



**Planning and Zoning Commission Regular
Meeting Agenda
November 7, 2024 at 4:00 PM
City Hall, 701 Main Street, Kerrville, Texas**



1. CALL TO ORDER

2. MINUTES

2.A Approval of Meeting Minutes from October 3, 2024 regular meeting.

3. CONSIDERATION AND FINAL ACTION

4. PUBLIC HEARING, CONSIDERATION & ACTION

4.A An ordinance to change the zoning from R-2 Medium Density Residential to R-3 Multifamily Residential on approximately 2.35 acres, more or less, situated in Kerrville, Texas, comprising of approximately 1.84 acres out of the P.R. Oliver Survey No. 122, Abstract No. 265, and 0.51 acres out of the F. Lara Survey No. 123, Abstract No. 225, as described in Cash Warranty Deed recorded in Document No. 24-05433, of the Official Public Records of Kerr County, Texas; and more specifically located at the northeast corner of Goat Creek Road and Coronado Drive (KCAD Property ID 503164 and 69045), Kerrville, Texas. (Case No. PZ-2024-27)

5. KERRVILLE 2050 COMPREHENSIVE PLAN

5.A Future land use plan discussion and feedback.

6. STAFF REPORT

7. EXECUTIVE SESSION

8. ADJOURN

The facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-258-1118 for further information.

I hereby certify that this agenda was posted as notice of the meeting on the bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website on the following date and time:
10/28/2024 at 10:00 a.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

REVISED: 10/31/2024, 2:45 p.m.

Kesha Franchina, TRMC

Kesha Franchina, TRMC Deputy City Secretary, City of Kerrville, Texas



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

CAPTION: Approval of Meeting Minutes from October 3, 2024 regular meeting.

AGENDA DATE: November 7, 2024

DATE SUBMITTED: 10/24/2024

SUBMITTED BY: Steve Melander, Senior Planner

EXHIBITS:

1. 20241003_PZ Minutes_draft

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

No

Key Priority Area:

SUMMARY:

RECOMMENDED ACTION:

Approve or approve with specific changes.

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS
OCTOBER 3, 2024**

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

None

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander

CALL TO ORDER

Meeting called to order by Mike Sigerman at 4pm.

1) MINUTES

1.A Approval of Meeting Minutes from September 5, 2024 regular meeting.

20240905_PZ Minutes_draft.pdf

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

2) CONSIDERATION AND FINAL ACTION

2A. A final plat of Town Creek Crossing, establishing Block 1, Lots 1 and 2, and Block 2, Lots 1, 2 and 3, a subdivision containing 15.030 acres, more or less, situated in the Walter Fosgate Survey, Abstract No. 138, City of Kerrville, Kerr County, Texas; and located on Dylan Road near the intersection with Holdsworth Drive. (Case 2024-048)

2024-048_Proposed Final Plat_June 2024.pdf

Steve Melander presented the case.

John Lovett was called to speak.

Mike Sigerman was called to speak.

John Lovett moved to approve the final plat with conditions; David Lipscomb seconded the motion, and the motion carried 7-0.

Conditions of Approval for the Town Creek Crossing final plat are as follows:

1. Complete and submit a formal plat application, including payment of the application fee, prior to plat approval signatures. Section 82-33.
2. Reference "City of Kerrville Plat File No. 2024-048" on the plat. Section 82-33.
3. Provide a note stating that "Preliminary Plat was approved on 7/1/2021, City of Kerrville case number 2021-040." Section 82-33.
4. Correct Drew Paxton's title to "Director of Development Services." Section 82-33.
5. Include P&Z approval signature block in lieu of staff approval signature block. This was emailed previously. Section 82-33.
6. Update plat description in lower right corner of plat to accurately reference all lots represented on the plat. Section 82-33.
7. Under the addressing signature block, change "Hearby" to "Hereby."
8. Add Waiver for Damages signature block to the plat. This was emailed previously. Section 82-33.
9. Provide maintenance bonds for completed public improvements. Section 82-32.
10. Provide public improvement completion letter from Engineering. Section 82-32.
11. Clarify with staff on how existing Town Creek Road should be identified on the plat (Section 82-33):
 - a. Show existing ROW or easement (if applicable), or
 - b. Dedicate Town Creek Road ROW
12. Clarify with staff on how Future Dylan Road Right-of-Way should be identified on the plat (Section 82-33):
 - a. Reassign as a future ROW easement, or
 - b. Remove from the plat boundary and label as a remainder.
13. Clarify with staff on whether Lot 3, Block 2 can be considered developable since it is located within an identified floodway (Section 82-33).
 - a. Standard FEMA Zone "A" note is included. Confirm if this referenced should be Zone "AE."
 - b. Include flood plain specific note for Lot 3 as "Floodway" (if applicable).

3) PUBLIC HEARING, CONSIDERATION & ACTION

3A. A resolution to allow a Conditional Use Permit for a Tattoo or Permanent Cosmetics Shop on Schreiner Subdivision, Block 45, Lots 260 thru 264, City of Kerrville, Texas; and more commonly known as 420 Water Street. (Case PZ-2024-26)

CASE WITHDRAWN BY APPLICANT

4) STAFF REPORT

Next P&Z meeting scheduled for November 7, 2024.

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

- a. Downtown Advisory Committee (2pm, City Hall Council Chambers)
- b. Comp Plan Advisory Committee/P&Z (4pm, City Hall Council Chambers)
- c. Public Meeting (6pm, Arcadia Theatre)

Drew Paxton provided update on the status of the K2050 Comp Plan update.

5) EXECUTIVE SESSION

None.

6) ADJOURNMENT

Meeting adjourned by Mike Sigerman at 4:10pm.

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**

CAPTION: An ordinance to change the zoning from R-2 Medium Density Residential to R-3 Multifamily Residential on approximately 2.35 acres, more or less, situated in Kerrville, Texas, comprising of approximately 1.84 acres out of the P.R. Oliver Survey No. 122, Abstract No. 265, and 0.51 acres out of the F. Lara Survey No. 123, Abstract No. 225, as described in Cash Warranty Deed recorded in Document No. 24-05433, of the Official Public Records of Kerr County, Texas; and more specifically located at the northeast corner of Goat Creek Road and Coronado Drive (KCAD Property ID 503164 and 69045), Kerrville, Texas. (Case No. PZ-2024-27)

AGENDA DATE: November 7, 2024

DATE SUBMITTED: 10/24/2024

SUBMITTED BY: Steve Melander, Senior Planner

EXHIBITS:

1. PZ-2024-27_Location Map
2. PZ-2024-27_Current Zoning Map
3. PZ-2024-27_Future Zoning Map
4. Neighborhood Residential_2050 Comp Plan
5. PZ-2024-27_Preliminary Site Plan_20241015
6. PZ-2024-27_Black_Opposed_20241028

Expenditure:

Amount Budgeted:

Account Number:

Account Balance:

**Payment to/Vendor
name:**

Kerrville 2050 Item?

Yes

Key Priority Area:

H – Housing

SUMMARY:

Proposal

An ordinance to change the zoning from R-2 Medium Density Residential to R-3 Multifamily Residential on approximately 2.35 acres, more or less, situated in Kerrville, Texas, comprised of approximately 1.84 acres out of the P.R. Oliver Survey No. 122, Abstract No. 265, and 0.51 acres out of the F. Lara Survey No. 123, Abstract No. 225, as described in Cash Warranty Deed recorded in Document No. 24-05433, of the Official Public Records of Kerr County, Texas; and more specifically located at the northeast corner of Goat Creek Road and Coronado Drive (KCAD Property ID 503164

and 69045), Kerrville, Texas. (Case No. PZ-2024-27)

The applicant is requesting a zoning change from R-2 Medium Density Residential to R-3 Multifamily Residential to accommodate development of a proposed Assisted Living Facility (Type B) comprised of two single story buildings. Please see attached preliminary site plan. Type B assisted living facilities care for residents that need help with daily activities like bathing, dressing, and taking medication. They may also need help evacuating the facility, following directions in an emergency, or transferring to and from a wheelchair. Typical residents of a Type B facility would not be driving, so daily traffic is typically limited to staff, deliveries and arranged group transportation. The development would also be required to construct a screening wall or fence along common property lines with adjacent residential developments that are zoned R-1 and R-2. Based on surrounding uses, limited additional traffic, proximity to the adjacent fire station and future land use designations, the request seems reasonable.

Procedural Requirements

The City, in accordance with state law, mailed 27 letters on 10/24/2024 to adjacent property owners. The City published a similar notice in the Hill Country Community Journal on 10/16/2024. In addition, a public hearing notification sign was posted on the property frontage on 10/25/2024. 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 Neighborhood Residential (NR) place type. Allowable uses within NR are residential, civic, institutional, parks open space, and small amounts of neighborhood-serving retail and office in carefully chosen locations. The Neighborhood Residential place type appears to support the requested zoning change as a relatively low density institutional use. As such, this request is consistent with the goals of the Kerrville 2050 Comprehensive Plan.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: R-2 Medium Density Residential

Existing Land Uses: Vacant Land

Direction: North

Current Zoning: R-1 and R-2 Residential

Existing Land Uses: Residential

Direction: South

Current Zoning: R-1 and R-2 Residential

Existing Land Uses: Residential

Direction: West

Current Zoning: R-2 Residential and PI Public & Institutional

Existing Land Uses: Fire Station & Detention Basin

Direction: East

Current Zoning: R-1 Single-Family Residential

Existing Land Uses: Residential

Thoroughfare Plan: The thoroughfare system will not be impacted since development in this location was anticipated and the development has access to a collector-level street.

Traffic Impact: There will most likely be no significant traffic impact due to the proposed land use.

Parking: Any new development will be required to meet current off-street parking regulations. The site is large enough to accommodate any required off-street parking.

Recommendation: Based on consistency with the Kerrville 2050 Comprehensive Plan, the proposed use as an Assisted Living Facility (Type B), the low-density development, low traffic impact, and the requirement for a wall or fence to separate existing residential development, staff recommends the case for approval.

RECOMMENDED ACTION:

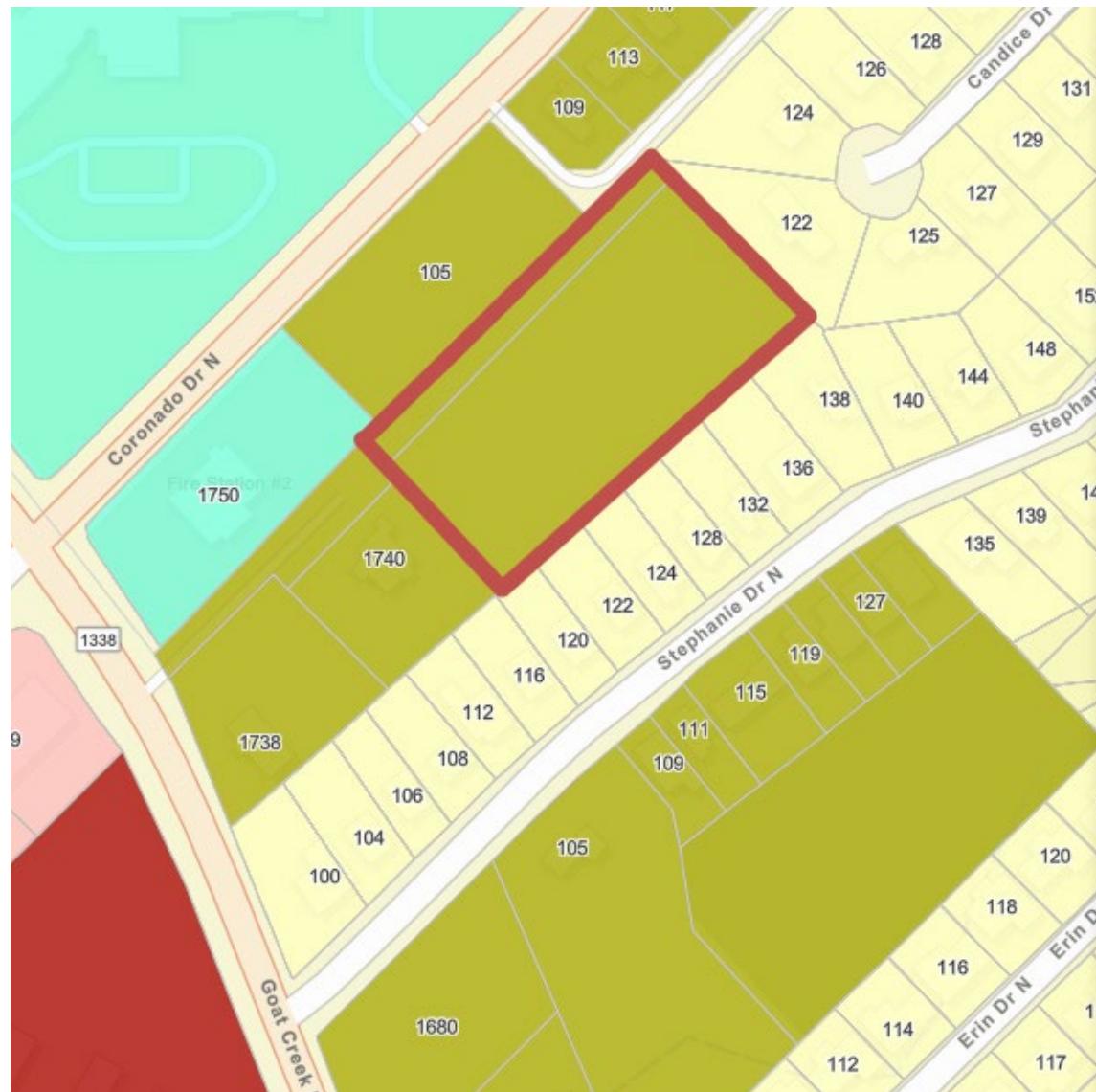
Approve the ordinance.



Current Zoning

Case PZ-2024-27

Zoning Change Request: R-2 to R-3



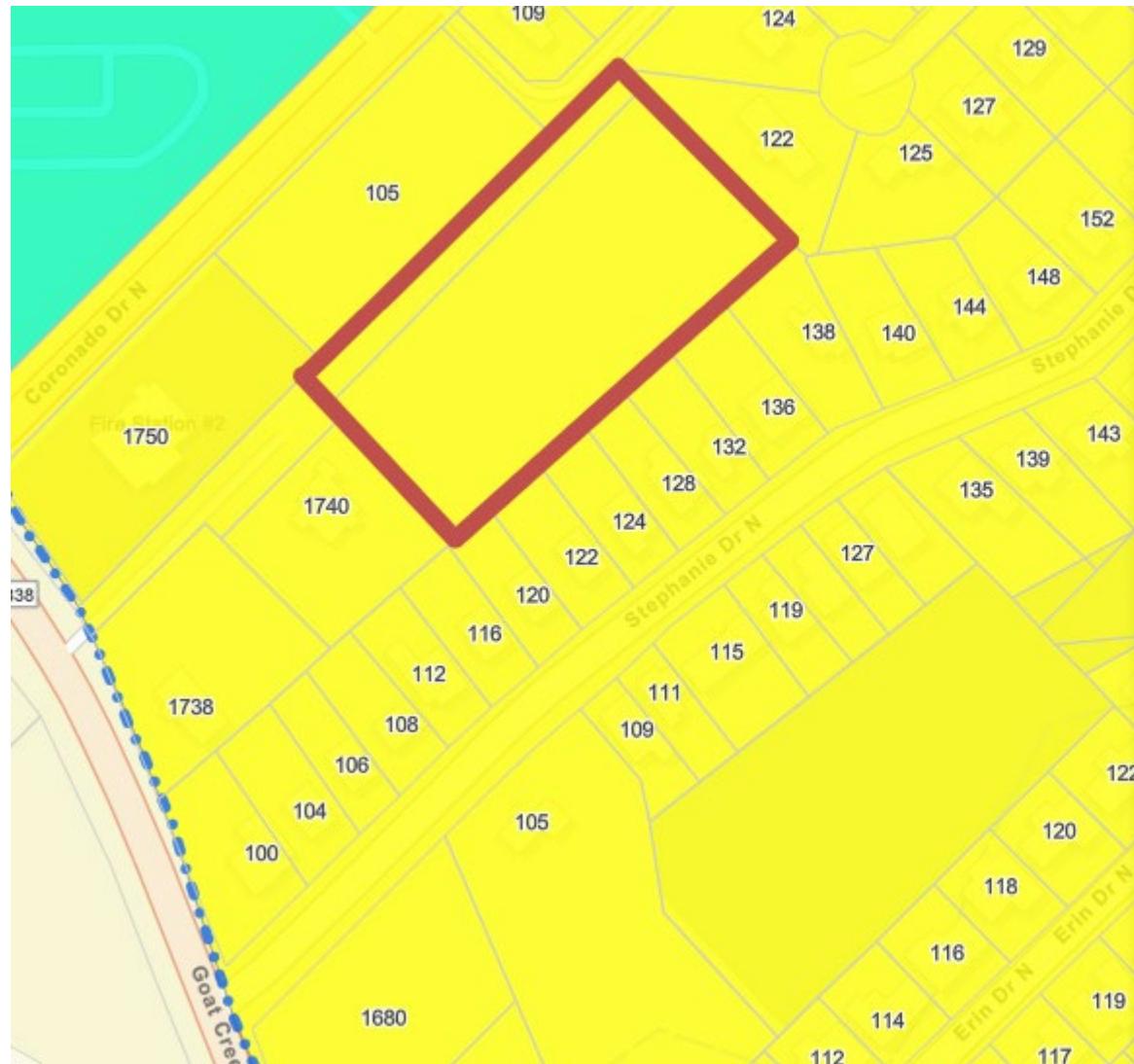
Zoning District (Current)

- 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 Zoning (K2050)

Case PZ-2024-27

Zoning Change Request: R-2 to R-3



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

Neighborhood Residential (NR)

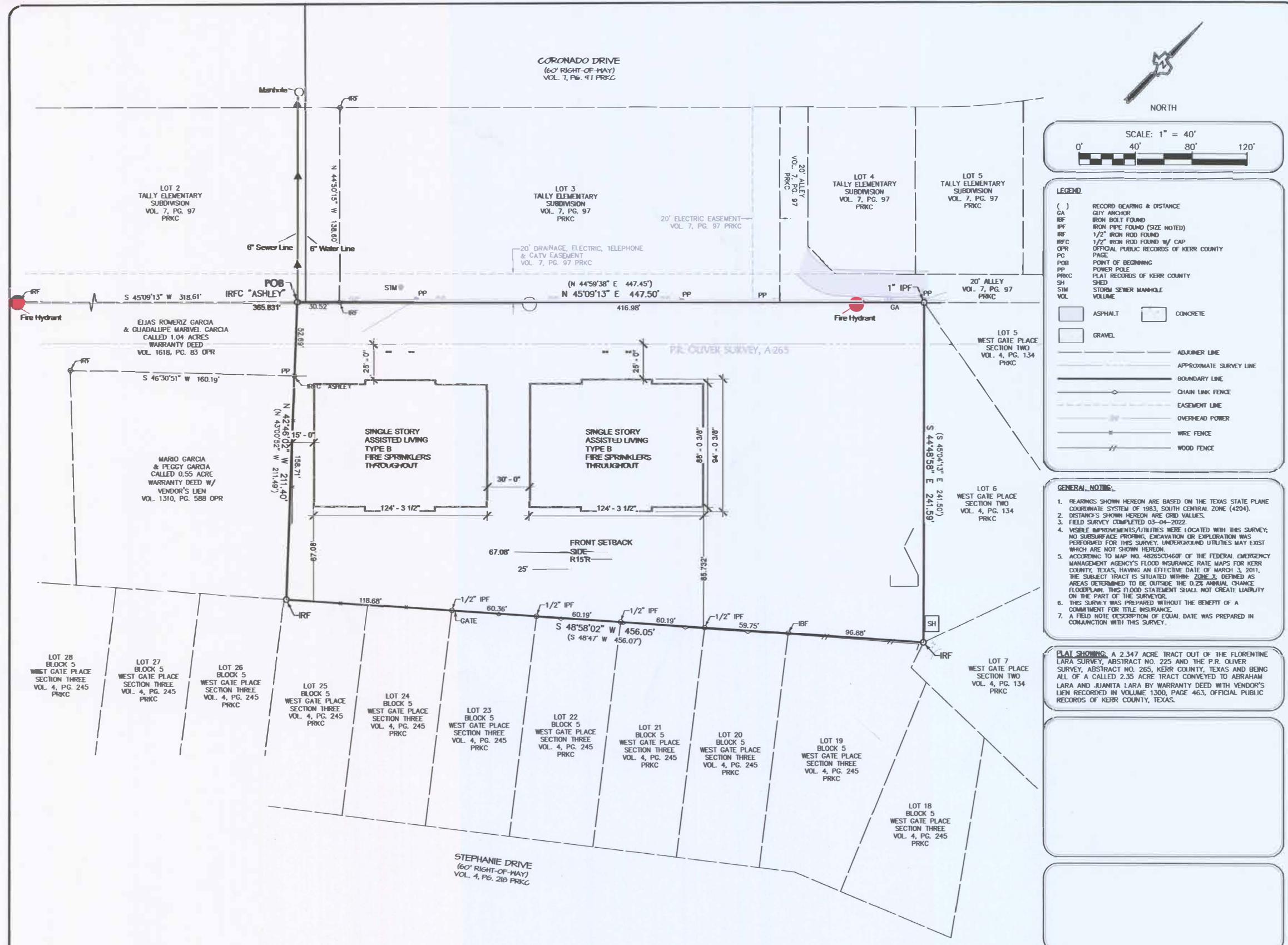


Neighborhood Residential is a very common place type that is predominantly single-family housing on detached lots. Home sites are located in platted subdivisions, on residential streets, and with sidewalks. This place type is serviced by at least one provider for every utility. Units are typically larger than those of the Preservation Residential place type. Limited amounts of local retail and services may be appropriate in certain locations as needed to support the primary land use.

Primary Land Use: Single-family detached homes.

Secondary Land Use: Civic and institutional uses, parks, open space, small amounts of neighborhood-serving retail and office in carefully chosen locations.

Indicators & Assumptions: Lots are typically less than one acre in size.



From: [Black Ben](#)
To: [Planning Division](#)
Subject: [EXTERNAL] Re: Case PZ-2024-27 opposition
Date: Monday, October 28, 2024 6:53:19 PM

Good evening,

I would also like to add that an apartment or any multi-family development in that close proximity to the elementary school my children attend is also concerning. There are plenty of properties and unfilled apartments in Kerrville already.

Thank you,

Benjamin D. Black
122 Candice Dr.
Kerrville, TX 78028
(903) 390-0253

> On Oct 28, 2024, at 6:21 PM, Black Ben <blackben253@gmail.com> wrote:

>

> Good evening,

>

> I would like to request more information regarding the proposed zoning change located behind my property. I would like to express my opposition in the development of any type of apartments, condos or shared government housing. Not only would the property have access issues, due to access only by easement from Goat Creek Rd, but there appears to be no water or sewer services on the property. Also, the storm sewer drainage of the property flows naturally towards my property and I would not want my property ruined by an adjoiners development.

>

> Thank you,

>

> Benjamin D. Black
> 122 Candice Dr.
> Kerrville, TX 78028
> (903) 390-0253

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