

AGENDA FOR THE KERRVILLE
PLANNING & ZONING COMMISSION MEETING
THURSDAY, DECEMBER 2, 2021, 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
DECEMBER 2, 2021, 4:30 PM
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS



Planning and Zoning Commission

1 MINUTES

1.A. Approval of the minutes from the November 4, 2021 regular meeting.

Attachments:

PZ Minutes_20211104_draft.pdf

2 PUBLIC HEARING, CONSIDERATION & ACTION

2.A. CUP for a Short Term Rental, 205 Westminster Street (PZ-2021-24)

A resolution to allow a Conditional Use Permit for a Short Term Rental on part of Lot 34 and Lot 35, Block 106, Westminster 1; and more commonly known as 205 Westminster Street.

Attachments:

PZ-2021-24_Location Map.pdf

PZ-2021-24 - 205 Westminster St - Site Plan with Parking.pdf

2.B. CUP for Short Term Rental, 1796 Arcadia Loop (Case No. PZ-2021-25)

A resolution to allow a Conditional Use Permit for a Short Term Rental on 1.58 acres out of the Lara Survey No. 123, Abstract No. 225; and more commonly known as 1796 Arcadia Loop S, Kerrville, TX 78028. (Case No. PZ-2021-25)

Attachments:

PZ-2021-25-LocationMap.pdf

PZ-2021-25_Site Plan with Parking.pdf

2.C. **CUP for Short Term Rental, 600 Woodlawn Ave (Case No. PZ-2021-27)**

A resolution to allow a Conditional Use Permit for a Short term rental on parts of Lot 5, Block 42, Westland Place; and more commonly known as 600 Woodlawn Ave N, Kerrville, TX 78028.

Attachments:

PZ-2021-27-LocationMap.pdf

PZ-2021-27 - Site Plan with Parking.pdf

2.D. **CUP for Short Term Rental, 400 Lowry Street (Case No. PZ-2021-28)**

A resolution to allow a Conditional Use Permit for a Short Term Rental on part of Lot 21, and part of Lot 22, Block 8, Lowry Addition; and more commonly known as 400 Lowry St S, Kerrville, TX 78028.

Attachments:

PZ-2021-28-LocationMap.pdf

PZ-2021-28 - Site Plan with Parking.pdf

2.E. **CUP for Short Term Rental, 1807 E Main Street (Case No. PZ-2021-29)**

A resolution to allow a Conditional Use Permit for a Short Term Rentals on part of Lot 31 and part of an alley, Block 106, Westminster 1 Addition; and more commonly known as 1807 E Main St N, Kerrville, TX 78028.

Attachments:

PZ-2021-29-LocationMap.pdf

PZ-2021-29 - Site Plan with Parking.pdf

2.F. **CUP for Short Term Rental, 960 Prescott Street (Case No. PZ-2021-31)**

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 16 and part of 15, Block 7, Hillcrest Addition; and more commonly known as 960 Prescott St N, Kerrville, TX 78028.

Attachments:

PZ-2021-31-LocationMap.pdf

PZ-2021-31 - Site Plan with Parking.pdf

2.G. **CUP for Convenience Store w/ Fuel Sales, 1001 Sidney Baker St (Case PZ-2021-33)**

A resolution to allow a Conditional Use Permit for a Convenience Store with Fuel Sales on Lots 6, 7, 8, 9, 11, 12, 13, 14, 15, Block 2, G Street South Addition; and more commonly known as 1001 Sidney Baker St S, Kerrville, TX 78028.

Attachments:

PZ-2021-33-LocationMap.pdf

PZ-2021-33_Site Plan_2021.10.29.pdf

2.H. **Zoning Change from RT to PI, Various Lots for Church Campus (Case PZ-2021-26)**

An ordinance to change the zoning from RT Residential Transition District to PI Public and Institutional District on Lots 10, 11, 12, 13, 14, 15, 16, 17; Block J, and Block M, B.F. Cage Addition; and more commonly known as 500, 504, 508, 512, 602, 604, 608, 616, 624, and 625 Washington St and 817 Barnett Street, Kerrville, TX 78028.

Attachments:

PZ-2021-26-LocationMap.pdf

2.I. **Annexation and Zoning, 253 Holdsworth Drive (Case No. PZ-2021-30)**

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-3 Multifamily Residential District the following parcel: 6 acres of land located in the C. Self Survey No. 626, Abstract No. 325 and the John Young Survey No. 118 Abstract No. 376, Kerr County, Texas; and more commonly known as 253 Holdsworth Drive, Kerrville, TX 78028.

Attachments:

PZ-2021-30-LocationMap.pdf

PZ-2021-30-holdsworth - survey - 20210211.pdf

2.J. **Annexation and Zoning (Case PZ-2021-32)**

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of PI Public and Institutional District and AG Agricultural District the following parcels; a 168.84 acre parcel being a portion of the James A. Cocke Survey No. 144, Abstract No. 95, and the Thomas J. Waddel Survey No. 145, Abstract No. 354, being a portion of 157.291 acres according to the Trustees Deed filed in Document No. 09-07631, Official Public Records of Kerr County, Texas, a portion of Lot 1, Block 1 of the Peterson Regional Medical Center Plat recorded in Volume 8, Page 1368, Plat Records of Kerr County, Texas, and 9.58 acres according to the Warranty Deed filed in Volume 1557, Page 63, Official Public Records of Kerr County, Texas, and a portion of Lehmann Drive, a fifty (50) foot public street; and more commonly known as 195 Lehmann Drive.

Attachments:

PZ-2021-32-LocationMap.pdf

PZ-2021-32_Annexation Exhibit 168.84 Acres.pdf

PZ-2021-32-zoning exhibit-168.84-ac.pdf

3 CONSIDERATION AND FINAL ACTION

3.A. Zoning Code Update (Case No. 2021-068)

An ordinance amending City of Kerrville, Texas Zoning Code, Chapter 60 of the City's Code of Ordinances to include amendments to definitions and regulations concerning short-term rentals, removing a restriction as to adjacent properties with different zoning, requiring the posting of signs on properties involved in upcoming public hearings, and regulations in certain districts regarding shipping containers, building heights, traffic impact analysis, garage sales, fences, and RV parks, and amending the Land Use Table to account for these issues. (Case No. 2021-068)

Attachments:

Attachment will be provided prior to P&Z meeting for review and discussion.

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



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



SUBJECT: Approval of the minutes from the November 4, 2021 regular meeting.

AGENDA DATE OF: December 2, 2021 **DATE
SUBMITTED:**

SUBMITTED BY: Steve Melander

EXHIBITS: [PZ Minutes_20211104_draft.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Approve or approve with changes.

PLANNING & ZONING MINUTES REGULAR MEETING

**KERRVILLE, TEXAS
NOVEMBER 4, 2021**

PLANNING & ZONING COMMISSIONERS PRESENT:

Michael Sigerman, Chair
David Jones, Vice-Chair
Shane Bourgeois
Cliff Tuttle
David Lipscomb
Hunter Patterson

PLANNING & ZONING COMMISSIONERS ABSENT:

Tricia Byrom

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander
Ariel Morin
Mike Hayes

CALL TO ORDER

1) MINUTES

1.A Meeting Minutes from August 5, 2021 regular meeting.

Cover Page

2021.08.05_PZ Minutes_Draft.pdf

1.B Meeting Minutes from September 2, 2021 regular meeting.

Cover Page

2021.09.02_PZ Minutes_Draft.pdf

1.C Meeting Minutes from October 7, 2021 regular meeting.

Cover Page

2021.10.07_PZ Minutes_Draft.pdf

1.D Meeting Minutes from October 21, 2021 called meeting.

Cover Page

2021.10.21_PZ Minutes_Draft.pdf

David Jones moved to approve the minutes as presented; David Lipscomb seconded the motion, and the motion carried 6-0.

2) CONSIDERATION AND FINAL ACTION

2.A Preliminary Plat, 2141 Sidney Baker Street (Case 2021-070)

A preliminary plat of Lot 1, Block 1, WB Kerrville Addition, a 1.43 acre tract of land situated in the Patrick Flemming Survey, Abstract Number 666, in the City of Kerrville, Kerr County, Texas, and being part of a 1.59 acre tract of land described in a Special Warranty Deed to WB Real Estate, LLC, as recorded in Instrument Number 19-05451 of the Official Public Records of Kerr County, Texas; and generally located at 2141 Sidney Baker Street.

Cover Page

2021-070_Proposed Preliminary Plat_Whataburger Sidney Baker St.pdf

Cliff Tuttle moved to approve the preliminary plat; Shane Bourgeois seconded the motion, and the motion carried 6-0.

3) PUBLIC HEARING, CONSIDERATION & ACTION

3.A CUP for Short Term Rentals, 820 Robinson Ave. (Case PZ-2021-22)

A resolution to allow a Conditional Use Permit for Short Term Rentals on Lot 8, Block C, Cage Addition; and more commonly known as 820 Robinson Avenue.

Cover Page

PZ-2021-22_LocationMap.pdf

PZ-2021-22_Site Plan with Parking.pdf

Drew Paxton presented the case.

4:39pm - Open Public Hearing

Tom Kent called to speak.

Michael Sigerman was called to speak.

David Jones was called to speak.

4:43pm - Close Public Hearing

General discussion occurred.

Hunter Patterson moved to amend to include a condition limiting total property occupancy to 28 guests; Cliff Tuttle seconded the motion, and the motion carried 6-0.

3.B CUP for a Short Term Rental, 205 Westminster St. (PZ-2021-24)

A resolution to allow a Conditional Use Permit for a Short Term Rental on part of Lot 34 and Lot 35, Block 106, Westminster 1; and more commonly known as 205 Westminster Street.

Cover Page

PZ-2021-24_Location Map.pdf

PZ-2021-24 - 205 Westminster St - Site Plan with Parking.pdf

Drew Paxton presented the case.

Commission postponed case due to applicant not in attendance to answer questions.

4) STAFF REPORT

Discussion of upcoming cases, including Zoning Code updates.

5) EXECUTIVE SESSION

None

6) ADJOURNMENT

4:58pm - Meeting Adjourned

Submitted by:

Steve Melander - Planner

Approved by:

Michael Sigerman - Chair

Date Approved: _____



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



SUBJECT: CUP for a Short Term Rental, 205 Westminster Street (PZ-2021-24)
A resolution to allow a Conditional Use Permit for a Short Term Rental on part of Lot 34 and Lot 35, Block 106, Westminster 1; and more commonly known as 205 Westminster Street.

AGENDA DATE OF: December 2, 2021 **DATE
SUBMITTED:**

SUBMITTED BY: Drew Paxton

EXHIBITS: [PZ-2021-24_Location Map.pdf](#)
[PZ-2021-24 - 205 Westminster St - Site Plan with Parking.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Proposal

A resolution to allow a Conditional Use Permit for a Short Term Rental on part of Lot 34 and Lot 35, Block 106, Westminster 1; and more commonly known as 205 Westminster St.

Procedural Requirements

The City, in accordance with state law, mailed 15 letters on 10/21/2021 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 10/14/2021. 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, West, East

Current Zoning: R-1 Single Family Residential

Existing Land Uses: Single Family Residences

Direction: South

Current Zoning: PI Public & Institutional

Existing Land Uses: Schreiner University

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding residential areas are designated as Neighborhood Residential. To the south is Schreiner University, designated as Public Use / Strategic Catalyst Area 9. Since the underlying zoning is not changing for the subject property, 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, if the manager does not live onsite. This property has two (2) bedrooms and no onsite manager so three off-street parking spaces

are required. The applicant has identified four (4) available off-street parking spaces, meeting the off-street parking requirement.

Case Summary:

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

The subject property is located within an R-1 zoning district. As such, a Short Term Rental requires a Conditional Use Permit.

The applicant has identified the following amenities as in close proximity to the proposed Short Term Rental: This location is within walking distance to Schreiner University with access to the river trail and a short drive to the downtown district for shopping, dining, and entertainment.

Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, and there are numerous amenities in close proximity to this proposed Short Term Rental location, staff recommends approval with consideration and inclusion of the attached Proposed CUP Conditions.

Proposed CUP Conditions for Short Term Rental

A. Guest Notification: The owner or operator of the Property shall post "Guest Notification" in a conspicuous place within the rental unit on the Property. Guest Notification is shown on the 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

one of the residential structures 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 exceeding six square feet in size and three feet in height. Any such sign shall comply with the City's Sign Code.

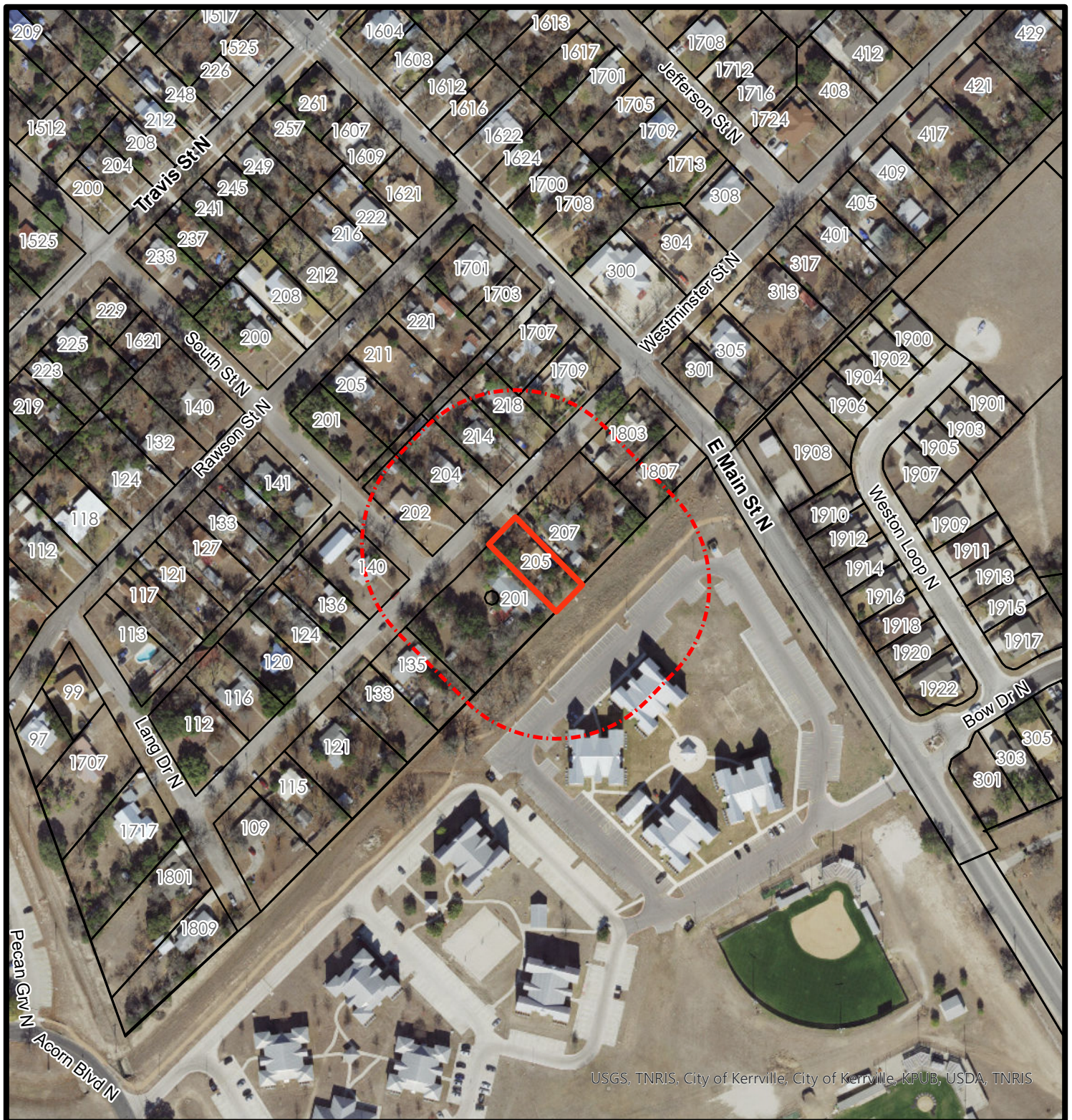
D. Minimum Off-Street Parking: One space per bedroom, plus parking required for the manager, if living off-site.

E. Maximum Occupancy: The maximum occupancy for any Short Term Rental is ten (10) guests. Short term rental owner / operator may set occupancy limits at less than ten (10) guests, however, in no case shall occupancy limits exceed ten (10) guests.

F. 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.

RECOMMENDED ACTION:

Approve the resolution.



USGS, TNIRIS, City of Kerrville, City of Kerrville, KPUB, USDA, TNIRIS

Location Map

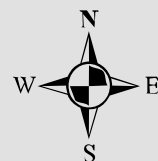
Case # PZ-2021-24

Location:

205 Westminister St

Legend

200' Notification Area - - - - -
Subject Properties —————



0 75 150 300

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.

SURVEY PLAT OF "TRACT ONE", A 0.19 ACRE TRACT COMPRISED OF ALL OF LOT NO. THIRTY-FIVE (35) AND THE SOUTHWEST 12.5 FEET OF LOT NO. THIRTY-FOUR (34), BLOCK NO. ONE HUNDRED SIX (106), WESTMINSTER ANNEX ADDITION TO THE CITY OF KERRVILLE, RECORDED IN VOLUME 1, PAGES 8-9, PLAT RECORDS OF KERR COUNTY, TEXAS AND OF "TRACT TWO", A 0.015 ACRE TRACT BEING A PORTION OF A TEN FOOT (10') WIDE ALLEY ALONG SAID BLOCK NO. 106 HAVING BEEN CLOSED BY CITY ORDINANCE RECORDED IN VOLUME 78, PAGE 406, DEED RECORDS OF KERR COUNTY, TEXAS.

K.C.D.R. = Kerr County Deed Records
K.C.P.R. = Kerr County Plat Records
K.C.E.R. = Kerr County Easement Records
K.C.R.P.R. = Kerr County Real Property Records
K.C.D.O.T. = Kerr County Deed Of Trust Records
P.O.B. = Point of Beginning in Metes & Bounds
(Record) = Record Bearing and/or Distance call in existing deed, recorded plat, etc...

BORROWER:

Robert Reilly

PROPERTY ADDRESS:

205 Westminster
Kerrville, Texas 78028

SCALE: 1" = 30 FEET

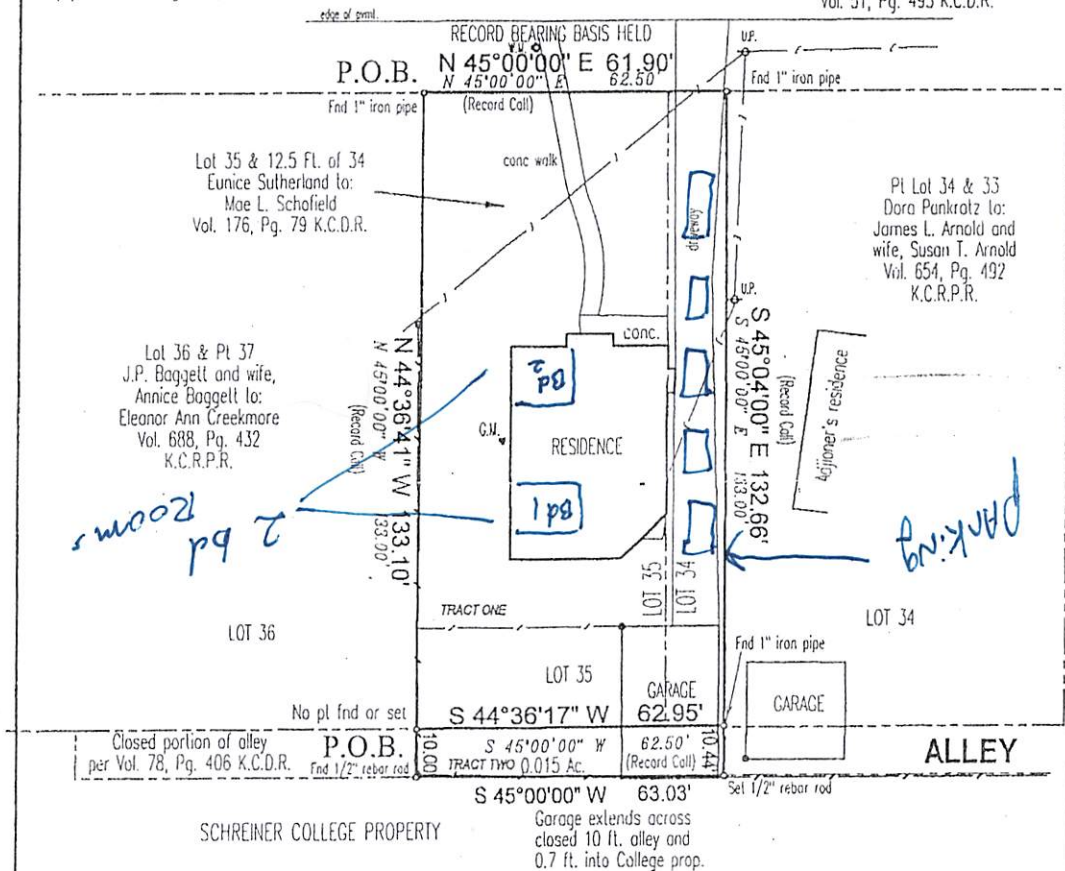
Record Calls in smaller italic print near measured calls.

The surveyed tract hereon is subject to the restrictions, easements and all matters of record in:

NOTE: This plat is a companion document to a Metes and Bounds Description dated August 1, 2002.

WESTMINSTER ST.

Vol. 61, Pg. 494 K.C.D.R.
Vol. 46, Pg. 387 K.C.D.R.
Vol. 51, Pg. 495 K.C.D.R.



Robert M. Reilly

I, Gary Max Brandenburg, Registered Professional Land Surveyor No. 5164, hereby certify that this plat represents a survey made on the ground under my direct supervision and direction. That all visible improvements, easements and utilities, discrepancies in boundaries, set-back lines, and restrictive covenants are shown and/or cited hereon. No survey was made to reestablish Patent Survey Lines or Corners.

This tract does not lie within the 100-Year Flood Hazard Zone as interpreted from the FEMA F.I.R.M. No. 48265C0260 E dated July 19, 2000.

Surveyed on the ground on August 1, 2002.

Gary Max Brandenburg, Registered Professional Land Surveyor No. 5164
TEXAS LAND BOUNDARIES - 1003 TEMPLE DRIVE - KERRVILLE, TEXAS 78028 - (830) 257-3839 FAX: (830) 896-6317 - email: 1x1ndbnd@kic.com



02080101 CF#020521F 200 MHZ A.H.



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



SUBJECT: CUP for Short Term Rental, 1796 Arcadia Loop (Case No. PZ-2021-25)
A resolution to allow a Conditional Use Permit for a Short Term Rental on 1.58 acres out of the Lara Survey No. 123, Abstract No. 225; and more commonly known as 1796 Arcadia Loop S, Kerrville, TX 78028. (Case No. PZ-2021-25)

AGENDA DATE OF: December 2, 2021 **DATE
SUBMITTED:**

SUBMITTED BY: Drew Paxton

EXHIBITS: [PZ-2021-25-LocationMap.pdf](#)
[PZ-2021-25_Site Plan with Parking.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Proposal

A resolution to allow a Conditional Use Permit for a Short Term Rental on 1.58 acres out of the Lara Survey No. 123, Abstract No. 225; and more commonly known as 1796 Arcadia Loop S, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 11 letters on 11/18/2021 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 11/11/2021. 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-2 Single Family Residential

Existing Land Use: Single Family Residence

Direction: North, South, West, East

Current Zoning: R-2 Single Family Residential

Existing Land Uses: Single Family Residences

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding residential areas are designated as Strategic Catalyst Area 4 and Neighborhood Residential. Since the underlying zoning is not changing for the subject property, 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 off street parking space per bedroom and one additional off street parking space for a manager, if the manager does not live onsite. This property has three bedrooms and no onsite manager so four off-street parking spaces are required. The applicant has identified four available off-street parking spaces, meeting the off-street parking requirement.

Case Summary:

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

The subject property is located within an R-2 zoning district. As such, a Short Term Rental requires a Conditional Use Permit.

The applicant has identified the following amenities as in close proximity to the proposed Short Term Rental: This location is within walking distance to the Guadalupe River and Nimitz Lake as well as a short distance to dining and shopping on Junction Hwy.

Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, and there are numerous amenities in close proximity to this proposed Short Term Rental location, staff recommends approval with consideration and inclusion of the attached Proposed CUP Conditions.

Proposed CUP Conditions for Short Term Rental

- A. Guest Notification: The owner or operator of the Property shall post "Guest Notification" in a conspicuous place within the rental unit on the Property. Guest Notification is shown on the 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 one of the residential structures 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 exceeding 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 parking required for the manager, if living off-site.

E. Maximum Occupancy: The maximum occupancy for any Short Term Rental is ten (10) guests. Short term rental owner / operator may set occupancy limits at less than ten (10) guests, however, in no case shall occupancy limits exceed ten (10) guests.

F. 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.

RECOMMENDED ACTION:

Approve the resolution.



Location Map

Case # PZ-2021-25

Location:

1796 Arcadia Loop

Legend

200' Notification Area
Subject Properties



0 75 150 300

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.

SURVEY PLAT

TRACT 1: 0.512 ACRES

TRACT 2: 1.075 ACRES

FLORENTINE LARA
SUR. NO. 123, ABST. NO. 225

KERR COUNTY, TEXAS

MANSFIELD SURVEYING
P.O. BOX 3111
BANDERA, TX 78003
830-688-2786

NOTES:

All bearings are from GPS observations based on Texas State Plane Coordinate System, South Central Zone, NAD 83.

Properties are subject to the 100-year flood plain (Zone AE) per FIRM Map No. 48265C0460F dated 03/03/2011.

SURVEY PREPARED FOR:
Fidelity Abstract & Title
GF No. 210102F

Easements per Commitment:
Vol. 58, Pg. 611, DR
Vol. 58, Pg. 612, DR
Vol. 5, Pg. 260, ER
Vol. 10, Pg. 229, ER

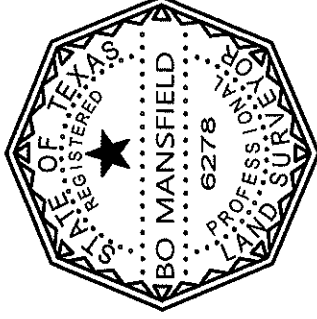
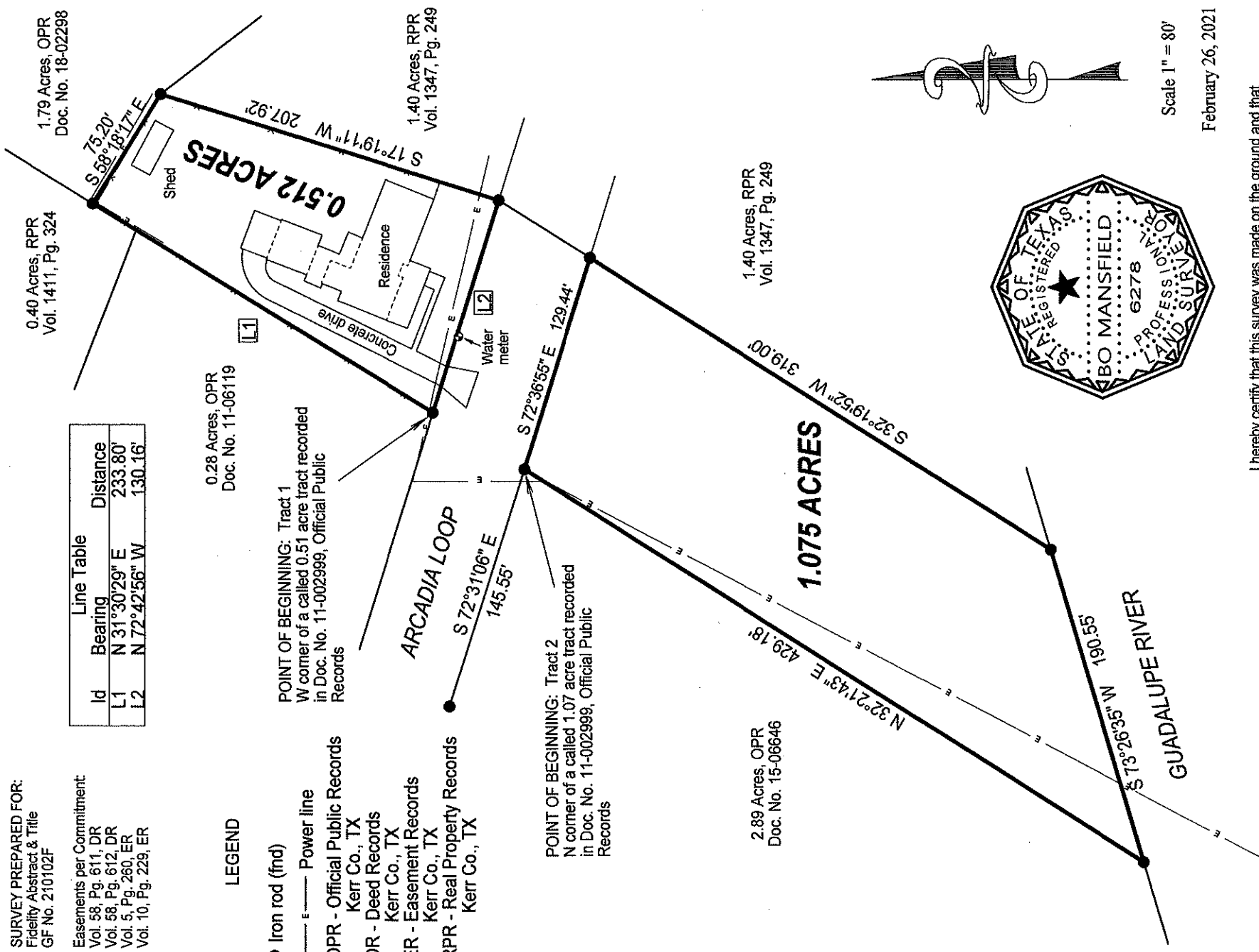
Line Table		
Id	Bearing	Distance
L1	N 31°30'29" E	233.80'
L2	N 72°42'56" W	130.16'

LEGEND

- Iron rod (fnd)
- Power line
- OPR - Official Public Records
Kerr Co., TX
- DR - Deed Records
Kerr Co., TX
- ER - Easement Records
Kerr Co., TX
- RPR - Real Property Records
Kerr Co., TX

POINT OF BEGINNING: Tract 1
W corner of a called 0.51 acre tract recorded
in Doc. No. 11-002999, Official Public
Records

POINT OF BEGINNING: Tract 2
N corner of a called 1.07 acre tract recorded
in Doc. No. 11-002999, Official Public
Records



Scale 1" = 80'

February 26, 2021

I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of the survey, and that to the best of my knowledge there are no visible overlapping of improvements, visible easements of rights of way, boundary line conflicts, or encroachments except as shown hereon.

1796 ARCADIA LOOP
KERRVILLE, TX 78028

Bo Mansfield RPLS No. 6278 FIRM No. 10193736



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



SUBJECT: CUP for Short Term Rental, 600 Woodlawn Ave (Case No. PZ-2021-27)
A resolution to allow a Conditional Use Permit for a Short term rental on parts of Lot 5, Block 42, Westland Place; and more commonly known as 600 Woodlawn Ave N, Kerrville, TX 78028.

AGENDA DATE OF: December 2, 2021 **DATE
SUBMITTED:**

SUBMITTED BY: Drew Paxton

EXHIBITS: [PZ-2021-27-LocationMap.pdf](#)
[PZ-2021-27 - Site Plan with Parking.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Proposal

A resolution to allow a Conditional Use Permit for a Short term rental on parts of Lot 5, Block 42, Westland Place; and more commonly known as 600 Woodlawn Ave N, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 19 letters on 11/18/2021 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 11/11/2021. 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, West

Current Zoning: R-1 Single Family Residential

Existing Land Uses: Single Family Residences

Direction: South, East

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

Existing Land Uses: Single Family Residential / Westland Park

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding residential areas are designated as Neighborhood Residential. To the east is Westland Park. Since the underlying zoning is not changing for the subject property, 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 off street parking space per bedroom and one additional off street parking space for a manager, if the manager does not live onsite. This property has two bedrooms and no onsite manager so three off-street parking spaces are required. The applicant has identified four available off-street parking spaces, meeting the

off-street parking requirement.

Case Summary:

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

The subject property is located within an R-1 zoning district. As such, a Short Term Rental requires a Conditional Use Permit.

The applicant has identified the following amenities as in close proximity to the proposed Short Term Rental: This location is within walking distance to Westland Park and a short distance to Junction Hwy, providing opportunities for shopping and dining.

Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, and there are numerous amenities in close proximity to this proposed Short Term Rental location, staff recommends approval with consideration and inclusion of the attached Proposed CUP Conditions.

Proposed CUP Conditions for Short Term Rental

A. Guest Notification: The owner or operator of the Property shall post "Guest Notification" in a conspicuous place within the rental unit on the Property. Guest Notification is shown on the 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 one of the residential structures 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 exceeding six square feet in size and three feet in height. Any such sign shall comply with the City's Sign Code.

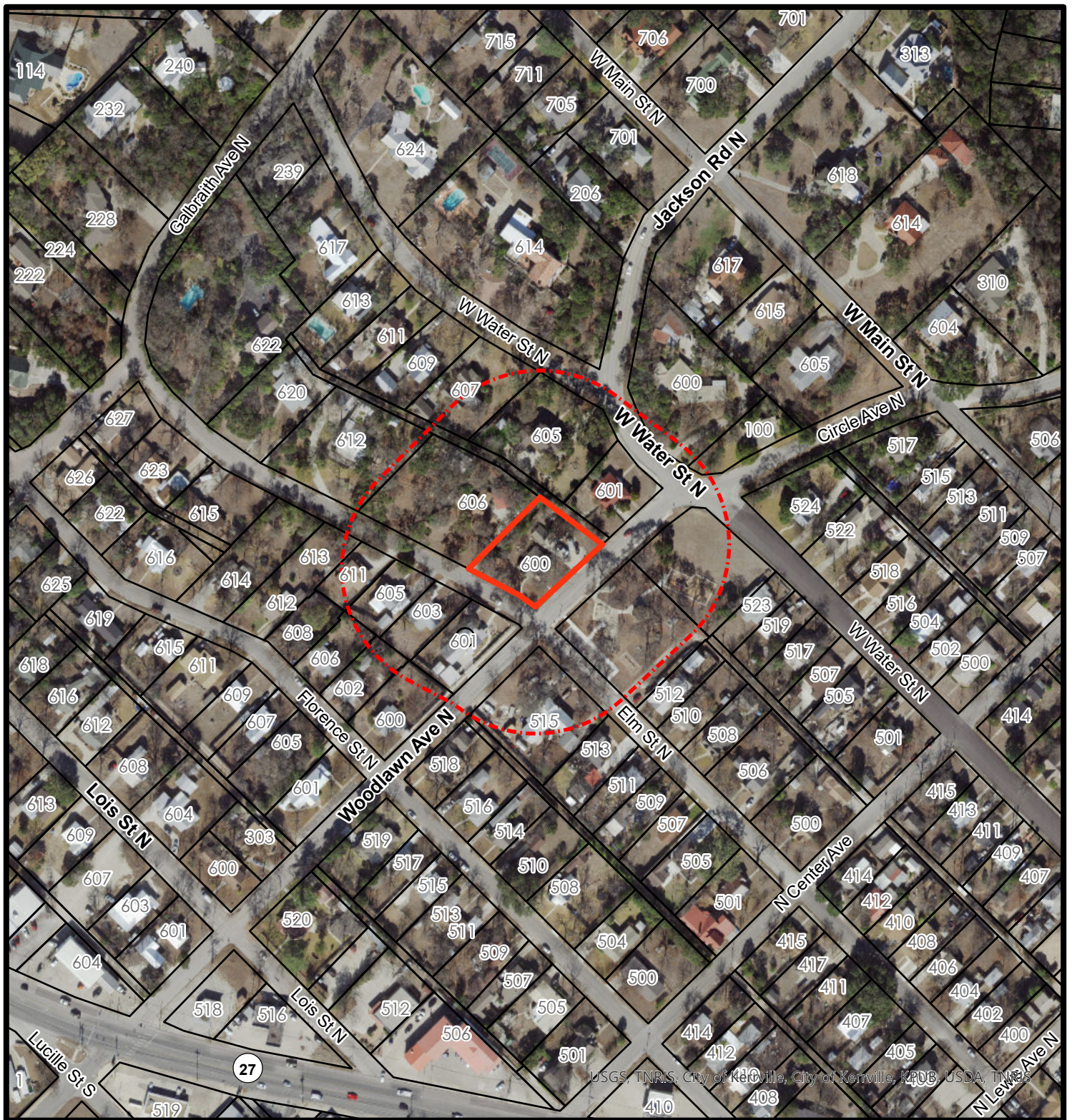
D. Minimum Off-Street Parking: One space per bedroom, plus parking required for the manager, if living off-site.

E. Maximum Occupancy: The maximum occupancy for any Short Term Rental is ten (10) guests. Short term rental owner / operator may set occupancy limits at less than ten (10) guests, however, in no case shall occupancy limits exceed ten (10) guests.

F. 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.

RECOMMENDED ACTION:

Approve the resolution.



Location Map

Case # PZ-2021-27

Location:

600 Woodlawn Ave

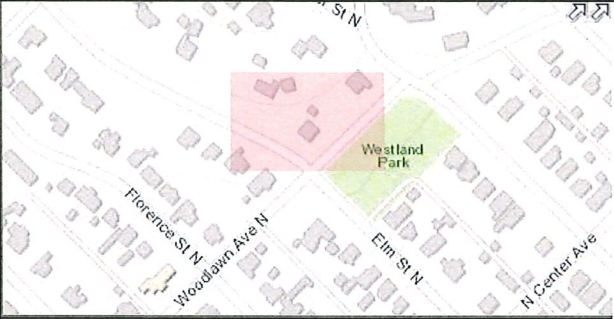
Legend

200' Notification Area
Subject Properties



0 75 150 300

Scale In Feet



40797

40799

WOODLAWN AVE N

6m
20ft

40792

Search Results 1									
Search Type: Property Account # Search Search Term: 40799 Export									
Property ID	Options	Geo ID	Owner ID	Owner Name	Legal Description	Situs Address	Doing Business As	Appraised Value	
40799		6840-0420-005000	606311	TILLEY, TOBIN BRETT & JEANETTE AELVOET	...	600 WOODLAWN AVE N Kerrville, TX 78028	Null	N/A	





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



SUBJECT: CUP for Short Term Rental, 400 Lowry Street (Case No. PZ-2021-28)
A resolution to allow a Conditional Use Permit for a Short Term Rental on part of Lot 21, and part of Lot 22, Block 8, Lowry Addition; and more commonly known as 400 Lowry St S, Kerrville, TX 78028.

AGENDA DATE OF: December 2, 2021 **DATE
SUBMITTED:**

SUBMITTED BY: Drew Paxton

EXHIBITS: [PZ-2021-28-LocationMap.pdf](#)
[PZ-2021-28 - Site Plan with Parking.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Proposal

A resolution to allow a Conditional Use Permit for a Short Term Rental on part of Lot 21, and part of Lot 22, Block 8, Lowry Addition; and more commonly known as 400 Lowry St S, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 26 letters on 11/18/2021 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 11/11/2021. 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-1A Single Family Residential with Accessory Dwelling Unit

Existing Land Use: Single Family Residence

Direction: North, South, West, East

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

Existing Land Uses: Single Family Residences

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding residential areas are designated as Transitional Residential. Since the underlying zoning is not changing for the subject property, 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 off street parking space per bedroom and one additional off street parking space for a manager, if the manager does not live onsite. This property has two bedrooms and no onsite manager so three off-street parking spaces are required. The applicant has identified four available off-street parking spaces, meeting the off-street parking requirement.

Case Summary:

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

The subject property is located within an R-1A zoning district. As such, a Short Term Rental requires a Conditional Use Permit.

The applicant has identified the following amenities as in close proximity to the proposed Short Term Rental: This location is within walking distance to the river trail and is in close proximity to downtown, providing opportunities for shopping, dining and entertainment.

Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, and there are numerous amenities in close proximity to this proposed Short Term Rental location, staff recommends approval with consideration and inclusion of the attached Proposed CUP Conditions.

Proposed CUP Conditions for Short Term Rental

A. Guest Notification: The owner or operator of the Property shall post "Guest Notification" in a conspicuous place within the rental unit on the Property. Guest Notification is shown on the 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 one of the residential structures 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 exceeding 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 parking required for the

manager, if living off-site.

E. Maximum Occupancy: The maximum occupancy for any Short Term Rental is ten (10) guests. Short term rental owner / operator may set occupancy limits at less than ten (10) guests, however, in no case shall occupancy limits exceed ten (10) guests.

F. 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.

RECOMMENDED ACTION:

Approve the resolution.



USGS, TNRS, City of Kerrville, City of Kerrville, KPUB, USDA, TNRS

Location Map

Case # PZ-2021-28

Location:
400 Lowry St

Legend

200' Notification Area - - - - -
Subject Properties —————



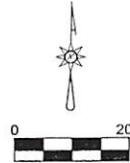
0 75 150 300

Scale In Feet

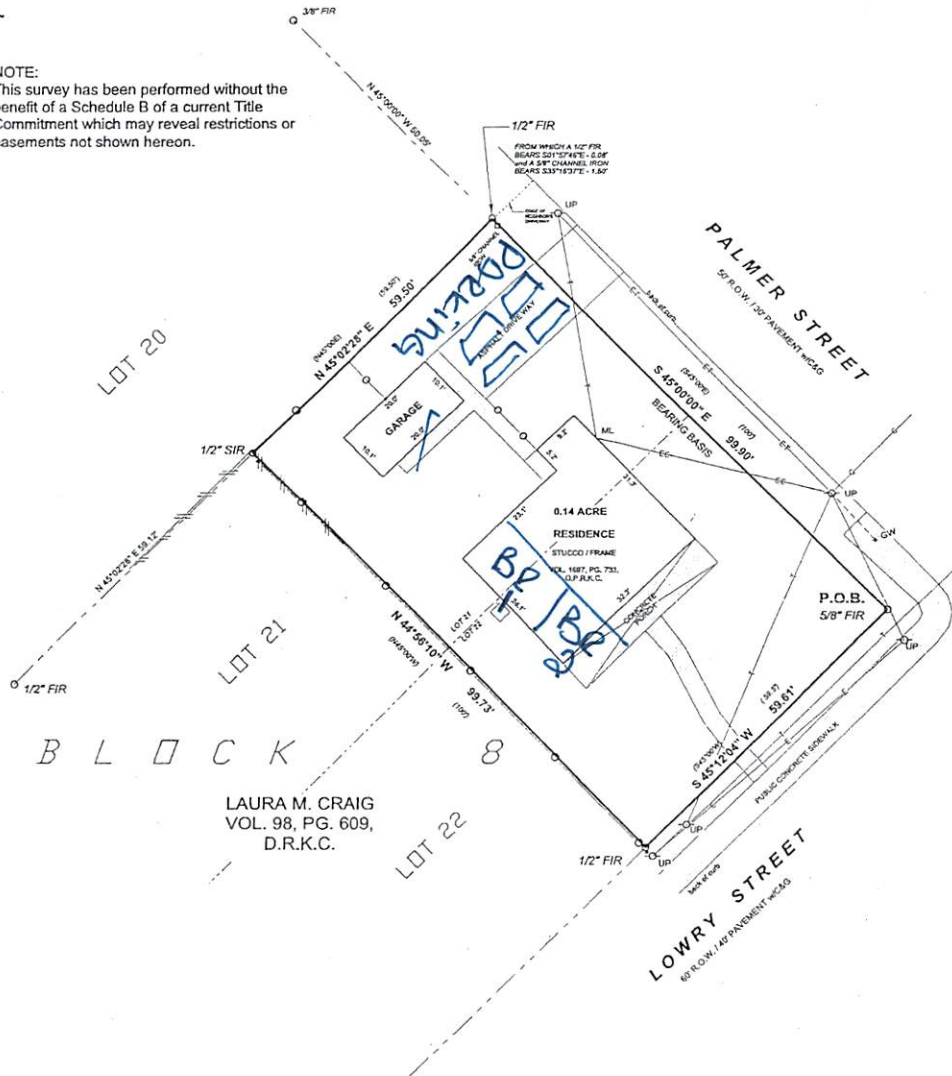
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.

LEGEND OF ABBREVIATIONS

D.R.K.C.-Deed Records of Kerr County, E.R.K.C.-Easement Records of Kerr County
 R.P.R.K.C.-Real Property Records of Kerr County, U.E.-Utility Easement, L.S.-Light Standard
 P.R.K.C.-Plat Records of Kerr County, P.O.B.-Point of Beginning, R.O.W.-Right of Way
 B.S.B.L.-Building Set Back Line, U.P.-Utility Pole, G.W.-Guy Wire, M.L.-Meter Loop
 W.M.-Water Meter, F.H.-Fire Hydrant, A/C-Air Conditioner, -W- = Water line
 -E- = Electric Line, -T- = Telephone Line, -C- = TV Cable, -x- = Field Fence, -□- = Plastic Fence
 -o- = Chain Link Fence, -/- = Board Fence, U.G.E. = Underground Electric
 U.G.C. = Underground Cable Television U.G.T. = Underground Telephone, -G- = Natural Gas Line
 M.H. = Manhole B.M. = Elevation Benchmark, -S- = Sanitary Sewer, W.V. = Water Valve
 F.I.R. = Found iron rod, S.I.R. = Set iron rod, F.C.P. = Fence corner post C/O = Septic Cleanout
 F.I.P. = Found iron pipe, F.P. = Fence Post, G.M. = Gas Meter, C & G = Curb and Gutter
 F60dN = Found 60d Nail, S60dN = Set 60d Nail, F.R.R.S. = Found Railroad Spike
 Record bearings and distances are shown in parentheses.



NOTE:
 This survey has been performed without the
 benefit of a Schedule B of a current Title
 Commitment which may reveal restrictions or
 easements not shown hereon.



NOTE:
 THIS PLAT OF SURVEY IS A COMPANION
 TO A FIELD NOTE DESCRIPTION DATED
 THE 23rd DAY OF FEBRUARY 2009.

Plat of Survey of 0.14 acre composed of
 the northeast portions of Lots 21 and 22,
 Block 8 of the Lowry Addition, a
 subdivision of record in Volume 28, Page
 113 through 118 of the Deed Records of
 Kerr County, Texas.

I, Charles Digges, a Registered Professional Land Surveyor, certify
 that an on the ground survey has been performed under
 my supervision on February 19, 2009. Improvements and
 easements visibly apparent on the site are shown hereon.
 Discrepancies in boundary lines, if any, are shown hereon. Only
 plats containing my seal in black ink and my signature in blue
 ink are to be considered original and authorized for use.

Charles Digges, Registered Professional Land Surveyor
 Texas Registration No. 4061



FILE NAME		
09021701.TRV		
SCALE	DATE	DRAWN BY
20 Ft/in	2-24-2009	RLB
JOB	REVISION	SHEET
09021701	1/1	1/1

GUADALUPE SURVEY COMPANY
 217A West Water Street, Kerrville, Texas, 78028 Ph# (830) 895 1808 Fax# (830) 896 3534

FIELD NOTE DESCRIPTION

0.14 ACRE

Being a tract of land containing 0.14 acre composed of the northeast portions of Lots 21 and 22 of Block 8 of the Lowry Addition to the City of Kerrville, a subdivision of record in Volume 28, Pages 113 through 118 of the Deed Records of Kerr County, Texas; being the same property of record in Volume 1697, Page 733 of the Official Public Records of Kerr County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{1}{8}$ " iron rod found for the east corner of said Block 8, of said Lot 22, and of the subject tract; said iron rod located at the intersection of the southwest right of way line of Palmer Street, a 50 foot wide public roadway and the northwest right of line of Lowry Street, a 60 foot wide public roadway;


THENCE with the northwest right of way line of said Lowry Street, with the southeast line of said Block 8 and of said Lot 22, S.45°12'04"W., a distance of 59.61 feet to a $\frac{1}{2}$ " iron rod found near a chain link fence post for the south corner of the subject tract; said iron rod being the east corner of a certain tract of land conveyed to Laura M. Craig by deed of record in Volume 98, Page 609 of the Deed Records of Kerr County, Texas;

THENCE through the interior of said Block 8, and said Lots 22 and 21, respectively, with the northeast line of said Craig tract, and with a fence, N.44°56'10"W., a distance of 99.73 feet to a $\frac{1}{2}$ " iron rod set for the west corner of the subject tract; said iron rod located in the common line of said Lot 21 and Lot 20 of said Block 8 and at a three way fence intersection;

THENCE continuing through the interior of said Block 8, with said common line of said Lots 20 and 21, and partially with a fence, N.45°02'28"E., a distance of 59.50 feet to a $\frac{1}{2}$ " iron rod found for the north corner of the subject tract; said iron rod located in the southwest right of way line of the aforementioned Palmer Street and the northeast line of said Block 8, and being the common northeast corner of said Lots 20 and 21;

THENCE with the southwest right of way line of said Palmer Street, and with the northeast line of said Block 8 and of said Lot 21 and 22, respectively, S.45°00'00"E., (*Bearing Basis*) a distance of 99.90 feet to the POINT of BEGINNING, and containing 0.14 acre within these metes and bounds.

Prepared this the 23rd day of February 2009, and being a companion to a Plat of Survey dated February 19, 2009.


Charles Digges, R.P.L.S.
Texas Registration No. 4061
09021701@jnas/doc/rik





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



SUBJECT: CUP for Short Term Rental, 1807 E Main Street (Case No. PZ-2021-29)
A resolution to allow a Conditional Use Permit for a Short Term Rentals on part of Lot 31 and part of an alley, Block 106, Westminster 1 Addition; and more commonly known as 1807 E Main St N, Kerrville, TX 78028.

AGENDA DATE OF: December 2, 2021 **DATE
SUBMITTED:**

SUBMITTED BY: Drew Paxton

EXHIBITS: [PZ-2021-29-LocationMap.pdf](#)
[PZ-2021-29 - Site Plan with Parking.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Proposal

A resolution to allow a Conditional Use Permit for a Short Term Rentals on part of Lot 31 and part of an alley, Block 106, Westminster 1 Addition; and more commonly known as 1807 E Main St N, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 17 letters on 11/18/2021 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 11/11/2021. 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, West, East

Current Zoning: R-1 Single Family Residential

Existing Land Uses: Single Family Residences

Direction: South

Current Zoning: PI Public & Institutional

Existing Land Uses: Schreiner University

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding residential areas are designated as Neighborhood Residential. To the south is Schreiner University, designated as Public Use / Strategic Catalyst Area 9. Since the underlying zoning is not changing for the subject property, 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 off street parking space per bedroom and one additional off street parking space for a manager, if the manager does not live onsite. This property has two bedrooms and no onsite manager so three off-street parking spaces are

required. The applicant has identified four available off-street parking spaces, meeting the off-street parking requirement.

Case Summary:

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

The subject property is located within an R-1 zoning district. As such, a Short Term Rental requires a Conditional Use Permit.

The applicant has identified the following amenities as in close proximity to the proposed Short Term Rental: This location is within walking distance to Westland Park and a short distance to Junction Hwy, providing opportunities for shopping and dining.

Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, and there are numerous amenities in close proximity to this proposed Short Term Rental location, staff recommends approval with consideration and inclusion of the attached Proposed CUP Conditions.

Proposed CUP Conditions for Short Term Rental

- A. Guest Notification: The owner or operator of the Property shall post "Guest Notification" in a conspicuous place within the rental unit on the Property. Guest Notification is shown on the 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 one of the residential structures 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 exceeding six square feet in size and three feet in height. Any such sign shall comply with the City's Sign Code.

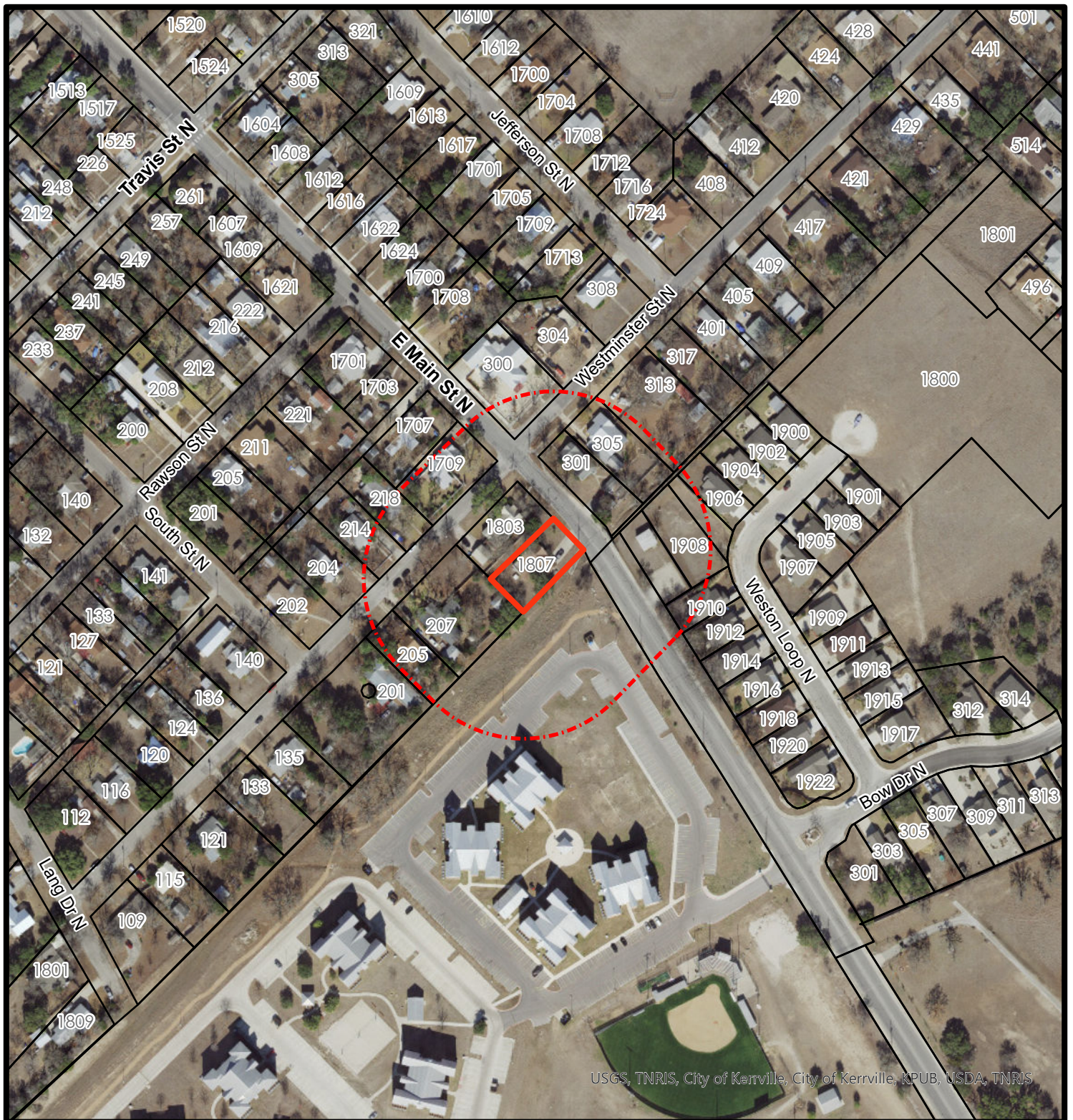
D. Minimum Off-Street Parking: One space per bedroom, plus parking required for the manager, if living off-site.

E. Maximum Occupancy: The maximum occupancy for any Short Term Rental is ten (10) guests. Short term rental owner / operator may set occupancy limits at less than ten (10) guests, however, in no case shall occupancy limits exceed ten (10) guests.

F. 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.

RECOMMENDED ACTION:

Approve the resolution.



USGS, TNRIS, City of Kerrville, City of Kerrville, KPUB, USDA, TNRIS

Location Map

Case # PZ-2021-29

Location:
1807 E Main St

Legend

200' Notification Area
Subject Properties



0 75 150 300
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.

LEGEND OF ABBREVIATIONS

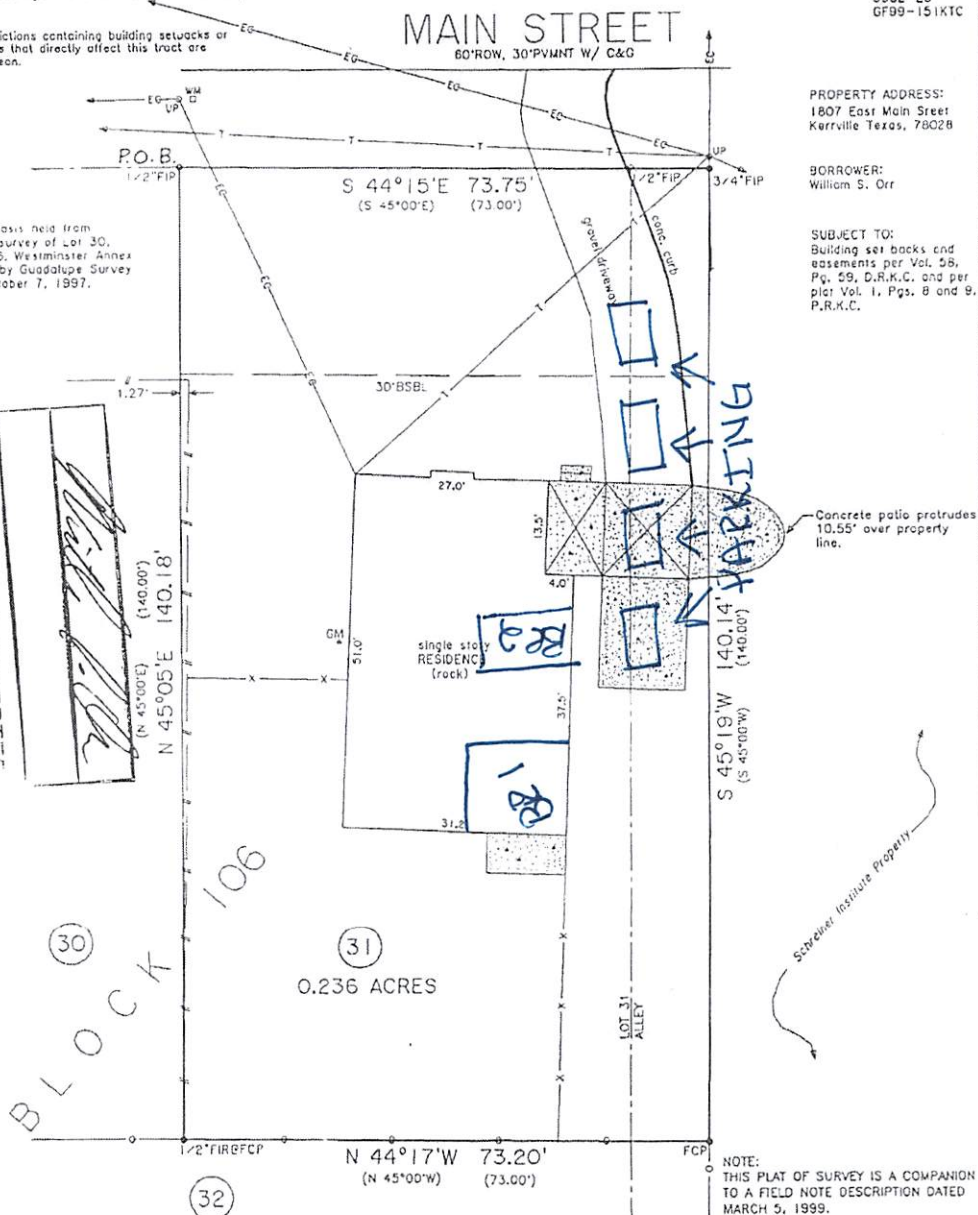
D.R.K.C.—Dead Records of Kerr County, E.R.K.C.—Easement Records of Kerr County
R.P.R.K.C.—Real Property Records of Kerr County, U.E.—Utility Easement
P.R.K.C.—Plat Records of Kerr County, P.O.B.—Point of Beginning, R.O.W.—Right of Way
B.S.B.L.—Building Set Back Line, U.P.—Utility Pole, G.W.—Guy Wire, M.L.—Meter Loop
W.M.—Water Meter, F.H.—Fire Hydrant, A/C—Air Conditioner, —W—Water line
—E—Electric Line, —T—Telephone Line, —C—Cable, —x—Field Fence,
—o—Chain Link Fence, —//—Board Fence, U.G.E.—Underground Elec. Trans.
U.C.C.—Underground Cable Pedestal U.G.T.—Underground Tele. Pedestal
M.H.—Manhole B.M.—Elevation Benchmark, —SS—Sanitary Sewer
F.I.R.—Found iron rod, S.I.R.—Set iron rod, F.C.P.—Fence corner post
F.I.P.—Found iron pipe, F.P.—Fence Post, C.M.—Gas Meter, C & G—Curb and Gutter

Record bearings and distances are shown in parentheses.

NOTE:
Only restrictions containing building setbacks or easements that directly affect this tract are listed hereon.

NOTE:
Bearing basis held from previous survey of Lot 30, Block 106, Westminster Annex Addition, by Guadalupe Survey dated October 7, 1997.

REVIEWED AND ACCEPTED



SCALE
1" = 20'

S. Plat
99030264
9902-25
GF99-151KTC

PROPERTY ADDRESS:
1807 East Main Street
Kerrville Texas, 78028

BORROWER:
William S. Orr

SUBJECT TO:
Building set backs and
easements per Vol. 58,
Pg. 59, D.R.K.C. and per
plat Vol. 1, Pgs. 8 and 9,
P.R.K.C.

NOTE:
THIS PLAT OF SURVEY IS A COMPANION
TO A FIELD NOTE DESCRIPTION DATED
MARCH 5, 1999.

I, Charles Digges, a Registered Professional Land Surveyor, hereby state that this plat correctly represents a survey made on the ground under my supervision on March 4, 1999. Improvements and easements visibly apparent on the site are shown hereon. Easements, restrictions and building set backs of record have been provided by Kerrville Title Company per Schedule B, C.F. No. 99-151 dated 1-28-1999. Discrepancies in boundary lines, if any, are shown hereon. Only plats containing my seal in black ink and my signature in blue ink are to be considered original and authorized for use.

Charles Digges, R.P.S.
Texas Registration No. 4061



Plat of Survey of 0.236 Acres
being all of Lot 31, Block 106,
and the adjoining 10' wide
strip of alley, all being of
Westminster Annex Addition,
a subdivision of record in
Volume 1, Pages 8 and 9, Plat
Records of Kerr County,
Texas.

GUADALUPE SURVEY COMPANY

217-A West Water Kerrville, Texas 78028 Ph# (830)895-1808 Fax# (830)896-3534



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



SUBJECT: CUP for Short Term Rental, 960 Prescott Street (Case No. PZ-2021-31)
A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 16 and part of 15, Block 7, Hillcrest Addition; and more commonly known as 960 Prescott St N, Kerrville, TX 78028.

AGENDA DATE OF: December 2, 2021 **DATE
SUBMITTED:**

SUBMITTED BY: Drew Paxton

EXHIBITS: [PZ-2021-31-LocationMap.pdf](#)
[PZ-2021-31 - Site Plan with Parking.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Proposal

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 16 and part of 15, Block 7, Hillcrest Addition; and more commonly known as 960 Prescott St N, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 27 letters on 11/18/2021 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 11/11/2021. 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, East

Current Zoning: R-1 Single Family Residential

Existing Land Uses: Single Family Residences

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding residential areas are designated as Neighborhood Residential. To the north is Schreiner Golf Course, designated as Preservation Residential. Since the underlying zoning is not changing for the subject property, 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 off street parking space per bedroom and one additional off street parking space for a manager, if the manager does not live onsite. This property has two bedrooms and no onsite manager so three off-street parking spaces are required. The applicant has identified four available off-street parking spaces, meeting the off-street parking requirement.

Case Summary:

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

The subject property is located within an R-1 zoning district. As such, a Short Term Rental requires a Conditional Use Permit.

The applicant has identified the following amenities as in close proximity to the proposed Short Term Rental: This location is within walking distance to Schreiner Golf Course with a short drive to the downtown district for shopping, dining, and entertainment.

Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, and there are numerous amenities in close proximity to this proposed Short Term Rental location, staff recommends approval with consideration and inclusion of the attached Proposed CUP Conditions.

Proposed CUP Conditions for Short Term Rental

- A. Guest Notification: The owner or operator of the Property shall post "Guest Notification" in a conspicuous place within the rental unit on the Property. Guest Notification is shown on the 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 one of the residential structures 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 exceeding six square feet in size and three feet in height. Any such sign shall comply with the City's Sign Code.

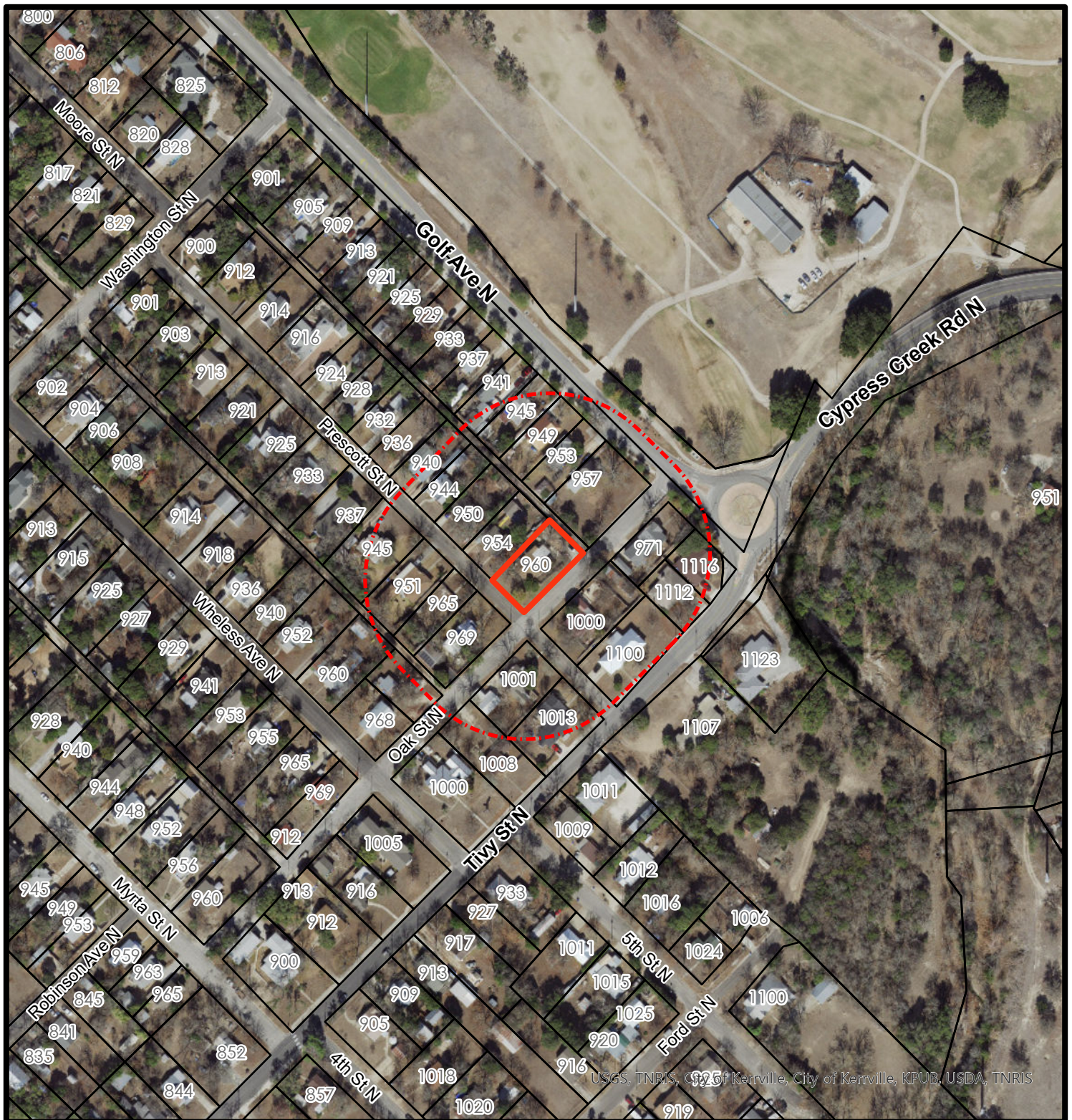
D. Minimum Off-Street Parking: One space per bedroom, plus parking required for the manager, if living off-site.

E. Maximum Occupancy: The maximum occupancy for any Short Term Rental is ten (10) guests. Short term rental owner / operator may set occupancy limits at less than ten (10) guests, however, in no case shall occupancy limits exceed ten (10) guests.

F. 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.

RECOMMENDED ACTION:

Approve the resolution.



Location Map

Case # PZ-2021-31

Location:
960 Prescott St

Legend

200' Notification Area - - - - -
Subject Properties —————



0 75 150 300

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.



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



SUBJECT: CUP for Convenience Store with Fuel Sales, 1001 Sidney Baker Street (Case PZ-2021-33)

A resolution to allow a Conditional Use Permit for a Convenience Store with Fuel Sales on Lots 6, 7, 8, 9, 11, 12, 13, 14, 15, Block 2, G Street South Addition; and more commonly known as 1001 Sidney Baker St S, Kerrville, TX 78028.

AGENDA DATE OF: December 2, 2021 **DATE
SUBMITTED:**

SUBMITTED BY: Drew Paxton

EXHIBITS: [PZ-2021-33-LocationMap.pdf](#)
[PZ-2021-33_Site Plan_2021.10.29.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Proposal

A resolution to allow a Conditional Use Permit for a Convenience Store with Fuel Sales on Lots 6, 7, 8, 9, 11, 12, 13, 14, 15, Block 2, G Street South Addition; and more commonly known as 1001 Sidney Baker St S, Kerrville, TX 78028. (Case No. PZ-2021-33)

Procedural Requirements

The City, in accordance with state law, mailed 18 letters on 11/18/2021 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 11/11/2021.

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: MU Mixed-Use

Existing Land Use: Convenience Store with Fuel Sales

Direction: North, South, & East

Current Zoning: MU Mixed-Use

Existing Land Uses: Commercial uses: bank, automotive shop, James Avery facility

Direction: West

Current Zoning: C-2 Light Commercial

Existing Land Uses: bank and furniture store

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding area are within the Strategic Catalyst Area 2 of the Kerrville 2050 Comprehensive Plan. This area has an emphasis on a strong commercial presence along Highway 16 (Sidney Baker Street South). Since the underlying zoning is not changing for the subject property, the request is consistent with the Kerrville 2050 Comprehensive Plan.

Thoroughfare Plan:

The subject property is located on an arterial and a collector.

Traffic Impact:

No traffic impact is anticipated.

Parking:

The parking requirements will be required as per the zoning code..

Case Summary:

The applicant is proposing to tear down the existing facility and rebuild a new convenience store with fuel sales. The new facility will be larger than the existing one, however will update the site with improved access and traffic flow within the site.

Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, and there are numerous amenities in close proximity to this proposed Short Term Rental location, staff recommends approval with consideration and inclusion of the attached Proposed CUP Conditions.

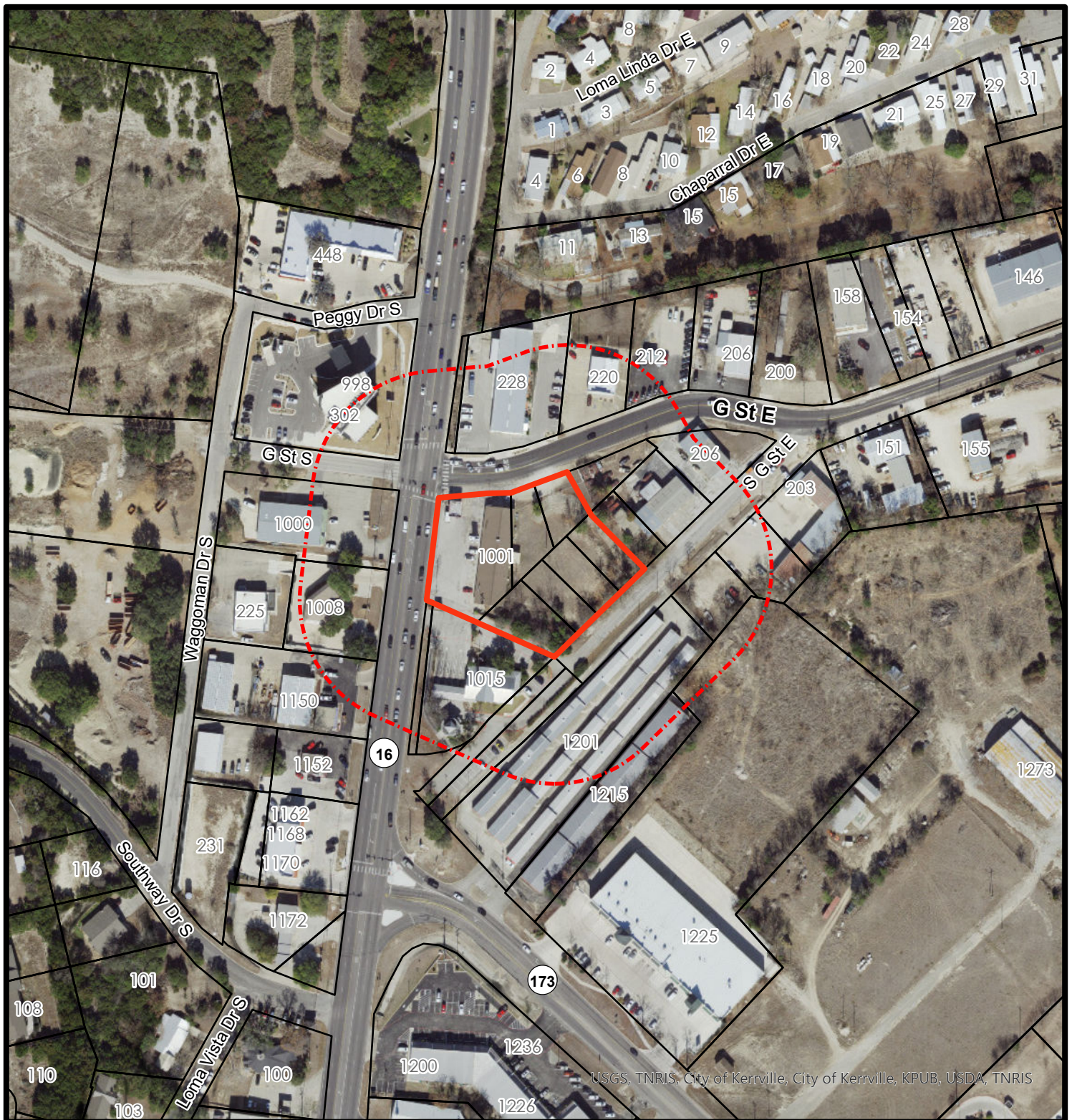
Proposed CUP Conditions for a Convenience Store with Fuel Sales

A. Site Plan: The development shall be consistent with the proposed site plan for the new convenience store and fuel sales.

B. 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.

RECOMMENDED ACTION:

Approve the resolution.



USGS, TNRS, City of Kerrville, City of Kerrville, KPUB, USDA, TNRS

Location Map

Case # PZ-2021-33

Location:

G Street South Addition

Block 2

Lots 6, 7, 8, 9, 11, 12, 13, 14, and 15

Legend

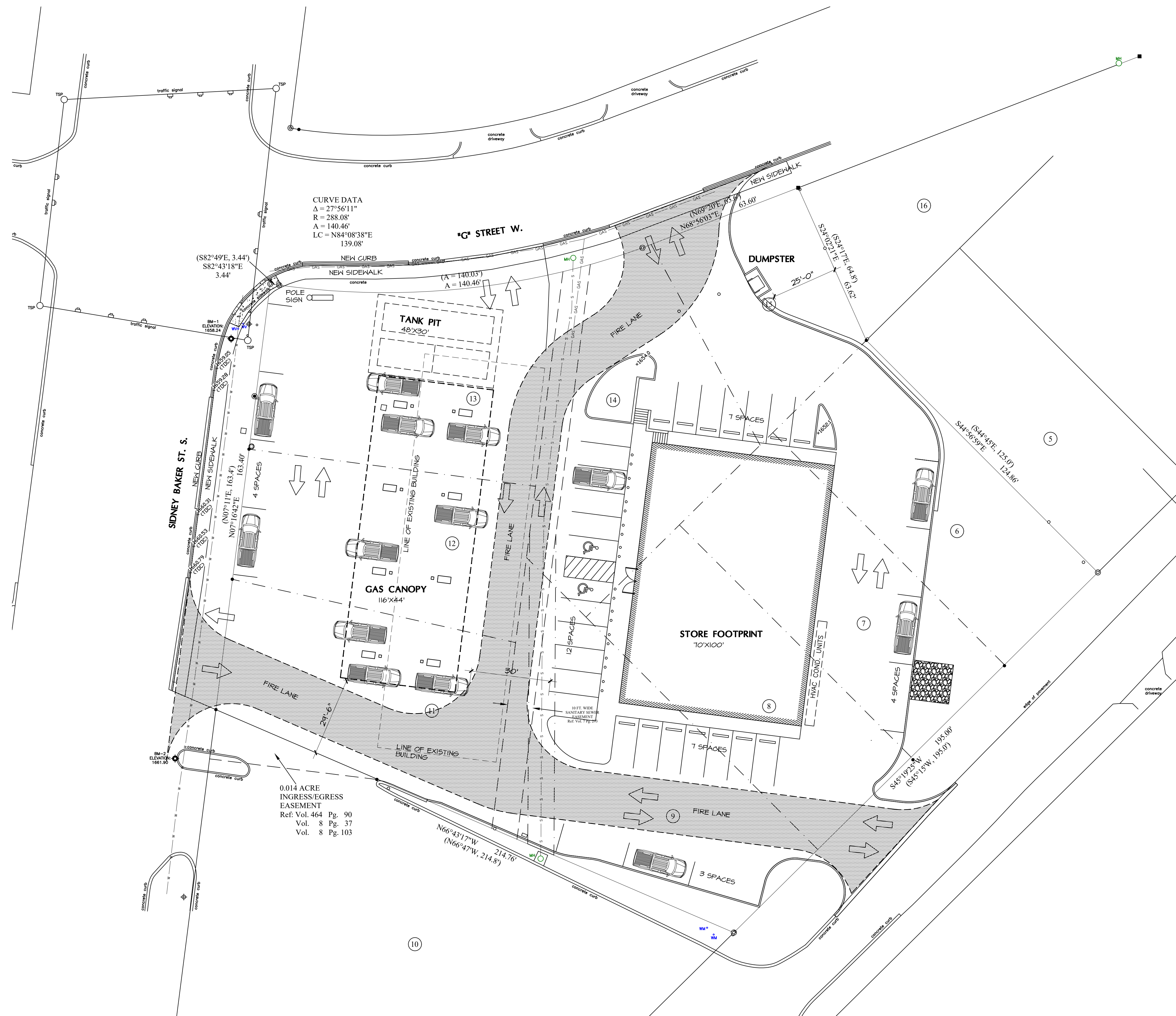
200' Notification Area
Subject Properties



0 75 150 300

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.



1 Site Plan
Scale: 1"=20'

THIS SHEET IS FOR
INTERIM REVIEW ONLY
AND IS NOT INTENDED
FOR PERMITTING OR
CONSTRUCTION.
ISSUANCE OF THIS
SHEET WAS AUTHORIZED
BY:

DAVID A. MARTIN
TEXAS ARCHITECTURAL
REGISTRATION #14,215
10-29-21



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



SUBJECT: Zoning Change from RT to PI, Various Lots for Church Campus (Case PZ-2021-26)

An ordinance to change the zoning from RT Residential Transition District to PI Public and Institutional District on Lots 10, 11, 12, 13, 14, 15, 16, 17; Block J, and Block M, B.F. Cage Addition; and more commonly known as 500, 504, 508, 512, 602, 604, 608, 616, 624, and 625 Washington St and 817 Barnett Street, Kerrville, TX 78028.

AGENDA DATE OF: December 2, 2021 **DATE
SUBMITTED:**

SUBMITTED BY: Drew Paxton

EXHIBITS: [PZ-2021-26-LocationMap.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Proposal

An ordinance to change the zoning from RT Residential Transition District to PI Public and Institutional District on Lots 10, 11, 12, 13, 14, 15, 16, 17; Block J, and Block M, B.F. Cage Addition; and more commonly known as 500, 504, 508, 512, 602, 604, 608, 616, 624, and 625 Washington St and 817 Barnett Street, Kerrville, TX 78028. (Case No. PZ-2021-26)

Procedural Requirements

The City, in accordance with state law, mailed 30 letters on 11/18/2021 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 11/11/2021.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: RT Residential Transition

Existing Land Uses: Church

Direction: North, South, and East

Current Zoning: RT Residential Transition

Existing Land Uses: Residential and Non-Residential

Direction: West

Current Zoning: DAC Downtown Arts and Culture

Existing Land Uses: Church

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and land directly adjacent are with the Strategic Catalyst Area 1 in the Kerrville 2050 Comprehensive Plan. This SCA is specific for the revitalization of Downtown and the surrounding areas. This zoning change request is consistent with the Comprehensive Plan.

Thoroughfare Plan:

The subject property is located on Washington Street between Barnett Street and North Street. North Street is a collector and designed to move traffic from neighborhood-level streets out to the arterials.

Traffic Impact:

No traffic impact is anticipated.

Parking:

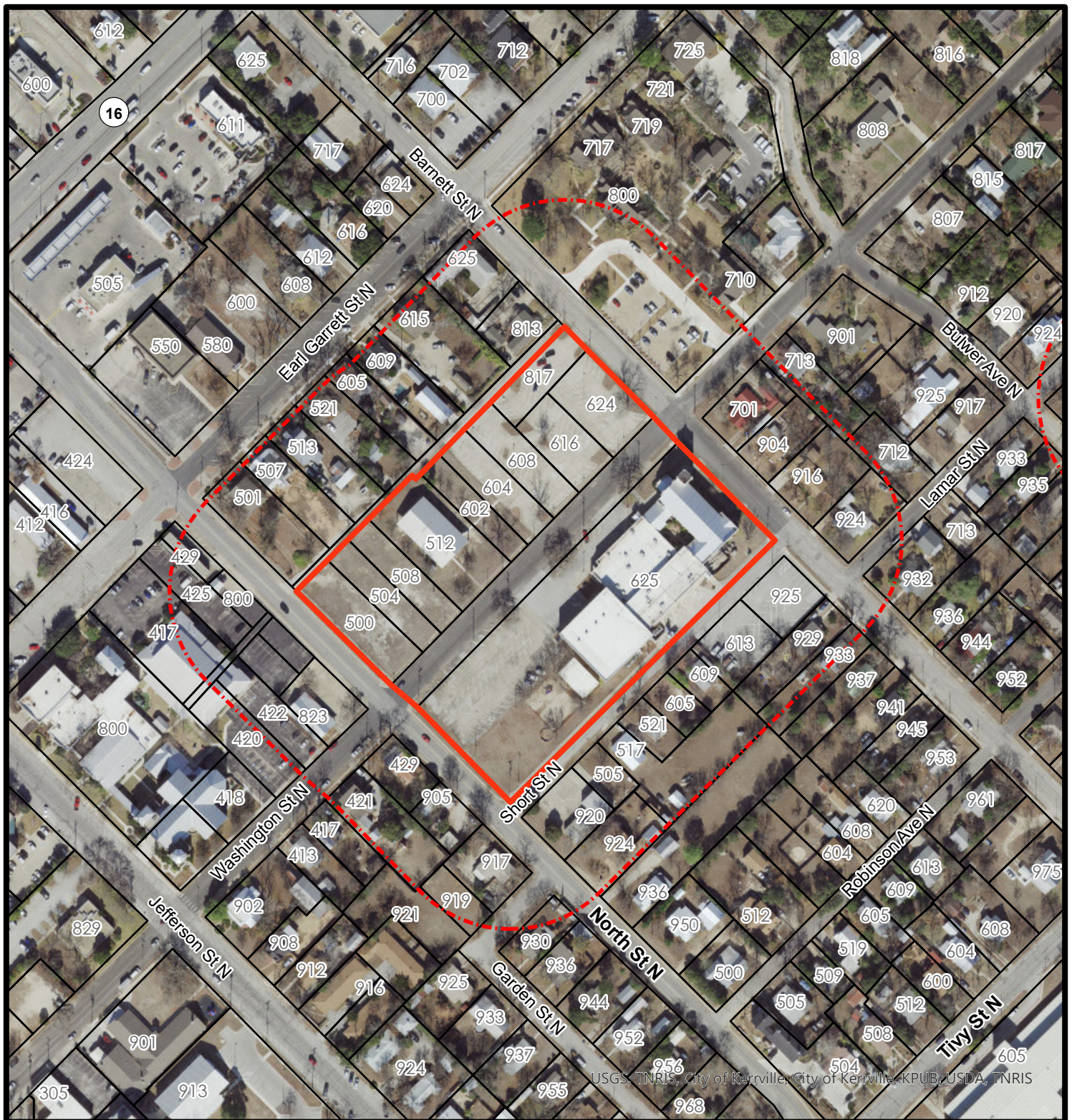
The church currently has multiple parking lots on its campus. Any additional development of the site may trigger additional parking as required by the zoning code.

Recommendation:

Based on the consistency with the Kerrville 2050 Plan, staff recommends the rezoning request from RT to PL.

RECOMMENDED ACTION:

Approve the ordinance



Location Map

Case # PZ-2021-26

Location:

**500, 504, 508, 512, 602, 604,
608, 616, 624, and 625 Washington St,
817 Barnett St**

Legend

200' Notification Area - - - - -
Subject Properties —————



0 75 150 300

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.



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



SUBJECT: Annexation and Zoning, 253 Holdsworth Drive (Case No. PZ-2021-30)
An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-3 Multifamily Residential District the following parcel: 6 acres of land located in the C. Self Survey No. 626, Abstract No. 325 and the John Young Survey No. 118 Abstract No. 376, Kerr County, Texas; and more commonly known as 253 Holdsworth Drive, Kerrville, TX 78028.

AGENDA DATE OF: December 2, 2021 **DATE
SUBMITTED:**

SUBMITTED BY: Drew Paxton

EXHIBITS: [PZ-2021-30-LocationMap.pdf](#)
[PZ-2021-30-holdsworth - survey - 20210211.pdf](#)

Kerrville 2050 Item? Yes
Key Priority Area H - Housing
Guiding Principle
Action Item

SUMMARY STATEMENT:

Proposal

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-3 Multifamily Residential District the following parcel: 6 acres of land located in the C. Self Survey No. 626, Abstract No. 325 and the John Young Survey No. 118 Abstract No. 376, Kerr County, Texas; and more commonly known as 253 Holdsworth Drive, Kerrville, TX 78028. (Case No. PZ-2021-30)

Procedural Requirements

The City, in accordance with state law, mailed 11 letters on 11/18/2021 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 11/11/2021.

At the time of drafting this agenda bill, Development Services has received no comments.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: N/A County/ETJ

Existing Land Use: Vacant Land

Direction: North & West

Current Zoning: PI

Existing Land Uses: Peterson Regional Medical Center and Kerrville State Hospital

Direction: East

Current Zoning: PI

Existing Land Uses: Peterson Regional Medical Center

Direction: South

Current Zoning: N/A County/ETJ

Existing Land Uses: Single-family homes

Consistency with the Kerrville 2050 Comprehensive Plan ("Comp Plan"):

The subject property is within the Strategic Catalyst Area 2. This catalyst area is anchored by Peterson Regional Medical Center (PRMC) and the surrounding non-residential area. The surrounding area is designated as a blend of residential, professional services, mixed-use, and outdoor tourism.

Thoroughfare Plan:

The subject property is located behind PRMC accessed from Lehmann Drive and Lenard Lane. Lehmann Drive and Lenard Lane are designated as a collector on the Kerrville Thoroughfare Plan.

Traffic Impact:

Future traffic impacts will be reviewed through the TIA Worksheet through the development and subdivision of this property.

Parking:

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

Case Summary:

The applicant is requesting that the City annex the property, to allow for the future expansion of the PRMC master plan.

Recommendation:

Because the request is consistent with the adjacent development and the objectives of the Kerrville 2050 Plan, staff recommends annexation and the zoning request.

RECOMMENDED ACTION:

Approve the ordinance



Location Map

Case # PZ-2021-30

Location:

**6-acre tract of land located in
the C. Self Survey 626 Abstract 325 and the
John Young Survey 118 Abstract 376**

Legend

200' Notification Area - - - - -
Subject Properties —————



0 75 150 300

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.

K:\Projects\21-027-00 JGR Architects - Boundary & ALTA - Kerrville\Survey\1-Drawing Files\2-Master Boundary\21-027-00 6 Acres V2.dwg Feb 08,2021 -- 1:32pm Dylan Buysse

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	700.00'	329.08'	326.05'	S 63°55'53" E	26°56'07"

LINE	BEARING	DISTANCE	REC BEARING	REC DISTANCE
L1	S 45°07'49" W	41.51'	S 44°50'35" W	41.33'



SCALE: 1" = 100'

C. SELF
SURVEY NO. 626
ABSTRACT NO. 325

JOHN YOUNG
SURVEY NO. 118
ABSTRACT NO. 376

REMAINING PORTION OF A
CALLED 33.95 ACRES
VOLUME 1043 PAGE 105
OFFICIAL PUBLIC RECORDS

N 44°39'26" E 416.61'

HOLDSWORTH DRIVE
(RIGHT-OF-WAY VARIES)
VOLUME 1382, PAGE 280
OFFICIAL PUBLIC RECORDS
C1

FOUND 1/2" REBAR
S 77°23'58" E 270.24'
(S 77°22'46" E 270.24')

POB
FOUND 1/2" REBAR
N: 13,933,140.572
E: 1,924,483.291

0.17 ACRE
HOLDSWORTH DRIVE
DEDICATION TO THE
CITY OF KERRVILLE
VOLUME 5, PAGE 146
PLAT RECORDS

LOT 1, BLOCK 1
KERRVILLE PLAZA
VOLUME 5, PAGE 146
PLAT RECORDS

GARDENS OF MEMORIES
VOLUME 129 PAGE 662
DEED RECORDS

(N 44°41'26" W 407.06'
N 44°41'26" W 407.06'

PORTION OF A
CALLED 33.95 ACRES
VOLUME 1043 PAGE 105
OFFICIAL PUBLIC RECORDS

(S 44°59'28" W 216.29')
S 44°51'51" W 215.96'

FOUND 1/2" REBAR

FOUND 5/8" REBAR

(N 45°43'25" W 416.44')
N 45°42'52" W 416.44'
S 45°42'52" E 286.86'
(S 45°43'25" E 286.90')

SET 1/2" REBAR

LOT 1, BLOCK 1
PASCHAL HEIGHTS
VOLUME 7, PAGE 128
PLAT RECORDS

FOUND 1/2" REBAR

FOUND 1/2" REBAR

PASCHAL AVENUE
(RIGHT-OF-WAY VARIES)
VOLUME 5, PAGE 146
PLAT RECORDS

LOT 2, BLOCK 1
PASCHAL HEIGHTS
VOLUME 7, PAGE 128 PLAT RECORDS

LEGEND

() RECORD BEARING & DISTANCE
POB POINT OF BEGINNING

PLAT SHOWING:

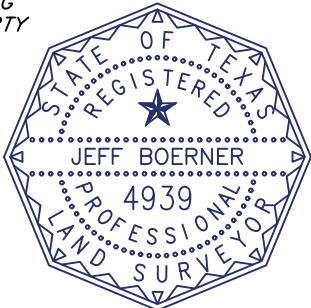
A 6.000 ACRE TRACT OF LAND LOCATED IN THE C. SELF SURVEY NO. 626, ABSTRACT NO. 325, AND THE JOHN YOUNG SURVEY NO. 118, ABSTRACT NO. 376, KERR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 33.95 ACRE TRACT, RECORDED IN VOLUME 1043, PAGE 105, OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF KERR §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION. THIS 8th DAY OF FEBRUARY, 2021, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.


JEFF BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR

4939
TEXAS REGISTRATION NO.



GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).
2. DISTANCES SHOWN HEREON ARE GRID VALUES.
3. FIELD SURVEY COMPLETED 2-01-2021.
4. A FIELD NOTE DESCRIPTION OF EQUAL DATE WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY.

MDS LAND SURVEYING
COMPANY, INC.

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION No. 10019600
874 HARPER RD, SUITE 104 • KERRVILLE, TX 78028 • 830-816-1818

JOB No. 20-027-00 SURVEYORS: JB/DB SHEET 1 OF 2



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



SUBJECT: Annexation and Zoning (Case PZ-2021-32)
An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of PI Public and Institutional District and AG Agricultural District the following parcels; a 168.84 acre parcel being a portion of the James A. Cocke Survey No. 144, Abstract No. 95, and the Thomas J. Waddel Survey No. 145, Abstract No. 354, being a portion of 157.291 acres according to the Trustees Deed filed in Document No. 09-07631, Official Public Records of Kerr County, Texas, a portion of Lot 1, Block 1 of the Peterson Regional Medical Center Plat recorded in Volume 8, Page 1368, Plat Records of Kerr County, Texas, and 9.58 acres according to the Warranty Deed filed in Volume 1557, Page 63, Official Public Records of Kerr County, Texas, and a portion of Lehmann Drive, a fifty (50) foot public street; and more commonly known as 195 Lehmann Drive.

AGENDA DATE OF: December 2, 2021 **DATE
SUBMITTED:**

SUBMITTED BY: Drew Paxton

EXHIBITS: [PZ-2021-32-LocationMap.pdf](#)
[PZ-2021-32_Annexation Exhibit 168.84 Acres.pdf](#)
[PZ-2021-32-zoning exhibit-168.84-ac.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Proposal

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of PI Public and Institutional District and AG Agricultural District the following parcels; a 168.84 acre parcel being a portion of the James A. Cocke Survey No. 144, Abstract No. 95, and the Thomas J. Waddel Survey No. 145, Abstract No. 354, being a portion of 157.291 acres according to the Trustees Deed filed in Document No. 09-07631, Official Public Records of Kerr County, Texas, a portion of Lot 1, Block 1 of the Peterson

Regional Medical Center Plat recorded in Volume 8, Page 1368, Plat Records of Kerr County, Texas, and 9.58 acres according to the Warranty Deed filed in Volume 1557, Page 63, Official Public Records of Kerr County, Texas, and a portion of Lehmann Drive, a fifty (50) foot public street; and more commonly known as 195 Lehmann Drive (Case No. PZ-2021-32)

Procedural Requirements

The City, in accordance with state law, mailed 36 letters on 11/18/2021 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 11/11/2021.

At the time of drafting this agenda bill, Development Services has received no comments.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: N/A County/ETJ

Existing Land Use: Vacant Land

Direction: North & West

Current Zoning: PI

Existing Land Uses: Peterson Regional Medical Center and Kerrville State Hospital

Direction: East

Current Zoning: PI

Existing Land Uses: Peterson Regional Medical Center

Direction: South

Current Zoning: N/A County/ETJ

Existing Land Uses: Single-family homes

Consistency with the Kerrville 2050 Comprehensive Plan ("Comp Plan"):

The subject property is within the Strategic Catalyst Area 2. This catalyst area is anchored by Peterson Regional Medical Center (PRMC) and the surrounding non-residential area. The surrounding area is designated as a blend of residential, professional services, mixed-use, and outdoor tourism.

Thoroughfare Plan:

The subject property is located behind PRMC accessed from Lehmann Drive and Lenard Lane. Lehmann Drive and Lenard Lane are designated as a collector on the Kerrville Thoroughfare Plan.

Traffic Impact:

Future traffic impacts will be reviewed through the TIA Worksheet through the development and subdivision of this property.

Parking:

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

Case Summary:

The applicant is requesting that the City annex the property, to allow for the future expansion of the PRMC master plan.

Recommendation:

Because the request is consistent with the adjacent development and the objectives of the Kerrville 2050 Plan, staff recommends annexation and the zoning request.

RECOMMENDED ACTION:

Approve the ordinance.



Location Map

Case # PZ-2021-32

Location:

190 Lenard Ln,
500 Eric Dr, & 301 Rim Rock Rd

Legend

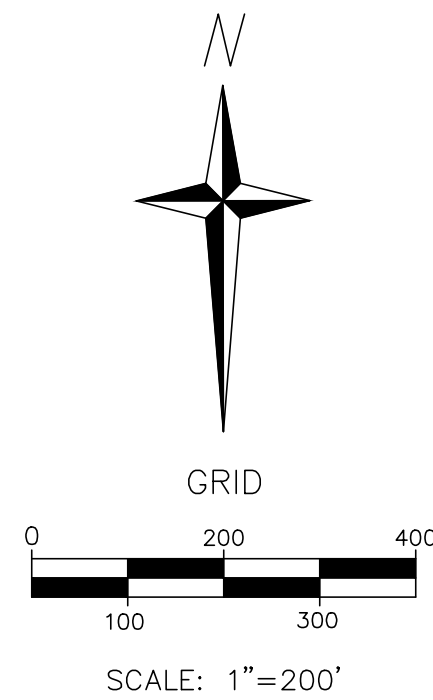
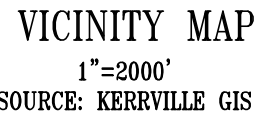
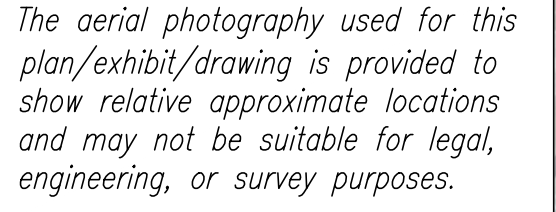
200' Notification Area ---
Subject Properties ---



0 250 500 1,000

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.



O.P.R.K.C.T. = OFFICIAL PUBLIC RECORD KERR COUNTY TEXAS
D.R.K.C.T. = DEED RECORDS KERR COUNTY TEXAS
P.R.K.C.T. = PLAT RECORDS KERR COUNTY TEXAS

PROPERTY LINE _____
ADJOINER PROPERTY LINE _____
CITY LIMIT LINE _____
AGRICULTURE ZONE _____
PUBLIC & INSTITUTIONAL ZONE _____
RIGHT-OF-WAY _____

THIS DOCUMENT IS
RELEASE FOR THE
PURPOSE OF INTERIM
REVIEW AND IS NOT TO BE
USED FOR FILING OR
RECORDING PURPOSES

631 WATER STREET		wellbomengineering.com	
KERRVILLE, TX 78028		FIRM# 10194410	
830-217-7100		T.B.P.E.L.S.	
PROJECT:	SCALE:	FIELD:	CHECKED:
WES: 21-189	1" = 200'	J5/CM	BM RSM
LAST FIELD VISIT: 10.21.2021			SHEET NO. 1 of 1
LAST DRAWN REVISION: 10.28.2021			



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



SUBJECT: Zoning Code Update (Case No. 2021-068)
An ordinance amending City of Kerrville, Texas Zoning Code, Chapter 60 of the City's Code of Ordinances to include amendments to definitions and regulations concerning short-term rentals, removing a restriction as to adjacent properties with different zoning, requiring the posting of signs on properties involved in upcoming public hearings, and regulations in certain districts regarding shipping containers, building heights, traffic impact analysis, garage sales, fences, and RV parks, and amending the Land Use Table to account for these issues. (Case No. 2021-068)

AGENDA DATE OF: December 2, 2021 **DATE**
SUBMITTED:

SUBMITTED BY: Drew Paxton

EXHIBITS:

Exhibit will be provided prior to P&Z meeting for review and discussion.

Kerrville 2050 Item?	Yes
Key Priority Area	E - Economic Development
Guiding Principle	E2. Develop policies, processes and programs, including economic incentives, which are clear and consistently applied by a team of City and partner economic development entities working with stakeholders and focused on attracting, retaining and expanding business
Action Item	E2.12 - Ensure that Development Services processes and existing codes and ordinances are not impediments to development/redevelopment

SUMMARY STATEMENT:

The City Council adopted the current zoning code in the fall of 2019, following the recommendations from the Kerrville 2050 Implementation Plan. With that adoption, Council encouraged periodic review and updates to the new zoning code to ensure consistency with the goals and objectives within the Kerrville 2050 Plan. Subsequently, Council approved a minor update to the zoning code in the fall of 2020. After another year's worth of development projects and building permits, there are a few items that have been brought forth to be reviewed and updated this year. This includes recommendations from City Council, Planning and Zoning Commission, and staff through recent development

projects.

RECOMMENDED ACTION:

Approve the ordinance