



**Planning and Zoning Commission Meeting
Agenda
January 2, 2025 at 4:00 PM
City Hall, 701 Main Street, Kerrville, Texas**



1. **MINUTES:**

1.A Approval of Meeting Minutes from the November 7, 2024 regular meeting.

2. **CONSIDERATION AND FINAL ACTION:**

2.A Chair and Vice Chair Election

3. **PUBLIC HEARING, CONSIDERATION & ACTION:**

3.A An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-2 Medium Density Residential, 263.28 acres of land, more or less, out of original patent surveys in Kerr County, Texas, and being 116.24 acres out of Wm. Watt Survey No. 66, Abstract 365, and 147.04 acres out of David Schauchard Survey No. 67, Abstract 299, comprising all of a certain 250.31 acre tract conveyed from Rosemary H. Meek Romero to Rosemary Hunt Meek Ranch, LP by a Warranty Deed executed the 16th day of March 2017 and recorded in File No. 17-02161 of the Official Public Records of Kerr County, Texas, and 13.25 acres out of a certain 263.38 acre tract conveyed from the estate of Carl Donald Meek to Rosemary H. Meek by a General Warranty Deed executed the 19th day of October, 2000 and recorded in volume 1091 at Page 72 of the Real Property Records of Kerr County, Texas; generally located southeast of Kerrville-Schreiner Park and northwest of Comanche Trace and accessed by Bandera Hwy, Kerr County, Texas (KCAD Property ID 16315, 16316, 16317, 16323 and 17441). (Case PZ-2024-29)

4. **KERRVILLE 2050 COMPREHENSIVE PLAN:**

4.A Summary of January 22, 2025 Comprehensive Plan Meetings

5. **STAFF REPORT:**

6. **ADJOURNMENT.**

The facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-258-1118 for further information.

I hereby certify that this agenda was posted as notice of the meeting on the bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website 12/20/2024 at 4:15pm and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Shelley McElhannon, TRMC, City Secretary, City of Kerrville, Texas

Revised 12/27/2024, at 2:30 pm, Kesha Franchina, TRMC, Deputy City Secretary



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

CAPTION: Approval of Meeting Minutes from the November 7, 2024 regular meeting.

AGENDA DATE: January 2, 2025

DATE SUBMITTED: 12/20/2024

SUBMITTED BY:

EXHIBITS:

1. 20241107_Meeting Minutes_draft_edit

Expenditure:
Account Number:
Payment to/Vendor
name:

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?
No

Key Priority Area:

SUMMARY:

RECOMMENDED ACTION:

Approve or approve with specific revisions.

**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS
NOVEMBER 7, 2024**

PLANNING & ZONING MEMBERS

PRESENT:

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

PLANNING & ZONING MEMBERS

ABSENT:

None

CITY EXECUTIVE STAFF:

Drew Paxton, Director of Development Services
Steve Melander, Senior Planner
Trina Sanchez, Assistant Director of Development Services

VISITORS PRESENT: A list of the citizen speakers present during the meeting is recorded within the approved meeting minutes on file in the City Secretary's Office for the required retention period.

1. CALL TO ORDER

Meeting was called to order by Mike Sigerman at 4pm.

2. MINUTES

2.A Approval of Meeting Minutes from October 3, 2024 regular meeting.

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

3. CONSIDERATION AND FINAL ACTION

No items on this agenda.

4. PUBLIC HEARING, CONSIDERATION & ACTION

4.A An ordinance to change the zoning from R-2 Medium Density Residential to R- 3 Multifamily Residential on approximately 2.35 acres, more or less, situated in

Kerrville, Texas, comprising of approximately 1.84 acres out of the P.R. Oliver Survey No. 122, Abstract No. 265, and 0.51 acres out of the F. Lara Survey No. 123, Abstract No. 225, as described in Cash Warranty Deed recorded in Document No. 24-05433, of the Official Public Records of Kerr County, Texas; and more specifically located at the northeast corner of Goat Creek Road and Coronado Drive (KCAD Property ID 503164 and 69045), Kerrville, Texas. (Case No. PZ-2024-27)

John Lovett moved to deny the request; David Lipscomb seconded the motion and the motion carried 4-3. Mike Sigerman, Kim Richards and Tabor McMillan voted against the denial.

5. **KERRVILLE 2050 COMPREHENSIVE PLAN**

5.A Future land use plan discussion and feedback.

6. **STAFF REPORT**

- Next PZ meeting on Thursday, December 5, 2024
- Kerrville2025.com, Comp Plan Update

7. **EXECUTIVE SESSION**

8. **ADJOURN**

Meeting adjourned by Mike Sigerman at 5:27pm.

SUBMITTED BY:

Steve Melander, Planning Division

APPROVED BY:

Mike Sigerman, Chair

APPROVAL DATE:



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

CAPTION: Chair and Vice Chair Election

AGENDA DATE: January 2, 2025

DATE SUBMITTED: 12/16/2024

SUBMITTED BY:

EXHIBITS:

None

Expenditure:
Account Number:
Payment to/Vendor
name:

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?
No

Key Priority Area:

SUMMARY:

Nomination and election of commission chair and vice chair.

RECOMMENDED ACTION:

Nominate and elect chair and vice chair.



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

CAPTION:

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-2 Medium Density Residential, 263.28 acres of land, more or less, out of original patent surveys in Kerr County, Texas, and being 116.24 acres out of Wm. Watt Survey No. 66, Abstract 365, and 147.04 acres out of David Schauchard Survey No. 67, Abstract 299, comprising all of a certain 250.31 acre tract conveyed from Rosemary H. Meek Romero to Rosemary Hunt Meek Ranch, LP by a Warranty Deed executed the 16th day of March 2017 and recorded in File No. 17-02161 of the Official Public Records of Kerr County, Texas, and 13.25 acres out of a certain 263.38 acre tract conveyed from the estate of Carl Donald Meek to Rosemary H. Meek by a General Warranty Deed executed the 19th day of October, 2000 and recorded in volume 1091 at Page 72 of the Real Property Records of Kerr County, Texas; generally located southeast of Kerrville-Schreiner Park and northwest of Comanche Trace and accessed by Bandera Hwy, Kerr County, Texas (KCAD Property ID 16315, 16316, 16317, 16323 and 17441). (Case PZ-2024-29)

AGENDA DATE: January 2, 2025

DATE SUBMITTED: 12/20/2024

SUBMITTED BY:

EXHIBITS:

1. PZ-2024-29_Location_Map_update_final
2. PZ-2024-29_Current Zoning Map
3. PZ-2024-29_Future Land Use Map
4. PZ-2024-29_Cox_Opposed
5. PZ-2024-29_Henneke_Opposed

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

Yes

Key Priority Area:

H – Housing

SUMMARY:

Proposal

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-2 Medium Density Residential, 263.28 acres of land, more or less, out of original patent surveys in Kerr County, Texas, and being 116.24 acres out of Wm. Watt Survey No. 66, Abstract 365, and 147.04 acres out of David Schauchard Survey No. 67, Abstract 299, comprising all of a certain 250.31 acre tract conveyed from Rosemary H. Meek Romero to Rosemary Hunt Meek Ranch, LP by a Warranty Deed executed the 16th day of March 2017 and recorded in File No. 17-02161 of the Official Public Records of Kerr County, Texas, and 13.25 acres out of a certain 263.38 acre tract conveyed from the estate of Carl Donald Meek to Rosemary H. Meek by a General Warranty Deed executed the 19th day of October, 2000 and recorded in volume 1091 at Page 72 of the Real Property Records of Kerr County, Texas; generally located southeast of Kerrville-Schreiner Park and northwest of Comanche Trace and accessed by Bandera Hwy, Kerr County, Texas (KCAD Property ID 16315, 16316, 16317, 16323 and 17441). (Case PZ-2024-29)

Procedural Requirements

The City, in accordance with state law, mailed 29 letters on 12/19/2024 to adjacent property owners. The City published a similar notice in the Hill Country Community Journal on 12/11/2024. In addition, a public hearing notification sign was posted on the property frontage on 12/20/2024. At the time of drafting this agenda bill, two public comments had been received.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: County/ETJ

Existing Land Use: Single Family Homes / Vacant Land

Direction: **North**

Current Zoning: County/ETJ

Existing Land Uses: Ranch Land

Direction: **South**

Current Zoning: Planned Development District

Existing Land Uses: Comanche Trace Single Family Residential and Golf Course

Direction: **East**

Current Zoning: County/ETJ

Existing Land Uses: Single Family Residential and Aggregate Production Facility

Direction: **West**

Current Zoning: County/ETJ and Planned Development District

Existing Land Uses: Ranch Land and Comanche Trace

Consistency with the Kerrville 2050 Comprehensive Plan:

A large portion of the subject property is designated as Agriculture and Outdoor Tourism (AOT). Stemming from the 2008 comprehensive plan, the AOT land use was used to identify large, primarily vacant properties that were outside of the city limits. This was, in turn, carried over into the Kerrville 2050 Future Land Use Plan. AOT, in the case for these large open tracts of land, has been used as a place holder for future consideration of proposed developments with the understanding that the Future Land Use Plan and the Kerrville 2050 Plan are both living documents and need review and amendment from time to time. Based on the topography of this property and the access to both a current arterial and a future arterial, neighborhood residential is a recommended place type for this area. Approval of this request would include an amendment to the Future Land Use Plan. The request for R-2 Medium Density Residential is consistent with the recommended amendment.

The remaining portion of land is within Strategic Catalyst Area 10, which follows the Guadalupe riverbank southward along its western edge, connecting neighborhoods near the lake. Bandera Highway (i.e., State Highway 173) is the major thoroughfare here. SCA 10 is one of the least populated Strategic Catalyst Areas and hosts almost no jobs. SCA 10 focuses on Rural Living, Estate Residential, Professional Services, and Agriculture and Outdoor Tourism. Since the request is for annexation with an R-2 Medium Density Residential zoning designation, the request is consistent within the catalyst area.

Thoroughfare Plan:

The subject property is located on Bandera Highway/Highway 173. The thoroughfare plan also has a primary arterial connection required through this area connecting Highway 16 to Highway 173. When this property continues through the development process, particularly the subdivision process, this future thoroughfare will need to be addressed accordingly.

Traffic Impact:

Future traffic impacts of the future development will be reviewed through the TIA Worksheet and TIA process with TxDOT as a part of the development and subdivision of this property.

Parking:

All off-street parking requirements will be met through final project design and approval according to the zoning code.

Case Summary:

The applicant is requesting that the City annex approximately 263 acres of land with an R-2 medium density residential zoning designation.

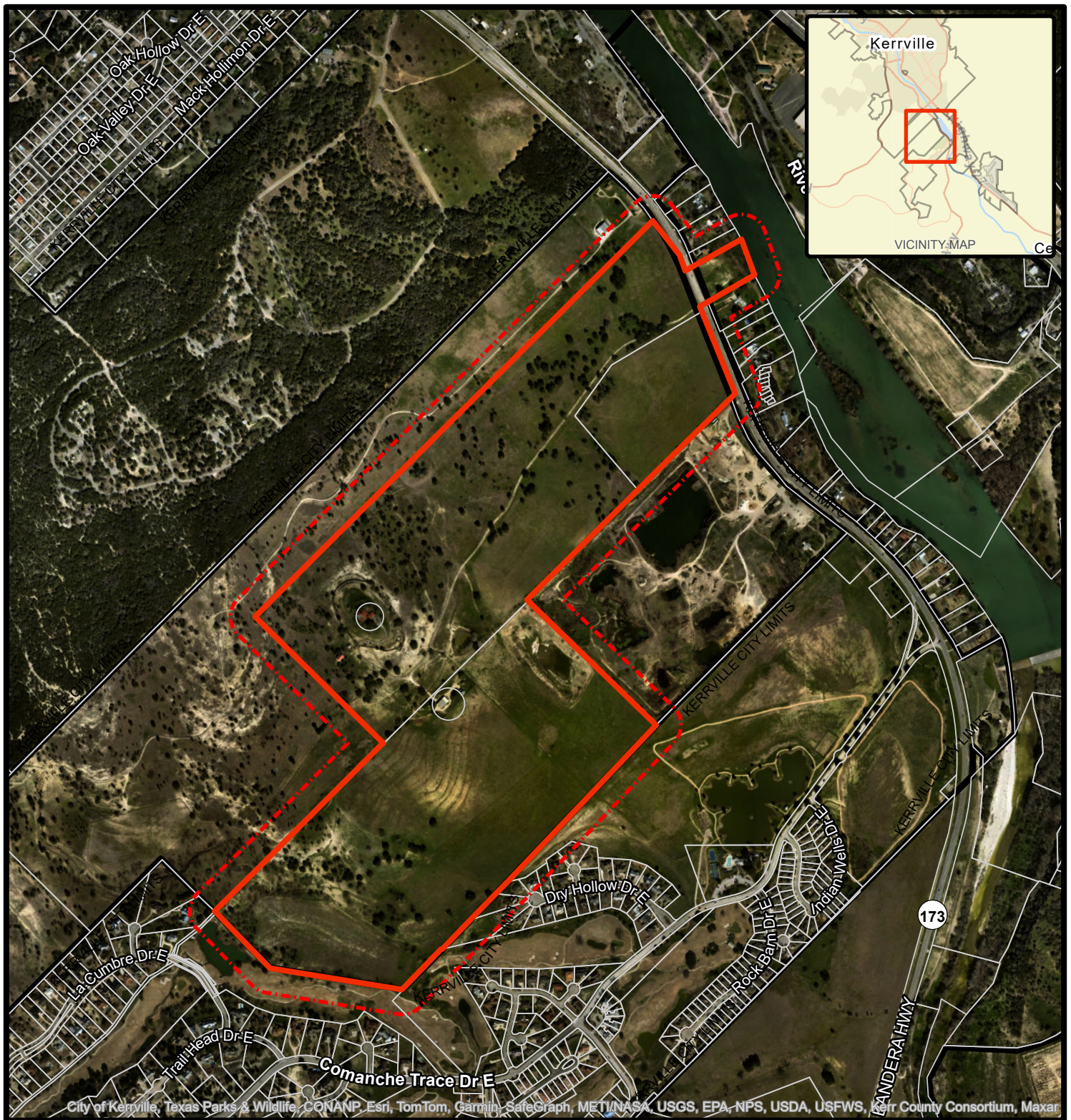
Recommendation:

Because the request is consistent with the adjacent development and the objectives of the Kerrville 2050 Plan, staff recommends the future land use plan amendment,

annexation of the property, and the zoning as requested.

RECOMMENDED ACTION:

Approve the ordinance.





Location Map

Case # PZ-2024-29

Location:

2650 Bandera Hwy

Legend

-  Subject Properties
-  Notification Area

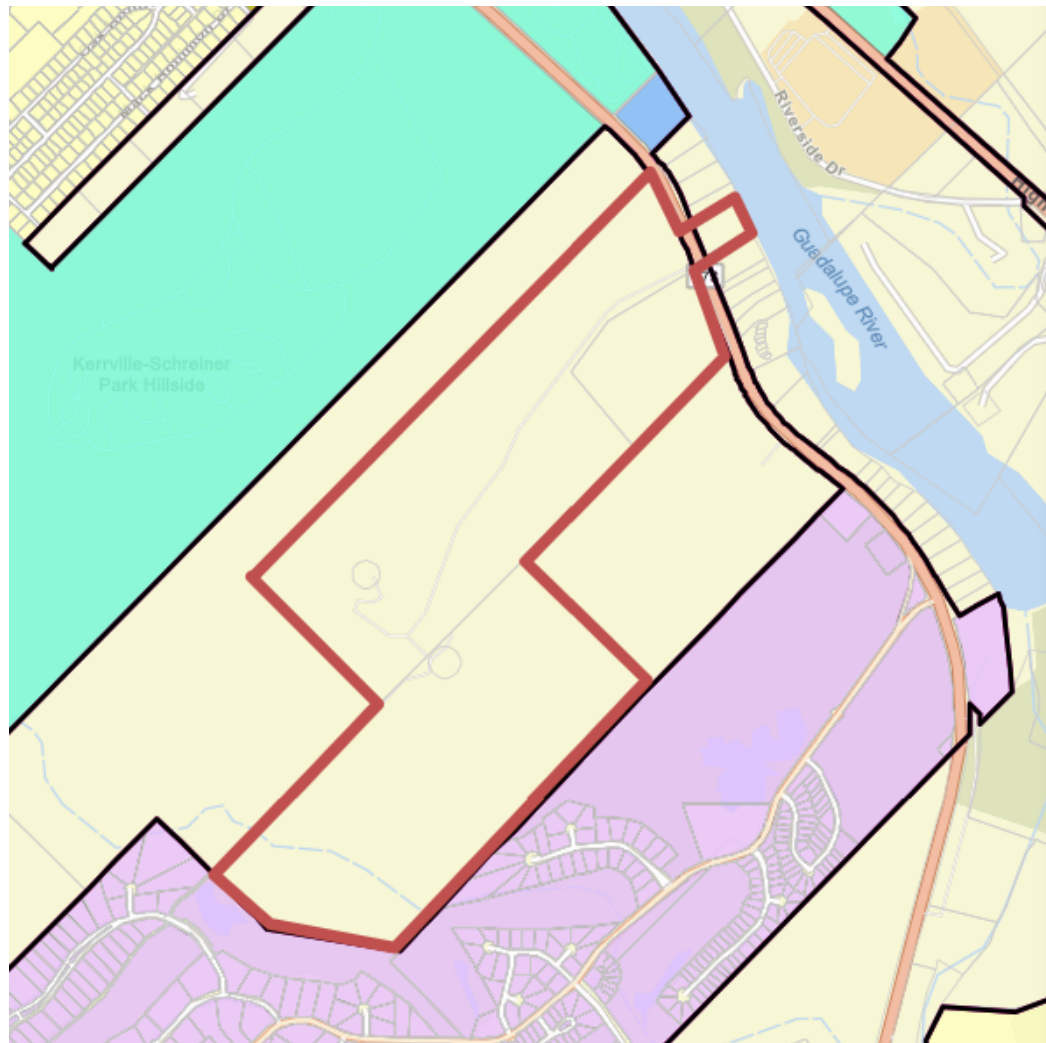


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



Scale In Feet

12/04/2024

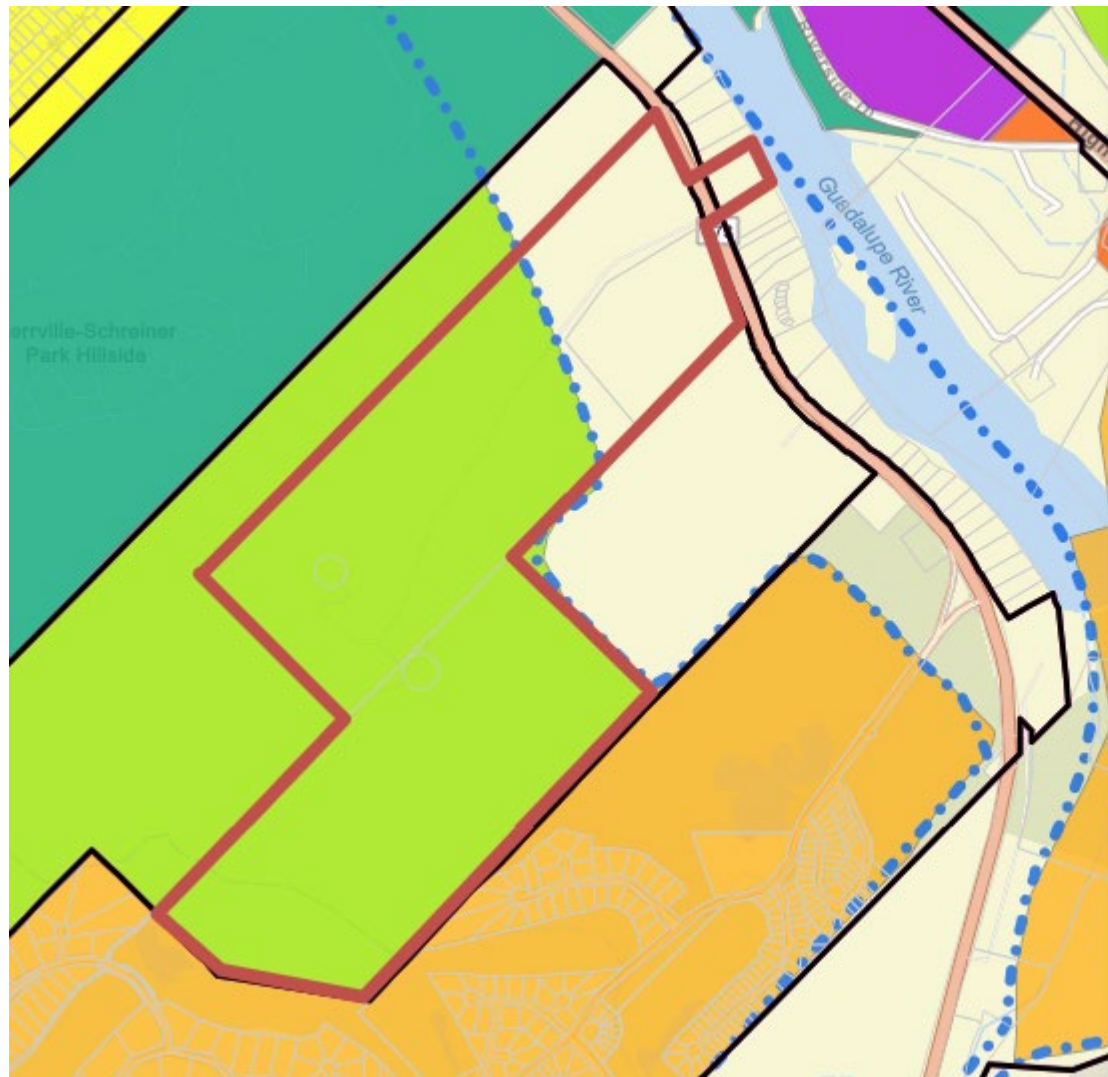
PZ-2024-29 Current Zoning Map



Zoning District (Current)

-  RE Estate Residential
-  R-1 Single-Family Residential
-  R-1A Single-Family Residential with Accessory Dwelling Unit
-  R-2 Medium Density Residential
-  R-3 Multifamily Residential
-  RM Residential Mix
-  RT Residential Transition
-  C-1 Neighborhood Commercial
-  C-2 Light Commercial
-  C-3 General Commercial
-  IM Industrial and Manufacturing
-  DAC Downtown Arts and Culture
-  MU Mixed Use
-  PD Planned Development
-  PI Public and Institutional
-  AD Airport
-  AG Agriculture
-  DC Downtown Core

PZ-2024-29 Future Land Use Map (K2050)



Future Land Use (Current)

Place Type

- Strategic Catalyst Area
- Park and Open Space
- Public Use
- Agriculture and Outdoor Tourism
- Rural Living
- Estate Residential
- Neighborhood Residential
- Preservation Residential
- Transitional Residential
- Downtown
- Community Commercial
- Regional Commercial
- Entertainment/Mixed Use
- Professional Services
- Heavy Commercial/Light Industrial

To: Steve Melander

From: Al Cox

Concerning: Case PZ-2024-29

My name is Albert Cox and my wife and I have lived at 2651 Bandera Hwy, Kerrville for the past 25 years. 2651 Bandera is directly across HWY 173 from the the property in the case for annexation and adjacent to the 3 acres on the east side of 173 in the case.

The case is requesting annexation for use as R-2 Medium Density which is too vague as to the density. According to the land use criteria for R-2 vs R-1 the only usage for requesting R-2 would be Small Lot Single Family Detached, Patio homes with Zero Lot Lines, Duplex, and Townhomes. Following a discussion with Mr. Melander the usage would require 4500 square foot lot minimums. That would be 9.68 lots per acre and after reducing that for roads and setbacks let's use 8 lots per acre as a round number. This would be slightly more than 2100 lots and assuming 1-4 people/lot or an average of 2.5 people/lot we get more that 5000 thirsty and flushing people with approximately 4,000 to 5,000 automobiles. To me that does not equate to Medium Density.

In the 2050 Comprehensive Plan (CP) the area being considered is in the Strategic Catalyst Area 10 which has been designated for Rural Living (RL typical lot size 2-10+ acres), Estate Residential (ER typical lot size ½ – 2 acres), Professional Services (PS) and Agriculture/Outdoor Tourism (AOT). These usages are in keeping with the majority of the existing dwellings near the proposed site. In the CP it states that “Within these catalyst areas, the community has identified the specific land uses and place types that are best suited for achieving the Kerrville 2050 vision. The place type mixes will determine the specific character of each of the 11 areas, and the use of good placemaking techniques will ensure that each one has its own unique identity and contributes positively to Kerrville’s overall quality of life.” The proposed plan will totally erase our unique identity and negate our overall quality of life.

I have been in touch with the Appraisal District and after describing the

proposed development I was told, that if approved, my property appraisal could be adjusted downward. This would also affect the appraisal of most, if not all, of Comanche Trace. Assuming only a 10% downward appraisal of those properties it would cost the city, county and School district millions of already existing tax revenue. This revenue is also relatively very low cost to the city services demand since most of the residence house only 2 people with no kids. Lower appraisals equate to lower value when I wish to sell in the future and since my home is a large part of my long term retirement plan, who will compensate me for that lost value in my old age.

The 2050 CP also states concerning Annexation “No local government should undertake this process without careful thought, because while the decision to annex property will ultimately give the city more control over what occurs in the newly annexed territory, it also brings additional obligations to the city, such as the requirement to extend or upgrade utilities and services where they may currently not exist or may be undersized.” The current water and sewer infrastructure that exist in the proposed area is already totally contractually allocated to Comanche Trace and the 2050 plan shows Comanche Trace will require an additional sewer pump station to service its needs as Comanche Trace continues toward completion. Therefore any development in the proposed acreage would require reworking those systems from the source.

Now specifically concerning the 3+ acres on the east side of Hwy 173. These 3 acres border the river and approximately 1/3 of it is in the 100 year flood plain with a riparian shore line. The property slopes down from the highway fairly sharply so it would require a pump station to lift sewage up to the existing highway level where city sewer lines would have to be located. Also the land has very good rain absorption without high runoff as is evident by the small amount of erosion of the shoreline. If the property is covered with roads, driveways and home slabs it would be impossible to provide adequate rain water retention. I feel the city should deny annexation of those 3 acres and allow them to be developed as a rural living space on the open residential market as regulated by the ETJ.

I occasionally check Zillow to see what properties are selling for in my neighborhood and there has always been multiple units in Cypress Landing

for sale for 100+ days which demonstrates a poor demand in this area for those type properties. I also checked with the broker at Comanche Trace and although demand has dropped off since the pandemic years when they couldn't build house fast enough to meet demand, the market is still relatively strong.

Hwy 173 is the major southern link to and from Kerrville. It is a 2 lane highway with relatively narrow right of way easements for expansion. The development of Comanche Trace and general growth of the area has increased the traffic load on 173. Adding additional load from this type of development would make entering and exiting 173 safely from Comanche Trace or other residences nearly impossible.

In conclusion I am definitely opposed to any proposal which would bring this kind of density to this Strategic Catalytic Area.

Sincerely;

Al Cox

HAND DELIVERED

December 26, 2024

Mr. Drew Paxton, AICP
Planning Director,
Development Services Department
City of Kerrville
200 Sidney Baker St.
Kerrville, TX 7y8028

Re: Planning and Zoning Commission Case PZ-2024-29

Dear Mr. Paxton:

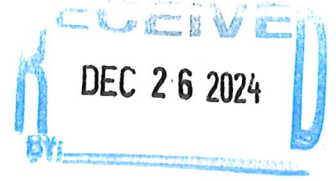
My name is Frederick Loren Henneke. I live at 2595 Bandera Highway, Kerrville, TX 8028. My property is adjacent to a portion of the property being considered for annexation with a classification of R-2 Medium Density Residential (the "Property") described in your Notice of Public Hearing dated December 18, 2024 and received by myself on December 23, 2024, and across Highway 173 from the remainder of the Property..

I am opposed to the annexation with a R-2 classification. A classification of R-1 would accomplish the goals of the 20505 Plan without unduly adversely affecting the existing homeowners adjacent to the Property.

Per Chapter 60, Article VIII of the Kerrville Code of Ordinances, R-s provides for Patio homes, townhouses and duplexes in addition to single family homes. These categories of houses can be either stand alone, or, if properly planned, in a denser mix, or arranged in clusters. Focusing on my side of Highway 173, the riverside, all of the homes on that side of the Highway from the Kerrville-Schreiner Park well past my house are single-family homes. There are no townhouses or duplexes in that area. Allowing such multi-family housing in our area will destroy the very nature of our lives on the river with little to no impact on the need for additional residential housing in Kerrville and Kerr County.

My opposition to the proposed development of this Property also centers around four serious concerns:

1. Highway 173. Highway 173 is a small, mostly two lane state highway that already hosts serious traffic; not just residential traffic but heavy commercial traffic. TxDOT agreed to lower the speed limit along this part of the highway from 55 to 50. Notwithstanding that action, there continue to be serious accidents along that portion of the Highway impacted by this development. Ingress and egress for the many residential properties located along Highway 173 is already very difficult and dangerous.



December 26, 2024

Page 2

Adding additional vehicles to the traffic along this congested and dangerous roadway is not in the best interest of the City or its citizens.

2. Drainage. The natural path of water draining from the hills on and surrounding this Property is across the Property to the Guadalupe River. Replacing all the grass and other vegetation with concrete, flattening out the hills, and changing the natural topography will increase the flow of water across this Property and onto the properties adjacent to or across the highway from this Property. What requirements are there to mitigate any potential damage to my property from the increased passage of water to the River?

3. Sewer. With all the development going on in the City – Comanche Trace, the Lennar development near the middle school, the development at the Landing, etc. – does the City have the capacity to accommodate all these houses plus those proposed on this Property? Or will the City have to incur substantial debt to increase the capacity to handle all this wastewater.

4. Water. Water is always a concern in the Hill Country. Today we are in the midst of a significant drought. As with the sewer concern, does the City have the capacity to accommodate all these houses coming online plus additional housing units?

I have lived on my property for some 50 years. Development of the Property under consideration will seriously endanger the lives of the people who live along Highway 17 and destroy their and my enjoyment of their property. I urge you to deny this annexation or, in the alternative, to approve it with an R-1 zoning, at least as to the portion of the Property on the River side of Highway 173 and adjacent to my home.

Sincerely yours,

Frederick Loren Henneke
2595 Bandera Highway
Kerrville, TX 78028



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

CAPTION: Summary of January 22, 2025 Comprehensive Plan Meetings

AGENDA DATE: January 2, 2025

DATE SUBMITTED: 12/27/2024

SUBMITTED BY:

EXHIBITS:

None

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

Yes

Key Priority Area:

SUMMARY:

RECOMMENDED ACTION:

Inform Commission of upcoming Comprehensive Plan meetings.