE OF THE CITY OF KERRVILLE, TEXAS, AND IN CONSIDERATION OF THE APPROVAL OF "REPLAT OF LOT 1 BLOCK 4, PETERSON REGIONAL MEDICAL CENTER", PETERSON HEALTH DOES HEREBY WAIVE ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE ABOVE NAMED SUBDIVISION.

PETERSON HEALTH (JOE PISZCZOR)

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL NOTED.

DATED: _____, 2022

PETERSON HEALTH (JOE PISZCZOR)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE AND

DATED THIS ____ DAY OF _____, 2022

NOTARY PUBLIC IN AND FOR
THE STATE OF 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

I HEREBY CERTIFY THAT THE SUBDIVISION PLATED HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REDULATIONS OF KERRVILLE, TEXAS AND THAT IT IS EXISTING IN AN ACCEPTABLE MANNER AND IS CURRENTLY SERVED BY PUBLIC INFRASTRUCTURE.

DATED THIS THE ____ DAY OF _____, 2022.

KYLE BUROW, P.E., CITY ENGINEER
CITY OF KERRVILLE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE CITY MASTER GRID SYSTEM REGARDING STREET NAMES AND ADDRESSES ASSIGNED BY THE CITY OF KERRVILLE PLANNING DIVISION.

DATED THIS THE ____ DAY OF _____, 2022.

DREW PAXTON, DIRECTOR OF PLANNING & DEVELOPMENT
CITY OF KERRVILLE

* SURVEYOR'S CERTIFICATE *

I, GARY MAX BRANDENBURG, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY ON THE GROUND OF THE HEREON PLATTED LAND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KERRVILLE, TEXAS.

DATED THIS THE 28TH DAY OF SEPTEMBER 2022

GARY MAX BRANDENBURG, R.P.L.S.
REGISTRATION NO. 5164

STATE OF TEXAS ~
COUNTY OF KERR ~

FILED FOR RECORD ON THE ____ DAY OF _____, 20 ____ A.D.,
AT ____ O'CLOCK ____ M. RECORDED ON THIS ____ DAY OF _____
IN FILE NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.

JACKIE DOWDY, KERR COUNTY CLERK

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

LEGEND

- FOUND CORNER AS NOTED
- TO BE SET 5/8" STEEL ROD W/PLASTIC CAP STAMPED "WES #10194410"

(COURSE VALUE PER PLAT RECORDED IN VOL. 8 PG. 70 P.R.K.C.T.)
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS KERR COUNTY TEXAS
D.R.K.C.T. = DEED RECORDS KERR COUNTY TEXAS

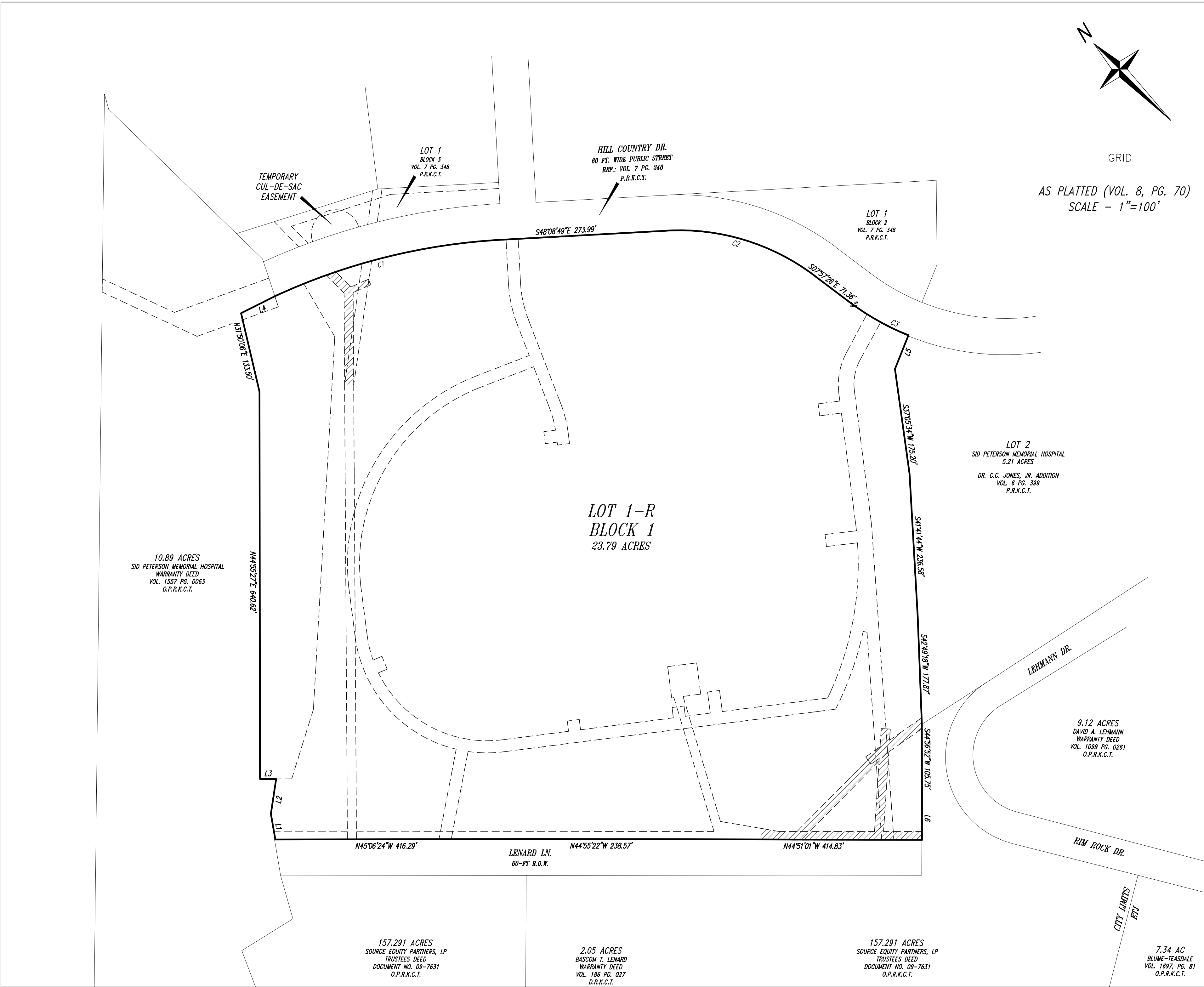
BOUNDARY LINE
CITY LIMIT LINE
ADJOINER LINES
EASEMENT LINES
TO BE VACATED BY
SEPARATE INSTRUMENT

Line Table		
Line #	Length	Direction
L1	43.08	N35°12'07"E
L2	58.20	N53°35'00"E
L3	26.68	N45°06'24"W
L4	62.46	S71°34'06"E
L5	60.11	S66°51'42"W
L6	85.64	S44°59'37"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	389.09	1028.30	21°40'46"	N58°59'18"W	386.77
C2	259.78	370.36	40°11'21"	N28°03'07"W	254.49
C3	113.93	430.00	15°10'52"	S15°32'51"E	113.60

* SURVEYORS NOTES *

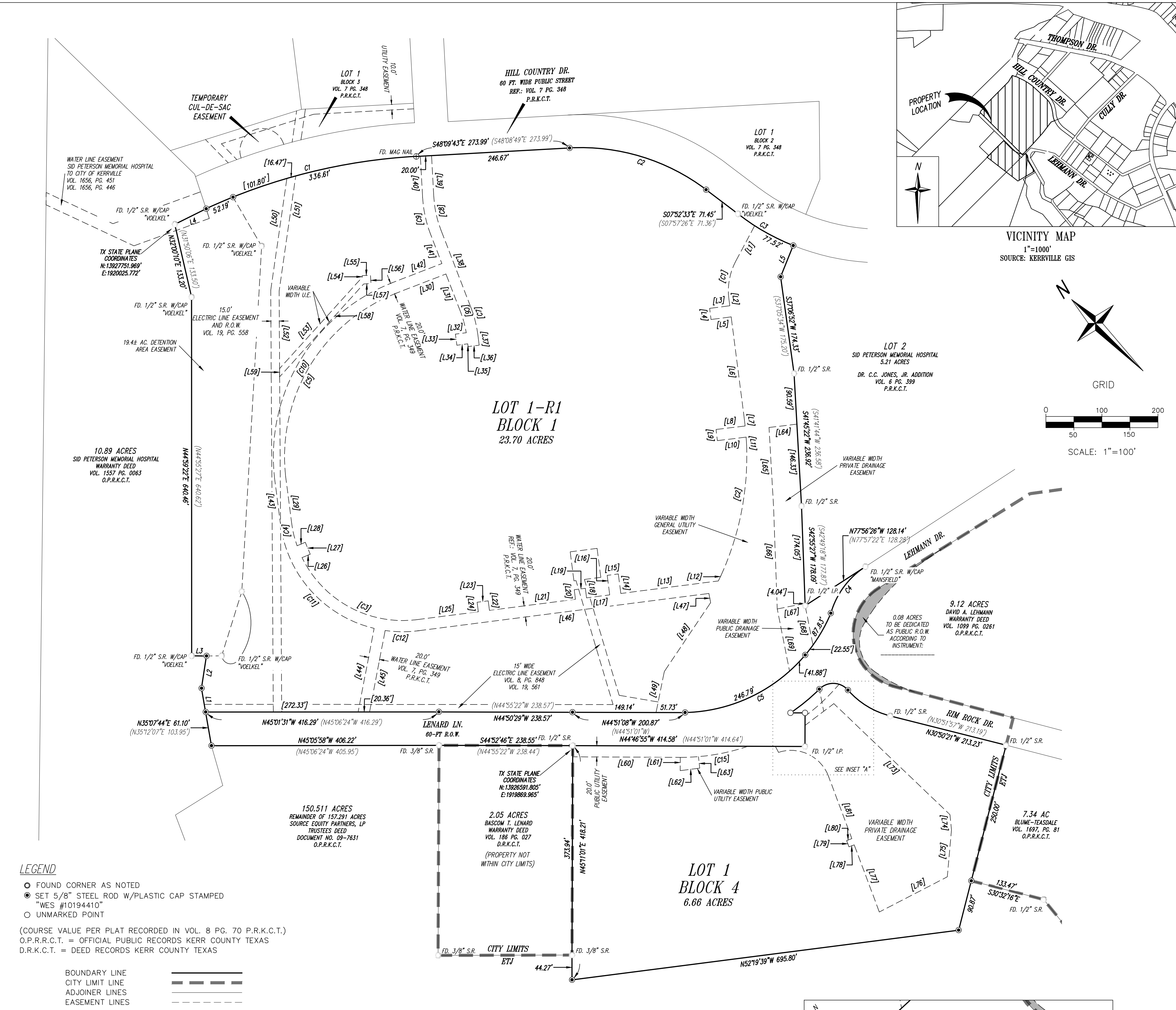
- THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED ON GNSS RTK OBSERVATIONS REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE REDUCED TO HORIZONTAL GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET.
- THIS SURVEY MEETS OR EXCEEDS TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS MINIMUM STANDARDS.
- WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, I.E. 1680.61' (1680.00').
- THIS PROPERTY LIES COMPLETELY WITHIN THE CITY OF KERRVILLE CITY LIMITS.
- 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.
- THE CURRENT ZONING FOR THIS PARCEL IS "PI" PUBLIC AND INSTITUTIONAL DISTRICT.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KERRVILLE ZONING CODE.
- BY GRAPHIC IDENTIFICATION THESE PARCELS DO NOT APPEAR TO BE LOCATED WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA REFERENCE FIRM PANEL 48265C0470F EFFECTIVE DATE 3/3/2011.
- THE PRELIMINARY PLAT FOR THIS PROPERTY WAS ADMINISTRATIVELY APPROVED DUE TO CANCELLATION OF CITY OF KERRVILLE PLANNING AND ZONING COMMISSION MEETING ON FEBRUARY 3, 2022. (CASE NO. 2022-002)



631 WATER STREET
KERRVILLE, TX 78028
830-217-7100
wellbornengineering.com
FIRM# 10194410
T.B.P.E.L.S.

WELLBORN
ENGINEERING &
SURVEYING

PROJECT: DAVID I-189
SCALE: 1"= 200'
FIELD: JSICM
DRAFTING: JSMBM
CHECKED: GMB
LAST FIELD VISIT: 08.25.2022
LAST DRAFT REVISION: 09.28.2022
SHEET NO. 1 of 2



LEGEND

- FOUND CORNER AS NOTED
- SET 5/8" STEEL ROD W/PLASTIC CAP STAMPED "WES #10194410"
- UNMARKED POINT

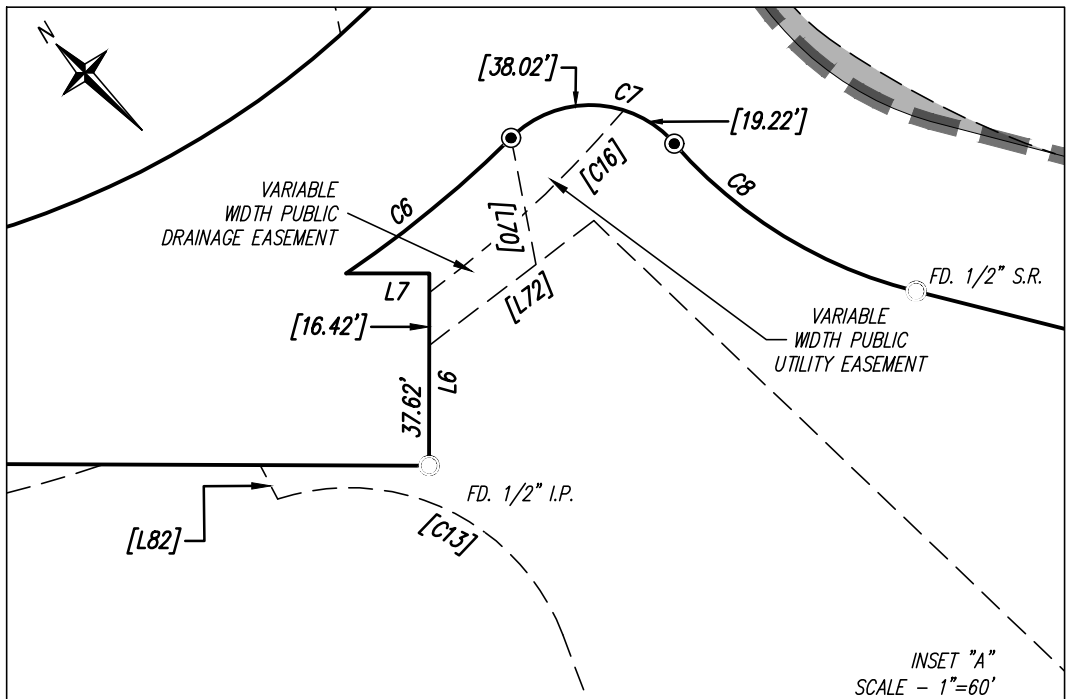
(COURSE VALUE PER PLAT RECORDED IN VOL. 8 PG. 70 P.R.K.C.T.)
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS KERR COUNTY TEXAS
D.R.K.C.T. = DEED RECORDS KERR COUNTY TEXAS

BOUNDARY LINE
CITY LIMIT LINE
ADJOINER LINES
EASEMENT LINES

Line Table				
Line #	Length	Direction	(Length)	(Direction)
L1	43.08	N35°17'00"E	(43.08)	(N35°12'07"E)
L2	58.20	N53°39'53"E	(58.20)	(N53°35'00"E)
L3	26.37	N44°22'02"W	(26.68)	(N44°22'02"W)
L4	62.51	S71°27'36"E	(62.46)	(S71°34'06"E)
L5	60.11	S66°56'35"W	(60.11)	(S66°51'42"W)
L6	60.02	N45°08'01"E		(N45°04'44"E)
L7	26.06	S44°51'08"E		

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C4	105.81	147.15	41°11'52"	S81°37'54"W	103.54
C5	332.83	290.00	65°45'31"	S79°17'08"E	314.87
C6	66.72	350.00	10°55'21"	S84°22'14"E	66.62
C7	57.25	35.00	93°43'02"	N42°58'23"W	51.08
C8	89.86	147.15	34°59'24"	N13°36'34"W	88.47

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	(Chord Direction) (Chord Length)
C1	388.80	1028.30	21°39'49"	S58°59'08"E	386.49	(S59°01'08"E) (386.81)
C2	260.07	370.36	40°13'58"	S28°00'21"E	254.76	(S28°03'07"E) (254.49)
C3	114.07	400.89	16°18'10"	S15°08'37"E	113.68	(S15°32'58"E) (113.60)



Easement Line Table		
Line #	Length	Direction
[L1]	71.98	S73°01'54"W
[L2]	12.62	S37°40'16"W
[L3]	36.22	N52°19'44"W
[L4]	20.00	S37°40'16"W
[L5]	36.22	S52°19'44"E
[L6]	185.87	S37°40'16"W
[L7]	10.44	S38°32'09"W
[L8]	52.34	N51°53'09"W
[L9]	20.00	S38°06'51"W
[L10]	51.67	S51°53'09"E
[L11]	14.10	S41°35'29"W
[L12]	11.37	S71°16'55"W
[L13]	175.49	N52°19'20"W
[L14]	35.18	N37°40'21"E
[L15]	20.00	N52°19'39"W
[L16]	35.17	S37°40'21"W
[L17]	41.69	N52°19'21"W
[L18]	17.09	N38°02'20"E
[L19]	20.00	N51°57'40"W
[L20]	17.21	S38°02'20"W

Easement Line Table		
Line #	Length	Direction
[L21]	154.72	N52°19'57"W
[L22]	17.09	N38°02'20"E
[L23]	20.00	N51°57'40"W
[L24]	17.21	S38°02'20"W
[L25]	112.32	N52°18'29"W
[L26]	15.82	S67°25'59"E
[L27]	22.94	N22°34'01"E
[L28]	15.92	N67°25'59"W
[L29]	85.42	S37°40'21"W
[L30]	94.39	N66°06'33"W
[L31]	72.93	S23°53'27"W
[L32]	19.58	N52°19'44"W
[L33]	20.00	S37°40'16"W
[L34]	19.61	S52°19'44"E
[L35]	5.00	S37°40'16"W
[L36]	20.00	S52°19'44"E
[L37]	18.65	N37°40'16"E
[L38]	149.25	N23°53'27"E
[L39]	73.60	S41°51'04"W
[L40]	73.59	N41°51'04"E

Easement Line Table		
Line #	Length	Direction
[L41]	56.32	N23°53'27"E
[L42]	94.39	S66°06'33"E
[L43]	85.54	N37°40'21"E
[L44]	151.85	N55°49'47"E
[L45]	148.02	S55°49'47"W
[L46]	524.66	S52°19'21"E
[L47]	16.60	S33°53'59"W
[L48]	148.29	S78°53'59"W
[L49]	74.60	S56°23'59"W
[L50]	201.48	S53°13'15"W
[L51]	207.15	N53°13'15"E
[L52]	138.65	S44°39'29"W
[L53]	219.66	N87°08'42"E
[L54]	2.95	N41°36'44"E
[L55]	15.00	S48°23'16"E
[L56]	15.00	S41°36'44"W
[L57]	13.00	N48°23'16"W
[L58]	223.56	S87°08'42"W
[L59]	14.80	N44°39'21"E
[L60]	192.06	N44°41'53"W

Easement Line Table		
Line #	Length	Direction
[L61]	23.66	S45°08'59"W
[L62]	35.09	S52°19'39"E
[L63]	20.62	N38°13'10"E
[L64]	50.10	N51°48'45"W
[L65]	142.70	N41°45'22"E
[L66]	181.56	N42°55'27"E
[L67]	50.64	N56°11'32"W
[L68]	71.59	N33°48'35"E
[L69]	113.11	N33°48'35"E
[L70]	40.28	N33°48'35"E
[L72]	64.43	N82°07'14"W
[L73]	286.86	N01°17'07"W
[L74]	27.58	N39°31'06"E
[L75]	83.85	N50°06'59"E
[L76]	136.55	S72°20'31"E
[L77]	127.84	S24°28'25"W
[L78]	10.00	S65°31'35"E
[L79]	12.00	S24°28'25"W

Easement Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
[C1]	69.12	112.00	35°21'38"	S55°21'05"W	68.03
[C2]	238.99	511.50	26°46'14"	N56°02'48"E	236.82
[C3]	246.96	200.00	70°44'54"	S16°21'06"E	231.56
[C4]	40.40	200.04	11°34'14"	S31°22'33"W	40.33
[C5]	411.35	313.37	75°12'32"	S76°11'02"W	382.44
[C6]	38.15	185.00	11°48'52"	N29°47'53"E	38.08
[C7]	49.30	205.00	13°46'49"	N30°46'51"E	49.19
[C8]	61.13	195.04	17°57'31"	S32°52'18"W	60.88
[C9]	67.40	215.04	17°57'31"	S32°52'18"W	67.12
[C10]	437.68	333.37	75°13'23"	S76°10'37"W	406.92
[C11]	263.98	220.04	68°44'20"	S2°48'14"W	248.43
[C12]	61.15	219.99	15°55'35"	S44°44'34"E	60.95
[C13]	108.79	71.49	87°11'27"	N19°35'10"W	98.60



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



SUBJECT: A final plat of Lot 2-A, The Sieker Addition, a replat of part of Lot 2, The Sieker Addition, a subdivision containing 1.06 acres of land, more or less, out of James H. Cocke Survey No. 144, Abstract No. 95, in the City of Kerrville, Kerr County, Texas; part of Lot 2 of The Sieker Addition, a subdivision of Kerr County according to the Plat of Record in Volume 5 at Page 265 of the Plat Records of Kerr County, Texas. (Case 2022-065)

AGENDA DATE OF: October 6, 2022

DATE

SUBMITTED:

SUBMITTED BY: Steve Melander

EXHIBITS: [2022-065_Proposed Plat.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

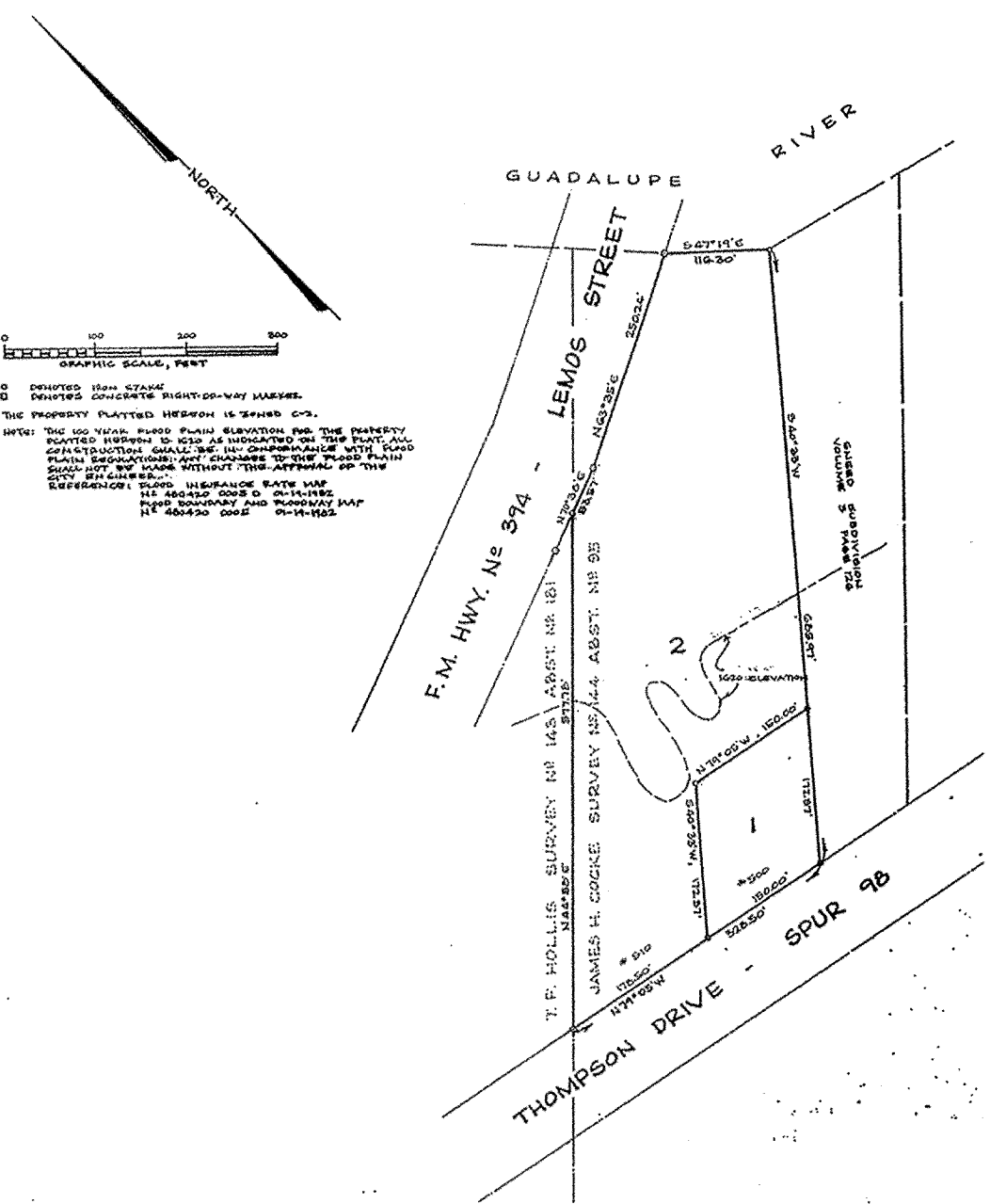
Action Item

SUMMARY STATEMENT:

The applicant is proposing to plat a property where a portion of the property was previously subdivided through a metes and bounds deed. The property is located in the floodway and there are outstanding questions regarding site access, available utilities, development within the floodway and fire suppression requirements for any proposed future development. Staff is still in the process of reviewing and will have a detailed analysis prior to the P&Z meeting. Additional information will be provided to P&Z prior to the meeting, including conditions of approval or specific reasoning for plat denial.

RECOMMENDED ACTION:

Subject to staff comments.



AS PLATTED
VOLUME 5 PAGE 265

I hereby certify that this subdivision plat meets the City Master Grid System regarding street names and addresses assigned by the City of Kerrville Planning Division.

Dated this _____ day of _____, 2022.

Drew Paxton, Director of Planning & Development

I hereby certify that the subdivision platted hereon has been found to comply with the Subdivision Regulations for Kerrville, Texas and that it has been approved for recording in the office of the Kerr County Clerk.

Dated this _____ day of _____, 2022.

Drew Paxton, Director of Planning & Development

In accordance with Sec. 82.33 (b) of the Code of Ordinances of the City of Kerrville, Texas, and in consideration of the approval of the Lot 2-A of the SIEKER Addition, Sylvia Sieker does hereby waive any and all claims for damages against the City of Kerrville, Kerr County, Texas, occasioned by the establishment of grades or that alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the above named subdivision.

Owner: Sylvia Sieker

Date

GENERAL NOTES

1. THIS PROPERTY IS LOCATED IN THE KERRVILLE INDEPENDENT SCHOOL DISTRICT.
2. THE LAND PLATTED HEREON IS LOCATED COMPLETELY IN FLOOD ZONE "AE"/FLOODWAY AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48265C0470F, DATED MARCH 3, 2011
3. THE RECTANGULAR COORDINATES SHOWN HEREON WERE CALCULATED USING THE CITY OF KERRVILLE COORDINATE SYSTEM. THESE COORDINATES ARE FOR THE CITY OF KERRVILLE MAPPING PURPOSES ONLY AND ARE NOT TO BE USED TO REPLACE MISSING CORNERS ON THE GROUND.
4. CITY OF KERRVILLE PLAT FILE NO. 22-_____

FILE NO.

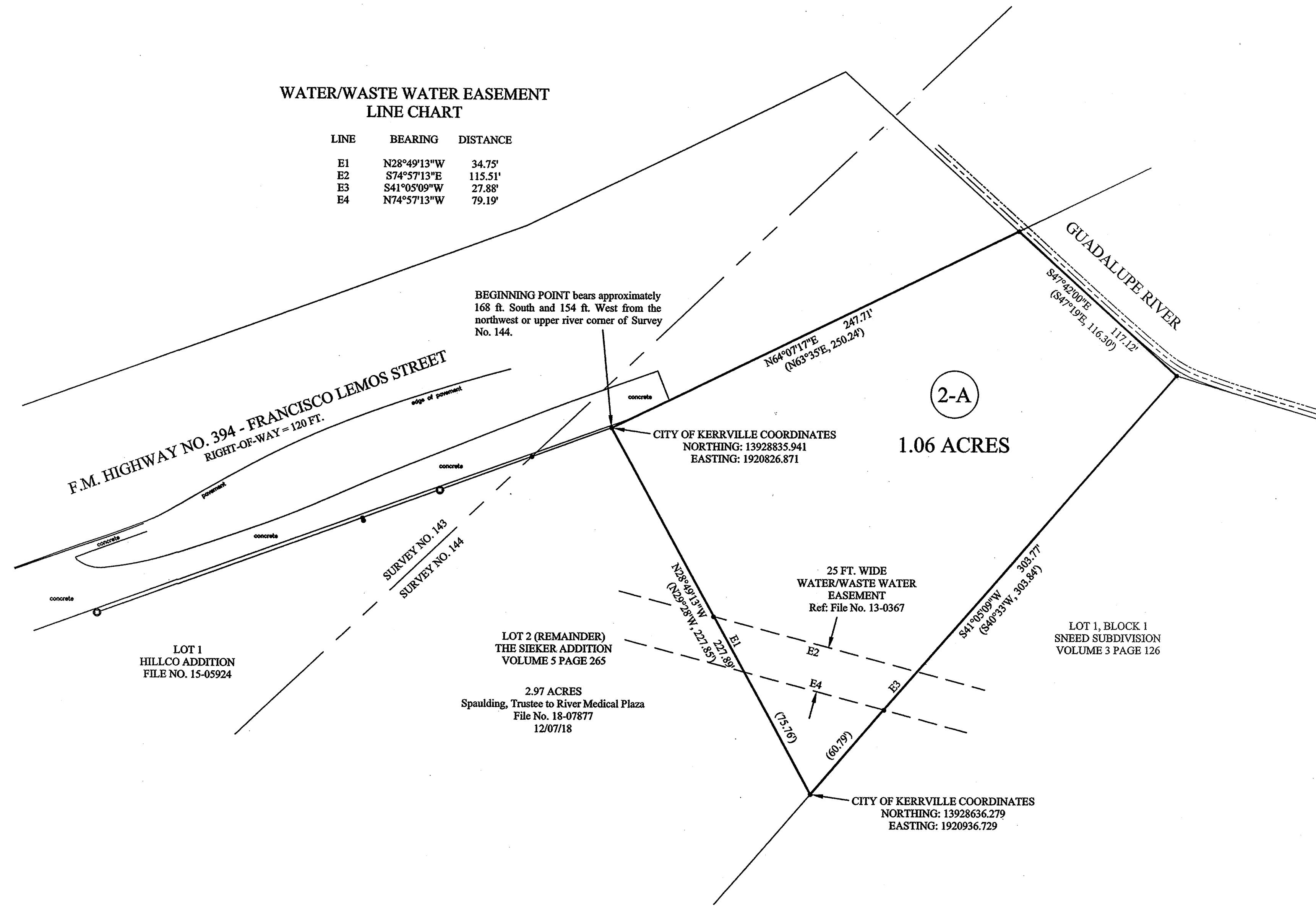


VICINITY MAP

N.T.S.

WATER/WASTE WATER EASEMENT LINE CHART

LINE	BEARING	DISTANCE
E1	N28°49'13"W	34.75'
E2	S74°57'13"E	115.51'
E3	S41°05'09"W	27.88'
E4	N74°57'13"W	79.19'



STATE OF TEXAS §
COUNTY OF KERR §

I hereby certify that I am the owner of the land shown and platted hereon for subdivision, that I hereby adopt this plat of subdivision, establish the minimum building restriction lines, and dedicate all easements for purposes noted.

Witness my hand this _____ day of _____, 2022.

Owner: Sylvia Sieker

STATE OF TEXAS §
COUNTY OF KERR §

BEFORE ME, the undersigned authority, on this day personally appeared Sylvia Sieker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office and

Dated this _____ day of _____, 2022.

Notary Public for the State of Texas

I hereby certify that the subdivision platted hereon has been found to comply with the Subdivision Regulations of Kerrville, Texas and that it is existing in an acceptable manner and is currently served by public infrastructure.

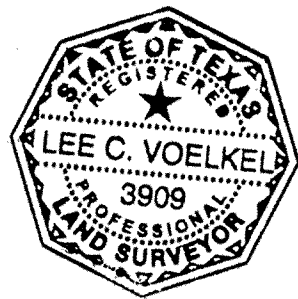
Dated this _____ day of _____, 2022.

Kyle Burow, City Engineer

I hereby certify that this plat is an accurate representation of the property shown and described hereon as determined by a survey made on the ground under my direction and supervision, and that all property corners are as shown. (bearing basis = True north based on GPS observations)

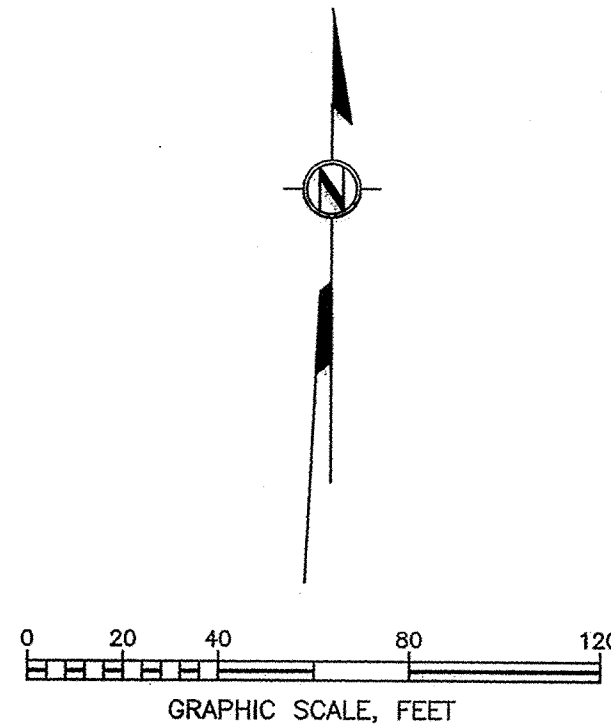
Dated this 12th day of September, 2022.

Lee C. Voelkel
Registered Professional Land Survey No. 3909
County Surveyor for Kerr County



FILED for RECORD on the _____ day of _____, 2022 at _____ O'clock _____ M. RECORDED on the _____ day of _____, 2022 at _____ O'clock _____ M. in File No. _____ of the Official Public Records of Kerr County, Texas.

Jackie Dowdy, Kerr County Clerk



SCALE: 1" = 40'
LEGEND

FOUND 1/2" IRON STAKE
FOUND CONCRETE R-O-W MARKER
PATENT SURVEY LINE

RECORD CALLS SHOWN IN PARENTHESES

LOT 2-A THE SIEKER ADDITION

A REPLAT FOR PART OF LOT 2 OF THE SIEKER ADDITION

A SUBDIVISION CONTAINING 1.06 ACRES OF LAND, MORE OR LESS, OUT OF JAMES H. COCKE SURVEY NO. 144, ABSTRACT NO. 95 IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS; PART OF LOT 2 OF THE SIEKER ADDITION, A SUBDIVISION OF KERR COUNTY ACCORDING TO THE PLAT OF RECORD IN VOLUME 5 AT PAGE 265 OF THE PLAT RECORDS OF KERR COUNTY, TEXAS

SEPTEMBER 2022

VOELKEL
LAND SURVEYING, PLLC
212 CLAY STREET, KERRVILLE, TEXAS 78628, 830-257-3313
FIRM REGISTRATION NO. 100528-00

DATE: Sep. 12, 2022
JOB No: V-5844
BY: VCV
SHEET 1 OF 1



**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 13, Block 1, Riverhill Las Casitas; and more commonly known as 220 Riverhill Club Ln E #13, Kerrville, TX 78028. (Case No. PZ-2022-47)

AGENDA DATE OF: October 6, 2022

DATE

SUBMITTED:

SUBMITTED BY: Steve Melander

EXHIBITS: [PZ-2022-47-LocationMap.pdf](#)

[PZ-2022-47_Site Plan with Parking_2 bed with 3 parking.pdf](#)

[PZ-2022-47_opposed_Sullivan.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 13, Block 1, Riverhill Las Casitas; and more commonly known as 220 Riverhill Club Ln E #13, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 23 letters on 9/22/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 9/15/2022. In addition, an informational sign was posted at the front of the property on 9/26/2022. At the time of drafting this Agenda Bill, one comment in opposition had been received.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: R-2 Medium density residential

Existing Land Use: Townhomes

Direction: North

Current Zoning: R-1 Single-family residential

Existing Land Uses: Vacant

Direction: South, West, East

Current Zoning: R-2 Medium density residential

Existing Land Uses: Townhomes, Duplexes, Single-family residential

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 2 bedrooms and no onsite manager so 3 off-street parking spaces are required. The applicant has identified 3 available off-street parking spaces, meeting the

off-street parking requirement.

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-2022-047

Location:

220 Riverhill Club Ln #13

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.

CUP for STR – Two bedroom home with two designated parking spaces and additional visitor parking.



From: [Sanny Sullivan](#)
To: [Drew Paxton](#)
Cc: [Planning Division](#)
Subject: STR Public Hearing Oct 6th
Date: Thursday, September 29, 2022 11:33:21 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.

Drew, In followup to our phone conversation, please forward this email to all members of the Planning & Development Commission regarding:

Case # PZ-2022-047

Case # PZ-2022-048

Case # PZ-2022-049

Dear Sirs;

I am **strongly opposed** to THREE Short Term Rentals being allowed next to my single family home.

The developer, David Moir, has little concern for the residents or ambience of Riverhill. His motive is financial gain. In addition to unit #9, he purchased additional Casitas last summer, and now wants turn ALL of them into STR's. Moir wants to run a **business enterprise** in a long established residential neighborhood for the obvious benefits it would afford HIM (but not the neighborhood).

I wonder if any of you live in neighborhoods in danger of having its atmosphere diluted by STR's. It's a loss that can't be recouped.

You already approved Casita unit #12 to be an STR last June. It has a high intensity light like car dealerships that shines into my bedroom all night (despite blinds). When bikers rent #12, I wake to them starting their engines before sun-up. To allow #13, #14, & #9 to also be STR's would squeeze **FOUR** STR's into one tiny footprint! That is just too many. It's similar to the wing of a hotel. I do not want to live next to out-of-towners streaming in & out like at hotels on Sidney Baker Street.

My house in a residential neighborhood, and I want it to stay that way. What the city might gain in tourist tax revenue, it will gradually lose in decreased property values of homes that border STR's.

The Planning & Zoning Commission's mandate is for logical development and compliance with ordinances. Both those goals are at risk if you allow FOUR STR's to be crammed next to each other as with #12, #13, #14, & #9. It also removes opportunities for workforce housing on an ownership or leased basis.

Many elderly people reside in Riverhill. We become friends with our neighbors, and rely on each other to do errands, drive to doctor appointments or watch someone's house if away. You can't do that with strangers. Connecting with neighbors is very important to a person's quality of life. Please maintain this atmosphere in Riverhill.

Thank you,

Alice Sullivan

81 Terrace Lane (my home borders both Terrace Lane & Fairway Dr.)

830- 895-2324



**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 14, Block 1, Riverhill Las Casitas; and more commonly known as 220 Riverhill Club Ln E #14, Kerrville, TX 78028. (Case No. PZ-2022-48)

AGENDA DATE OF: October 6, 2022

DATE

SUBMITTED:

SUBMITTED BY: Steve Melander

EXHIBITS: [PZ-2022-48-LocationMap.pdf](#)

[PZ-2022-48_Site Plan with Parking_3 bed with 4 parking.pdf](#)

[PZ-2022-48_opposed_Sullivan.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 14, Block 1, Riverhill Las Casitas; and more commonly known as 220 Riverhill Club Ln E #14, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 21 letters on 9/22/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 9/15/2022. In addition, an informational sign was posted at the front of the property on 9/26/2022. At the time of drafting this Agenda Bill, one comment in opposition had been received.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: R-2 Medium density residential

Existing Land Use: Townhomes

Direction: North

Current Zoning: R-1 Single-family residential

Existing Land Uses: Vacant

Direction: South, West, East

Current Zoning: R-2 Medium density residential

Existing Land Uses: Townhomes, Duplexes, Single-family residential

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 4 available off-street parking spaces, meeting the

off-street parking requirement.

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.
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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-2022-048

Location:

220 Riverhill Club Ln #14

Legend

200' Notification Area
Subject Properties



0 50 100 200

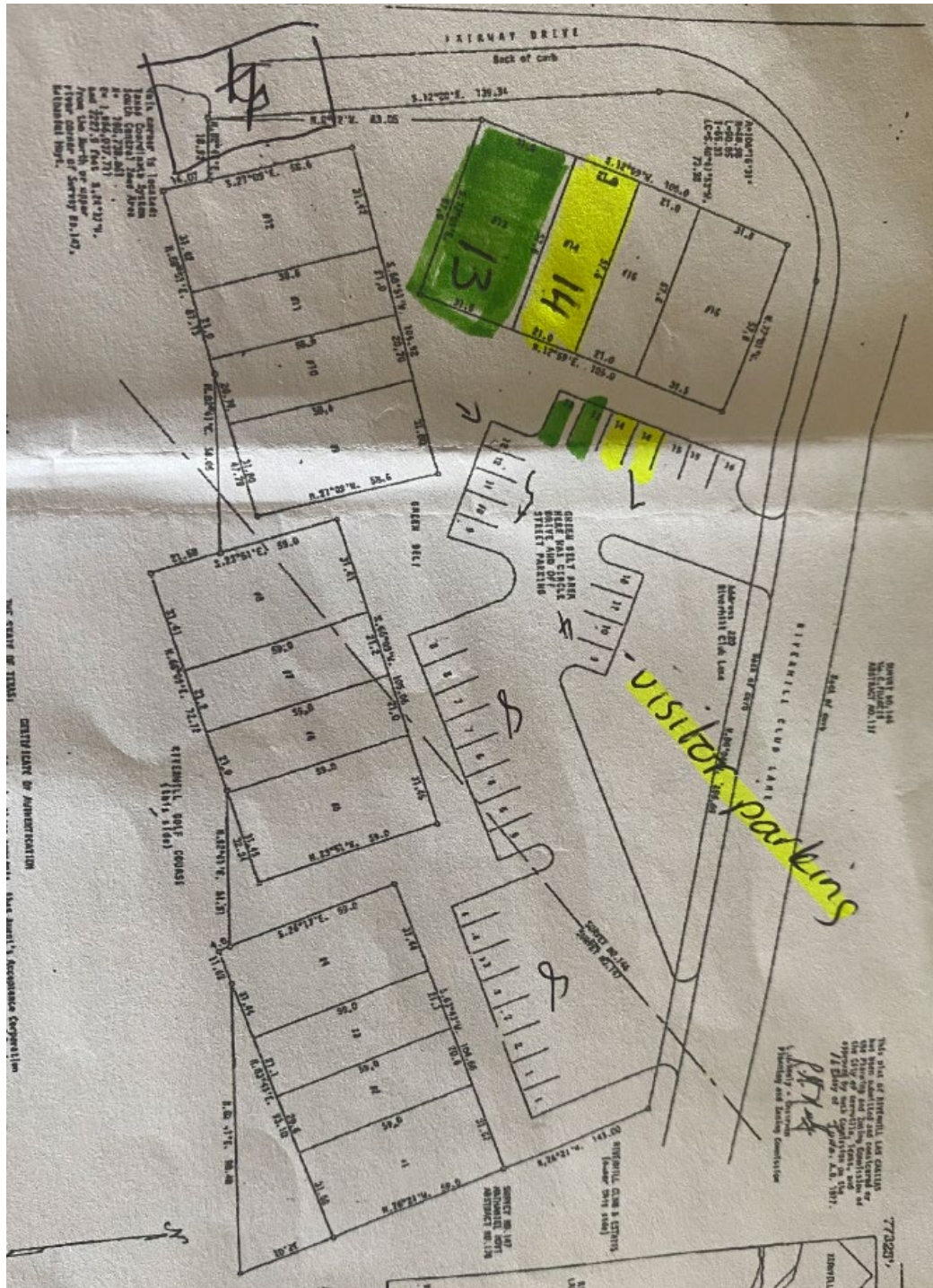
Scale In Feet

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Case PZ-2022-48

220 Riverhill Club Lane #14 (shown in yellow)

CUP for STR – Three bed home with two designated parking spaces and additional visitor parking.



From: [Sanny Sullivan](#)
To: [Drew Paxton](#)
Cc: [Planning Division](#)
Subject: STR Public Hearing Oct 6th
Date: Thursday, September 29, 2022 11:33:21 AM

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Drew, In followup to our phone conversation, please forward this email to all members of the Planning & Development Commission regarding:

Case # PZ-2022-047

Case # PZ-2022-048

Case # PZ-2022-049

Dear Sirs;

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Thank you,

Alice Sullivan

81 Terrace Lane (my home borders both Terrace Lane & Fairway Dr.)

830- 895-2324



**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 9, Block 1, Riverhill Las Casitas; and more commonly known as 220 Riverhill Club Ln E #9, Kerrville, TX 78028. (Case No. PZ-2022-49)

AGENDA DATE OF: October 6, 2022

DATE

SUBMITTED:

SUBMITTED BY: Steve Melander

EXHIBITS: [PZ-2022-49-LocationMap.pdf](#)

[PZ-2022-49_Site Plan with Parking_2 bed with 3 parking.pdf](#)

[PZ-2022-49_opposed_Sullivan.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 9, Block 1, Riverhill Las Casitas; and more commonly known as 220 Riverhill Club Ln E #9, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 21 letters on 9/22/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 9/15/2022. In addition, an informational sign was posted at the front of the property on 9/26/2022. At the time of drafting this Agenda Bill, one comment in opposition had been received.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: R-2 Medium density residential

Existing Land Use: Townhomes

Direction: North

Current Zoning: R-1 Single-family residential

Existing Land Uses: Vacant

Direction: South, West, East

Current Zoning: R-2 Medium density residential

Existing Land Uses: Townhomes, Duplexes, Single-family residential

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 2 bedrooms and no onsite manager so 3 off-street parking spaces are required. The applicant has identified 3 available off-street parking spaces, meeting the

off-street parking requirement.

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

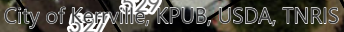
- A. Guest Notification: The owner or operator of the Property shall post "Guest Notification" in a conspicuous place within the rental unit on the Property. Guest Notification is shown on the following page.
- B. Local Contact: The owner or operator of the Property shall provide the City with contact 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.



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Case PZ-2022-49

220 Riverhill Club Lane #9 (shown in red)

CUP for STR – Two bedroom home with two designated parking spaces and additional visitor parking.



From: [Sanny Sullivan](#)
To: [Drew Paxton](#)
Cc: [Planning Division](#)
Subject: STR Public Hearing Oct 6th
Date: Thursday, September 29, 2022 11:33:21 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.

Drew, In followup to our phone conversation, please forward this email to all members of the Planning & Development Commission regarding:

Case # PZ-2022-047

Case # PZ-2022-048

Case # PZ-2022-049

Dear Sirs;

I am **strongly opposed** to THREE Short Term Rentals being allowed next to my single family home.

The developer, David Moir, has little concern for the residents or ambience of Riverhill. His motive is financial gain. In addition to unit #9, he purchased additional Casitas last summer, and now wants turn ALL of them into STR's. Moir wants to run a **business enterprise** in a long established residential neighborhood for the obvious benefits it would afford HIM (but not the neighborhood).

I wonder if any of you live in neighborhoods in danger of having its atmosphere diluted by STR's. It's a loss that can't be recouped.

You already approved Casita unit #12 to be an STR last June. It has a high intensity light like car dealerships that shines into my bedroom all night (despite blinds). When bikers rent #12, I wake to them starting their engines before sun-up. To allow #13, #14, & #9 to also be STR's would squeeze **FOUR** STR's into one tiny footprint! That is just too many. It's similar to the wing of a hotel. I do not want to live next to out-of-towners streaming in & out like at hotels on Sidney Baker Street.

My house in a residential neighborhood, and I want it to stay that way. What the city might gain in tourist tax revenue, it will gradually lose in decreased property values of homes that border STR's.

The Planning & Zoning Commission's mandate is for logical development and compliance with ordinances. Both those goals are at risk if you allow FOUR STR's to be crammed next to each other as with #12, #13, #14, & #9. It also removes opportunities for workforce housing on an ownership or leased basis.

Many elderly people reside in Riverhill. We become friends with our neighbors, and rely on each other to do errands, drive to doctor appointments or watch someone's house if away. You can't do that with strangers. Connecting with neighbors is very important to a person's quality of life. Please maintain this atmosphere in Riverhill.

Thank you,

Alice Sullivan

81 Terrace Lane (my home borders both Terrace Lane & Fairway Dr.)

830- 895-2324



**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 5, Block 1, Riverhill Las Casitas; and more commonly known as 220 Riverhill Club Ln E #5, Kerrville, TX 78028. (Case No. PZ-2022-50)

AGENDA DATE OF: October 6, 2022

DATE

SUBMITTED:

SUBMITTED BY: Steve Melander

EXHIBITS: [PZ-2022-50-LocationMap.pdf](#)

[PZ-2022-50_Site Plan with Parking_2 bed with 3 parking.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 5, Block 1, Riverhill Las Casitas; and more commonly known as 220 Riverhill Club Ln E #5, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 26 letters on 9/22/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 9/15/2022. In addition, an informational sign was posted at the front of the property on 9/26/2022. 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-2 Medium density residential

Existing Land Use: Townhomes

Direction: North

Current Zoning: R-1 Single-family residential

Existing Land Uses: Vacant

Direction: South, West, East

Current Zoning: R-2 Medium density residential

Existing Land Uses: Townhomes, Duplexes, Single-family residential

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 2 bedrooms and no onsite manager so 3 off-street parking spaces are required. The applicant has identified 3 available off-street parking spaces, meeting the

off-street parking requirement.

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

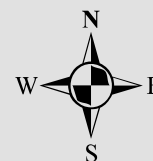
Case # PZ-2022-050

Location:

220 Riverhill Club Ln #5

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.

Case PZ-2022-50

220 Riverhill Club Lane #5

CUP for STR – Two bedroom home with two designated parking spaces and additional visitor parking.





**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 1, Block 1, Riverhill TH; and more commonly known as 503 Oakland Hills Ln E, Kerrville, TX 78028. (Case No. PZ-2022-55)

AGENDA DATE OF: October 6, 2022

DATE

SUBMITTED:

SUBMITTED BY: Steve Melander

EXHIBITS: [PZ-2022-55-LocationMap.pdf](#)

[PZ-2022-55_Site Plan with Parking_3 bed with 4 parking.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 1, Block 1, Riverhill TH; and more commonly known as 503 Oakland Hills Ln E, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 12 letters on 9/22/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 9/15/2022. In addition, an informational sign was posted at the front of the property on 9/26/2022. 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-2 Medium Density Residential

Existing Land Use: Single-family residential

Direction: North, East

Current Zoning: R-2 Medium Density Residential

Existing Land Uses: Single-family residential

Direction: South, West

Current Zoning: R-1 Single-Family Residential

Existing Land Uses: Open space / golf club facilities

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 4 available off-street parking spaces, meeting the off-street parking requirement.

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.





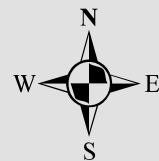
Location Map

Case # PZ-2022-055

Location:
503 Oakland Hills Ln

Legend

200' Notification Area 
Subject Properties 



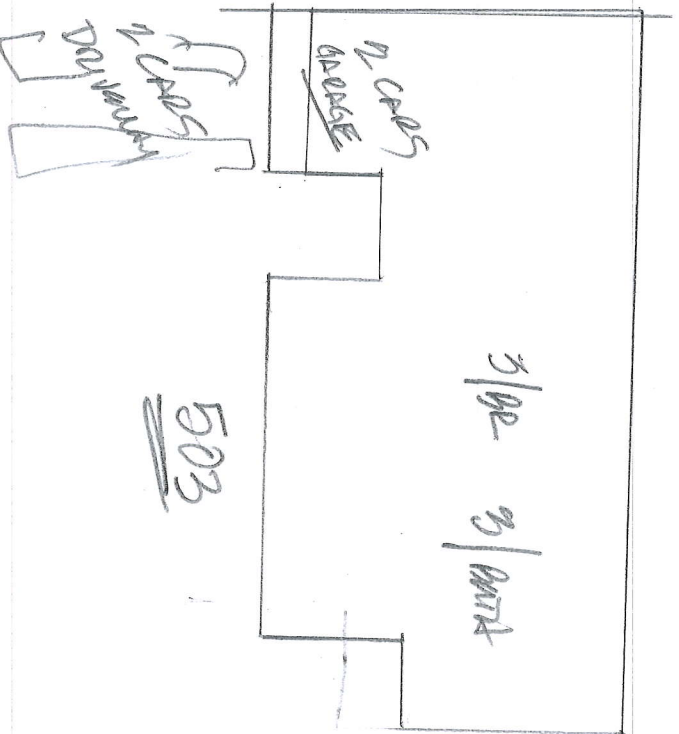
0 50 100 200

Scale In Feet

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Russell
GOLF GOLF

EWARTIN G.C.



OAKLAND HILLS LV.



**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 7, Block 1, Riverside; and more commonly known as 339 Guadalupe St S, Kerrville, TX 78028. (Case No. PZ-2022-57)

AGENDA DATE OF: October 6, 2022

DATE

SUBMITTED:

SUBMITTED BY: Steve Melander

EXHIBITS: [PZ-2022-57-LocationMap.pdf](#)

[PZ-2022-57_Site Plan with Parking_2 bed with 4 parking.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 7, Block 1, Riverside; and more commonly known as 339 Guadalupe St S, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 17 letters on 9/22/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 9/15/2022. In addition, an informational sign was posted at the front of the property on 9/26/2022. 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-2 Medium Density Residential

Existing Land Use: Single-family residential

Direction: North

Current Zoning: R-1A Single-Family Residential with Accessory Dwelling Unit

Existing Land Uses: Single-family residential

Direction: South

Current Zoning: Guadalupe River

Existing Land Uses: Guadalupe River

Direction: West, East

Current Zoning: R-2 Medium Density Residential

Existing Land Uses: Single-family residential

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 2 bedrooms and no onsite manager so 3 off-street parking spaces are required. The applicant has identified 4 available off-street parking spaces, meeting the off-street parking requirement.

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, TNRI

Location Map

Case # PZ-2022-057

Location:

339 Guadalupe St

Legend

200' Notification Area
Subject Properties



0 50 100 200

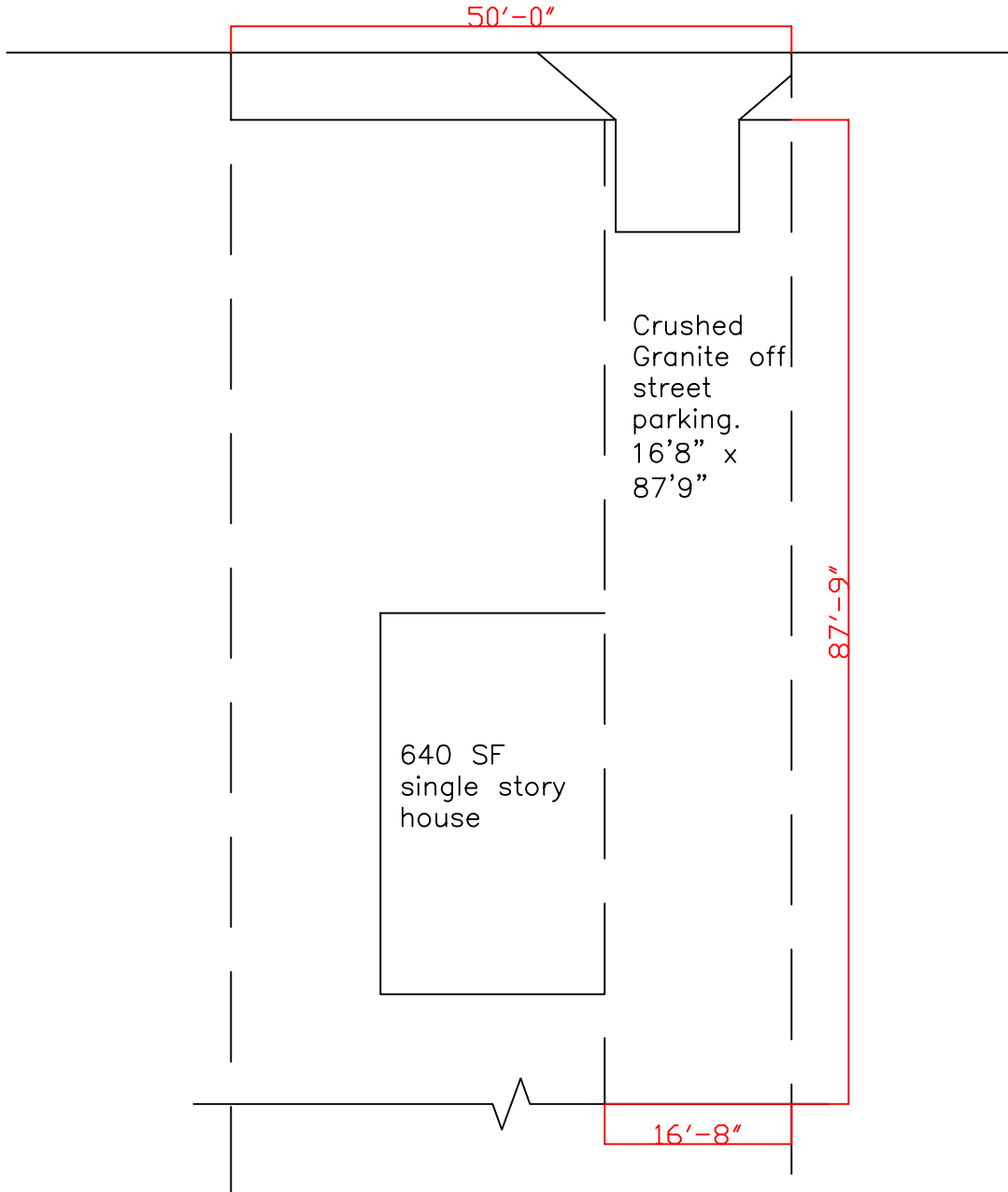
Scale In Feet

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SITE PLAN

339 Guadalupe Street
Kerrville, Texas 78028

RIVERSIDE BLK 1
LOT 7
ACRES .59"



SCALE: $\frac{1}{16}$ " = 1"



**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 13, Block 3, MESA PARK; and more commonly known as 2324 Trails End Ln N, Kerrville, TX 78028. (Case No. PZ-2022-58)

AGENDA DATE OF: October 6, 2022

DATE

SUBMITTED:

SUBMITTED BY: Steve Melander

EXHIBITS: [PZ-2022-58-LocationMap.pdf](#)

[PZ-2022-58_Site Plan with Parking_3 bed with 4 parking.pdf](#)

[PZ-2022-58_Uttrich_in favor.pdf](#)

[PZ-2022-58_Wilson_opposed.pdf](#)

[PZ-2022-58_Calmes_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 Lot 13, Block 3, MESA PARK; and more commonly known as 2324 Trails End Ln N, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 20 letters on 9/22/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 9/15/2022. In addition, an informational sign was posted at the front of the property on 9/26/2022. At the time of drafting this Agenda Bill, two comments had been received, one in favor and one opposed.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: R-1 Single-Family Residential

Existing Land Use: Single-family residential

Direction: North, South, West

Current Zoning: R-1 Single-Family Residential

Existing Land Uses: Single-family residential

Direction: East

Current Zoning: R-3 Multifamily Residential

Existing Land Uses: Apartments

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 3 bedrooms and no onsite manager so 4 off-street parking spaces are required. The applicant has identified 4 available off-street parking spaces, meeting the off-street parking requirement.

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-2022-058

Location:

2324 Trails End Ln

Legend

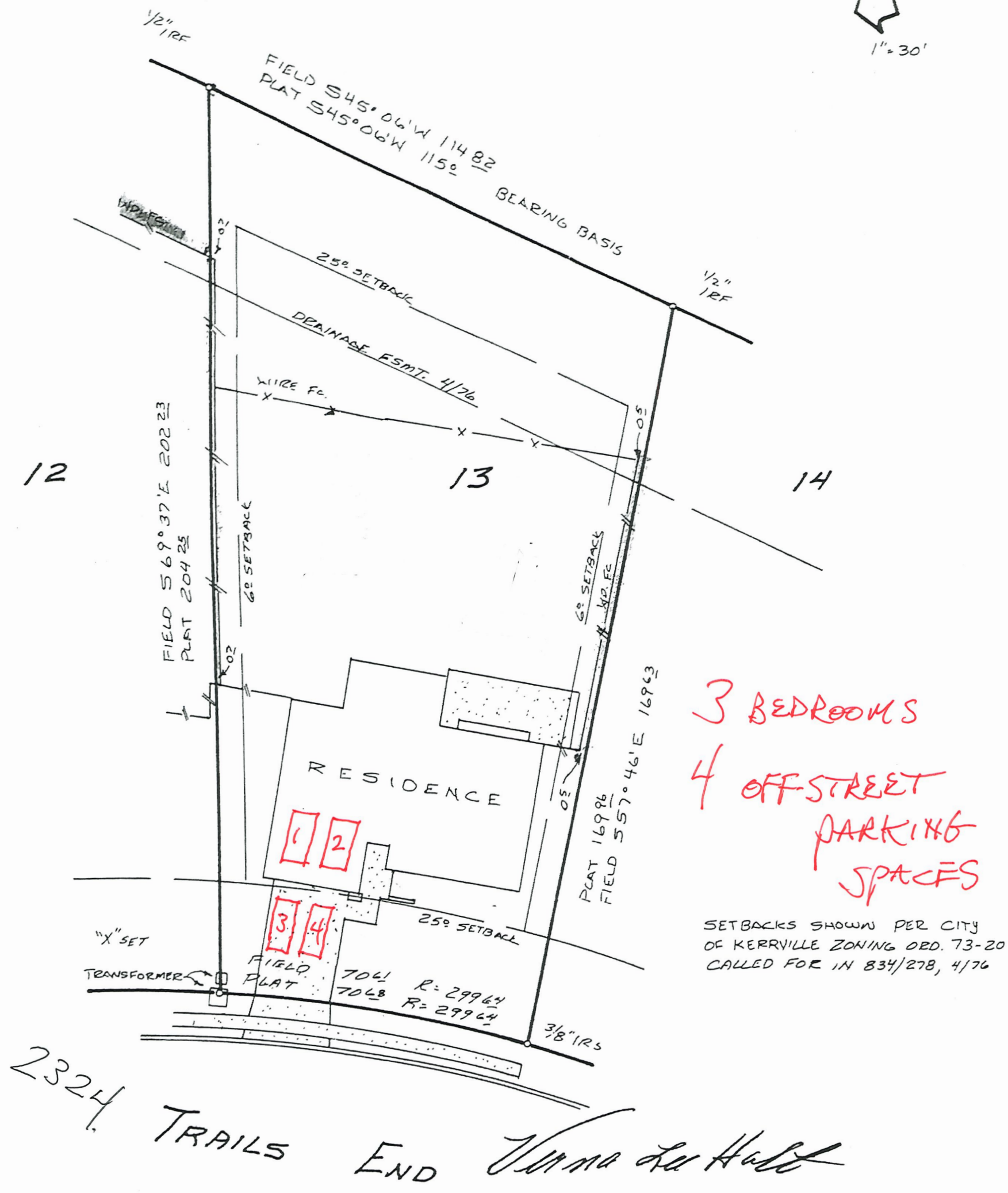
200' Notification Area
Subject Properties



0 50 100 200

Scale In Feet

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3 BEDROOMS
4 OFF-STREET
PARKING
SPACES

SETBACKS SHOWN PER CITY
OF KERRVILLE ZONING ORD. 73-20
CALLED FOR IN 834/278, 4/76

Restrictions: V4/P76 Plat Records
V834/P278 Real Property Records
V205/P357 Deed Records

Also see :
V52/P38 Deed Records

Lot 13, Block 3, Mesa Park Subdivision Phase - I, recorded in Vol. 4, Pg. 76, Plat Records of Kerr County, Texas
Street Address: 2324 Trails End Buyer: Verna Lee Holt
Survey for Fidelity Abstract & Title Co., reference GF#031145F
The above referenced property, as plotted on my map, is located in Zone X according to the National Flood Insurance Program as defined by F.E.M.A.; Kerr County, Texas; Flood Hazard Boundary Map Number 48265C0260E, dated July 19, 2000.
Zone AE = 100 year flood zone Zone X = determined to be outside 500 year flood Zone X-shaded=area of 500 year flood

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

T. CAFFALL LAND SURVEYOR
Registered Professional Land Surveyor
P.O. Box 291566
Kerrville, Texas 78029-1566
1-800-435-1360

Copyright T Caffall 2004
All rights reserved

Thomas Caffall R.P.L.S.
Texas Reg. No. 4667
Date 5 March 2008

From: [Heidi Uttrich](#)
To: [Planning Division](#)
Subject: Public Hearing Planning/Zoning - Case PZ-2022-58
Date: Thursday, September 29, 2022 6:50:16 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.

To Whom it May Concern -

Case Number: PZ-2022-58

My Property Address: 2326 Trails End Ln, Kerrville, TX 78028

My Name: Heidi M. Uttrich

My Position: Support Approval Conditional Use Permit for Short Term Rental on Lot 13, Block 3, Mesa Park: 2324 Trails End Ln

As the property owner next door to the property in question, I support approval to allow a Conditional Use Permit for a Short Term Rental.

Our experience with STR property has always been favorable. In speaking with the owner of this property, they are respectable people with a 100% regard for their surrounding neighbors. I have no concern with their plans for short term rentals.

I find those who oppose this are hypocrites, especially those that own property but lease to long term renters.

Regards,

Heidi Uttrich
2326 Trails End/78028
210-317-6116
huttrich@gmail.com

From: [Jerry Wilson](#)
To: [Planning Division](#)
Subject: Attention: Drew Paxton - Regarding Short Term Rental Hearing
Date: Wednesday, September 28, 2022 9:30:02 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. Paxton:

Regarding: 2324 Trails End Lane, Kerrville, TX

May I respond to the STR application for 2324 Trails End. As the owner of the property at 2325 Trails End, which is within 200 ft of the property in question, I am opposed to granting the application for the property to be used as a Short Term Rental. There are several reasons to be opposed the most significant of which is each STR occurring in Kerrville takes a home off the market for residence of Kerrville. Homes of this kind are very needed at this time. This Trails End neighborhood is a mid-priced family neighborhood of which our city is in short supply. Secondly, I've seen other nearby communities, similar to Kerrville, which now have a large percentage of STR's, making available housing almost impossible to find and when found is very expensive. I know several school teachers in that city who must live in Kerrville and drive 45 miles round trip each school day in order to have affordable housing. I don't believe Kerrville wants our community to have those problems.

As such I would like to express my opposition to 2324 Trails End become a Short Term Rental.

Thank you,

Jerry Wilson, President
Don Rose Holdings, LLC

Case no: PZ-2022-58
Owner of record: Don Rose Holdings, LLC
Jerry Wilson, President
Property Address: 2325 Trails End Lane
Position: Opposed

From: [Joseph Calmes](#)
To: [Planning Division](#)
Subject: Proposed Short Term Rental - 2324 Trails End Ln N
Date: Thursday, September 29, 2022 4:31:57 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.

Case no: PZ-2022-58

Our name: Joseph & Mary Lee Calmes

Our Property Address: 2317 Trails End Lane

Our position: Opposed

My wife and I own the house at 2317 Trails End which is within 200 feet of the house which is the subject of the proposed Conditional Use Permit. It is an investment property for us as we lease it as a long term rental with one year minimum periods. Despite the fact that we might realize more income from the property were we to convert it to a short term rental, we do not feel that short term rentals are in the best interests of either the immediate neighborhood or of the City of Kerrville. Therefore, we are opposed to the Conditional Use Permit.

Some of the negative impacts of STRs are as follows:

- Less housing available for long term renters, as long term rentals convert to short term rentals
- Causes increase in rent to the local area
- Loss of actual neighbors, potential families
- Increase in transient people, which can affect safety in the neighborhood
- Loud parties can be a significant issue
- Short term rentals are not taxed like hotel industries, and therefore Kerrville loses out on tax dollars that could be re-invested into the community

The following are two well done articles which detail some of the various problems with STRs:

<https://granicus.com/blog/six-ways-that-short-term-vacation-rentals-are-impacting-communities/>

<https://mrsc.org/Home/Stay-Informed/MRSC-Insight/December-2021/Affordable-Housing-and-the-Impact-of-Short-Term-Re.aspx>

In my opinion, the most detrimental impact of STRs in Kerrville would be the loss of affordable long term housing, which is already in short supply.

Very truly yours,

Joseph C. Calmes



**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 and part of Lot 4, Block 3, Hazy Hills Addition; and more commonly known as 800 Lake Dr N, Kerrville, TX 78028. (Case No. PZ-2022-59)

AGENDA DATE OF: October 6, 2022

DATE

SUBMITTED:

SUBMITTED BY: Steve Melander

EXHIBITS: [PZ-2022-59-LocationMap.pdf](#)

[PZ-2022-59_Site Plan with Parking_3 bed with 4 parking.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 and part of Lot 4, Block 3, Hazy Hills Addition; and more commonly known as 800 Lake Dr N, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 21 letters on 9/22/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 9/15/2022. In addition, an informational sign was posted at the front of the property on 9/26/2022. 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-1 Single-Family Residential

Existing Land Use: Single-family residential

Direction: North, South, West, East

Current Zoning: R-1 Single-Family Residential

Existing Land Uses: Single-family residential

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 4 available off-street parking spaces, meeting the off-street parking requirement.

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-2022-059

Location:
800 Lake Dr

Legend

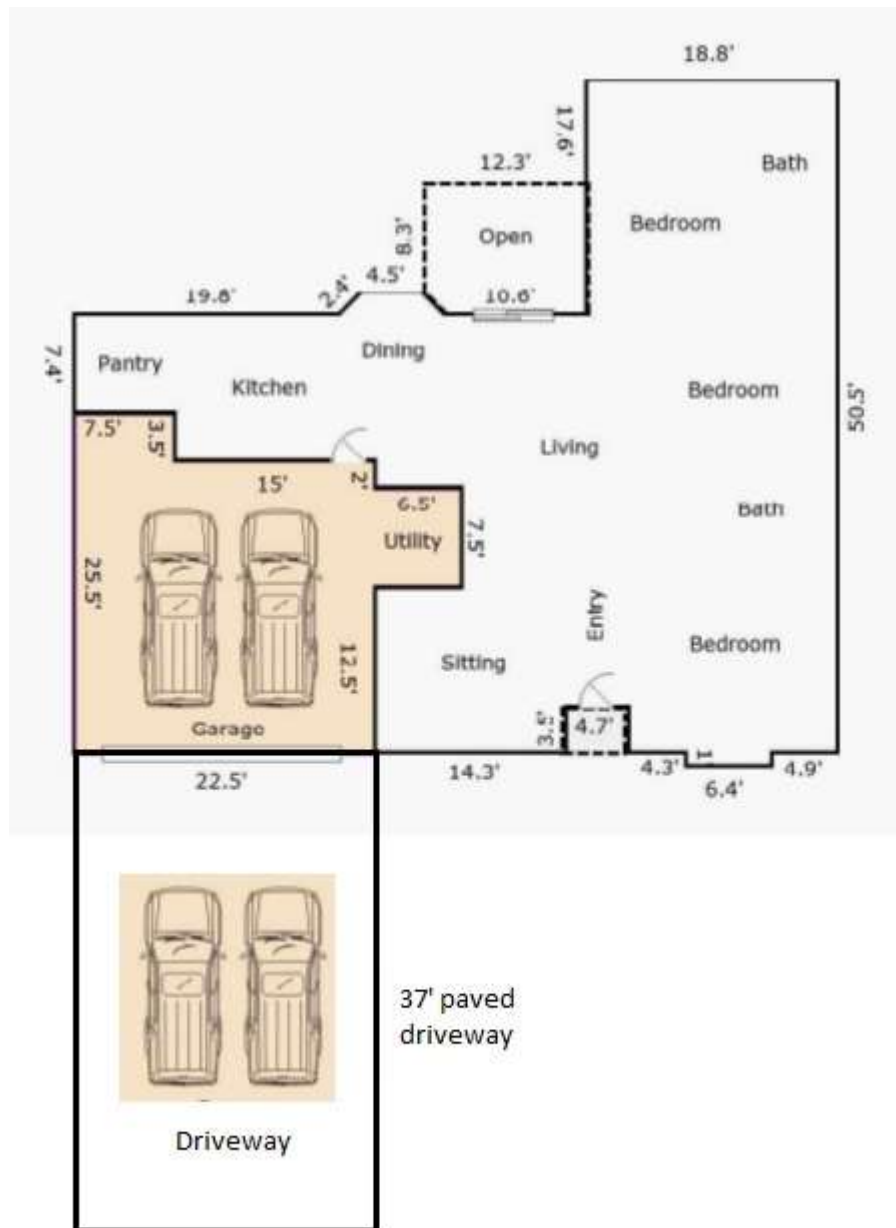
200' Notification Area - - - - -
Subject Properties —————



0 50 100 200

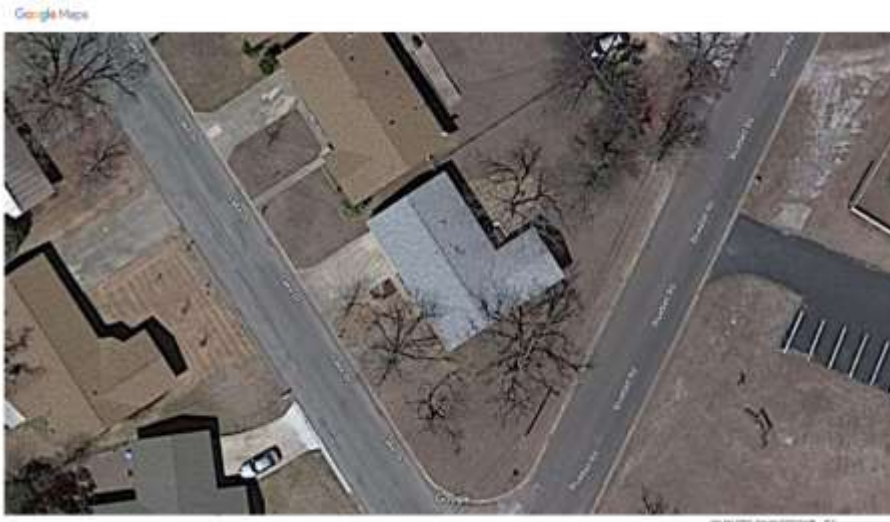
Scale In Feet

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.



Parking for 3 bedrooms + off-site manager: 2 spaces available in garage and 2 on driveway:

- Parking area in garage is a total of 22.5 (15+7.5) feet wide and 22 feet deep (12.5+7.5+2) as shown. This will easily accommodate two 9x19 foot parking spaces/vehicles.
- See all pages below which illustrate the 37 foot long paved driveway which would also easily accommodate 2 additional vehicles.



800 Lake Drive is gray roof to right on corner.





