



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



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**1 MINUTES**

- 1.A Approval of meeting minutes from March 7, 2024 regular meeting.

Attachments:

[\*20240307\\_PZ Minutes\\_draft.pdf\*](#)

**2 CONSIDERATION AND FINAL ACTION**

*No items on this agenda.*

**3 PUBLIC HEARING, CONSIDERATION & ACTION**

- 3.A A resolution to terminate a Conditional Use Permit for an Expired CUP on Lot 29, Block 2, Sendero Ridge Unit 1; and more commonly known as 105 Jasper Lane. (Case No. PZ-2024-4)

Attachments:

[\*PZ-2024-4\\_Location Map.pdf\*](#)

- 3.B A resolution to terminate a Conditional Use Permit for an Expired CUP on Lot 10, Block 3, Starkey Manor 7; and more commonly known as 604 Mockingbird Lane. (Case No. PZ-2024-5)

Attachments:

[\*PZ-2024-5\\_Location Map.pdf\*](#)

- 3.C A resolution to terminate a Conditional Use Permit for an Expired CUP on Lot 6, Block 1, Riverside; and more commonly known as 337 Guadalupe Street. (Case No. PZ-2024-6)

Attachments:

[\*PZ-2024-6\\_Location Map.pdf\*](#)

- 3.D A resolution to terminate a Conditional Use Permit for an Expired CUP on Lot H, Block

5, Pueblo Hills; and more commonly known as 1916 Leslie Drive. (Case No. PZ-2024-7)

Attachments:

[PZ-2024-7\\_Location Map.pdf](#)

- 3.E A resolution to terminate a Conditional Use Permit for an Expired CUP on Lot F, Block 5, Pueblo Hills; and more commonly known as 1924 Leslie Drive. (Case No. PZ-2024-8)

Attachments:

[PZ-2024-8\\_Location Map.pdf](#)

- 3.F An ordinance to change the zoning from R-1 Single-Family Residential to R-T Residential Transition on Lot 20, Block 39, Westland; and more commonly known as 601 Lois Street. (Case No. PZ-2024-9)

Attachments:

[PZ-2024-9\\_Location Map.pdf](#)

[PZ-2024-9\\_Site Plan Aerial.pdf](#)

[PZ-2024-9\\_Site Plan.pdf](#)

- 3.G An ordinance to change the zoning from PI Public and Institutional to R-3 Multifamily Residential on 3.0 acres of land out of the V.A. Hospital Land off of State Hwy 27, Kerr County, Texas; and more commonly known as 3600 Memorial Blvd. (Case No. PZ-2024-10)

Attachments:

[PZ-2024-10\\_Location Map.pdf](#)

[PZ-2024-10\\_Proposed Site Plan.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**

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**SUBJECT:** Approval of meeting minutes from March 7, 2024 regular meeting.

**AGENDA DATE OF:** April 4, 2024

**DATE SUBMITTED:**

**SUBMITTED BY:** Steve Melander, City Planner

**EXHIBITS:**

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

**PAYMENT TO BE MADE TO:** N/A

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**Kerrville 2050 Item?** No

**Key Priority Area** N/A

**Guiding Principle** N/A

**Action Item** N/A

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**SUMMARY STATEMENT:**

**RECOMMENDED ACTION:**

Approve or approve with specific revisions.

**ATTACHMENTS:**

[\*20240307\\_PZ Minutes\\_draft.pdf\*](#)

**PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS  
MARCH 7, 2024**

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

All present.

CITY CORE STAFF PRESENT:

Drew Paxton  
Steve Melander  
Michael Hornes  
Dalton Rice

**CALL TO ORDER**

Meeting called to order by Mike Sigerman at 4pm.

**1) MINUTES**

1.A Approval of meeting minutes from January 4, 2024 regular meeting.

20240104\_PZ Minutes\_draft.pdf

David Lipscomb moved to approve the minutes; John Lovett seconded the motion, and the motion carried 7-0.

**2) CONSIDERATION AND FINAL ACTION**

No items on this agenda.

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

3.A An ordinance to change the zoning from Planned Development District, PDD 10-03, to IM Industrial and Manufacturing on approximately 86.71 acres out of the W.T.

Crook Survey No. 71, Abstract No. 114, Kerr County, TX; and more commonly known as 300 Peterson Farm Rd. (Case No. PZ-2024-2)

PZ-2024-2\_Location Map.pdf

Drew Paxton presented the case.

Mike Sigerman was called to speak.

Emilio Carranza was called to speak.

Open public hearing at 4:04pm.

Bruce Kaiser was called to speak.

Mike Sigerman was called to speak.

Drew Paxton was called to speak.

Bruce Kaiser was called to speak.

Mike Sigerman was called to speak.

Dalton Rice was called to speak.

General discussion occurred regarding proposed business operations.

John Featherston was called to speak.

Emilio Carranza was called to speak.

General discussion occurred regarding proposed business operations.

Kent Meyers was called to speak.

Close public hearing at 4:17pm.

Michael Hornes was called to speak.

Drew Paxton was called to speak.

Kevin Bernhard was called to speak.

Michael Hornes was called to speak.

Mike Sigerman was called to speak.

Michael Hornes was called to speak.

Mike Sigerman was called to speak.

Emilio Carranza was called to speak.

General discussion occurred regarding proposed business operations.

John Lovett was called to speak.

Drew Paxton was called to speak.

General discussion occurred regarding proposed business operations.

Mike Sigerman was called to speak.

John Lovett moved to approve the ordinance; Tabor McMillan seconded the motion, and the motion carried 6-1. Mike Sigerman opposed.

3.B A variance request in accordance with Chapter 92 Sign Code of the Code of Ordinances, City of Kerrville, Texas, to allow directional signs to exceed six square feet for Peterson Regional Medical Center located at 551 Hill Country Dr. (Case No. PZ-2024-3)

PZ-2024-3\_Location Map.pdf

PZ-2024-3\_Sign Package.pdf

Drew Paxton presented the case.

Joe Piszczor was called to speak.

Open public hearing at 4:30pm.

Bonnie Johnson was called to speak.

Close public hearing at 4:32pm.

Drew Paxton was called to speak.

Tabor McMillan moved to approve the sign variance; David Lipscomb seconded the motion, and the motion carried 7-0.

**4) STAFF REPORT**

Next P&Z meeting scheduled for April 4, 2024; will be a full agenda.

Drew Paxton gave an update on the status of the comprehensive plan update.

**5) EXECUTIVE SESSION**

None.

**6) ADJOURNMENT**

Meeting adjourned by Mike Sigerman at 4:35pm.

Submitted by:

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Steve Melander, Planner

Approved by:

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Mike Sigerman, Chair

Approval Date: \_\_\_\_\_



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

**SUBJECT:** A resolution to terminate a Conditional Use Permit for an Expired CUP on Lot 29, Block 2, Sendero Ridge Unit 1; and more commonly known as 105 Jasper Lane. (Case No. PZ-2024-4)

**AGENDA DATE OF:** April 4, 2024

**DATE SUBMITTED:**

**SUBMITTED BY:** Steve Melander, City Planner

**EXHIBITS:**

<b>Expenditure Required:</b>	<b>Remaining Budget Balance in Account:</b>	<b>Amount Budgeted:</b>	<b>Account Number:</b>
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:**

**Proposal**

A resolution to terminate a Conditional Use Permit for an Expired CUP on Lot 29, Block 2, Sendero Ridge Unit 1; and more commonly known as 105 Jasper Lane.

(Case PZ-2024-4)

**Procedural Requirements**

The City, in accordance with state law, mailed 20 letters on 3/21/2024 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 3/14/2024. In addition, a public hearing notification sign was posted on the property frontage on 3/22/24. At the time of drafting this agenda bill, no comments had been received. Per code, a certified letter was also mailed to the property owner regarding CUP termination so that the property owner would have further opportunity to file an appeal to the proposed CUP termination.



## **Staff Analysis and Recommendation**

Section 60-90, Termination of Conditional Use Permit, and Section 60-91, Appeal of Termination of Non-Compliance, apply to this request for termination. The city has determined that the CUP has terminated or expired based on one or more of the following reasons:

- Section 60-90, Termination of Conditional Use Permit
  - Item (1) Failure to commence the use within 180 days after the effective date of the CUP.
  - Item (2) Failure to commence the actual use within two years of new construction or renovation.
  - Item (3) Cessation of use not related to destruction of property.
  - Item (4) Cessation of use related to destruction of property.
  - Item (5) Failure to file an appeal.

### **Recommendation:**

Based on a failure to commence the use within 180 days after the effective date of the CUP, staff recommends termination of this Conditional Use Permit.

### **RECOMMENDED ACTION:**

Approve the resolution.

### **ATTACHMENTS:**

[\*PZ-2024-4\\_Location Map.pdf\*](#)





# Location Map

Case # PZ-2024-4

Location:

105 Jasper Ln N

## Legend

-  Subject Properties
-  200 Feet Notification Area



0 50 100 200

Scale In Feet

03/08/2024





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

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**SUBJECT:**

A resolution to terminate a Conditional Use Permit for an Expired CUP on Lot 10, Block 3, Starkey Manor 7; and more commonly known as 604 Mockingbird Lane. (Case No. PZ-2024-5)

**AGENDA DATE OF:** April 4, 2024

**DATE SUBMITTED:**

**SUBMITTED BY:** Steve Melander, City Planner

**EXHIBITS:**

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

**PAYMENT TO BE MADE TO:** N/A

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

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**SUMMARY STATEMENT:**

**Proposal**

A resolution to terminate a Conditional Use Permit for an Expired CUP on Lot 10, Block 3, Starkey Manor 7; and more commonly known as 604 Mockingbird Lane.

(Case No. PZ-2024-5)

**Procedural Requirements**

The City, in accordance with state law, mailed 27 letters on 3/21/2024 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 3/14/2024. In addition, a public hearing notification sign was posted on the property frontage on 3/22/24. At the time of drafting this agenda bill, no comments had been received. Per code, a certified letter was also mailed to the property owner regarding CUP termination so that the property

owner would have further opportunity to file an appeal to the proposed CUP termination.

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### **Staff Analysis and Recommendation**

Section 60-90, Termination of Conditional Use Permit, and Section 60-91, Appeal of Termination of Non-Compliance, apply to this request for termination. The city has determined that the CUP has terminated or expired based on one or more of the following reasons:

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  - Item (3) Cessation of use not related to destruction of property.
  - Item (4) Cessation of use related to destruction of property.
  - Item (5) Failure to file an appeal.

### **Recommendation:**

Based on a failure to commence the use within 180 days after the effective date of the CUP, staff recommends termination of this Conditional Use Permit.

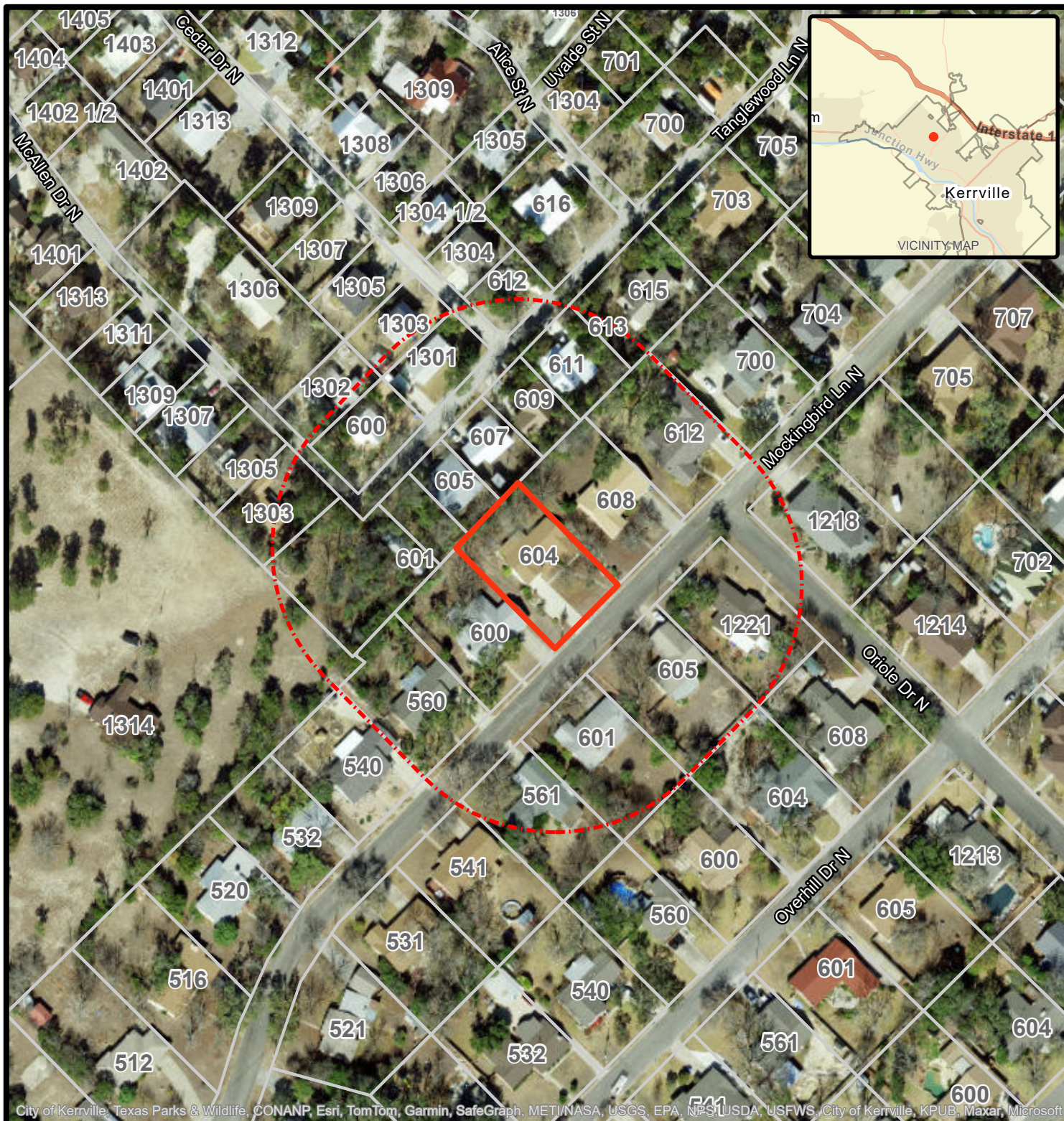
### **RECOMMENDED ACTION:**

Approve the resolution.

### **ATTACHMENTS:**

[\*PZ-2024-5\\_Location Map.pdf\*](#)





City of Kerrville, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS/USDA, USFWS, City of Kerrville, K PUB, Maxar, Microsoft



# Location Map

Case # PZ-2024-5

Location:

604 Mockingbird Ln N

## Legend

-  Subject Properties
-  200 Feet Notification Area



0 50 100 200  
Scale In Feet

03/08/2024

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





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

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**SUBJECT:**

A resolution to terminate a Conditional Use Permit for an Expired CUP on Lot 6, Block 1, Riverside; and more commonly known as 337 Guadalupe Street. (Case No. PZ-2024-6)

**AGENDA DATE OF:** April 4, 2024

**DATE SUBMITTED:**

**SUBMITTED BY:** Steve Melander, City Planner

**EXHIBITS:**

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

**PAYMENT TO BE MADE TO:** N/A

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

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**SUMMARY STATEMENT:**

**Proposal**

A resolution to terminate a Conditional Use Permit for an Expired CUP on Lot 6, Block 1, Riverside; and more commonly known as 337 Guadalupe Street.

(Case No. PZ-2024-6)

**Procedural Requirements**

The City, in accordance with state law, mailed 17 letters on 3/21/2024 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 3/14/2024. In addition, a public hearing notification sign was posted on the property frontage on 3/22/24. At the time of drafting this agenda bill, no comments had been received. Per code, a certified letter was also mailed to the property owner regarding CUP termination so that the property owner would have further opportunity to file an appeal to the proposed CUP termination.

## **Staff Analysis and Recommendation**

Section 60-90, Termination of Conditional Use Permit, and Section 60-91, Appeal of Termination of Non-Compliance, apply to this request for termination. The city has determined that the CUP has terminated or expired based on one or more of the following reasons:

- Section 60-90, Termination of Conditional Use Permit
  - Item (1) Failure to commence the use within 180 days after effective date of the CUP.
  - Item (2) Failure to commence the actual use within two years of new construction or renovation.
  - Item (3) Cessation of use not related to destruction of property.
  - Item (4) Cessation of use related to destruction of property.
  - Item (5) Failure to file an appeal.

### **Recommendation:**

Based on a failure to commence the use within 180 days after the effective date of the CUP, staff recommends termination of this Conditional Use Permit.

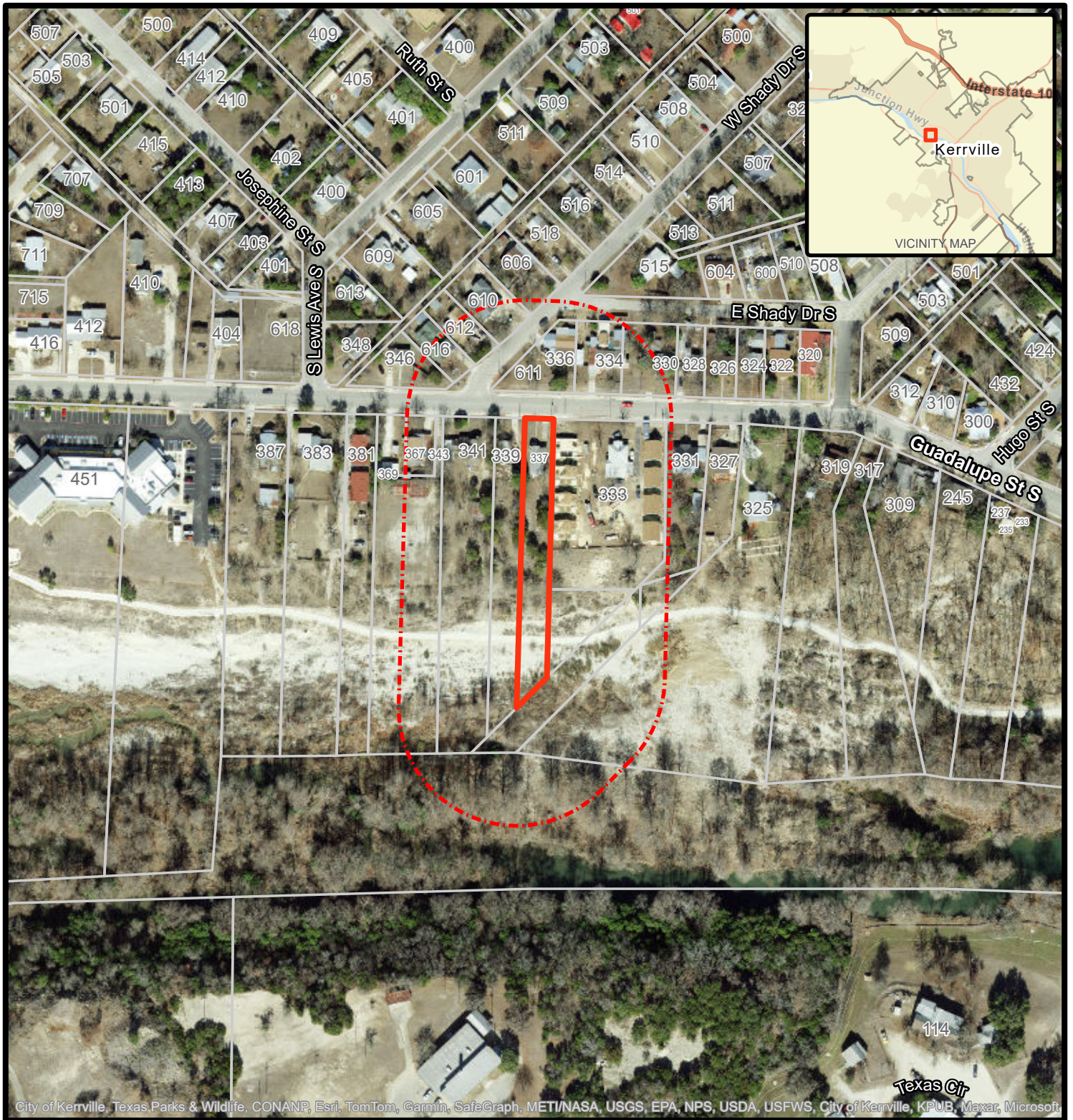
### **RECOMMENDED ACTION:**

Approve the resolution.

### **ATTACHMENTS:**

[\*PZ-2024-6\\_Location Map.pdf\*](#)







## Location Map

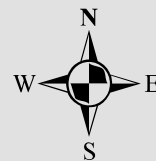
Case # PZ-2024-6

Location:

337 Guadalupe St S

### Legend

-  Subject Properties
-  200 Feet Notification Area



0 75 150 300

Scale In Feet

03/08/2024





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

---

**SUBJECT:**

A resolution to terminate a Conditional Use Permit for an Expired CUP on Lot H, Block 5, Pueblo Hills; and more commonly known as 1916 Leslie Drive. (Case No. PZ-2024-7)

**AGENDA DATE OF:** April 4, 2024

**DATE SUBMITTED:**

**SUBMITTED BY:** Steve Melander, City Planner

**EXHIBITS:**

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

**PAYMENT TO BE MADE TO:** N/A

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

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**SUMMARY STATEMENT:**

**Proposal**

A resolution to terminate a Conditional Use Permit for an Expired CUP on Lot H, Block 5, Pueblo Hills; and more commonly known as 1916 Leslie Drive.

(Case No. PZ-2024-7)

**Procedural Requirements**

The City, in accordance with state law, mailed 25 letters on 3/21/2024 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 3/14/2024. In addition, a public hearing notification sign was posted on the property frontage on 3/22/24. At the time of drafting this agenda bill, no comments had been received. Per code, a certified letter was also mailed to the property owner regarding CUP termination so that the property owner would have further opportunity to file an appeal to the proposed CUP termination.

## **Staff Analysis and Recommendation**

Section 60-90, Termination of Conditional Use Permit, and Section 60-91, Appeal of Termination of Non-Compliance, apply to this request for termination. The city has determined that the CUP has terminated or expired based on one or more of the following reasons:

- Section 60-90, Termination of Conditional Use Permit
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  - Item (3) Cessation of use not related to destruction of property.
  - Item (4) Cessation of use related to destruction of property.
  - Item (5) Failure to file an appeal.

### **Recommendation:**

Based on a failure to commence the use within 180 days after the effective date of the CUP, staff recommends termination of this Conditional Use Permit.

### **RECOMMENDED ACTION:**

Approve the resolution.

### **ATTACHMENTS:**

[\*PZ-2024-7\\_Location Map.pdf\*](#)







# Location Map

Case # PZ-2024-7

Location:

1916 Leslie Dr N

## Legend

-  Subject Properties
-  200 Feet Notification Area



0 50 100 200  
Scale In Feet

03/08/2024



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

---

**SUBJECT:**

A resolution to terminate a Conditional Use Permit for an Expired CUP on Lot F, Block 5, Pueblo Hills; and more commonly known as 1924 Leslie Drive. (Case No. PZ-2024-8)

**AGENDA DATE OF:** April 4, 2024

**DATE SUBMITTED:**

**SUBMITTED BY:** Steve Melander, City Planner

**EXHIBITS:**

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

**PAYMENT TO BE MADE TO:** N/A

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

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**SUMMARY STATEMENT:**

**Proposal**

A resolution to terminate a Conditional Use Permit for an Expired CUP on Lot F, Block 5, Pueblo Hills; and more commonly known as 1924 Leslie Drive.

(Case No. PZ-2024-8)

**Procedural Requirements**

The City, in accordance with state law, mailed 25 letters on 3/21/2024 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 3/14/2024. In addition, a public hearing notification sign was posted on the property frontage on 3/22/24. At the time of drafting this agenda bill, no comments had been received. Per code, a certified letter was also mailed to the property owner regarding CUP termination so that the property owner would have further opportunity to file an appeal to the proposed CUP termination.



## **Staff Analysis and Recommendation**

Section 60-90, Termination of Conditional Use Permit, and Section 60-91, Appeal of Termination of Non-Compliance, apply to this request for termination. The city has determined that the CUP has terminated or expired based on one or more of the following reasons:

- Section 60-90, Termination of Conditional Use Permit
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  - Item (4) Cessation of use related to destruction of property.
  - Item (5) Failure to file an appeal.

### **Recommendation:**

Based on a failure to commence the use within 180 days after the effective date of the CUP, staff recommends termination of this Conditional Use Permit.

### **RECOMMENDED ACTION:**

Approve the resolution.

### **ATTACHMENTS:**

[\*PZ-2024-8\\_Location Map.pdf\*](#)





# Location Map

Case # PZ-2024-8

Location:

1924 LESLIE DRIVE

## Legend

-  Subject Properties
-  200 Feet Notification Area



0 50 100 200  
Scale In Feet

03/08/2024





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

---

**SUBJECT:**

An ordinance to change the zoning from R-1 Single-Family Residential to R-T Residential Transition on Lot 20, Block 39, Westland; and more commonly known as 601 Lois Street. (Case No. PZ-2024-9)

**AGENDA DATE OF:** April 4, 2024

**DATE SUBMITTED:**

**SUBMITTED BY:** Steve Melander, City Planner

**EXHIBITS:**

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

**PAYMENT TO BE MADE TO:** N/A

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

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**SUMMARY STATEMENT:**

**Proposal**

An ordinance to change the zoning from R-1 Single-Family Residential to RT Residential Transition on Lot 20, Block 39, Westland; and more commonly known as 601 Lois Street. (Case No. PZ-2024-9)

The applicant requests a zoning change from R-1 Single-Family Residential to RT Residential Transition to accommodate a proposed small business at the front of the property with a residential dwelling at the rear of the property for use by the business owner. See the attached site plan. The property is adjacent on two sides to residential zoning and on two sides to commercial zoning. The applicant requests R-T Residential Transition zoning to be compatible with surrounding land uses and to provide a transition between existing commercial uses and the residential neighborhood.

## **Procedural Requirements**

The City, in accordance with state law, mailed 20 letters on 3/21/2024 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 3/14/2024. In addition, a public hearing notification sign was posted on the property frontage on 3/22/24. At the time of drafting this agenda bill, no public comments had been received.

## **Staff Analysis and Recommendation**

**Consistency with the Kerrville 2050 Comprehensive Plan:** The property is designated as Strategic Catalyst Area 4 (SCA 4). The place types for SCA 4 allow for community commercial throughout SCA 4 with a commercial area that maintains the distinctive character of the surrounding neighborhoods. The proposed zoning change is commercial-focused and remains a part of the existing neighborhood, consistent with SCA 4 guidelines, and serves as a transition between commercial development and the adjacent neighborhood. As such, the request to rezone the property from R-1 to RT is consistent with the K2050 Plan.

## **Adjacent Zoning and Land Uses:**

Subject Property

Current Zoning: R-1 Single-Family Residential

Existing Land Uses: Single-Family Residence

Direction: North

Current Zoning: R-1 Single-Family Residential

Existing Land Uses: Single-Family Residences

Direction: South

Current Zoning: C-2 Light Commercial

Existing Land Uses: Real Estate Office



Direction: West

Current Zoning: C-2 Light Commercial

Existing Land Uses: Small Business Complex

Direction: East

Current Zoning: C-2 Light Commercial (Recent zoning change from R-1A)

Existing Land Uses: Single-Family Residence and Contracting Business

**Thoroughfare Plan:** There is no impact on the thoroughfare system.

**Traffic Impact:** There should be no significant traffic impact.

**Parking:** To be determined and consistent with zoning regulations once a final site plan has been submitted for review and approval. The preliminary site plan provided does comply with current off-street parking requirements.

**Recommendation:** Based on consistency with the Kerrville 2050 Plan and compatibility with adjacent land uses, staff recommends the case for approval.

**RECOMMENDED ACTION:**

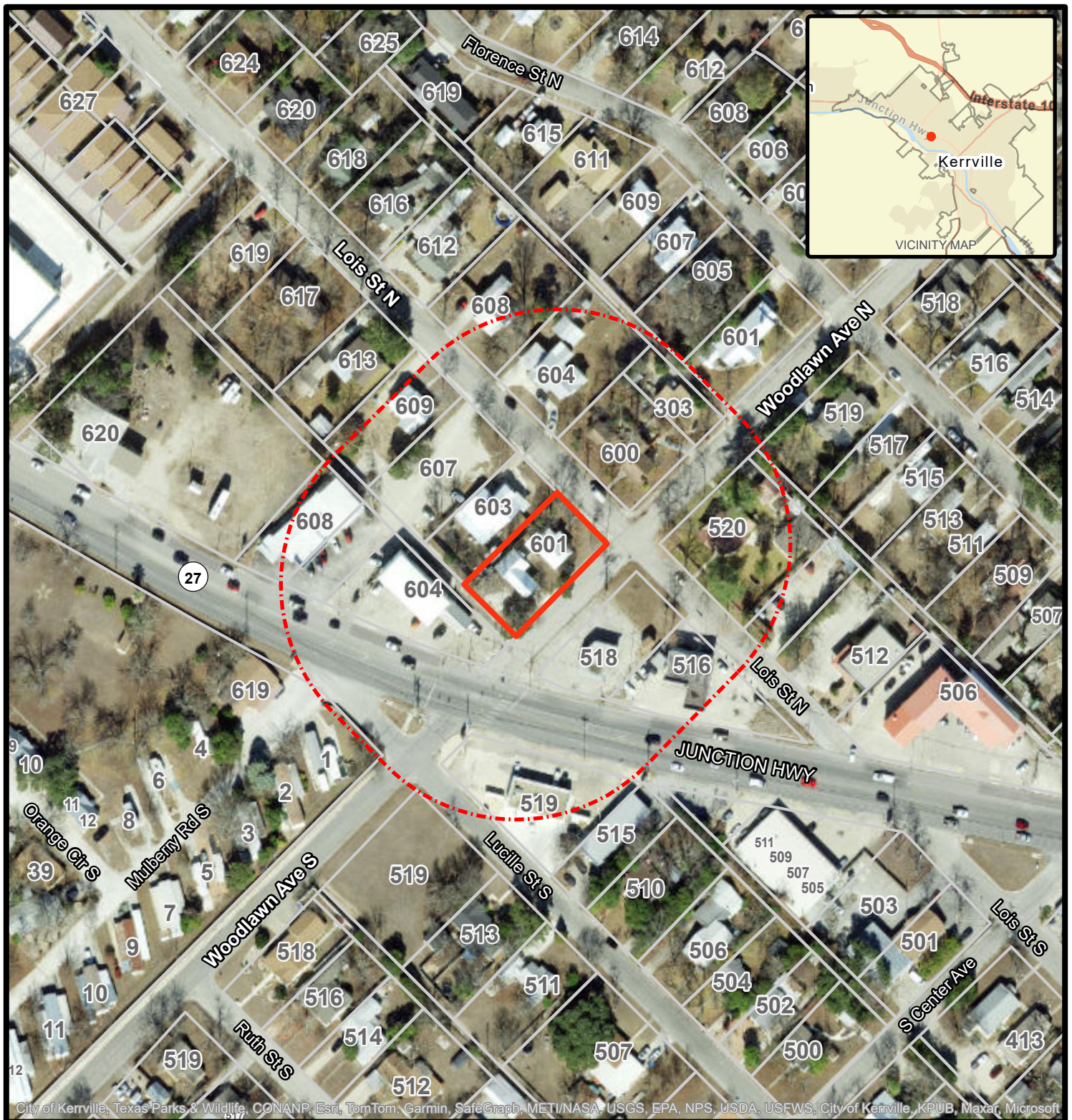
Approve the ordinance.

**ATTACHMENTS:**

[\*PZ-2024-9\\_Location Map.pdf\*](#)

[\*PZ-2024-9\\_Site Plan Aerial.pdf\*](#)

[\*PZ-2024-9\\_Site Plan.pdf\*](#)



# Location Map

Case # PZ-2024-9

Location:

601 Lois St N

## Legend

- ▭ Subject Properties
- - - 200 Feet Notification Area



0 50 100 200

Scale In Feet

03/08/2024

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**PZ-2024-9**

**601 Lois Street Site Plan**

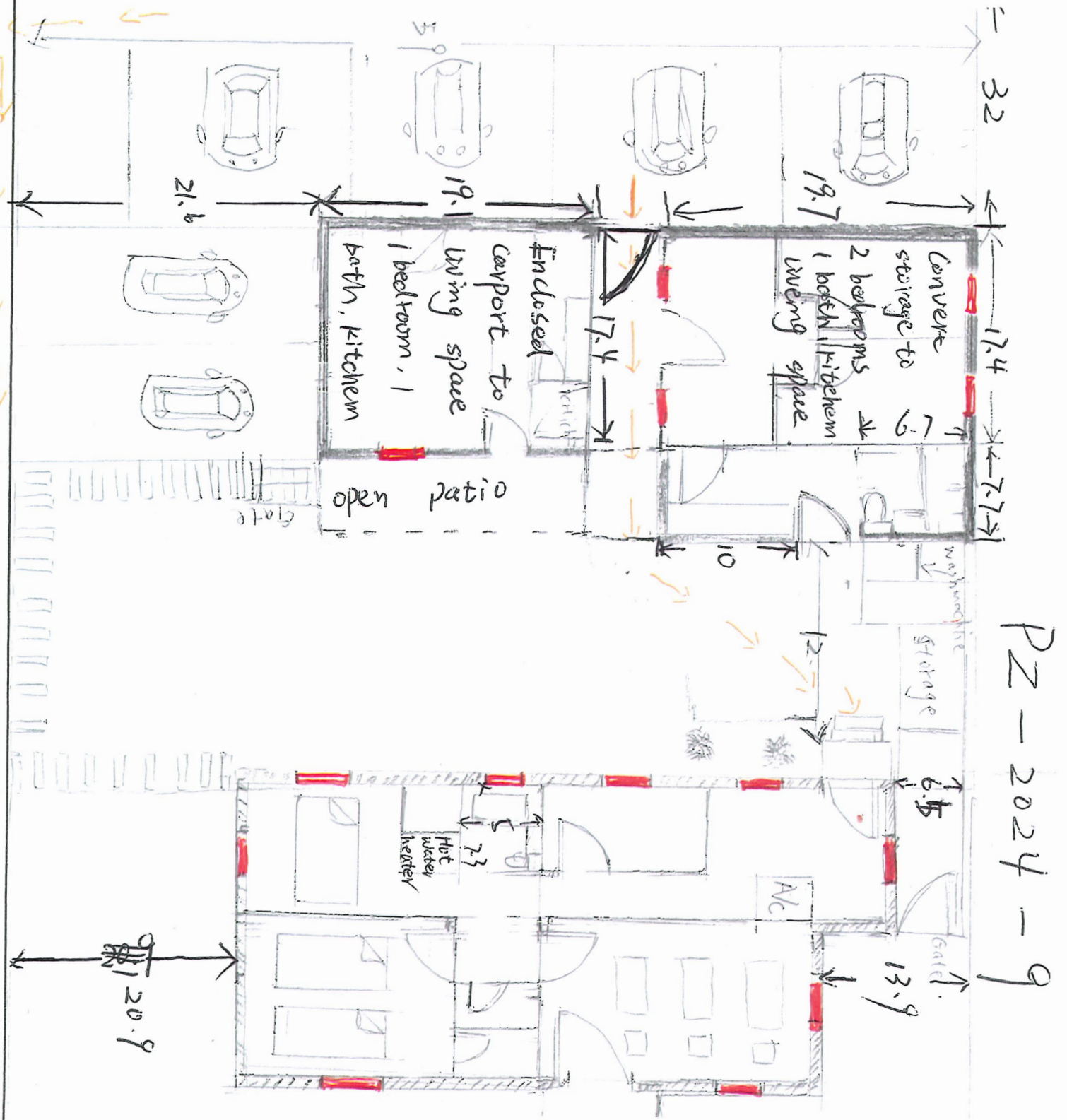
**Request for R-1 to R-T**



Alley

Woodlawn Ave

Lois Street





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

---

**SUBJECT:**

An ordinance to change the zoning from PI Public and Institutional to R-3 Multifamily Residential on 3.0 acres of land out of the V.A. Hospital Land off of State Hwy 27, Kerr County, Texas; and more commonly known as 3600 Memorial Blvd. (Case No. PZ-2024-10)

**AGENDA DATE OF:** April 4, 2024

**DATE SUBMITTED:**

**SUBMITTED BY:** Steve Melander, City Planner

**EXHIBITS:**

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

**PAYMENT TO BE MADE TO:** N/A

<b>Kerrville 2050 Item?</b>	Yes
<b>Key Priority Area</b>	C - Community / Neighborhood Character and Place Making
<b>Guiding Principle</b>	N/A
<b>Action Item</b>	N/A

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**SUMMARY STATEMENT:**

**Proposal**

An ordinance to change the zoning from PI Public and Institutional to R-3 Multifamily Residential on 3.0 acres of land out of the V.A. Hospital Land off of State Hwy 27, Kerr County, Texas; and more commonly known as 3600 Memorial Blvd.

(Case No. PZ-2024-10)

The applicant requests a zoning change from PI Public and Institutional to R-3 Multifamily Residential to accommodate the development of Phase II of the Freedom's Path housing development near the VA Hospital. When Phase I of this project was approved, the zoning at that time allowed for multifamily residential development. Through zoning code updates over the past several years, the VA property was rezoned to PI with does not permit multifamily residential development. As such, the zoning change is required. Due to surrounding land

uses and the fact that this is Phase II of the current multifamily development, the request is consistent with zoning intent. The zoning change will allow this proposed development to move forward.

### **Procedural Requirements**

The City, in accordance with state law, mailed 4 letters on 3/21/2024 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 3/14/2024. In addition, a public hearing notification sign was posted on the property frontage on 3/22/24. At the time of drafting this agenda bill, no public comments had been received.

### **Staff Analysis and Recommendation**

**Consistency with the Kerrville 2050 Comprehensive Plan:** The property is designated as Community Commercial (CC). The place types for Community Commercial are typically retail and commercial, with secondary uses such as civic and institutional. As such, and being associated with an institutional use (The VA Hospital), as well as being Phase II of an existing development, it seems appropriate that the property be rezoned as requested from PI to R-3 and would be consistent with the K2050 Plan. This project also aligns with K2050 Guiding Principle C2: "Seek to attract a range of housing options to provide choices for people with a variety of ages, incomes, lifestyle, etc." as well as action items C2.9 & H1.11 related to Veteran Housing.

### **Adjacent Zoning and Land Uses:**

Subject Property

Current Zoning: PI Public and Institutional

Existing Land Uses: Undeveloped Land

Direction: North

Current Zoning: PI Public and Institutional

Existing Land Uses: South Texas Veteran's Hospital

Direction: South

Current Zoning: PI Public and Institutional

Existing Land Uses: Undeveloped Land

Direction: West

Current Zoning: PI Public and Institutional

Existing Land Uses: Freedom's Path Apartments, Phase I

Direction: East

Current Zoning: PI Public and Institutional

Existing Land Uses: Solar Energy Generation Field

**Thoroughfare Plan:** There is no impact on the thoroughfare system.

**Traffic Impact:** There should be no traffic impact, however, a traffic study will be required as part of the final project development.

**Parking:** To be determined and consistent with zoning regulations once a final site plan has been submitted for review and approval.

**Recommendation:** Based on consistency with the Kerrville 2050 Plan and compatibility with adjacent land uses, staff recommends the case for approval.

**RECOMMENDED ACTION:**

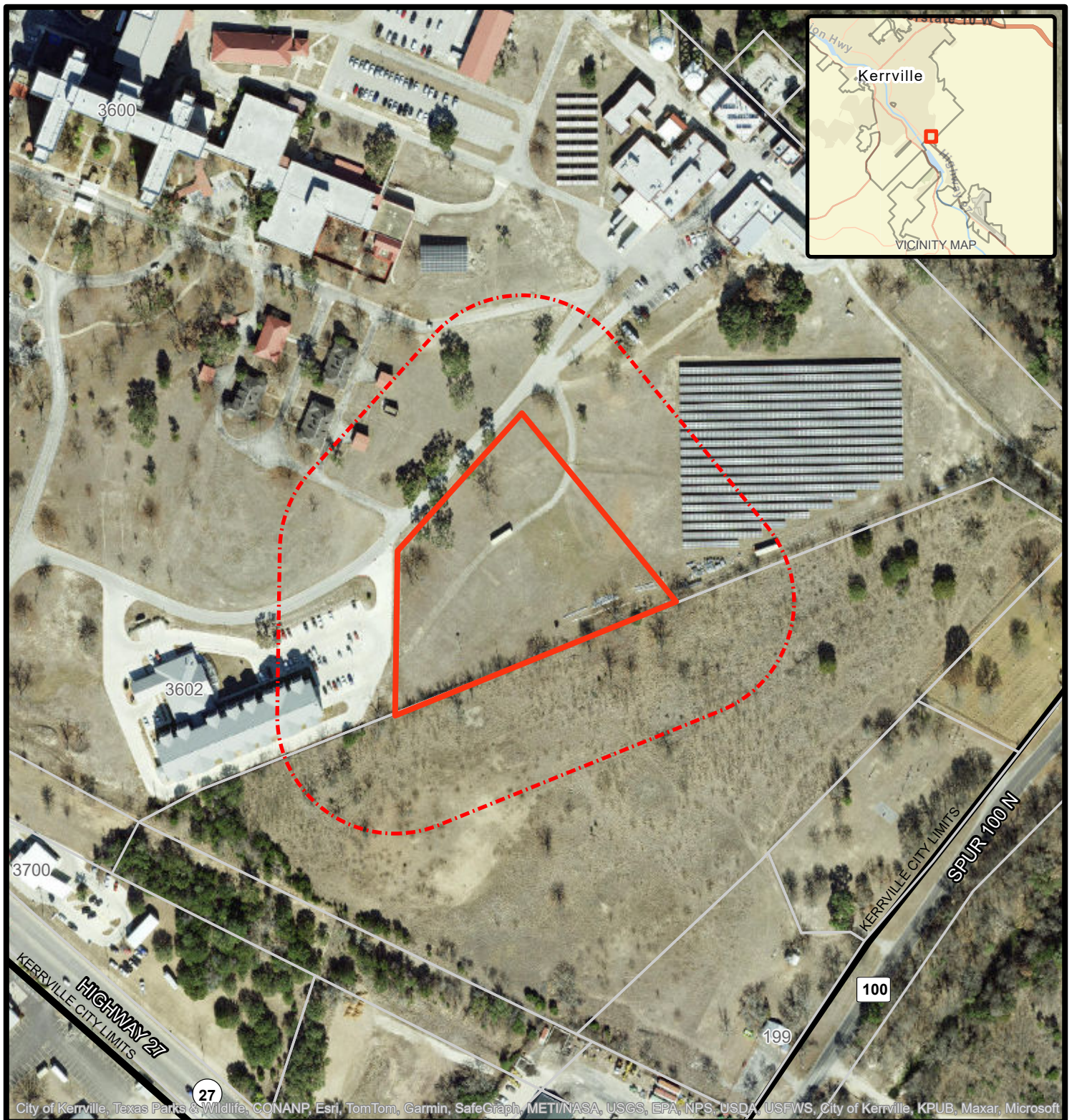
Approve the ordinance.

**ATTACHMENTS:**

[\*PZ-2024-10\\_Location Map.pdf\*](#)

[\*PZ-2024-10\\_Proposed Site Plan.pdf\*](#)






# Location Map

Case # PZ-2024-10

Location:

NO DATA PROVIDED BY KCAD

## Legend

-  Subject Properties
-  200 Feet Notification Area



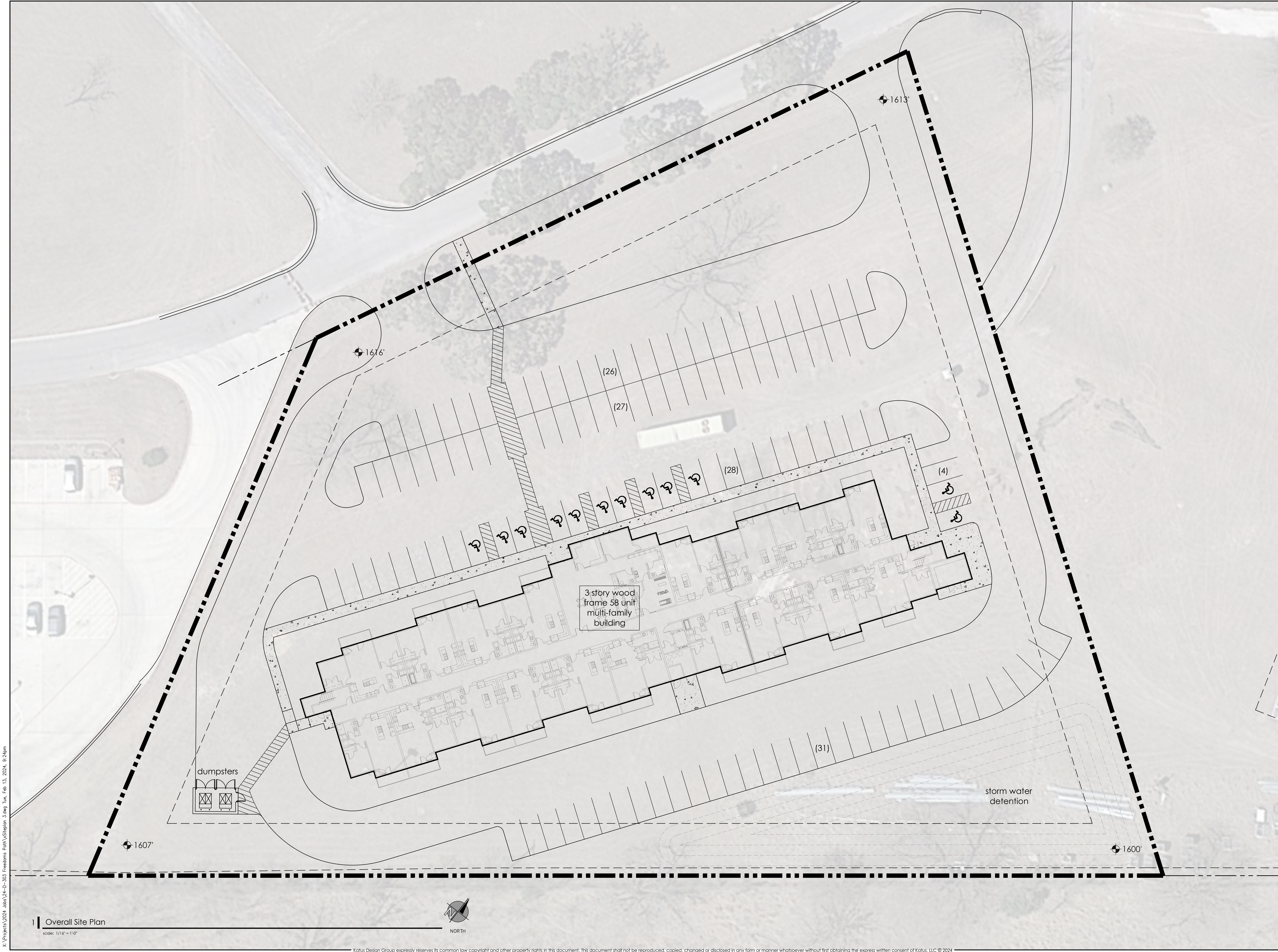
0 75 150 300

Scale In Feet

03/15/2024

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.







**KATUS**  
DESIGN GROUP

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Not for Regulatory  
Approval,  
Permitting, or  
Construction

Steven R. Zoerner  
Cert. No. 22742

Freedom's Path Kerrville Phase II  
Supportive Housing

3600 Memorial Blvd.  
Kerrville, Texas 78028

Date:  
02/12/2024

Revisions:


Project No:  
24-D-303

Sheet Title:  
Overall Site Plan

Sheet No:

**A1.1**

X:\Projects\2024 jobs\24-D-303 Freedom's Path\5Siteplan 3.dwg Tue, Feb 13, 2024, 9:24pm