



PLANNING AND ZONING COMMISSION AGENDA

THURSDAY, SEPTEMBER 5, 2024, 4:00 PM

CITY HALL COUNCIL CHAMBERS

701 MAIN STREET, KERRVILLE, TEXAS



1 MINUTES

1.A Approval of Meeting Minutes from the August 1, 2024 regular meeting.

Attachments:

[*20240801_PZ Minutes_draft.pdf*](#)

2 CONSIDERATION AND FINAL ACTION

2.A

A final plat of The Bluewood Subdivision, an 11.095 acre tract of land situated in the Walter Fosgate Survey 120, Abstract 138, Kerr County, Texas; and more commonly known as 1225 Cailloux Blvd. (Case 2024-039)

Attachments:

[*2024-039_Draft Final Plat_20240820.pdf*](#)

2.B

A preliminary plat of the Megaacrete Plant, Lot 1, a 28.60 acre tract of land out of the W.T. Crook Survey No. 71, Abstract No. 114, Kerr County, Texas, and being all of that certain 86.71 acre tract of land described in Volume 1657, Page 718 of the Official Public Records of Kerr County, Texas; and more commonly known as 310 Peterson Farm Rd. (Case 2024-040)

Attachments:

[*2024-040_Preliminary Plat Exhibits_low res.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 R-3 Multifamily Residential, a 13.08-acre tract of land situated in Kerr County, Texas, and being out of a called 20.91-acre tract of land as described in Special Warranty Deed recorded in Document No. 24-02372, of the Official Public Records of Kerr County, Texas; located at the northeast corner of Loop 534 and Cypress Creek Road (a portion KCAD Property ID 17090), Kerr County, Texas. (Case

PZ-2024-23)

Attachments:

[*PZ-2024-23_Location Map.pdf*](#)

[*PZ-2024-23_Annexation Boundary Survey.pdf*](#)

[*PZ-2024-23_Current Zoning.pdf*](#)

[*PZ-2024-23_Future Land Use.pdf*](#)

3.B An ordinance to change the zoning from AG Agriculture to R-3 Multifamily Residential on approximately 7.83 acres situated in Kerrville, Texas, and said 7.83 acres being out of a called 20.91-acre tract of land as described in Special Warranty Deed recorded in Document No. 24-02372, of the Official Public Records of Kerr County, Texas; located at the northeast corner of Loop 534 and Cypress Creek Road (a portion of KCAD Property ID 17090), Kerrville, Texas. (Case No. PZ-2024-24)

Attachments:

[*PZ-2024-24_Location Map.pdf*](#)

[*PZ-2024-24_Zone Change Boundary Survey.pdf*](#)

[*PZ-2024-24_Current Zoning.pdf*](#)

[*PZ-2024-24_Future Land Use.pdf*](#)

3.C An ordinance to change the zoning from Planned Development District, PD 16-05, to C-2 Light Commercial on approximately 2.41 acres, Kerrville Airport Commerce Park Phase 1, Block 2, Lot 1, Kerrville, Texas; and more commonly known as 101 Airport Commerce Parkway. (Case No. PZ-2024-25)

Attachments:

[*PZ-2024-25_Location Map.pdf*](#)

[*PZ-2024-25_Current Zoning.pdf*](#)

[*PZ-2024-25_Future Land Use.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 the August 1, 2024 regular meeting.

AGENDA DATE OF: September 5, **DATE SUBMITTED:**
2024

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:

[20240801_PZ Minutes_draft.pdf](#)

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS
AUGUST 1, 2024**

COMMISSIONERS PRESENT:

Mike Sigerman - Chair
David Lipscomb – Vice Chair
Kim Richards
Tabor McMillan
Kevin Bernhard

COMMISSIONERS ABSENT:

Abram Bueche
John Lovett

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander
Michael Hornes
Mike Hayes

CALL TO ORDER

Meeting called to order by Mike Sigerman at 4pm.

1) MINUTES

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

20240702_PZ Minutes_draft.pdf

David Lipscomb moved to approve the minutes; Tabor McMillan seconded the motion, and the motion carried 5-0.

2) CONSIDERATION AND FINAL ACTION

No items on this agenda.

3) PUBLIC HEARING, CONSIDERATION & ACTION

3A.) An ordinance to change the zoning from Planned Development District, PD 99-12, to C-3 General Commercial on approximately 5.51 acres out of Martinez Survey 124, ABS A0247, Kerr County, TX (KCAD Property ID 15546 and 15552); and more commonly known as 2029 Junction Hwy. (Case No. PZ-2024-19)

PZ-2024-19_Location Map.pdf

PZ-2024-19_Future Land Use (Current) Map.pdf

PZ-2024-19_Current Zoning.pdf

PZ-2024-19_SCA4_K2050.pdf

Drew Paxton presented the case.

Mike Sigerman was called to speak.

Open public hearing.

Close public hearing.

Kevin Bernhard was called to speak.

Kevin Bernhard moved to approve the ordinance; David Lipscomb seconded the motion, and the motion carried 5-0.

3B.) Request for a sign variance in accordance with Chapter 92, Signs, Section 92-14, Variances, of City of Kerrville Code of Ordinances for Brown Addition, Block 24 & 25, Lot 1, Part Lot 2, and Lot 4 and 6 (PT TR 1), 2.129 Acres, Kerrville, TX; and more commonly known as 741 Water St. (Case No. PZ-2024-20)

PZ-2024-20_Agenda Bill.pdf

PZ-2024-20_Location Map.pdf

PZ-2024-20_Feather Flag Location Exhibit.pdf

PZ-2024-20_Feather Sign Sample Exhibit.pdf

Drew Paxton presented the case.

Open public hearing.

Debbie Neilson was called to speak.

Close public hearing.

Mike Sigerman was called to speak.

David Lipscomb was called to speak.

David Lipscomb moved to approve the ordinance with a condition that the variance is only applicable to this applicant and for this specific location and purpose. The variance does not stay with the land; Tabor McMillan seconded the motion, and the motion carried 5-0.

4) STAFF REPORT

Next P&Z meeting scheduled for September 5, 2024.

There will be a called P&Z meeting on October 23, 2024 for K2050 Comp Plan update.

Drew Paxton gave an update on the status of the K2050 Comp Plan update.

5) EXECUTIVE SESSION

None.

6) ADJOURNMENT

Meeting adjourned by Mike Sigerman at 4:18pm.

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 final plat of The Bluewood Subdivision, an 11.095 acre tract of land situated in the Walter Fosgate Survey 120, Abstract 138, Kerr County, Texas; and more commonly known as 1225 Cailloux Blvd. (Case 2024-039)

AGENDA DATE OF: September 5, **DATE SUBMITTED:**
2024

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? Yes

Key Priority Area H - Housing

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

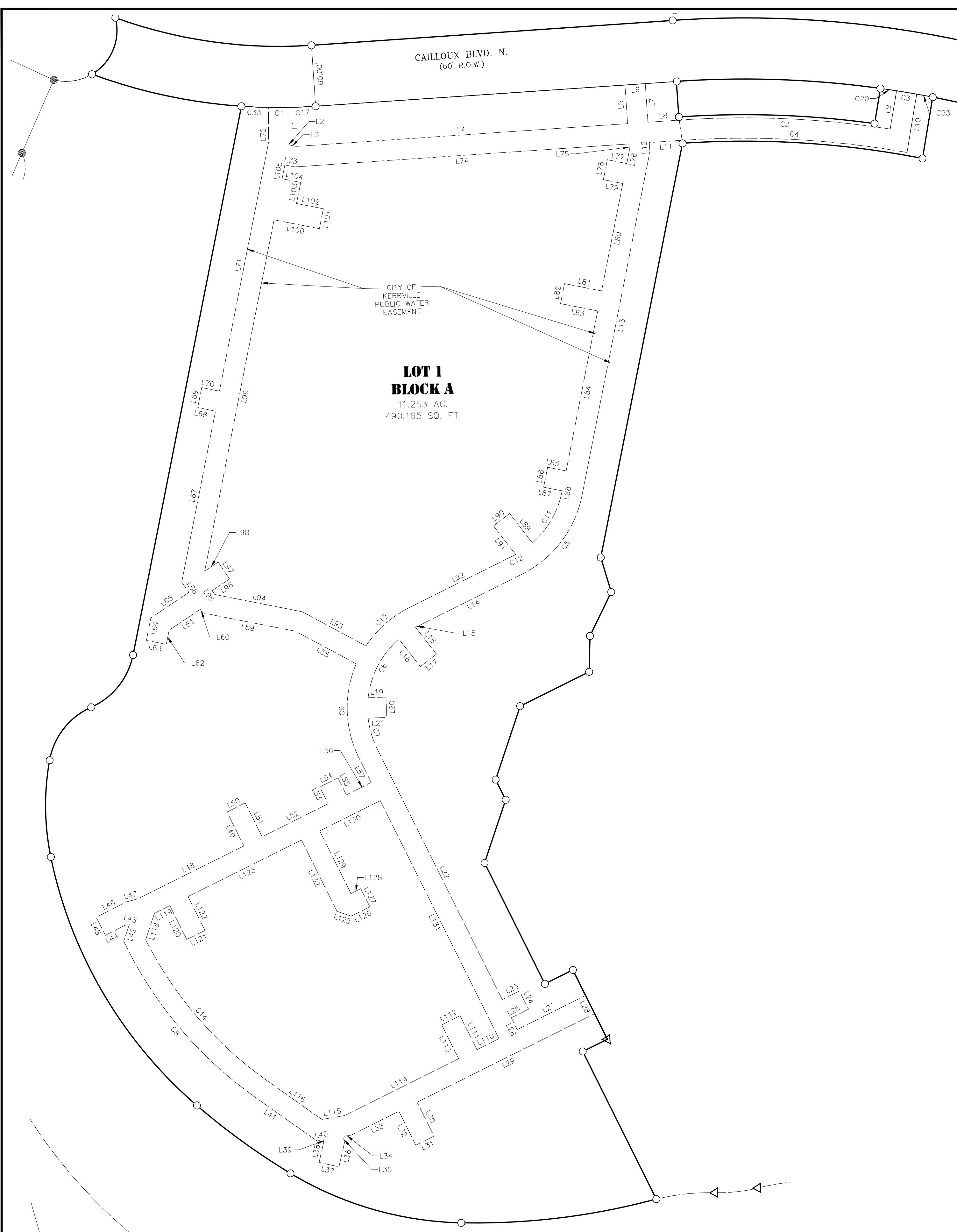
The Bluewood team has been working with City and County staff to finalize development entitlements to move forward with this project. Approval of the final plat is another step in the process. City staff has reviewed the final plat and recommends approval.

RECOMMENDED ACTION:

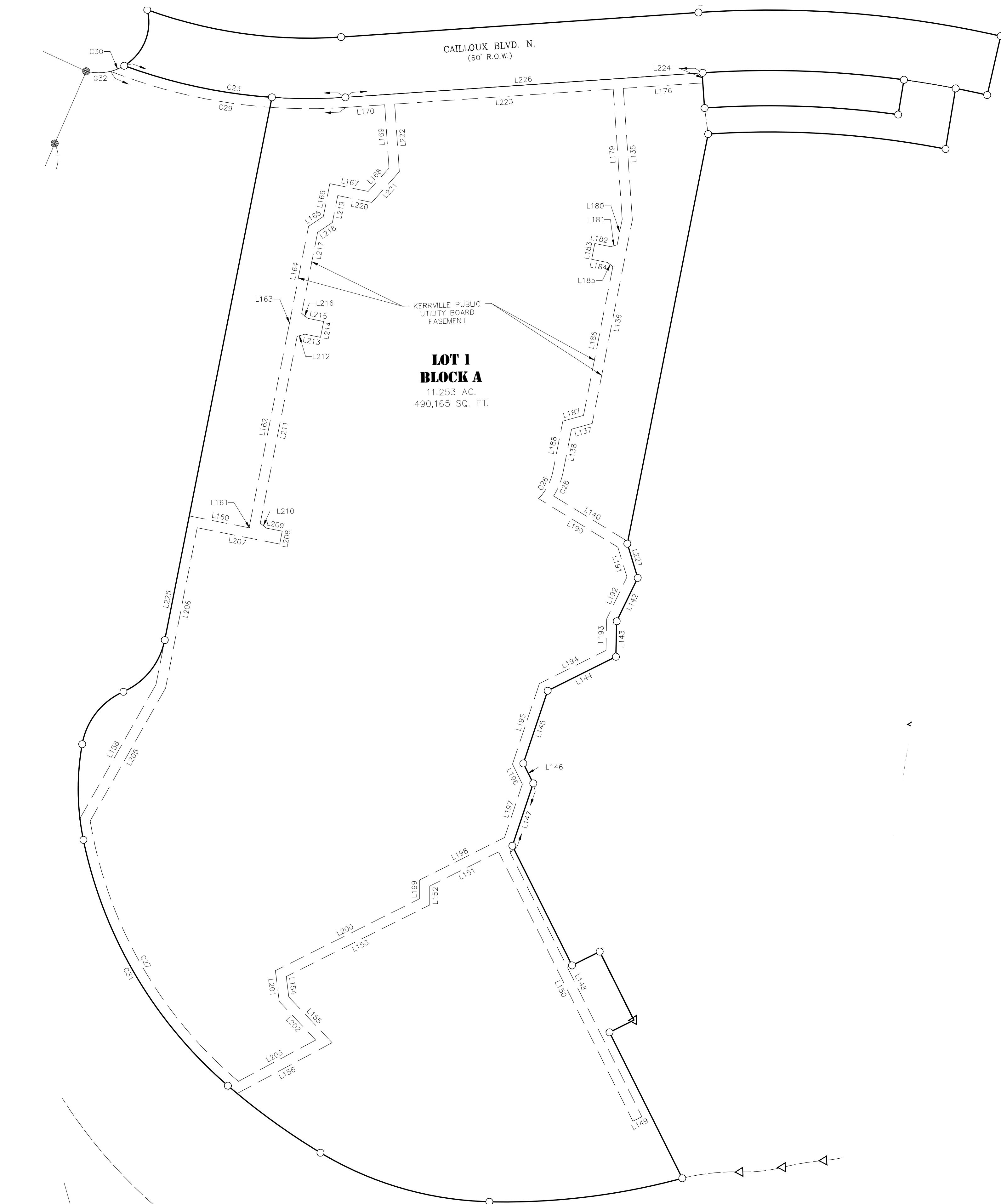
Approve the final plat.

ATTACHMENTS:

[2024-039_Draft Final Plat_20240820.pdf](#)



CITY OF KERRVILLE PUBLIC WATER EASEMENT DETAIL



KERRVILLE PUBLIC UTILITY BOARD EASEMENT DETAIL

DR.	AY	CH.	RG
P.M.			
CAD FILE:			
JOB			
SHEET NO.			
2 OF 3			

PROJECT:
BLUEWOOD SUBDIVISION
12.268 ACRES
SITUATED IN THE WALTER FOSGATE SURVEY 120,
ABSTRACT-138
KERR COUNTY, TEXAS

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	S28°12'10"E	36.07'
L2	S17°01'15"E	0.77'
L3	N72°58'45"E	7.36'
L4	N57°52'57"E	326.09'
L5	N32°07'03"E	38.00'
L6	N57°52'57"E	20.00'
L7	S32°07'03"E	38.00'
L8	N57°52'57"E	31.12'
L9	N18°45'11"W	38.00'
L10	S18°45'11"E	58.00'
L11	S57°52'57"W	31.12'
L12	S32°07'03"E	8.78'
L13	S17°01'15"E	345.42'
L14	S35°18'40"W	113.94'
L15	S34°34'29"W	4.04'
L16	S65°56'20"E	33.41'
L17	S24°12'55"W	20.00'
L18	N65°56'20"W	34.37'
L19	N59°23'49"E	17.54'
L20	S30°34'49"E	20.00'
L21	S59°23'58"W	18.36'
L22	S54°41'20"E	274.04'
L23	N35°18'30"E	18.86'
L24	S54°41'20"E	20.00'
L25	S35°18'30"W	18.86'
L26	S54°41'20"E	12.89'
L27	N35°18'40"E	75.00'
L28	S54°41'20"E	20.00'
L29	S35°18'40"W	194.71'
L30	S54°41'20"E	37.18'
L31	S35°18'40"W	20.00'
L32	N54°41'20"W	37.18'
L33	S35°18'40"W	52.46'
L34	S52°08'43"W	7.63'
L35	S37°51'17"E	6.23'
L36	S15°21'55"E	24.32'
L37	S74°38'05"W	20.00'
L38	N15°21'55"W	20.35'
L39	N37°51'17"W	2.26'
L40	S52°04'22"W	6.36'
L41	N82°51'34"W	74.40'
L42	N9°52'31"W	17.38'
L43	S80°07'29"E	1.48'
L44	S34°53'04"W	24.74'
L45	N55°04'40"W	19.89'
L46	N34°44'45"E	33.09'
L47	N46°50'39"E	11.68'
L48	N35°18'40"E	116.43'
L49	N54°41'20"W	37.17'
L50	N35°18'40"E	20.00'
L51	S54°41'20"E	37.17'
L52	N35°13'05"E	72.54'
L53	N55°03'28"W	18.35'
L54	N35°18'40"E	20.00'
L55	S54°41'20"E	18.47'
L56	N35°18'40"E	27.20'
L57	N54°41'20"W	27.90'
L58	N90°00'00"W	67.78'
L59	S72°58'45"W	92.89'
L60	N62°01'15"W	4.13'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L61	S27°58'45"W	36.67'
L62	S17°01'15"E	14.15'
L63	S72°58'45"W	19.92'
L64	N17°12'3"W	22.44'
L65	N27°58'45"E	44.96'
L66	N62°01'15"W	12.44'
L67	N17°01'14"E	170.88'
L68	S73°10'29"W	17.78'
L69	N164°9'31"W	20.00'
L70	N73°10'29"E	17.72'
L71	N170°11'5"W	249.00'
L72	S28°12'30"E	34.12'
L73	N72°58'45"E	10.01'
L74	N57°52'57"E	328.74'
L75	S32°07'03"E	6.13'
L76	S170°11'5"E	13.39'
L77	S24°12'55"W	19.47'
L78	S170°12'2"E	20.00'
L79	N72°58'35"E	19.47'
L80	S170°11'8"E	107.47'
L81	S72°59'07"W	37.17'
L82	S170°05'3"E	20.00'
L83	N72°59'07"E	37.17'
L84	S170°11'2"E	160.03'
L85	S72°58'38"W	18.50'
L86	S170°11'20"E	20.00'
L87	N72°47'19"E	18.49'
L88	S16°59'53"E	2.05'
L89	N65°56'20"W	36.52'
L90	S24°03'40"W	20.00'
L91	S65°56'20"E	35.48'
L92	S35°18'40"W	112.63'
L93	N90°00'00"W	70.85'
L94	S72°58'45"W	87.60'
L95	N62°01'15"W	4.56'
L96	N27°58'45"E	20.53'
L97	N62°01'15"W	20.00'
L98	S27°58'45"W	15.95'
L99	N170°11'5"W	351.53'
L100	N72°56'01"E	45.40'
L101	N170°2'24"E	19.96'
L102	S27°59'03"W	26.83'
L103	N164°9'31"W	21.03'
L104	S73°10'29"W	18.64'
L105	N165°7'58"E	13.80'
L110	S35°18'40"W	24.17'
L111	N54°41'20"W	37.17'
L112	S35°18'40"W	20.00'
L113	S54°41'20"E	37.17'
L114	S35°18'40"W	125.04'
L115	S52°08'26"W	22.75'
L116	N82°51'34"W	66.12'
L118	N9°52'31"W	27.29'
L119	N35°18'40"E	16.89'
L120	S54°41'20"E	37.17'
L121	N35°18'40"E	20.00'
L122	N54°41'20"W	37.17'
L123	N35°18'40"E	124.41'
L125	N80°18'40"E	14.76'
L126	N35°18'40"E	20.36'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L127	N54°41'20"W	20.00'
L128	S35°18'40"W	10.79'
L129	N54°41'20"W	68.73'
L130	N35°18'40"E	66.43'
L131	S54°41'20"E	261.00'
L132	S54°41'20"E	78.30'
L133	N13°41'00"E	40.92'
L134	N13°41'00"E	40.92'
L135	S32°07'03"E	130.95'
L136	S17°01'15"E	205.86'
L137	S46°24'51"W	21.24'
L138	S17°01'15"E	44.67'
L140	S86°41'32"E	84.78'
L142	S22°22'32"E	47.84'
L143	S26°50'35"E	35.18'
L144	S35°18'40"W	75.68'
L145	S9°41'20"E	76.03'
L146	S54°41'20"E	22.13'
L147	S9°41'20"E	72.40'
L148	S54°41'20"E	292.99'
L149	S35°18'40"W	10.00'
L150	N54°41'20"W	298.75'
L151	S35°18'40"W	76.24'
L152	S28°07'26"E	18.73'
L153	S35°18'40"W	159.09'
L154	S17°41'52"E	20.42'
L155	S71°35'17"E	62.53'
L156	S33°42'20"W	106.86'
L158	N11°24'31"E	153.42'
L160	S24°03'40"W	61.26'
L161	N80°31'16"W	0.86'
L162	N170°11'5"W	201.34'
L163	N170°11'5"W	10.82'
L164	S17°01'15"E	92.35'
L165	N27°58'45"E	17.68'
L166	N170°11'5"W	33.12'
L167	N73°10'29"E	38.82'
L168	N13°41'00"E	30.98'
L169	N32°07'03"W	63.07'
L170	S57°52'57"W	38.46'
L176	S57°52'57"W	79.12'
L179	S32°07'03"E	129.63'
L180	S17°01'15"E	25.73'
L181	S45°43'46"W	6.75'
L182	S22°58'45"W	16.00'
L183	S17°01'15"E	16.00'
L184	S72°58'45"E	16.00'
L185	S9°46'16"E	6.75'
L186	S17°01'15"E	150.45'
L187	S46°24'51"W	21.24'
L188	S17°01'15"E	50.85'
L190	S86°41'32"E	92.29'
L191	S45°02'47"E	30.92'
L192	S22°22'32"E	46.10'
L193	S26°50'35"E	31.32'
L194	S35°18'40"W	73.79'
L195	S9°41'20"E	84.32'
L196	S54°41'20"E	22.13'
L197	S9°41'20"E	55.97'
L198	S35°18'40"W	94.04'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L199		



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

SUBJECT:

A preliminary plat of the Megaacrete Plant, Lot 1, a 28.60 acre tract of land out of the W.T. Crook Survey No. 71, Abstract No. 114, Kerr County, Texas, and being all of that certain 86.71 acre tract of land described in Volume 1657, Page 718 of the Official Public Records of Kerr County, Texas; and more commonly known as 310 Peterson Farm Rd. (Case 2024-040)

AGENDA DATE OF: September 5, **DATE SUBMITTED:**
2024

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:

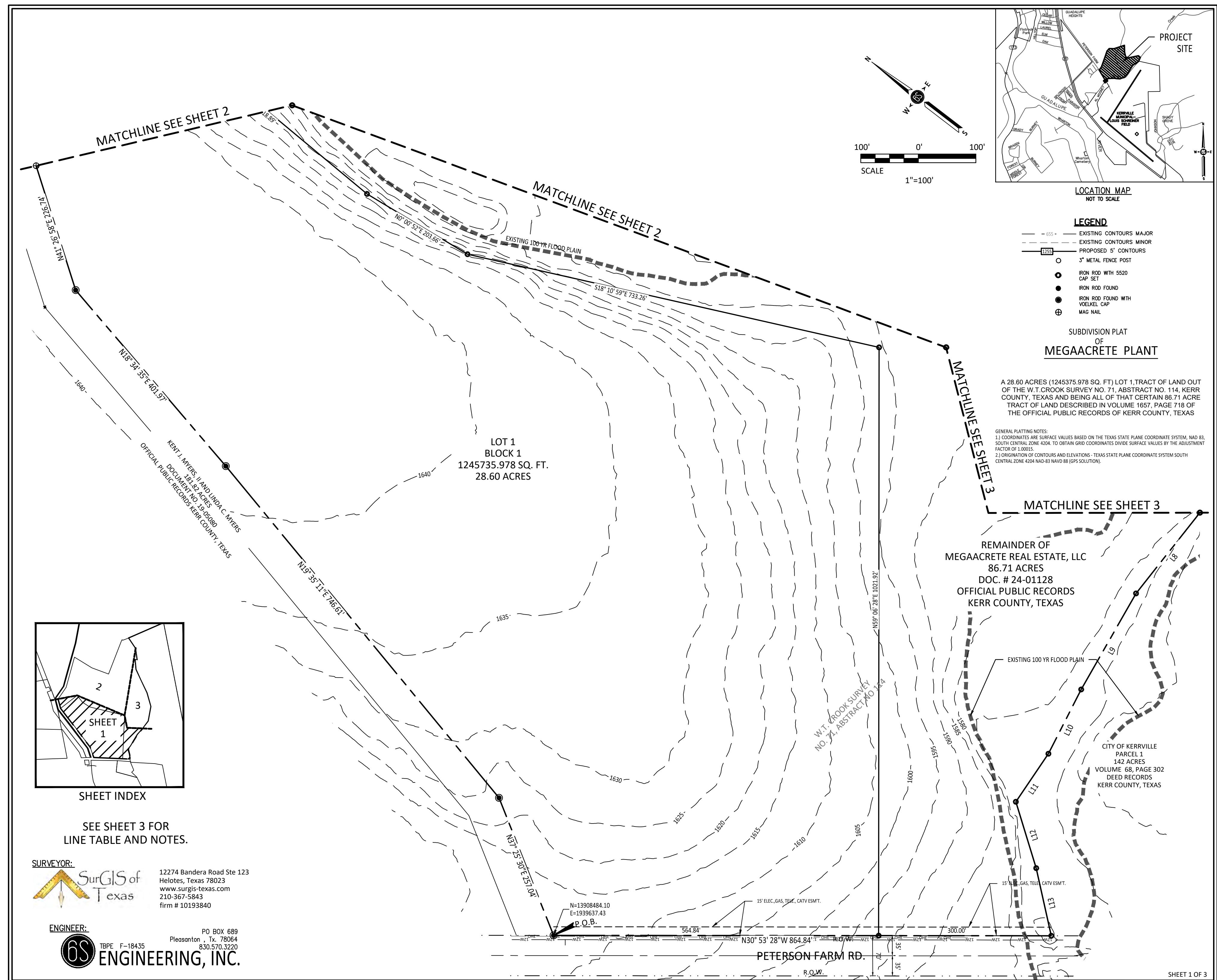
The Megaacrete project has been approved through the Planning & Zoning Commission and City Council. This preliminary plat approval is the next step in the process. Staff has reviewed the preliminary plat and associated utility requirements and finds that the preliminary plat is in conformance with City code.

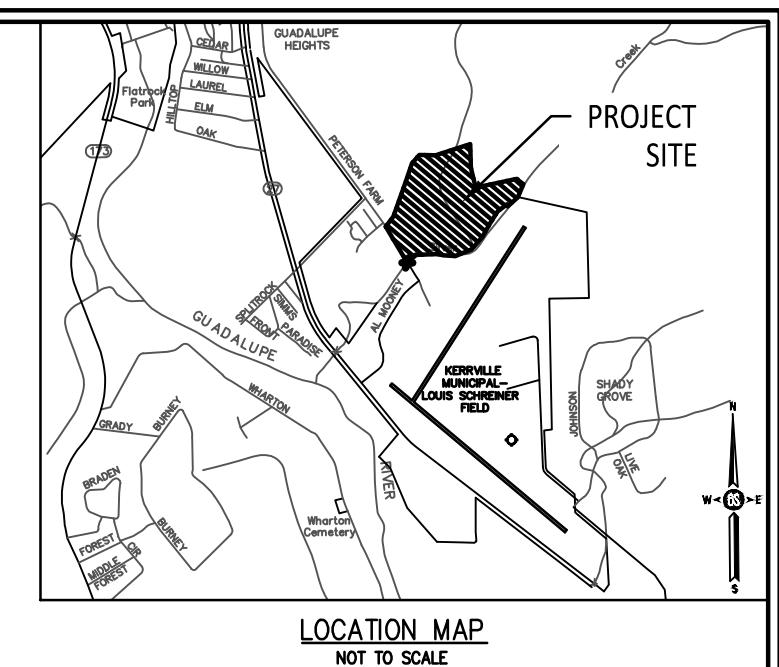
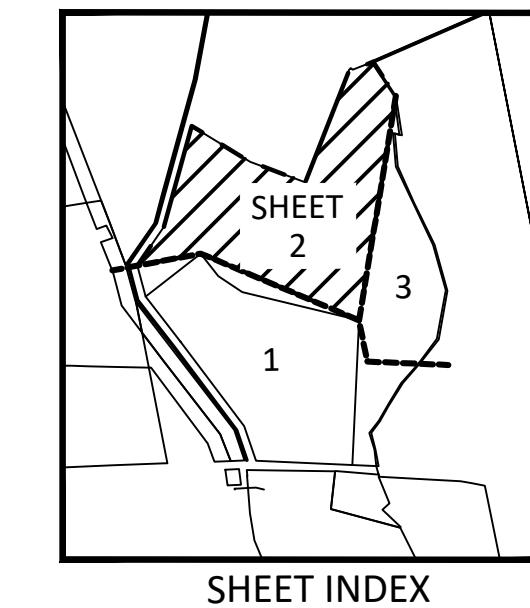
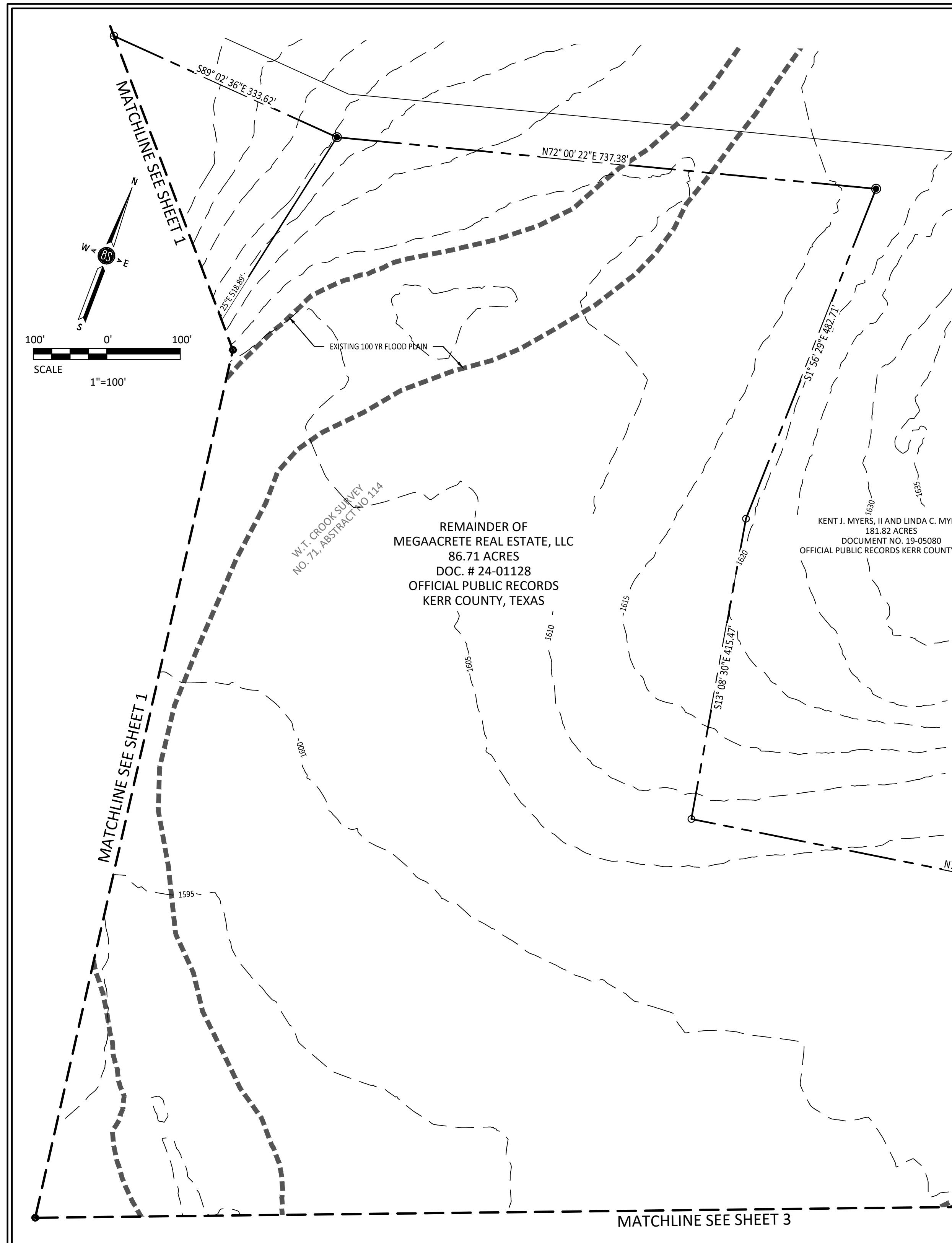
RECOMMENDED ACTION:

Approve the preliminary plat.

ATTACHMENTS:

[2024-040_Preliminary Plat Exhibits_low res.pdf](#)





LEGEND

— 655 — EXISTING CONTOURS MAJOR
 - - - - - EXISTING CONTOURS MINOR
 — 1255 — PROPOSED 5' CONTOURS

- 3" METAL FENCE POST
- IRON ROD WITH 5520 CAP SET
- IRON ROD FOUND
- IRON ROD FOUND WITH VOELKEL CAP
- ⊕ MAG NAIL

SUBDIVISION PLAT
OF
MEGAACRETE PLANT

A 28.60 ACRES (1245375.978 SQ. FT) LOT 1, TRACT OF LAND OUT OF THE W.T. CROOK SURVEY NO. 71, ABSTRACT NO. 114, KERR COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 86.71 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1657, PAGE 718 OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS

GENERAL PLATTING NOTES:
.) COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE 4204. TO OBTAIN GRID COORDINATES DIVIDE SURFACE VALUES BY THE ADJUSTMENT FACTOR OF 1.00015.
.) ORIGINATION OF CONTOURS AND ELEVATIONS - TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204 NAD-83 NAVD 88 (GPS SOLUTION).

ENGINEER: PO BOX 689
6S TBPE F-18435 Pleasanton, Tx. 78064
830.570.3220
ENGINEERING, INC.

SEE SHEET 3 FOR
LINE TABLE AND NOTES.

— — — — — MATCHLINE SEE SHEET 3

SHEET 2 OF 3

THIS DRAWING IS
FOR REVIEW PURPOSES
ONLY AND SHALL
NOT BE USED FOR
BIDDING, PERMITTING OR
CONSTRUCTION
JOSE CANTU, P.E.
TEXAS REG. NO. 111313
DATE 7-15-24

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN
GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE
LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL
REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE
VARIANCES GRANTED BY THE KERR COUNTY PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER NO. 111313

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM
STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL
ENGINEERING AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY
MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5520

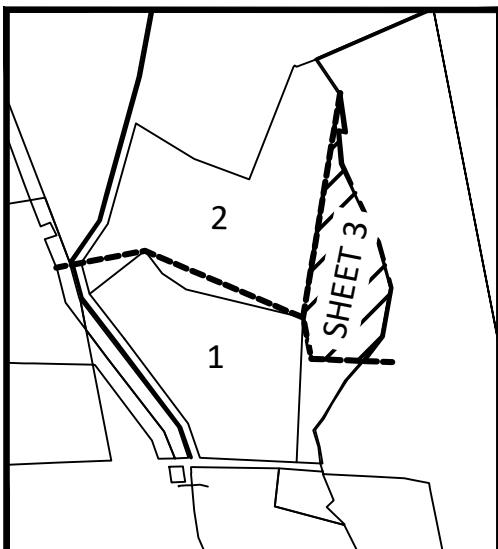


12274 Bandera Road Ste 123
Helotes, Texas 78023
www.surgis-texas.com
210-367-5843
firm # 10193840

ENGINEER:



PO BOX 689
Pleasanton, Tx. 78064
830.570.3220



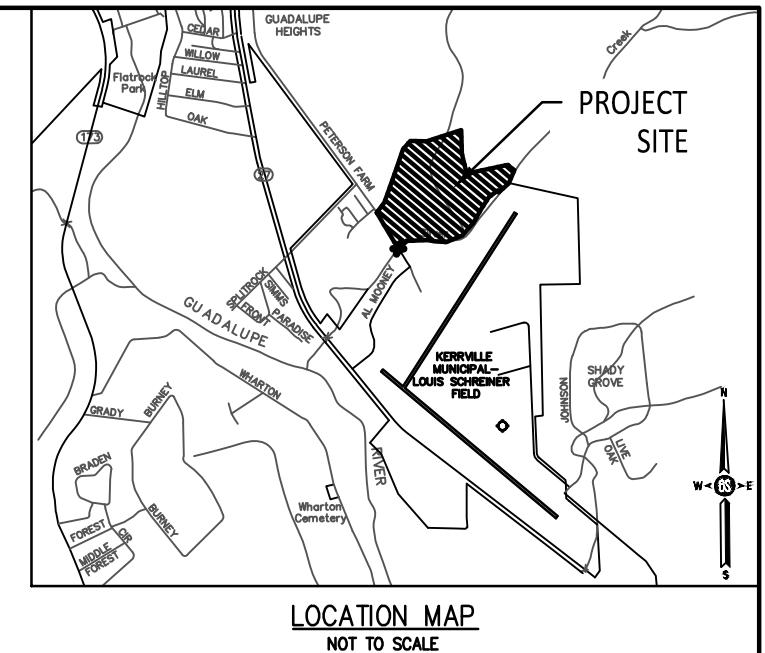
SUBDIVISION PLAT
OF
MEGAACRETE PLANT

A 28.60 ACRES (1245375.978 SQ. FT) LOT 1, TRACT OF LAND OUT
OF THE W.T. CROOK SURVEY NO. 71, ABSTRACT NO. 114, KERR
COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 86.71 ACRE
TRACT OF LAND DESCRIBED IN VOLUME 1657, PAGE 718 OF
THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS

LEGEND

- 655 - EXISTING CONTOURS MAJOR
- - - EXISTING CONTOURS MINOR
- 1255 PROPOSED 5' CONTOURS
- 3' METAL FENCE POST
- IRON ROD WITH 5520 CAP SET
- IRON ROD FOUND
- IRON ROD FOUND WITH VOELKEL CAP
- ⊕ MAG NAIL

100'
0'
100'
SCALE
1"=100'



LOCATION MAP
NOT TO SCALE

GENERAL PLATTING NOTES:
1.) COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83,
SOUTH CENTRAL ZONE 4204. TO OBTAIN GRID COORDINATES DIVIDE SURFACE VALUES BY THE ADJUSTMENT
FACTOR OF 1.00015.
2.) ORIGINATION OF CONTOURS AND ELEVATIONS - TEXAS STATE PLANE COORDINATE SYSTEM SOUTH
CENTRAL ZONE 4204 NAD-83 NAVD 88 (GPS SOLUTION).

STATE OF TEXAS
COUNTY OF KERR

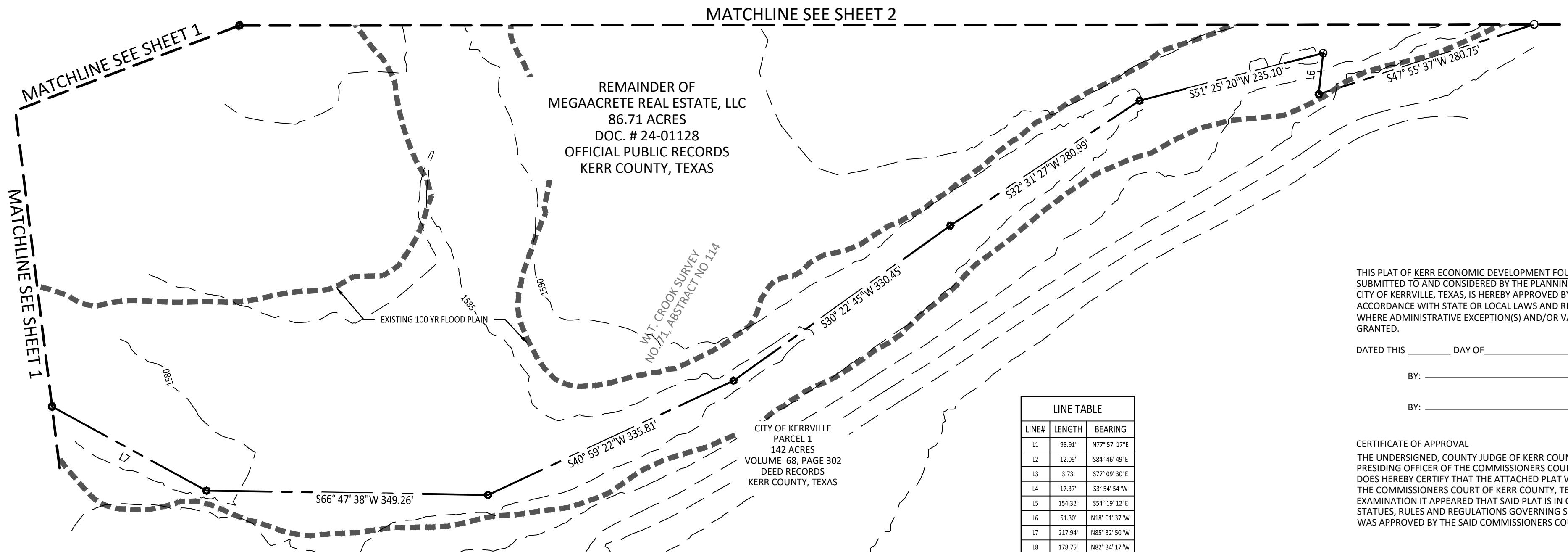
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A
DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT
AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT
DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES,
DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE
PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: XX

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
APPEARED XX KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES
AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN
STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, A.D. _____.

NOTARY PUBLIC, KERR COUNTY, TEXAS



THIS PLAT OF KERR ECONOMIC DEVELOPMENT FOUNDATION INC. HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE
CITY OF KERRVILLE, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN
ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR
WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN
GRANTED.

DATED THIS _____ DAY OF _____, A.D. 2024.

BY: _____ CHAIRMAN

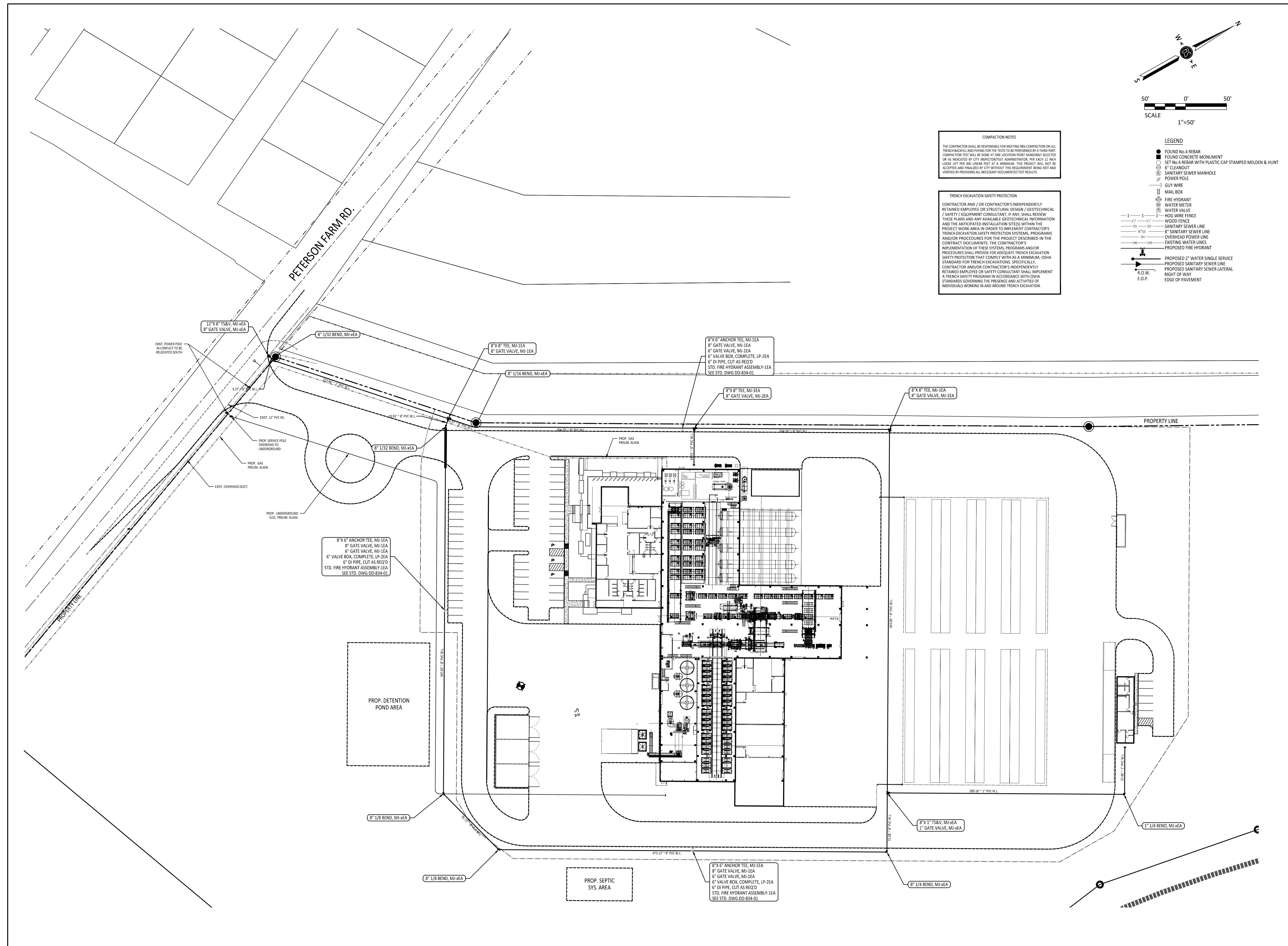
BY: _____ SECRETARY

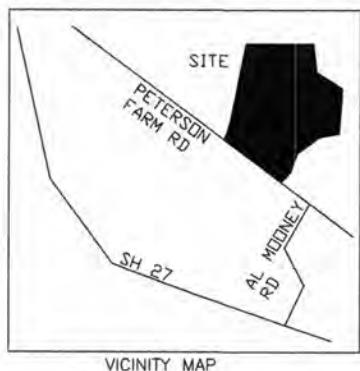
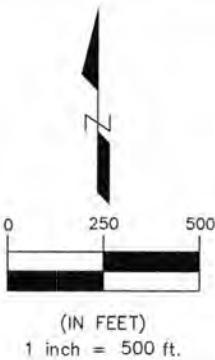
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF KERR COUNTY, TEXAS AND
PRESIDING OFFICER OF THE COMMISSIONERS COURT OF KERR COUNTY,
DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH
THE COMMISSIONERS COURT OF KERR COUNTY, TEXAS ON AND THAT AFTER
EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE
STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT
WAS APPROVED BY THE SAID COMMISSIONERS COURT.

COUNTY JUDGE, KERR COUNTY, TEXAS

COUNTY CLERK, KERR COUNTY, TEXAS





(N71° 57' 13"E)
(737.56')
N72° 00' 22"E
737.38'

(N41° 24' 35"E)
(226.79')
N41° 26' 58"E
226.74'

(N18° 32' 29"E)
(401.99')
N18° 34' 35"E
401.97'

(N19° 32' 35"E)
(746.64')
N19° 35' 11"E
746.61'

KENT J. MYERS, II AND LINDA
C. MYERS
181.82 ACRES
DOCUMENT NO. 19-05080
OFFICIAL PUBLIC RECORDS
KERR COUNTY, TEXAS

KERR ECONOMIC DEVELOPMENT
FOUNDATION, INC.
86.71 ACRES
VOLUME 1657, PAGE 718
OFFICIAL PUBLIC RECORDS
KERR COUNTY, TEXAS

86.71 ACRES
3,776,950 SQ. FT.

PETERSON FARM RD.

P.O.B.

(N37° 23' 22"E)
(257.05')
N37° 25' 30"E
257.04'

(N30° 55' 53"W)
(864.69')
N30° 53' 28"W
864.84'

86.71 ACRES
3,776,950 SQ. FT.

W.T. CROOK SURVEY NO. 71
ABSTRACT NO 114

CITY OF KERRVILLE
PARCEL 1
142 ACRES
VOLUME 68, PAGE 302
DEED RECORDS
KERR COUNTY, TEXAS

LEGEND:

- 3" METAL FENCE POST
- IRON ROD WITH 5520 CAP SET
- IRON ROD FOUND
- IRON ROD FOUND WITH VOELKEL CAP
- ⊕ MAG NAIL

Job# 105-74

BOUNDARY SURVEY

A 86.71 ACRES (3,776,950 SQ. FT) TRACT OF LAND OUT OF THE W.T.CROOK SURVEY NO. 71, ABSTRACT NO. 114, KERR COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 86.71 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1657, PAGE 718 OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS

Notes

1) Bearings are based on NAD 83 TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, US FOOT.

I HEREBY STATE: THAT THIS SURVEY WAS CREATED ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY ME ON 04/23/24

Philip V. Hampton, R.P.L.S. NO. 5520
4/24/24



12274 Bandera Road Ste 123
Helotes, Texas 78023
www.surgis-texas.com
210-367-5843
firm # 10193840



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 R-3 Multifamily Residential, a 13.08-acre tract of land situated in Kerr County, Texas, and being out of a called 20.91-acre tract of land as described in Special Warranty Deed recorded in Document No. 24-02372, of the Official Public Records of Kerr County, Texas; located at the northeast corner of Loop 534 and Cypress Creek Road (a portion KCAD Property ID 17090), Kerr County, Texas. (Case PZ-2024-23)

AGENDA DATE OF: September 5, **DATE SUBMITTED:**
2024

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? 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 a zoning classification of R-3 Multifamily Residential, a 13.08-acre tract of land situated in Kerr County, Texas, and being out of a called 20.91-acre tract of land as described in Special Warranty Deed recorded in Document No. 24-02372, of the Official Public Records of Kerr County, Texas; located at the northeast corner of Loop 534 and Cypress Creek Road (a portion KCAD Property ID 17090), Kerr County, Texas.

(Case PZ-2024-23)

Procedural Requirements

The City, in accordance with state law, mailed 8 letters on 8/22/2024 to adjacent property owners. The City published a similar notice in the Hill Country Community Journal on 8/14/2024. An informational sign was posted on the property on 8/23/2024. 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 Strategic Catalyst Area 8 (SCA 8). SCA 8 surrounds Loop 534 and is largely undeveloped. Allowable place types within SCA 8 are Estate Residential, Neighborhood Residential, Preservation Residential, Transitional Residential and Community Commercial. Community Commercial place types are more appropriate along the highway where topography is flatter, while residential place types are more appropriate as topography becomes hillier and more challenging. SCA 8 supports the requested annexation and zoning since the proposed annexation location has challenging topography and the proposed use is residential development. 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: Vacant/Cypress Creek Road

Direction: West

Current Zoning: AG Agriculture

Existing Land Uses: Vacant/Loop 534

Direction: South

Current Zoning: AG Agriculture and County (None)

Existing Land Uses: Vacant

Direction: East

Current Zoning: None (County)

Existing Land Uses: Rural Residential

Thoroughfare Plan: There should be no impact to the thoroughfare plan since proposed developments have been anticipated adjacent to Loop 534.

Traffic Impact: With all of the proposed development frontage adjacent to Loop 534 and FM 1341 (Cypress Creek Road), TxDOT will most likely request a Traffic Impact Analysis as part of any future development. Any improvements necessary for proposed project buildout are required to be designed and installed at the development's expense as required by TxDOT.

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.

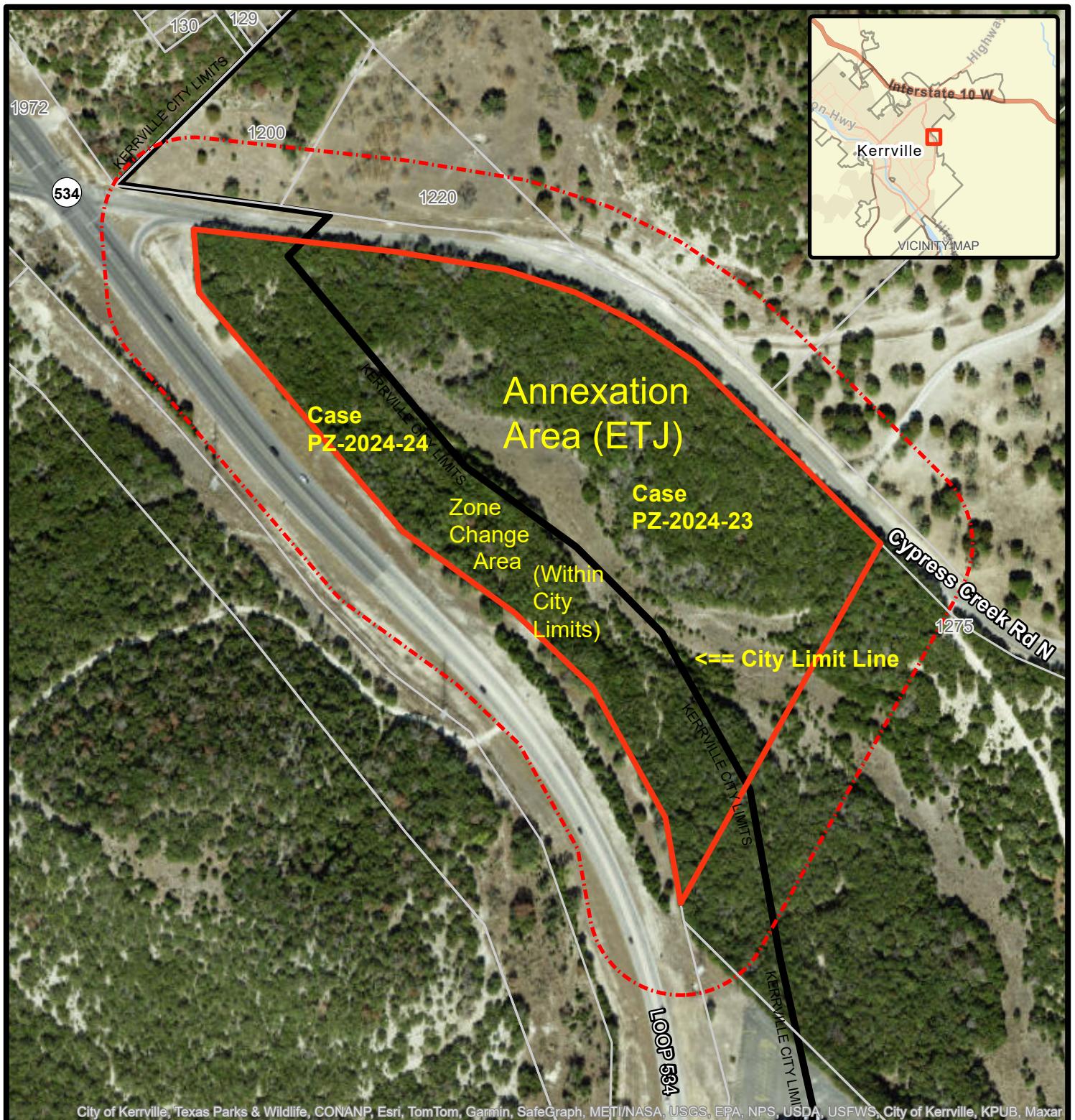
ATTACHMENTS:

[*PZ-2024-23_Location Map.pdf*](#)

[*PZ-2024-23_Annexation Boundary Survey.pdf*](#)

[*PZ-2024-23_Current Zoning.pdf*](#)

[*PZ-2024-23_Future Land Use.pdf*](#)



City of Kerrville, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, USFWS, City of Kerrville, KPUB, Maxar

Location Map - Annexation

Case # PZ-2024-23

Location:

NE Corner of Loop 534 and Cypress Creek Road

Legend

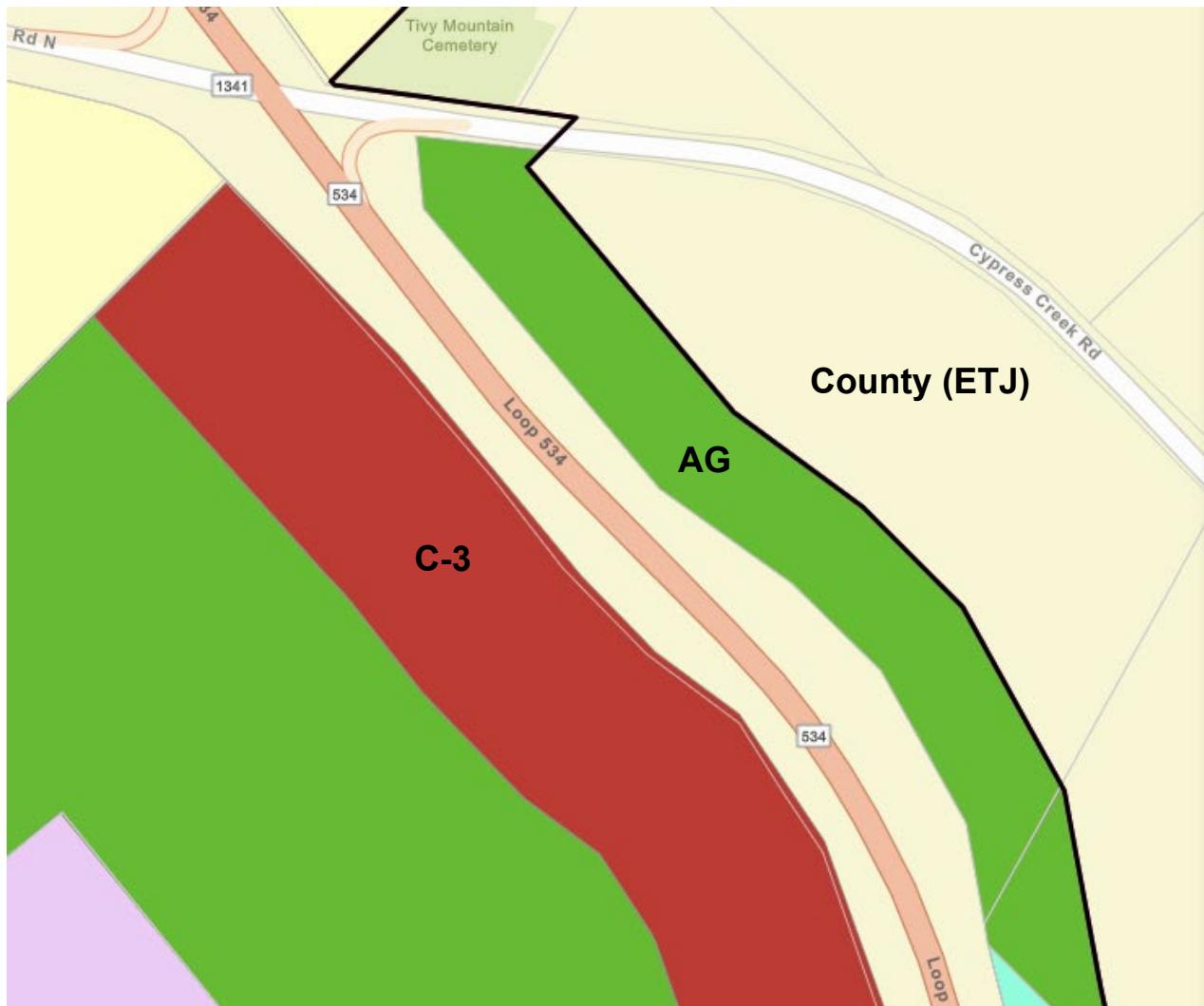
- Subject Properties
- 200 Feet Notification Area

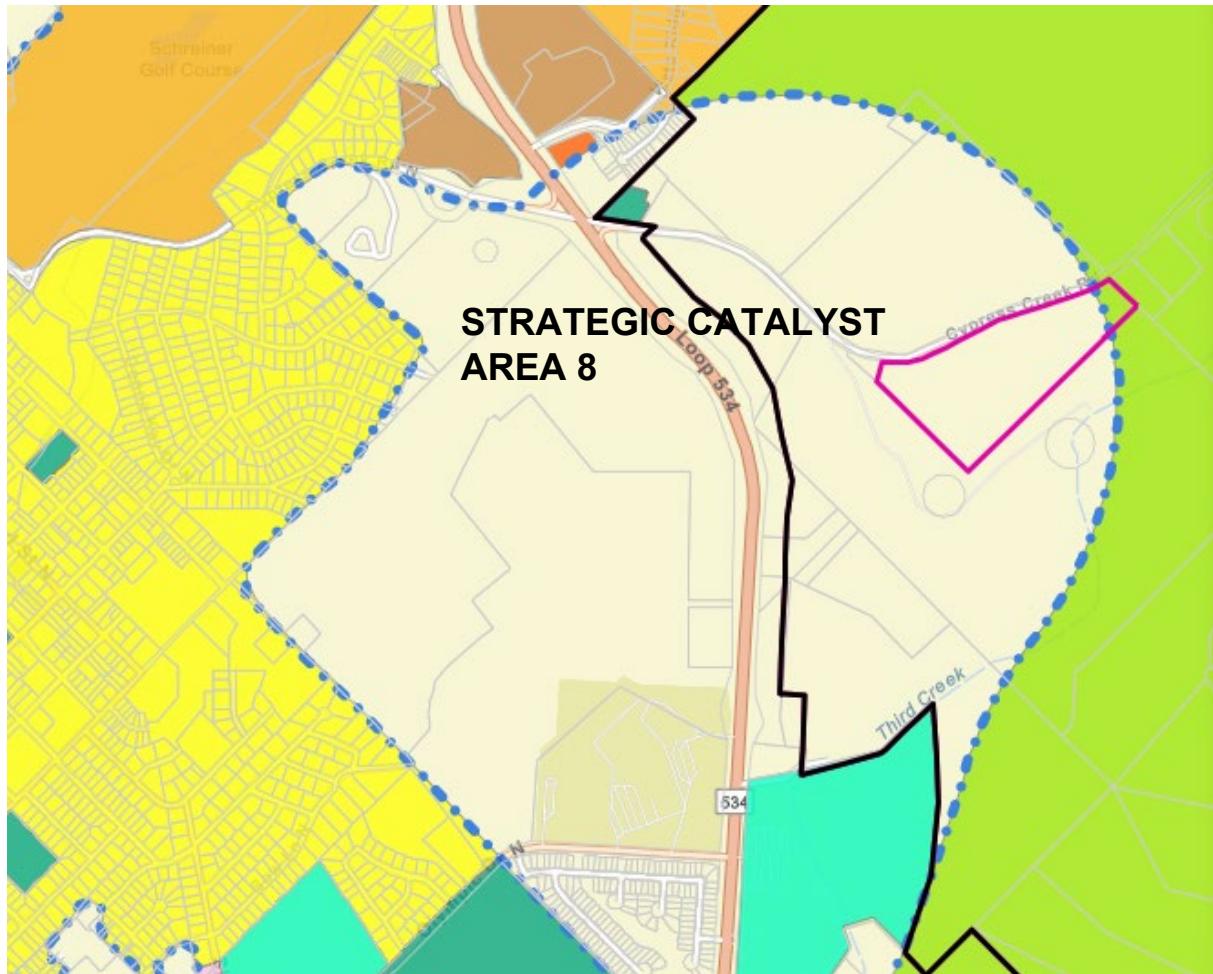


0 100 200 400

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.





Future Land Use (Current)

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: An ordinance to change the zoning from AG Agriculture to R-3 Multifamily Residential on approximately 7.83 acres situated in Kerrville, Texas, and said 7.83 acres being out of a called 20.91-acre tract of land as described in Special Warranty Deed recorded in Document No. 24-02372, of the Official Public Records of Kerr County, Texas; located at the northeast corner of Loop 534 and Cypress Creek Road (a portion of KCAD Property ID 17090), Kerrville, Texas. (Case No. PZ-2024-24)

AGENDA DATE OF: September 5, **DATE SUBMITTED:**
2024

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? Yes

Key Priority Area	H - Housing
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

Proposal

An ordinance to change the zoning from AG Agriculture to R-3 Multifamily Residential on approximately 7.83 acres situated in Kerrville, Texas, and said 7.83 acres being out of a called 20.91-acre tract of land as described in Special Warranty Deed recorded in Document No. 24-02372, of the Official Public Records of Kerr County, Texas; located at the northeast corner of Loop 534 and Cypress Creek Road (a portion of KCAD Property ID 17090), Kerrville, Texas.

(Case No. PZ-2024-24)

The applicant requests a zoning change from AG Agriculture to R-3 Multifamily Residential to

be consistent with the concurrent annexation and zoning of the adjacent property (Case No. PZ-2024-23). The property being annexed and zoned to R-3 will be platted together with this property being rezoned to R-3 to create a more developable multifamily residential property.

Procedural Requirements

The City, in accordance with state law, mailed 8 letters on 8/22/2024 to adjacent property owners. The City published a similar notice in the Hill Country Community Journal on 8/14/2024. An informational sign was posted on the property on 8/23/2024. 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 Strategic Catalyst Area 8 (SCA 8). SCA 8 surrounds Loop 534 and is largely undeveloped. Allowable place types within SCA 8 are Estate Residential, Neighborhood Residential, Preservation Residential, Transitional Residential and Community Commercial. Community Commercial place types are more appropriate along the highway where topography is flatter, while residential place types are more appropriate as topography becomes hillier and more challenging. SCA 8 supports the requested zoning change since the proposed location has challenging topography and the proposed use is residential development. 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: AG Agriculture

Existing Land Uses: Vacant

Direction: North

Current Zoning: None (County)

Existing Land Uses: Cypress Creek Rd / Tivy Mountain Cemetery

Direction: South

Current Zoning: AG Agriculture

Existing Land Uses: Vacant

Direction: West

Current Zoning: None

Existing Land Uses: Loop 534

Direction: East

Current Zoning: None (County); Annexation & Zoning (Case PZ-2024-23)

Existing Land Uses: Vacant

Thoroughfare Plan: There should be no impact to the thoroughfare plan since proposed developments have been anticipated adjacent to Loop 534.

Traffic Impact: With all of the proposed development frontage adjacent to Loop 534 and FM 1341 (Cypress Creek Road), TxDOT will most likely request a Traffic Impact Analysis as part of any future development. Any improvements necessary for proposed project buildout are required to be designed and installed at the development's expense as required by TxDOT.

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.

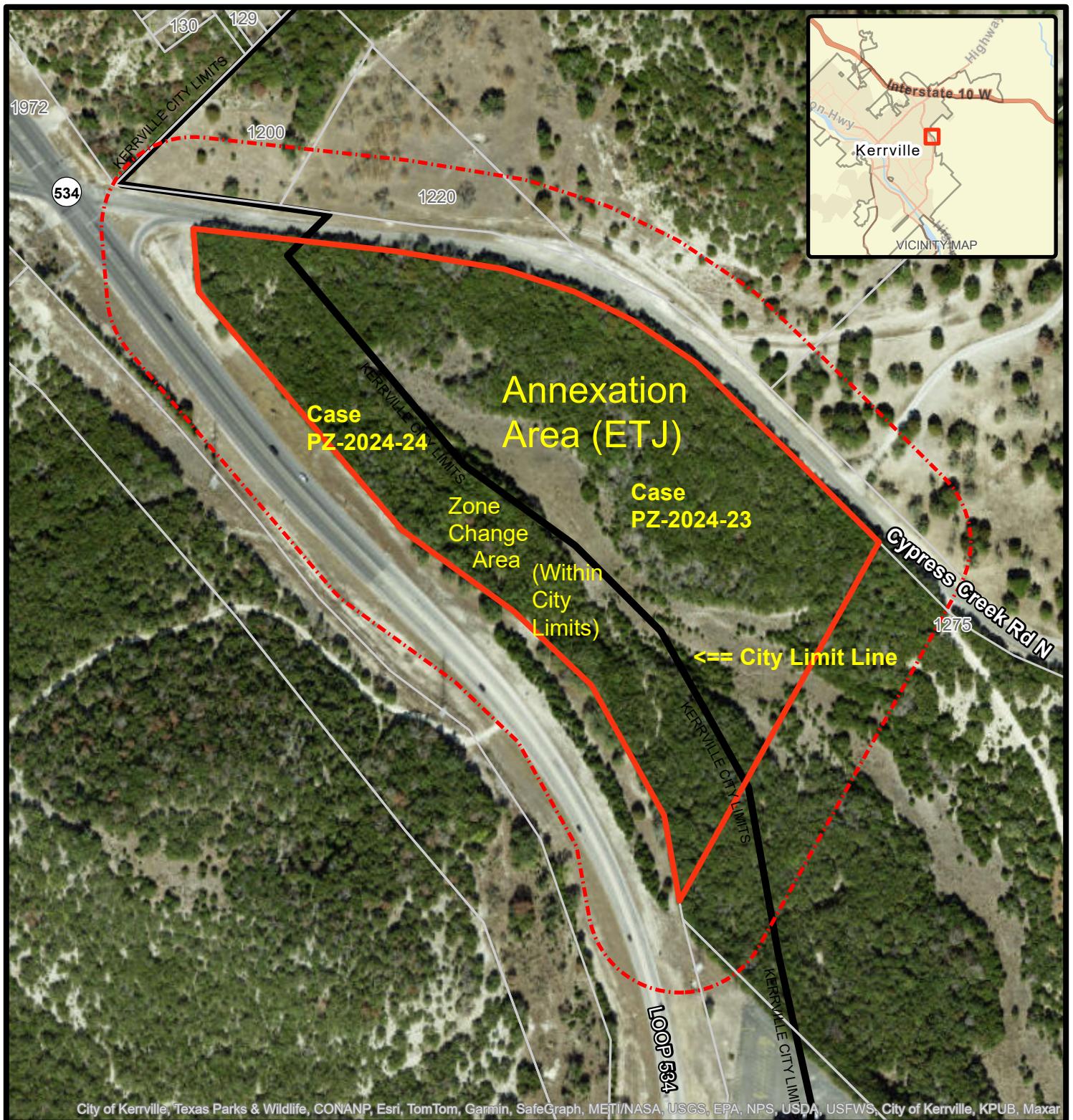
ATTACHMENTS:

[*PZ-2024-24_Location Map.pdf*](#)

[*PZ-2024-24_Zone Change Boundary Survey.pdf*](#)

[*PZ-2024-24_Current Zoning.pdf*](#)

[*PZ-2024-24_Future Land Use.pdf*](#)



Location Map - Zone Change

Case # PZ-2024-24

Location:

NE Corner of Loop 534 and Cypress Creek Road

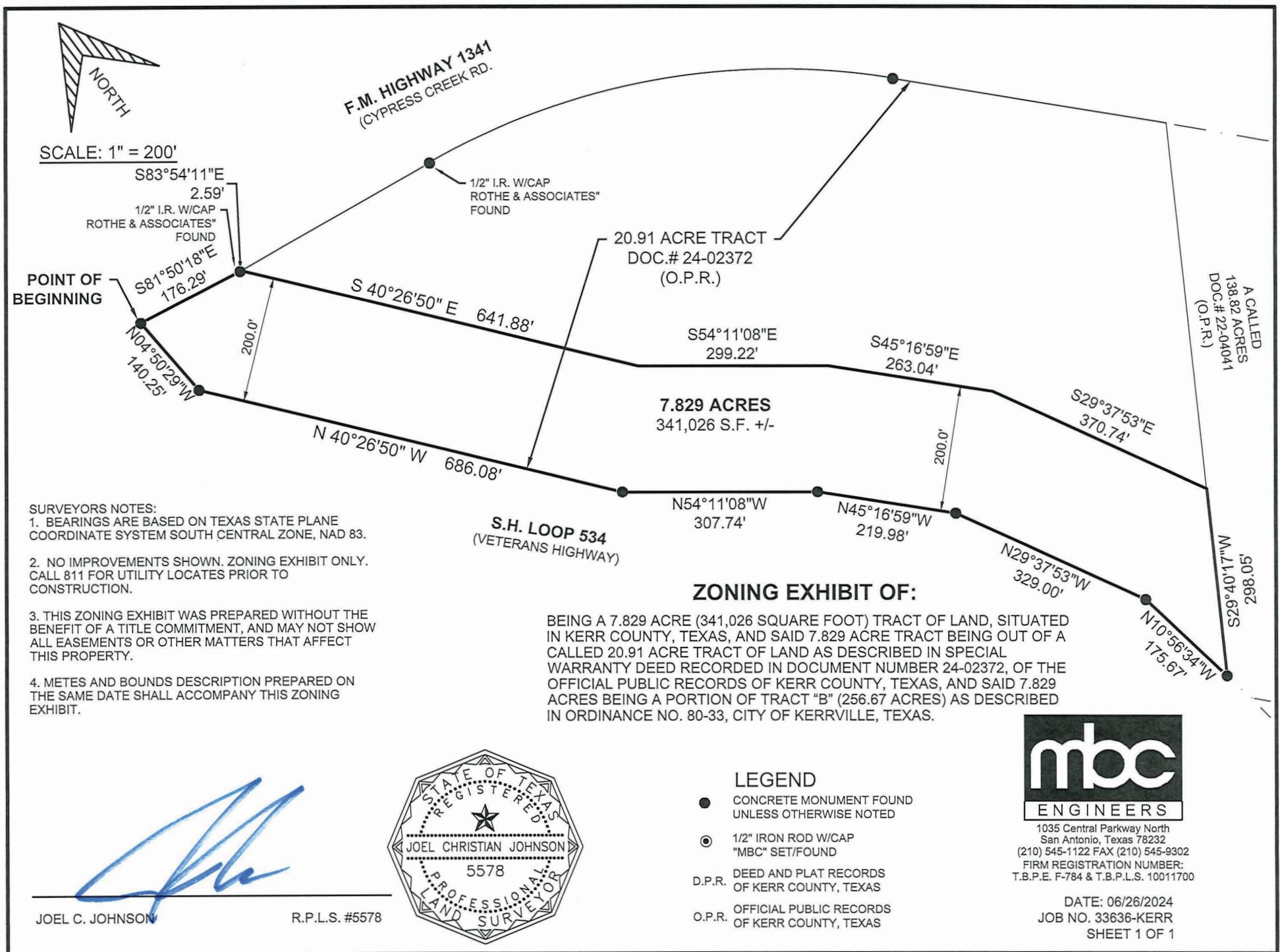
Legend

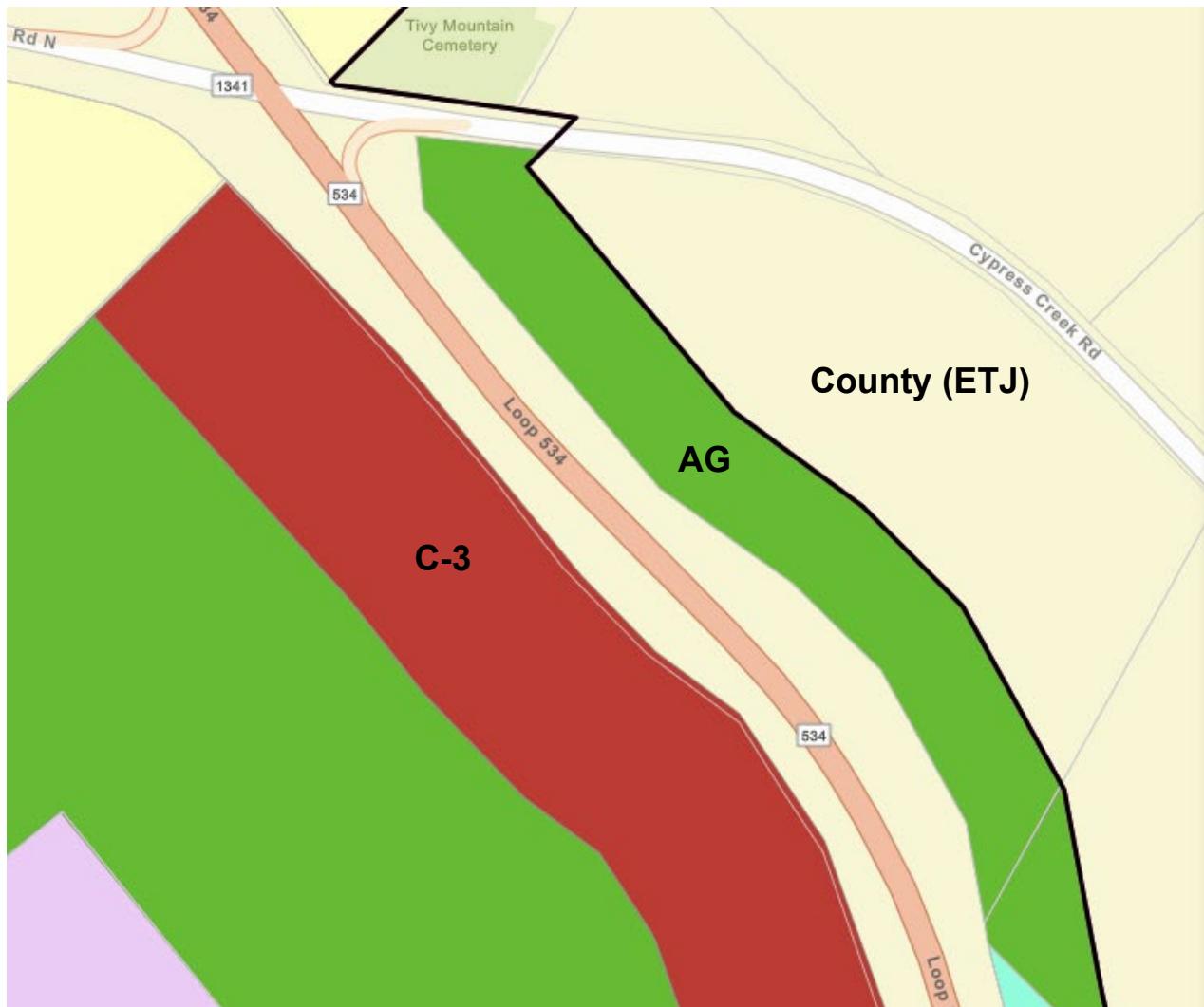
-  Subject Properties
-  200 Feet Notification Area

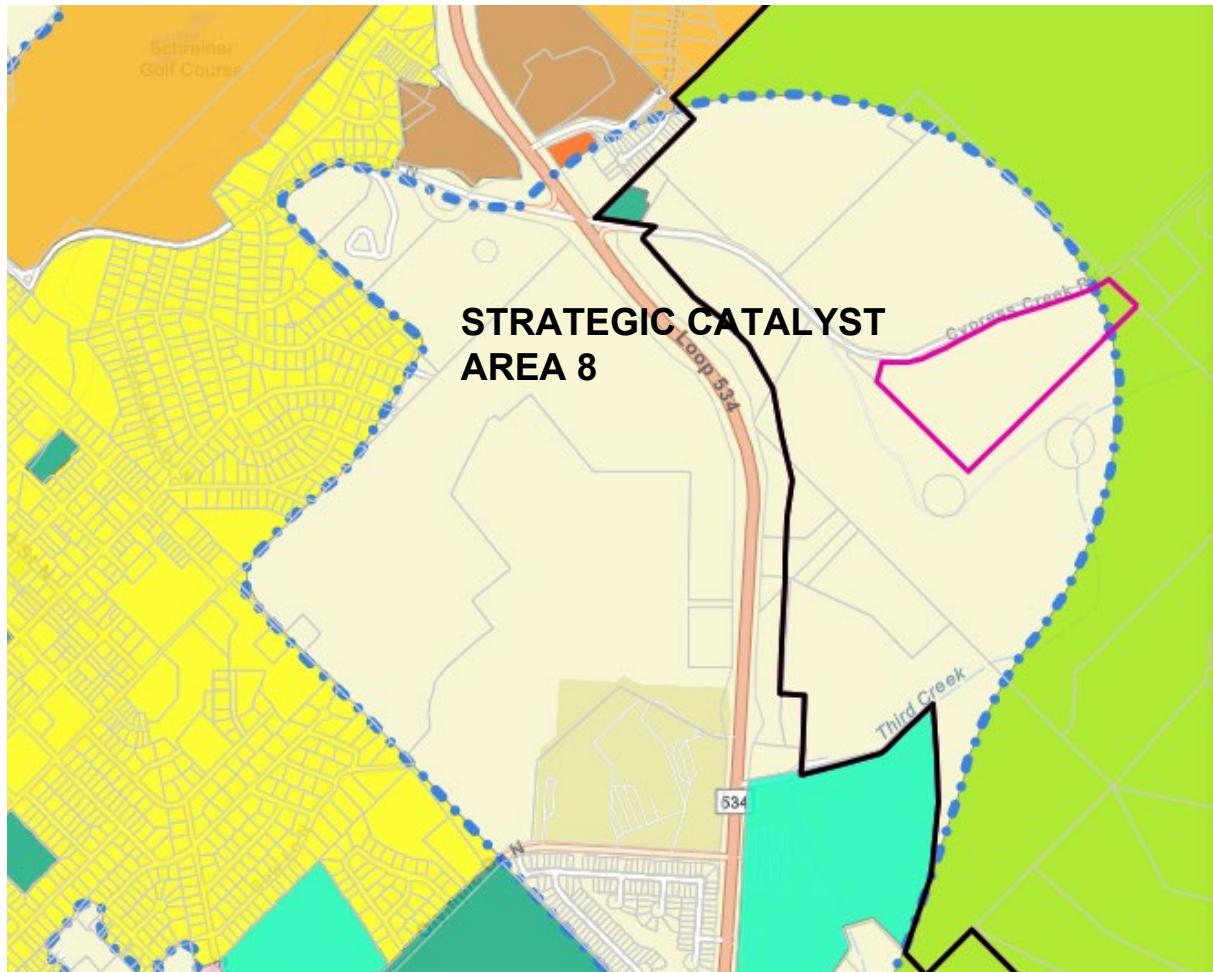


0 100 200 400

Scale In Feet







Future Land Use (Current)

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: An ordinance to change the zoning from Planned Development District, PD 16-05, to C-2 Light Commercial on approximately 2.41 acres, Kerrville Airport Commerce Park Phase 1, Block 2, Lot 1, Kerrville, Texas; and more commonly known as 101 Airport Commerce Parkway. (Case No. PZ-2024-25)

AGENDA DATE OF: September 5, **DATE SUBMITTED:**
2024

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 Planned Development District, PD 16-05, to C-2 Light Commercial on approximately 2.41 acres, Kerrville Airport Commerce Park Phase 1, Block 2, Lot 1, Kerrville, Texas; and more commonly known as 101 Airport Commerce Parkway. (Case No. PZ-2024-25)

The applicant would like to change the zoning from PD to C-2 to allow more flexibility for future development, in particular, the possibility of accessing this property directly from Hwy 27 should it be permitted by TxDOT. As currently permitted through the PD, this property is only accessible off of Airport Commerce Parkway. The requested change to C-2 could also be considered a downsizing since the original PD permitted several uses that are only permitted in C-3 and IM zoning districts. Based on the existing PD permitted uses, surrounding uses, and future land use designations, the request seems reasonable.

Given the proximity to the airport, it is crucial to highlight that the new development must adhere to the outdoor lighting ordinance (dark sky lighting) and any height hazard restrictions. Compliance with these regulations will help address any concerns related to the development's location near the airport.

Procedural Requirements

The City, in accordance with state law, mailed 8 letters on 8/22/2024 to adjacent property owners. The City published a similar notice in the Hill Country Community Journal on 8/14/2024. In addition, a public hearing notification sign was posted on the property frontage on 8/23/2024. 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 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 include Heavy Commercial and Light Industrial. SCA 11 appears to support the requested zoning change since the change still includes commercial uses. As such, this request is consistent with the goals of the Kerrville 2050 Comprehensive Plan.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: PD 16-05, Planned Development District

Existing Land Uses: Vacant

Direction: North

Current Zoning: AD Airport District

Existing Land Uses: Hwy 27, Airport and Commercial Businesses

Direction: South

Current Zoning: PD 16-05, Planned Development District

Existing Land Uses: Fox Tank Company

Direction: West

Current Zoning: IM Industrial & Manufacturing

Existing Land Uses: Killdeer Mountain Manufacturing

Direction: East

Current Zoning: PD 16-05, Planned Development District

Existing Land Uses: Vacant

Thoroughfare Plan: There is no impact on the thoroughfare system since the land use will likely be less intensive than originally planned.

Traffic Impact: If site access is granted to future development by TxDOT directly from Hwy 27, TxDOT will most likely require a Traffic Impact Analysis (TIA). Any recommendations resulting from the TIA will need to be implemented by the developer and should mitigate any traffic impact concerns.

Parking: Any future development will need to meet current off-street parking requirements.

Recommendation: Based on consistency with the Kerrville 2050 Comprehensive Plan and the fact that the requested zoning change fits within the parameters of the existing PD, staff recommends the case for approval.

RECOMMENDED ACTION:

Approve the ordinance.

ATTACHMENTS:

[PZ-2024-25_Location Map.pdf](#)

[PZ-2024-25_Current Zoning.pdf](#)

PZ-2024-25_Future Land Use.pdf



Location Map

Case # PZ-2024-25

Location:

101 Airport Commerce Pkwy E

Legend

- Subject Properties
- 200 Feet Notification Area



0 75 150 300

Scale In Feet

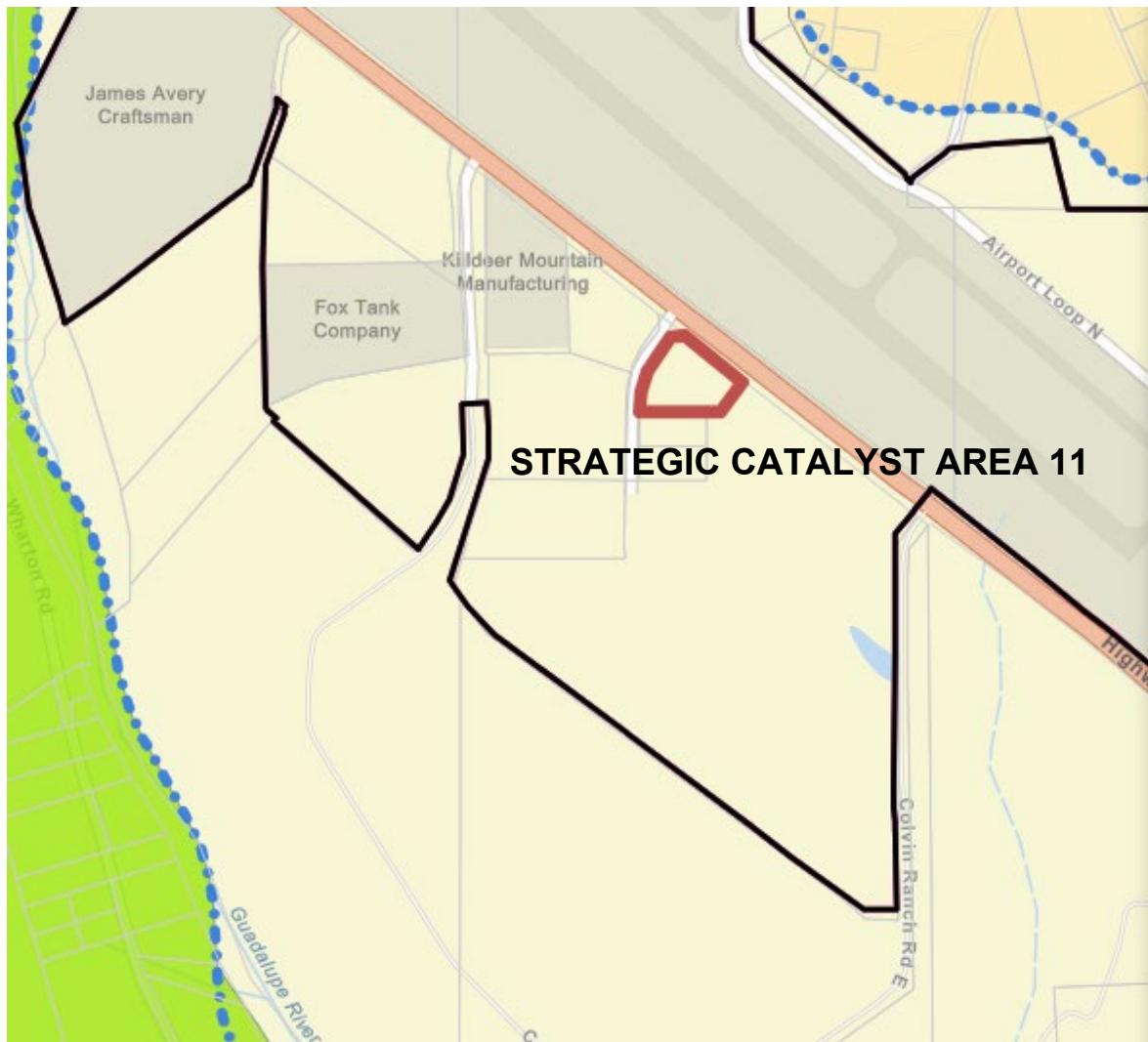
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08/05/2024



Zoning District (Current)

- 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



Future Land Use (Current)

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