

AGENDA FOR THE KERRVILLE
PLANNING & ZONING COMMISSION MEETING
THURSDAY, MARCH 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
MARCH 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. Final Plat, Comanche Trace Phase 16, Albatross Way (Case 2022-007)

A final plat being a 9.66 acre tract of land located in the William Watt Survey No. 65, Abstract No. 364, Kerr County, Texas and being a portion of a called 1131.78 acre tract of land as described in Volume 971, Page 698 of the real property records of Kerr County, Texas.

Attachments:

2022-007 - Final Plat - Comanche Trace Ph 16.pdf

2022-007 - Conditions of Approval.pdf

2.B. Preliminary Plat, Kuykendall Estates, 1900 Loop 534 (2022-008)

A preliminary plat being an 8.45 acre tract of land out of a 21.05 acres being the remainder of a 28.24 acre tract out of the Thomas Hand Survey No. 115, Abstract No. 193, as described in a Warranty Deed with Vendor's Lien to Kerrville Church of Christ dated December 7, 2010 as recorded in Volume 1097, Page 727 of the Official Public Records of Kerr County, Texas.

Attachments:

2022-008 - Preliminary Plat - Kuykendall Estates.pdf

2022-008 - Conditions of Approval.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

3.C. CUP for an Accessory Dwelling Unit, 167 Paramount View (Case PZ-2022-2)

A resolution to allow a Conditional Use Permit for an Accessory Dwelling Unit on Lot 9-R, The Heights of Kerrville; and more commonly known as 167 Paramount View, Kerrville, TX 78028.

Attachments:

PZ-2022-2 - Applicant Site Plan.pdf

PZ-2022-2_Andrews_in favor.pdf

PZ-2022-2_Lyons_opposed.pdf

PZ-2022-2_Heights of Kerrville Architectural Committee Approval Letter_2021.12.30.pdf

3.D. Zoning Change, R-1 to C-2, 601 Roy Street (Case PZ-2022-3)

An ordinance to change the zoning from R-1 Single Family Residential District to C-2 Light Commercial District on 1.05 acres of land out of the Cage Survey 116, Abstract 106 Kerr County Texas; and more commonly known as 601 Roy St N, Kerrville, TX 78028.

Attachments:

PZ-2022-3-LocationMap.pdf

PZ-2022-3 - Current Zoning Map.pdf

3.E. Zoning Change, C-2 to C-3, 534 Industrial Park Subdivision (Case PZ-2022-4)

An ordinance to change the zoning from C-2 Light Commercial District to C-3 General Commercial District on 17.803 acres of land out of Sam L. Wallace Survey No. 112, Abstract 360 Kerr County, Texas; and generally located at the north east corner of Loop 534 and Landfill Road.

Attachments:

PZ-2022-4-LocationMap.pdf

PZ-2022-4 - Current Zoning Map.pdf

3.F. CUP for Automobile Service & Repair, Major; Lot 8 of 534 Industrial Park Subdivision (Case PZ-2022-5)

A resolution to allow a Conditional Use Permit for an Automobile Service and Repair, Major on parts of future Lot 8, 534 Industrial Park subdivision, a tract of land containing approximately 3 acres out of a 17.803 acres tract of land out of Sam L. Wallace Survey No. 112, Abstract 360 Kerr County, Texas; and generally located at the north east corner of Loop 534 and Landfill Road.

Attachments:

PZ-2022-5-LocationMap.pdf

PZ-2022-5_plat with flood plain

PZ-2022-5_Fritztown Off Road Builders preliminary site plan.pdf

3.G. Annexation, 318 Mae Drive (Case PZ-2022-6)

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-2 Medium Density Residential District the following parcels: part

of Lot 8, Block 1, Valley View; and more commonly known as 318 Mae Drive N, Kerrville, TX 78028.

Attachments:

PZ-2022-6-LocationMap.pdf

PZ-2022-6 - Annexation Petition.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 830-257-8000 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: 2/25/2022 at 2:30 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting. Kesha Franchina Kesha Franchina, Deputy City Secretary, City of Kerrville, Texas
Revised 2/28/2022, at 11:30 a.m., Kesha Franchina, Deputy City Secretary