



PLANNING AND ZONING COMMISSION AGENDA  
SEPTEMBER 1, 2022, 4:00 PM  
CITY HALL COUNCIL CHAMBERS  
701 MAIN STREET, KERRVILLE, TEXAS



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Planning and Zoning Commission

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**1 MINUTES**

1.A. Approval of Meeting Minutes from August 4, 2022 regular meeting.

Attachments:

[PZ Minutes\\_20220804\\_draft.pdf](#)

**2 CONSIDERATION AND FINAL ACTION**

**3 PUBLIC HEARING, CONSIDERATION & ACTION**

3.A. A request for a sign variance in accordance with Chapter 92, "Signs," Section 92-14, "Variances," of the City of Kerrville Code of Ordinances for Lot 5, Block 24, Brown Addition; and more commonly known as 715 Water Street. (Case No. 2022-047)

Attachments:

[2022-047\\_Sign Renderings.pdf](#)

[2022-047-LocationMap.pdf](#)

3.B. A resolution to allow a Conditional Use Permit for a short term rental on Lot 4-A, Block 1, Fair Oaks; and more commonly known as 1602 Quinlan Creek Dr N, Kerrville, TX 78028. (Case No. PZ-2022-39)

Attachments:

[PZ-2022-39-LocationMap.pdf](#)

[PZ-2022-39-site plan with parking.pdf](#)

3.C. A resolution to allow a Conditional Use Permit for a short term rental on 1.373 acres out of the Martinez Survey No. 124, Abstract 247; and more commonly known as 2101 Arcadia Loop S, Kerrville, TX 78028. (Case No. PZ-2022-40)

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Attachments:

[PZ-2022-40-LocationMap.pdf](#)

[PZ-2022-40-outdoor\\_parking plan\\_2101 arcadia loop\\_20220721.pdf](#)

[PZ-2022-40-ground floor\\_parking plan\\_2101 arcadia loop\\_20220721.pdf](#)

3.D. A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 10, Block A, Motley Hills; and more commonly known as 1701 Deer Trl N, Kerrville, TX 78028. (Case No. PZ-2022-41)

Attachments:

[PZ-2022-41-LocationMap.pdf](#)

[PZ-2022-41\\_site plan with parking.pdf](#)

3.E. A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 5 Colonial Manor 2; and more commonly known as 1425 Lois St N, Kerrville, TX 78028. (Case No. PZ-2022-42)

Attachments:

[PZ-2022-42-LocationMap.pdf](#)

[PZ-2022-42-Site Plan with Parking.pdf](#)

3.F. A resolution to allow a Conditional Use Permit for a Short term rental on Lot 6, Block 3, College Hills; and more commonly known as 2234 San Jacinto Dr N, Kerrville, TX 78028. (Case No. PZ-2022-44)

Attachments:

[PZ-2022-44-LocationMap.pdf](#)

[PZ-2022-44\\_Site Plan with Parking\\_2234 San Jacinto Dr.pdf](#)

3.G. A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 27, Block 33 Schreiner; and more commonly known as 130 Loop 13 S, Kerrville, TX 78028. (Case No. PZ-2022-45)

Attachments:

[PZ-2022-45-LocationMap.pdf](#)

[PZ-2022-45\\_Off-Street Parking.pdf](#)

[PZ-2022-45\\_Golden\\_opposed.pdf](#)

[PZ-2022-45\\_Mohnke\\_opposed.pdf](#)

[PZ-2022-45\\_Perrin\\_in favor.pdf](#)

3.H. A resolution to allow a Conditional Use Permit for a Short Term Rental on parts of Block 11, Lowry; and more commonly known as 309 Guadalupe St S, Kerrville, TX 78028. (Case No. PZ-2022-51)

Attachments:

[PZ-2022-51-LocationMap.pdf](#)

[PZ-2022-51\\_Site Plan with Parking\\_309 Guadalupe St.pdf](#)

3.I. A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 6, Block 1, Riverside; and more commonly known as 337 Guadalupe St S, Kerrville, TX 78028. (Case No. PZ-2022-52)

Attachments:

[PZ-2022-52-LocationMap.pdf](#)

[PZ-2022-52\\_Site Plan with Parking\\_337 Guadalupe St.pdf](#)

3.J. An ordinance to change the zoning from RE Residential Estate District to R-2 Medium Density Residential District on a 36.28 acre parcel being a portion of the Nathaniel Hoyt Survey No. 145, Abstract No. 178, being a portion of 168.47 acres according to the Special Warranty Deed with Vendor's Lien filed in Document No. 21-04751, Official Public Records of Kerr County, Texas; and more commonly known as 2601 Medina Hwy, Kerrville, TX 78028. (Case No. PZ-2022-43)

Attachments:

[PZ-2022-43-LocationMap.pdf](#)

#### **4 STAFF REPORT**

#### **5 EXECUTIVE SESSION**

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

#### **6 ADJOURNMENT**



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



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**SUBJECT:** Approval of Meeting Minutes from August 4, 2022 regular meeting.

**AGENDA DATE OF:** September 1, 2022    **DATE**  
**SUBMITTED:**

**SUBMITTED BY:** Steve Melander

**EXHIBITS:** [PZ Minutes\\_20220804\\_draft.pdf](#)

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**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

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**SUMMARY STATEMENT:**

**RECOMMENDED ACTION:**

Approve or approve with revisions.

**PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS  
AUGUST 4, 2022**

**COMMISSIONERS PRESENT:**

Jeff Harris  
Cliff Tuttle  
Abram Bueche  
Kevin Bernhard  
Mike Sigerman – Chair  
David Lipscomb – Vice Chair  
Tabor McMillan

**COMMISSIONERS ABSENT:**

None

**CITY CORE STAFF PRESENT:**

Drew Paxton  
Steve Melander  
Michael Hornes  
William Tatsch  
Zane Brown  
Brenda Hughes

**CALL TO ORDER**

Meeting called to order by Mike Sigerman at 4:00pm.

**1) MINUTES**

**1.A** Approval of Meeting Minutes from July 7, 2022 regular meeting.

PZ Minutes\_20220707\_draft.pdf

**1.B** Approval of Meeting Minutes from July 28, 2022 workshop.

PZ Workshop Minutes\_20220728.pdf

**1.C** Approval of Meeting Minutes from July 28, 2022 called meeting.

PZ Minutes\_20220728\_draft.pdf

Cliff Tuttle moved to approve all three sets of meeting minutes; Jeff Harris seconded the motion, and the motion carried 7-0.

**2) CONSIDERATION AND FINAL ACTION**

**2.A** A final plat for a subdivision containing 0.79 acres of land, more or less, out of Florentine Lara Survey No. 123, Abstract No. 225 in the City of Kerrville, Kerr County, Texas; comprising all of Lots 136, 137, 138, 139, 140, 141, 142 and 143 of The Meridian, a subdivision of Kerr County according to the plat of record in Volume 7, at pages 80-81 of the plat of records of Kerr County, Texas. (Case No. 2022-040)

[2022-040\\_Proposed Plat.pdf](#)

Drew Paxton presented the case.

Tabor McMillan moved to approve the plat; Kevin Bernhard seconded the motion, and the motion carried 7-0.

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

**3.A** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lots 23, 24, 25, and 26, Block 3, Riverhill TH 8 Addition; and more commonly known as 510 Preston Trail Loop E, Kerrville, TX 78028. (Case No. PZ-2022-38)

[PZ-2022-38-LocationMap.pdf](#)

[PZ-2022-38-site plan.pdf](#)

[PZ-2022-038\\_Stroud\\_opposed.pdf](#)

[PZ-2022-038\\_Stroud-Betty\\_opposed.pdf](#)

[PZ-2022-38\\_Maness\\_opposed.pdf](#)

[PZ-2022-38\\_Tilley\\_in favor.pdf](#)

[PZ-2022-38\\_Warnock\\_opposed.pdf](#)

[PZ-2022-038\\_Itschner\\_opposed.pdf](#)

[PZ-2022-38\\_Rinehart\\_opposed.pdf](#)

Drew Paxton presented the case.

Lisa McGehee was called to speak.

Open public hearing.

John Fleckenstein II was called to speak.

Terri Cody was called to speak.

Jerry Stroud was called to speak.

Rex Boyland was called to speak.

Milton Gabriel was called to speak.

Flora McLunn was called to speak.

Jeff Conrad was called to speak.

Close public hearing.

Jeff Harris was called to speak.

David Lipscomb was called to speak.

Abram Bueche was called to speak.

Tabor McMillan was called to speak.

Mike Sigerman was called to speak.

Jeff Harris moved to approve the resolution with the STR limited to the casita only; Abram Bueche seconded the motion, and the motion carried 7-0.

**3.B** An ordinance to change the zoning from R-3 Multifamily Residential to PI Public and Institutional on 7.1 acres out of Wallace Survey Number 113, Abstract 347; and more commonly known as 365 Clearwater Paseo Path, Kerrville, TX 78028. (Case No. PZ-2022-36)

PZ-2022-36-LocationMap.pdf

PZ-2022-36\_Cavalier\_opposed.pdf

Drew Paxton presented the case.

Open public hearing.

Close public hearing.

Cliff Tuttle moved to approve the ordinance; Jeff Harris seconded the motion, and the motion carried 7-0.

**3.C** An ordinance to change the zoning from C-2 Light Commercial to Planned Development District on Lot 3R and Lot 4R, Block 1, Langtry Addition; and more commonly known as 598 Yorktown Blvd N, Kerrville, TX 78028. (Case No. PZ-2022-37)

PZ-2022-37\_LocationMap.pdf

PZ-2022-37\_Concept Plan.pdf

PZ-2022-37\_Pickens\_Opposed.pdf

PZ-2022-37\_Steffen\_Opposed.pdf

Drew Paxton presented the case.

Vernan Young was called to speak.

Open public hearing.

Heriberto Lopez was called to speak.

David Cox was called to speak.

Denise LeMeilleur was called to speak.

Brian Burzynski was called to speak.

Michelle Burzynski was called to speak.

Laura Grace Hampton was called to speak.

Chuck Williams was called to speak.

Bruce Strake was called to speak.

Scott Eilers was called to speak.

Kevin Perryman was called to speak.

Close public hearing.

Tabor McMillan was called to speak.

Abram Bueche was called to speak.

David Lipscomb was called to speak.

Kevin Bernhard was called to speak.

Jeff Harris was called to speak.

Cliff Tuttle was called to speak.

Mike Sigerman was called to speak.

Cliff Tuttle made a motion to deny the ordinance; David Lipscomb seconded the motion, and the motion carried 7-0. This case was denied.

**3.D** An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of IM Industrial and Manufacturing on an 11.93 acre parcel comprised of approximately 8.93 acres out of the F. Rodriguez Survey No. 72, Abstract No. 280, and 2.99 acres out of the O.V. Robinson Survey No. 44, Abstract No. 282, part of a certain 172.58 acre tract described in Special Warranty Deed with Vendor's Lien, File No. 20-06214, Deed of Records of Kerr County, Texas; and more commonly known as 5269 HWY 27, Kerrville, TX 78028. (Case No. PZ-2022-34)

PZ-2022-34\_LocationMap.pdf

PZ-2022-34\_Ingram Survey.pdf

Drew Paxton presented the case.

Shane Cockerham was called to speak.

Drew Paxton presented additional case information.

Open public hearing.

Close public hearing.

Tabor McMillan moved to approve the ordinance; Kevin Bernhard seconded the motion, and the motion carried 7-0.

**3.E** 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 and amending the Land Use Table. (Case No. 2022-037)

Drew Paxton presented the case.

Open public hearing.

Terri Cody was called to speak.

Celeste Barker was called to speak.

Andrea Tinny was called to speak on behalf of Libba Maddry.

Tom Kent was called to speak.

Robin Perrin was called to speak.

Sarah Lewis was called to speak.

Jennifer Wise was called to speak.

Michael Killeen was called to speak.

William Tatsch was called to clarify why deed restrictions are not enforced by the City.

Mike Sigerman was called to speak.

Victoria Killeen was called to speak.

Nikki Caines was called to speak.

Karen Sides was called to speak.

Anna Ramirez was called to speak.

Bill White was called to speak.

Jack Hampton was called to speak.

Margaret Cross was called to speak.

Keri Wilt was called to speak.

Chuck Williams was called to speak.

Bruce Strake was called to speak.

Russell Nemky was called to speak.

Drew Paxton made a zoning clarification.

Roy Thompson was called to speak.

Close public hearing.

Kevin Bernhard was called to speak.

Jeff Harris was called to speak.

Cliff Tuttle was called to speak.

David Lipscomb was called to speak.

Abram Bueche was called to speak.

Tabor McMillan was called to speak.

Mike Sigerman was called to speak.

Michael Hornes was called to speak.

General discussion occurred.

Cliff Tuttle made a motion to approve the ordinance subject to modification of the buffer radius for R-1A to make it less restrictive; David Lipscomb seconded the motion, and the motion carried 6-0. Kevin Bernhard opposed.

**4) STAFF REPORT**

Next meeting September 1, 2022.

**5) EXECUTIVE SESSION**

None.

**6) ADJOURNMENT**

Meeting adjourned at 7:13pm by Mike Sigerman.

Submitted by:

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Steve Melander - Planning

Approved by:

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Mike Sigerman - Chair

Approval date: \_\_\_\_\_



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



**SUBJECT:** A request for a sign variance in accordance with Chapter 92, "Signs," Section 92-14, "Variances," of the City of Kerrville Code of Ordinances for Lot 5, Block 24, Brown Addition; and more commonly known as 715 Water Street. (Case No. 2022-047)

**AGENDA DATE OF:** September 1, 2022      **DATE SUBMITTED:**

**SUBMITTED BY:** Drew Paxton

**EXHIBITS:** [2022-047\\_Sign Renderings.pdf](#)  
[2022-047-LocationMap.pdf](#)

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**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

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**SUMMARY STATEMENT:**

A request for a sign variance in accordance with Chapter 92, "Signs," Section 92-14, "Variances," of the City of Kerrville Code of Ordinances for Lot 5, Block 24, Brown Addition; and more commonly known as 715 Water Street.

**Procedural Requirements**

The City, in accordance with state law, mailed 10 letters on 8/18/2022 to property owners located within 200 feet of the subject property. The City published a similar notice in the Kerrville Daily Times on 8/11/2022.

At the time of drafting this Agenda Bill, no comments had been received.

The Arcadia Live, tenant of the property at 715 Water Street, has requested to place a canopy roof sign on the building. This sign is a marquee-style sign with a changeable copy

to advertise upcoming events at the theater.

Evaluation criteria.

(1) The Commission must use the following criteria when considering variances to this chapter and no variance may be granted until it makes the following findings whether collectively :

a. That there are exceptional circumstances or conditions applicable to the property on which the application is made related to size, shape, area, topography, surrounding condition(s) or location that do not apply generally to other property in the same area and/or the same zoning district;

The variance request has been made based on the specific regulations for Canopy Roof Signs. This property is used in combination with the main theater on the adjacent property. As with many of the buildings downtown, signage is limited based on the location and size of the buildings. This particular space has an option for a canopy roof sign.

b. That exceptional circumstances or conditions are such that literal enforcement of the provisions of this chapter would result in an unnecessary hardship inconsistent with the general purpose and intent of this chapter;

The literal enforcement of the sign code creates an unnecessary hardship. The property, being used in conjunction with the adjacent parcel (Arcadia Live Theater) does not need a primary identification and the type of sign available on the building is limited to primary identification only.

c. That the granting of such variance will not be contrary to the public interest, materially detrimental to the public welfare, or injurious to the property or improvements in the zoning district or area in which the property is located;

The request is not contrary to the public interest nor a detriment to the public welfare or area.

d. That the granting of such variance will not be contrary to the objectives and principles contained in the City's comprehensive plan;

The sign code was reviewed in 2019 as a result of some action items of the Kerrville 2050 Plan. This type of situation was not specifically addressed.

e. That the variance to be granted is the minimum variance that will relieve the proven hardship;

The request is the minimum necessary to relieve the hardship created by the code.

f. That the variance is not being granted to relieve the applicant of conditions or circumstances:

1. Which are not inherent in the property itself, but are the result of the use or development of the property;

The variance request is not based on the land use of the property; theater and associated spaces.

2. Which are caused by a division of land on or after June 16, 1997, other than a division of land resulting from the sale of a property interest to a governmental entity, which division of land caused the property to be unusable for any reasonable development under the existing regulations; or

N/A. The request is not based on the subdivision of the land.

3. Which were otherwise self-imposed by the present or a previous owner;

The request is not based on any self-imposed circumstances.

g. That the variance is not grounded solely upon the opportunity to make the property more profitable or to reduce expense to the current or any future owner;

The request does not make the property any more valuable or profitable.

h. That the variance would not modify or effectively repeal any development or use regulations set forth in a conditional use permit or an ordinance or resolution adopting a development site plan or establishing a special use district or planned development district which are in addition to the generally applicable use and development regulations set forth in the City's zoning code; and

The request could be considered to modify the regulations within the sign code by allowing a property to have two signs where it would not be allowed otherwise.

i. That the variance would only affect a specific sign and is not of such a general nature as to effectively constitute a change in zoning.

The request does not constitute a zoning change and only affects these specific signs.

(2) No variance may be granted for signs that are listed as a prohibited sign.

The signs are not otherwise prohibited by the sign code.

**RECOMMENDED ACTION:**

Approve the sign variance.





## Location Map

Case # 2022-047

Location:  
715 Water St E

### 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.



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



**SUBJECT:** A resolution to allow a Conditional Use Permit for a short term rental on Lot 4-A, Block 1, Fair Oaks; and more commonly known as 1602 Quinlan Creek Dr N, Kerrville, TX 78028. (Case No. PZ-2022-39)

**AGENDA DATE OF:** September 1, 2022    **DATE**  
**SUBMITTED:**

**SUBMITTED BY:** Steve Melander

**EXHIBITS:** [PZ-2022-39-LocationMap.pdf](#)  
[PZ-2022-39-site plan with parking.pdf](#)

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**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

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**SUMMARY STATEMENT:**

A resolution to allow a Conditional Use Permit for a short term rental on Lot 4-A, Block 1, Fair Oaks; and more commonly known as 1602 Quinlan Creek Dr N, Kerrville, TX 78028. (Case No. PZ-2022-39)

**Procedural Requirements**

The City, in accordance with state law, mailed 11 letters on 8/18/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 8/11/2022.

**Staff Analysis and Recommendation**

**Adjacent Zoning and Land Uses:**

**Subject Property**

Current Zoning: R-1

Existing Land Use: Residential

Direction: North, South, & East

Current Zoning: R-2

Existing Land Uses: Residential

Direction: West

Current Zoning: PI

Existing Land Uses: Golf course

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding area are 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 1 bedroom and no onsite manager so 2 off-street parking spaces are required. The applicant has identified 5 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.

Recommendation:

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

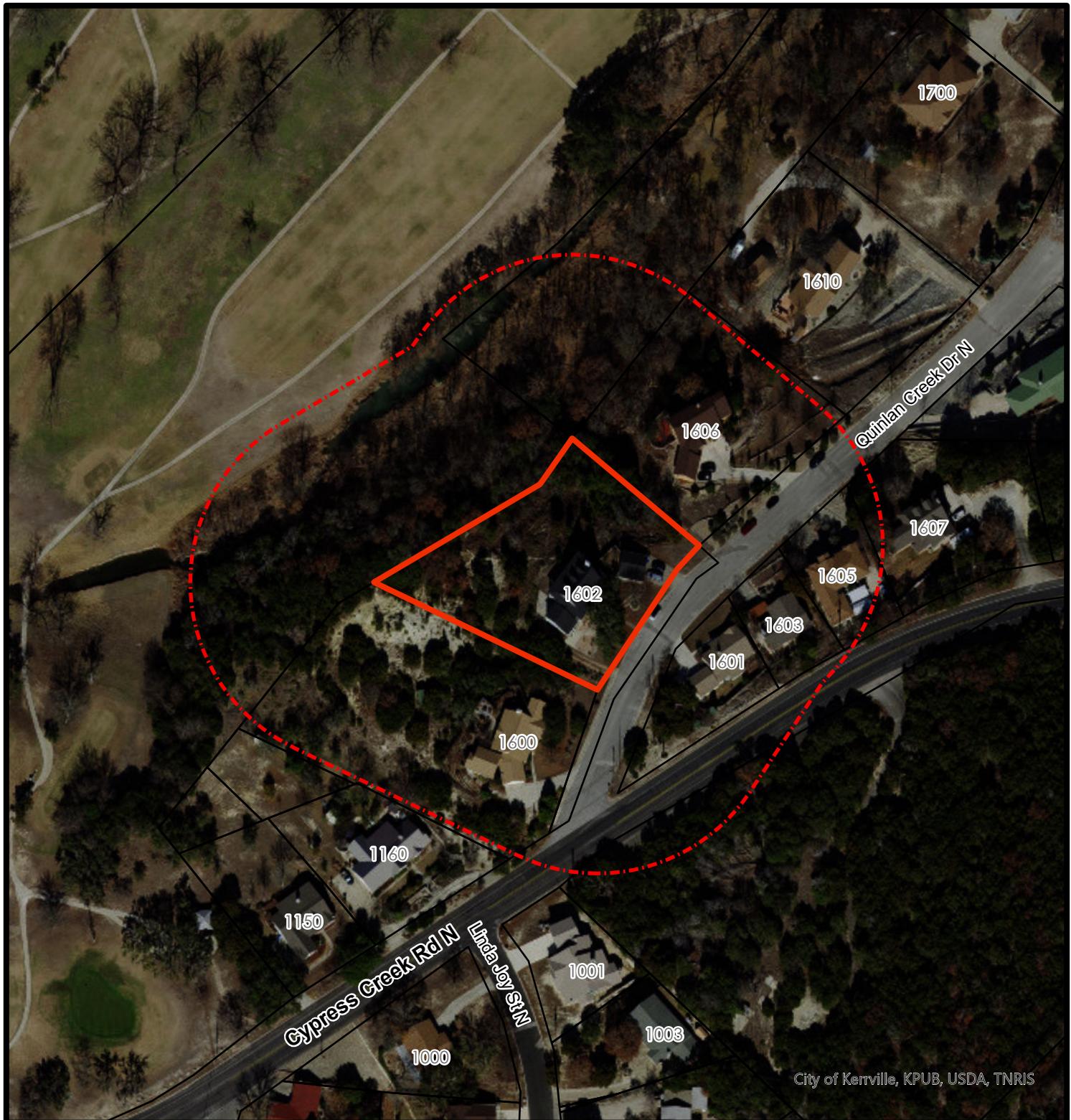
E. Minimum Off-Street Parking: One space per bedroom, plus parking required for the manager, if living off-site.

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-2022-039**

**Location:**  
**1602 Quinlan Creek Dr**

**Legend**  
200' Notification Area  
Subject Properties



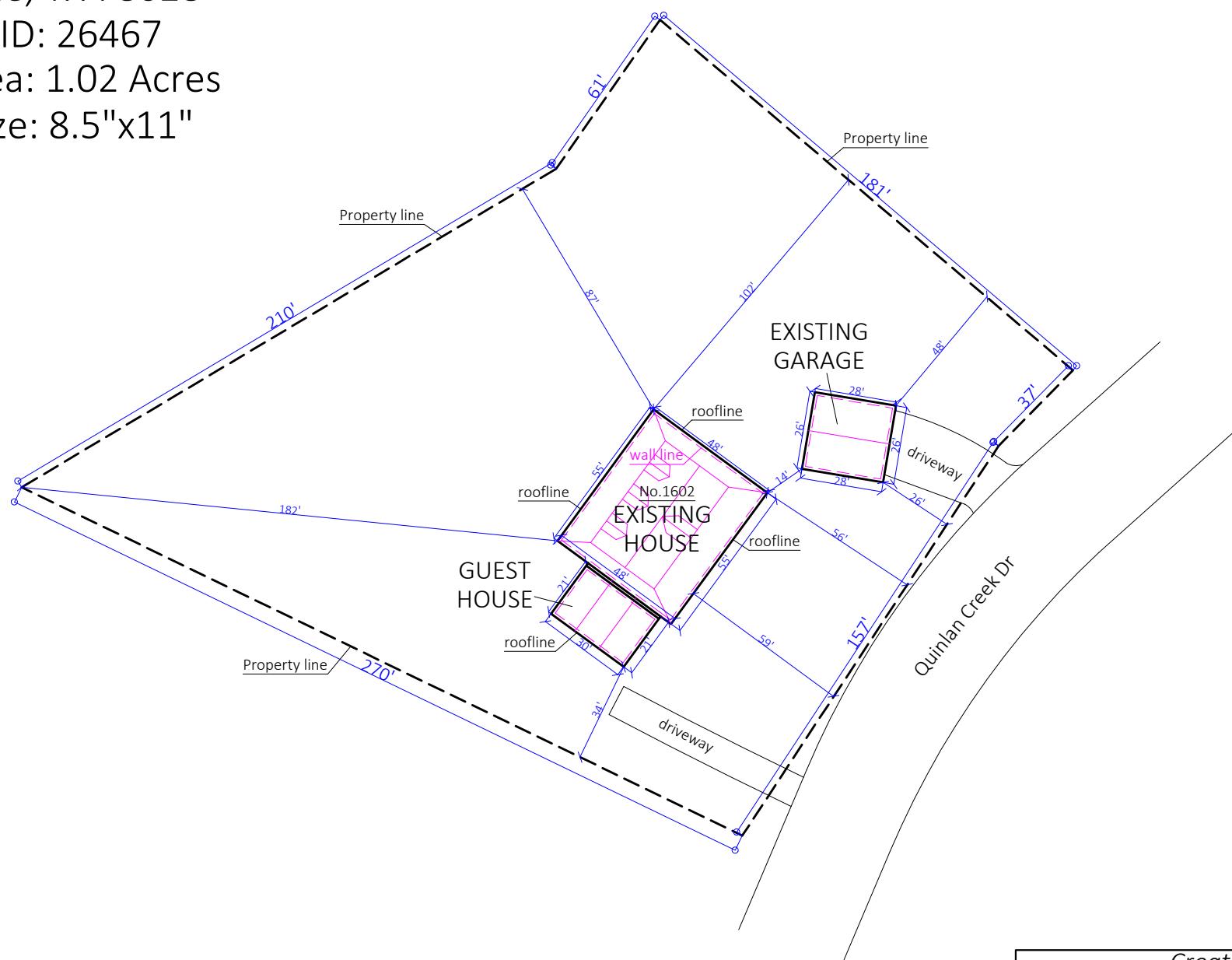
0 50 100 200

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.

# SITE PLAN

1602 Quinlan Creek Dr  
Kerrville, TX 78028  
Parcel ID: 26467  
Lot area: 1.02 Acres  
Plot Size: 8.5"x11"



Created by:



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



**SUBJECT:** A resolution to allow a Conditional Use Permit for a short term rental on 1.373 acres out of the Martinez Survey No. 124, Abstract 247; and more commonly known as 2101 Arcadia Loop S, Kerrville, TX 78028. (Case No. PZ-2022-40)

**AGENDA DATE OF:** September 1, 2022      **DATE  
SUBMITTED:**

**SUBMITTED BY:** Steve Melander

**EXHIBITS:** [PZ-2022-40-LocationMap.pdf](#)

[PZ-2022-40-outdoor\\_parking plan\\_2101 arcadia loop\\_20220721.pdf](#)

[PZ-2022-40-ground floor\\_parking plan\\_2101 arcadia loop\\_20220721.pdf](#)

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**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

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**SUMMARY STATEMENT:**

A resolution to allow a Conditional Use Permit for a short term rental on 1.373 acres out of the Martinez Survey No. 124, Abstract 247; and more commonly known as 2101 Arcadia Loop S, Kerrville, TX 78028. (Case No. PZ-2022-40)

**Procedural Requirements**

The City, in accordance with state law, mailed 11 letters on 8/18/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 8/11/2022.

**Staff Analysis and Recommendation**

**Adjacent Zoning and Land Uses:**

Subject Property

Current Zoning: R-2

Existing Land Use: Residential

Direction: North, South, East, & West

Current Zoning: R-2

Existing Land Uses: Residential

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding area are 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 4 bedrooms and no onsite manager so 5 off-street parking spaces are required. The applicant has identified 9 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.

Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, and there are amenities in close proximity to this proposed Short Term Rental location, staff recommends approval with consideration and inclusion of the following 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 two hours 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-2022-040

Location:  
2101 Arcadia Loop

### 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.



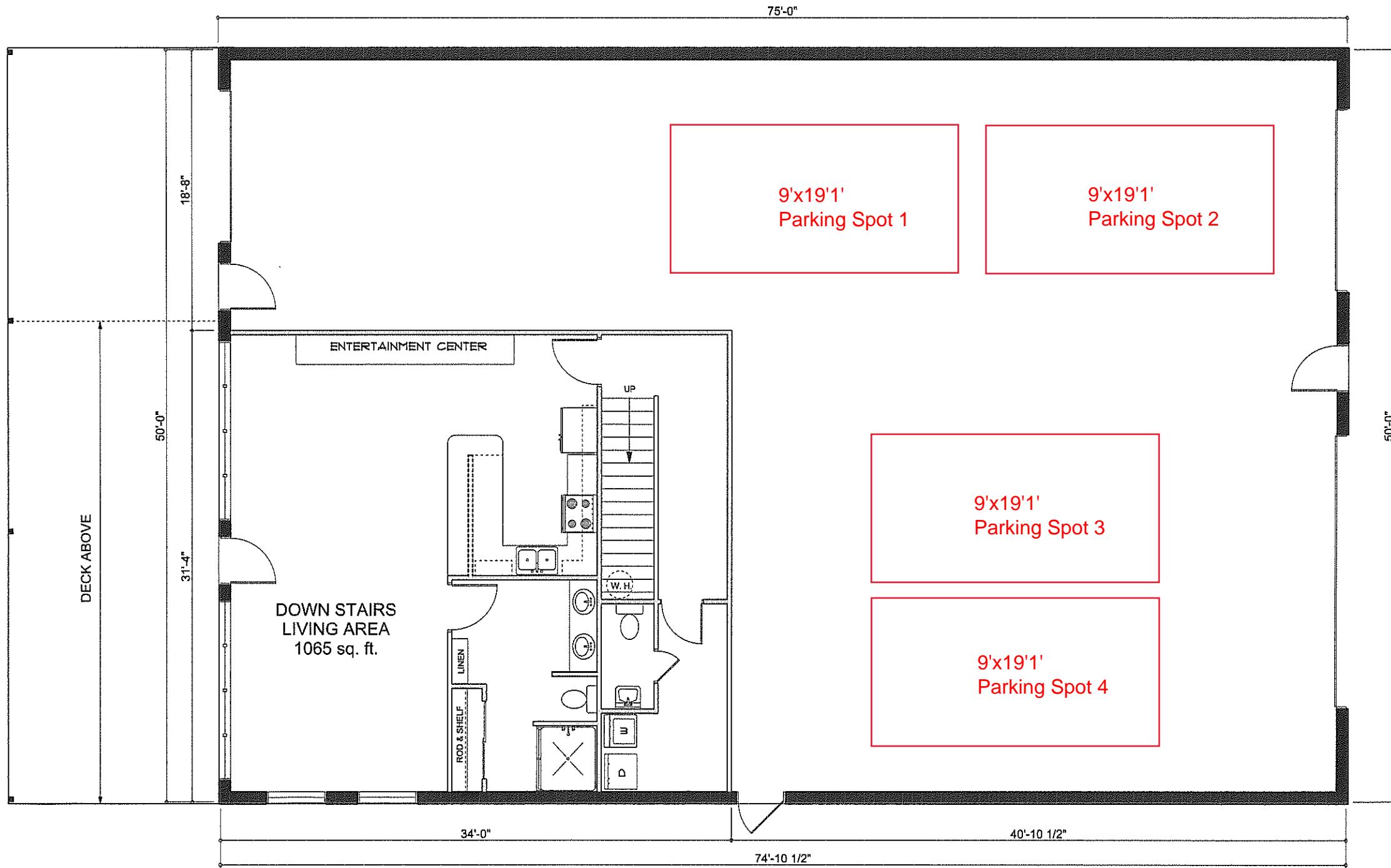
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**TO BE CONSIDERED BY THE  
PLANNING AND ZONING COMMISSION  
CITY OF KERRVILLE, TEXAS**



**SUBJECT:** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 10, Block A, Motley Hills; and more commonly known as 1701 Deer Trl N, Kerrville, TX 78028. (Case No. PZ-2022-41)

**AGENDA DATE OF:** September 1, 2022    **DATE**  
**SUBMITTED:**

**SUBMITTED BY:** Steve Melander

**EXHIBITS:** [PZ-2022-41-LocationMap.pdf](#)  
[PZ-2022-41\\_site plan with parking.pdf](#)

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**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

---

**SUMMARY STATEMENT:**

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 10, Block A, Motley Hills; and more commonly known as 1701 Deer Trl N, Kerrville, TX 78028. (Case No. PZ-2022-41)

**Procedural Requirements**

The City, in accordance with state law, mailed 24 letters on 8/18/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 8/11/2022.

**Staff Analysis and Recommendation**

**Adjacent Zoning and Land Uses:**

**Subject Property**

Current Zoning: R-1

Existing Land Use: Residential

Direction: North, South, East, & West

Current Zoning: R-1

Existing Land Uses: Residential

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding area are 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 3 bedrooms and no onsite manager so 4 off-street parking spaces are required. The applicant has identified 4 potential/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.

Recommendation:

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

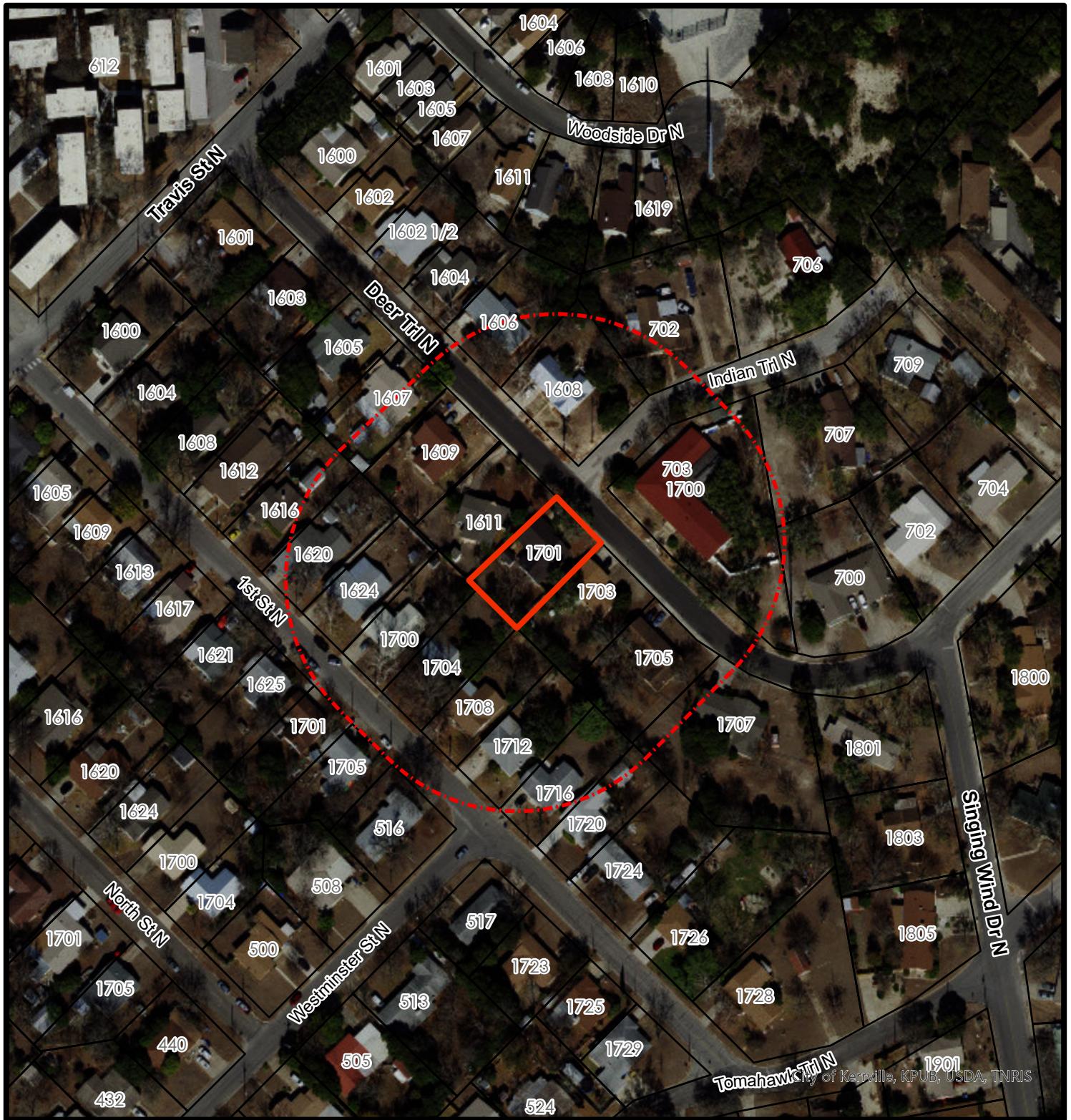
F. Maximum Occupancy: The maximum occupancy for any Short Term Rental is ten

(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-2022-041

Location:  
1701 Deer Trl

### 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.

1701 Deer Trail Kerrville, TX  
(T&M Properties, Inc)  
3B/3B Home

N. Parks, Pres

# Cakes-Drive

UNMARKED POINT BEARS 0.29 FT.  
N49°34'17" W FROM A THREE-WAY  
FENCE CORNERPOST

LOT NO. 11  
(N44°51'E 125.69')  
(N44°47'27"E 125.09')  
10.5'  
25'

WOODEN DECK

ST. PUBLIC UTILITY  
EASEMENT, BY PLAT

MASSIVE VENeer RESIDENCE

25.6

DEER  
TRAIL  
ASPHALT PAVEMENT WITH CONCRETE CURBS

INDIAN  
TRAIL  
ASPHALT PAVEMENT WITH CONCRETE CURBS

CONCRETE WALK  
W/W  
(S45°38'51"E 70.09')  
(S45°38'51"E 70.09')

10.9'  
25' BUILDING LINE BY PLAT

UNMARKED POINT BEARS 0.79' N49°32'51" W FROM  
A FOUND 3/8" IRON STAKE

LOT NO. 9

LOT NO. 8

RICHARDS PARK ADDITION  
VOLUME 1 PAGE 32, PLAT RECORDS

LOT NO. 10

UNMARKED POINT BEARS 2.39 FT.  
N78°10'21" W FROM A THREE-WAY  
FENCE CORNERPOST

NOTE: PUBLIC UTILITY EASEMENT AND BUILDING  
LINE AS ESTABLISHED BY SUBDIVISION  
PLAT, VOLUME 2 PAGE 82,  
PLAT RECORDS

NOTE: DEER TRAIL & INDIAN TRAIL ARE PUBLIC  
STREETS AS DEDICATED BY SUBDIVISION  
PLAT, VOLUME 2 PAGE 82, PLAT RECORDS

I hereby certify that this plat is an accurate representation of the property shown and described herein as determined by a survey made on the ground under my direction and supervision, that all property corners are marked as shown, that this plat correctly shows the location of easements, building set-backs, and other matters of record contained in the Title Commitment referenced below, and that there are no visible easements, encroachments, conflicts, or protrusions, other than fences, apparent or known to me to be on the property, except as shown herein. (Bearing basis = True north based on GPS observations)

Title Company: Kerr County Abstract & Title Company  
1000 S. Main Street, Suite 200, Kerrville, Texas 78027-2812

Commitment: CP-NR-42399 issued December 27, 2019

Date Surveyed: December 9, 2019

Dated this 31st day

Don W. Voelkel  
Registered Professional Land Surveyor No. 3990



EXCEPTIONS FROM TITLE COMMITMENT:  
EASEMENT TO TEXAS PUBLIC UTILITIES COMPANY; AUGUST 17, 1926; VOLUME 45 PAGE 387, DEED RECORDS  
EASEMENT TO TEXAS PUBLIC UTILITIES COMPANY; FEBRUARY 6, 1930; VOLUME 51 PAGE 455, DEED RECORDS  
EASEMENT TO LCR; MAY 14, 1948; VOLUME 1 PAGE 90,  
EASEMENT RECORDS; DOES NOT AFFECT LOT 10  
BLANKET EASEMENT TO LONE STAR GAS COMPANY; AUGUST 3, 1950; VOLUME 1 PAGE 390, EASEMENT RECORDS

SURVEY PLAT FOR LOT NO. 10, BLOCK "A" OF  
MOTLEY HILLS SECTION 1, A SUBDIVISION OF  
RECORD IN VOLUME 2 AT PAGE 82 OF THE  
PLAT RECORDS OF KERR COUNTY, TEXAS  
DECEMBER 2019

The logo for Voelkel Land Surveying, PLLC. It features the company name in a stylized, bold font where the 'V' and 'O' are interconnected. Below the name, the words 'LAND SURVEYING, PLLC' are written in a smaller, all-caps font. At the bottom, there is a small rectangular box containing the address '312 CLAY STREET, KERRVILLE, TEXAS 78028-3313' and the phone number '830-237-5133'. To the right of the address box, there is a small box with the text 'FIRM REGISTRATION NO. 100328-00'. To the right of the phone number box, there is a small box with the text 'DATE DEC. 2019', 'JOB NO. V-19-5139', 'BY DAV', and 'PAGES 0'.



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



**SUBJECT:** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 5 Colonial Manor 2; and more commonly known as 1425 Lois St N, Kerrville, TX 78028. (Case No. PZ-2022-42)

**AGENDA DATE OF:** September 1, 2022    **DATE**  
**SUBMITTED:**

**SUBMITTED BY:** Steve Melander

**EXHIBITS:** [PZ-2022-42-LocationMap.pdf](#)  
[PZ-2022-42-Site Plan with Parking.pdf](#)

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**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

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**SUMMARY STATEMENT:**

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 5 Colonial Manor 2; and more commonly known as 1425 Lois St N, Kerrville, TX 78028. (Case No. PZ-2022-42)

**Procedural Requirements**

The City, in accordance with state law, mailed 17 letters on 8/18/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 8/11/2022.

**Staff Analysis and Recommendation**

**Adjacent Zoning and Land Uses:**

**Subject Property**

Current Zoning: R-1

Existing Land Use: Residential

Direction: North

Current Zoning: R-2

Existing Land Uses: Residential

Direction: South

Current Zoning: PI

Existing Land Uses: Water tank

Direction: East & West

Current Zoning: R-1

Existing Land Uses: Residential

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding area are 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 3 bedrooms and no onsite manager so 4 off-street parking spaces are required. The applicant has identified 4 available off-street parking spaces, two in the garage and two in the driveway, 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.

Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, and there are amenities in close proximity to this proposed Short Term Rental location, staff recommends approval with consideration and inclusion of the following 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 two hours 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-2022-042**

## Location: 1425 Lois St

## Legend

## **200' Notification Area Subject Properties**



0 50 100 200

Scale In Feet

4

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# COLONIAL MANOR SECTION 2.

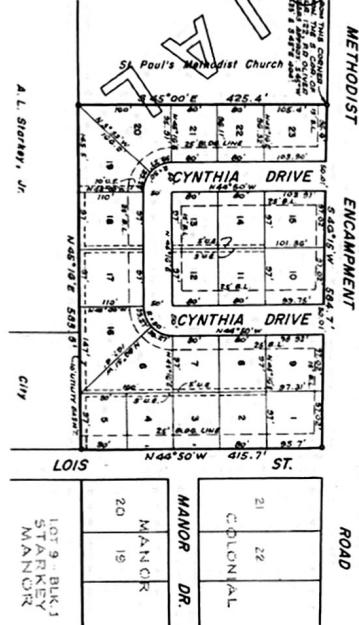
C  
N  
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T

STATE OF TEXAS:  
COUNTY OF KERR:  
That I, Margaret Johnson, President of and attorney in fact for K-ANN, Inc., hereby certify that K-ANN, Inc., as the owner of the property shown and described herein, adopts this plan of subdivision with free consent, establishes the minimum building requirements, and dedicates all streets to public use and all easements to use as noted. This the 22nd day of June, 1963.

*Margaret Johnson*  
ATTORNEY IN FACT FOR K-ANN, INC.

BEING A SUBDIVISION OF 5.61 ACRES OUT OF THE  
P.R. OLIVER SURVEY NO. 122, A-265, AND ADDITION  
TO THE CITY OF KERRVILLE, KERR COUNTY, TEXAS.  
K-ANN, Inc. - 215 HARPER RD, KERRVILLE, TEXAS - OWNER  
W. W. CARSON, JR. - Registered Professional Engineer  
Scale: 1" = 100'      October, 1963

Graphic Scale  
100' 0" 0" 50' 0" 40' 0"



## METHODIST ENCAMPMENT

## ROAD

*Margaret Johnson*  
ATTORNEY IN FACT FOR K-ANN, INC.

STATE OF TEXAS:  
COUNTY OF KERR:  
I, W.W. Carson, Jr., Registered Professional Engineer, do hereby certify that this is an actual and accurate survey of the herein named land and that all of the boundaries, as shown, in addition to the stakes or other markers, have been property placed under supervision, in accordance with the Subdivision Ordinance of the City of Kerrville, Texas. This the 22nd day of June, 1963.

*W.W. Carson, Jr.*  
REGISTERED PROFESSIONAL ENGINEER

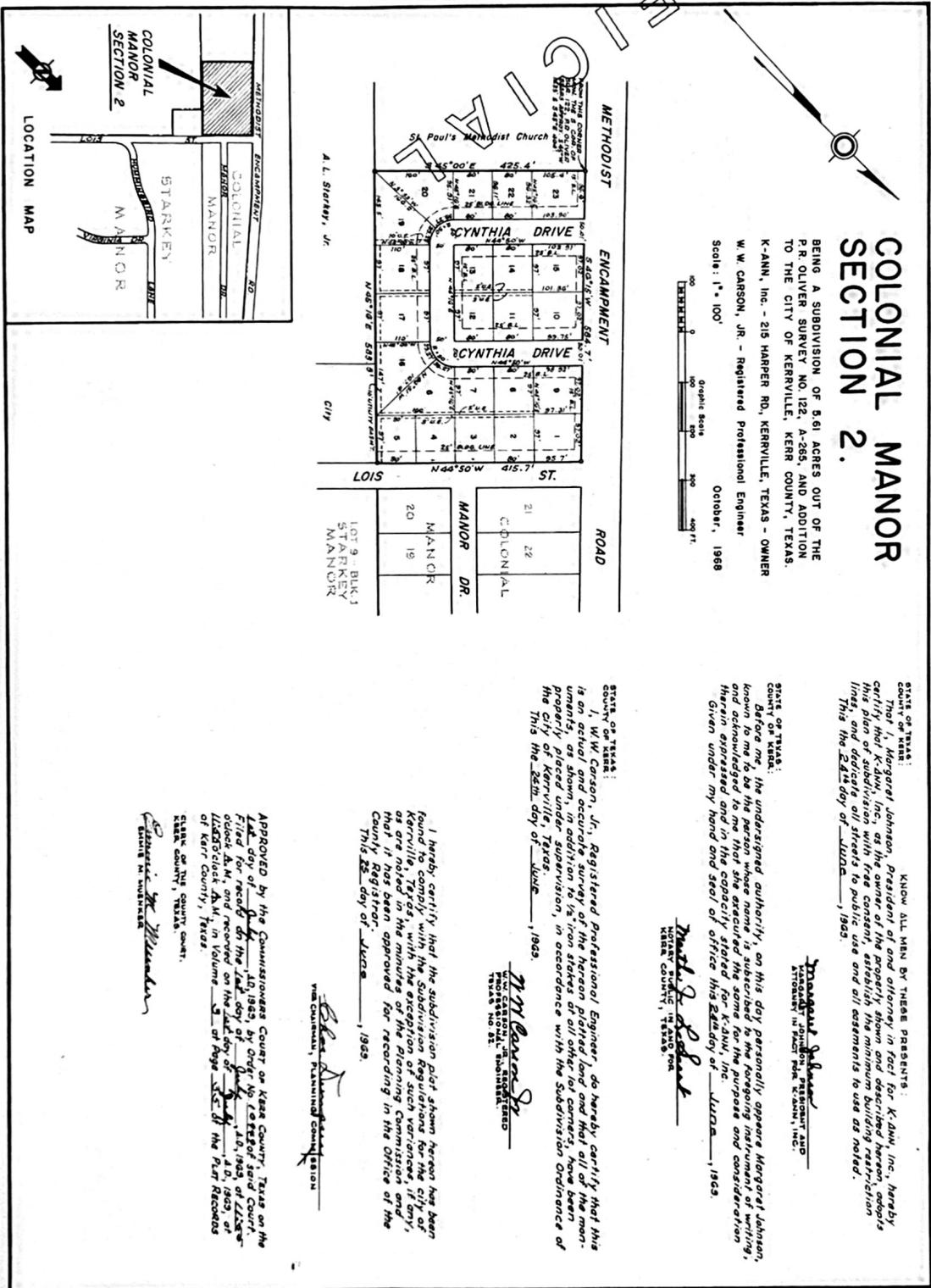
I hereby certify that the subdivision plan shown herein has been found to comply with the Subdivision Regulations for the City of Kerrville, Texas, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Registrar. This 22 day of June, 1963.

*Bob A. Starnes*  
Vice Chairman, Planning Commission

APPROVED by the Commissioners Court of Kerr County, Texas on the 22nd day of June, 1963, on Order of the Board of Zoning Appeals, for record on the 22nd day of June, 1963, of the Minutes of the Board of Zoning Appeals, Volume 3, Page 35, of the Kerr County, Texas, Clerk of the County Court.

*Bob A. Starnes*  
Building Inspector

LOCATION MAP





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



**SUBJECT:** A resolution to allow a Conditional Use Permit for a Short term rental on Lot 6, Block 3, College Hills; and more commonly known as 2234 San Jacinto Dr N, Kerrville, TX 78028. (Case No. PZ-2022-44)

**AGENDA DATE OF:** September 1, 2022    **DATE**  
**SUBMITTED:**

**SUBMITTED BY:** Steve Melander

**EXHIBITS:** [PZ-2022-44-LocationMap.pdf](#)  
[PZ-2022-44\\_Site Plan with Parking\\_2234 San Jacinto Dr.pdf](#)

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**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

---

**SUMMARY STATEMENT:**

A resolution to allow a Conditional Use Permit for a Short term rental on Lot 6, Block 3, College Hills; and more commonly known as 2234 San Jacinto Dr N, Kerrville, TX 78028. (Case No. PZ-2022-44)

**Procedural Requirements**

The City, in accordance with state law, mailed 25 letters on 8/18/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 8/11/2022.

**Staff Analysis and Recommendation**

**Adjacent Zoning and Land Uses:**

**Subject Property**

Current Zoning: R-1

Existing Land Use: Residential

Direction: North, South, East, & West

Current Zoning: R-1

Existing Land Uses: Residential

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding area are 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 5 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.

Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, and there are amenities in close proximity to this proposed Short Term Rental location, staff recommends approval with consideration and inclusion of the following 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 two hours 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-2022-044

Location:  
2234 San Jacinto Dr

### Legend

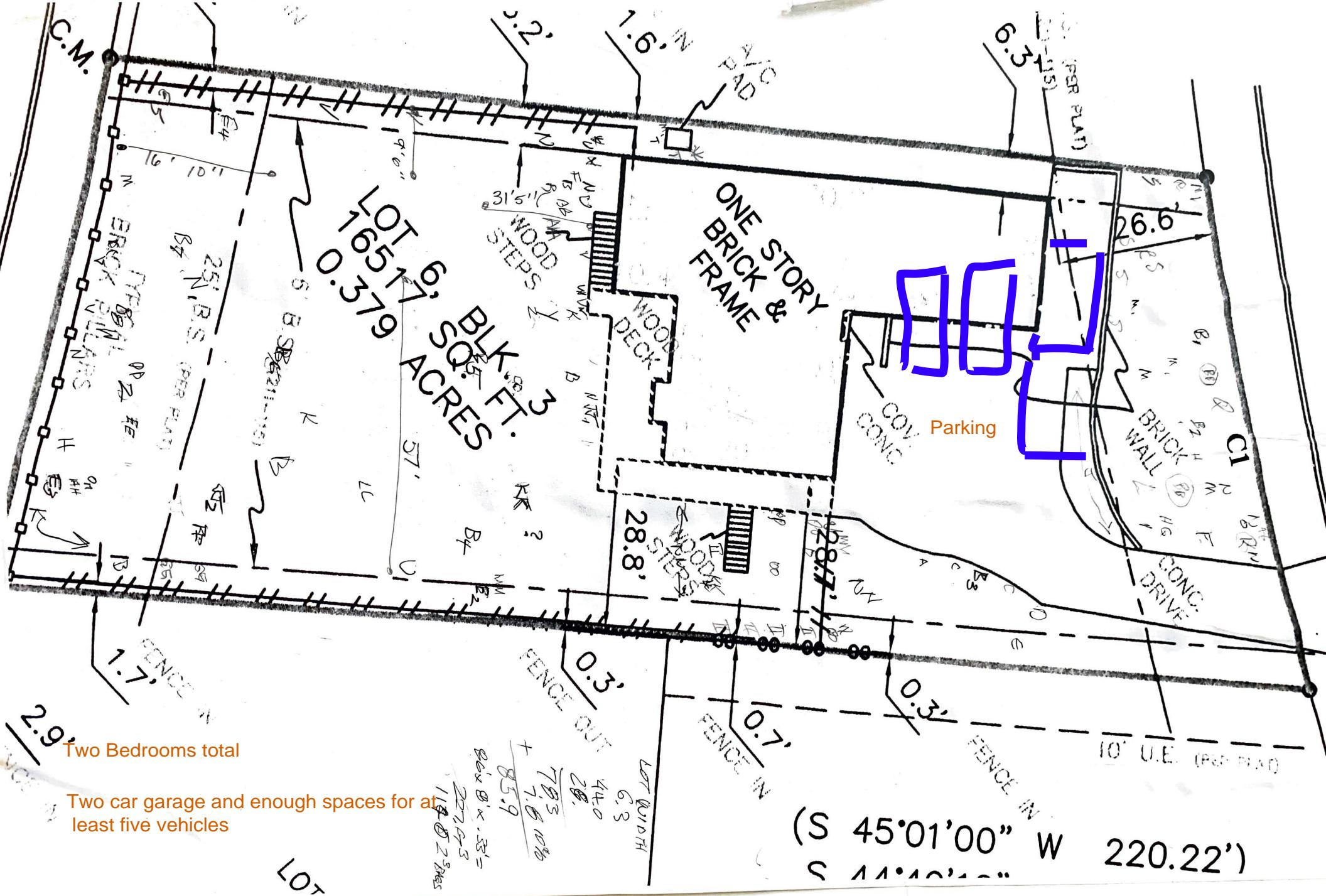
200' Notification Area  
Subject Properties



0 50 100 200

Scale In Feet

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



**SUBJECT:** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 27, Block 33 Schreiner; and more commonly known as 130 Loop 13 S, Kerrville, TX 78028. (Case No. PZ-2022-45)

**AGENDA DATE OF:** September 1, 2022    **DATE**  
**SUBMITTED:**

**SUBMITTED BY:** Steve Melander

**EXHIBITS:** [PZ-2022-45-LocationMap.pdf](#)  
[PZ-2022-45\\_Off-Street Parking.pdf](#)  
[PZ-2022-45\\_Golden\\_opposed.pdf](#)  
[PZ-2022-45\\_Mohnke\\_opposed.pdf](#)  
[PZ-2022-45\\_Perrin\\_in favor.pdf](#)

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**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

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**SUMMARY STATEMENT:**

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 27, Block 33 Schreiner; and more commonly known as 130 Loop 13 S, Kerrville, TX 78028. (Case No. PZ-2022-45)

**Procedural Requirements**

The City, in accordance with state law, mailed 18 letters on 8/18/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 8/11/2022.

**Staff Analysis and Recommendation**

**Adjacent Zoning and Land Uses:**

Subject Property

Current Zoning: R-1

Existing Land Use: Residential

Direction: North

Current Zoning: R-1

Existing Land Uses: Residential

Direction: South

Current Zoning: PI

Existing Land Uses: Tranquility Island/Guadalupe River

Direction: East & West

Current Zoning: R-1

Existing Land Uses: Residential

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding area are designated as Downtown.

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 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.

Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, and there are amenities in close proximity to this proposed Short Term Rental location, staff recommends approval with consideration and inclusion of the following 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 two hours 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-2022-045

Location:  
130 Loop 13

Legend  
200' Notification Area  
Subject Properties



0 50 100 200

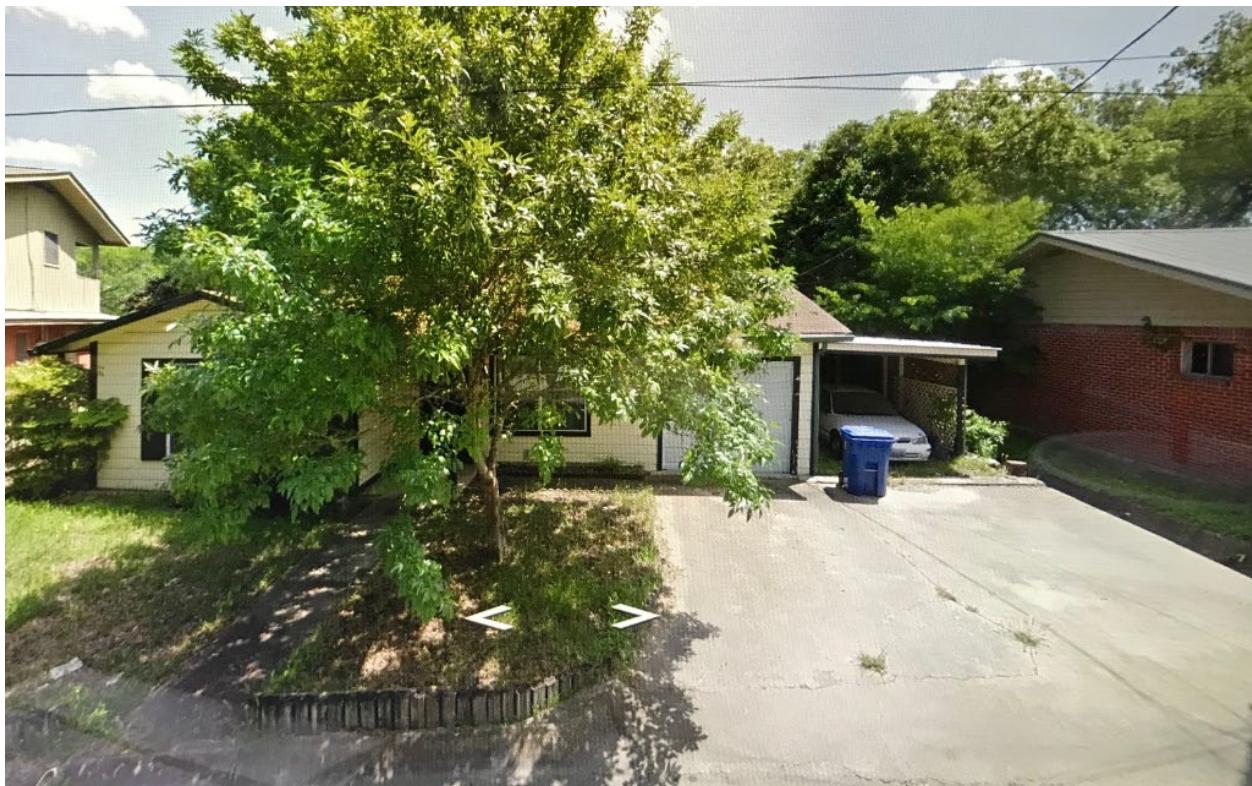
Scale In Feet

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Case PZ-2022-45

130 Loop 13

Parking: Carport, Garage, Driveway



**From:** [Teresa Golden](#)  
**To:** [Planning Division](#)  
**Subject:** Case Pz-2022-45  
**Date:** Tuesday, August 23, 2022 4:59:27 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.

I am Teresa Golden residing at 121 Loop 13 in Kerrville TX. I am in opposition to the proposal for 130 Loop 13. There is already an unpermitted airbandb at 132 Loop 13, and a sober house at 134 Loop 13. Our quiet neighborhood has been disrupted by these businesses and we have a very narrow street with limited parking. Not happy. Thank you for your consideration. Teresa Golden  
Sent from my iPhone

9/1/22 4:00 pm

My name is Steve Mohnke

I live @ 128 Loop 13 Kerrville

CASE # PZ-2022-45

I am opposed to having a second  
B & B next to me for various  
reasons

thanks

Steve Mohnke

128 Loop 13  
Kerrville TX  
78028

SAN ANTONIO TX 780  
RIO GRANDE DISTRICT  
24 AUG 2022 PM 2 L



Planning & Zoning Com  
701 Main St  
Kerrville TX 78028

78028-530101



Drew Paxton, Planning & Zoning and City Council:

We are in favor of the Harrod's turning their property into an STR at 130 Loop 13. We are the direct next door neighbor. This is the perfect place to have a short term rental because it is directly on the Guadalupe River and across from the park which is central to town.

We are also for property rights of those who for one reason or another aren't able to move into homes that they purchase and need to help create some extra income for their family while providing a nice place for visitors to stay while they visit our wonderful city. STR's are providing a much needed place for Kerrville visitors.

Thanks,  
Robin Perrin  
Sam Braswell  
830.896.5885



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



**SUBJECT:** A resolution to allow a Conditional Use Permit for a Short Term Rental on parts of Block 11, Lowry; and more commonly known as 309 Guadalupe St S, Kerrville, TX 78028. (Case No. PZ-2022-51)

**AGENDA DATE OF:** September 1, 2022    **DATE**  
**SUBMITTED:**

**SUBMITTED BY:** Steve Melander

**EXHIBITS:** [PZ-2022-51-LocationMap.pdf](#)  
[PZ-2022-51\\_Site Plan with Parking\\_309 Guadalupe St.pdf](#)

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**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

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**SUMMARY STATEMENT:**

A resolution to allow a Conditional Use Permit for a Short Term Rental on parts of Block 11, Lowry; and more commonly known as 309 Guadalupe St S, Kerrville, TX 78028. (Case No. PZ-2022-51)

**Procedural Requirements**

The City, in accordance with state law, mailed 16 letters on 8/18/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 8/11/2022.

**Staff Analysis and Recommendation**

**Adjacent Zoning and Land Uses:**

**Subject Property**

Current Zoning: R-2

Existing Land Use: Residential

Direction: North

Current Zoning: R-1A

Existing Land Uses: Residential

Direction: South

Current Zoning: R-2

Existing Land Uses: Guadalupe River

Direction: East & West

Current Zoning: R-2

Existing Land Uses: Residential

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding area 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 4 bedrooms and no onsite manager so 5 off-street parking spaces are required. The applicant has identified 6 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.

Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, and there are amenities in close proximity to this proposed Short Term Rental location, staff recommends approval with consideration and inclusion of the following 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 two hours 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-2022-051

Location:  
309 Guadalupe St

### Legend

200' Notification Area  
Subject Properties

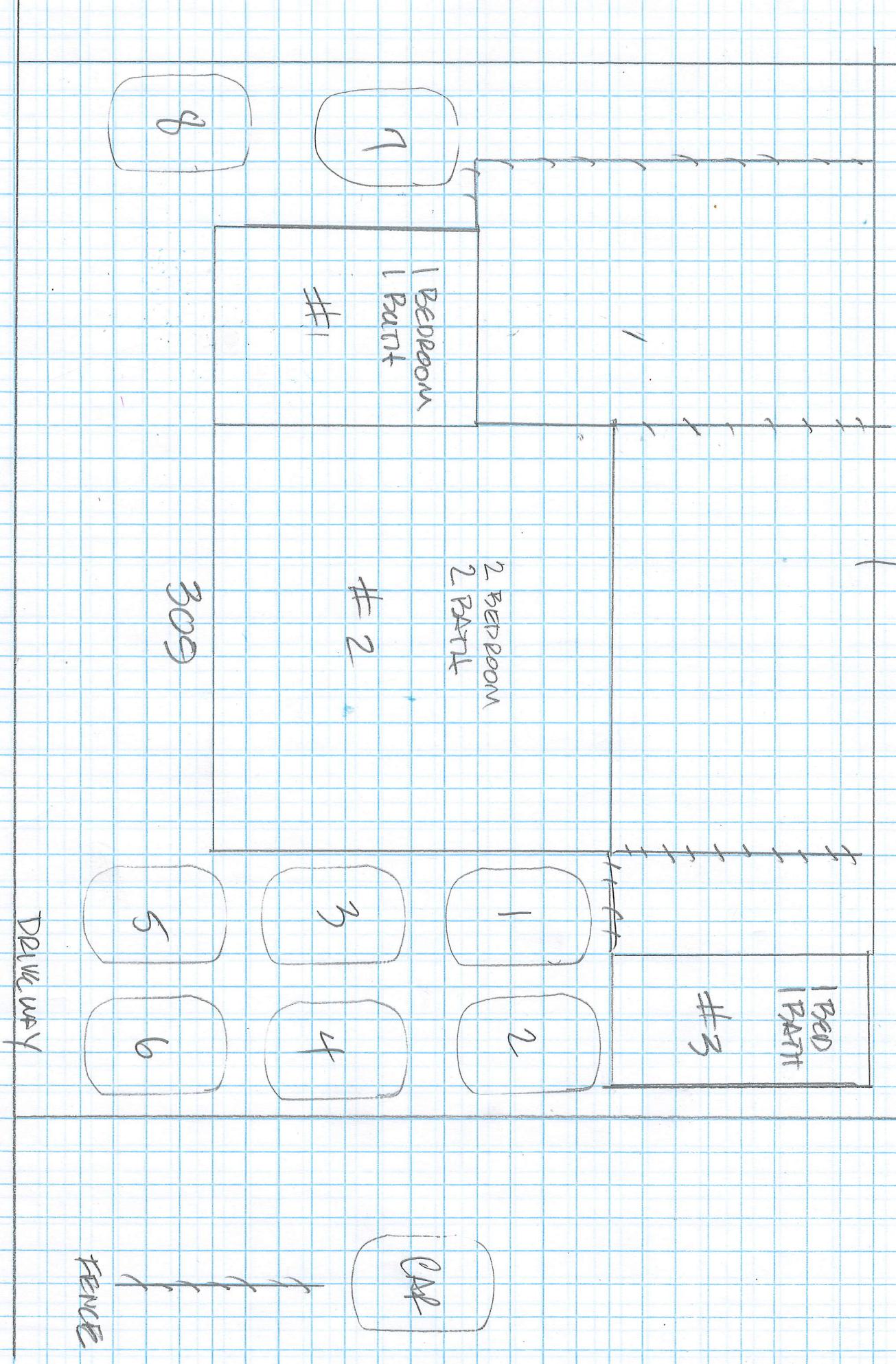


0 50 100 200

Scale In Feet

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# Quadruple Price + Price Break





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



**SUBJECT:** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 6, Block 1, Riverside; and more commonly known as 337 Guadalupe St S, Kerrville, TX 78028. (Case No. PZ-2022-52)

**AGENDA DATE OF:** September 1, 2022    **DATE**  
**SUBMITTED:**

**SUBMITTED BY:** Steve Melander

**EXHIBITS:** [PZ-2022-52-LocationMap.pdf](#)  
[PZ-2022-52\\_Site Plan with Parking\\_337 Guadalupe St.pdf](#)

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**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

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**SUMMARY STATEMENT:**

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 6, Block 1, Riverside; and more commonly known as 337 Guadalupe St S, Kerrville, TX 78028. (Case No. PZ-2022-52)

**Procedural Requirements**

The City, in accordance with state law, mailed 16 letters on 8/18/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 8/11/2022.

**Staff Analysis and Recommendation**

**Adjacent Zoning and Land Uses:**

**Subject Property**

Current Zoning: R-2

Existing Land Use: Residential

Direction: North

Current Zoning: R-1A

Existing Land Uses: Residential

Direction: South

Current Zoning: R-2

Existing Land Uses: Guadalupe River

Direction: East & West

Current Zoning: R-2

Existing Land Uses: Residential

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding area 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 2 bedrooms and no onsite manager so 3 off-street parking spaces are required. The applicant has identified 6 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.

Recommendation:

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

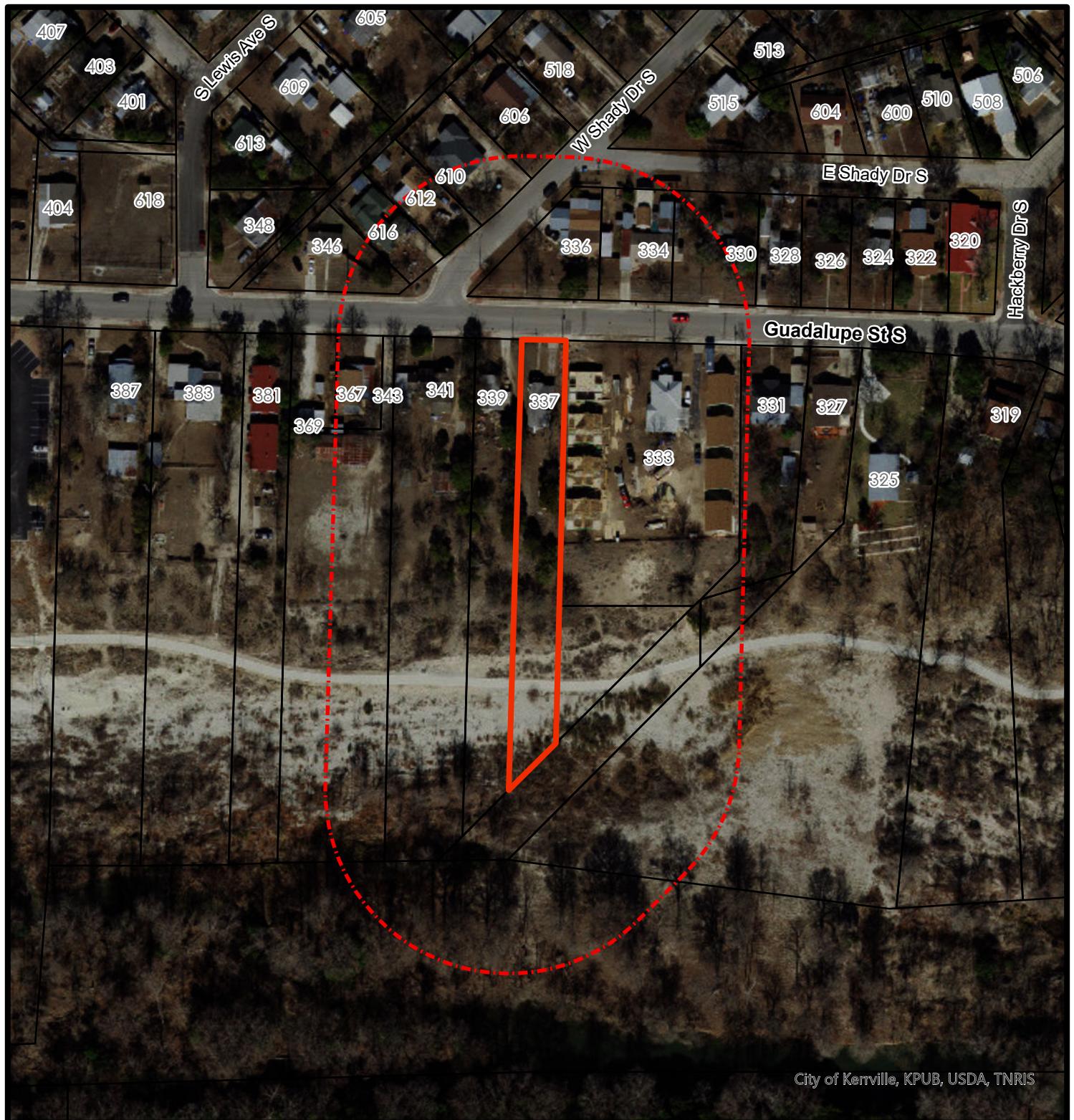
E. Minimum Off-Street Parking: One space per bedroom, plus parking required for the manager, if living off-site.

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-2022-052

Location:  
337 Guadalupe St

### Legend

200' Notification Area  
Subject Properties

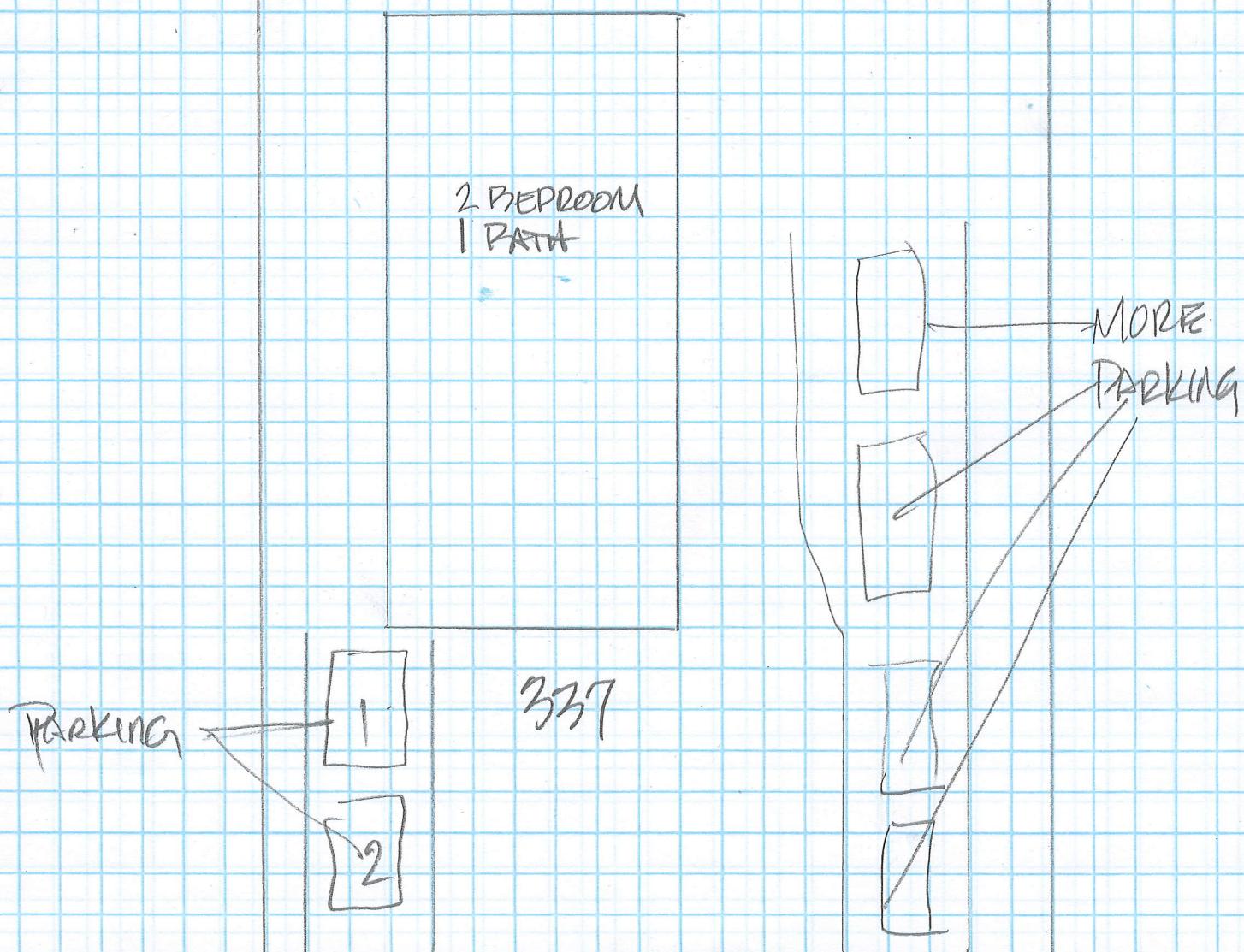


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Scale In Feet

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# GUADALUPE RIVER & TRAIL



GUADALUPE ST.

NOT TO  
SCALE



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



**SUBJECT:** An ordinance to change the zoning from RE Residential Estate District to R-2 Medium Density Residential District on a 36.28 acre parcel being a portion of the Nathaniel Hoyt Survey No. 145, Abstract No. 178, being a portion of 168.47 acres according to the Special Warranty Deed with Vendor's Lien filed in Document No. 21-04751, Official Public Records of Kerr County, Texas; and more commonly known as 2601 Medina Hwy, Kerrville, TX 78028. (Case No. PZ-2022-43)

**AGENDA DATE OF:** September 1, 2022    **DATE**  
**SUBMITTED:**

**SUBMITTED BY:** Drew Paxton

**EXHIBITS:** [PZ-2022-43-LocationMap.pdf](#)

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**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

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**SUMMARY STATEMENT:**

An ordinance to change the zoning from RE Residential Estate Zoning District to R-2 Medium Density Residential Zoning District on a 36.28 acre parcel being a portion of the Nathaniel Hoyt Survey No. 145, Abstract No. 178, being a portion of 168.47 acres according to the Special Warranty Deed with Vendor's Lien filed in Document No. 21-04751, Official Public Records of Kerr County, Texas; and more commonly known as 2601 Medina Hwy, Kerrville, TX 78028. (Case No. PZ-2022-43)

**Procedural Requirements**

The City, in accordance with state law, mailed 15 letters on 8/18/2022 to property owners located within 200 feet of the subject property. The City published a similar notice in the Kerrville Daily Times on 8/11/2022.

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: RE Residential Estates

Existing Land Use: Vacant Land

Direction: East, & South

Current Zoning: RE Residential Estates

Existing Land Uses: vacant land

Direction: North & West

Current Zoning: N/A

Existing Land Uses: vacant ETJ land

##### Consistency with the Kerrville 2050 Comprehensive Plan (“Comp Plan”):

The subject property is designated as Estate Residential. The request for R-2 is a minor change to the Future Land Use Plan. Many areas for the future land use plan outside of the strategic catalyst areas were carried over from the previous land use plan. In past cases before the Commission, this property and portions of the surrounding area have been reviewed as one large development, which included the more varied topographic areas. Since that time, however, the property has been divided into smaller parcels, to include the property subject to this rezoning request. The change from Estate Residential to Transitional Residential is consistent with objectives and intent of the policies of the comprehensive plan as to the establishment of housing types within the City.

Thoroughfare Plan:

The subject property is located on Medina Highway/Hwy 16 (a primary arterial).

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.

Recommendation:

Including the change to the Future Land Use Plan, consistent with the objectives of the Kerrville 2050 Plan, staff recommends the zoning request.

**RECOMMENDED ACTION:**

Approve the ordinance.

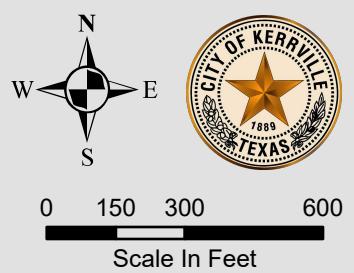


## Location Map

**Case # PZ-2022-043**

**Location:**  
2601 Medina Hwy

**Legend**  
200' Notification Area  
Subject Properties



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