



PLANNING AND ZONING COMMISSION AGENDA
AUGUST 5, 2021, 4:30 PM
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS



Planning and Zoning Commission

1 MINUTES

- 1.A. [Approval of Minutes from the July 1, 2021 regular meeting.](#)

Attachments:

[2021-07-01_PZ Mins_Final Draft.pdf](#)

- 1.B. [Approve the Minutes from the July 15, 2021 called meeting.](#)

Attachments:

[2021-07-15_PZ Mins_Final Draft.pdf](#)

2 CONSIDERATION AND FINAL ACTION

- 2.A. [Schmidt Hill Preliminary Plat \(Case 2021-046\)](#)

A preliminary plat of Schmidt Hill, being 3.74 acres out of that certain tract or parcel comprising 10.15 acres in total out of the Walter Fosgate Survey No. 120, Abstract No. 138, within the City of Kerrville, the same property conveyed as 10.165 acres to Scott Schreiner Parker and Ernest Clyde Parker Jr. by executors' distribution deed dated the 2nd day of March, 2021, and recorded in Volume No. 1782, Page No. 580 official public records of Kerr County, Texas; and generally located at 1126 Jackson Road.

Attachments:

[2021-046_Preliminary Plat_Schmidt Hill.pdf](#)

[2021-046_Prelim Civil Plan_Schmidt Hill.pdf](#)

[2021-046_Conditions_Schmidt Hill Preliminary Plat.pdf](#)

- 2.B. [Residence at Ridgehill Apartments Preliminary & Final Plat \(Case 2021-048\)](#)
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A preliminary and final plat of establishing a subdivision of land containing 4.76 acres, comprised of 1 lot of land situated in the James H. Cocke Survey No 144, Abstract No. 95, and the Thomas L. Waddel Survey No. 145, Abstract No. 354; said 4.76 acre tract of land being all of a called 4.75 acre tract, conveyed to OPG Ridgehill Partners, LLC., recorded in Document No. 20-09852, official public records of Kerr County, Texas; and generally known as 160 and 170 Lehmann Drive.

Attachments:

2021-048_Preliminary Plat_Residence at Ridgehill.pdf

2021-048_Final Plat_Residence at Ridgehill.pdf

2021-048_Site Plan.pdf

2021-048_Conditions_Residence at Ridgehill.pdf

2.C. Hunter Hill Subdivision Final Plat (Case 2021-049)

A final plat of Hunter Hill, being 2.14 acres out of that certain tract or parcel comprising 10.15 acres in total out of the Walter Fosgate Survey No. 120, Abstract No. 138, within the City of Kerrville, the same property conveyed as 10.165 acres to Scott Schreiner Parker and Ernest Clyde Parker Jr. by executors' distribution deed dated the 2nd day of March, 2021, and recorded in Volume No. 1782, Page No. 580 official public records of Kerr County, Texas; and generally located at 1126 Jackson Road.

Attachments:

2021-049_Final Plat_Hunter Hill.pdf

2021-049_Conditions_Hunter Hill Subdivision.pdf

2.D. Meeker Road Subdivision Unit 1 Final Plat (Case 2021-050)

A final plat of Meeker Road Subdivision Unit 1, containing at total of 1.035 acres of land lying in the Samuel Wallace Survey No. 112, Page 360, Kerr County, Texas, said 1.035 acre tract being a portion of a 7.47 acre tract of land as described in a special Warranty Deed to 2J-Page Development, LLC, a Texas Limited Liability Company, dated February 7, 2020 and recorded in document No. 20-01299, official public records of Kerr County, Texas; and more commonly known as Lots 1-3 and Lots 13-16 of the approved Meeker Road Subdivision Preliminary Plat.

Attachments:

2021-050_Final Plat_Meeker Road Unit 1.pdf

2021-050_Conditions_Meeker Road Unit 1.pdf

3 PUBLIC HEARING, CONSIDERATION & ACTION

3.A. CUP for Short Term Rental, 414 West Water Street (Case PZ-2021-15)

A resolution to allow a Conditional Use Permit for a Short Term Rental Unit on Lot 1 and Part of Lot 2, Block 17, Westland Place Addition; and more commonly known as 414 West Water Street.

Attachments:

PZ-2021-15_Location Map.pdf

PZ-2021-15-site plan.pdf

PZ-2021-15-west water cottage amenities.pdf

Short Term Rental Guest Notification.pdf

3.B. CUP for Short Term Rental, 604 East Shady Drive (Case PZ-2021-16)

A resolution to allow a Conditional Use Permit for a Short Term Rental Unit on Part of Lot 11, Block 2, Fairview Addition; and more commonly known as 604 East Shady Drive.

Attachments:

PZ-2021-16_Location Map.pdf

PZ-2021-16-survey.pdf

Short Term Rental Guest Notification.pdf

3.C. CUP for Short Term Rental, 1220 Aransas Street (Case PZ-2021-17)

A resolution to allow a Conditional Use Permit for a Short Term Rental Unit on Part of Lot 4, Block 81, J.A Tivy Addition; and more commonly known as 1220 Aransas Street.

Attachments:

PZ-2021-17_Location Map.pdf

PZ-2021-17-site plan.pdf

Short Term Rental Guest Notification.pdf

3.D. Zoning Change, Planned Development District Amendment (Case PZ-2021-18)

An ordinance to amend the zoning and land use table for a Planned Development District, Ordinance No. 2019-14, located on a 58.74 acre tract of land; more commonly known as Lots 1-15 and Lots 900-903, The Landing Subdivision; and generally located in the 1000-1200 block of Thompson Drive (Spur 98).

Attachments:

[PZ-2021-18_Location Map.pdf](#)

[The Landing Master Plan_Site_070621.pdf](#)

4 STAFF REPORT

4.A. [Discuss public notice procedures.](#)

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

The facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 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 on the following date and time: July 30, 2021 at 5:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Shelley McElhannon, City Secretary, City of Kerrville, Texas