



PLANNING AND ZONING COMMISSION AGENDA
THURSDAY, APRIL 6, 2023, 4:00 PM
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS



1 MINUTES

- 1.A Approval of Meeting Minutes from March 2, 2023 regular meeting.

2 CONSIDERATION AND FINAL ACTION – No items.

3 PUBLIC HEARING, CONSIDERATION & ACTION

- 3.A An ordinance to annex into the City of Kerrville's incorporated limits with zoning classifications of R-1, R-2, R-3, C-2 and C-3 being all of a certain tract or parcel of land containing 263.28 acres, more or less, out of Original Patent Survey in Kerr County, Texas, comprised of 116.24 acres out of the William Watt Survey No. 66, Abstract No. 365, and 147.04 acres out of the David Schauchard Survey No. 67, Abstract No. 299; and more commonly known as 2650 Bandera Hwy. (Case No. PZ-2023-2)

4 STAFF REPORT

- 4.A Discuss amendments to Chapter 82, Subdivision Code, of the City of Kerrville Code of Ordinances.

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 March 2, 2023 regular meeting.

AGENDA DATE OF: April 6, 2023

DATE SUBMITTED:

SUBMITTED BY: Steve Melander, City Planner

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:

[*20230302_PZ Minutes_draft.pdf*](#)

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS
MARCH 3, 2023**

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

None

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander
Michael Hornes
Kyle Burow

CALL TO ORDER

Mike Sigerman called to order at 4pm.

1) MINUTES

1.A Approval of Meeting Minutes from February 2, 2023 regular meeting.

Cover Page

PZ Minutes_20230202_draft.pdf

David Lipscomb moved to approve the minutes; Jeff Harris seconded the motion, and the motion carried 7-0.

2) CONSIDERATION AND FINAL ACTION

2.A Creekside Apartments Phase 1A Final Plat (Case 2022-081)

A residential subdivision within the City of Kerrville being 16.26 acres out of that certain 204.08 acres out of the William C. Francis Survey No. 16, Abstract No. 137, and the Nathaniel Hoyt Survey No. 147, Abstract No. 178, also being the remainder of that

same certain tract called 328.0119 acres described in conveyance document to LDB Corporation, recorded in Volume 1149, Page 213 Official Public Records of Kerr County, Texas.

2022-081_Final Plat Creekside Apartments Phase 1A_2023-03-01.pdf

Drew Paxton presented the case.

Jeff Harris was called to speak.

Drew Paxton clarified the approved waivers.

Jeff Harris moved to approve the final plat; David Lipscomb seconded the motion, and the motion carried 7-0.

2.B Chair and Vice Chair Elections

Mike Sigerman clarified that there are no term limits.

Jeff Harris proposed Mike Sigerman as Chair and David Lipscomb as Vice Chair.

Jeff Harris moved for commissioners to elect Mike Sigerman as Chair and David Lipscomb as Vice Chair; Kim Richards seconded the motion, and the motion carried 7-0.

3) PUBLIC HEARING, CONSIDERATION & ACTION

None for this meeting.

4) STAFF REPORT

4.A P&Z Meeting Calendar Update

Drew presented calendar updates.

4.B Dark Sky Ordinance Update

Drew Paxton updated the commission on approved Dark Sky ordinance.

2023-03 Amendment Code of Ordinances, Chapter 26, Outdoor Lighting, passed 1-24-2023.pdf

Jeff Harris asked if there is currently a list of approved lighting fixtures.

Drew Paxton clarified that a list is being developed.

General discussion occurred regarding the Dark Sky ordinance.

5) EXECUTIVE SESSION

None for this meeting.

6) ADJOURNMENT

Meeting adjourned by Mike Sigerman at 4:11pm.

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: An ordinance to annex into the City of Kerrville's incorporated limits with zoning classifications of R-1, R-2, R-3, C-2 and C-3 being all of a certain tract or parcel of land containing 263.28 acres, more or less, out of Original Patent Survey in Kerr County, Texas, comprised of 116.24 acres out of the William Watt Survey No. 66, Abstract No. 365, and 147.04 acres out of the David Schauchard Survey No. 67, Abstract No. 299; and more commonly known as 2650 Bandera Hwy. (Case No. PZ-2023-2)

AGENDA DATE OF: April 6, 2023

DATE SUBMITTED:

SUBMITTED BY: Drew Paxton, Planning Director

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 N/A

SUMMARY STATEMENT:

Proposal

An ordinance to annex into the City of Kerrville's incorporated limits with zoning classifications of R-1, R-2, R-3, C-2 and C-3 being all of a certain tract or parcel of land containing 263.28 acres, more or less, out of Original Patent Survey in Kerr County, Texas, comprised of 116.24 acres out of the William Watt Survey No. 66, Abstract No. 365, and 147.04 acres out of the David Schauchard Survey No. 67, Abstract No. 299; and more commonly known as 2650 Bandera Hwy. (Case No. PZ-2023-2)

Procedural Requirements

The City, in accordance with state law, mailed 29 letters on 3/23/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 3/16/2023.

Information signs were posted on the property on 3/27/23.

At the time of drafting this agenda bill, Development Services has not received any comments 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: N/A County/ETJ

Existing Land Uses: Ranch Land

Direction: **South**

Current Zoning: Planned Development District

Existing Land Uses: Single-Family Residential and Golf Course

Direction: **East**

Current Zoning: N/A (ETJ)

Existing Land Uses: Single-Family Residential and Aggregate Production Facility

Direction: **West**

Current Zoning: N/A County/ETJ

Existing Land Uses: Ranch Land

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

A large portion of the subject property is designated as Agriculture and Outdoor Tourism (AOT). Stemming from the 2008 comprehensive plan, the AOT land use was used to identify large, primarily vacant properties that were outside of the city limits. This was in turn, carried over into the Kerrville 2050 Future Land Use Plan. AOT, in the case for these large open tracts of land, has been used as a place holder for future consideration of proposed developments, with the understanding that the Future Land Use Plan and the Kerrville 2050 Plan are both living documents and need review and amendment from time to time. Based on the topography of this property and the access to both a current arterial and a future arterial, neighborhood residential is a recommended place type for this area. Approval of this request would include an amendment to the Future Land Use Plan. The request for R-2, Medium Density Residential, is consistent with the recommended amendment. The applicant has requested C-3 for 5.55 acres at the top of the large hill on the western end of the property. The policies within the Kerrville 2050 Plan allow for consideration of limited amounts of commercial use within a neighborhood.

The remaining portion of land is within Strategic Catalyst Area 10, which 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. SCA 10 is one of the least populated Strategic Catalyst Areas and hosts almost no jobs. SCA 10 focuses on Rural Living, Estate Residential, Professional Services, and Agriculture and Outdoor Tourism. The request includes multi-family residential (R-3) and commercial zoning (C-3) within the catalyst area. This request is a slight departure from the recommended place types for the area, however, with the frontage along Bandera Highway (SH 173), a major arterial, these zoning requests are a viable land use for the area. This would bring more housing and jobs to the area.

Thoroughfare Plan:

The subject property is located on Bandera Highway/Highway 173. The thoroughfare plan also has a primary arterial connection required through this area connecting Highway 16 to Highway 173. When this property continues through the development process, particularly the subdivision process, this future thoroughfare will need to be addressed accordingly.

Traffic Impact:

Future traffic impacts of the future development will be reviewed through the TIA Worksheet and TIA as a part of the development and subdivision of this property, including coordination

with TxDOT.

Parking:

All off-street parking requirements will be met through final project design and approval according to the zoning code.

Case Summary:

The applicant is requesting that the City annex the property with a zoning of approximately 195 acres of R-2, 40 acres of R-3, and 28 acres of C-3.

Recommendation:

Because the request is consistent with the adjacent development and the objectives of the Kerrville 2050 Plan, staff recommends the future land use plan amendment, annexation of the property, and the zoning as requested.

Attachments:

Location Map

Zoning Plan for Five Tracts of Land

Zoning Map

Future Land Use Plan

RECOMMENDED ACTION:

Approve the ordinance.

ATTACHMENTS:

[*PZ-2023-2_Location Map.pdf*](#)

[*PZ-2023-2_Zoning Plan.pdf*](#)

[*PZ-2023-2_Zoning Map.pdf*](#)

[*PZ-2023-2_Future Land Use Plan.pdf*](#)



Location Map

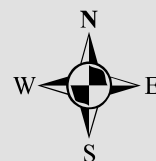
Case # PZ-2023-2

Location:

2650 Bandera Hwy - Annexation & Zoning

Legend

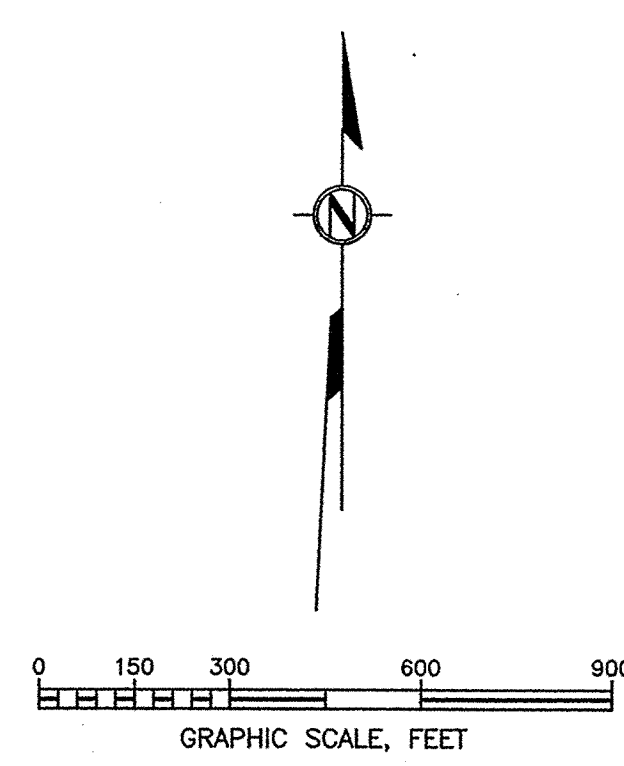
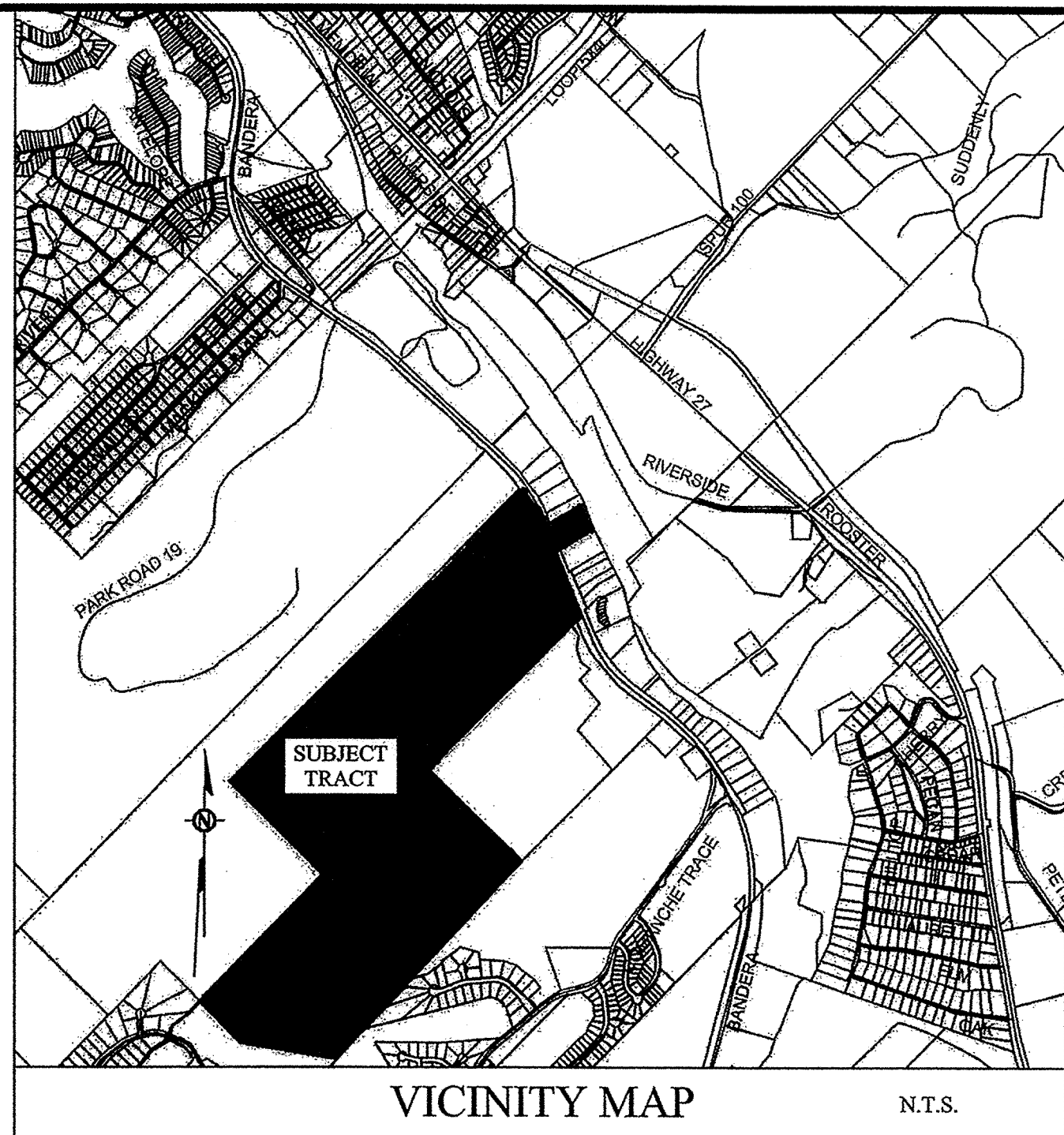
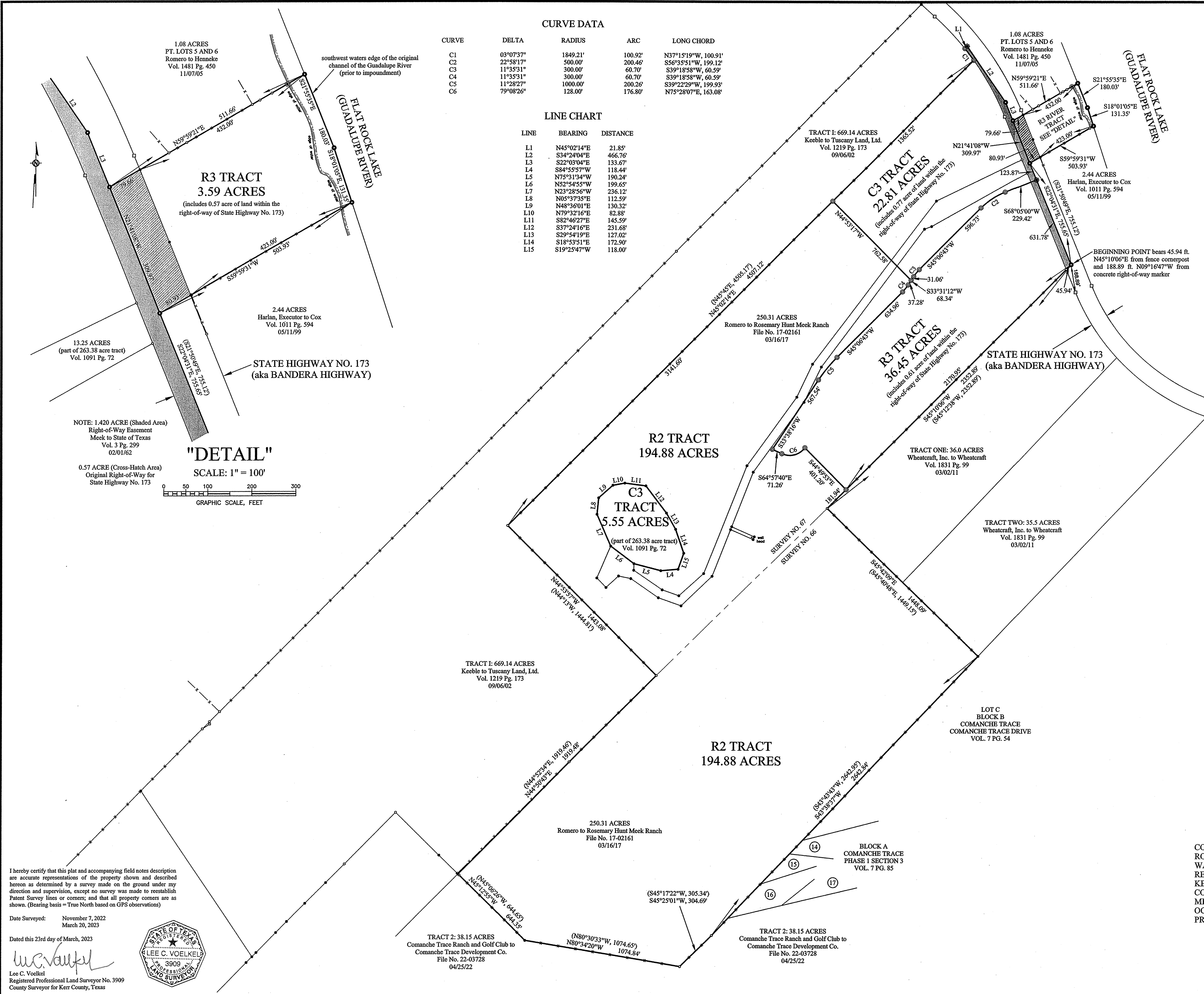
- ▮ Subject Properties
- - - 200 Feet Notification Area



0 500 1,000

Scale In Feet

03/16/2023



SCALE: 1" = 300'

LEGEND

- FENCEPOST
- FOUND 1/2" IRON STAKE
- SET 1/2" IRON STAKE
- FOUND 1/2" IRON PIPE
- UNMARKED POINT
- SET MAG NAIL
- FOUND CONCRETE R-O-W MARKER
- FENCE LINE
- PATENT SURVEY LINE

RECORD CALLS SHOWN IN PARENTHESES
NOTE: ALL SET 1/2" IRON STAKES MARKED WITH RED PLASTIC CAP INSCRIBED WITH "VOELKEL SURVEYING"

SURVEY PLAT FOR FIVE TRACTS OF LAND:

- 1) C3 TRACT CONTAINING 22.81 ACRES OF LAND
- 2) R3 TRACT CONTAINING 36.45 ACRES OF LAND
- 3) R3 RIVER TRACT CONTAINING 3.59 ACRES OF LAND
- 4) R2 TRACT CONTAINING 194.88 ACRES OF LAND
- 5) C3 TRACT CONTAINING 5.55 ACRES OF LAND

COMPRISING PARTS OF A CERTAIN 250.31 ACRE TRACT CONVEYED FROM ROSEMARY H. MEEK ROMERO TO ROSEMARY HUNT MEEK RANCH, LP BY A WARRANTY DEED EXECUTED THE 16TH DAY OF MARCH, 2017 AND RECORDED IN FILE NO. 17-02161 OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS, AND PARTS OF A CERTAIN 263.38 ACRE TRACT CONVEYED FROM THE ESTATE OF CARL DONALD MEEK TO ROSEMARY H. MEEK BY A GENERAL WARRANTY DEED EXECUTED THE 19TH DAY OF OCTOBER, 2000 AND RECORDED IN VOLUME 1091 AT PAGE 72 OF THE REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS

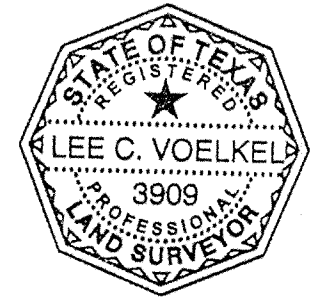
MARCH 2023

I hereby certify that this plat and accompanying field notes description are accurate representations of the property shown and described hereon as determined by a survey made on the ground under my direction and supervision, except no survey was made to reestablish Patent Survey lines or corners, and that all property corners are as shown. (Bearing basis = True North based on GPS observations)

Date Surveyed: November 7, 2022
March 20, 2023

Dated this 23rd day of March, 2023








Lee C. Voelkel
Registered Professional Land Surveyor No. 3909
County Surveyor for Kerr County, Texas



VOELKEL LAND SURVEYING, PLLC 212 CLAY STREET, KERRVILLE, TEXAS 78028, 830-257-3313 FIRM REGISTRATION NO. 100528-00		DATE: March 23, 2023 JOB No: V-5887 BY: VCV SHEET 1 OF 1
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Current Zoning District

Current Zoning District

-  RE Estate Residential
-  R-1 Single-Family Residential
-  R-1A Single-Family Residential with Accessory Dwelling Unit
-  R-2 Medium Density Residential
-  R-3 Multifamily Residential
-  RM Residential Mix
-  RT Residential Transition
-  C-1 Neighborhood Commercial
-  C-2 Light Commercial
-  C-3 General Commercial
-  IM Industrial and Manufacturing
-  DAC Downtown Arts and Culture
-  MU Mixed Use
-  PD Planned Development
-  PI Public and Institutional
-  AD Airport
-  AG Agriculture
-  DC Downtown Core

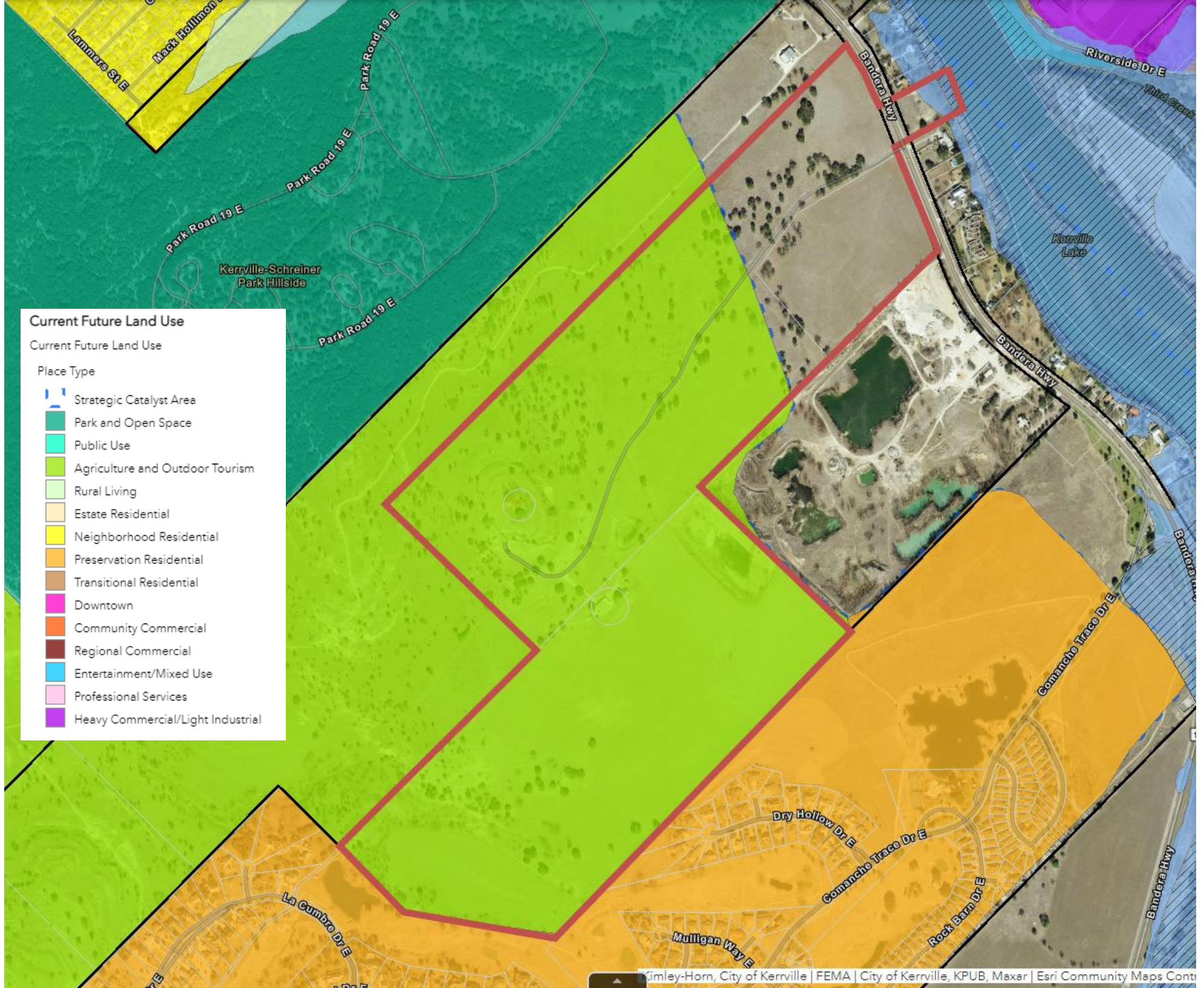


Current Future Land Use

Current Future Land Use

Place Type

- Strategic Catalyst Area
- Park and Open Space
- Public Use
- Agriculture and Outdoor Tourism
- Rural Living
- Estate Residential
- Neighborhood Residential
- Preservation Residential
- Transitional Residential
- Downtown
- Community Commercial
- Regional Commercial
- Entertainment/Mixed Use
- Professional Services
- Heavy Commercial/Light Industrial





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

SUBJECT: Discuss amendments to Chapter 82, Subdivision Code, of the City of Kerrville Code of Ordinances.

AGENDA DATE OF: April 6, 2023

DATE SUBMITTED:

SUBMITTED BY: Drew Paxton, Planning Director

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:

n/a