



PLANNING AND ZONING COMMISSION AGENDA  
APRIL 7, 2022, 4:30 PM  
CITY HALL COUNCIL CHAMBERS  
701 MAIN STREET, KERRVILLE, TEXAS



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## Planning and Zoning Commission

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### **1 MINUTES**

- 1.A. Approval of Meeting Minutes from March 3, 2022 regular meeting.

Attachments: Will be provided prior to the meeting.

### **2 CONSIDERATION AND FINAL ACTION**

- 2.A. **Final Plat, Hunter Hill Phase II (Case 2022-017)**

Consideration and action to allow a final plat for Hunter Hill Phase II, being 8.01 acres out of that certain tract or parcel comprising 10.15 acres in total out of the Walther Fosgate Survey No. 120, Abstract No. 138, within the City of Kerrville, the same property conveyed as 10.165 acres to the Scott Schreiner Parker Ernest Clyde Parker, Jr. by executors' distribution deed dated the 2<sup>nd</sup> day of March, 2021, and recorded in Volume 1782, Pg. 580 of Official Public Records of Kerr County, Texas; and more commonly known as 1126 Jackson Road, Kerrville, TX 78028.

Attachments:

2022-017\_Final Plat\_Hunter Hill Ph II

### **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.

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Attachments:

PZ-2021-35-LocationMap.pdf

PZ-2021-35\_Site Plan.pdf

Short Term Rental Unit\_213 Palmer\_033122 DRAFT.docx

**3.B. CUP for Short Term Rental, 503 Lucille Street (Case PZ-2022-7)**

A resolution to allow a Conditional Use Permit for a Short term rental on Lot 20-A, Block 23, Westland Addition; and more commonly known as 503 Lucille St S, Kerrville, TX 78028.

Attachments:

PZ-2022-7-LocationMap.pdf

PZ-2022-7\_Site Plan with Parking.pdf

PZ-2022-7\_Owner Statement.pdf

**3.C. CUP for Short Term Rental, 612 Tanglewood Lane (Case PZ-2022-8)**

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 19, Block 3, Methodist Encampment; and more commonly known as 612 Tanglewood Ln N, Kerrville, TX 78028.

Attachments:

PZ-2022-8-LocationMap.pdf

PZ-2022-8\_Site Plan with Parking.pdf

**3.D. CUP for Short Term Rental, 321 Cottage Street (Case PZ-2022-9)**

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 8R, Block 2, Lewis; and more commonly known as 321 Cottage St N, Kerrville, TX 78028.

Attachments:

PZ-2022-9-LocationMap.pdf

PZ-2022-9\_Site Plan with Parking.pdf

**3.E. CUP for Short Term Rental, 217 Starkey Street (Case PZ-2022-12)**

A resolution to allow a Conditional Use Permit for a Short Term Rental on parts of Lots 5 and 6, Block 7, Lowry Addition; and more commonly known as 217 Starkey St S, Kerrville, TX 78028.

Attachments:

PZ-2022-12-LocationMap.pdf

PZ-2022-12\_Site Plan with Parking.pdf

**3.F. CUP for Short Term Rental, 105 Jasper Lane (Case PZ-2022-14)**

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 29, Block 2, Sendero Ridge; and more commonly known as 105 Jasper Ln N, Kerrville, TX 78028.

Attachments:

PZ-2022-14-LocationMap.pdf

PZ-2022-14\_Site Plan with Parking.pdf

PZ-2022-14\_Talley\_opposed.pdf

**3.G. Zoning Change, C-2 to C-3, 1600 Junction Hwy (Case PZ-2022-10)**

An ordinance to change the zoning from C-2 Light Commercial District to C-3 General Commercial District on parts of Lot 1, Block 1, Foxworth-Galbraith Lumber Co; and more commonly known as 1600 Junction Hwy, Kerrville, TX 78028.

Attachments:

PZ-2022-10\_LocationMap.pdf

1600 Junction Highway\_C-2 to C-3\_033122 DRAFT.docx

**3.H. Zoning Change, R-1A to RT, 400 W Water Street (Case PZ-2022-11)**

An ordinance to change the zoning from R-1A Single Family Residential with an Accessory Dwelling Unit to RT Residential Transition on Lot 8, Block 17, Section B Westland Place Addition; and more commonly known as 400 W Water St, Kerrville, TX 78028.

Attachments:

PZ-2022-11\_LocationMap.pdf

400 W Water\_R-1A toRT\_033122 DRAFT.docx

**3.I. Zoning Change, RE to R-3, 2601 Medina Hwy (Case PZ-2022-13)**

An ordinance to change the zoning from RE Residential Estate District to R3 Multifamily Residential District on a 36.28 acre parcel being a portion of the Nathaniel Hoyt Survey No. 145, Abstract No. 178, being a portion of 168.47 acres according to the Special Warranty Deed with Vendor's Lien filed in Document No. 21-04751, Official Public Records of Kerr County, Texas; and more commonly known as 2601 Medina Hwy, Kerrville, TX 78028.

Attachments:

PZ-2022-13\_Letter to City re zoning amendment.pdf

PZ-2022-13\_P&Z Exhibits-ZONING EXHIBIT.pdf

PZ-2022-13\_LocationMap.pdf

2601\_Medina\_HWY\_RE\_to\_R-3\_033122\_DRAFT.pdf

**3.J. Annexation & Zoning (AG), 2550 Bandera Hwy (Case PZ-2022-15)**

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of AG Agriculture District the following parcels: approx. 162.06 out of the Schauchard Survey No. 67 Abstract 299, approx. 26.69 acres out of the Norma P. Schweitzer Survey No. 1621 Abstract 2086, and approx. 53.12 acres out of the Mrs. Alliweses Clark Survey No. 395 Abstract 101; and more commonly known as 2550 Bandera Hwy.

Attachments:

PZ-2022-15-LocationMap.pdf

PZ-2022-15\_Oneal\_opposed.pdf

PZ-2022-15\_Petition.pdf

**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**

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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: 4/1/2022 at 4:30 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

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Revised 4/4/2022 at 4:45 p.m., Kesha Franchina Deputy City Secretary