



PLANNING AND ZONING COMMISSION AGENDA

THURSDAY, NOVEMBER 3, 2022, 4:00 PM

CITY HALL COUNCIL CHAMBERS

701 MAIN STREET, KERRVILLE, TEXAS



1 MINUTES

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

Attachments:

PZ Minutes_20221006_draft.pdf

2 CONSIDERATION AND FINAL ACTION

No items this meeting.

3 PUBLIC HEARING, CONSIDERATION & ACTION

3.A

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 3, Block 1, Jenkins; and more commonly known as 3410 Riverside Dr E, Kerrville, TX 78028. (Case No. PZ-2022-63)

Attachments:

PZ-2022-63-LocationMap.pdf

PZ-2022-63_Site Plan with Parking_4 bed with 5 parking.pdf

PZ-2022-63_Andrus_in favor.pdf

3.B

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 6, Block 2, Crestwood Phase 3; and more commonly known as 125 Erin Dr N, Kerrville, TX 78028. (Case No. PZ-2022-64)

Attachments:

PZ-2022-64-LocationMap.pdf

PZ-2022-64_Parking Exhibit_4 bed with 5 parking.pdf

3.C

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 14, Block 2, Galleria Estates; and more commonly known as 811 Lloyd Dr N, Kerrville, TX 78028. (Case No. PZ-2022-65)

Attachments:

[PZ-2022-65-LocationMap.pdf](#)

[PZ-2022-65_Parking Plan_4 bed with 6 parking.pdf](#)

3.D

A resolution to allow a Conditional Use Permit for a Short Term Rental on parts of Lots 4, 5, & 6, Block 8 Hillcrest, Kerrville; and more commonly known as 1001 Prescott St., Kerrville, TX 78028. (Case No. PZ-2022-66)

Attachments:

[PZ-2022-66-LocationMap.pdf](#)

[PZ-2022-66_Parking Exhibit_2 bed with 4 parking.pdf](#)

3.E

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot F, Block 5, Pueblo Hills; and more commonly known as 1924 Leslie Dr N, Kerrville, TX 78028. (Case No. PZ-2022-67)

Attachments:

[PZ-2022-67-LocationMap.pdf](#)

[PZ-2022-67_Parking_3 bed with 4 parking.pdf](#)

[PZ-2022-67_Ivy_opposed.pdf](#)

[PZ-2022-67_Schwethelm_opposed.pdf](#)

3.F

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot H, Block 5, Pueblo Hills; and more commonly known as 1916 Leslie Dr N, Kerrville, TX 78028. (Case No. PZ-2022-68)

Attachments:

[PZ-2022-68-LocationMap.pdf](#)

[PZ-2022-68_Parking_3 bed with 4 parking.pdf](#)

[PZ-2022-68_Schwethelm_opposed.pdf](#)

3.G

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of MU Mixed Use on 4.45 acres of land out of the David Schauchard Survey No. 67, Abstract No. 299; and more commonly known as 2511 Bandera Hwy, Kerrville, TX 78028. (Case No. PZ-2022-60)

Attachments:

[PZ-2022-60-LocationMap.pdf](#)

PZ-2022-60-survey.pdf

PZ-2022-60-metes & bounds.pdf

3.H

A resolution to allow a Conditional Use Permit for an Independent Living Facility for Seniors on 0.53 acres of land out of Wallace Survey No. 112, Abstract No. 360; and more commonly known as 2916 Memorial Blvd, Kerrville, TX 78028. (Case No. PZ-2022-61)

Attachments:

PZ-2022-61-LocationMap.pdf

PZ-2022-61-site plan.pdf

3.I

An ordinance to change the zoning from PDD Planned Development District to C-2 Light commercial on 0.63 acre of land out of John Young Survey No. 118, Abstract No. 375; and more commonly known as 226 & 228 W Main St N, Kerrville, TX 78028. (Case No. PZ-2022-62)

Attachments:

PZ-2022-62-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**

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

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

SUBMITTED BY: Steve Melander, Development Services

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? No

Key Priority Area N/A

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Approve or approve with revisions.

ATTACHMENTS:

[*PZ Minutes_20221006_draft.pdf*](#)

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS
OCTOBER 6, 2022**

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

None

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander
Guillermo Garcia
Stuart Barron
Kyle Burow

CALL TO ORDER

Mike Sigerman called meeting to order at 4pm.

1) MINUTES

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

PZ Minutes_20220901_draft.pdf

David Lipscomb moved to approve the meeting minutes; Cliff Tuttle seconded the motion, and the motion carried 7-0.

2) CONSIDERATION AND FINAL ACTION

2.A A replat of Peterson Regional Medical Center, Lot 1-R, Block 1, being 30.63 acres comprised of a 23.85 acre tract designated as “Lot 1-R”, Block 1 of the Peterson Regional Medical Center, a subdivision of Kerr County, Texas according to the plat recorded in Volume 8, Page 69, Plat Records of Kerr County, being a replat of a portion of a plat recorded in Volume 7, Page 348, Plat Records of Kerr County, Texas, and 6.78 acres out of a 157,291 acre tract according to deed in File No. 09-7631, Official Public Record, Kerr County, Texas. (Case 2022-049)

2022-049_Updated Final Plat_20220928.pdf

Drew Paxton presented the case.

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

2.B A final plat of Lot 2-A, The Sieker Addition, a replat of part of Lot 2, The Sieker Addition, a subdivision containing 1.06 acres of land, more or less, out of James H. Cocke Survey No. 144, Abstract No. 95, in the City of Kerrville, Kerr County, Texas; part of Lot 2 of The Sieker Addition, a subdivision of Kerr County according to the Plat of Record in Volume 5 at Page 265 of the Plat Records of Kerr County, Texas. (Case 2022-065)

2022-065_Proposed Plat.pdf

Drew Paxton presented the case.

Cliff Tuttle moved to approve the plat; David Lipscomb 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 Lot 13, Block 1, Riverhill Las Casitas; and more commonly known as 220 Riverhill Club Ln E #13, Kerrville, TX 78028. (Case No. PZ-2022-47)

PZ-2022-47-LocationMap.pdf

PZ-2022-47_Site Plan with Parking_2 bed with 3 parking.pdf

PZ-2022-47_opposed_Sullivan.pdf

PZ-2022-47_In Favor_Moir.pdf

Drew Paxton presented the case.

Terri Cody was called to speak.

Mike Sigerman was called to speak.

Open public hearing.

Drew Paxton was called to speak.

Nikki Caines was called to speak.

Close public hearing.

Terri Cody was called to speak.

Mike Sigerman was called to speak.

Jeff Harris was called to speak.

Mike Sigerman was called to speak.

Jeff Harris was called to speak.

Kevin Bernhard moved to approve the resolution; Jeff Harris seconded the motion, and the motion carried 7-0.

3.B A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 14, Block 1, Riverhill Las Casitas; and more commonly known as 220 Riverhill Club Ln E #14, Kerrville, TX 78028. (Case No. PZ-2022-48)

PZ-2022-48-LocationMap.pdf

PZ-2022-48_Site Plan with Parking_3 bed with 4 parking.pdf

PZ-2022-48_opposed_Sullivan.pdf

PZ-2022-48_In Favor_Moir.pdf

Drew Paxton presented the case.

Open public hearing.

Bruce Strake was called to speak.

Close public hearing.

Tabor McMillan moved to approve the resolution; David Lipscomb seconded the motion, and the motion carried 7-0.

3.C A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 9, Block 1, Riverhill Las Casitas; and more commonly known as 220 Riverhill Club Ln E #9, Kerrville, TX 78028. (Case No. PZ-2022-49)

PZ-2022-49-LocationMap.pdf

PZ-2022-49_Site Plan with Parking_2 bed with 3 parking.pdf

PZ-2022-49_opposed_Sullivan.pdf

PZ-2022-49_In Favor_Moir.pdf

Drew Paxton presented the case.

Open public hearing.

Close the public hearing.

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

3.D A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 5, Block 1, Riverhill Las Casitas; and more commonly known as 220 Riverhill Club Ln E #5, Kerrville, TX 78028. (Case No. PZ-2022-50)

PZ-2022-50-LocationMap.pdf

PZ-2022-50_Site Plan with Parking_2 bed with 3 parking.pdf

PZ-2022-50_In Favor_Moir.pdf

Drew Paxton presented the case.

Open the public hearing.

Close public hearing.

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

3.E A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 1, Block 1, Riverhill TH; and more commonly known as 503 Oakland Hills Ln E, Kerrville, TX 78028. (Case No. PZ-2022-55)

PZ-2022-55-LocationMap.pdf

PZ-2022-55_Site Plan with Parking_3 bed with 4 parking.pdf

Drew Paxton presented the case.

Larry Howard was called to speak.

Pamela Jucknaies was called to speak.

Katherine Pierce was called to speak.

Leonard White was called to speak.

Leslie Wells was called to speak.

Close public hearing.

Jeff Harris was called to speak.

Larry Howard was called to speak.

Mike Sigerman was called to speak.

Drew Paxton was called to speak.

Kevin Bernhard moved to approve the resolution; Abram Bueche seconded the motion, and the motion carried 5-2. Mike Sigerman and Cliff Tuttle voted to deny.

3.F A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 7, Block 1, Riverside; and more commonly known as 339 Guadalupe St S, Kerrville, TX 78028. (Case No. PZ-2022-57)

PZ-2022-57-LocationMap.pdf

PZ-2022-57_Site Plan with Parking_2 bed with 4 parking.pdf

Drew Paxton presented the case.

Brian Christal was called to speak.

Open public hearing.

Close public hearing.

Drew Paxton was called to speak.

Cliff Tuttle moved to approve the resolution; Tabor McMillan seconded the motion, and the motion carried 7-0.

3.G A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 13, Block 3, MESA PARK; and more commonly known as 2324 Trails End Ln N, Kerrville, TX 78028. (Case No. PZ-2022-58)

PZ-2022-58-LocationMap.pdf

PZ-2022-58_Site Plan with Parking_3 bed with 4 parking.pdf

PZ-2022-58_Uttrich_in favor.pdf

PZ-2022-58_Wilson_opposed.pdf

PZ-2022-58_Calmes_opposed.pdf

Drew Paxton presented the case.

Open public hearing.

Close public hearing.

Jeff Harris was called to speak.

Mike Sigerman was called to speak.

Cliff Tuttle moved to deny the resolution; Jeff Harris seconded the motion, and the motion carried 6-1. Kevin Bernhard voted to deny the motion to deny.

Motion to deny passed. Applicant must appeal in writing to City Council.

3.H A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 3 and part of Lot 4, Block 3, Hazy Hills Addition; and more commonly known as 800 Lake Dr N, Kerrville, TX 78028. (Case No. PZ-2022-59)

PZ-2022-59-LocationMap.pdf

PZ-2022-59_Site Plan with Parking_3 bed with 4 parking.pdf

David Lipscomb recused himself.

Drew Paxton presented the case.

Sharon Rollins was called to speak.

Darrell Rollins was called to speak.

Open public hearing.

David Wallace was called to speak.

Close public hearing.

Cliff Tuttle was called to speak.

Drew Paxton was called to speak.

Cliff Tuttle moved to deny the resolution; Jeff Harris seconded the motion, and the motion failed 3-3. Kevin Bernhard, Tabor McMillan and Abram Bueche voted to deny the motion to deny.

A new motion was made by Kevin Bernhard to approve the resolution; Abram Bueche seconded the motion and the motion failed 3-3. Cliff Tuttle, Mike Sigerman and Jeff Harris voted to deny approval.

Both motions fail and the case will need to be appealed in writing to City Council.

4) STAFF REPORT

Upcoming P&Z meeting on November 3, 2022.

Drew announced the K2050 Implementation Award.

5) EXECUTIVE SESSION

None.

6) ADJOURNMENT

Meeting adjourned at 5:01pm by Mike Sigerman.

Submitted by:

Steve Melander, Planning

Approved by:

Mike Sigerman, Chair

Approval Date: _____



**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 3, Block 1, Jenkins; and more commonly known as 3410 Riverside Dr E, Kerrville, TX 78028. (Case No. PZ-2022-63)

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

SUBMITTED BY: Steve Melander, Development Services

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? No

Key Priority Area N/A

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

Proposal

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 3, Block 1, Jenkins; and more commonly known as 3410 Riverside Dr E, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 22 letters on 10/19/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 10/13/2022. In addition, an informational sign was posted at the front of the property on 10/25/2022. At the time of drafting this Agenda Bill, one comment in favor 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 residential

Direction: **North, South, West, East**

Current Zoning: R-1 Single-Family Residential

Existing Land Uses: Single-family residential

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding residential areas are designated as Community Commercial (CC). 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 5 available off-street parking spaces, meeting the off-street parking requirement.

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:

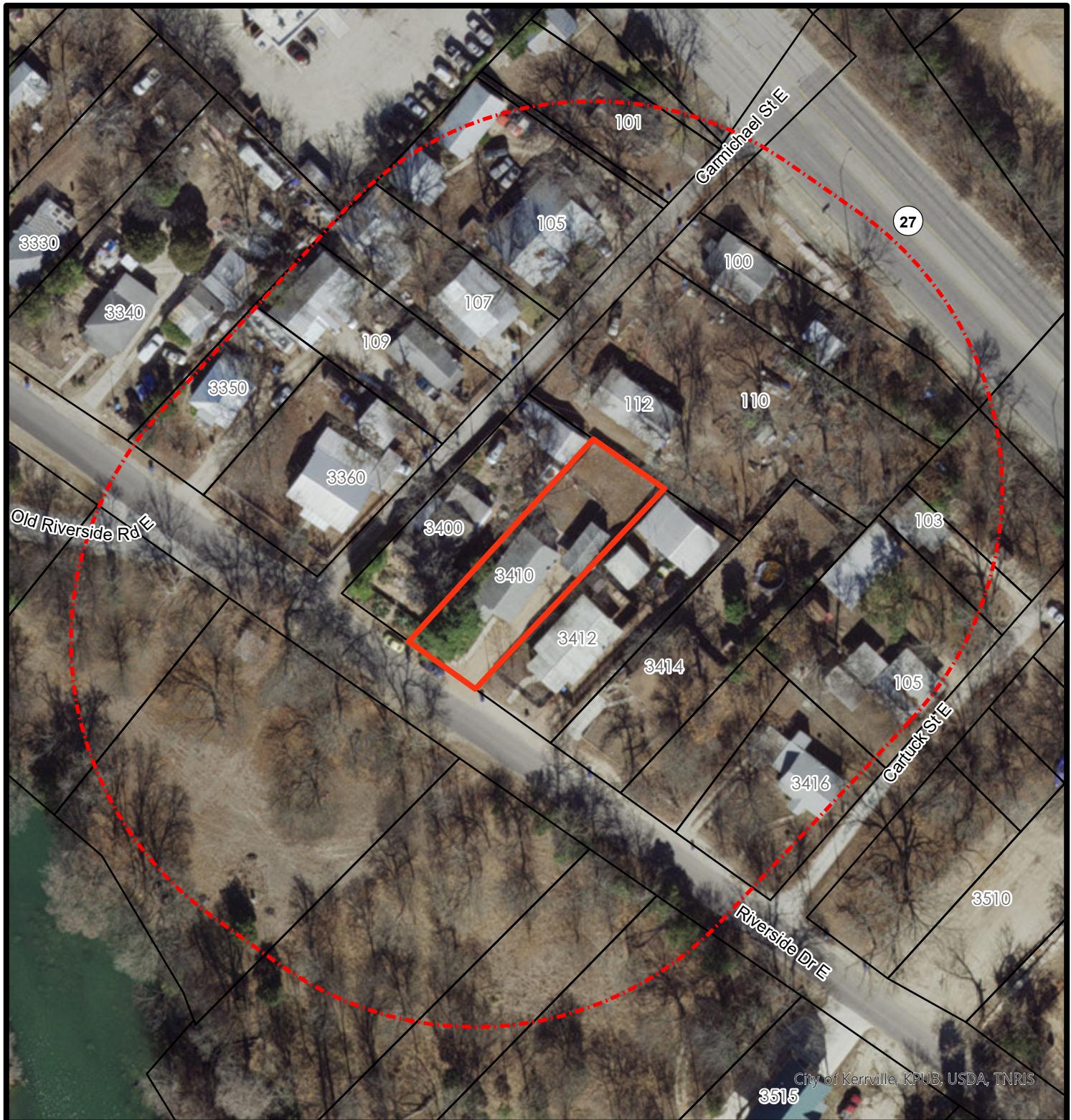
Approve the resolution.

ATTACHMENTS:

[*PZ-2022-63-LocationMap.pdf*](#)

[*PZ-2022-63_Site Plan with Parking_4 bed with 5 parking.pdf*](#)

[*PZ-2022-63_Andrus_in favor.pdf*](#)



Location Map

Case # PZ-2022-063

Location:
3410 Riverside Dr E

Legend

200' Notification Area
Subject Properties

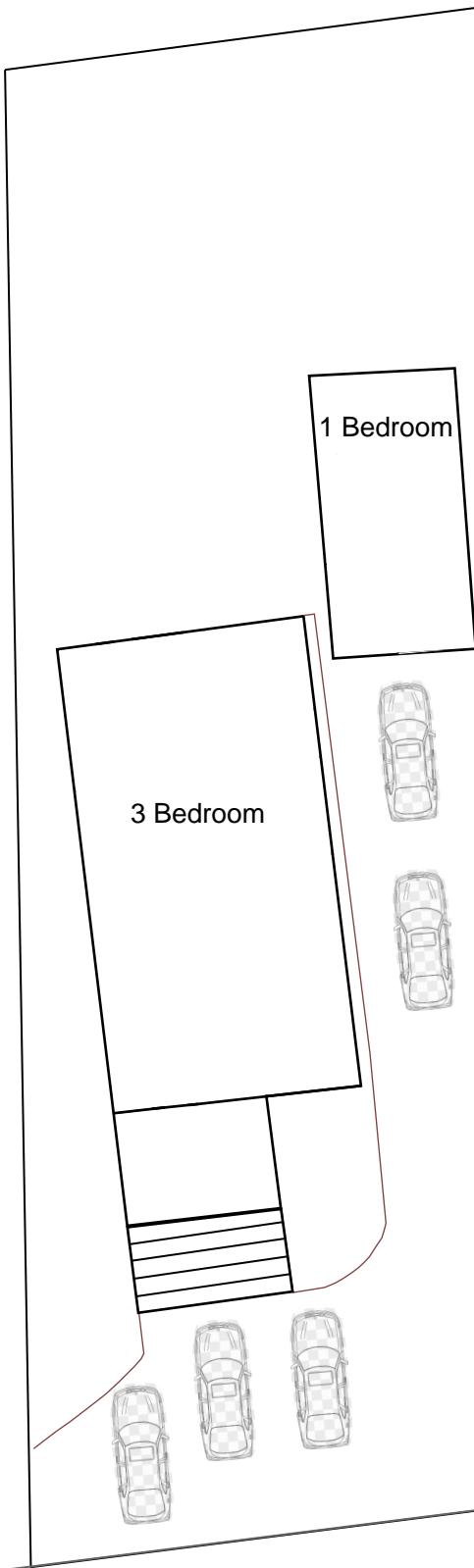


0 25 50 100

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.

**3410 Riverside Drive
Kerrville, TX 78028**



Riverside Drive

From: [Dorothy Miller](#)
To: [Drew Paxton](#); [Steve Melander](#)
Subject: Msg. re: PZ-2022-63
Date: Tuesday, October 25, 2022 9:52:53 AM
Attachments: [image001.png](#)
[image004.png](#)

Date: 10/25/2022, Time: 9:50 a.m.

From: Daniel Andrus

Address: 24904 Whitney Dr., Spicewood, TX 78669

Phone #: 512-771-9032, cell; 830-693-3631, ofc. (during the day)

Owns Prop. ID 17299 within 200 ft. of the subject property. He has no objections to case PZ-2022-63.

Thank you and have a blessed day! ☺



Dorothy Miller | Adminnistrative Assistant for Development Services | City of Kerrville
200 Sidney Baker Street | Kerrville, Texas 78028 | O: 830.258.1514
dorothy.miller@kerrvilletx.gov | www.kerrvilletx.gov

We want to hear from you, please take a short survey by clicking here: [DS Survey](#)

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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 6, Block 2, Crestwood Phase 3; and more commonly known as 125 Erin Dr N, Kerrville, TX 78028. (Case No. PZ-2022-64)

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

SUBMITTED BY: Steve Melander, Development Services

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? No

Key Priority Area N/A

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

Proposal

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 6, Block 2, Crestwood Phase 3; and more commonly known as 125 Erin Dr N, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 21 letters on 10/19/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 10/13/2022. In addition, an informational sign was posted at the front of the property on 10/25/2022. 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 residential

Direction: **North, South, West, East**

Current Zoning: R-1 Single-Family Residential

Existing Land Uses: Single-family residential

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding residential areas are designated as Neighborhood Residential (NR). 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 5 available off-street parking spaces, meeting the off-street parking requirement.

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.

ATTACHMENTS:

PZ-2022-64-LocationMap.pdf

PZ-2022-64_Parking Exhibit_4 bed with 5 parking.pdf



Location Map

Case # PZ-2022-064

Location:

125 Erin Drive N

Legend

200' Notification Area
Subject Properties



0 30 60 120

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.

Case PZ-2022-64

125 Erin Drive – Requesting CUP for STR

4 bed with 5 off-street parking (two in garage and three in driveway)





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 14, Block 2, Galleria Estates; and more commonly known as 811 Lloyd Dr N, Kerrville, TX 78028. (Case No. PZ-2022-65)

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

SUBMITTED BY: Steve Melander, Development Services

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? No

Key Priority Area N/A

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

Proposal

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 14, Block 2, Galleria Estates; and more commonly known as 811 Lloyd Dr N, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 35 letters on 10/19/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 10/13/2022. In addition, an informational sign was posted at the front of the property on 10/25/2022. 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 residential

Direction: **North, South, West, East**

Current Zoning: R-1 Single-Family Residential

Existing Land Uses: Single-family residential

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding residential areas are designated as Transitional Residential (TR). 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.

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.

ATTACHMENTS:

PZ-2022-65-LocationMap.pdf

PZ-2022-65_Parking Plan_4 bed with 6 parking.pdf



Location Map

Case # PZ-2022-065

Location:
811 Lloyd Dr N

Legend

200' Notification Area
Subject Properties



0 30 60 120

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.



811 Lloyd Dr

All

Street View & 360°



This is from Google Maps. We have 4 Bedrooms, and parking for 6 cars. 2 in the garage, And 4 on the driveway. You can see by using the camper for reference that 4 cars will Fit on the driveway without using the apron.



**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 Lots 4, 5, & 6, Block 8 Hillcrest, Kerrville; and more commonly known as 1001 Prescott St., Kerrville, TX 78028. (Case No. PZ-2022-66)

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

SUBMITTED BY: Steve Melander, Development Services

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? No

Key Priority Area N/A

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

Proposal

A resolution to allow a Conditional Use Permit for a Short Term Rental on parts of Lots 4, 5, & 6, Block 8 Hillcrest, Kerrville; and more commonly known as 1001 Prescott St., Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 24 letters on 10/19/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 10/13/2022. In addition, an informational sign was posted at the front of the property on 10/25/2022. 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 residential

Direction: **North, South, West, East**

Current Zoning: R-1 Single-Family Residential

Existing Land Uses: Single-family residential

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding residential areas are designated as Neighborhood Residential (NR). 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 4 available off-street parking spaces, meeting the off-street parking requirement.

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.

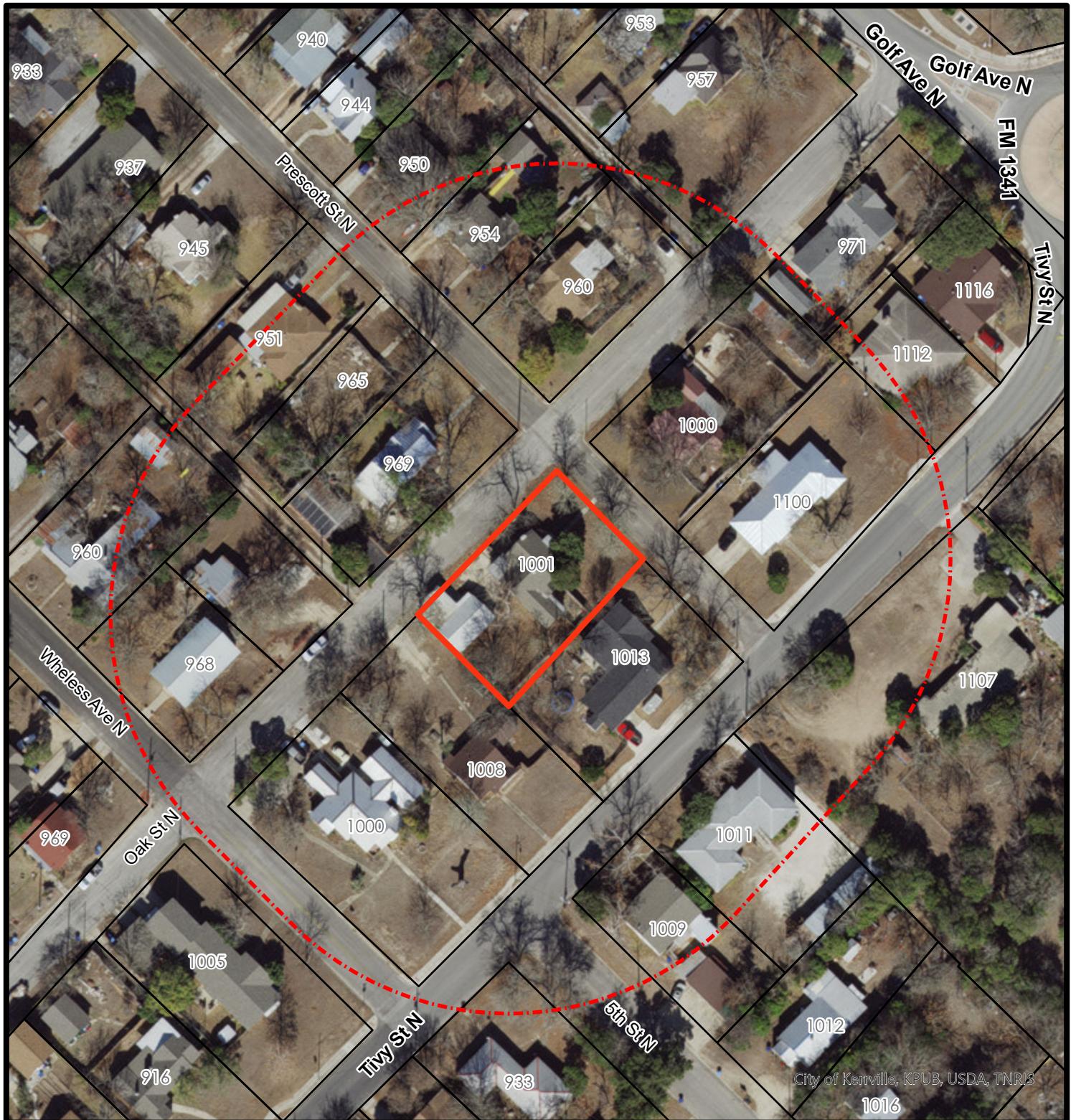
RECOMMENDED ACTION:

Approve the resolution.

ATTACHMENTS:

PZ-2022-66-LocationMap.pdf

PZ-2022-66_Parking Exhibit_2 bed with 4 parking.pdf



Location Map

Case # PZ-2022-066

Location:
1001 Prescott St

Legend

200' Notification Area
Subject Properties



0 30 60 120

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.

Case PZ-2022-66

1001 Prescott Street - Requesting CUP for STR

2 bed with 4 off-street parking (two in garage and two in driveway)





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 F, Block 5, Pueblo Hills; and more commonly known as 1924 Leslie Dr N, Kerrville, TX 78028. (Case No. PZ-2022-67)

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

SUBMITTED BY: Steve Melander, Development Services

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? No

Key Priority Area N/A

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

Proposal

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot F, Block 5, Pueblo Hills; and more commonly known as 1924 Leslie Dr N, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 26 letters on 10/19/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 10/13/2022. In addition, an informational sign was posted at the front of the property on 10/25/2022. At the time of drafting this Agenda Bill, two comments in opposition had been received.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: R-2 Medium Density Residential

Existing Land Use: Townhomes

Direction: **North, South, West, East**

Current Zoning: R-2 Medium Density Residential

Existing Land Uses: Townhomes

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding residential areas are designated as Transitional Residential (TR). 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.

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.

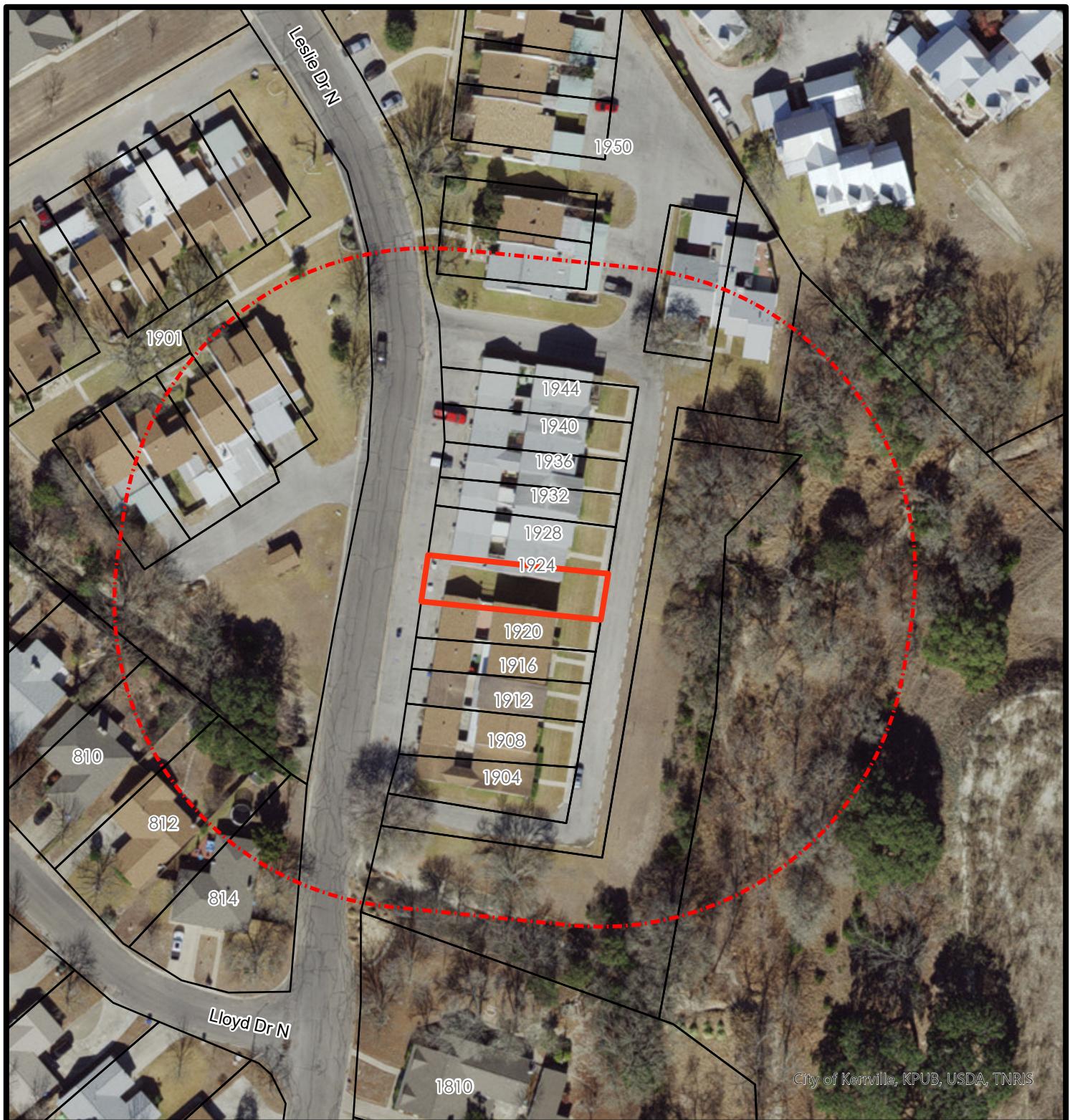
ATTACHMENTS:

PZ-2022-67-LocationMap.pdf

PZ-2022-67_Parking_3 bed with 4 parking.pdf

PZ-2022-67_Ivy_opposed.pdf

PZ-2022-67_Schwethelm_opposed.pdf



Location Map

Case # PZ-2022-067

Location:
1924 Leslie Dr N

Legend

200' Notification Area
Subject Properties



0 30 60 120

Scale In Feet

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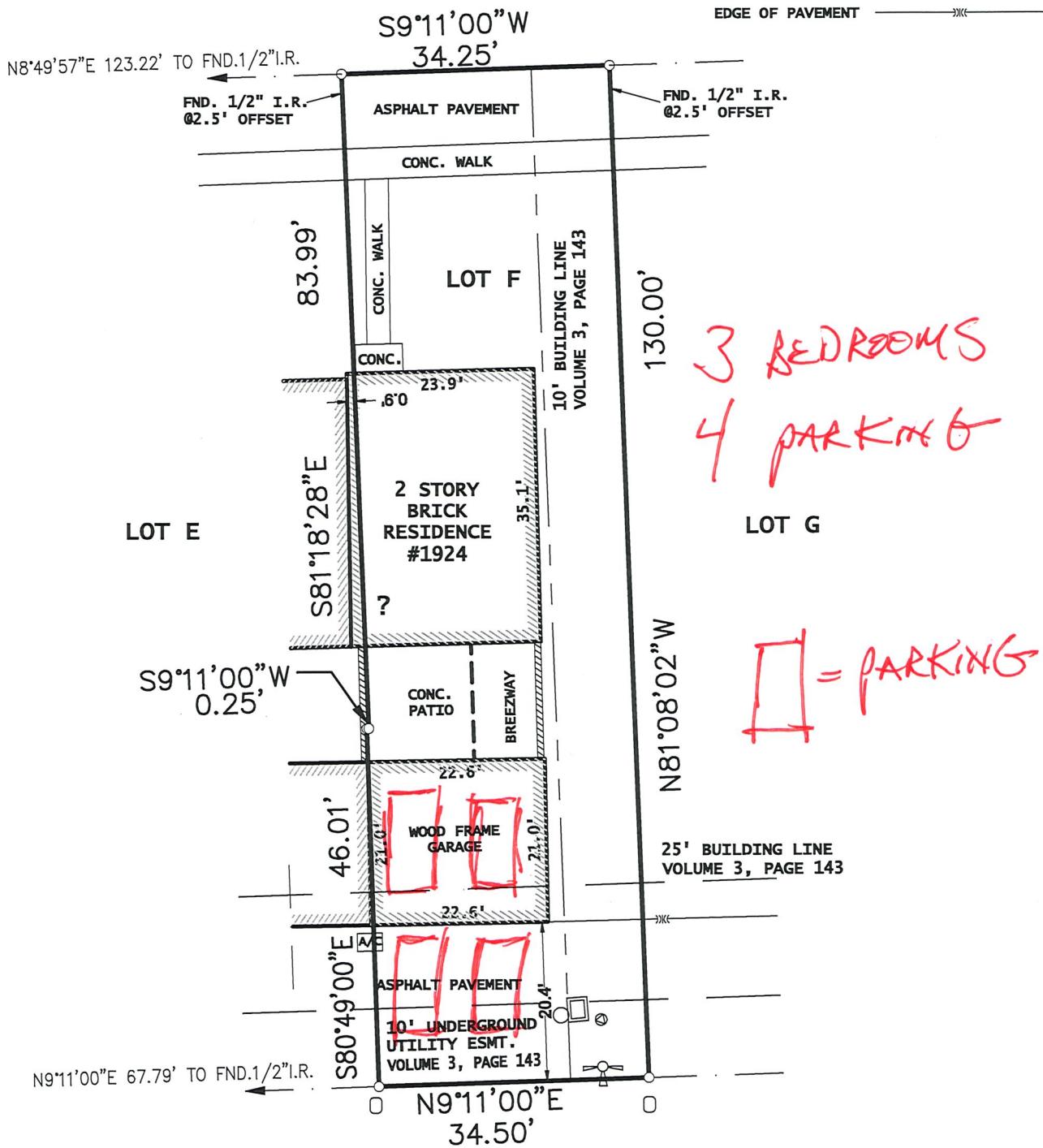
BEARINGS ARE BASED ON PLAT
RECORDED IN VOLUME 3, PAGE 143,
DEED AND PLAT RECORDS OF KERR
COUNTY, TEXAS.

0 10 20 40

Drawing Scale: 1" = 20', Paper Size: 8.5" x 14"

LEGEND

PROPERTY CORNER	○
TELEPHONE PEDESTAL	○
WATER METER	□
CATV PEDESTAL	◎
FIRE HYDRANT	★
TRANSFORMER	□
BRICK WALL	
EDGE OF PAVEMENT	—



LESLIE DRIVE

70' WIDE R.O.W.

This survey was performed without
the benefit of a title commitment.

BUYER:

SURVEY PLAT OF
LOT F, BLOCK 5, PUEBLO HILLS, A
SUBDIVISION IN KERR COUNTY,
TEXAS, ACCORDING TO THE MAP
OR PLAT THEREOF RECORDED IN
VOLUME 3, PAGE 143, DEED AND
PLAT RECORDS OF KERR
COUNTY, TEXAS.

ADDRESS: LESLIE DRIVE
KERRVILLE, TEXAS 78028

C & W
Surveying

P.O. Box 692202
San Antonio, TX 78269
210-613-2097, 210-558-0396
210-690-8241 Fax, Firm #10052900

I, Kevin Ray Wilson, Registered Professional Land Surveyor number 5787, do hereby certify that a survey was made on the ground, under my supervision, on date of September 19, 2021, of the property hereon described, and I do declare there are no conflicts known to me except as shown.



From: [Helen Ivy](#)
To: [Planning Division](#)
Cc:
Subject: Case PZ-2022-67
Date: Sunday, October 23, 2022 6:30:09 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.

October 23, 2022

I oppose the proposal of permit for short term rental. Each owner received a copy of Pueblo Hills Townhouse Association Bylaws when they purchased this property. Bylaws clearly states “single family residence.” That means no room mate rentals. HOA Bylaws also states the property cannot be used for business purposes. Short term rental is a business.

Case PZ-2022-67
Helen J Ivy
1901 Leslie drive, Unit J
Kerrville TX 78028
Opposed

Case PZ-2022-67 Case PZ-2022-68

I own four townhouses in
this area and I definitely
oppose this action.

George Anne Schwethelm
George Anne Schwethelm



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 H, Block 5, Pueblo Hills; and more commonly known as 1916 Leslie Dr N, Kerrville, TX 78028. (Case No. PZ-2022-68)

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

SUBMITTED BY: Steve Melander, Development Services

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? No

Key Priority Area N/A

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

Proposal

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot H, Block 5, Pueblo Hills; and more commonly known as 1916 Leslie Dr N, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 26 letters on 10/19/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 10/13/2022. In addition, an informational sign was posted at the front of the property on 10/25/2022. At the time of drafting this Agenda Bill, one comment in opposition had been received.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: R-2 Medium Density Residential

Existing Land Use: Townhomes

Direction: **North, South, West, East**

Current Zoning: R-2 Medium Density Residential

Existing Land Uses: Townhomes

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding residential areas are designated as Transitional Residential (TR). 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.

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.

ATTACHMENTS:

PZ-2022-68-LocationMap.pdf

PZ-2022-68_Parking_3 bed with 4 parking.pdf

PZ-2022-68_Schwethelm_opposed.pdf



Location Map

Case # PZ-2022-068

Location:
1916 Leslie Dr N

Legend

200' Notification Area
Subject Properties



0 25 50 100

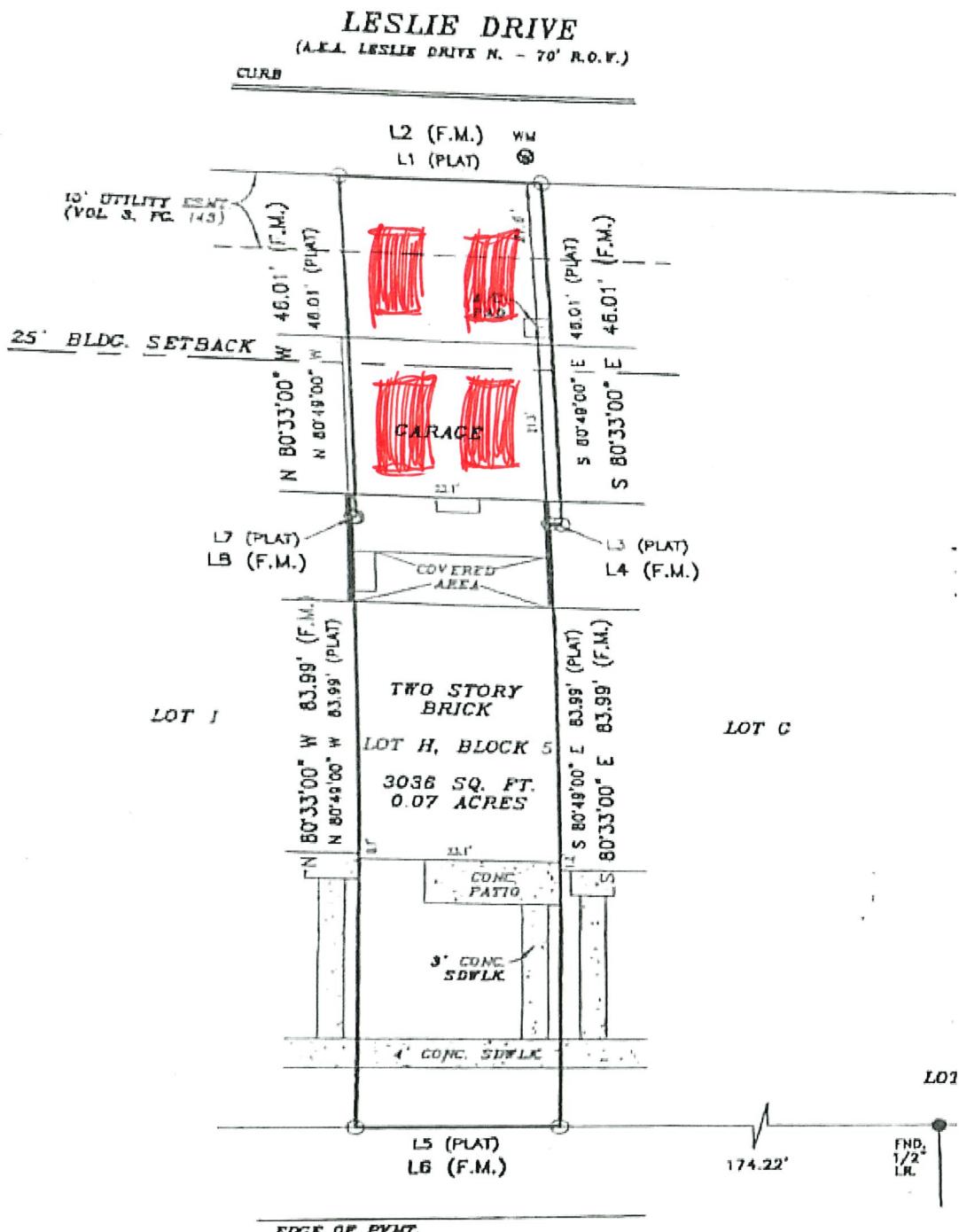
Scale In Feet

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PZ-2022-68

1916 Leslie Drive – Proposed CUP for STR

3 bedrooms with 4 parking spaces



Case PZ-2022-67 Case PZ-2022-68

I own four townhouses in
this area and I definitely
oppose this action.

George Anne Schwethelm
George Anne Schwethelm



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

SUBJECT:

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of MU Mixed Use on 4.45 acres of land out of the David Schauchard Survey No. 67, Abstract No. 299; and more commonly known as 2511 Bandera Hwy, Kerrville, TX 78028. (Case No. PZ-2022-60)

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

SUBMITTED BY: Steve Melander, Development Services

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? No

Key Priority Area N/A

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

Proposal

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of MU Mixed Use on 4.45 acres of land out of the David Schauchard Survey No. 67, Abstract No. 299; and more commonly known as 2511 Bandera Hwy, Kerrville, TX 78028. (Case No. PZ-2022-60)

Procedural Requirements

The City, in accordance with state law, mailed 9 letters on 10/19/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 10/13/2022.

At the time of drafting this agenda bill, Development Services has received one comment, in opposition, from adjacent property owners.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: N/A County/ETJ

Existing Land Use: Vacant Land

Direction: North

Current Zoning: PI

Existing Land Uses: Kerrville Schreiner Park, Guadalupe River

Direction: South

Current Zoning: N/A County/ETJ

Existing Land Uses: vacant land and single family residential

Direction: East

Current Zoning: N/A County/ETJ

Existing Land Uses: vacant land and single family residential

Direction: West

Current Zoning: PI

Existing Land Uses: Kerrville Schreiner Park

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

The subject property is within the Strategic Catalyst Area #10, this area follows the Guadalupe riverbank southward along its western edge, connecting neighborhoods near the lake. Bandera Highway (i.e., State Highway 173) is the major thoroughfare here.

This location is between Bandera Highway and the Guadalupe River. Professional Services place types are appropriate around or near the highway. Agriculture and Outdoor Tourism uses are best suited to the River corridor.

Thoroughfare Plan:

The subject property is located on Bandera Highway, a primary arterial.

Traffic Impact:

Future traffic impacts of the future development will be reviewed through TxDOT.

Parking:

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

Case Summary:

The applicant is requesting that the City annex the property with a zoning of MU, Mixed Use.

Recommendation:

Because the request is consistent with the Future Land Use Plan and the objectives of the Kerrville 2050 Plan, staff recommends annexation and the zoning request.

RECOMMENDED ACTION:

Approve the ordinance.

ATTACHMENTS:

PZ-2022-60-LocationMap.pdf

PZ-2022-60-survey.pdf

PZ-2022-60-metes & bounds.pdf



Location Map

Case # PZ-2022-060

Location:
2511 Bandera Highway

Legend

200' Notification Area
Subject Properties



0 55 110 220

Scale In Feet

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

LEGEND OF ABBREVIATIONS

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

NC E.
This survey is based on the North American Datum 1983, Texas State Plane Coordinate System, South Central Zone. All bearings, distances and acreages shown hereon relate to this datum and grid coordinate system.

**JOHN A. SOUTHMAYD
SURVEY NO. 148
ABSTRACT NO. 288**

CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	HORIZ DIST
C1	1969.26'	307.38'	8°56'36"	154.00'	N43°38'34"W	307.07'

FILE NAME 7072301.TRV		
SCALE 0 Ft/In	DATE 8-1-2007	DRAWN BY INSERT NAME
OB 7072301	REVISION 1/1	SHEET 1/1

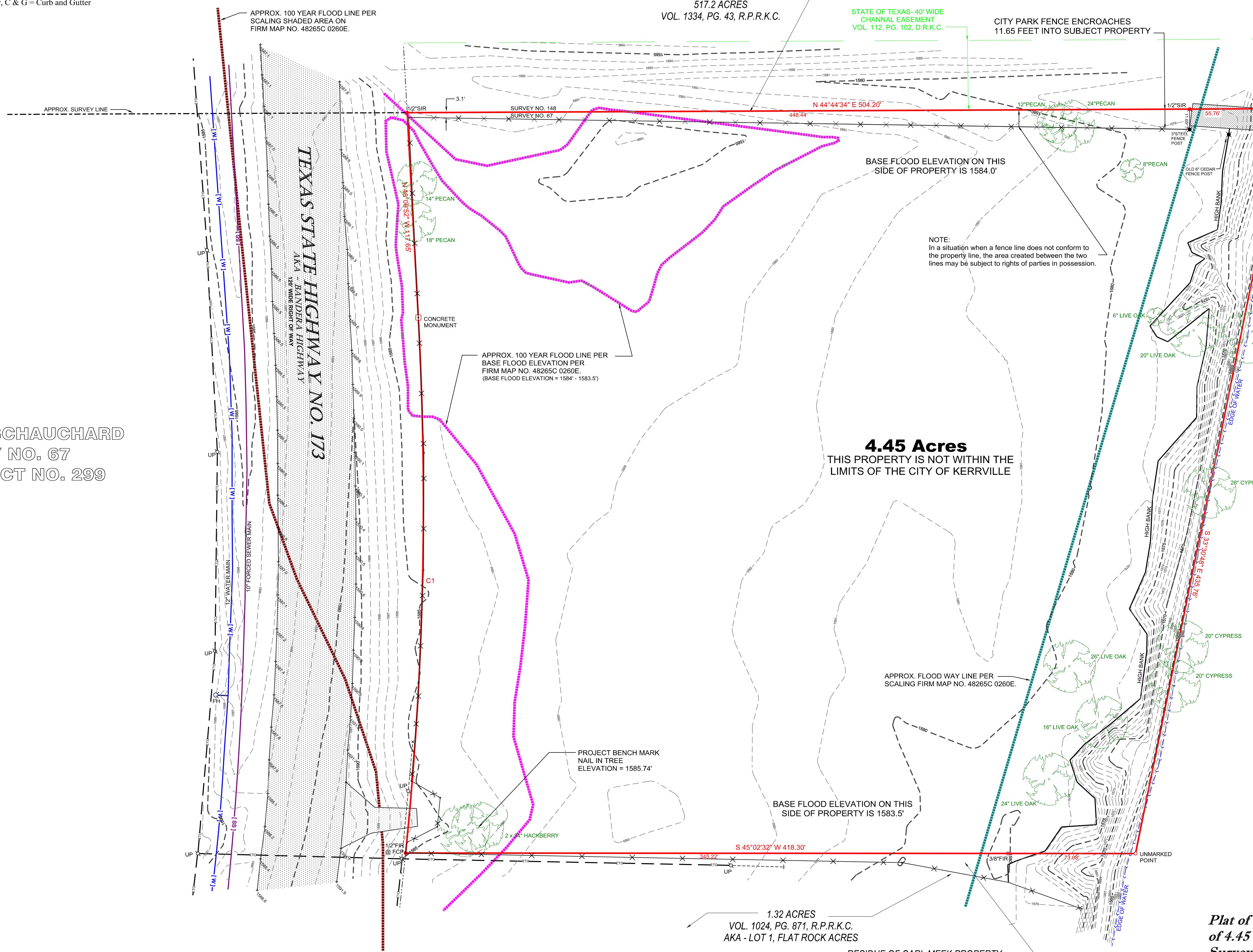
This map drawn with TRAVERSE PC, Software

A diagram showing a star-like shape with a central circle and a line extending from the top right. Below it is a scale bar with markings for 0 and 30'. The scale bar consists of a horizontal line with two thick black segments and three white segments, with '0' at the left end and '30'' at the right end.

EXHIBIT A

GUADALUPE
(FLAT ROCK RIVER
LAKE)

DAVID SCHAUCHARD
SURVEY NO. 67
ABSTRACT NO. 299



*Plat of Boundary and Topographic Survey
of 4.45 Acres situated in the D. Schauhard
Survey No. 67, Abstract No. 299, and being
the same property of record in Volume 1546,
Page 344, Official Public Records of Kerr
County, Texas.*

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

EXHIBIT "A"I. PROPERTY:

All that certain tract or parcel of land lying and being situated in the County of Kerr, State of Texas, and being 4.45 acres, more or less, and being more particularly described as:

Being all of a certain tract or parcel of land out of David Schauhard Survey No. 67, Abstract No. 299, in Kerr County, Texas; the same land conveyed as Tract No. 2 to the GMU Family Partnership, Ltd. from the George Milton Underwood IV Income Trust Two, et al, by a Special Warranty Deed executed the 7th day of July, 1998 and recorded in Volume 962 at Page 679 of the Real Property Records of Kerr County, Texas; and being more particularly described by metes and bounds as follows (record calls shown in parentheses):

BEGINNING at a 3/8" iron stake found for the west corner of the herein described tract and said Tract No. 2, 3.4 ft. N.59°24'04"W. from a three-way fence cornerpost in the northeast right-of-way line of State Highway No. 173, in the southeast line of 500 acres conveyed to the State of Texas from the City of Kerrville by a Warranty Deed executed the 10th day of December, 1934 and recorded in Volume 58 at Page 116 of the Deed Records of Kerr County, Texas; which point bears, approximately, 7332 ft. N.45°E. from the west corner of said Survey No. 67;

THENCE, with the common line between said Tract No. 2 and said 500 acres, north of and diverging from a fence, N.44°43'18"E., at 483.7 ft. passing 17.0 ft. northwest of a fence endpost for reference, then continuing for a total distance of 504.20 ft. (N.44°44'E. 504.2 ft.) to an unmarked point on the southwest bank of the Guadalupe River for the north corner of the herein described tract, the northeasterly common corner of said Tract No. 2 and said 500 acres;

THENCE, with the northeast line of said Tract No. 2, along the southwest bank of said Guadalupe River, S.33°32'04"E. 435.76 ft. (S.33°30'E. 436.5 ft.) to an unmarked point for the east corner of the herein described tract and said Tract No. 2, which point bears 53.7 ft. N.67°34'49"W. from the north corner of 1.75 acres conveyed to Norman G. Sherman, et ux, from William Henry Ray, et al, by a Warranty Deed executed the 6th day of August, 1984 and recorded in Volume 301 at Page 420 of the Deed Records of Kerr County, Texas;

THENCE, with the southeast line of said Tract No. 2, northwest of and converging with the northwest line of said 1.75 acres, S.45°01'14"W., at 73.08 ft. (73.3 ft.) passing a 3/8" iron stake found for reference, then continuing for a total distance of 418.30 ft. (S.45°06'W. 418.3 ft.) to a 3/8" iron stake found at a fence cornerpost for the south corner of the herein described tract and said Tract No. 2, in the northeast right-of-way line of said State Highway No. 173, in a 02°54'35" curve concave to the southwest having a radius of 1969.26 ft. (1970.08 ft.);

THENCE, along a fence with the southwest line of said Tract No. 2, the northeast right-of-way line of said State Highway No. 173: 307.39 ft. (311.3 ft.) along an arc of said 02°54'35" curve subtended by a central angle of 08°56'36" [long chord = N.43°39'50"W. 307.07 ft.] to a concrete right-of-way marker found at its end; and N.48°08'08"W. 117.65 ft. (N.48°04'W. 114.7 ft.) to the PLACE OF BEGINNING containing 4.45 acres of land, more or less, within these metes and bounds.

II. EXCEPTIONS:

1. Standby fees, taxes and assessments by any taxing authority for the year 2006, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, TEXAS TAX CODE, or because of improvements not assessed for a previous tax year.
2. Visible and/or apparent utility easements.
4. Easements to Lower Colorado River Authority recorded in Volume 5, Page 609, Easement Records of Kerr County, Texas.
5. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporation, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable to perennial rivers and streams, lakes, bays, gulf or oceans, or
 - b. to lands beyond the line of harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.
6. Fence encroachment on north boundary line as shown on survey dated January 12, 2000, prepared by Don Voelkel, RPLS.

Provisions herein which restrict the sale, rental or use of the described property because of color or race is invalid and unenforceable under Federal Law.
THE STATE OF TEXAS }
COUNTY OF KERR
I hereby certify that this instrument was FILED in the File Number Sequence
on the date and at the time stamped hereon by me and was duly RECORDED
in the Official Public Records of Kerr County, Texas on

AUG 21 2006



Janet Peiper

COUNTY CLERK, KERR COUNTY, TEXAS



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

SUBJECT:

A resolution to allow a Conditional Use Permit for an Independent Living Facility for Seniors on 0.53 acres of land out of Wallace Survey No. 112, Abstract No. 360; and more commonly known as 2916 Memorial Blvd, Kerrville, TX 78028. (Case No. PZ-2022-61)

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

SUBMITTED BY: Steve Melander, Development Services

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? Yes

Key Priority Area H - Housing

Guiding Principle N/A

Action Item C2.5 - Consider making provisions, including revising ordinances, to allow appropriate alternative housing styles, such as tiny homes, eco homes or park model homes

SUMMARY STATEMENT:

Proposal

A resolution to allow a Conditional Use Permit for an Independent Living Facility for Seniors on 0.53 acres of land out of Wallace Survey No. 112, Abstract No. 360; and more commonly known as 2916 Memorial Blvd, Kerrville, TX 78028. (Case No. PZ-2022-61)

Procedural Requirements

2 letters were mailed on 10/19/2022 to adjacent property owners. The public notice was published in the Kerrville Daily Times on 10/13/2021. At the time of drafting this Agenda Bill, no comments had been received.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: C-2 Light Commercial

Existing Land Use: Office building

Direction: **North, South, West, East**

Current Zoning: C-2, Light Commercial

Existing Land Uses: various commercial businesses

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding area are designated Transitional Residential. 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 primary arterial.

Traffic Impact:

No traffic impact is anticipated.

Parking:

Independent Senior Living Facility does not have a specific parking requirement within the zoning code. Staff recommends a condition for the CUP to use the multi-family parking ratio.

Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan and does not change the existing zoning district, staff recommends approval with consideration and inclusion of the attached Proposed CUP Conditions.

Accessory Dwelling Unit

- **Site Plan:** The development and use of the Property shall conform to the site plan.
- **Minimum Parking:** The project shall provide parking consistent with the parking requirements for a multi-family development, Section 60-104 Table 2, #40.

RECOMMENDED ACTION:

Approve the resolution.

ATTACHMENTS:

[*PZ-2022-61-LocationMap.pdf*](#)

[*PZ-2022-61-site plan.pdf*](#)



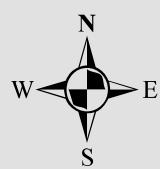
Location Map

Case # PZ-2022-061

Location:
2916 Memorial Blvd

Legend

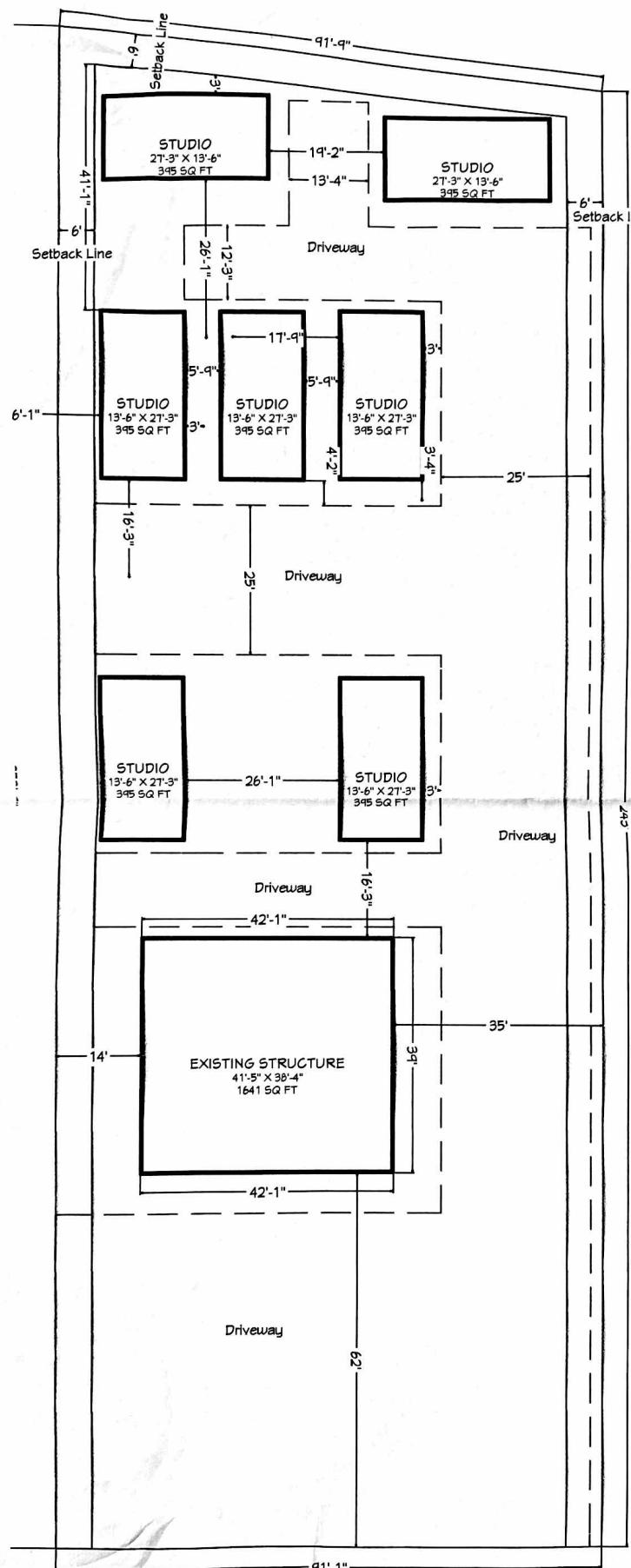
200' Notification Area
Subject Properties



0 30 60 120

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.



A-1	SHEET:	DRAWINGS PROVIDED BY: Tim Jones Signature Homes PO Box 293951, Kingsville, Texas 78029	PROJECT DESCRIPTION: 2916 Memorial Blvd Rick Perry	SHEET TITLE: Preliminary Design	NO.	DESCRIPTION	BY	DATE
1/4" = 45'	SCALE:	DATE:						



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

SUBJECT:

An ordinance to change the zoning from PDD Planned Development District to C-2 Light commercial on 0.63 acre of land out of John Young Survey No. 118, Abstract No. 375; and more commonly known as 226 & 228 W Main St N, Kerrville, TX 78028. (Case No. PZ-2022-62)

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

SUBMITTED BY: Steve Melander, Development Services

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? No

Key Priority Area N/A

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

Proposal

An ordinance to change the zoning from PDD Planned Development District to C-2 Light commercial on 0.63 acre of land out of John Young Survey No. 118, Abstract No. 375; and more commonly known as 226 & 228 W Main St N, Kerrville, TX 78028. (Case No. PZ-2022-62)

Procedural Requirements

The City, in accordance with state law, mailed 24 letters on 10/19/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 10/13/2022.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property and surrounding area are designated Community Commercial. The request for C-2 is consistent with the objectives and description of Community Commercial place type.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: PDD

Existing Land Uses: automobile dealership

Direction: North

Current Zoning: R-1A

Existing Land Uses: Single family residential

Direction: South

Current Zoning: C-2 Light Commercial

Existing Land Uses: commercial

Direction: East

Current Zoning: R-1A

Existing Land Uses: single family residential

Direction: West

Current Zoning: C-1 and C-2

Existing Land Uses: commercial and offices

Thoroughfare Plan:

This property fronts on West Main Street near Junction Highway

Traffic Impact: To be determined

Parking: To be determined

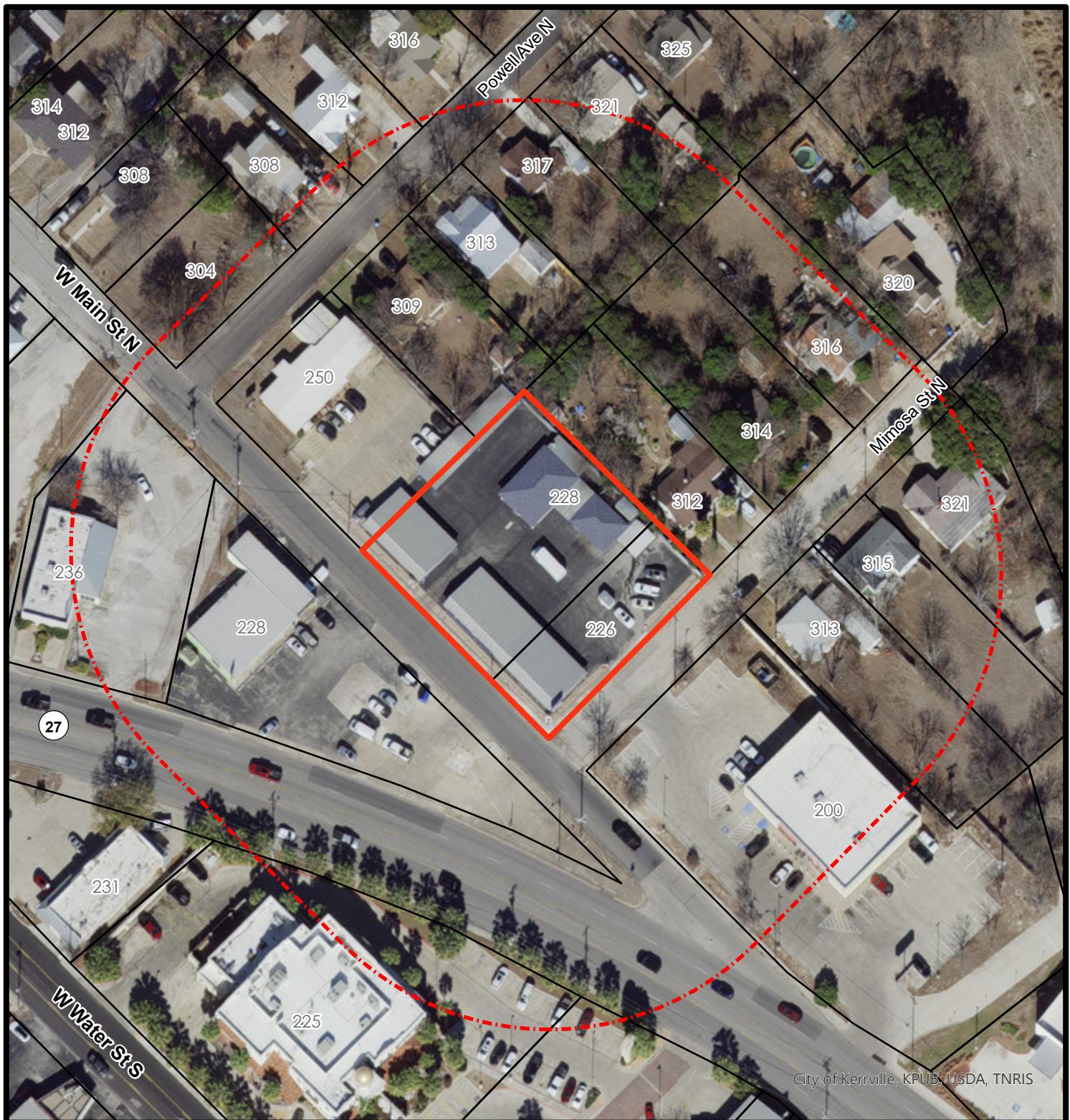
Recommendation: Based on the consistency with the Kerrville 2050 Comprehensive Plan, staff recommends the case for approval.

RECOMMENDED ACTION:

Approve the ordinance.

ATTACHMENTS:

PZ-2022-62-LocationMap.pdf



Location Map

Case # PZ-2022-062

Location:
226 & 228 W Main St N

Legend

200' Notification Area
Subject Properties



0 30 60 120

Scale In Feet

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