

AGENDA FOR THE KERRVILLE

PLANNING & ZONING COMMISSION MEETING

THURSDAY, MARCH 3, 2022, 4:30 P.M. CITY

HALL COUNCIL CHAMBERS

701 MAIN STREET, KERRVILLE, TEXAS

The Community Vision

Kerrville will be a vibrant, welcoming and inclusive community that:

- *Respects and protects the natural environment that surrounds it;*
- *Seeks to attract economic growth and development;*
- *Provides opportunities for prosperity, personal enrichment and intellectual growth for people of all ages; and*
- *Does so while preserving the small-town charm, heritage, arts and culture of the community.*



Kerrville2050



PLANNING AND ZONING COMMISSION AGENDA
MARCH 3, 2022, 4:30 PM
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS



Planning and Zoning Commission

1 MINUTES

1.A. Approval of Meeting Minutes from January 6, 2022 regular meeting.

Attachments:

PZ Minutes_20220106_draft.pdf

2 CONSIDERATION AND FINAL ACTION

2.A. Final Plat, Comanche Trace Phase 16, Albatross Way (Case 2022-007)

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

Attachments:

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

2022-007 - Conditions of Approval.pdf

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

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

Attachments:

2022-008 - Preliminary Plat - Kuykendall Estates.pdf
2022-008 - Conditions of Approval.pdf

3 PUBLIC HEARING, CONSIDERATION & ACTION

3.A. CUP for Short Term Rental, 213 Palmer Street (Case PZ-2021-35)

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 19, Block 8, Lowry Addition; and more commonly known as 213 Palmer Street S, Kerrville, TX 78028.

Attachments:

PZ-2021-35-LocationMap.pdf
PZ-2021-35_Site Plan.pdf

3.B. CUP for Short Term Rental, 713 Harper Road (Case PZ-2022-1)

A resolution to allow a Conditional Use Permit for a Short Term Rental on 0.84 acres out of the Fosgate Survey 120, Abstract 138; and more commonly known as 713 Harper Road N, Kerrville, TX 78028.

Attachments:

PZ-2022-1-LocationMap.pdf
PZ-2022-1 - Site Plan.pdf

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

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

Attachments:

PZ-2022-2 - Applicant Site Plan.pdf
PZ-2022-2_Andrews_in favor.pdf
PZ-2022-2_Lyons_opposed.pdf
PZ-2022-2_Heights of Kerrville Architectural Committee Approval Letter_2021.12.30.pdf

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

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

Attachments:

PZ-2022-3-LocationMap.pdf
PZ-2022-3 - Current Zoning Map.pdf

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

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

Attachments:

PZ-2022-4-LocationMap.pdf
PZ-2022-4 - Current Zoning Map.pdf

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

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

Attachments:

PZ-2022-5-LocationMap.pdf
PZ-2022-5_plat with flood plain
PZ-2022-5_Fritztown Off Road Builders preliminary site plan.pdf

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

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

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

Attachments:

PZ-2022-6-LocationMap.pdf
PZ-2022-6 - Annexation Petition.pdf

4 STAFF REPORT

4.A Election of Planning & Zoning Commission Chair and Vice-Chair.

5 EXECUTIVE SESSION

At any time during the meeting, the Planning and Zoning Commission may meet in executive session regarding any of the matters posted above for attorney-client consultation in compliance with the Texas Open Meetings Act.

6 ADJOURNMENT

The facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information. I hereby certify that this agenda was posted as notice of the meeting on the bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website on the following date and time: 2/25/2022 at 2:30 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting. Kesha Franchina, Kesha Franchina, Deputy City Secretary, City of Kerrville, Texas

Revised 2/28/2022, at 11:30 a.m., Kesha Franchina, Deputy City Secretary



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



SUBJECT: Approval of Meeting Minutes from January 6, 2022 regular meeting.

AGENDA DATE OF: March 3, 2022 **DATE**
SUBMITTED:

SUBMITTED BY: Steve Melander

EXHIBITS: [PZ Minutes_20220106_draft.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

The February 3, 2022 Planning & Zoning Commission meeting was canceled due to inclement weather.

RECOMMENDED ACTION:

Approve or approve with revisions.

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS
JANUARY 6, 2022**

PLANNING & ZONING COMMISSIONERS PRESENT:

Michael Sigerman
David Jones
Cliff Tuttle
Jeff Harris
Abram Bueche

PLANNING & ZONING COMMISSIONERS ABSENT:

John Bernhard

CITY CORE STAFF PRESENT:

Drew Paxton
Guillermo Garcia
Kyle Burow

CALL TO ORDER

Meeting called to order at 4:30pm by Mike Sigerman.

Introduction of new Commissioners.

Selection of Chair & Vice-Chair to be placed on next agenda.

1) MINUTES

1.A Approval of Meeting Minutes from December 2, 2021 regular meeting.

PZ Minutes_20211202_draft.pdf

Cliff Tuttle moved to approve the minutes as presented; Jeff Harris seconded the motion, and the motion carried 5-0.

Drew clarified that the minutes are action minutes.

2) CONSIDERATION AND FINAL ACTION

2.A Preliminary Plat, 534 Industrial Park (Case 2021-078)

A preliminary plat of a 17.083 acre tract of land out of Samuel L Wallace Survey No. 112, Abstract 360, Kerr County, Texas, which said 17.083 acres being a part or portion

of a certain 17.54 acre tract conveyed to Earnest W. Walker Family Limited Partnership recorded in Volume 1678, Page 525 of the Official Public Records of Kerr County, Texas; and generally located at the northeast corner of Loop 534 and Landfill Road (KerrCAD Property ID 17383).

2021-078 - Proposed Preliminary Plat.pdf

Drew Paxton presented the case.

David Jones was called to speak.

Cliff Tuttle moved to approve the preliminary plat; David Jones seconded the motion, and the motion carried 5-0.

3) PUBLIC HEARING, CONSIDERATION & ACTION

3.A Annexation & Zoning, Comanche Trace, 82.8 Acres (Case PZ-2021-34)

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-2 Medium Density Residential District the following parcels: 62.062 acres located in the William Watt Survey No. 64, Abstract 363, the William Watt Survey No. 65, Abstract 364, the Thomas Jackson Survey No. 394, Abstract 212 & 20.8 acres located in the William Watt Survey No. 66, Abstract 365 and the William Watt Survey No. 65, Abstract 364, Kerr County, Texas, being a portion of a called 1131.78 acre tract of land of record in Volume 971, Page 698 of the Official Public Records of Kerr County, Texas; and generally located at Comanche Trace Drive and Lower Turtle Creek Road.

PZ-2021-34-LocationMap.pdf

PZ-2021-34_Annexation Area Map.pdf

Drew Paxton presented the case.

Public hearing opened at 4:39pm.

Public hearing closed at 4:40pm.

Michael Sigerman was called to speak.

David Jones was called to speak.

Cliff Tuttle moved to approve the ordinance; Jeff Harris seconded the motion, and the motion carried 5-0.

4) STAFF REPORT

Mr. Hamilton requested to speak regarding 534 Industrial Park (Case 2021-078).

5) EXECUTIVE SESSION

No executive session.

6) ADJOURNMENT

Meeting adjourned at 4:49pm.

Submitted by:

Steve Melander, Planner

Approved by:

Mike Sigerman, Chair

Date Approved: _____



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



SUBJECT: Final Plat, Comanche Trace Phase 16, Albatross Way (Case 2022-007)

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

AGENDA DATE OF: March 3, 2022

DATE

SUBMITTED:

SUBMITTED BY: Steve Melander

EXHIBITS: [2022-007 - Final Plat - Comanche Trace Ph 16.pdf](#)
[2022-007 - Conditions of Approval.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

The infrastructure for Comanche Trace Phase 16 is nearing completion. The developer has requested Final Plat approval. Staff recommends approval of this request with conditions. Conditions of Approval are attached.

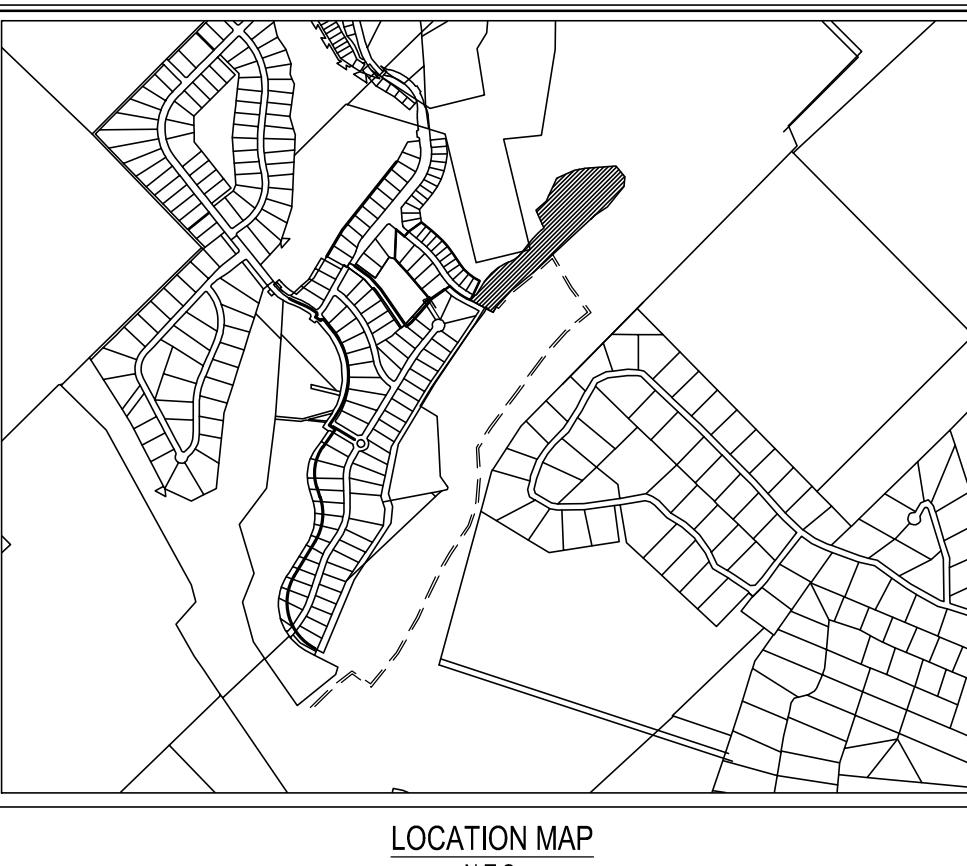
RECOMMENDED ACTION:

Approve the final plat with conditions.

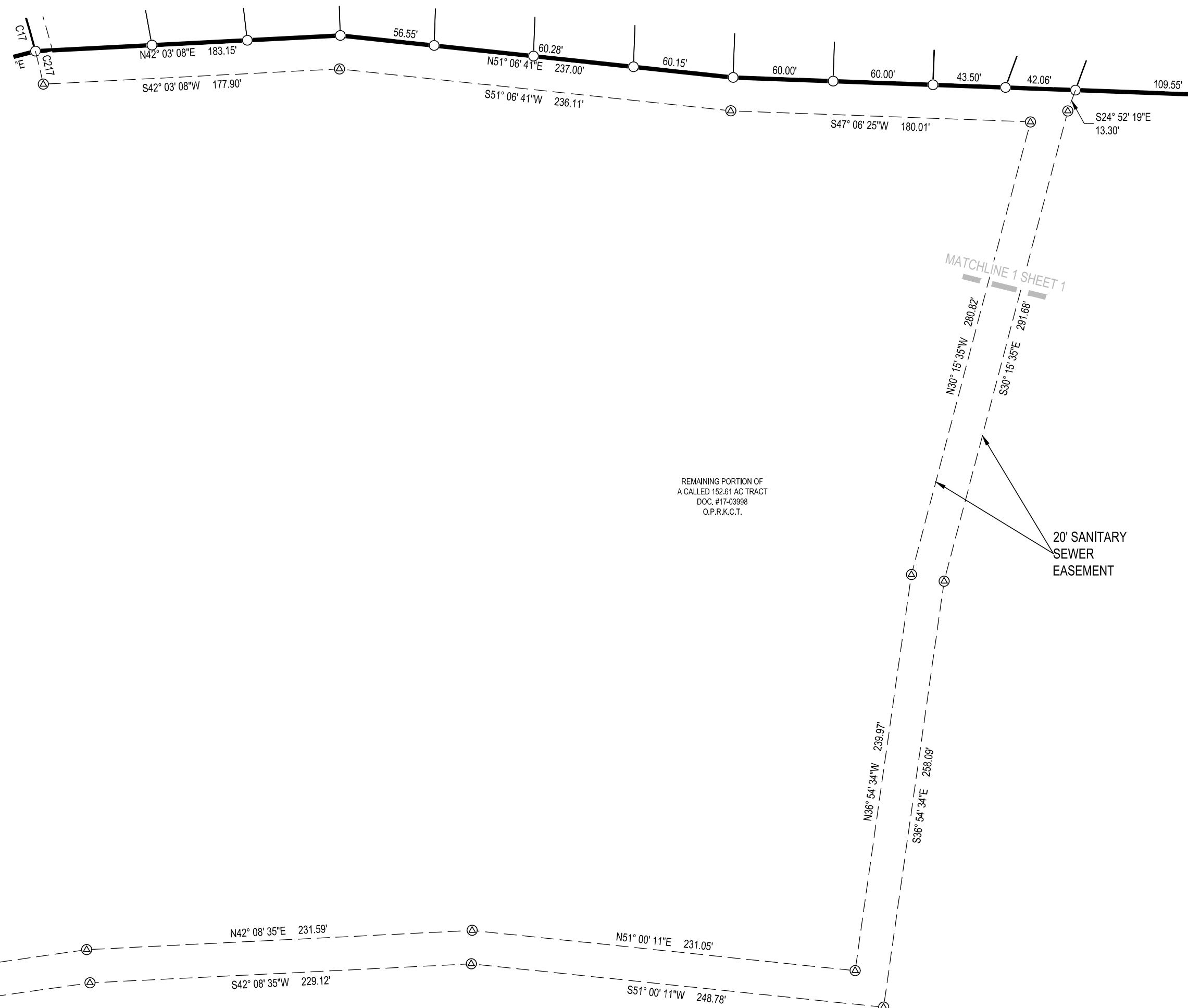
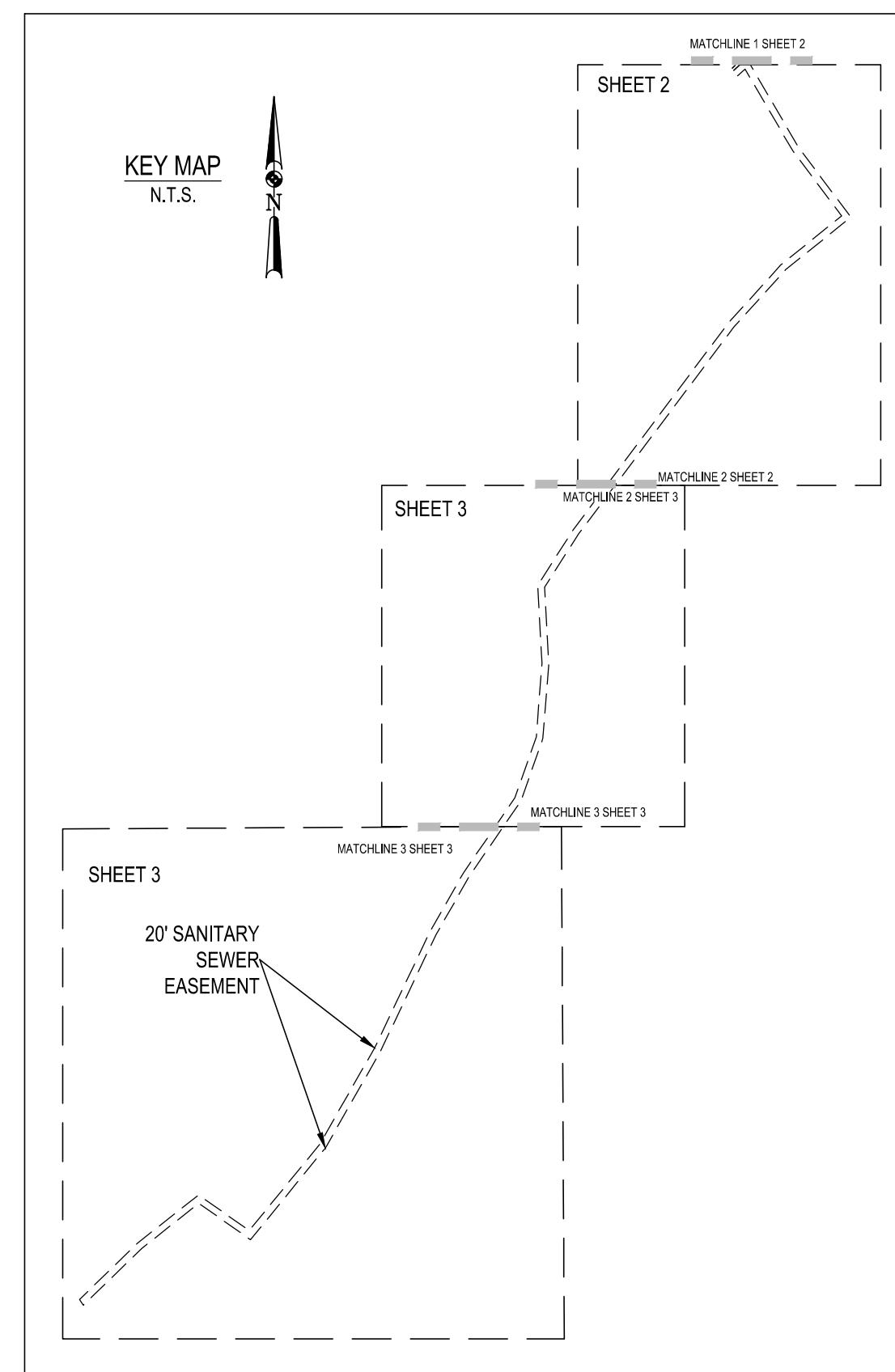
A FINAL PLAT ESTABLISHING
COMANCHE TRACE, PHASE 16

A 9.66 ACRE TRACT OF LAND LOCATED IN THE WILLIAM WATT SURVEY NO. 65, ABSTRACT NO. 364, KERR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 1131.78 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 971, PAGE 698 OF THE REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS.

A diagram of a celestial sextant. The sextant is a curved ruler with markings from 0 to 120 degrees. A horizontal line representing the horizon is positioned at approximately 45 degrees. A small circle representing a star is located at the 90-degree mark. The angle between the 0-degree line and the star is indicated by a dashed arc.



LOCATION MAP N.T.S.



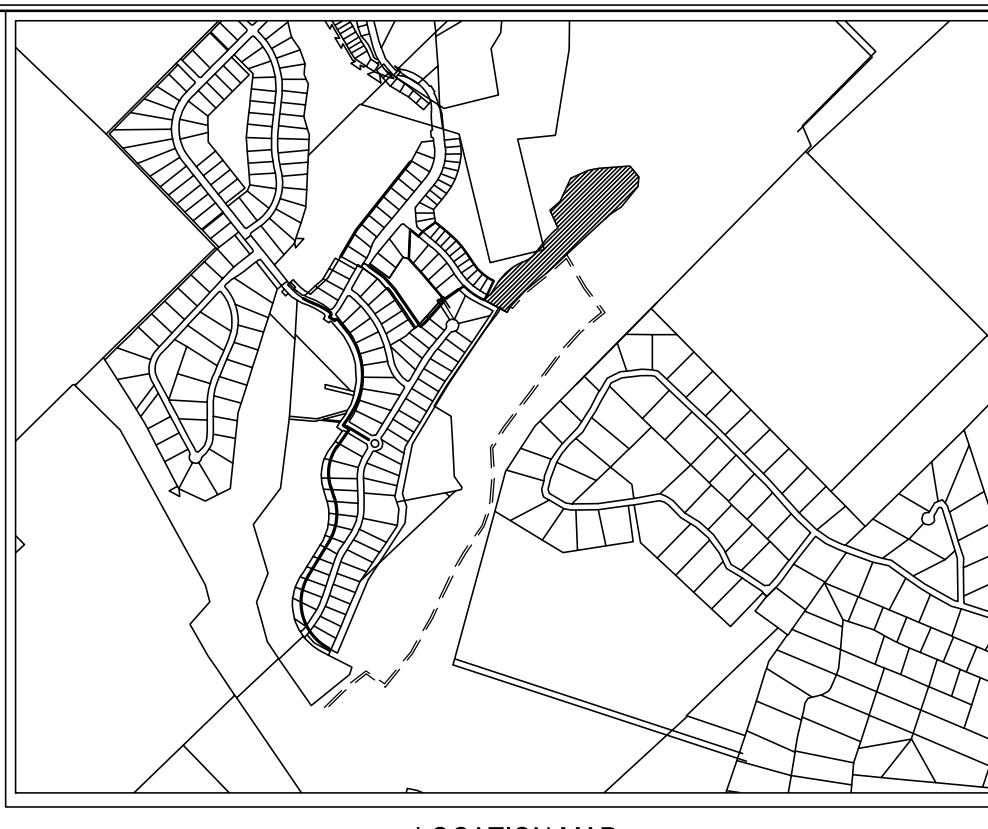
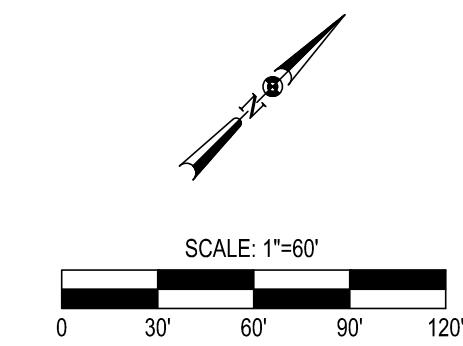
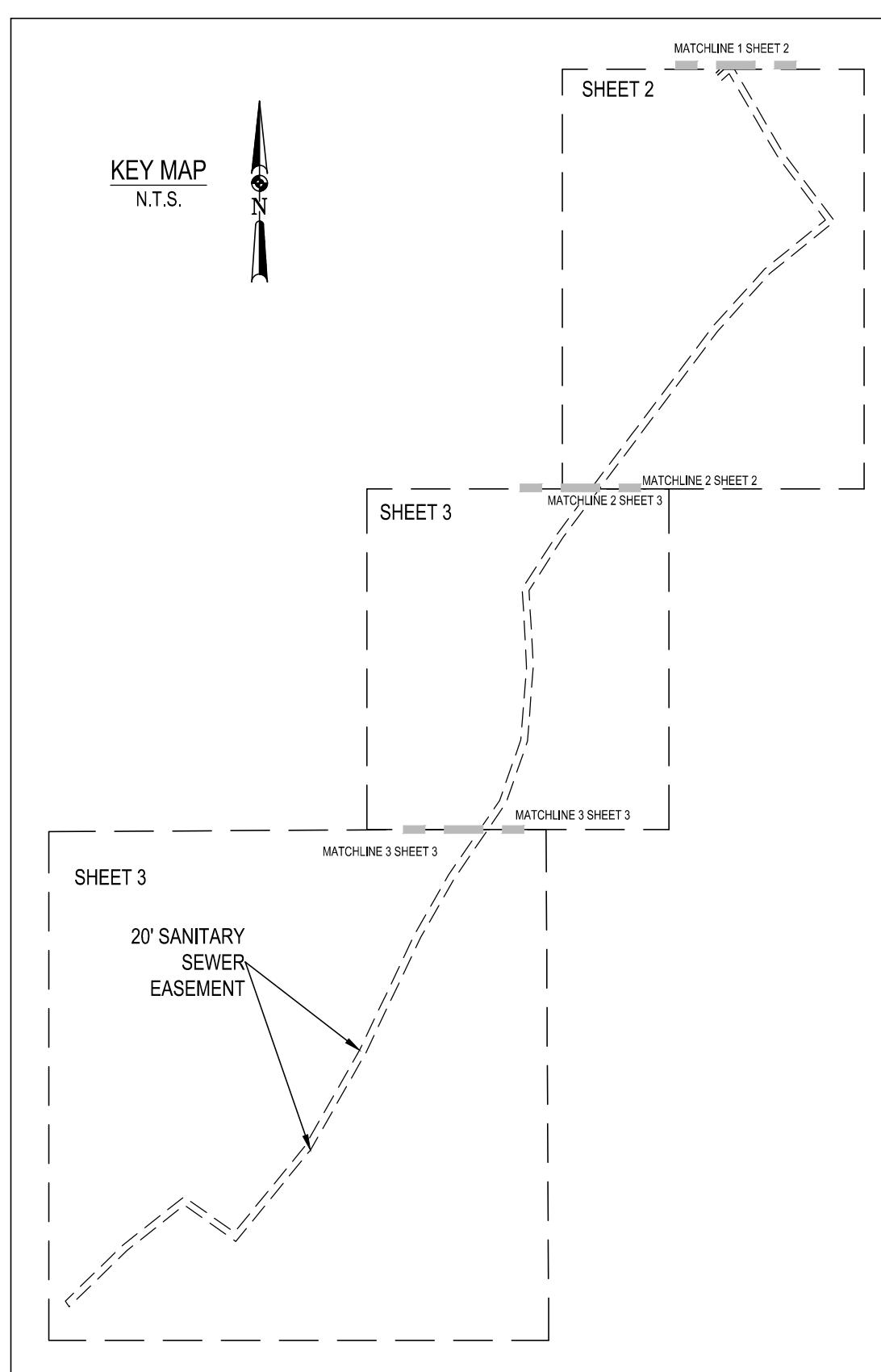
REMAINING PORT
A CALLED 152.61 A
DOC: #17-033

REMAINING PORT
A CALLED 152.61 A
DOC. #17-039

U.E. PUBLIC UTILITY EASEMENT
④ FOUND 1/2" IRON ROD "GROGAN"
● FOUND 1/2" IRON ROD WITH A RED
"MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP
○ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER
ENG. & SURVEY." PLASTIC CAP
◎ FOUND 1/2" IRON ROD
⊗ FOUND PK NAIL
() RECORD PER VOLUME 08, PAGES 57-59
PLAT RECORDS, KERR COUNTY, TEXAS.

A FINAL PLAT ESTABLISHING
COMANCHE TRACE, PHASE 16

A 9.66 ACRE TRACT OF LAND LOCATED IN THE WILLIAM WATT SURVEY NO. 65, ABSTRACT NO. 364, KERR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 1131.78 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 971, PAGE 698 OF THE REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS.

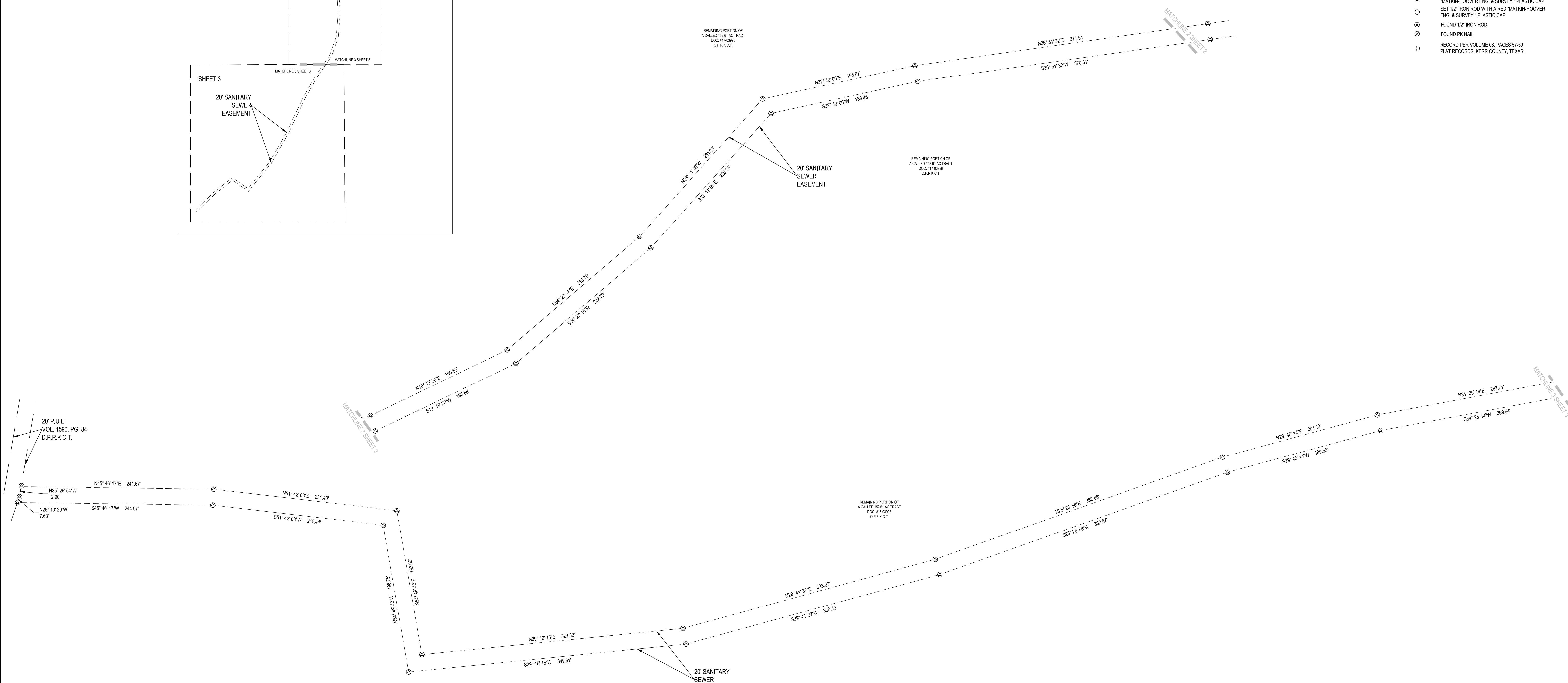


LOCATION MAP

REMAINING PORTION OF
A CALLED 152.61 AC TRACT
DOC. #17-03998

REMAINING PORTION
A CALLED 152,61 AC
DOC. #17-0399
SERIAL #

<u>LEGEND</u>	
P.U.E.	PUBLIC UTILITY EASEMENT
(◎)	FOUND 1/2" IRON ROD "GROGAN"
(●)	FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP
(○)	SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP
(◎)	FOUND 1/2" IRON ROD
(✗)	FOUND PK NAIL
()	RECORD PER VOLUME 08, PAGES 57-59 PLAT RECORDS, KERR COUNTY, TEXAS.

A CALLED 152.61 AC TRA
DOC. #17-03998
O.P.R.K.C.T.BOX 54
ENCER ROAD SUITE 100
RNE, TEXAS 78006
CE: 830.249.0600 FAX: 830.249.0099
XAS REGISTERED ENGINEERING FIRM F-004512
XAS REGISTERED SURVEYING FIRM F-10024000
INEERS, SURVEYORS, LAND PLANNERS, CONSTRUCTION MANAGERS, CONSULTANTS

DATE: DECEMBER 2021
IHES JOB NO. - 17-4029

CITY OF KERRVILLE
LAT FILE # 2021-004

SHEET 3 OF 3

Conditions of Approval

Final Plat, Comanche Trace Phase 16, Albatross Way

City of Kerrville Plat File No. 2022-007

The following Conditions of Approval, referenced in current City Codes, shall be addressed by the applicant and confirmed by City staff prior to final plat signatures and recording:

1. Reference "City of Kerrville Plat File No. 2022-007" on the plat.
2. Complete the addressing table.
3. Address any comments related to survey data.
4. Complete infrastructure installation and obtain City acceptance.
5. Note how the parkland dedication requirement will be met.
6. Confirm that all required easements are properly identified.



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



SUBJECT: Preliminary Plat, Kuykendall Estates, 1900 Loop 534 (2022-008)

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

AGENDA DATE OF: March 3, 2022 **DATE**
SUBMITTED:

SUBMITTED BY: Steve Melander

EXHIBITS: [2022-008 - Preliminary Plat - Kuykendall Estates.pdf](#)
[2022-008 - Conditions of Approval.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

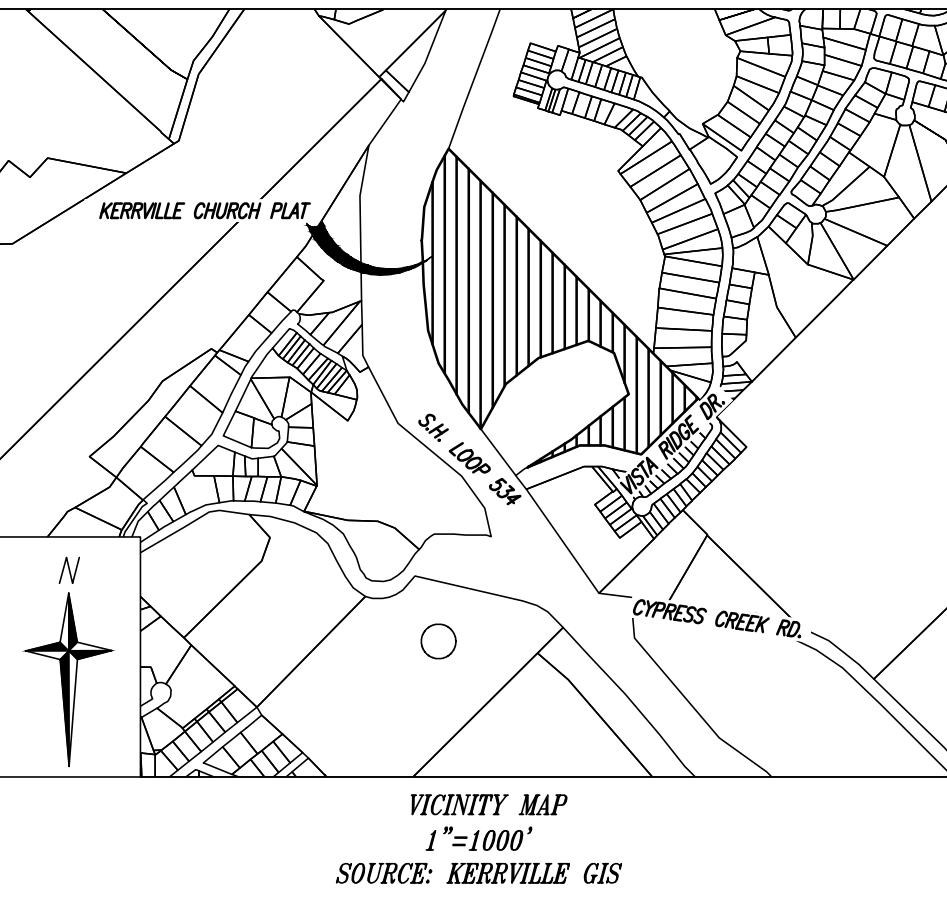
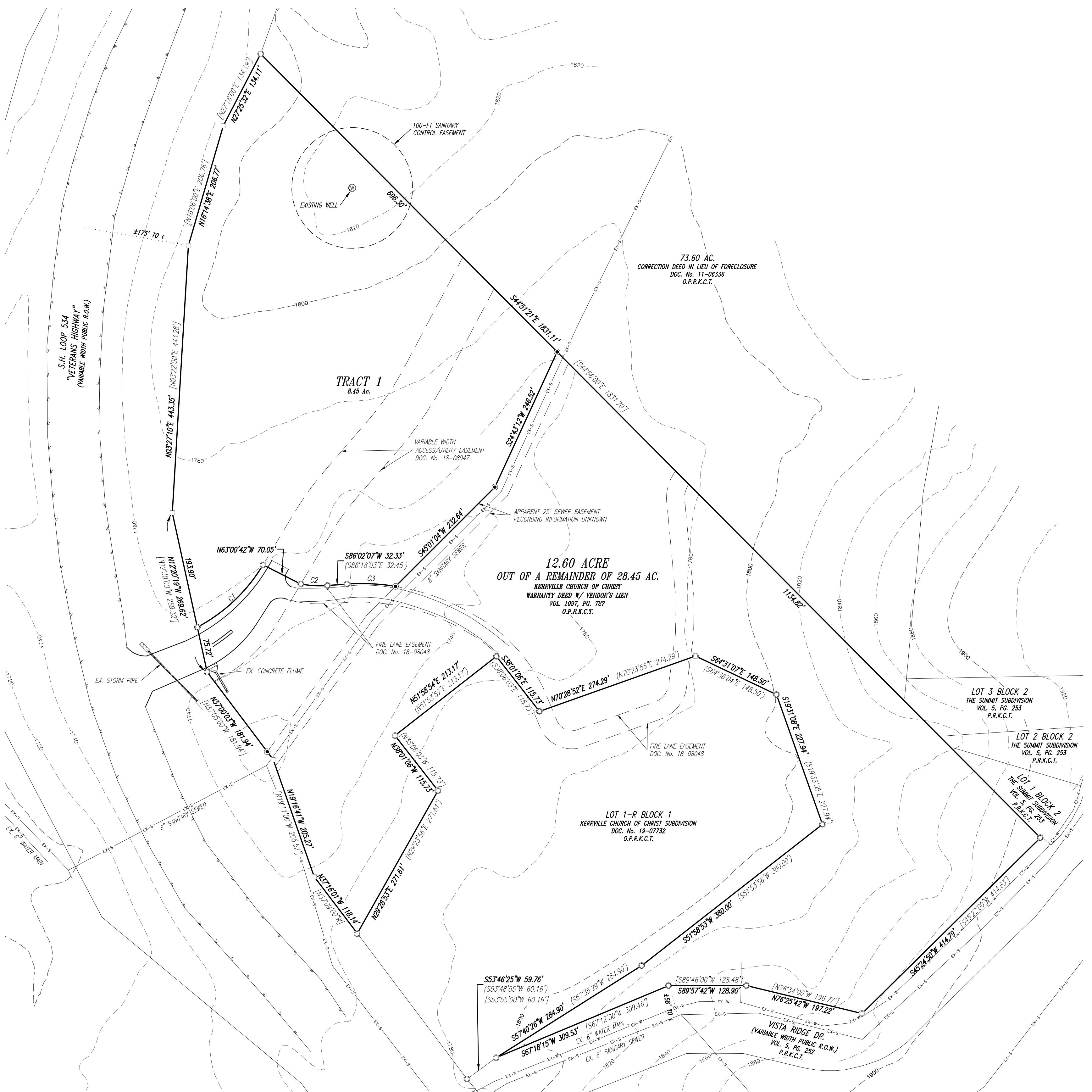
Applicant is proposing a single family residence on an 8.45 acres tract of land. Applicant has requested to utilize an existing well to serve the property in lieu of City water. This request will require a separate process for a Major Waiver and will be determined at City Council. Staff approves this request with conditions. Attached are Conditions of Approval.

RECOMMENDED ACTION:

Approve the preliminary plat with conditions.

PRELIMINARY PLAT OF
KUYKENDALL ESTATES

Being a 8.45-Ac tract of land out of a 21.05 acres being the remainder of a 28.45 acre tract out of the Thomas Hand Survey No. 115, Abstract No. 193, as described in a Warranty Deed with Vendor's Lien to Kerrville Church of Christ dated December 7, 2010 as recorded in Volume 1097, Page 727 Official Public Records of Kerr County, Texas.



* SURVEYORS NOTES *

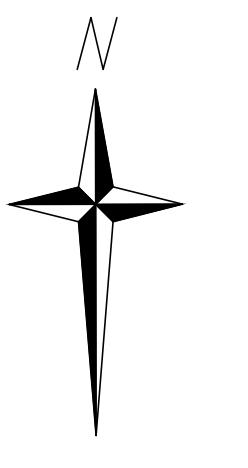
1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED ON GNSS RTK OBSERVATIONS REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE REDUCED TO HORIZONTAL GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET.
2. THIS SURVEY MEETS OR EXCEEDS TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS MINIMUM STANDARDS.
3. WHERE SURVEYED OR COMPUTED COURES DIFFER FROM THOSE OF RECORD, THE RECORD COURE IS EXPRESSED IN PARENTHESIS, I.E. 1680.61' (1680.00').
4. THIS PROPERTY LIES COMPLETELY WITHIN THE KERRVILLE INDEPENDENT SCHOOL DISTRICT.
5. THIS PROPERTY IS CURRENTLY ZONED AS R-1.
6. CONTOUR INTERVALS=20'
7. BY GRAPHIC IDENTIFICATION THESE PARCELS ARE NOT WITHIN A SPECIAL FLOOD HAZARD AREA. REFERENCE FIRM PANEL 48265C0490F EFFECTIVE DATE 3/3/2011.
8. TOPOGRAPHIC CONTOURS SHOWN ON THIS PLAT WERE CREATED FROM KERR COUNTY GIS DATA AND LIMITED ON-THE-GROUND SURVEY.

I HEREBY CERTIFY THAT THE PRELIMINARY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KERRVILLE, TEXAS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY AS ARE NOTED IN THE MINUTES OF THE CITY PLANNING & ZONING COMMISSION AND THAT IT HAD BEEN APPROVED.

DATED THIS THE _____ DAY OF _____, 2022

CHAIR, CITY OF KERRVILLE PLANNING & ZONING COMMISSION

Curve Table										
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	((Length))	((Radius))	((Delta))	((Direction))	((Distance))
C1	152.01	280.00	031°06'22"	S46°30'11" W	1795.83	151.84'	280.00'	31°04'15"	S46°30'58" W	149.99'
C2	44.18	185.00	013°40'54"	N86°46'11" W	44.07	44.00'	185.00'	13°37'36"	S86°53'09" E	43.89'
C3	80.97	365.00	012°42'37"	N87°20'23" W	80.80	-	365.00'	-	-	-



0 100 200
50 150
SCALE: 1"=100'

* LEGEND *

- SET 5/8" STEEL ROD W/ CAP STAMPED "WES RPLS 5907"
- FOUND 1/2" STEEL ROD UNLESS OTHERWISE NOTED
- FOUND 1/2"OD CONCRETE HIGHWAY MONUMENT

(COURSE VALUE PER PLAT DOC. NO. 19-07732 O.P.R.K.C.T.)
(COURSE VALUE PER DEED V.1097, PG. 727 O.P.R.K.C.T.)
(COURSE VALUE PER DEED DOC. NO. 18-08047 O.P.R.K.C.T.)
(COURSE VALUE PER DEED DOC. NO. 18-08048 O.P.R.K.C.T.)

PROPERTY LINE
PLATED LOT LINE
EASEMENT LINE
SAN. SEWER LINE
CONTOUR LINES
CURB & GUTTER
EDGE OF PAVEMENT
STORM DRAIN PIPE

G31 WATER STREET wellbornengineering.com
KERRVILLE, TX 78028 FIRM# 10194410
830-217-7100 T.B.P.E.L.S.
WES: 22-007 SCALE: 1" = 100' FIELD: JSCM DRAFTING: BM CHECKED: RSM
LAST FIELD VISIT: 01.26.2022 SHEET NO. 1 of 1
LAST DRAFT REVISION: 02.07.2022

Conditions of Approval

Preliminary Plat, Kuykendall Estates, 1900 Loop 534

City of Kerrville Plat File No. 2022-008

The following Conditions of Approval, referenced in current City codes, shall be addressed by the applicant and confirmed by City staff prior to final plat signatures and recording:

1. Obtain an address for the new lot.
2. Obtain a Major Waiver from City Council to utilize well water in lieu of City domestic water.
3. Confirm with the Fire Marshal any requirements regarding emergency vehicle access and fire hydrants. If private, note on final plans. If public, improvement plans will need to be reviewed and approved by the City, and the improvements will need to be installed or bonded prior to final plat.
4. Note how the parkland dedication requirement will be met.
5. Confirm that all required easements are properly identified.



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



SUBJECT: CUP for Short Term Rental, 213 Palmer Street (Case PZ-2021-35)

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 19, Block 8, Lowry Addition; and more commonly known as 213 Palmer Street S, Kerrville, TX 78028.

AGENDA DATE OF: March 3, 2022

**DATE
SUBMITTED:**

SUBMITTED BY: Drew Paxton

EXHIBITS: PZ-2021-35-LocationMap.pdf
PZ-2021-35 Site Plan.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 19, Block 8, Lowry Addition; and more commonly known as 213 Palmer Street S, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 29 letters on 1/20/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 1/13/2022. 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 3 bedrooms and no onsite manager so 4 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 Kerrville River Trail, Louise Hayes Park, Arcadia Live!, the Downtown Farmers Market, and the entire 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. Local Contact: The owner or operator of the Property shall provide the City with contact information for a local representative, within approximately a two hour distance.

C. 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.

D. 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.

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

F. 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.

G. 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-2021-35

Location:
213 Palmer 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.

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

SURVEY PREPARED FOR:
Kerr Co. Asbt & Title Co.
GF No. 44612

SURVEY PLAT

LOT 19, BLOCK 8 LOWRY ADDITION

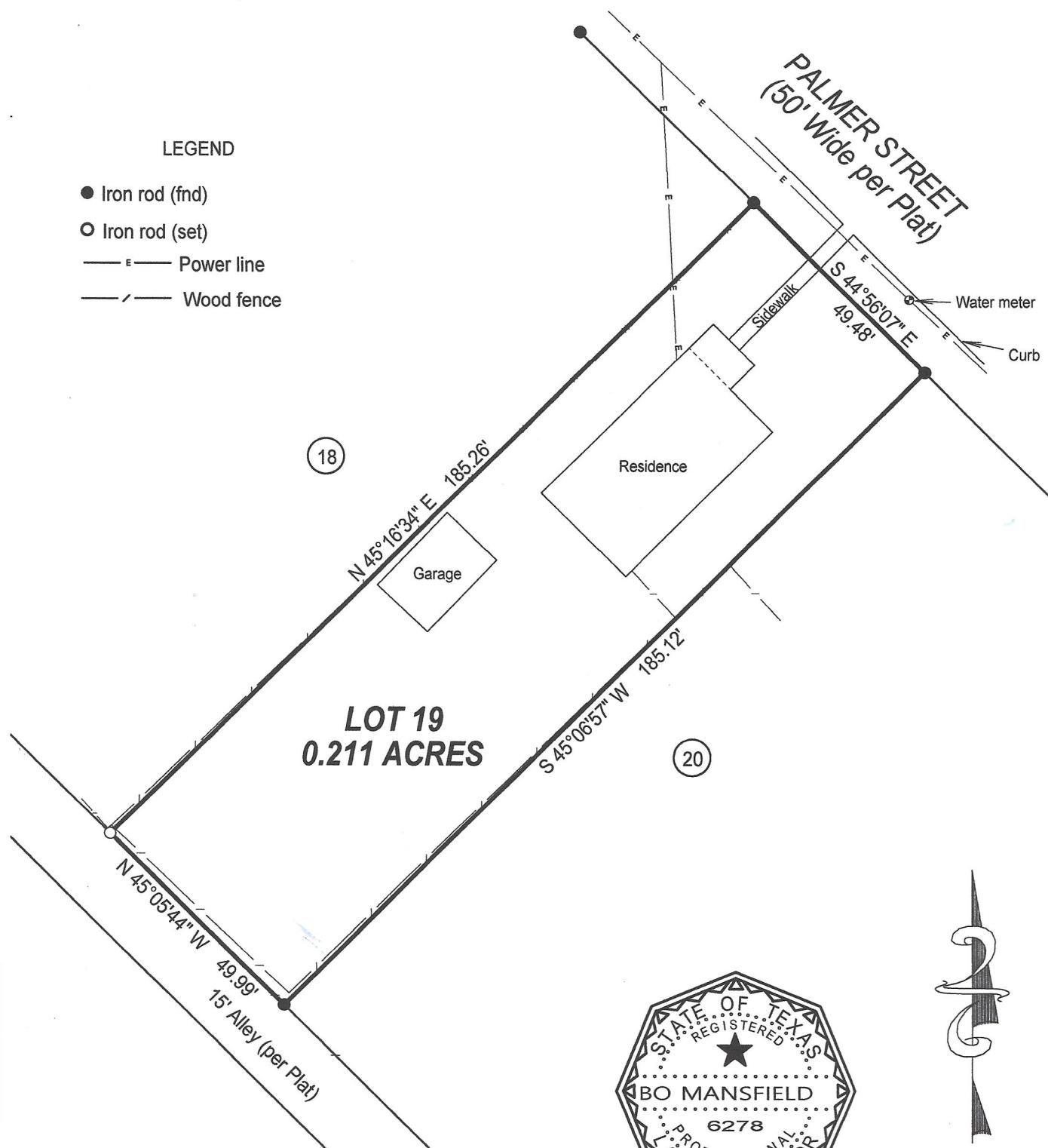
KERR COUNTY, TEXAS

213 PALMER STREET
KERRVILLE, TX 78028

VOLUME 28, PAGE 113, PLAT RECORDS

LEGEND

- Iron rod (fnd)
- Iron rod (set)
- E — Power line
- / — Wood fence



Scale 1" = 30'

April 8, 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.

R

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



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



SUBJECT: CUP for Short Term Rental, 713 Harper Road (Case PZ-2022-1)

A resolution to allow a Conditional Use Permit for a Short Term Rental on 0.84 acres out of the Fosgate Survey 120, Abstract 138; and more commonly known as 713 Harper Road N, Kerrville, TX 78028.

AGENDA DATE OF: March 3, 2022 **DATE**
SUBMITTED:

SUBMITTED BY: Drew Paxton

EXHIBITS: [PZ-2022-1-LocationMap.pdf](#)
[PZ-2022-1 - Site Plan.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 0.84 acres out of the Fosgate Survey 120, Abstract 138; and more commonly known as 713 Harper Road N, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 13 letters on 1/20/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 1/13/2022. 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: Single Family Residences

Direction: East

Current Zoning: PI Public and Institutional

Existing Land Uses: Church

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding residential areas are on the edge of Strategic Catalyst Area Number 5 (SCA) and outside of the SCA designated as 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 2 bedrooms and no onsite manager so 3 off-street parking spaces are required. The applicant has identified 3 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 near the Kerrville Sports Complex and a short drive to the core shopping and tourist areas across town by way of Harper Road and Holdsworth Drive.

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. Local Contact: The owner or operator of the Property shall provide the City with contact information for a local representative, within approximately a two hour distance.

C. 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.

D. 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.

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

F. 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.

G. 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-2022-1

Location:

713 Harper Rd

Legend

200' Notification Area Subject Properties



0 75 150 300

Scale In Feet

Title Legal Description

LAND SITUATED IN THE CITY OF KERRVILLE IN THE COUNTY OF KERR IN THE STATE OF TEXAS.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE COUNTY OF KERR, STATE OF TEXAS, AND BEING 1.64 ACRES OF LAND LOCATED IN SURVEY NO. 13, W. F. FOGGAT, ABSTRACT NO. 13, DESCRIBED AS FOLLOWS:

RECORDED AT A POINT IN THE SOUTHEAST LINE OF THE HARPER ROAD, SET 25 FEET NORTH 45 EAST FROM THE WEST CORNER OF A. P. BROWN 2.5 ACRES TRACT; THENCE, SOUTH 45 EAST 338 FEET TO AN IRON STAKE; THENCE, NORTH 35 EAST 104 FEET TO CORNER; THENCE, NORTH 45 WEST, 85 FEET TO STAKE IN SAD ROAD LINE; THENCE, SOUTH 45 WEST 127 FEET TO THE PLACE OF BEGINNING.

Client Information



PropLogix

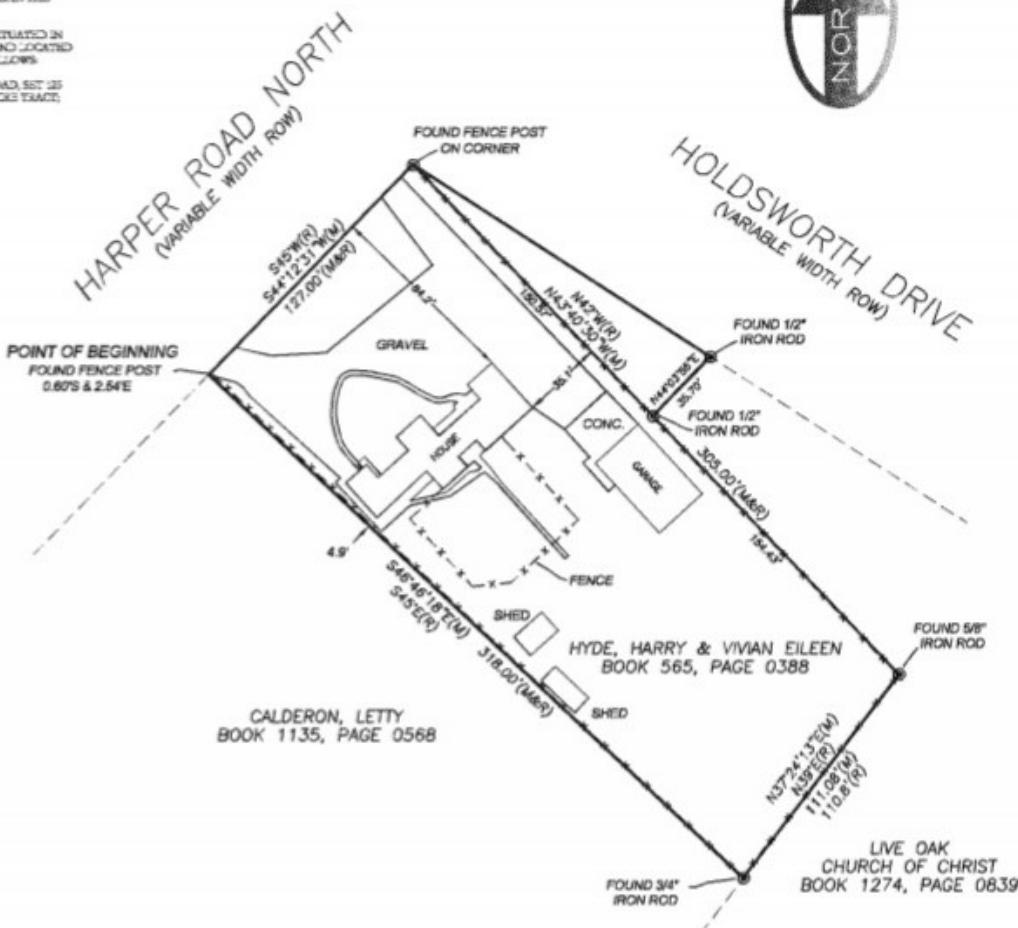
PROLOGIX
148 WILDFIELD AVE, #101
SARASOTA, FL 34231
727-935-1742
INFO@PROLOGIX.COM

Certified Tax

PROLOGIX
OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY
QUICKEN LOANS, INC.

Surveyor Information

BRADLEY WILLIS, A.S.C.E.
STATE OF TEXAS
LICENSURE NO. 3469



Flood Information

BY GRAPHIC FLOATING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4825504607, WHICH BEARS AN EFFECTIVE DATE OF 09/03/2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. SUBJECT PROPERTY IS LOCATED WITHIN ZONE X.

Legend of Symbols & Abbreviations

- FOUND MONUMENT AS NOTED
- (R) INDICATES RECORD VALUE
- (M) INDICATES MEASURED VALUE

Notes

1. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED. HEREBE, LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSUMED.
2. THE BASIS OF SURVEYING FOR THE SUBJECT PROPERTY IS THE NORTHEAST 1/4 OF THE MONUMENTS AND BEARS N45°47'39" W PER THE TEXAS STATE PLANE COORDINATE SYSTEM.

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

3825 N SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

DRAWN BY & DATE	ENGINERED BY	MONITORED BY
BGW 10-01-2018	BGW	PF
COUNTY & STATE	JO NUMBER	
KERR COUNTY, TEXAS	18-3527	
LOCATION	713 HARPER ROAD NORTH	
	KERRVILLE, TEXAS	
FOR USE ON LAND SHOWN ON	VIVIAN EILEEN HYDE	
0	50	100
		150
SCALe: 1" = 50'		



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



SUBJECT: CUP for an Accessory Dwelling Unit, 167 Paramount View (Case PZ-2022-2)

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

AGENDA DATE OF: March 3, 2022 **DATE**
SUBMITTED:

SUBMITTED BY: Drew Paxton

EXHIBITS: [PZ-2022-2 - Applicant Site Plan.pdf](#)
[PZ-2022-2_Andrews_in favor.pdf](#)
[PZ-2022-2_Lyons_opposed.pdf](#)
[PZ-2022-2_Heights of Kerrville Architectural Committee Approval Letter_2021.12.30.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Proposal

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

Procedural Requirements

22 letters were mailed on 2/17/2022 to adjacent property owners. The public notice was published in the Kerrville Daily Times on 2/10/2021. At the time of drafting this Agenda Bill, two comments had been received. Comments attached.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: RE Estate Residential

Existing Land Use: Single Family Residence (permitted)

Direction: North, South, West, East

Current Zoning: RE Estate Residential

Existing Land Uses: Estate single family Residences

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding area are designated Rural Living in the Kerrville 2050 Comprehensive Plan. Rural Living primarily allows for single-family detached homes on large lots. 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 private residential street.

Traffic Impact:

No traffic impact is anticipated.

Parking:

Approval of the CUP for Additional Dwelling Unit requires two (2) additional off-street parking spaces. Applicant has identified these locations on the attached site plan.

Case Summary:

The applicant is proposing to construct an additional dwelling unit as a guest house. However, since it includes a full kitchen, it is considered an accessory dwelling unit and is required the CUP.

The subject property is located within an RE zoning district. As such, the addition of an accessory dwelling unit, or second dwelling, requires a Conditional Use Permit.

An accessory dwelling unit is defined in the zoning code as follows:

Dwelling Unit, Accessory: A room or set of rooms attached or detached to a building on the same lot as the single-family dwelling, established by permit and including a functioning kitchen and bathroom, and operates as a separate but secondary dwelling unit.

Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, including off-street parking requirements, and does not change the existing zoning district, staff recommends approval with consideration and inclusion of the attached Proposed CUP Conditions.

Staff received two comments from adjacent property owners. One in favor and one in opposition. The comments in opposition appear to have been addressed through the Heights of Kerrville Architectural Review Committee approval of this project. A question of building height was addressed by the applicant with the Architectural Review Committee. The Heights of Kerrville allows a 40 foot height and City of Kerrville allows a 35 foot height. The proposed guest house is less than 30 feet, meeting both requirements. Attached are comments and Heights of Kerrville Architectural Committee approval.

Accessory Dwelling Unit

- A. Site Plan: The development and use of the Property shall conform to the site plan.
- B. Maximum Building Height: Thirty five (35) feet for detached structure containing

accessory dwelling unit.

C. Maximum Area of Accessory Dwelling Unit: One half of the total floor area of the main dwelling unit; floor area of the house excludes the area of any attached garage. Maximum fifty (50%) percent of the rear yard area, bounded by the side property lines, the rear wall of the main building, and the rear property line.

D. Minimum Parking: Two (2) parking spaces per dwelling unit (four (4) spaces total for the main dwelling and an accessory dwelling unit).

RECOMMENDED ACTION:

Approve the Resolution.

PROJECT SUMMARY

ZONING: CITY OF KERRVILLE - RE
USE: SINGLE FAMILY RESIDENCE

CODES

All construction must comply with the following regulatory agencies and codes with amendments adopted by the City of Kerrville.

2018 International Residential Code
2018 International Plumbing Code
2018 National Electric Code
2018 International Mechanical Code
2015 International Energy Conservation Code

(NOTE: THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO THE 2015 IECC AND IS RESPONSIBLE FOR ALL REQUIRED TESTING, INSPECTIONS AND ALL ASSOCIATED FEES.)

Steckelberg Residence

Kerrville, Texas

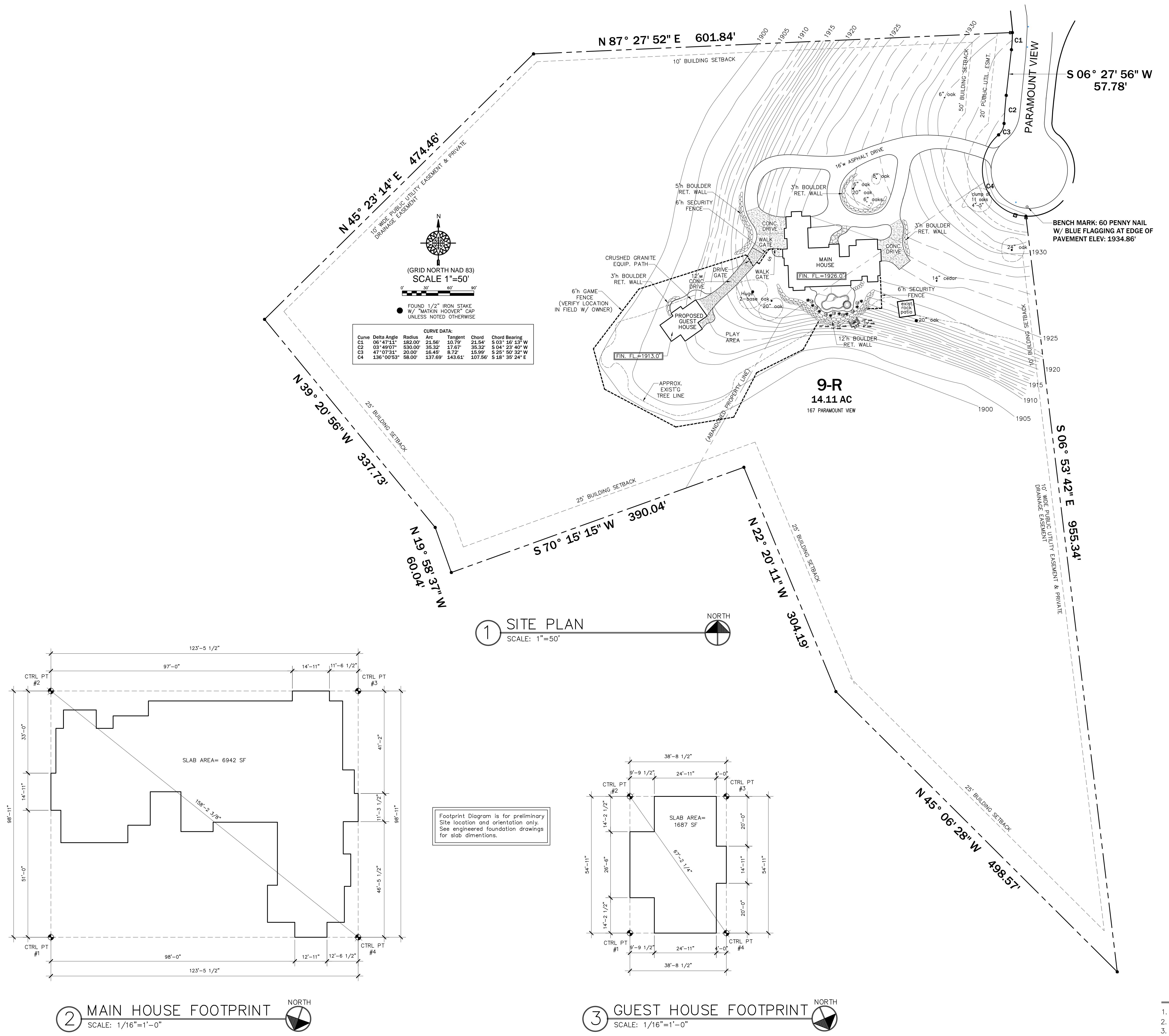
165 Paramount View

© THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT REPRODUCED OR COPIED BY ANYONE WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

Job No.: 2023
Date: February 22, 2022
Sheet Title:

PROPERTY SITE PLAN
Sheet No.:

A1.0



SITE NOTES

- Verify location of all utility services with Owner/ Utility Co.
- Verify removal of all trees with Owner.
- All landscaping under separate contract. Coordinate site excavation and development with Landscaping Contractor.
- All utility trenching to be outside of drip line of existing trees to remain.
- Septic system to be designed by licensed septic engineer. Septic tank and drain field location to be verified by engineer.

From: [Alan Andrews](#)
To: [Drew Paxton](#)
Subject: Ms. Steckleberg.
Date: Tuesday, February 22, 2022 12:55:43 PM

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gentlemen:

My future neighbor's advisors inquired about our thoughts on her proposed guesthouse in the Heights of Kerrville. As the next-door neighbor on the property line, we do not have any concerns with her proposed planning and construction of a guest home. If you have any questions or need any additional information from me please contact me. Thank you.

Alan D. Andrews
8708 S. Congress Blvd., Ste. B290
Austin, TX 78745
512-965-0489

View [Our Ingredient Portfolio](#)



From: [Jeff Lyon](#)
To: [Steve Melander](#)
Cc: [Drew Paxton](#)
Subject: Re: Case PZ-2022-2 - 167 Paramount View - Accessory Dwelling Unit
Date: Monday, February 21, 2022 5:14:06 PM

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Steve-

My wife Grace and I own the house on Lot 6; 166 Paramount View, and we object to granting a CUP to allow a guest house with kitchen (defined as an accessory dwelling unit) to be constructed at 167 Paramount View. We do not object to the construction of a guest house without a kitchen, ie., one which does not require a CUP.

One of the reasons why we built our home in The Heights was because of the strict building requirements in our CC&Rs.

Our CC&Rs state;

Each lot “shall be used exclusively for one single family.”

A guest house is permitted, but “no guest home shall be constructed prior to the construction of the main residential dwelling.”

We assume that any guest homes built in The Heights must meet the City of Kerrville building codes and not require a CUP.

There should not be two detached single family residences on any one lot.

Please let me know if you receive this email.

Sincerely,

Jeff Lyon



December 30, 2021

Kelly Steckelberg
925 Prescott Street
Kerrville, TX 78028

Re: ACC Request Lots 8 & 9

Dear Kelly,

Your request submitted to the Architectural Committee of The Heights of Kerrville HOA is hereby:

APPROVED as submitted. You are clear to proceed with your project.

APPROVED with the following conditions:

1) We ask that the height of the structure be confirmed.

DISAPPROVED at this time for the following comments:

You may APPEAL this decision by notifying the Board President within 15 days of the date of this notice. A hearing will be scheduled, attended by members of both the HOA Board of Directors and the Architectural Committee. This is the only process permitted for appeal within the HOA.

With this notification, the 60-day approval period stipulated within Article 2.5 of the Declaration of Covenants, Conditions and Restrictions for The Heights of Kerrville is hereby expired. Resubmission of a corrected or updated request will begin a new 60-day approval period upon receipt of the new documents.

Please contact Mr. Jared Douthit should you have any questions.

Thank you!

The Board of Directors

Heights of Kerrville Homeowners' Association, Inc.
815 Coronado Drive, Kerrville, Texas 78028



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



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

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

AGENDA DATE OF: March 3, 2022 **DATE**
SUBMITTED:

SUBMITTED BY: Drew Paxton

EXHIBITS: [PZ-2022-3-LocationMap.pdf](#)
[PZ-2022-3 - Current Zoning Map.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Proposal

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

Procedural Requirements

The City, in accordance with state law, mailed 14 letters on 2/17/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 2/10/2022.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property and surrounding area are designated as Neighborhood Residential and immediately adjacent is the Strategic Catalyst Area 7, identified as the commercial corridor along Sidney Baker Street.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: R-2 Single Family District

Existing Land Uses: vacant

Direction: North, South, and East

Current Zoning: C-2 and C-3

Existing Land Uses: commercial

Direction: West

Current Zoning: R-3

Existing Land Uses: Multi-family apartments

Thoroughfare Plan: The property has existing access along a local street near an arterial.

Traffic Impact: To be determined

Parking: To be determined

Recommendation: Based on the current land uses and zoning of adjacent properties, staff supports the request to change the zoning.

RECOMMENDED ACTION:

Approve the Ordinance.



Location Map

Case # PZ-2022-3

Location:
601 Roy Street

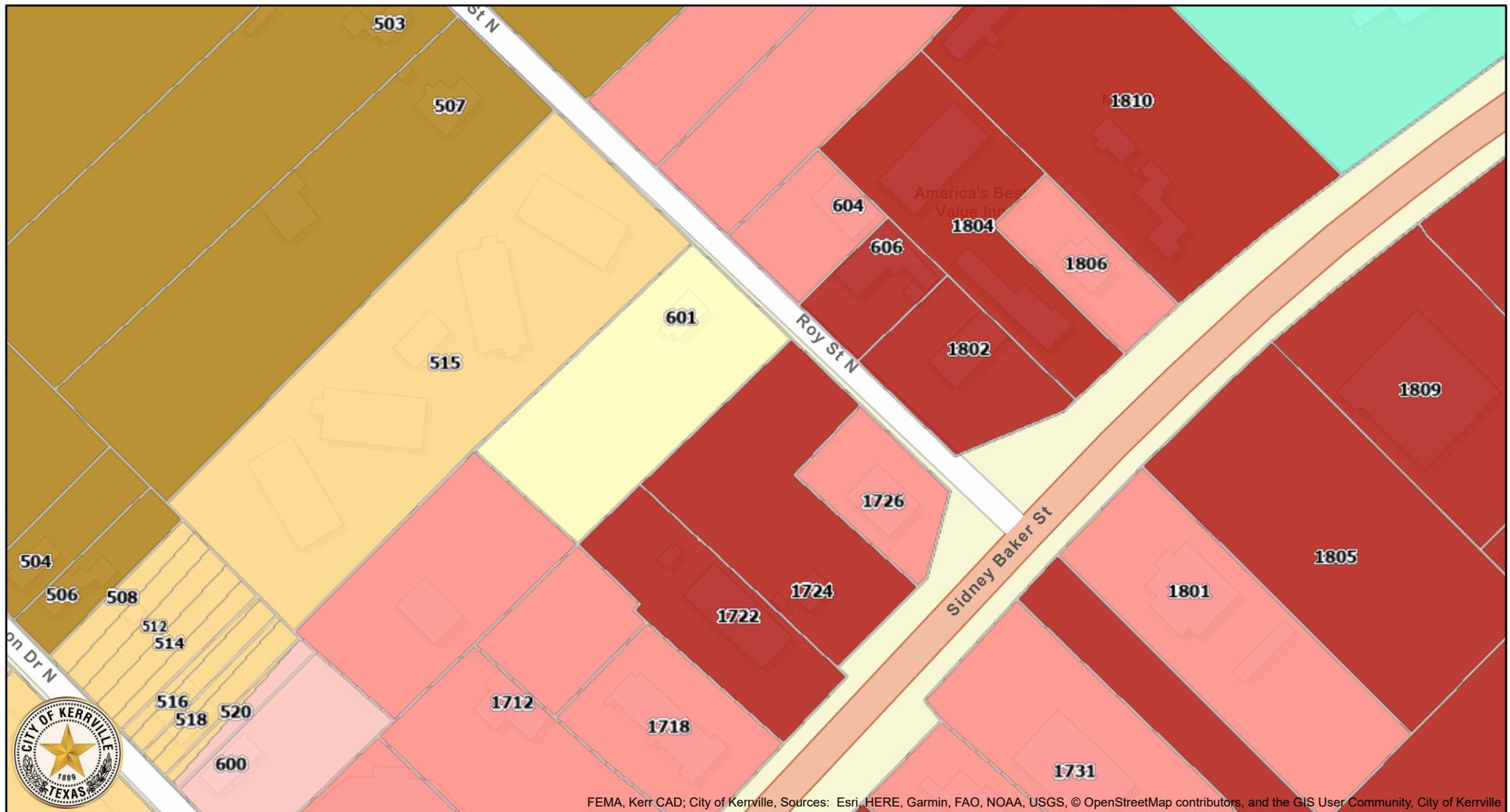
Legend

200' Notification Area
Subject Properties



0 75 150 300
Scale In Feet





Development Services Map

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.

02/25/2022 11:04 AM

Development Services



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



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

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

AGENDA DATE OF: March 3, 2022

DATE

SUBMITTED:

SUBMITTED BY: Drew Paxton

EXHIBITS: [PZ-2022-4-LocationMap.pdf](#)
[PZ-2022-4 - Current Zoning Map.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Proposal

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

Procedural Requirements

The City, in accordance with state law, mailed 15 letters on 2/17/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 2/10/2022.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property and surrounding area are included in the Strategic Catalyst Area 8, defined as the area around Loop 534, Tivy High School, and Hal Peterson Middle School. Appropriate land uses include

community commercial. The request is consistent with the catalyst area goals and the Kerrville 2050 Plan.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: C-2

Existing Land Uses: vacant

Direction: North

Current Zoning: R-1

Existing Land Uses: Existing single family homes

Direction: South

Current Zoning: Mixed Use and R-1 (across Loop 534)

Existing Land Uses: vacant and single family homes

Direction: East

Current Zoning: PI

Existing Land Uses: City Landfill

Direction: West

Current Zoning: C-2

Existing Land Uses: vacant

Thoroughfare Plan: The property is located along a major arterial, Loop 534

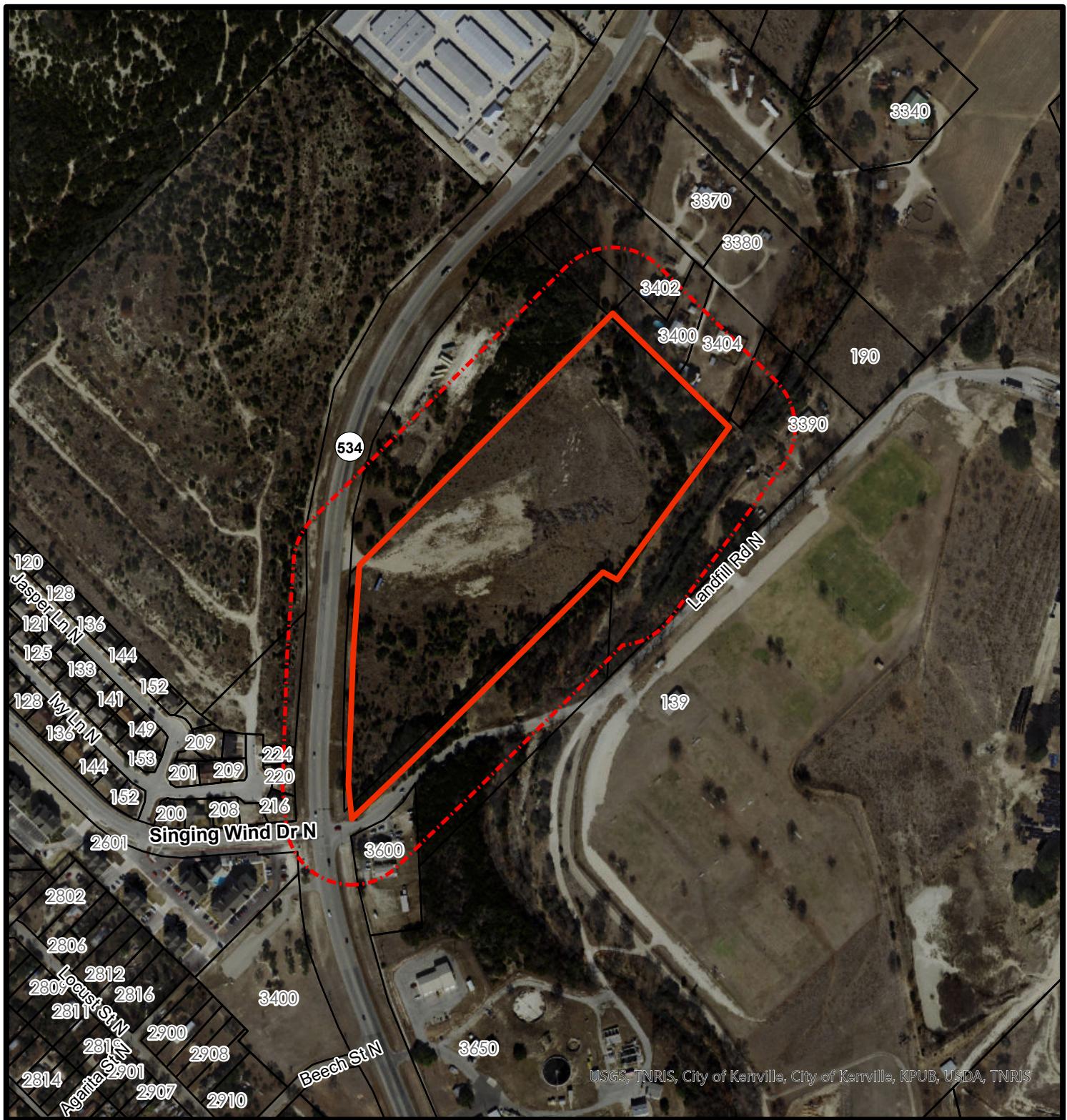
Traffic Impact: To be determined

Parking: To be determined

Recommendation: Based on the consistency with the Kerrville 2050 Plan, staff recommends the case for approval.

RECOMMENDED ACTION:

Approve the Ordinance



Location Map

Case # PZ-2022-4

Location:
534 Industrial Park

Legend

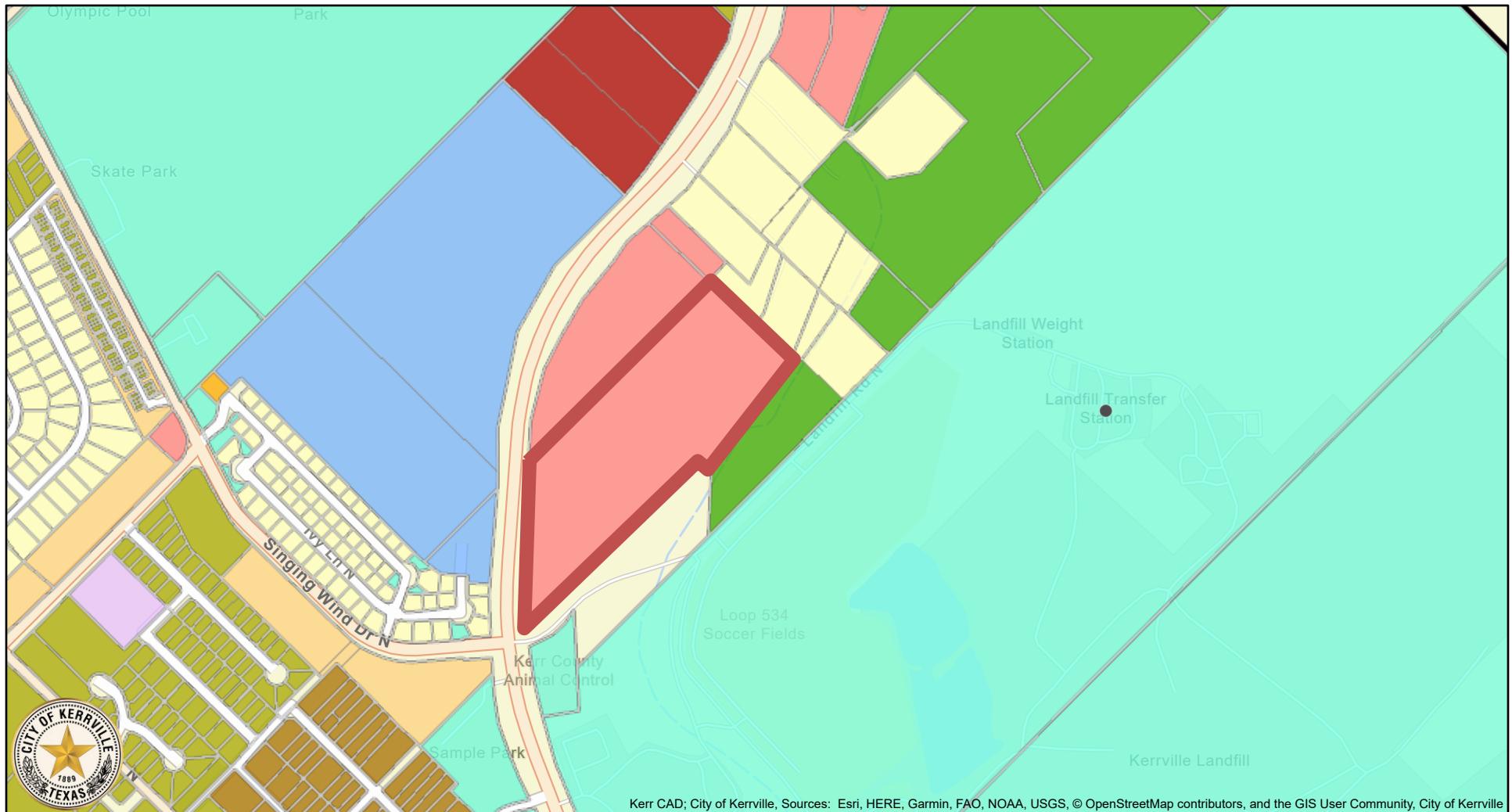
200' Notification Area
Subject Properties



0 150 300 600

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.



- Municipal Boundary
- Kerrville 1-Mile ETJ
- Tax Parcel 2021
- R-1 Single-Family Residential
- R-2 Medium Density Residential
- R-3 Multifamily Residential
- RM Residential Mix
- RT Residential Transition
- C-2 Light Commercial
- C-3 General Commercial
- MU Mixed Use
- PD Planned Development
- PI Public and Institutional
- AG Agriculture

Development Services Map



0 0.1 0.2
mi

02/25/2022 11:10 AM

Development Services

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

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

AGENDA DATE OF: March 3, 2022

DATE

SUBMITTED:

SUBMITTED BY: Drew Paxton

EXHIBITS: [PZ-2022-5-LocationMap.pdf](#)

[PZ-2022-5_plat with flood plain.pdf](#)

[PZ-2022-5_Fritztown Off Road Builders preliminary site plan.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Proposal

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

Procedural Requirements

The City, in accordance with state law, mailed 10 letters on 2/17/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 12/10/2021.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property and surrounding area are included in the Strategic Catalyst Area 8, defined as the area around Loop 534, Tivy High School, and Hal Peterson Middle School. Appropriate land uses include community commercial. Based on the parallel zone change request, the CUP is consistent with the Kerrville 2050 Plan.

The Conditional Use Permit is required for this automotive shop due to the proximity of the 100 year flood plain. In the C-3 zoning district, major automotive service shops are permitted by right, however, when this use is within 500 feet of the 100 year flood plain, a CUP is required. Automotive shops are required to follow several additional requirements for the use of the property. These include:

- a. All maintenance shall be performed entirely within the bays of any maintenance facility.
- b. No outdoor storage of vehicle parts or supplies, including tires and petroleum products shall be permitted

Based on the supplemental requirements for the shop, the overall development plan, drainage plan, the development should easily mitigate any pollution concerns to the adjacent flood plain.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: C-2

Existing Land Uses: vacant

Direction: North

Current Zoning: R-1

Existing Land Uses: Existing single family homes

Direction: South

Current Zoning: Mixed Use and R-1 (across Loop 534)

Existing Land Uses: vacant and single family homes

Direction: East

Current Zoning: PI

Existing Land Uses: City Landfill

Direction: West

Current Zoning: C-2

Existing Land Uses: vacant

Thoroughfare Plan: The property is located along a major arterial, Loop 534

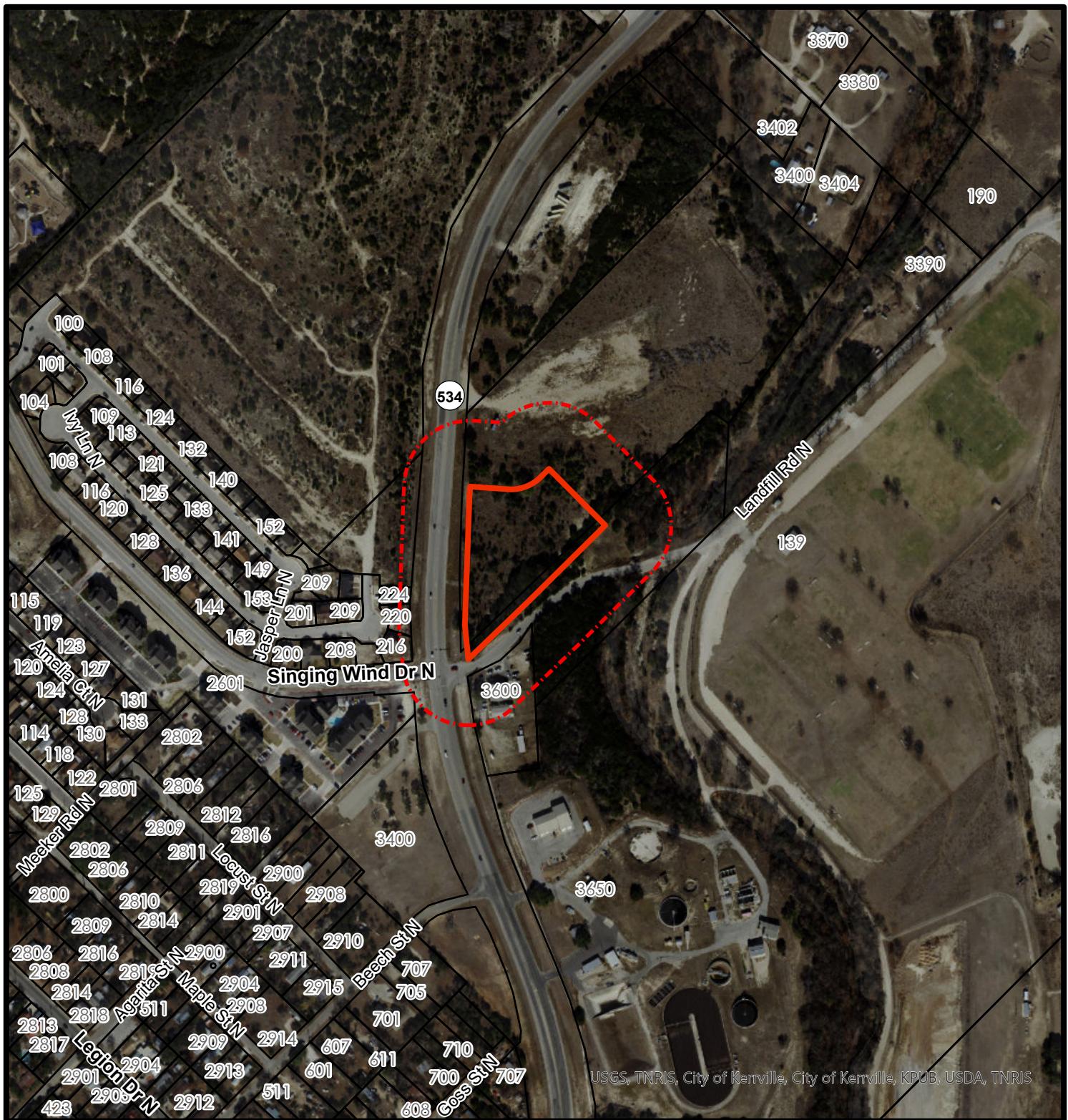
Traffic Impact: To be determined

Parking: To be determined

Recommendation: Based on the consistency with the Kerrville 2050 Plan, staff recommends the CUP for approval.

RECOMMENDED ACTION:

Approve the Resolution



Location Map

Case # PZ-2022-5

Location:
Lot 8 of 534 Industrial Park

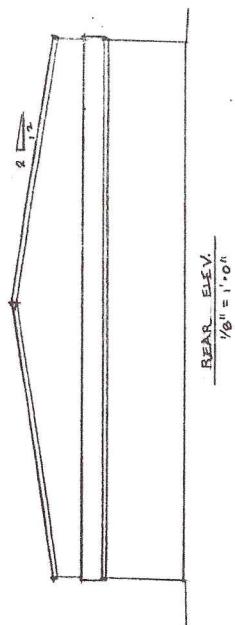
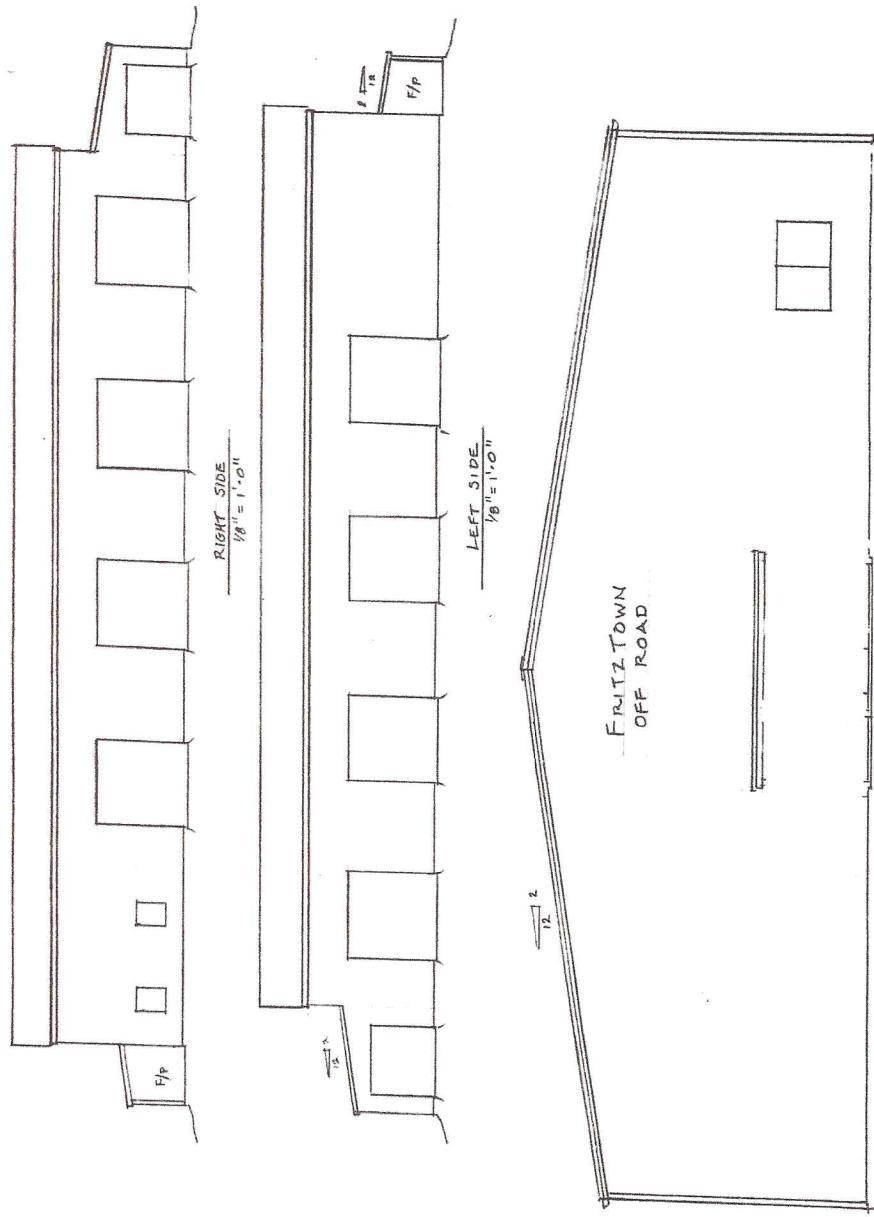
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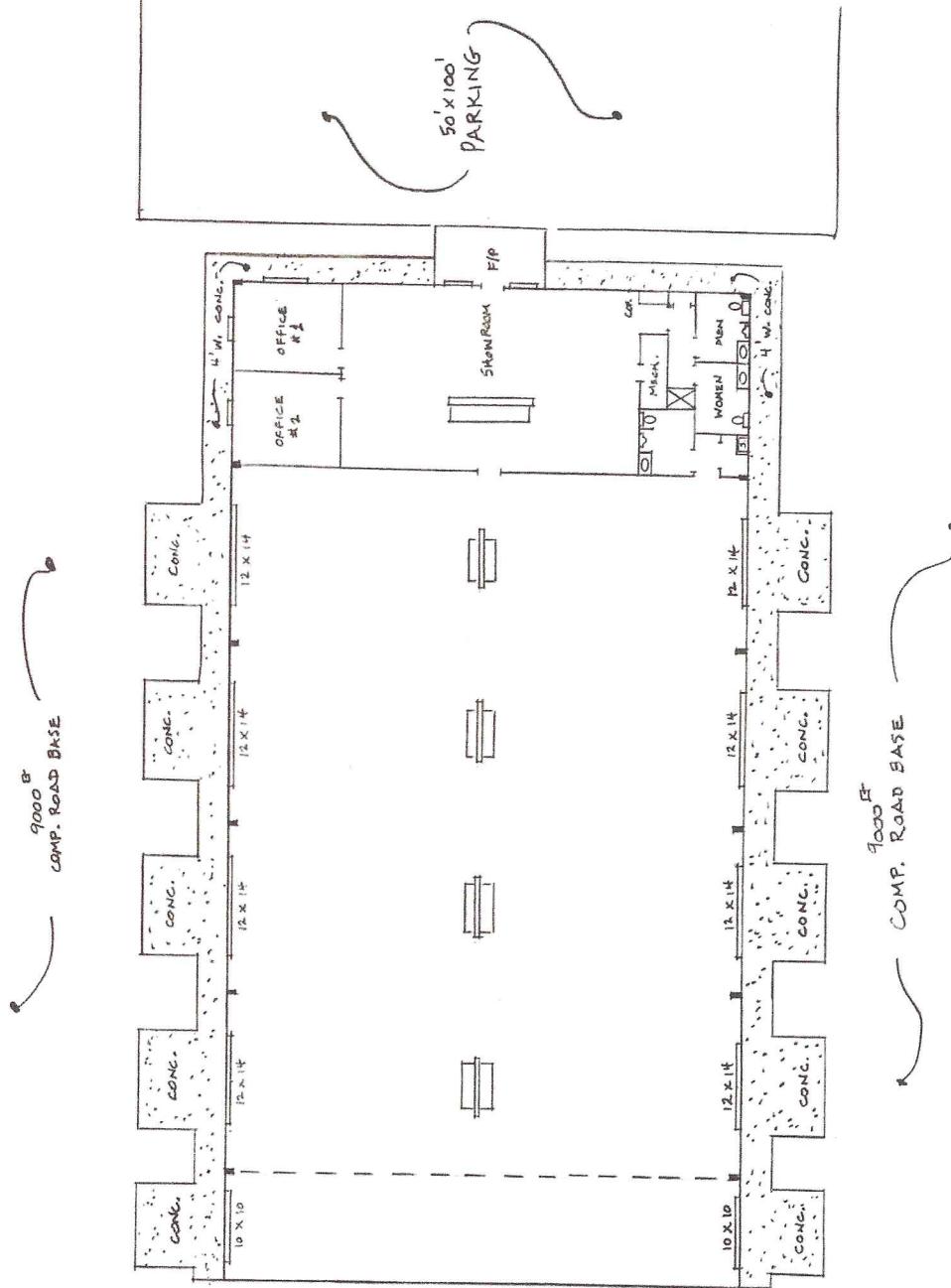
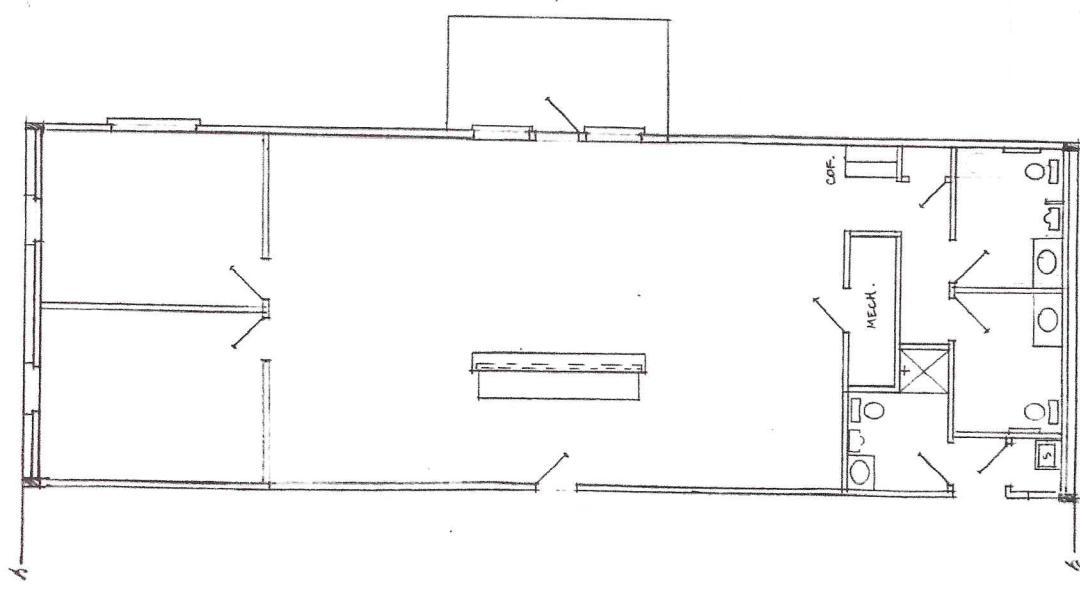
200' Notification Area
Subject Properties

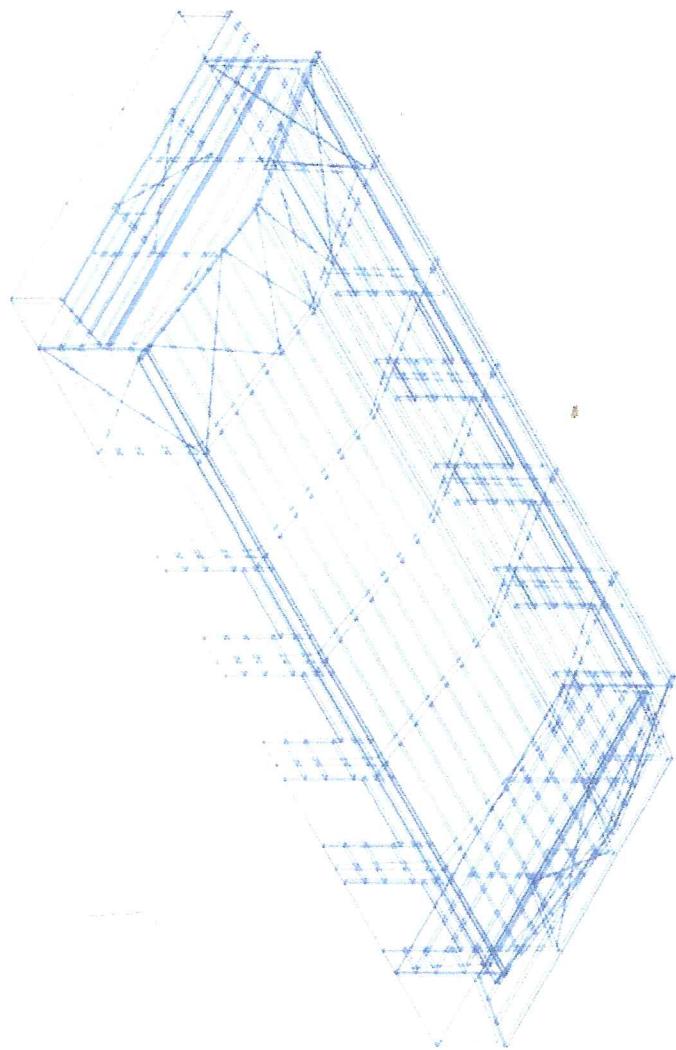


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**TO BE CONSIDERED BY THE
PLANNING AND ZONING COMMISSION
CITY OF KERRVILLE, TEXAS**



SUBJECT: Annexation, 318 Mae Drive (Case PZ-2022-6)

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-2 Medium Density Residential District the following parcels: part of Lot 8, Block 1, Valley View; and more commonly known as 318 Mae Drive N, Kerrville, TX 78028.

AGENDA DATE OF: March 3, 2022 **DATE**
SUBMITTED:

SUBMITTED BY: Drew Paxton

EXHIBITS: [PZ-2022-6-LocationMap.pdf](#)
[PZ-2022-6 - Annexation Petition.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 R-2 Medium Density Residential District the following parcels: part of Lot 8, Block 1, Valley View; and more commonly known as 318 Mae Drive N, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 13 letters on 12/21/2021 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 12/16/2021.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property and surrounding area are designated Neighborhood residential, which includes the primary land use of

single family homes. The adjacent properties are zoned R-2.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: N/A

Existing Land Uses: single family residential

Direction: North

Current Zoning: N/A (Kerr County)

Existing Land Uses: single family residential

Direction: South, East, and West

Current Zoning: R-2

Existing Land Uses: Single family residential

Thoroughfare Plan: The property has access to a local residential street.

Traffic Impact: No additional impact is anticipated.

Parking: Existing parking to remain, no additional impact anticipated.

Recommendation: Based on the consistency with the Kerrville 2050 Plan and the adjacent properties, staff recommends approval of the ordinance for annexation and recommends the R-2 zoning classification.

RECOMMENDED ACTION:

Approve the ordinance



Location Map

Case # PZ-2022-6

Location:
318 Mae Drive

Legend

200' Notification Area
Subject Properties



0 50 100 200

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.

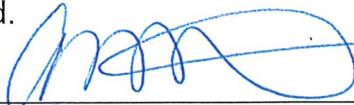
PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

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

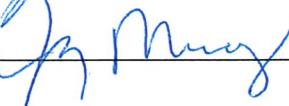
The undersigned owners of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby [if applicable: waive the requirement to be offered a development agreement pursuant to Section 43.016, and] petition your honorable Body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

VALLEY VIEW BLOCK 1 LOT 8 PT (see attached)

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: 

Signed: 

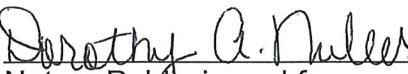
Signed: 

THE STATE OF TEXAS

COUNTY OF KERR

BEFORE ME, the undersigned authority, on this day personally appeared Amy Williams, Jesus Munoz, III, and Jezabel Munoz, 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 7th day of January, 2022,


Dorothy A. Miller
Notary Public in and for
Kerr County, Texas.

