



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

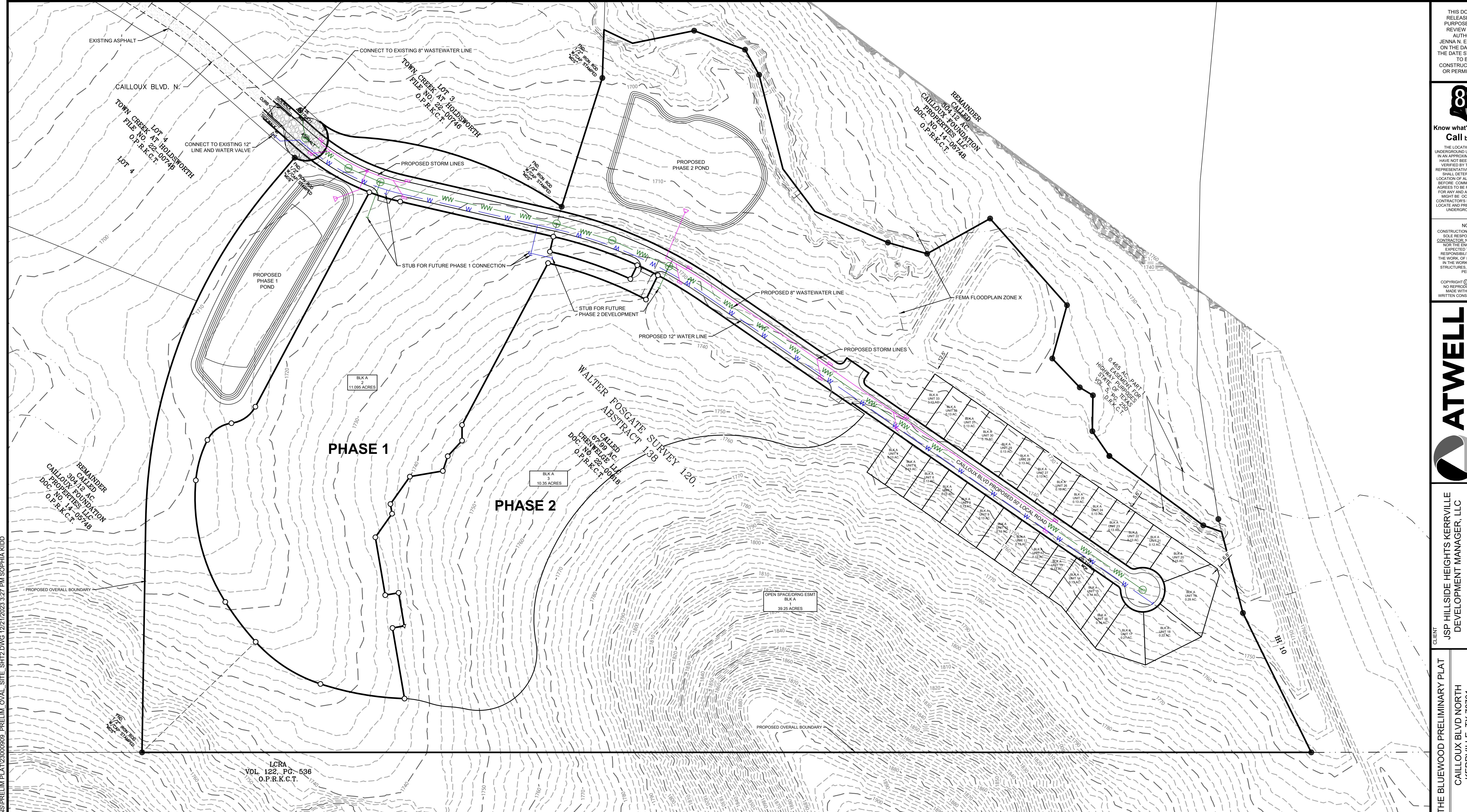
to be installed or the developer can enter into a Subdivision Improvement Agreement prior to the approval of the Final Plat. Public improvements will need to be installed and the Final Plat recorded prior to issuance of any building permits. The Final Plat will be brought back to the Planning & Zoning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

RECOMMENDED ACTION:

Approve the preliminary plat.

ATTACHMENTS:

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



VICINITY MAP

K:\23000909 - J STREET KERRVILLE04_ENGINEERING4.01_CADM

INTERSTATE 10

CAILLOUX BLVD N.

HOLDSWORTH DRIVE

PROJECT LOCATION

0 500' 1000' 2000'

SCALE: 1" = 1000'

PHASE 1

PHASE 2

SINGLE FAMILY

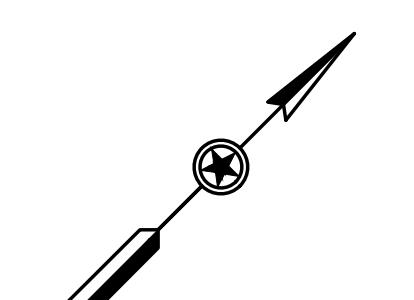
Detailed description: This is a black and white vicinity map showing the project area. At the top left is a north arrow pointing upwards. Below it is a scale bar with markings for 0, 500', 1000', and 2000'. A text label 'SCALE: 1" = 1000'' is positioned below the scale bar. The map features several labeled roads: 'INTERSTATE 10' at the top right, 'CAILLOUX BLVD N.' curving from the top right towards the center, 'HOLDSWORTH DRIVE' at the bottom left, and 'PROJECT LOCATION' at the bottom right. A road labeled 'SINGLE FAMILY' is shown on the right side. Two rectangular boxes labeled 'PHASE 1' and 'PHASE 2' are located on the main road. A curved line representing a property boundary is shown on the right side of the map. The map is overlaid with a grid pattern.

<p>STATE OF _____ COUNTY OF _____</p> <p>IN ACCORDANCE WITH ARTICLE 82-33 (b) OF THE CODE ORDINANCE OF THE CITY OF KERRVILLE, TEXAS AND IN CONSIDERATION OF THE APPROVAL OF THE "PLAT OF THE BLUEWOOD", THE OWNERS DO 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 ALLEY'S TO CONFORM TO THE GRADES ESTABLISHED IN THE ABOVE NAMED SUBDIVISION.</p> <p>DALE CRENEWELGE, OWNER CRENEWELGE, LLC</p> <p>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.</p> <p>DATED: _____, 2023 DATED: _____</p> <p>DALE CRENEWELGE, OWNER CRENEWELGE, LLC</p> <p>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.</p> <p>GIVEN UNDER MY HAN AND SEAL OF OFFICE AND DATED THIS _____ DAY OF _____, 2023</p> <p>NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS</p>	<p>I HEREBY CERTIFY THAT THE SUBDIVISION 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 COMMISSION AND THAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK, AND THAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.</p> <p>DATED THIS THE _____ DAY OF _____, 20____</p> <p>IAN COLUMBIA</p> <p>CHAIR, CITY OF KERRVILLE PLANNING & ZONING COMISION</p> <p>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.</p> <p>DATED THIS THE _____ DAY OF _____, 20____</p> <p>KYLE BIURO, P.E., CITY ENGINEER CITY OF KERRVILLE</p> <p>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.</p> <p>DATED THIS THE _____ DAY OF _____, 20____</p> <p>DREW PAXTON, DIRECTOR OF PLANNING & DEVELOPMENT CITY OF KERRVILLE</p> <p>STATE OF TEXAS COUNTY OF KERR</p> <p>I, GARY MAX BRANDENBURG, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I MADE AN ACTUAL SURVEY ON THE GROUND OF THE HEREON PLATTED LAND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, AND PROFESSIONAL DILIGENCE, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.</p> <p>DATED THIS THE _____ DAY OF _____, 2023</p> <p>ROBERT J. GERTSON, RPLS 6367</p>
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LEGEI

D	NOTES
PROPERTY BOUNDARY	CITY OF KERRVILLE PRELIMINARY PLAT- FILE NO. 2023-049
PROP. BOC	
PROP. LOT BOUNDARY	1. THIS PARCEL LIES COMPLETELY WITHIN THE CITY OF KERRVILLE CITY LIMITS
FEMA FLOODZONE	2. NO IMPROVEMENTS OF STRUCTURE ARE PLANNED WITHIN 2' OF THE BOUNDARY
PROP. WATER LINE	3. ONLY EXISTING WATER AND WASTEWATER STRUCTURES ARE SHOWN.
PROP. WASTEWATER LINE	4. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KERRVILLE ZONING CODE
PROP. STORM LINE	5. ALL UTILITIES SHALL BE PLACED UNDERGROUND PER SUBDIVISION CODE SECTION 82-62, UTILITY PLACEMENT.
EXISTING CONTOURS	
EXISTING EASEMENT	
EXISTING WW MANHOLE	
PROPOSED WW MANHOLE	
STORM CURB INLET	
WATER GATE VALVE	

CURRENT PARCEL LAND USE: V
CURRENT PARCEL ZONING DISTRICT: PD (PLANNED DEVELOPMENT) #19-22



OWNER NAME: JSP HILLSIDE HEIGHTS KERRVILLE
DEVELOPMENT MANAGER, LLC

CONTACT: DANIEL WHEELER
300 WESTGROVE DRIVE, SUITE 200
DISON, TX 75001

PHONE: 972.453.1656
EMAIL: DWHEELER@JSTREETCOMPANIES.COM

ED REFERENCE: DOC NO. 22-00618

LEGAL DESCRIPTION:

ING 67.99 ACRES OUT OF ORIGINAL SURVEY NO.
0 WALTER FOSGATE, ABSTRACT NO.138; BEING
RT OF THE EAST SIDE OF THAT TRACT CALLED
4.12 ACRES WHICH WAS CONVEYED FROM DRI
LDINGS INC. , TO CAILLOUX FOUNDATION
OPERTIES LLC, BY SPECIAL WARRANTY DEED
ECUTED THE 17 DAY OF SEPTEMBER, 2014,
CORDED UNDER CLERK'S FILE NUMBER
05748, IN THE OFFICIAL PUBLIC RECORDS OF
RR COUNTY, TEXAS.

12/05/2023	
REVISIONS	
SIGNED BY:	MS, JE
CHECKED BY:	MS, JE
MOVED BY:	MS
23000909	
ATT NO.	2 OF 2