



PLANNING AND ZONING COMMISSION AGENDA

THURSDAY, JUNE 6, 2024, 4:00 PM

CITY HALL COUNCIL CHAMBERS

701 MAIN STREET, KERRVILLE, TEXAS



K
KERRVILLE
2050

1 MINUTES

1.A Approval of Meeting Minutes from May 2, 2024 regular meeting.

Attachments:

20240502_PZ Minutes_draft.pdf

2 CONSIDERATION AND FINAL ACTION

2.A A revision of plat of Lots 10, 11, 13 and 902 of "The Landing" and creating Lots 10R, 11R, 13R, 902R, and 904 being a 58.739 acre tract of land out of the Joseph S. Anderson Survey No. 141, Abstract No. 2, and the J.S. Sayder Survey No. 142, Abstract No. 290, Kerr County, Texas and being a portion of the called 27.52 acre tract recorded in Document No. 18-01649, Official Public Records of Kerr County, Texas, all of the called 21.16 acre tract designated as, "Tract One," all of the called 6.03 acre tract designated as, "Tract Two," and all of the called 4.01 acre tract designated as, "Tract Three," recorded in document No. 18-01650, Official Records of Kerr County, Texas.

Attachments:

2024-026_Proposed Replat of The Landing.pdf

2019-017_Recorded Plat_July 2019.pdf

3 PUBLIC HEARING, CONSIDERATION & ACTION

3.A An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of IM Industrial and Manufacturing, all of a certain tract or parcel of land containing 2.02 acres, more or less, out of William Watt Survey No 69, Abstract No. 367 in Kerr County, Texas; and all of a certain parcel of land containing 7.10 acres, more or less, out of Original Patent Surveys in Kerr County, Texas as follows: William Watt Survey No. 69, Abstract No. 367, 6.54 acres; and W.T. Crook Survey No. 70, Abstract No. 113, 0.56 acres; located at the corner of Peterson Farm Road and Hwy 27 (KerrCAD Property ID 503437 and 503449), Kerr County, Texas. (Case No. PZ-2024-14)

Attachments:

[*PZ-2024-14_Location Map.pdf*](#)

[*PZ-2024-14_Annexation & Zoning Area Survey.pdf*](#)

[*PZ-2024-14_Current Future Land Use Map.pdf*](#)

[*PZ-2024-14_Current Zoning Map.pdf*](#)

[*PZ-2024-14_Case Location Clarification Map.pdf*](#)

3.B An ordinance to change the zoning from AD Airport District to IM Industrial and Manufacturing on OLH Block 1 (St Ignatius Regional Catholic High School) Lot 1, 4.24 Acres, and Lot 2, 1.89 Acres; and more commonly known as 575 and 601 Peterson Farm Road (KerrCAD Property ID 68387 and 68388), Kerrville, Texas. (Case No. PZ-2024-15)

Attachments:

[*PZ-2024-15_Location Map.pdf*](#)

[*PZ-2024-15_Case Location Clarification Map.pdf*](#)

[*PZ-2024-15_Current Future Land Use Map.pdf*](#)

[*PZ-2024-15_Current Zoning Map.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 May 2, 2024 regular meeting.

AGENDA DATE OF: June 6, 2024 **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 specific revisions.

ATTACHMENTS:

[*20240502_PZ Minutes_draft.pdf*](#)

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS
MAY 2, 2024**

COMMISSIONERS PRESENT:

David Lipscomb – Vice Chair
Kim Richards
Kevin Bernhard
Abram Bueche
John Lovett

COMMISSIONERS ABSENT:

Mike Sigerman – Chair
Tabor McMillan

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander
Kyle Burow

CALL TO ORDER

Meeting called to order by David Lipscomb at 4pm.

1) MINUTES

1.A Approval of Meeting Minutes from April 4, 2024 regular meeting.

20240404_PZ Minutes_draft.pdf

John Lovett moved to approve the minutes; Kevin Bernhard seconded the motion, and the motion carried 5-0.

2) CONSIDERATION AND FINAL ACTION

2.A A preliminary plat of the Windridge Subdivision, a subdivision within the City of Kerrville, a 48.98 acre tract of land situated in the Samuel Wallace Survey Number 114, Abstract 348, and the Samuel Wallace Survey Number 113, Abstract 347, City of Kerrville, Kerr County, Texas, and being a portion of that called Tract 1; 184.304 acres as described in Volume 1369, Page 551 in the Official Public Records of Kerr County, and also being a portion of that called 711 acre tract of land as described in Volume 71, Page 573 in the Deed Records of Kerr County, Texas. (Case 2024-017)

2024-017_Full Prelim Plat Exhibit.pdf

2024-017_Draft Preliminary Plat.pdf

2024-017_Windridge Subdivision Conditions.pdf

Steve Melander presented the case.

John Lovett was called to speak.

General discussion occurred regarding project specifics.

John Lovett moved to approve the preliminary plat with conditions; Abram Bueche seconded the motion, and the motion carried 5-0.

3) PUBLIC HEARING, CONSIDERATION & ACTION

3.A A resolution to allow a Conditional Use Permit for an Automotive & Repair Shop, Minor, located within 500 feet of a floodplain; Lot 1-A (Replat), Block 1, South City; and more commonly known as 209 Sidney Baker Street South. (Case No. PZ-2024-11)

PZ-2024-11_Location Map.pdf

PZ-2024-11_Proximity to Floodplain Exhibit.pdf

PZ-2024-11_Proposed CUP Site Plan.pdf

PZ-2024-11_Proposed Exterior Elevations.pdf

Steve Melander presented the case.

Open public hearing.

Close public hearing as there were no speakers.

Garrett Small was called to speak.

James Boutchyard was called to speak.

John Lovett was called to speak.

David Lipscomb was called to speak.

John Lovett was called to speak.

Kevin Bernhard was called to speak.

John Lovett moved to approve the resolution with a condition; Abram Bueche seconded the motion, and the motion carried 5-0.

4) STAFF REPORT

Next meeting June 6, 2024.

5) EXECUTIVE SESSION

None.

6) ADJOURNMENT

Meeting adjourned by David Lipscomb at 4:14pm.

Submitted by:

Steve Melander, Planner

Approved by:

Mike Sigerman, Chair

Approval Date: _____



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

SUBJECT: A revision of plat of Lots 10, 11, 13 and 902 of "The Landing" and creating Lots 10R, 11R, 13R, 902R, and 904 being a 58.739 acre tract of land out of the Joseph S. Anderson Survey No. 141, Abstract No. 2, and the J.S. Sayder Survey No. 142, Abstract No. 290, Kerr County, Texas and being a portion of the called 27.52 acre tract recorded in Document No. 18-01649, Official Public Records of Kerr County, Texas, all of the called 21.16 acre tract designated as, "Tract One," all of the called 6.03 acre tract designated as, "Tract Two," and all of the called 4.01 acre tract designated as, "Tract Three," recorded in document No. 18-01650, Official Records of Kerr County, Texas.

AGENDA DATE OF: June 6, 2024 **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:

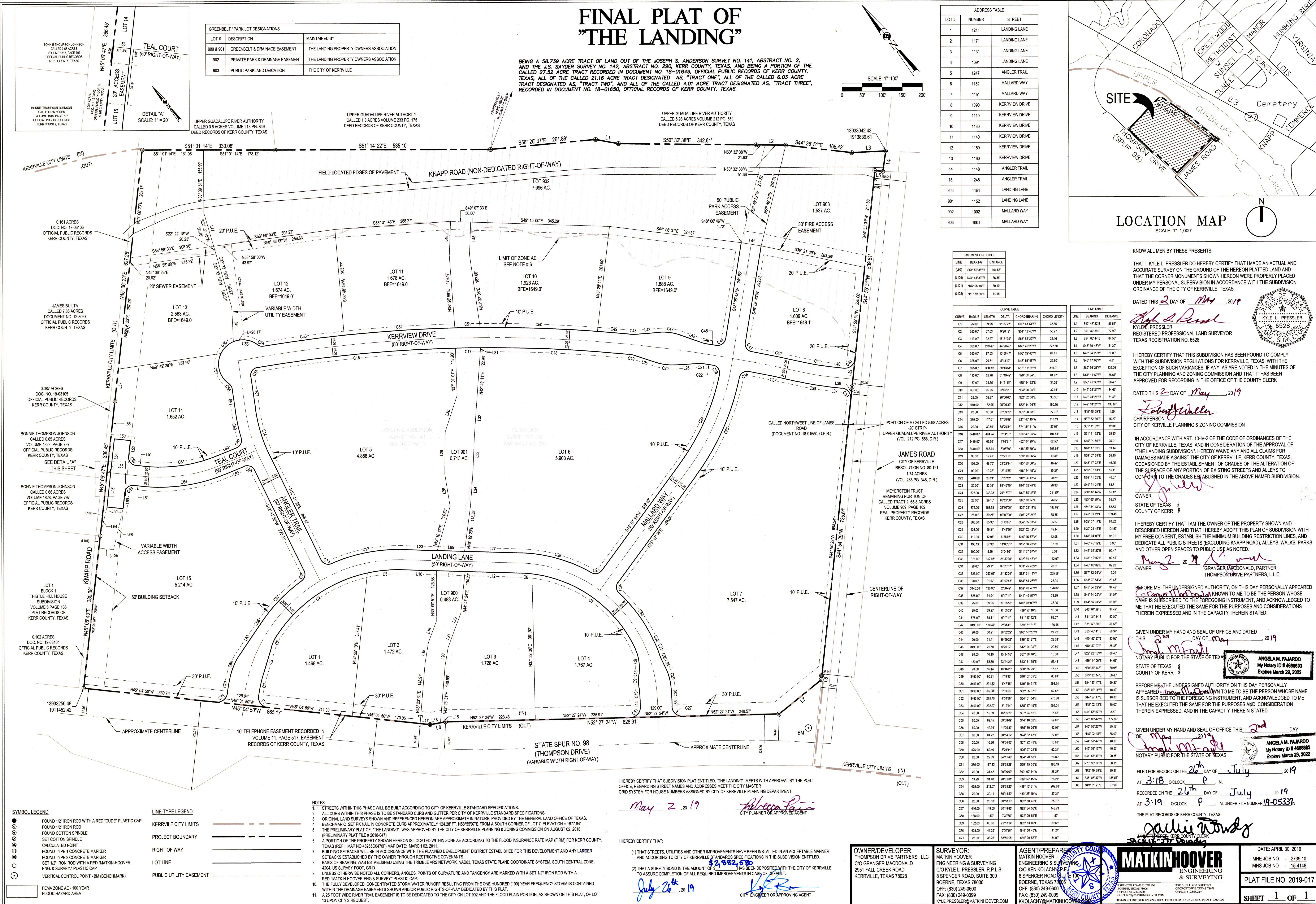
This replat of The Landing is documenting the vacating of Knapp Road within the plat limits (City of Kerrville Ordinance 2024-10), making minor adjustments to the layout of certain lots, and adding in variable width access easements to adjacent property. The plat has been reviewed by staff, meets subdivision requirements, and is recommended for approval.

RECOMMENDED ACTION:

Approve the plat.

ATTACHMENTS:

[2024-026_Proposed Replat of The Landing.pdf](#)
[2019-017_Recorded Plat_July 2019.pdf](#)





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 IM Industrial and Manufacturing, all of a certain tract or parcel of land containing 2.02 acres, more or less, out of William Watt Survey No 69, Abstract No. 367 in Kerr County, Texas; and all of a certain parcel of land containing 7.10 acres, more or less, out of Original Patent Surveys in Kerr County, Texas as follows: William Watt Survey No. 69, Abstract No. 367, 6.54 acres; and W.T. Crook Survey No. 70, Abstract No. 113, 0.56 acres; located at the corner of Peterson Farm Road and Hwy 27 (KerrCAD Property ID 503437 and 503449), Kerr County, Texas. (Case No. PZ-2024-14)

AGENDA DATE OF: June 6, 2024

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SUBMITTED BY: Steve Melander, City Planner

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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 IM Industrial and Manufacturing, all of a certain tract or parcel of land containing 2.02 acres, more or less, out of William Watt Survey No 69, Abstract No. 367 in Kerr County, Texas; and all of a certain parcel of land containing 7.10 acres, more or less, out of Original Patent Surveys in Kerr County, Texas as follows: William Watt Survey No. 69, Abstract No. 367, 6.54 acres; and W.T. Crook Survey No. 70, Abstract No. 113, 0.56 acres; located at the corner of Peterson Farm Road and Hwy 27 (KerrCAD Property ID 503437 and 503449), Kerr County, Texas.

(Case No. PZ-2024-14)

Procedural Requirements

The City, in accordance with state law, mailed 30 letters on 5/23/2024 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 5/16/2024. An informational sign was posted on the property on 5/24/2024. At the time of drafting this agenda bill, no public comment had been received.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property is located within the Strategic Catalyst Area No. 11, characterized by the Kerrville Municipal Airport and Hwy 27. Future growth will capitalize on the airport and its industrial space while keeping a careful eye on the effect of these activities on nearby neighborhoods. Allowable place types in this location are Heavy Commercial and Light Industrial. In areas further from the airport and Hwy 27, and closer to the Guadalupe River, agriculture and outdoor tourism are recommended. SCA 11 appears to support the requested annexation and zoning. As such, this request is consistent with the goals of the Future Land Use Plan of the Kerrville 2050 Comprehensive Plan.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: None (County)

Existing Land Uses: Vacant

Direction: North

Current Zoning: None (County)

Existing Land Uses: Power Distribution; Rural Residential

Direction: West

Current Zoning: None (County)

Existing Land Uses: Hwy 27 and Residential

Direction: South

Current Zoning: AD Airport District and PDD (Our Lady of the Hills)

Existing Land Uses: Vacant and Our Lady of the Hills

Direction: East

Current Zoning: None (County) and AD Airport District

Existing Land Uses: Vacant and Rural Residential

Thoroughfare Plan: There should be no impact to the thoroughfare plan as these developments are anticipated on the Thoroughfare Plan, adjacent Hwy 27.

Traffic Impact: With much of the property fronting Hwy 27, TxDOT will most likely request a Traffic Impact Analysis as part of any future development. Any improvements necessary for the build out of the development are required to be built/installed at the development's expense.

Parking: To be determined, per project, at the time of the building permit.

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

RECOMMENDED ACTION:

Approve the ordinance.

ATTACHMENTS:

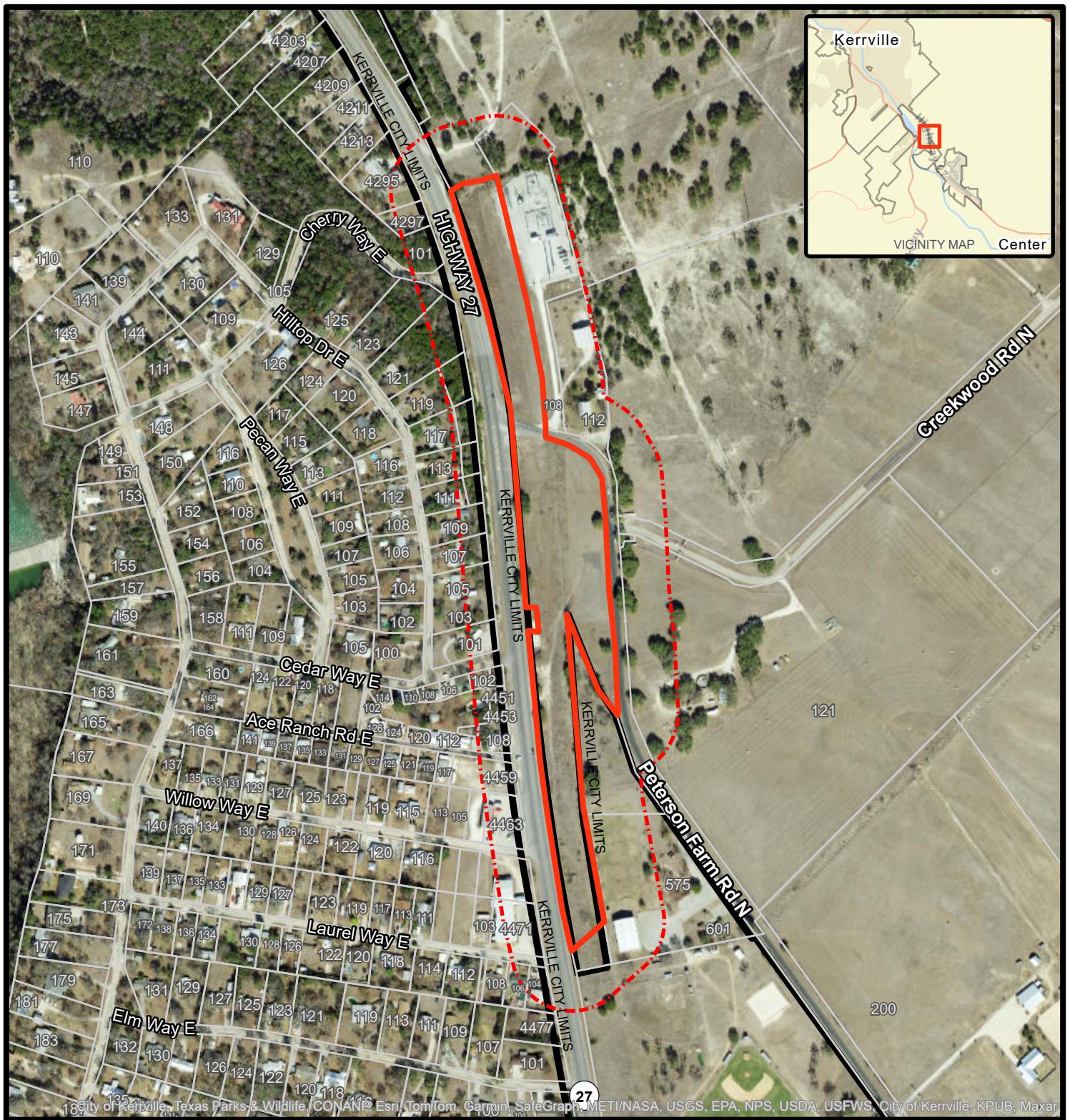
[*PZ-2024-14_Location Map.pdf*](#)

[*PZ-2024-14_Annexation & Zoning Area Survey.pdf*](#)

[*PZ-2024-14_Current Future Land Use Map.pdf*](#)

[*PZ-2024-14_Current Zoning Map.pdf*](#)

[*PZ-2024-14_Case Location Clarification Map.pdf*](#)



Location Map

Case #PZ-2024-14

Location:

Annexation & Zoning Notification Area

Legend

-  Subject Properties
-  200 Feet Notification Area



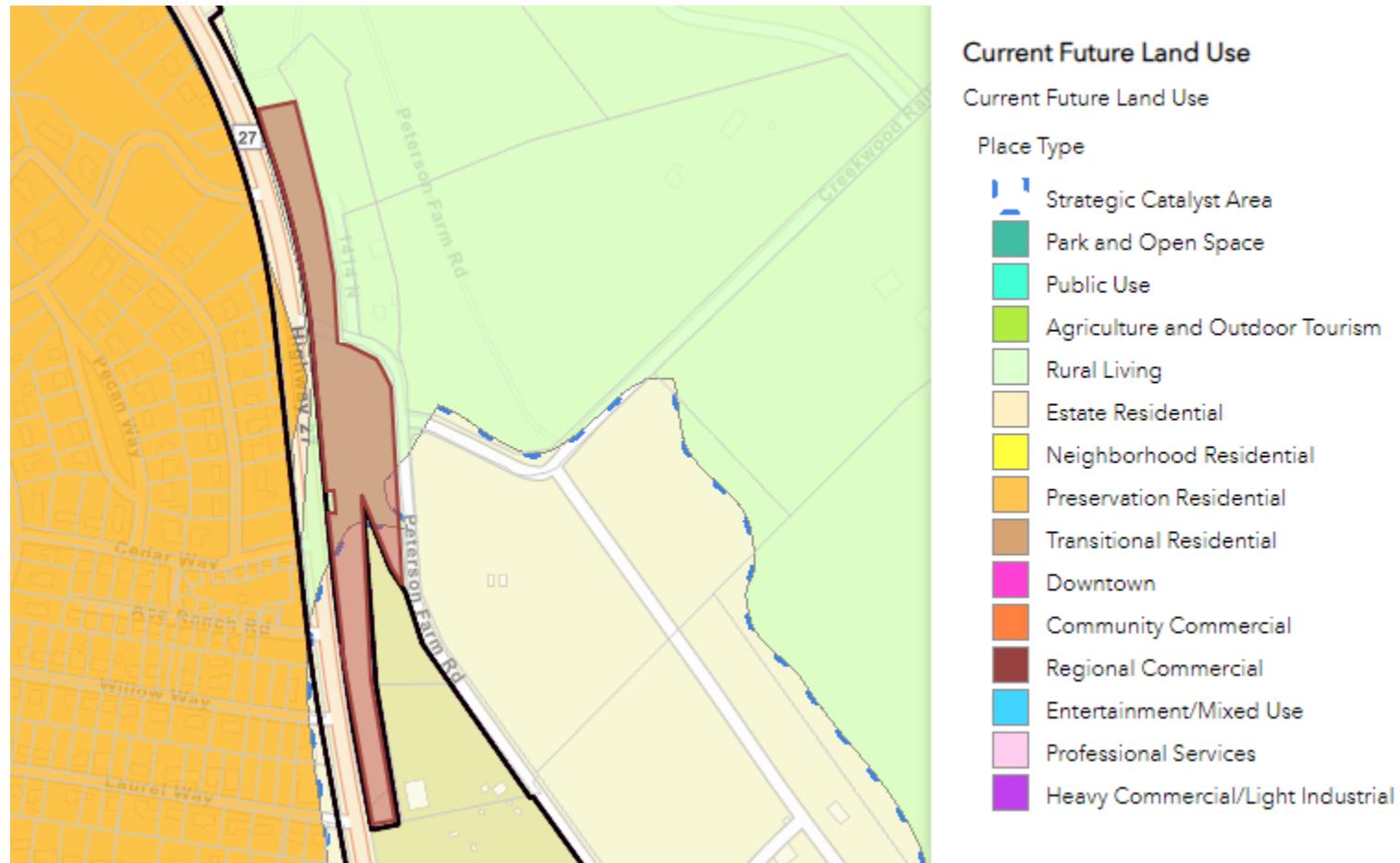
0 150 300 600

Scale In Feet

Current Future Land Use Map (K2050)

Case PZ-2024-14

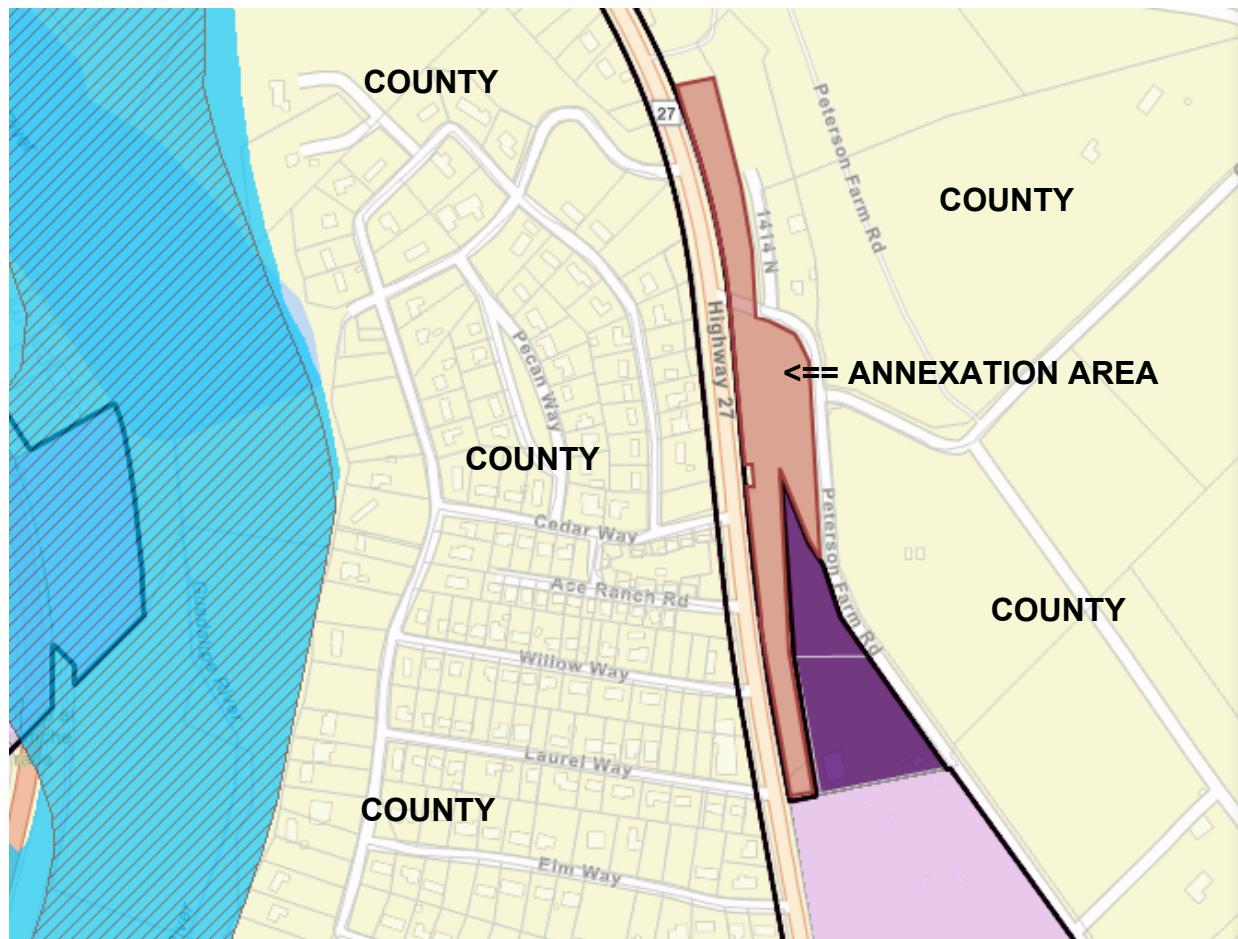
Annexation & Zoning to IM Industrial & Manufacturing



Current Zoning

Case PZ-2024-14

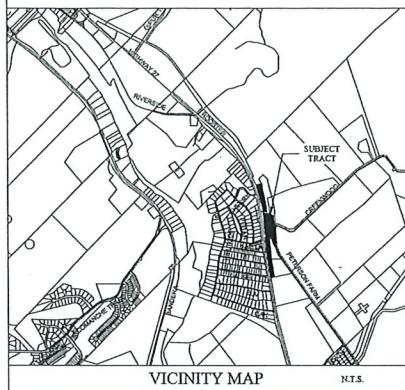
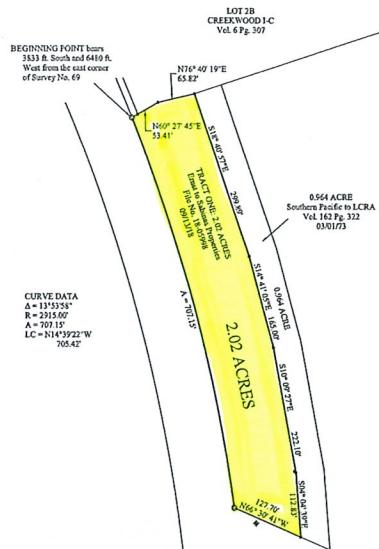
Annexation & Zoning to IM Industrial & Manufacturing



Current Zoning District

Current Zoning District

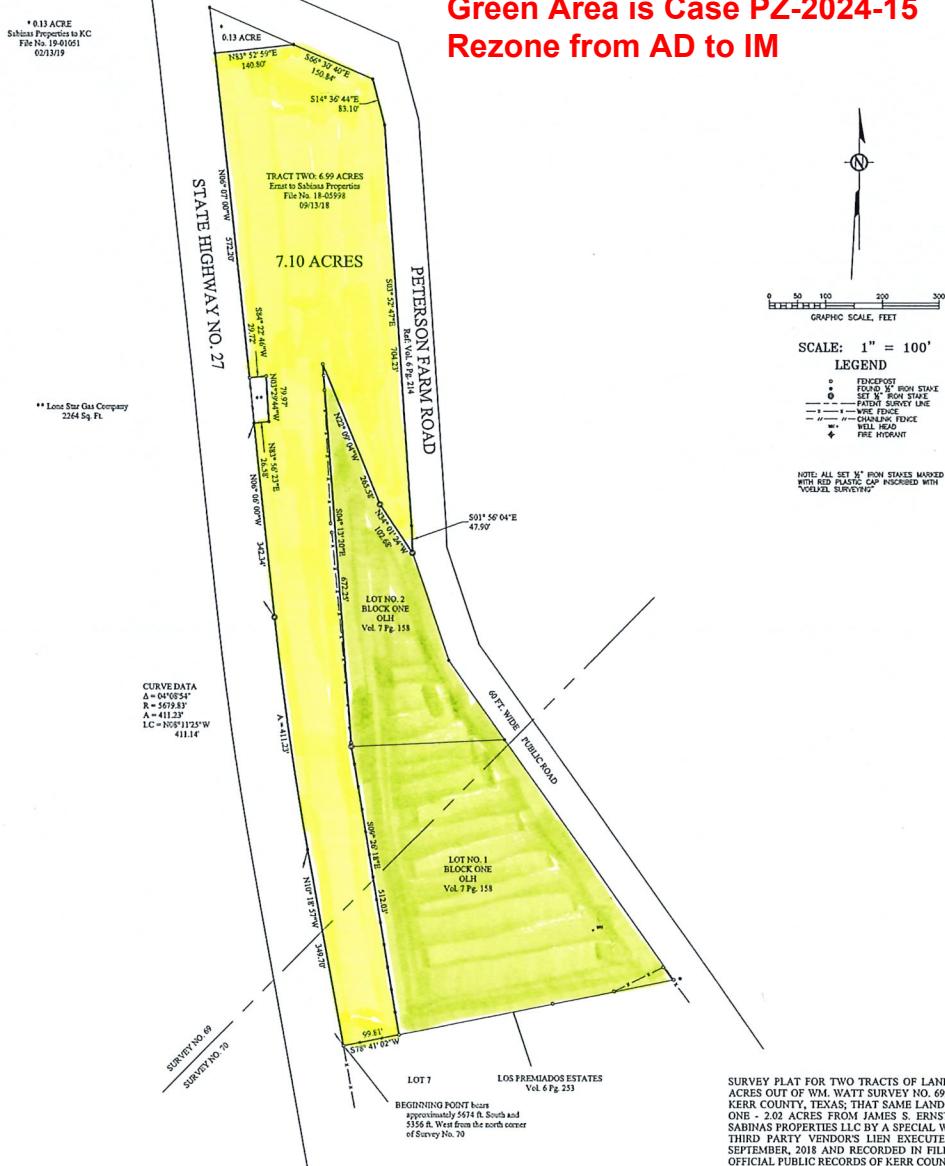
- RE Estate Residential
- R-1 Single-Family Residential
- R-1A Single-Family Residential with Accessory Dwelling Unit
- R-2 Medium Density Residential
- R-3 Multifamily Residential
- RM Residential Mix
- RT Residential Transition
- C-1 Neighborhood Commercial
- C-2 Light Commercial
- C-3 General Commercial
- 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



FILE NO.

Yellow Area is Case PZ-2024-14 Annexation & Zoning to IM

Green Area is Case PZ-2024-15 Rezone from AD to IM



I hereby certify that this plat and accompanying field notes description are accurate representations of the property shown and described herein 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. (Bearings basis - True North based on GFS observations)

Date Surveyed. March 11, 2024

Dated this 26th day of April, 2024

DEPOSED 20th day of April, 2024

Lee C. Voegel



V-7123 Sabinas 2.02 Acres, 7.10 Acres Peterson Farms Road April 2024.dwg

SURVEY PLAT FOR TWO TRACTS OF LAND AS FOLLOWS: 1) 2.02 ACRES OUT OF WM. WATT AND JAN ERNST, ABSTRACT NO. 3671 IN KERRY COUNTY, TEXAS, PART OF CERTAIN TRACT CONVEYED AS ONE - 2.02 ACRES FROM JAMES S. ERNST AND JAN ERNST TO SABINAS PROPERTIES LLC BY A SPECIAL WARRANTY DEED WITH THIRD PARTY VENDOR'S LIEN EXECUTED THE 13TH DAY OF SEPTEMBER, 2018 AND RECORDED IN FILE NO. 18-05998 OF THE OFFICIAL PUBLIC RECORDS OF KERRY COUNTY, TEXAS; AND 2) 7.10 ACRES COMPRISING APPROXIMATELY 6.54 ACRES OUT OF WM. WATT AND JAN ERNST, ABSTRACT NO. 3672 IN KERRY COUNTY, TEXAS, PART OF CERTAIN GROUP OF LANDS OWNED BY SABINAS PROPERTIES LLC BY A SPECIAL WARRANTY DEED AS TRACT TWO - 6.99 ACRES FROM JAMES S. ERNST AND JAN ERNST TO SABINAS PROPERTIES LLC BY A SPECIAL WARRANTY DEED WITH THIRD PARTY VENDOR'S LIEN EXECUTED THE 13TH DAY OF SEPTEMBER, 2018 AND RECORDED IN FILE NO. 18-05998 OF THE OFFICIAL PUBLIC RECORDS OF KERRY COUNTY, TEXAS.

APRIL 2024



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

SUBJECT: An ordinance to change the zoning from AD Airport District to IM Industrial and Manufacturing on OLH Block 1 (St Ignatius Regional Catholic High School) Lot 1, 4.24 Acres, and Lot 2, 1.89 Acres; and more commonly known as 575 and 601 Peterson Farm Road (KerrCAD Property ID 68387 and 68388), Kerrville, Texas. (Case No. PZ-2024-15)

AGENDA DATE OF: June 6, 2024

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:

Proposal

An ordinance to change the zoning from AD Airport District to IM Industrial and Manufacturing on OLH Block 1 (St Ignatius Regional Catholic High School) Lot 1, 4.24 Acres, and Lot 2, 1.89 Acres; and more commonly known as 575 and 601 Peterson Farm Road (KerrCAD Property ID 68387 and 68388), Kerrville, Texas.

(Case No. PZ-2024-15)

The applicant requests a zoning change from AD Airport District to IM Industrial and Manufacturing to allow more flexibility with future development and to be consistent with the annexation and zoning request for the adjacent property (Case PZ-2024-14). If both the annexation and zoning of adjacent property (Case PZ-2024-14) are approved along with the rezoning of this property (Case PZ-2024-15), the combined properties will be platted into developable lots for future development under the IM Industrial and Manufacturing zoning

regulations.

Procedural Requirements

The City, in accordance with state law, mailed 8 letters on 5/23/2024 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 5/16/2024. In addition, a public hearing notification sign was posted on the property frontage on 5/24/2024. At the time of drafting this agenda bill, no public comments had been received.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property is located within the Strategic Catalyst Area No. 11 (SCA 11), characterized by the Kerrville Municipal Airport and Hwy 27. Future growth will capitalize on the airport and its industrial space while keeping a careful eye on the effect of these activities on nearby neighborhoods. Allowable place types in this location are Heavy Commercial and Light Industrial, both of which fall under IM Industrial and Manufacturing. SCA 11 appears to support the requested zoning change. As such, this request is consistent with the goals of the Kerrville 2050 Comprehensive Plan.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: AD Airport District

Existing Land Uses: Vacant

Direction: North

Current Zoning: None (County); Annexation & Zoning (Case PZ-2024-14)

Existing Land Uses: Vacant

Direction: South

Current Zoning: PDD (Our Lady of the Hills)

Existing Land Uses: Our Lady of the Hills

Direction: West

Current Zoning: None (County); Annexation & Zoning (Case PZ-2024-14)

Existing Land Uses: Vacant

Direction: East

Current Zoning: None (County)

Existing Land Uses: Rural Residential

Thoroughfare Plan: There is no impact on the thoroughfare system.

Traffic Impact: There should be no traffic impact, however, a traffic study may be required as part of the final project development. Any costs associated with traffic impact mitigation will be the responsibility of the developer.

Parking: To be determined and consistent with zoning regulations once a final site plan has been submitted for review and approval.

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

RECOMMENDED ACTION:

Approve the ordinance.

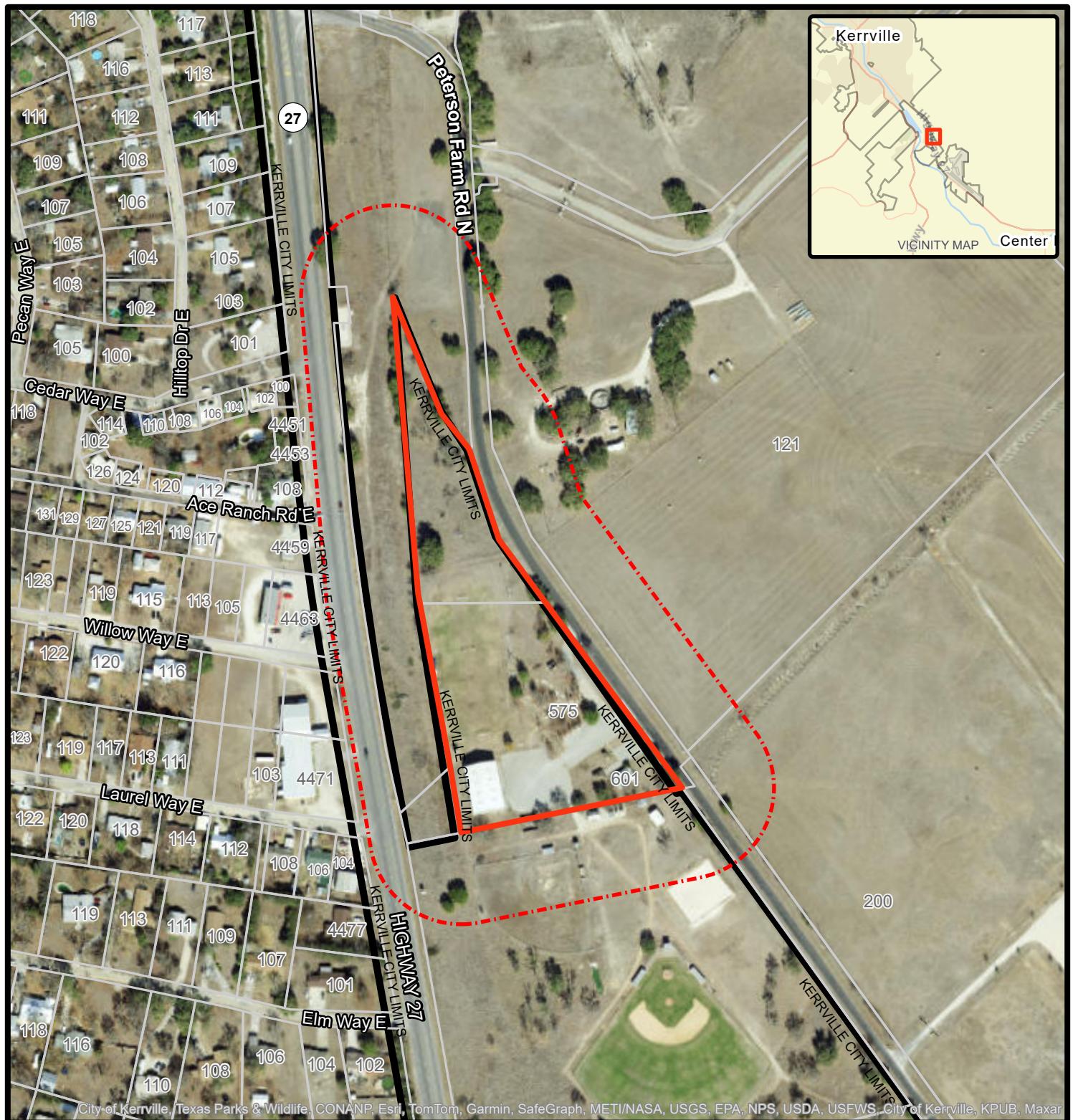
ATTACHMENTS:

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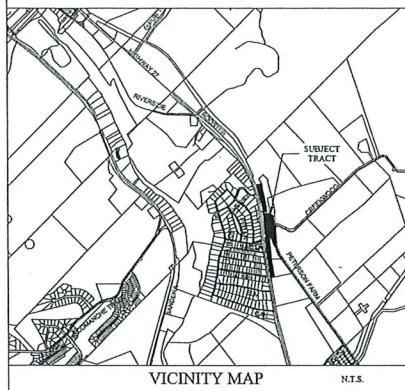
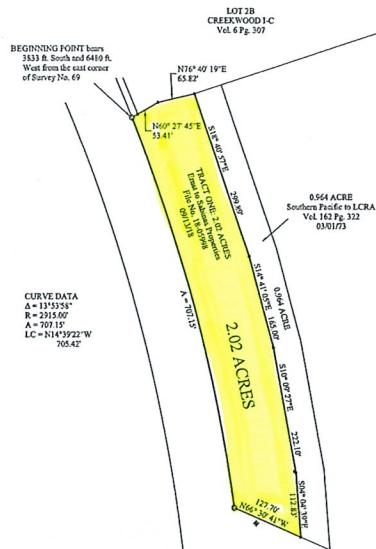
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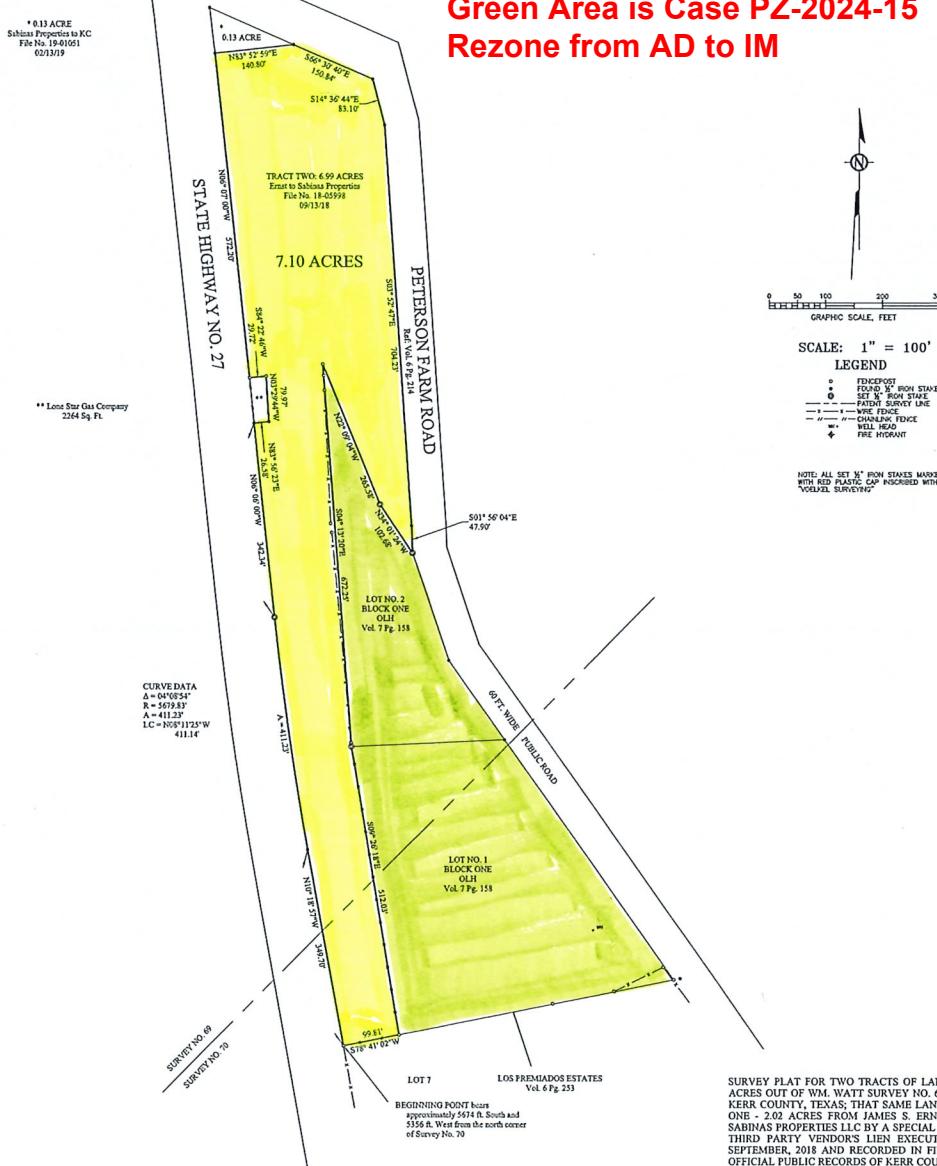
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.



FILE NO.

Yellow Area is Case PZ-2024-14 Annexation & Zoning to IM

Green Area is Case PZ-2024-15 Rezone from AD to IM



I hereby certify that this plat and accompanying field notes description are accurate representations of the property shown and described herein 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. March 11, 2024

Dated this 26th day of April, 2024

Done this 2nd day of April, 2024

Lee C. Yeastle



V-7123 Sabina 2.02 Acres, 7.10 Acres Peterson Farm Road April 2024.dwg

APRIL 2024

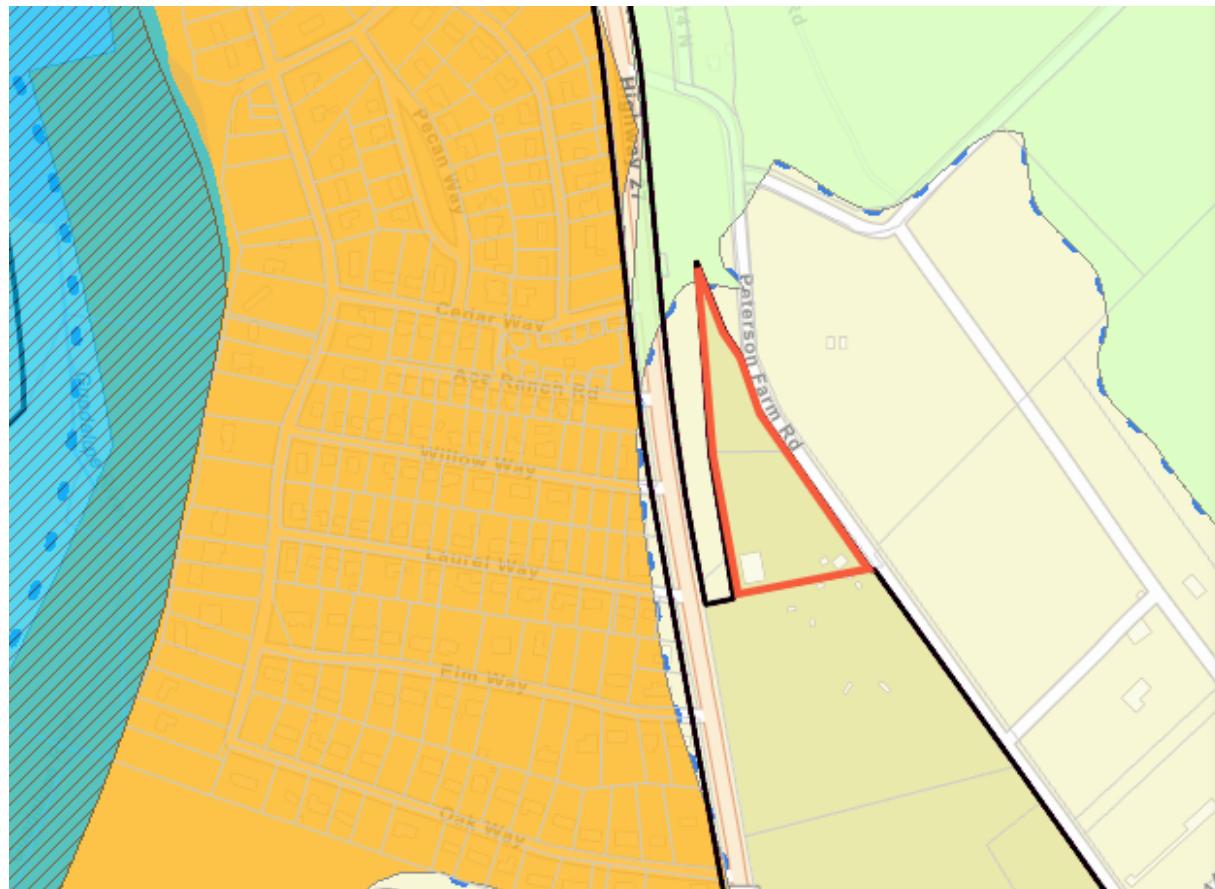


Y2121 Subline 202 Acres 210 Acres Retention Farm Post A mail 2024 claim

Current Future Land Use (K2050)

PZ-2024-15

Zone Change Request from AD Airport District to IM Industrial & Manufacturing



Current Future Land Use

Current Future Land Use

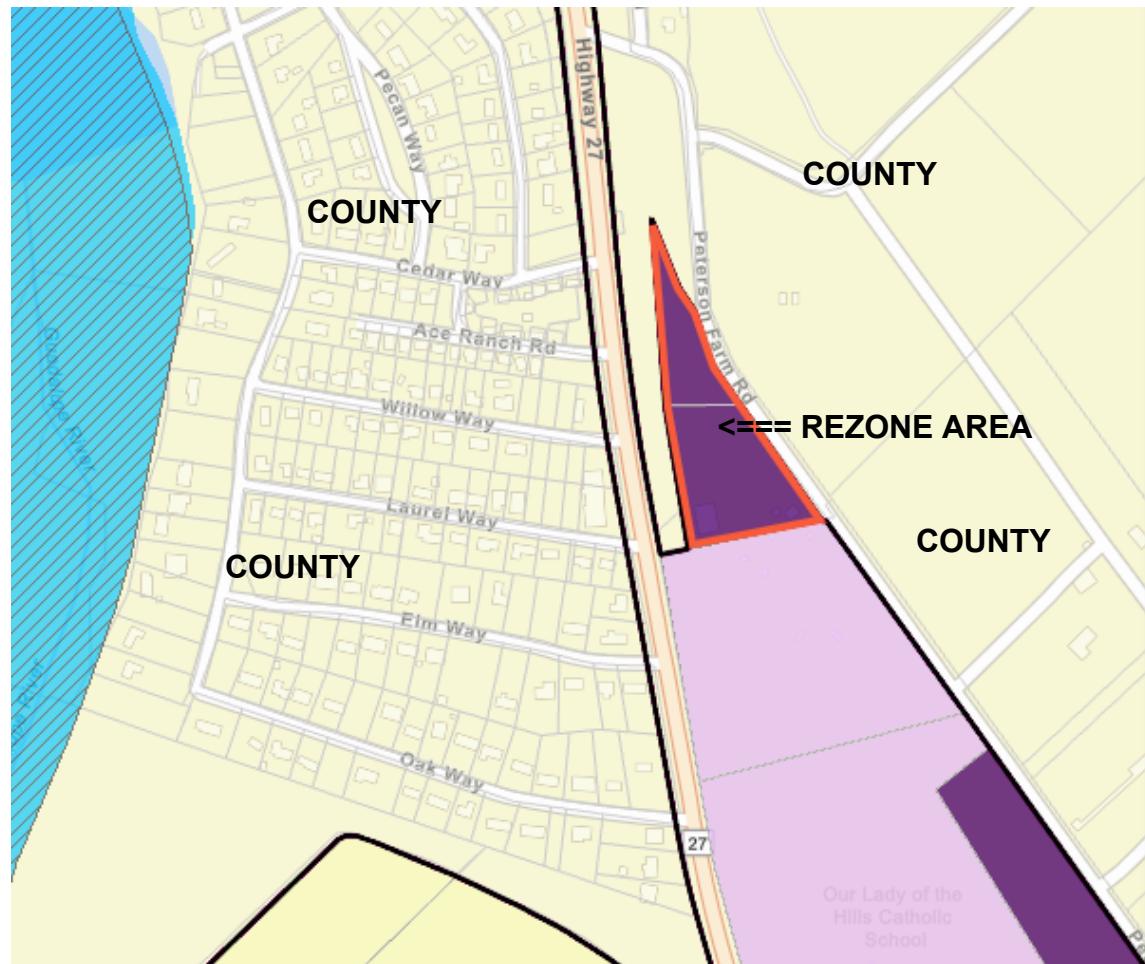
Place Type

- 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

Current Zoning Map

PZ-2024-15

Zone Change Request from AD Airport District to IM Industrial & Manufacturing



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
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- 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