



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, Thursday, November 5, 2020 at 4:30 P.M.
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

Planning & Zoning Commission Procedures During the Disaster Declaration
and Citizen/Public 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. On March 16, 2020, the Texas Governor suspended certain requirements of the Open Meetings Act to permit open meetings to occur in a fully virtual setting (e.g., telephonic or videoconference meeting). Due to the reduction of Kerr County Covid cases, the Planning & Zoning Commission will hold future meetings as open public meetings. Meeting locations may change from time-to-time to accommodate the public, so please note the meeting location above.

In an effort to avoid and mitigate health risks, and due to limited occupancy levels in Council Chambers, the Planning & Zoning Commission will observe standard safety protocol for those attending and participating in person. For those not wishing to participate in person, the City will also offer a virtual forum for this meeting.

Standard safety protocol will be observed by Planning & Zoning Commission, City staff and citizens/visitors attending the Planning & Zoning meeting. When entering City Hall, you will be required to sanitize hands and wear a mask. Your temperature will be taken at a temperature station with a thermal digital thermometer before entering Council Chambers. Any persons with a temperature of 100.2 or above will not be allowed entry. Masks are required at all times. The public microphone will be sanitized between each public speaker. Six-foot distance seating will be observed, and open seating will be designated. Once Council Chambers are fully seated, overflow seating will be assigned.

For those wishing to participate in a virtual forum, citizens may provide public comment through Zoom. The Zoom telephone toll free number is: **1-800-832-5611**. If you cannot connect through the toll free number, try one of these alternate numbers: **346-248-7799** or **253-215-8782**. The Meeting ID is **926 3846 2070 #**. You must enter the pound sign (#) after the Meeting ID. See "Alternative Citizen Participation Guidelines" below for further instruction on how to join the meeting virtually or comment through additional alternative methods.

Please Note: The City is using a third party vendor to provide the ability for remote participation. Software changes may be beyond what the City can control. If the City is notified of any issues from the third party vendor, the City will notify citizens and provide alternatives for engagement and participation.

Citizens may also view and hear this Planning and Zoning Commission meeting on Spectrum Channel 2 or by live-streaming via the City's website (www.kerrvilletx.gov).

CALL TO ORDER

1. MINUTES

1A. Approval of the minutes from October 1, 2020

2. CONSIDERATION & FINAL ACTION

2A. A final plat of the Quail Meadow subdivision being a certain tract or parcel comprising of 1.23 acres of land out of the Samuel Wallace Survey No. 113, Abstract No. 347 in the City of Kerrville, Kerr County, Texas, generally located west of Meeker Road and east end of Burleson Boulevard, more commonly known as 306 Meeker Road. (Case No. 2020-055)

3. PUBLIC HEARING, CONSIDERATION & ACTION

3A. A resolution to allow a Conditional Use Permit for Short Term Rental Unit on approximately 0.97 acre out of Samuel Wallace Survey No. 112, Abstract No. 360, City of Kerrville, Texas, and more commonly known as 3030 Riverside Drive. (Case No. 2020-056)

3B. An ordinance for annexation and zoning change to IM Industrial and Manufacturing on 5.0 acres out of the O.V. Robinson Survey No. 44, Abstract No. 282, Kerr County, Texas, and more commonly known as 5275 Highway 27; and for a zoning change from PDD 16-05 to IM Industrial and Manufacturing on approximately 3.2 acres of Kerrville Airport Commerce Park Phase 1, Block 1, Lot 1, City of Kerrville, Texas, and more commonly known as 100 Airport Commerce Parkway. (Case No. 2020-057)

3C. An ordinance for a zoning change for a Planned Development District Amendment (PDD 03-16) to include Permanent Cosmetic Shop on Lots 15 and 16, Block 16, Westland Place Subdivision, City of Kerrville, Texas, and more commonly known as 401 W. Water Street. (Case No. 2020-058)

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



ALTERNATIVE CITIZEN/PUBLIC PARTICIPATION GUIDELINES (Due to COVID-19 Pandemic Disaster Declaration)



Despite the necessity in the past to restrict public access to Kerrville Planning and Zoning Commission meetings in the interest of public health during the COVID-19 pandemic, citizens and visitors are still welcome to participate in Kerrville Planning and Zoning Commission meetings in several alternative ways as outlined below.

Instructions for callers:

Dial one of the following numbers:

1-800-832-5611 (Toll Free) or

1-346-248-7799 or

1-253-215-8782

If you cannot get through on one of the numbers due to network congestion, call the other number.

When your call is answered you will hear “**Welcome to Zoom, enter your Meeting ID followed by pound.**” Enter in the Meeting ID below followed by the pound sign (#).

The Meeting ID is **926 3846 2070 #**

If the moderator has not started the meeting yet, you will hear “The meeting has not started yet, please hold or call back later.”

Once you have called into the meeting, your microphone will be placed on mute and your call will be placed in the call queue. At this point, you will hear silence on the phone. Do not hang up. The moderator will unmute your microphone as he/she is going down the list. Once the meeting has started, you will be able to listen to proceedings even if your microphone is muted.

The moderator will be accepting calls starting at 3:45 p.m. For item 1A and 2A, place your call before 4:15 p.m. in order to participate. Callers seeking to speak on these items and who call after this time will not be allowed to speak. However, for Public Hearing items 3A, 3B and 3C a caller seeking to speak on these items may call at any time prior to the item being introduced at the meeting. All callers are encouraged to call between 3:45 p.m. and 4:15 p.m. to be registered by the moderator. A caller must use the “raise your hand” feature on Zoom in order to be called upon for the Public Hearing. If a caller is using the Zoom app on a computer, tablet, or mobile phone click on “Participants” and click on “Raise Hand” button. By landline telephone press *9 when requesting to speak.

Instructions for written comments:

Written comments will be accepted for any agenda items, including Public Hearings.

Written comments will be read into record and can be provided in two different ways:

OPTION 1: By Hard Copy – Comments may be dropped off at the City Hall Utility Payments Drop-Box on the north side of City Hall by 4:15 p.m. the day of the meeting. You are required to provide your first and last name, address, and identify the item you commenting on.

OPTION 2: By Email - Comments can be emailed to **planning.division@kerrvilletx.gov** and must be received by 4:15 p.m. the day of the meeting. You are required to provide your first and last name, address, and identify the item you are commenting on.

For either option, please provide **all required information** in order for your comments to be accepted. Thank you for your participation!

Agenda Bill

Meeting Minutes

To: Planning & Zoning Commission
Date: 11/5/2020
Agenda Item: 1A, Minutes of October 1, 2020 Commission Meeting
Action: Approve or Approve with Specific Changes
Representative: Staff

CITY OF KERRVILLE, TEXAS PLANNING AND ZONING COMMISSION

October 1, 2020

Members Present:

Garrett Harmon, Chair
Rustin Zuber, Vice-Chair
Tricia Byrom, Commissioner
David Jones, Commissioner
David Lipscomb, Commissioner
Cliff Tuttle, Commissioner
Hunter Patterson, Commissioner

City Staff Present:

Guillermo Garcia, Executive Director for Strategic Initiatives
Mike Hayes, City Attorney
Drew Paxton, Director of Planning
Steve Melander, Planner I
Stewart Cunyus, Public Information Officer
Trina Sanchez, Assistant Director of Building Services
Donna Bowyer, Neighborhood Enhancement/Code Enforcement Manager
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On October 1, 2020, Cmr. Harmon called the Kerrville Planning and Zoning Commission regular meeting to order at 4:30 p.m. in the Cailloux City Center, 910 Main Street, Kerrville, Texas.

1. MINUTES:

1A. Approval of minutes for the September 3, 2020 meeting.

Cmr. Byrom moved to approve the minutes as presented; motion was seconded by Cmr. Lipscomb and passed 7-0.

2. CONSIDERATION & FINAL ACTION

2A. No cases pending for Consideration & Final Action.

3. PUBLIC HEARING, CONSIDERATION AND ACTION

3A. A resolution to allow a Conditional Use Permit for an Additional Dwelling Unit and to allow a Conditional Use Permit for Short Term Rental Units on Lots 3 and 4 Waters Edge Retreat; and more commonly known as 3112 Riverside Drive. (Case No. 2020-048)

Mr. Paxton presented the finding of facts.

Cmr. Harmon opened the public hearing at 4:36 p.m. Hearing no one speak, Cmr. Harmon closed the public hearing at 4:37 p.m.

Mr. Paxton read one letter into record that was received via mail. The letter was in opposition.

Cmr. Byrom moved to recommend approval for a Conditional Use Permit for an Additional Dwelling Unit and to allow a Conditional Use Permit for Short Term Rental Units. Motion was seconded by Cmr. Jones and passed 7-0.

3B. A resolution to allow a Conditional Use Permit for Short Term Rental Unit on the northeast half of Lot 1 Block 7 Lowry Subdivision; and more commonly known as 201 Starkey Street. (Case No. 2020-049)

Mr. Paxton presented the finding of facts.

Cmr. Harmon opened the public hearing at 4:46 p.m. Hearing no one speak, Cmr. Harmon closed the public hearing 4:47 p.m.

Mr. Patrick Wilt, applicant, spoke to answer Cmr. Harmon's question regarding a tree that appeared to be in the way of parking.

Cmr. Byrom moved to recommend approval for a Conditional Use Permit for Short Term Rental Unit. Motion was seconded by Cmr. Zuber and passed 7-0.

3C. An ordinance to change the zoning from R-2 Medium Density Residential District to RE Residential Estates District and R-2 Medium Density District on approximately 225.69 acres a portion out of Nathaniel Hoyt Survey No. 147, Abstract No. 178 a portion out of John A Southmayd Survey No. 148, Abstract No. 288; and generally located east of Medina Highway and south of Riverhill Boulevard. (Case No. 2020-051)

Mr. Paxton introduced the case.

Mr. Greg Richards spoke on behalf of the applicant, stating he was available to answer questions.

Mr. Paxton presented the finding of facts.

Cmr. Harmon opened the public hearing at 4:54 p.m.

Ms. Peggy McKay spoke in opposition, stating that no matter the change, it always seems to agree with the 2050 plan.

Mr. Rex Richards spoke, stating the property had previously been zoned R1 and rezoned to R2 and now a request has been brought to revert the zoning to RE and some parts to remain as R2.

Hearing no one else speak, Cmr. Harmon closed the public hearing at 5:01 p.m.

Mr. Paxton read one letter into record that was in favor.

Cmr. Zuber moved to recommend approval for an ordinance to change the zoning from R-2 Medium Density Residential District to RE Residential Estates District and R-2 Medium Density District. Motion was seconded by Cmr. Lipscomb and passed 7-0.

3D. An ordinance to change the zoning from PDD Planned Development District to C-2 Light Commercial District on Lot 3-AR Block 1 Overstreet Park Subdivision; and generally located 1421 Junction Hwy. (Case No. 2020-052)

Mr. Paxton presented the finding of facts.

Cmr. Harmon opened the public hearing at 5:09 p.m.

Mr. Jeremy Walther spoke in favor, stating what breweries bring to the community.

Hearing no one else speak, Cmr. Harmon closed the public hearing at 5:14 p.m.

Cmr. Harmon asked Mr. Robert Frazier, applicant, to discuss his business model.

Cmr. Byrom moved to recommend approval for an ordinance to change the zoning from PDD Planned Development District to C-2 Light Commercial District. Motion was seconded by Cmr. Jones and passed 7-0.

4. EXECUTIVE SESSION

No executive session was taken.

5. ADJOURNMENT

The meeting was adjourned at 5:19 p.m.

APPROVED: _____
Garrett Harmon, Chair

Dorothy Miller, Recording Secretary

Date Minutes Approved

Agenda Bill

Case No. 2020-055

To: Planning & Zoning Commission
Date: 11/5/2020
Agenda Item: 2A, Quail Meadow Subdivision Final Plat
Action: Recommend Approval of Final Plat
Representative: Jared Martin, Wellborn Engineering

Proposal

Consideration and final action concerning a final plat of the Quail Meadow subdivision being a certain tract or parcel comprising of 1.23 acres of land out of the Samuel Wallace Survey No. 113, Abstract No. 347 in the City of Kerrville, Kerr County, Texas, generally located west of Meeker Road and east end of Burleson Boulevard, more commonly known as 306 Meeker Road.

Staff Analysis and Recommendation

The applicant is requesting approval of a Final Plat for the recently completed Quail Meadow subdivision. A final project site inspection has been completed and only a few minor items were noted on the final punchlist. These punchlist items have either been completed or are in the process of being completed. Remaining punchlist items will not delay approval and recording of the Final Plat.

Consistency with the Kerrville 2050 Comprehensive Plan: The property and surrounding area are designated Transitional Residential (TR) in the Kerrville 2050 Comprehensive Plan. The primary land use for Transitional Residential is small lot, single family detached homes, patio homes, townhomes, duplexes, condominiums and apartments. Since the project meets these requirements, the project is consistent with the Kerrville 2050 Comprehensive Plan.

Thoroughfare Plan: The property is accessed by residential streets.

Traffic Impact: No traffic impact anticipated.

Parking: All parking will be off-street with two parking spaces per dwelling unit.

Recommendation: The Final Plat is consistent with Zoning Code and the Subdivision Ordinance. Staff recommends approval of the Final Plat.

Attachments:

Proposed Final Plat

Rev. Date 04/08/2020

Agenda Bill

Case No. 2020-056

To: Planning & Zoning Commission
Date: 11/5/2020
Agenda Item: 3A, CUP for a Short Term Rental
Action: Recommend Approval with Conditions
Representative: Karen Guerriero

Proposal

Public hearing, consideration and action to recommend a resolution to allow a Conditional Use Permit for Short Term Rental Unit on approximately 0.97 acre out of Samuel Wallace Survey No. 112, Abstract No. 360, City of Kerrville, Texas, and more commonly known as 3030 Riverside Drive.

Procedural Requirements

12 letters were mailed on 10/22/2020 to adjacent property owners. The public notice was published in the Kerrville Daily Times on 10/15/2020. At the time of drafting this Agenda Bill, no comments had been received.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: R-1 Single Family Residential
Existing Land Use: Single Family Residence

Direction: **North, South, West**

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

Direction: **East**

Current Zoning: C-3 General Commercial
Existing Land Uses: Commercial / Residential

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding area are designated Transitional Residential (TR) and Community Commercial (CC) in the Kerrville 2050 Comprehensive Plan. Transitional Residential allows for small lot single family homes, single family detached homes, patio homes, townhomes, duplexes, condominiums and apartments. Community Commercial, primarily along Memorial Blvd, allows for retail and commercial uses. Since the underlying zoning is not changing, the request is consistent with the Kerrville 2050 Comprehensive Plan.

Thoroughfare Plan:

The subject property is located on a residential street.

Traffic Impact:

No traffic impact is anticipated.

Parking:

A Short Term Rental requires one (1) off street parking space per bedroom and one (1) additional off street parking space for a manager that does not live onsite. This rental has two (2) bedrooms and no onsite manager so three (3) off street parking spaces are required. The applicant has identified three (3) available off street parking spaces on the attached Site Plan. Parking requirements can be met.

Case Summary:

The applicant is proposing to use an existing single family detached home as a Short Term Rental.

A Short Term Rental is defined in the zoning code as follows:

Short-Term Rental Unit: A facility, located in a residential zoning district, used for the purpose of providing short-term lodging for compensation, architecturally designed to look like a single-family dwelling, which may also be occupied concurrently as the residence for the owner, operator, or manager of the property, or providing separate lodging units such as cabins, guest homes, or similar residential-scale structures, with no more than six bedrooms total on the property, and offering meals only to those who receive lodging, and providing that all bedrooms used as a permanent residence shall count toward the maximum six bedrooms of the short-term rental unit.

Required legal and public notices have been sent. Proposed CUP conditions have been drafted for consideration to address staff comments and any comments submitted by adjacent property owners and other interested citizens.

Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, and there is direct access to the river from the property as the primary local amenity, staff recommends approval with consideration and inclusion of the attached Proposed CUP Conditions.

Attachments:

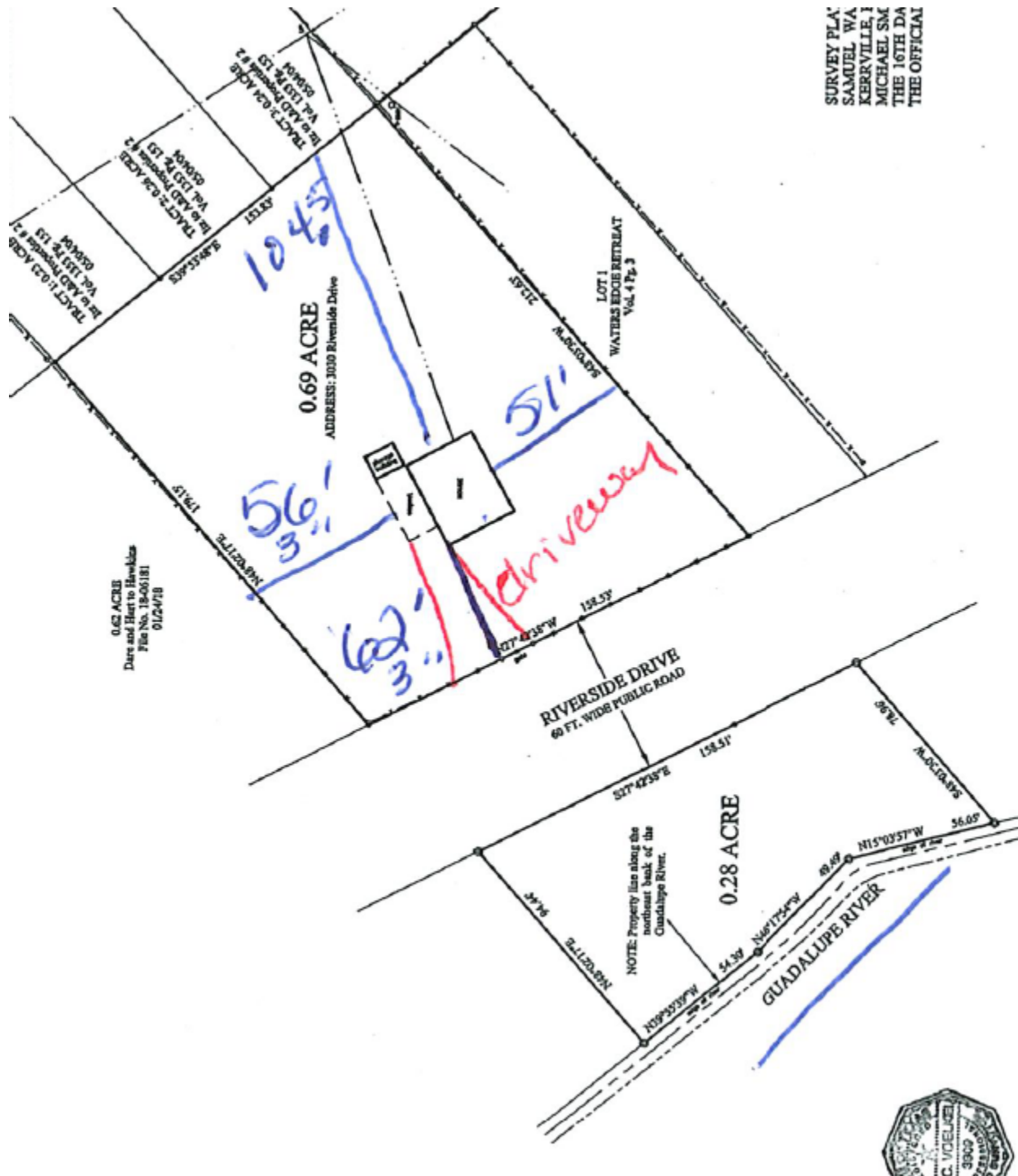
Site Plan

Proposed CUP Conditions

Guest Notification

Site Plan

Note: Off street parking will be accommodated within the driveway area outlined in RED.



Proposed CUP Conditions

Short Term Rental

- A. Guest Notification:** The owner or operator of the Property shall post a “guest notification” in a conspicuous place within the rental unit on the Property. Notification shown on following page.
- B. Occupancy Taxes:** The owner or operator of the Property shall comply with the City’s occupancy tax requirements as found within Ch. 94, Division III, of the City’s Code of Ordinances.
- C. Sign:** The Property may not use more than one non-illuminated, on-site sign, in conjunction with its short term rental unit. The sign may either be: (i) flush-mounted to the residential structure and may not exceed one-square foot in size; or, (ii) freestanding and placed in the front yard but no closer than 20 feet to any property line and not exceed six square feet in size and three feet in height. Any such sign shall comply with the City’s Sign Code.
- D. Minimum Off-Street Parking:** One space per bedroom, plus one space required for the manager, if living off-site.
- E. Other Zoning Regulations:** The regulations set forth in this Resolution are in addition to those set forth in the Zoning Code, as may be amended or superseded. In the event of any irreconcilable conflict between this Resolution and the regulations set forth in the Zoning Code, the provisions of this Resolution will prevail.



SHORT TERM RENTAL CONDITIONAL USE PERMIT GUEST NOTIFICATION

CUP Resolution Number _____

This short term rental has been permitted by the City of Kerrville as a conditional use under the above referenced resolution within a residential neighborhood and requires all guests to be aware of the following:

Because this short term rental is located within a residential neighborhood, proper etiquette should be observed at all times. The conditional use permit was issued in an effort **“to preserve the health, safety, and general welfare of adjacent property and its occupants and to protect such property and occupants from excessive noise, vibration, dust, dirt smoke, fumes, gas, odor, traffic, explosion, glare, surface water drainage, offensive view, or other undesirable hazardous conditions....”**

As a guest, please be aware of the proximity of your neighbors and be respectful of their right to privacy, a quiet environment, and unobstructed access to their property. Loud music, loud parties and excessive noise should be avoided. Parking should be limited to onsite parking spaces provided by short term rental management.

If you have any questions regarding this notification, please contact the short term rental management.

Thank you!

This Guest Notification shall be posted by short term rental management in a location clearly visible by all guests and provided with check-in information. Posting of duplicate copies of this Guest Notification within each guest room is highly encouraged to clearly communicate the importance of proper etiquette within a residential neighborhood. Thank you!

Agenda Bill

Case No. 2020-057

To: Planning & Zoning Commission
Date: 11/5/2020
Agenda Item: 3B, Annexation Zoning Changes
Action: Recommend Approval
Representative: Donald Hedger, Prairie Gold Real Estate

Proposal

Public hearing, consideration and action to recommend an ordinance for annexation and zoning change to IM Industrial and Manufacturing on 5.0 acres out of the O.V. Robinson Survey No. 44, Abstract No. 282, Kerr County, Texas, and more commonly known as 5275 Highway 27; and for a zoning change from PDD 16-05 to IM Industrial and Manufacturing on approximately 3.2 acres of Kerrville Airport Commerce Park Phase 1, Block 1, Lot 1, City of Kerrville, Texas, and more commonly known as 100 Airport Commerce Parkway.

Procedural Requirements

9 letters were mailed on 10/22/2020 to adjacent property owners. The public notice was published in the Kerrville Daily Times on 10/15/2020. At the time of drafting this Agenda Bill, no comments had been received.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: County and City PDD 16-05 (Airport Commerce Park)

Existing Land Use: Vacant Business (County) / Vacant Land (City)

Direction: **North, East**

Current Zoning: AD Airport District

Existing Land Uses: Airport

Direction: **West**

Current Zoning: IM Industrial and Manufacturing

Existing Land Uses: Fox Tank Company (Manufacturing)

Direction: **East**

Current Zoning: PDD 16-05 (Airport Commerce Park)

Existing Land Uses: Vacant Land

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding area are within Strategic Catalyst Area 11 of the Kerrville 2050 Comprehensive Plan. Heavy commercial and light industrial uses are

defined as the best uses adjacent to the airport. Since the annexation and associated zoning changes are for IM Industrial and Manufacturing, this request is consistent with the Kerrville 2050 Comprehensive Plan.

Thoroughfare Plan:

The subject property is located on primary arterial.

Traffic Impact:

No traffic impact is anticipated.

Parking:

All off street parking requirements will be met through final project design and approval.

Case Summary:

The applicant is requesting annexation to allow for the use of City services. A request is also being made to zone the annexed property IM Industrial Manufacturing to accommodate future business plans. In addition, a request is being made to change zoning on an adjacent parcel (100 Airport Commerce Way) so that the newly annexed parcel and rezoned parcel can be platted into one larger parcel for future business expansion. Both newly zoned parcels will be zoned IM Industrial Manufacturing, consistent with the K2050 Comprehensive Plan.

Required legal and public notices have been sent. No comments have been received.

Recommendation:

Because the request is consistent with the Kerrville 2050 Comprehensive Plan and meets all zoning and subdivision codes, staff recommends approval of the annexation and zoning change requests.

Attachments:

Location Map

Annexation Petition

Location Map



Location Map

Case # 2020-057

Location:

5275 Highway 27

100 Airport Commerce Parkway

Legend

200' Notification Area
Subject Properties



0 125 250 500
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.

Annexation Petition

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

TO THE MAYOR OF THE GOVERNING BODY OF KERRVILLE, TEXAS:

The undersigned owners of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby [if applicable: waive the requirement to be offered a development agreement pursuant to Section 43.016, and] petition your honorable Body to extend the present city limits so as to include as part of the City of Kerrville, Texas, the following described territory, to wit:

5275 Highway 27, 5 acres (see attached description)

We certify that the above described tract of land is contiguous and adjacent to the City of Kerrville, Texas, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

Signed: Prairie Gold Real Estate, J. Hedger
my r

Signed: _____

Signed: _____

THE STATE OF TEXAS

COUNTY OF KERR

BEFORE ME, the undersigned authority, on this day personally appeared Donald Hedger, _____, and _____, known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 5th day of October, 2020.



[Signature]
Notary Public in and for
Kerr County, Texas.

Agenda Bill

Case No. 2020-058

To: Planning & Zoning Commission
Date: 11/5/2020
Agenda Item: 3C, Planned Development District Amendment
Action: Recommend Approval
Representative: Britania Dutchover

Proposal

Public hearing, consideration and action to recommend an ordinance for a zoning change for a Planned Development District Amendment (PDD 03-16) to include Permanent Cosmetic Shop on Lots 15 and 16, Block 16, Westland Place Subdivision, City of Kerrville, Texas, and more commonly known as 401 W. Water Street.

Procedural Requirements

28 letters were mailed on 10/22/2020 to adjacent property owners. The public notice was published in the Kerrville Daily Times on 10/15/2020. At the time of drafting this Agenda Bill, no comments had been received.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: Planned Development District 03-16 (Beauty Shop)
Existing Land Use: Beauty Shop

Direction: **North, West**

Current Zoning: R-1A Single Family Residential with Accessory Dwelling Unit
Existing Land Uses: Single Family Residential

Direction: **South, East**

Current Zoning: R-T Residential Transition
Existing Land Uses: Beauty Shop, Office (Business/Professional), Residential

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property is identified as NR Neighborhood Residential, which allows small amounts of neighborhood serving retail and office in carefully chosen locations. Directly south of the subject property is identified as CC Community Commercial, which also allows similar uses. Because the applicant is only requesting an addition to existing services and this does not impact the intent of existing zoning, the request is consistent with the Kerrville 2050 Comprehensive Plan.

Thoroughfare Plan:

The subject property is located on a collector street, consistent with the current use.

Traffic Impact:

No traffic impact is anticipated.

Parking:

All off street parking requirements are being met.

Case Summary:

The applicant is requesting an amendment to the existing Planned Development District 03-16 to add the service of Permanent Cosmetics Shop. The current PDD does not specifically allow Permanent Cosmetics Shop, so an amendment is necessary. Due to State licensing requirements and current zoning code, this approval will also allow tattooing and body piercing. Please note that the applicant has been recently certified in permanent cosmetics and only intends to provide a permanent cosmetics service.

Required legal and public notices have been sent. No comments have been received.

Recommendation:

Because the request is consistent with the Kerrville 2050 Comprehensive Plan and meets current zoning code, staff recommends approval of the Planned Development District amendment.

Attachments:

Location Map

Location Map



Location Map

Case # 2020-058

Location:

401 W Water St
403 W Water St

Legend

200' Notification Area
Subject Properties



0 37.5 75 150
Scale In Feet

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