



PLANNING AND ZONING COMMISSION AGENDA
THURSDAY, JANUARY 4, 2024, 4:00 PM
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS



1 MINUTES

- 1.A Approval of meeting minutes from December 7, 2023 regular meeting.

Attachments:

[20231207_PZ Minutes_draft.pdf](#)

2 CONSIDERATION AND FINAL ACTION

- 2.A A preliminary plat of The Bluewood, a subdivision being 67.99 acres out of original Walter Fosgate Survey No. 120, Abstract No. 138; being part of the east side of that tract, a called 304.12 acres, which was conveyed from DRI Holdings, Inc. to Cailloux Foundation Properties LLC, by Special Warranty Deed executed the 17th day of September, 2014, and recorded under County Clerk's File No. 14-05748, in the Official Public Records of Kerr County, Texas. (Case 2023-049)

Attachments:

[2023-049_Prelim Plat & Utility Plan_20231221.pdf](#)

3 PUBLIC HEARING, CONSIDERATION & ACTION

No items on this agenda.

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 December 7, 2023 regular meeting.

AGENDA DATE OF: January 4, 2024 **DATE SUBMITTED:**

SUBMITTED BY: Steve Melander, City Planner

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Approve or approve with specific revisions.

ATTACHMENTS:

[*20231207_PZ Minutes_draft.pdf*](#)

PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES

**KERRVILLE, TEXAS
DECEMBER 7, 2023**

COMMISSIONERS PRESENT:

Mike Sigerman – Chair
David Lipscomb – Vice Chair
Kim Richards
Tabor McMillan
Abram Bueche
Kevin Bernhard

COMMISSIONERS ABSENT:

Chuck Swallow

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander

CALL TO ORDER

Meeting called to order by Mike Sigerman at 4pm.

1) MINUTES

1.A Approval of meeting minutes from November 2, 2023 regular meeting.

20231102_PZ Minutes_draft.pdf

David Lipscomb moved to approve the minutes; Tabor McMillan seconded the motion, and the motion carried 6-0.

2) CONSIDERATION AND FINAL ACTION

2.A A preliminary plat of Kerr County Animal Services Facility (ASF) Addition, a subdivision within the City of Kerrville, being 15.93 acres (called 15.92 acres) out of the Thomas N Minter Survey No. 110, Abstract No 248, and the Samuel Wallace Survey No. 111, Abstract No. 359, described in Conveyance Document to Kerr County, recorded in File No. 21-01025 Official Public Records of Kerr County, Texas.
(Case No. 2023-045)

2023-045_Proposed Preliminary Plat.pdf

Drew Paxton presented the case.

David Lipscomb was called to speak.

Mike Sigerman was called to speak.

Peter Lewis was called to speak.

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

3) PUBLIC HEARING, CONSIDERATION & ACTION

No items on this agenda.

4) STAFF REPORT

Next P&Z meeting scheduled for January 4, 2024.

5) EXECUTIVE SESSION

None.

6) ADJOURNMENT

Meeting adjourned by Mike Sigerman at 4:05pm.

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 The Bluewood, a subdivision being 67.99 acres out of original Walter Fosgate Survey No. 120, Abstract No. 138; being part of the east side of that tract, a called 304.12 acres, which was conveyed from DRI Holdings, Inc. to Cailloux Foundation Properties LLC, by Special Warranty Deed executed the 17th day of September, 2014, and recorded under County Clerk's File No. 14-05748, in the Official Public Records of Kerr County, Texas. (Case 2023-049)

AGENDA DATE OF: January 4, 2024 **DATE SUBMITTED:**

SUBMITTED BY: Steve Melander, City Planner

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? Yes

Key Priority Area H - Housing

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

The Bluewood is a proposed subdivision that includes two multi-family phases, Phase 1 and Phase 2, with an estimated total of 778 multi-family units, as well as 30 single-family detached home lots. Engineering has confirmed that adequate facilities are available to provide service to all proposed units. Cailloux Blvd. will be extended by the developer to end in a cul-de-sac and all public improvements will meet code requirements.

This proposed development is part of Planned Development District 2019-22, an ordinance creating a planned development district for agricultural, commercial, mixed-use, office, open space, residential, and wireless telecommunications facilities on tracts of land making up an approximate 264.22 acres. This proposed project addresses a residential portion of the approved PDD, approximately 68 acres, and will conform with all PDD guidelines. Staff is recommending approval of this preliminary plat.

This preliminary plat, after approval, will be followed by the preparation of construction drawings, to be reviewed and approved by Engineering. Public improvements will then need

to be installed or the developer can enter into a Subdivision Improvement Agreement prior to the approval of the Final Plat. Public improvements will need to be installed and the Final Plat recorded prior to issuance of any building permits. The Final Plat will be brought back to the Planning & Zoning Commission for approval prior to recording.

RECOMMENDED ACTION:

Approve the preliminary plat.

ATTACHMENTS:

[*2023-049_Prelim Plat & Utility Plan_20231221.pdf*](#)



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. AN AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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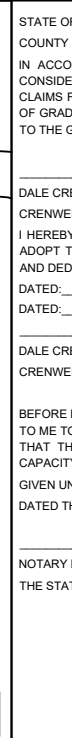
PRELIMINARY PLAT

CAILLOUX BLVD NORTH
KERRVILLE, TX 78701

PRELIMINARY PLAT

REVISIONS

SAO PAULO, 23/03/2020 09:41 CITE CIT4 DIA/C



WITNESSETH, WITH ARTICLE 8-03.31 OF THE CODE ORDINANCE OF THE CITY OF KERRVILLE, TEXAS AND THE
ADJUDICATION OF THE COURT OF KERRVILLE, HARRIS COUNTY, TEXAS, DOGRONED BY HEREAFTER TO BE
MADE AGAINST THE CITY OF KERRVILLE, HARRIS COUNTY, TEXAS, (DOGRONED BY THE ESTABLISHMENT
OF THE SURFACE OF THE BLVD. PLANNED FOR THE EXISTING DRIVEWAYS AND ALLEYS TO CONFORM
WITH THE EASEMENTS IN THE ABOVE NAMED SUBDIVISION.

WILLIE L. OWNER
THE LEE LANE

CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY
GIVE MY PART OF SUBDIVISION WITH MY FREE CONSENT. EXEMPT THE UNKNOWN BUILDING RESTRICTION LIMIT
DATE AS NOTED.

2023

WILLIE L. OWNER
THE LEE LANE

THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN
TO ME, THE SIGNED PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME
THE INSTRUMENT, AND WAS MADE FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN
THE FOREGOING STATEMENT.

SIGNED BY JOHN AND DEB OF OFFICE AND

2023

PUBLIC IN AND FOR
THE DEPT. OF LAND

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KIBOWIA TOWN WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, THAT ARE NOTED IN THE DETAILS OF THE SUBDIVISION COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY ENGINEER AND THE COUNTY CHIEF OF LANDS AND NATURAL RESOURCES.

DATED THIS _____ DAY OF _____, 20____.

CHIEF, CITY OF KIBOWIA PLANNING & ZONING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLATTED HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KIBOWIA TOWN WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, THAT ARE NOTED IN THE DETAILS OF THE SUBDIVISION COMMISSION AND THAT IT IS EXISTING IN AN ACCEPTABLE MANNER AND IS CURRENTLY SERVED BY PUBLIC INFRASTRUCTURE.

DATED THIS _____ DAY OF _____, 20____.

KILE BURTON, P.E., CITY ENGINEER
CITY OF KIBOWIA

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT AT KIBOWIA CITY MASTER ZONE STREET REGARDING STREET NAMES AND ADDRESS NUMBERS ISSUED BY THE CITY OF KIBOWIA PLANNING DIVISION.

DATED THIS _____ DAY OF _____, 20____.

CHIEF, PLANNING DIVISION
CITY OF KIBOWIA














STATE OF TEXAS
COUNTY OF HENRI

I, CARY K. HANSEN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I MADE AN EXAMINATION OF THE ORIGINAL OF THE FOREGOING PLATTED LAND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, PROFESSIONAL DUTY, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS _____ DAY OF _____, 20____.

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.

IAN COLLIM, KERR COUNTY CLERK

	PROPERTY BOUNDARY
	PROP. BOC
	PROP. LOT BOUNDARY
	FEMA FLOODZONE
	PROP. WATER LINE
	PROP. WASTEWATER LINE
	PROP. STORM LINE
	EXISTING CONTOURS
	EXISTING EASEMENT
	EXISTING WW MANHOLE
	PROPOSED WW MANHOLE
	STORM CURB INLET
	WATER GATE VALVE

CITY OF KERRVILLE PRELIMINARY PLAT- FILE NO. 2023-049

THIS PARCEL LIES COMPLETELY WITHIN THE CITY OF KERRVILLE CITY LIMITS

NO IMPROVEMENTS OF STRUCTURE ARE LANNED WITHIN Z OF THE BOUNDARY

ONLY EXISTING WATER AND WASTEWATER STRUCTURES ARE SHOWN.

BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KERRVILLE ZONING CODE

ALL UTILITIES SHALL BE PLACED UNDERGROUND PER SUBDIVISION CODE SECTION 8-62. UTILITY PLACEMENT.

A stylized illustration of a spear. The shaft is a simple line with a circular emblem in the middle containing a five-pointed star. The spearhead is a simple triangle, and the fletching at the base is a simple rectangle with a small notch.

OWNER NAME: JSP HILLSIDE HEIGHTS KERRVILLE
DEVELOPMENT MANAGER, LLC

CONTACT: DANIEL WHEELER
16800 WESTGROVE DRIVE, SUITE 200
ADDISON, TX 75001

PHONE: 972.453.1656
EMAIL: DWHEELER@JSTREETCOMPANIES.COM

DEED REFERENCE: DOC NO. 22-00618

LEGAL DESCRIPTION:

BEING 67.96 ACRES OUT OF ORIGINAL SURVEY OF
120 WALLER FORESTATE, ABSTRACT NO 138; BEING
PORTION OF THE EAST SIDE OF THAT TRACT CALLED
304.12 ACRES WHICH WAS CONVEYED FROM DRI
HOLDINGS, INC., TO CALLOUX FOUNDATION
PROJECTED LLC, BY SPECIAL WARRANTY DEED
EXECUTED THE 17 DAY OF SEPTEMBER, 2014,
RECORDED UNDER CLERK'S FILE NUMBER
2014-11-00416, IN THE PUBLIC RECORDS OF
KERR COUNTY, TEXAS.

THE BLUEWOOD PRELIMINARY PLAT

CAILLOUX BLVD NORTH
KERRVILLE, TX 78701

PRELIMINARY UTILITY PLAT

SHEET NO. **2** OF **2**

[illegible]