



Planning and Zoning Commission Regular Meeting Agenda  
February 6, 2025 at 4:00 PM  
City Hall, 701 Main Street, Kerrville, Texas



**1. CALL TO ORDER:**

**2. MINUTES:**

2.A Approval of Meeting Minutes from the January 2, 2025 regular meeting.

**3. CONSIDERATION AND FINAL ACTION:**

3.A Replat of Aransas Addition Lots 1-R, 6-R, 7-R, 11-R and 12-R, part of a subdivision out of the Thomas Hand Survey No. 115, Abstract No. 193, in the City of Kerrville, Kerr County Texas; and more commonly known as the Aransas Addition located north of Travis Street at Aransas Lane. (Case 2025-002)

**4. PUBLIC HEARING, CONSIDERATION & ACTION:**

4.A An ordinance to change the zoning from R-1 Single-Family Residential to MU Mixed Use on a called 23.81 acres, more or less, out of the Hand Survey No. 115, Abstract No. 193, situated in Kerrville, Texas; and generally located at the west corner of Loop 534 and Cypress Creek Road (KCAD Property ID 14832, 0.37 acres, and 14834, 23.44 acres), Kerrville, Texas. (Case No. PZ-2025-1)

**5. KERRVILLE 2050 COMPREHENSIVE PLAN:**

5.A Summary on status of K2050 Comprehensive Plan update.

**6. STAFF REPORT:**

**7. ADJOURN:**

The facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-258-1118 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: 1/31/2025 at 5:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Shelley McElhannon, TRMC  
City Secretary, City of Kerrville, Texas



**TO BE CONSIDERED BY THE PLANNING AND ZONING  
COMMISSION  
CITY OF KERRVILLE, TEXAS**

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**CAPTION:** Approval of Meeting Minutes from the January 2, 2025 regular meeting.

**AGENDA DATE:** February 6, 2025

**DATE SUBMITTED:** 01/27/2025

**SUBMITTED BY:**

**EXHIBITS:**

1. 20250102\_Meeting Minutes\_draft

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**Expenditure:**

**Account Number:**

**Payment to/Vendor  
name:**

**Amount Budgeted:**

**Account Balance:**

**Kerrville 2050 Item?**

No

**Key Priority Area:**

**SUMMARY:**

**RECOMMENDED ACTION:**

Approve or approve with specific revisions.

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS  
JANUARY 2, 2025**

**PLANNING & ZONING MEMBERS**

**PRESENT:**

Mike Sigerman - Chair  
David Lipscomb - Vice Chair  
Abram Bueche  
Tabor McMillan  
John Lovett

**PLANNING & ZONING MEMBERS**

**ABSENT:**

Kevin Bernhard  
Kim Richards

**CITY EXECUTIVE STAFF:**

Drew Paxton, Director of Development Services  
Steve Melander, Senior Planner  
Michael Hornes, Assistant City Manager

**VISITORS PRESENT:** A list of the citizen speakers present during the meeting is recorded within the approved meeting minutes on file in the City Secretary's Office for the required retention period.

**CALL TO ORDER**

Meeting was called to order by Mike Sigerman at 4pm.

**1. MINUTES**

1.A Approval of Meeting Minutes from November 7, 2024 regular meeting.

David Lipscomb moved to approve the minutes; Tabor McMillan seconded the motion, and the motion carried 4-0. Abram Bueche arrived late and did not vote.

**2. CONSIDERATION AND FINAL ACTION**

2.A Chair and Vice Chair Election

John Lovett nominated Mike Sigerman as Chair; all voted in favor.

Mike Sigerman nominated David Lipscomb as Vice Chair, all voted in favor.

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

3.A An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-2 Medium Density Residential, 263.28 acres of land, more or less, out of original patent surveys in Kerr County, Texas, and being 116.24 acres out of Wm. Watt Survey No. 66, Abstract 365, and 147.04 acres

out of David Schauchard Survey No. 67, Abstract 299, comprising all of a certain 250.31 acre tract conveyed from Rosemary H. Meek Romero to Rosemary Hunt Meek Ranch, LP by a Warranty Deed executed the 16<sup>th</sup> day of March 2017 and recorded in File No. 17-02161 of the Official Public Records of Kerr County, Texas, and 13.25 acres out of a certain 263.38 acre tract conveyed from the estate of Carl Donald Meek to Rosemary H. Meek by a General Warranty Deed executed the 19<sup>th</sup> day of October, 2000 and recorded in volume 1091 at Page 72 of the Real Property Records of Kerr County, Texas; generally located southeast of Kerrville-Schreiner Park and northwest of Comanche Trace and accessed by Bandera Hwy, Kerr County, Texas (KCAD Property ID 16315, 16316, 16317, 16323 and 17441).

(Case PZ-2024-29)

Drew Paxton presented the case.

Applicant presented the case.

General Q&A between commission and applicant.

Open public hearing.

Al Cox was called to speak.

Doctor Ross was called to speak.

Regina Cox was called to speak.

General discussion occurred.

Close public hearing.

General discussion occurred between commission, staff and public.

Motion was made by David Lipscomb for R-1 adjacent to Comanche Trace and adjacent to the river. The balance of the project to be zoned R-2. Representatives of applicant agreed with the change in zoning. Tabor McMillan seconded the motion and the motion passed 4-1. John Lovett opposed the motion.

#### 4. **KERRVILLE 2050 COMPREHENSIVE PLAN**

##### 4.A Summary of January 22, 2025 Comprehensive Plan Meetings

Drew Paxton summarized upcoming meetings.

5. **STAFF REPORT**

- Next PZ meeting on Thursday, February 6, 2025
- Kerrville2025.com, Comp Plan Update

6. **ADJOURN**

Meeting adjourned by Mike Sigerman at 4:47pm.

SUBMITTED BY:

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Steve Melander, Planning Division

APPROVED BY:

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Mike Sigerman, Chair

APPROVAL DATE:

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**TO BE CONSIDERED BY THE PLANNING AND ZONING  
COMMISSION  
CITY OF KERRVILLE, TEXAS**

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**CAPTION:**

Replat of Aransas Addition Lots 1-R, 6-R, 7-R, 11-R and 12-R, part of a subdivision out of the Thomas Hand Survey No. 115, Abstract No. 193, in the City of Kerrville, Kerr County Texas; and more commonly known as the Aransas Addition located north of Travis Street at Aransas Lane. (Case 2025-002)

**AGENDA DATE:** February 6, 2025

**DATE SUBMITTED:** 01/27/2025

**SUBMITTED BY:**

**EXHIBITS:**

1. 2025-002\_Proposed Replat

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**Expenditure:**

**Account Number:**

**Payment to/Vendor  
name:**

**Amount Budgeted:**

**Account Balance:**

**Kerrville 2050 Item?**

Yes

**Key Priority Area:**

H – Housing

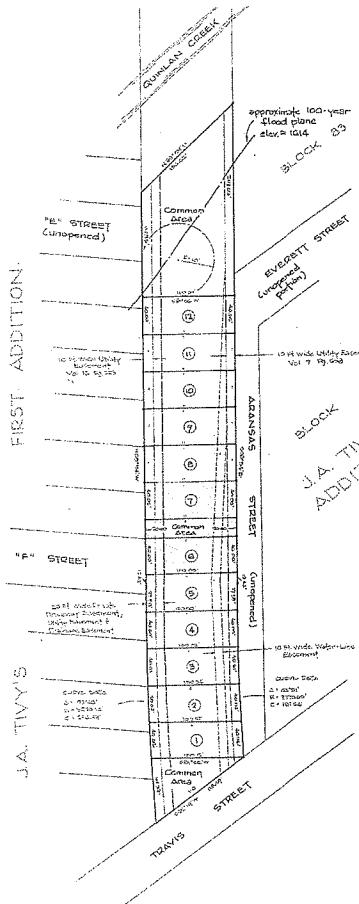
**SUMMARY:**

Applicant is requesting a replat of an existing plat to more accurately define property lines, easements and common space for the development. Utilities are existing and an HOA will be put in place to manage common space for the development. Proposed project meets all City codes.

**RECOMMENDED ACTION:**

Approve the plat.





AS PLATTED  
VOLUME 5 PAGE 249

STATE OF TEXAS \$  
COUNTY OF KERR \$

I hereby certify that JaplusBJ, LLC. is the owner of the land shown and platted herein for subdivision as Minor Replat for Lots 6 and 7, and the Adjoining Common Area of the Aransas Addition, that it hereby adopts this plat of subdivision, establishes the minimum building restriction lines, and dedicates all easements for purposes noted.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Owner: JaplusBJ, LLC.  
By: Bruce Stracke, Managing Member

STATE OF TEXAS \$  
COUNTY OF KERR \$

BEFORE ME, the undersigned authority, on this day personally appeared Bruce Stracke, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office and

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Notary Public for the State of Texas

In accordance with Sec. 82-33 (b) of the Code of Ordinances of the City of Kerrville, Texas, and in consideration of the approval of Minor Replat for Lots 6 and 7, and the Adjoining Common Area of the Aransas Addition, JaplusBJ, LLC. does hereby waive any and all claims for damages against the City of Kerrville, Kerr County, Texas, occasioned by the establishment of grades or that alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the above named subdivision.

Owner: JaplusBJ, LLC.  
By: Bruce Stracke, Managing Member

PRELIMINARY	
This document shall not be recorded for any purpose.	
Released by: LEE VOELKEL	
RPLS#: 3909	
Date: 1/3/25	
Purpose: REVIEW	

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025

I hereby certify that this subdivision plat meets the City Master Grid System regarding street names and addresses assigned by the City of Kerrville Planning Division.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Drew Paxton, Director of Planning & Development

I hereby certify that the subdivision platted herein has been found to comply with the Subdivision Regulations of Kerrville, Texas and that it has been approved for recording in the office of the County Clerk.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Drew Paxton, Director of Planning & Development

I hereby certify that the subdivision platted herein has been found to comply with the Subdivision Regulations of Kerrville, Texas and that it is existing in an acceptable manner and is currently served by public infrastructure.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Kyle Burow, City Engineer

## TAX CERTIFICATES FILE NO.

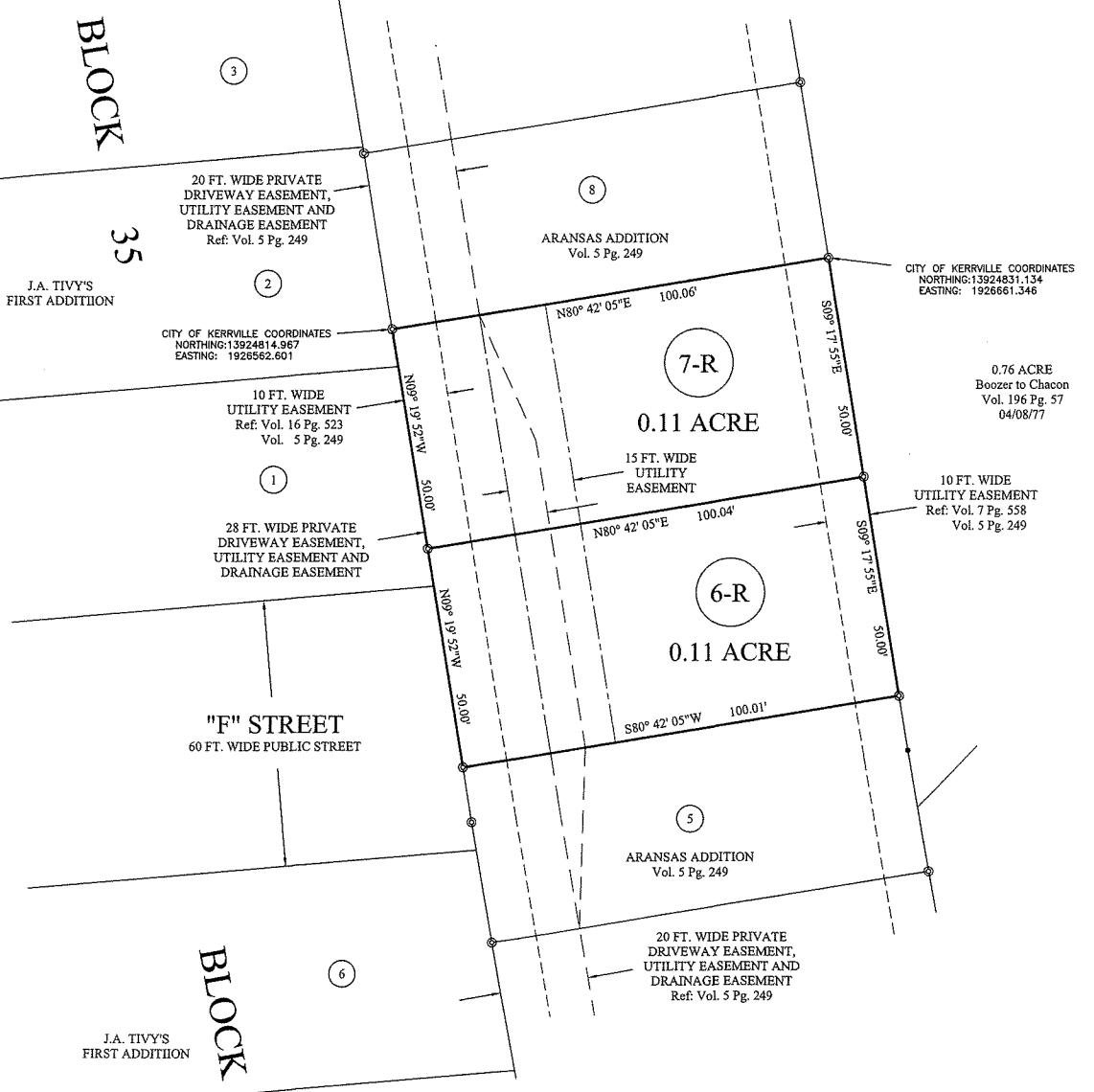
### GENERAL NOTES

1. THIS PROPERTY IS LOCATED IN THE KERRVILLE INDEPENDENT SCHOOL DISTRICT.
2. THE LAND PLATTED HEREON IS IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP  
MAP NO: 48265C0470F  
MAP DATE: MARCH 3, 2011
3. THE RECTANGULAR COORDINATES SHOWN HEREON WERE CALCULATED USING THE CITY OF KERRVILLE COORDINATE SYSTEM. THESE COORDINATES ARE FOR THE CITY OF KERRVILLE MAPPING PURPOSES ONLY AND ARE NOT TO BE USED TO REPLACE MISSING CORNERS ON THE GROUND.
4. CITY OF KERRVILLE PLAT FILE NO. 2025.

OWNER: JaplusBJ, LLC.  
615 East Garrett Street  
Kerrville TX 78028

SURVEYOR: Lee C. Voelkel  
212 Clay Street  
Kerrville, Texas 78028

## FILE NO.



34

APPROVED by the COMMISSIONERS' COURT OF KERR COUNTY, TEXAS on the \_\_\_\_\_ day of \_\_\_\_\_

2025 by Order No. \_\_\_\_\_, FILED FOR RECORD on the

\_\_\_\_\_ day of \_\_\_\_\_, 2025 at \_\_\_\_\_ O'clock

\_\_\_\_\_.M. RECORDED on the \_\_\_\_\_ day of

\_\_\_\_\_. 2025 at \_\_\_\_\_ O'clock \_\_\_\_\_.M in File

No. \_\_\_\_\_ of the Official Public Records of Kerr County,

Texas.

LOTS 6-R AND 7-R

ARANSAS ADDITION

MINOR REPLAT FOR LOTS 6 AND 7, AND THE ADJOINING COMMON AREA OF THE ARANSAS ADDITION

A SUBDIVISION CONTAINING 0.22 ACRE, MORE OR LESS, OUT OF THOS. HAND SURVEY NO. 115, ABSTRACT NO. 193 IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS; COMPRISING ALL OF LOTS 6 AND 7, AND THE ADJOINING COMMON AREA OF THE ARANSAS ADDITION, A SUBDIVISION OF KERR COUNTY ACCORDING TO THE PLAT OF RECORD IN VOLUME 5 AT PAGE 249 OF THE PLAT RECORDS OF KERR COUNTY, TEXAS

JANUARY 2025





**TO BE CONSIDERED BY THE PLANNING AND ZONING  
COMMISSION  
CITY OF KERRVILLE, TEXAS**

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**CAPTION:** An ordinance to change the zoning from R-1 Single-Family Residential to MU Mixed Use on a called 23.81 acres, more or less, out of the Hand Survey No. 115, Abstract No. 193, situated in Kerrville, Texas; and generally located at the west corner of Loop 534 and Cypress Creek Road (KCAD Property ID 14832, 0.37 acres, and 14834, 23.44 acres), Kerrville, Texas. (Case No. PZ-2025-1)

**AGENDA DATE:** February 6, 2025

**DATE SUBMITTED:** 01/27/2025

**SUBMITTED BY:**

**EXHIBITS:**

1. PZ-2025-1\_Location Map
2. PZ-2025-1\_Current Zoning Exhibit
3. PZ-2025-1\_K2050 Future Land Use
4. SCA8\_K2050
5. PZ-2025-1\_Concept Plan\_20250123

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**Expenditure:**

**Account Number:**

**Payment to/Vendor  
name:**

**Amount Budgeted:**

**Account Balance:**

**Kerrville 2050 Item?**

Yes

**Key Priority Area:**

H – Housing

**SUMMARY:**

**Proposal**

An ordinance to change the zoning from R-1 Single-Family Residential to MU Mixed Use on a called 23.81 acres, more or less, out of the Hand Survey No. 115, Abstract No. 193, situated in Kerrville, Texas; and generally located at the west corner of Loop 534 and Cypress Creek Road (KCAD Property ID 14832, 0.37 acres, and 14834, 23.44 acres), Kerrville, Texas. (Case No. PZ-2025-1)

The applicant is requesting a zoning change from R-1 Single-Family Residential to MU Mixed Use zoning to accommodate development of multifamily residential along with a mix of commercial development. Due to the topography of this site, dense development is prohibitive. Based on surrounding uses, limited additional traffic, proximity to road and utility infrastructure and future land use designations, the request seems reasonable.

## **Procedural Requirements**

The City, in accordance with state law, mailed 21 letters on 1/23/2025 to adjacent property owners. The City published a similar notice in the Hill Country Community Journal on 1/15/2025. In addition, a public hearing notification sign was posted on the property frontage on 1/24/2025. At the time of drafting this agenda bill, no public comments had been received.

## **Staff Analysis and Recommendation**

**Consistency with the Kerrville 2050 Comprehensive Plan:** The property is located within Strategic Catalyst Area 8 (SCA 8). Allowable uses within SCA 8 are community commercial along the highway corridor and residential developments as topography becomes hillier and more challenging to develop. The request for MU Mixed Use at this location appears to be supported by the conceptual site plan, with proposed commercial development closer to the highway and residential development away from the highway and within the hillier part of the property. As such, this request is consistent with the goals of the Kerrville 2050 Comprehensive Plan.

### **Adjacent Zoning and Land Uses:**

#### **Subject Property**

Current Zoning: R-1 Single-Family Residential  
Existing Land Uses: Vacant Land

#### **Direction: North**

Current Zoning: N/A  
Existing Land Uses: Cypress Creek Road

#### **Direction: South**

Current Zoning: AG and Planned Development District  
Existing Land Uses: Open Space and Future Lennar Homes

#### **Direction: West**

Current Zoning: R-1 Single-Family Residential  
Existing Land Uses: Single-Family Homes

#### **Direction: East**

Current Zoning: C-3 and Cypress Creek Road / Hwy 534  
Existing Land Uses: Future Commercial Development and Existing Hwy

**Thoroughfare Plan:** The thoroughfare system will not be impacted since development in this location was anticipated and the development has access to a collector-level street.

**Traffic Impact:** There will most likely be no significant traffic impact due to the

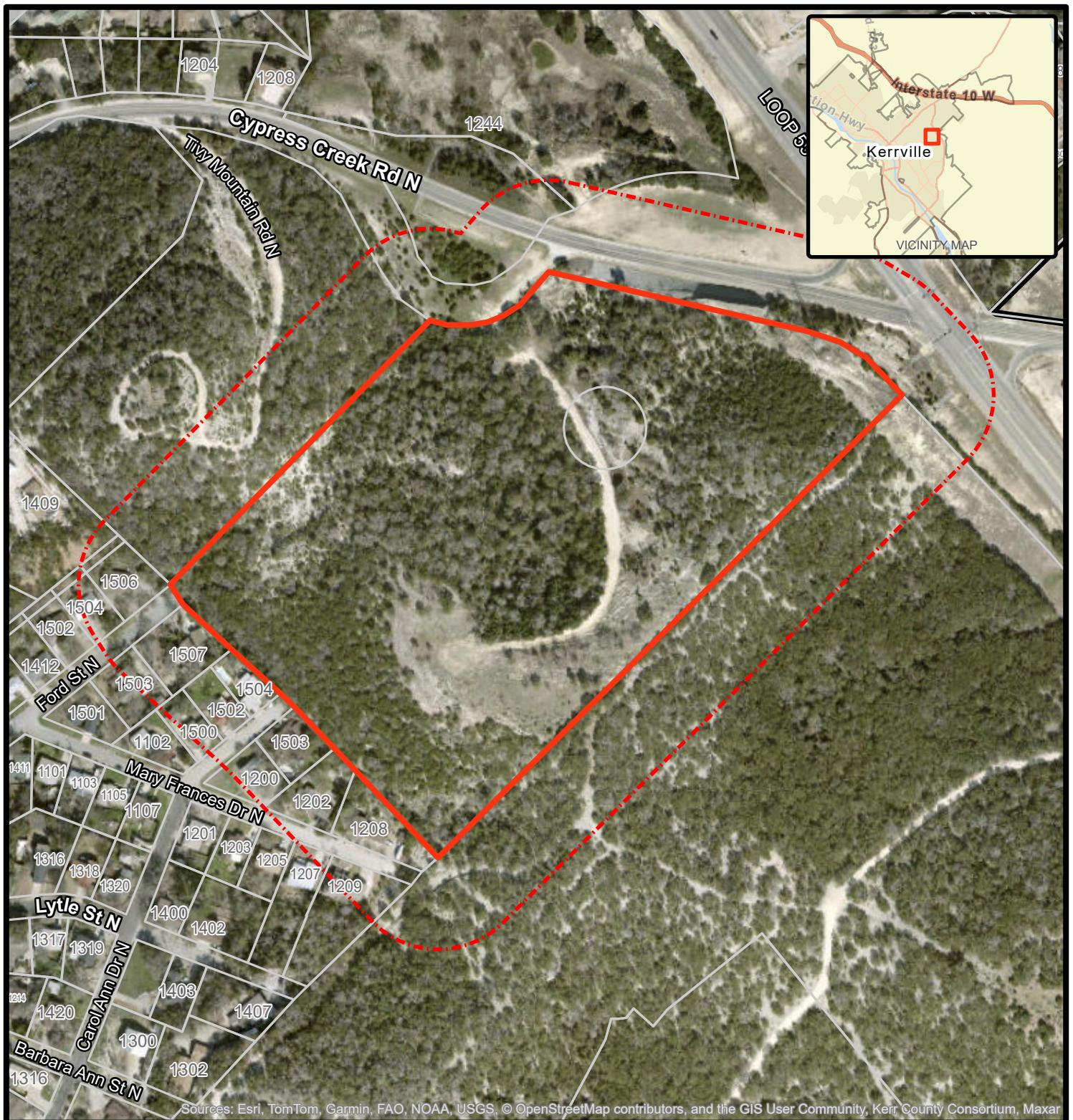
proposed land use and unpopulated area. TxDOT will be involved with a future traffic study and findings incorporated into future project plans.

**Parking:** Any new development will be required to meet current off-street parking regulations. The site is large enough to accommodate any required off-street parking.

**Recommendation:** Based on consistency with the Kerrville 2050 Comprehensive Plan, the proposed uses, the relatively low-density development, and low traffic impact, staff recommends the case for approval.

**RECOMMENDED ACTION:**

Approve the ordinance.



## Location Map

Case # PZ-2025-1

### Location:

ABS A0193 HAND, SUR 115, TRACT (PT 23.81 ACS), ACRES .37; ABS A0193 HAND, SUR 115, TRACT (PT 23.81 ACS), ACRES 23.44

### Legend

- Subject Properties
- 200 Feet Notification Area

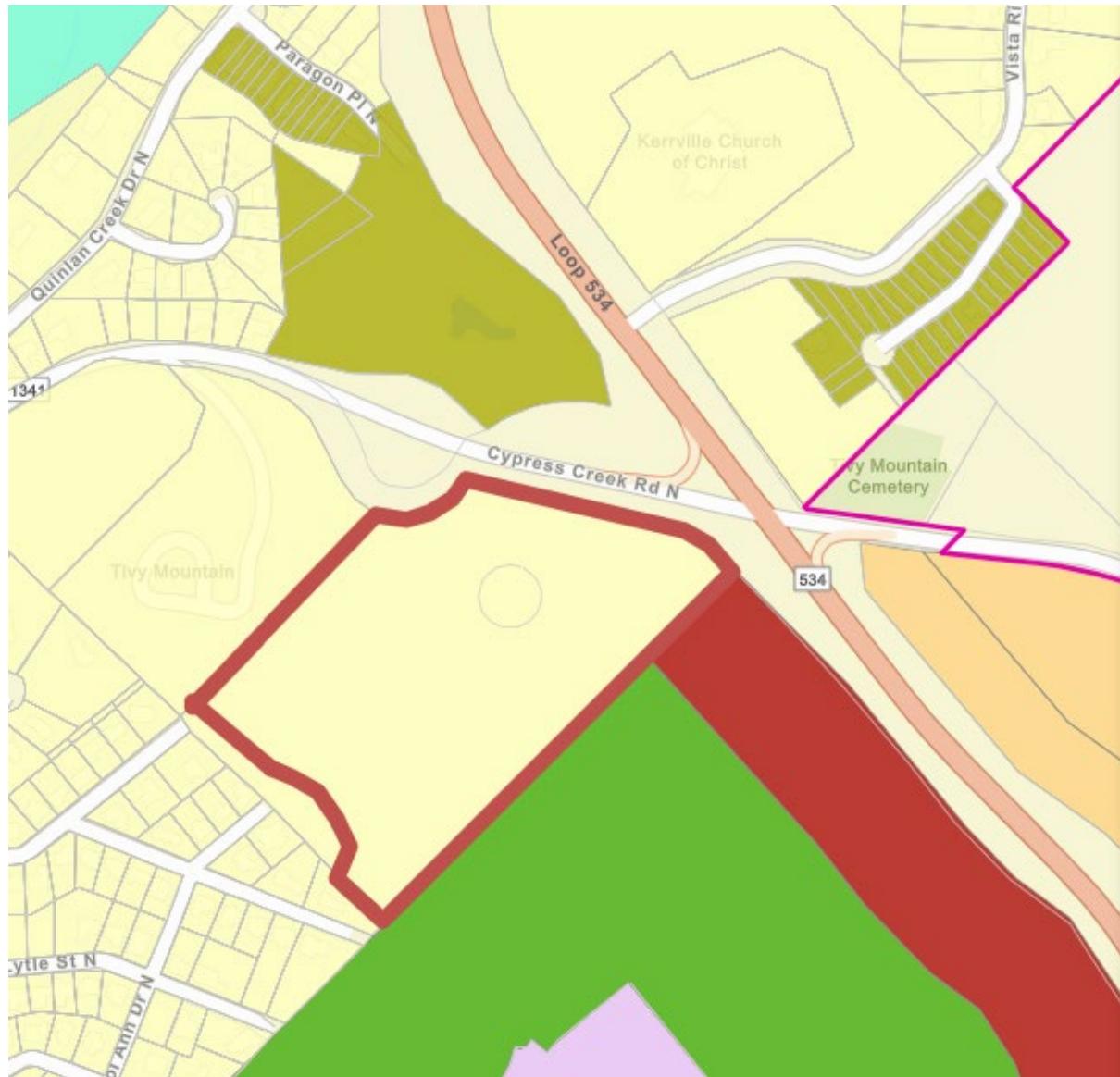


0 100 200 400

Scale In Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.

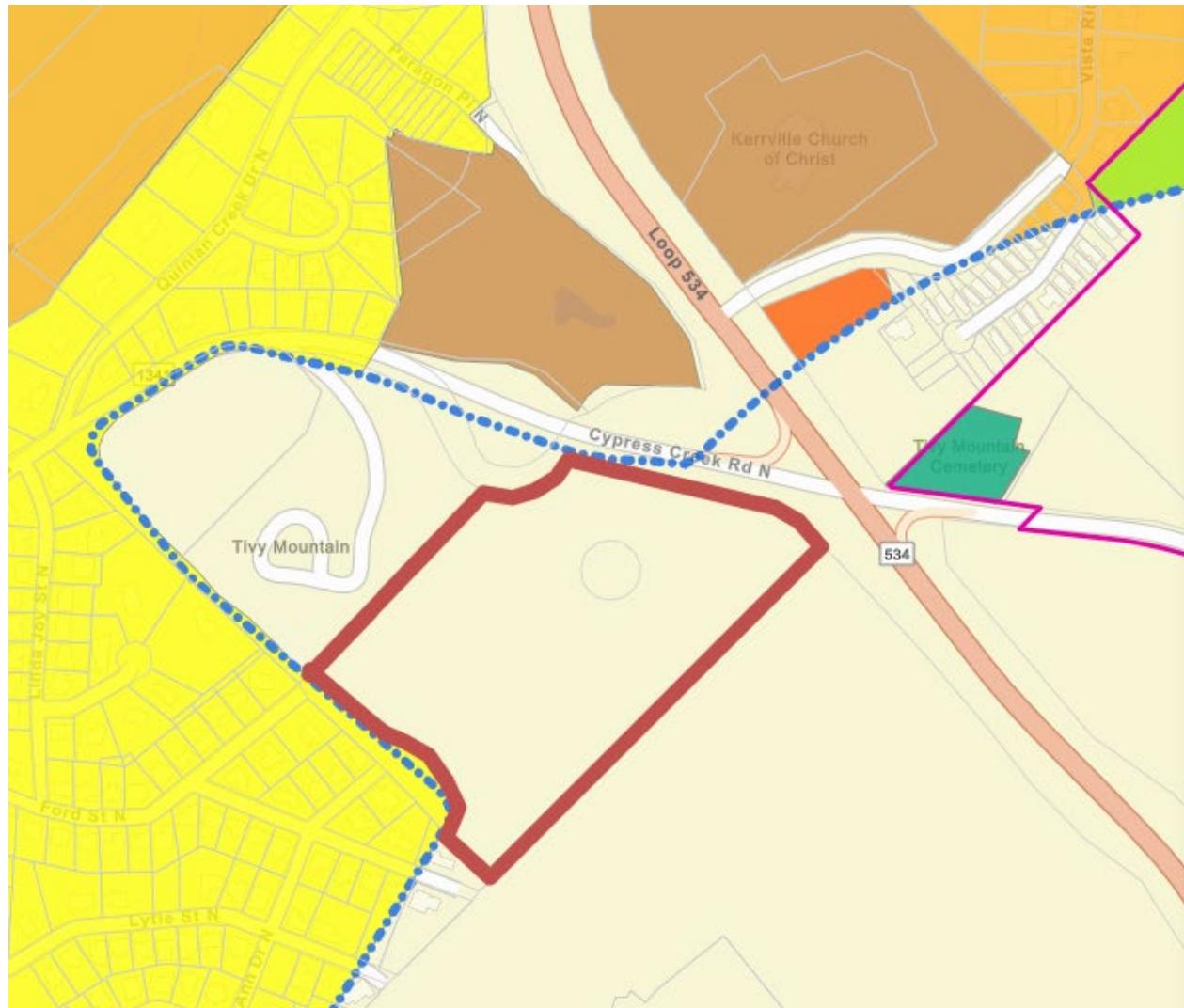
## Current Zoning



### Zoning District (Current)

- RE Estate Residential
- R-1 Single-Family Residential
- R-1A Single-Family Residential with Accessory Dwelling Unit
- R-2 Medium Density Residential
- R-3 Multifamily Residential
- RM Residential Mix
- RT Residential Transition
- C-1 Neighborhood Commercial
- C-2 Light Commercial
- C-3 General Commercial
- IM Industrial and Manufacturing
- DAC Downtown Arts and Culture
- MU Mixed Use
- PD Planned Development
- PI Public and Institutional
- AD Airport
- AG Agriculture
- DC Downtown Core

## K2050 Future Land Use



### Future Land Use (Current)

#### Place Type

- Strategic Catalyst Area
- Park and Open Space
- Public Use
- Agriculture and Outdoor Tourism
- Rural Living
- Estate Residential
- Neighborhood Residential
- Preservation Residential
- Transitional Residential
- Downtown
- Community Commercial
- Regional Commercial
- Entertainment/Mixed Use
- Professional Services
- Heavy Commercial/Light Industrial

# Strategic Catalyst Area 8

This strategic catalyst area surrounds Loop 534 and is largely undeveloped. In the future, it will likely serve as a link to Tivy High School.

**Defining Characteristics:** SCA 8 is the Loop 534 corridor. Tivy High School is the anchor institution.

**Allowable Place Types:** Estate Residential, Neighborhood Residential, Preservation Residential, Transitional Residential, Community Commercial

**Place Type Distinctions:** Community Commercial place types are most appropriate along the highway corridor. Transitional Residential, Preservation Residential, Neighborhood Residential, and Estate Residential place types are more appropriate as topography becomes hillier and more challenging.

**Size:** 878 acres

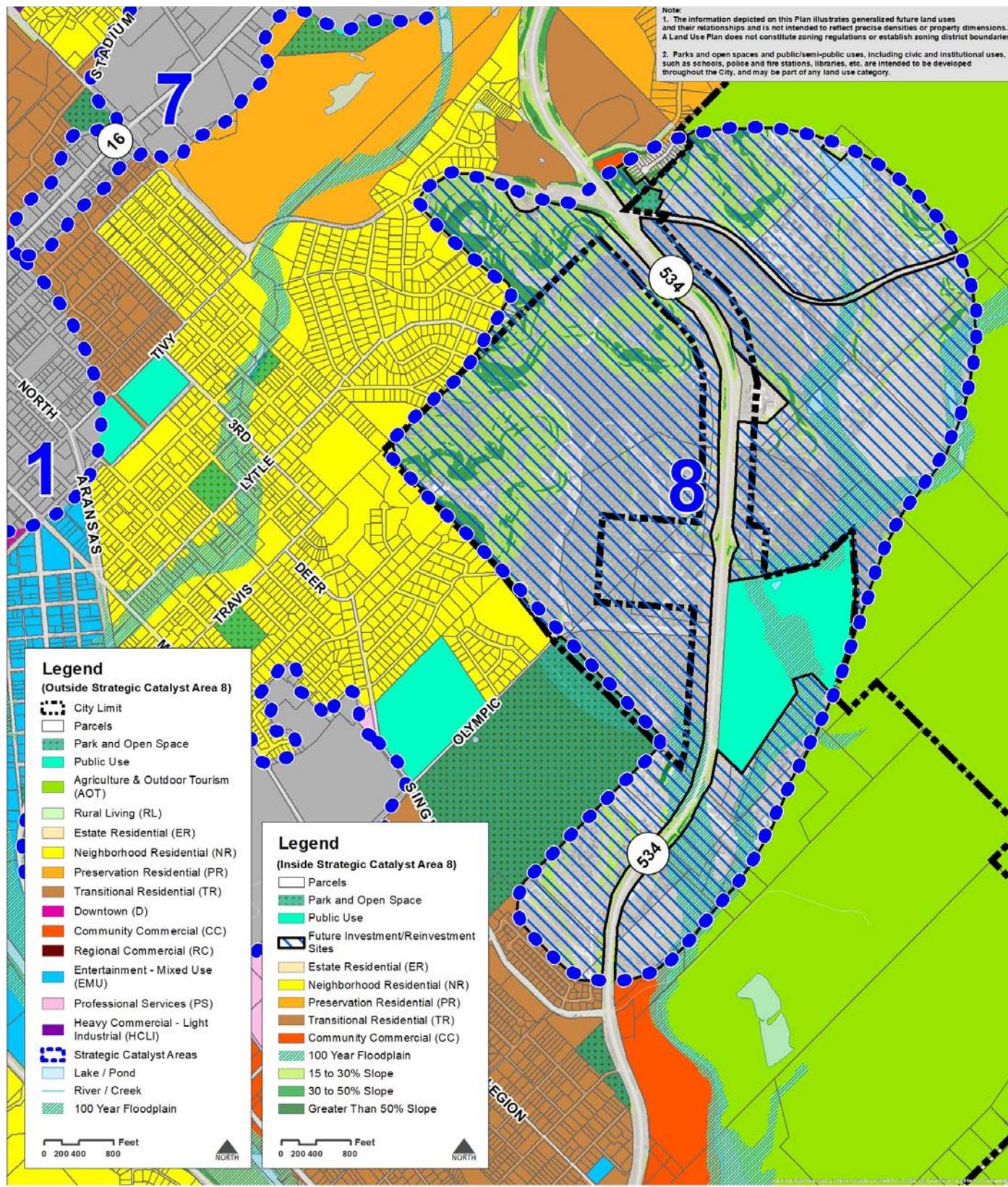
**Developable Sites:** 679 acres

**Residents:** 112

**Jobs:** 26



Figure 15: Strategic Catalyst Area 8



**ENGINEERING & DESIGN**  
3501 OLYMPUS BLVD, SUITE 100  
DALLAS, TEXAS 75019  
PHONE: (469) 899-0536  
[WWW.KFM-LLC.COM](http://WWW.KFM-LLC.COM)  
TBPE #: F-20821  
TBPELS #: 10194934

## PROJECT 240129

# PROJECT\_NAME

MNLA Kerrville Parcel

**TITLE**

# **EXHIBIT\_TITLE**

## Conceptual Site Plan

## CLIENT

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**CLIENT NAME**

# NOTE: CONCEPTUAL SITE PLAN FOR MIXED USE DEVELOPMENT OF 23.8 ACRES

PHASE 1  
RESIDENTIAL TOWER  
FOR SENIOR LIVING  
MULTI-STORY BUILDING FOR  
MAXIMUM 150 DWELLING UNITS  
WITH PARKING GARAGE

OOR  
CE/

112

1

# COMMERCIAL FUTURE PHA 66 PARKING SPACES

28 PARKING

58 PARKING SPACES

A map showing a road named "CYPRESS CREEK RD (FM 1341)" in a rural area. The road is a diagonal line running from the bottom right towards the top left. The surrounding terrain is depicted with a grid of contour lines, indicating elevation changes. The map is oriented with a north arrow pointing upwards.

# VETERANS MEMORIAL HWY (HWY 534)

A compass rose with a large 'N' at the top right, a black arrow pointing towards the top, and small tick marks around the perimeter.

0      25      50      100

SCALE 1" = 50'

CT NUMBER:  
00X00X

WN\_BY

5/01/23

EXH\_01