

**AGENDA FOR THE KERRVILLE**  
**PLANNING & ZONING COMMISSION MEETING**  
**THURSDAY, NOVEMBER 4, 2021, 4:30 P.M.**  
**CITY HALL COUNCIL CHAMBERS**  
**701 MAIN STREET, KERRVILLE, TEXAS**

## **The Community Vision**

*Kerrville will be a vibrant, welcoming and inclusive community that:*

- *Respects and protects the natural environment that surrounds it;*
- *Seeks to attract economic growth and development;*
- *Provides opportunities for prosperity, personal enrichment and intellectual growth for people of all ages; and*
- *Does so while preserving the small-town charm, heritage, arts and culture of the community.*



Kerrville2050

---

***Planning & Zoning Commission Meeting Procedures,  
Commission and City Staff Safety Measures and  
Citizen Participation Guidelines***

*COVID-19 (Coronavirus) provides a unique concern in that gathering members of the public, Planning & Zoning Commission, and City staff within a physical setting constitutes a public health risk. Taking this into account and due to ongoing Coronavirus positive cases in Kerr County, standard safety protocols will be observed by Planning & Zoning Commission, City staff, and citizens/visitors attending the meeting. Masks are voluntary and highly encouraged. Six-foot distance seating will be observed and visitor seating will be designated. Visitor overflow will be in the City Hall lobby, where social distancing will also be observed.*

*Citizens may view and hear Planning & Zoning Commission meetings on Spectrum Channel 2 or by live-streaming via the City's website ([www.kerrvilletx.gov](http://www.kerrvilletx.gov)). Planning & Zoning Commission meetings are recorded and the recordings are posted on the City's website.*

*Citizens wishing to speak during a meeting shall submit a completed "speaker request form" to City staff before the item is introduced, but are encouraged to submit the form before the meeting begins. Each speaker is limited to three minutes.*

*Written comments will be accepted for any agenda items, including Public Hearings. You are required to provide your first and last name, address, and identify the item you wish to comment on. Written comments may be emailed to **[planning.division@kerrvilletx.gov](mailto:planning.division@kerrvilletx.gov)** and must be received by 2:00 p.m. the afternoon of the Planning & Zoning Commission meeting. In addition, anyone may mail in comments or drop them by Development Services at 200 Sidney Baker Street.*

Thank you for your participation!

---



**CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA**  
**REGULAR MEETING, Thursday, November 4, 2021 at 4:30 P.M.**  
**CITY HALL COUNCIL CHAMBERS**  
**701 MAIN STREET, KERRVILLE, TEXAS**

**CALL TO ORDER**

**1. MINUTES**

- 1A. Approval of minutes from the August 5, 2021 regular meeting.
- 1B. Approval of minutes from the September 2, 2021 regular meeting.
- 1C. Approval of minutes from the October 7, 2021 regular meeting.
- 1D. Approval of minutes from the October 21, 2021 called meeting.

**2. CONSIDERATION AND FINAL ACTION**

**2A. Preliminary Plat, 2141 Sidney Baker Street (Case 2021-070)**

A preliminary plat of a 1.43 acre tract of land situated in the Patrick Flemming Survey, Abstract Number 666, in the City of Kerrville, Kerr County, Texas, and being part of a 1.59 acre tract of land described in a Special Warranty Deed to WB Real Estate, LLC, as recorded in Instrument Number 19-05451 of the Official Public Records of Kerr County, Texas; and generally located at 2141 Sidney Baker Street.

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

**3A. CUP for Short Term Rentals, 820 Robinson Ave. (Case PZ-2021-22)**

A resolution to allow a Conditional Use Permit for Short Term Rentals on Lot 8, Block C, Cage Addition; and more commonly known as 820 Robinson Avenue.

**3B. CUP for a Short Term Rental, 205 Westminster St. (PZ-2021-24)**

A resolution to allow a Conditional Use Permit for a Short Term Rental on part of Lot 34 and Lot 35, Block 106, Westminster 1; and more commonly known as 205 Westminster Street.

**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**

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 830-258-1117 for further information.

I do hereby certify that this notice of meeting was posted on the bulletin board at the city hall of the city of Kerrville, Texas, and said notice was posted on the following date and time: 10/29/2021 at 4:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Kesha Franchina  
Deputy City Secretary, City of Kerrville, Texas