

AGENDA FOR THE KERRVILLE
PLANNING & ZONING COMMISSION MEETING
THURSDAY, FEBRUARY 3, 2022, 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 AND ZONING COMMISSION AGENDA
FEBRUARY 3, 2022, 4:30 PM
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS



Planning and Zoning Commission

1 MINUTES

1.A. Approval of Meeting Minutes from January 6, 2022 regular meeting.

Attachments:

PZ Minutes_20220106_draft.pdf

2 CONSIDERATION AND FINAL ACTION

2.A. Preliminary Plat, Peterson Regional Medical Center, 195 Lehmann Drive (Case 2022-002)

A preliminary plat being 30.63 acres comprised of a 23.85 acre tract designated as "Lot 1-R," Block 1 of the Peterson Regional Medical Center, a subdivision of Kerr County, Texas according to the plat recorded in Volume 8, Page 69, plat records of Kerr County, Texas, being a replat of a portion of a plat recorded in Volume 7, Page 348, plat records of Kerr County, Texas, and 6.78 acres out of a 157.291 acre tract according to a deed in File No. 09-7631, official public record, Kerr County, Texas.

Attachments:

PRMC Preliminary Plat_2022-01-07.pdf

PrelimSitePlan-PRMC OffSiteParking_2022-01-07.pdf

2.B. Preliminary Plat, Mystic Ridge Estates, 1275 Cypress Creek Road (Case 2022-003)

A preliminary plat of Mystic Ridge Estates being 697.855 acres being comprised of Tract A, Tract B, Tract Two, and Tract C as described in a Special Warranty Deed with Vendor's Lien to Jimmy Branch and Jennifer Branch dated August 6, 2021 as recorded in Document No. 21-07159, Official Public Records of Kerr County, Texas and being all or parts of various original patent surveys.

Attachments:

Mystic Ridge Estates - Preliminary Plat_2022-01-07.pdf

3 PUBLIC HEARING, CONSIDERATION & ACTION

3.A. CUP for Short Term Rental, 213 Palmer Street (Case PZ-2021-35)

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 19, Block 8, Lowry Addition; and more commonly known as 213 Palmer Street S, Kerrville, TX 78028.

Attachments:

PZ-2021-35-LocationMap.pdf

PZ-2021-35_Site Plan.pdf

3.B. CUP for Short Term Rental, 713 Harper Road (Case PZ-2022-1)

A resolution to allow a Conditional Use Permit for a Short Term Rental on 0.84 acres out of the Fosgate Survey 120, Abstract 138; and more commonly known as 713 Harper Road N, Kerrville, TX 78028.

Attachments:

PZ-2022-1-LocationMap.pdf

PZ-2022-1 - Site Plan.pdf

4 STAFF REPORT

4.A. Election of Planning & Zoning Commission Chair and Vice-Chair.

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: 1/28/2022 at 10:30 am 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