

**AGENDA FOR THE KERRVILLE**  
**PLANNING & ZONING COMMISSION MEETING**  
**THURSDAY, DECEMBER 2, 2021, 4:30 P.M.**  
**CITY HALL COUNCIL CHAMBERS**  
**701 MAIN STREET, KERRVILLE, TEXAS**

## **The Community Vision**

*Kerrville will be a vibrant, welcoming and inclusive community that:*

- *Respects and protects the natural environment that surrounds it;*
- *Seeks to attract economic growth and development;*
- *Provides opportunities for prosperity, personal enrichment and intellectual growth for people of all ages; and*
- *Does so while preserving the small-town charm, heritage, arts and culture of the community.*



Kerrville2050



**PLANNING AND ZONING COMMISSION AGENDA**  
**DECEMBER 2, 2021, 4:30 PM**  
**CITY HALL COUNCIL CHAMBERS**  
**701 MAIN STREET, KERRVILLE, TEXAS**



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Planning and Zoning Commission

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**1 MINUTES**

- 1.A. **Approval of the minutes from the November 4, 2021 regular meeting.**

Attachments:

PZ Minutes\_20211104\_draft.pdf

**2 PUBLIC HEARING, CONSIDERATION & ACTION**

- 2.A. **CUP for a Short Term Rental, 205 Westminster Street (PZ-2021-24)**

A resolution to allow a Conditional Use Permit for a Short Term Rental on part of Lot 34 and Lot 35, Block 106, Westminster 1; and more commonly known as 205 Westminster Street.

Attachments:

PZ-2021-24\_Location Map.pdf

PZ-2021-24 - 205 Westminster St - Site Plan with Parking.pdf

- 2.B. **CUP for Short Term Rental, 1796 Arcadia Loop (Case No. PZ-2021-25)**

A resolution to allow a Conditional Use Permit for a Short Term Rental on 1.58 acres out of the Lara Survey No. 123, Abstract No. 225; and more commonly known as 1796 Arcadia Loop S, Kerrville, TX 78028. (Case No. PZ-2021-25)

Attachments:

PZ-2021-25-LocationMap.pdf

PZ-2021-25\_Site Plan with Parking.pdf

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2.C. **CUP for Short Term Rental, 600 Woodlawn Ave (Case No. PZ-2021-27)**

A resolution to allow a Conditional Use Permit for a Short term rental on parts of Lot 5, Block 42, Westland Place; and more commonly known as 600 Woodlawn Ave N, Kerrville, TX 78028.

Attachments:

PZ-2021-27-LocationMap.pdf

PZ-2021-27 - Site Plan with Parking.pdf

2.D. **CUP for Short Term Rental, 400 Lowry Street (Case No. PZ-2021-28)**

A resolution to allow a Conditional Use Permit for a Short Term Rental on part of Lot 21, and part of Lot 22, Block 8, Lowry Addition; and more commonly known as 400 Lowry St S, Kerrville, TX 78028.

Attachments:

PZ-2021-28-LocationMap.pdf

PZ-2021-28 - Site Plan with Parking.pdf

2.E. **CUP for Short Term Rental, 1807 E Main Street (Case No. PZ-2021-29)**

A resolution to allow a Conditional Use Permit for a Short Term Rentals on part of Lot 31 and part of an alley, Block 106, Westminster 1 Addition; and more commonly known as 1807 E Main St N, Kerrville, TX 78028.

Attachments:

PZ-2021-29-LocationMap.pdf

PZ-2021-29 - Site Plan with Parking.pdf

2.F. **CUP for Short Term Rental, 960 Prescott Street (Case No. PZ-2021-31)**

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 16 and part of 15, Block 7, Hillcrest Addition; and more commonly known as 960 Prescott St N, Kerrville, TX 78028.

Attachments:

PZ-2021-31-LocationMap.pdf

PZ-2021-31 - Site Plan with Parking.pdf

2.G. **CUP for Convenience Store w/ Fuel Sales, 1001 Sidney Baker St (Case PZ-2021-33)**

A resolution to allow a Conditional Use Permit for a Convenience Store with Fuel Sales on Lots 6, 7, 8, 9, 11, 12, 13, 14, 15, Block 2, G Street South Addition; and more commonly known as 1001 Sidney Baker St S, Kerrville, TX 78028.

Attachments:

PZ-2021-33-LocationMap.pdf

PZ-2021-33\_Site Plan\_2021.10.29.pdf

2.H. **Zoning Change from RT to PI, Various Lots for Church Campus (Case PZ-2021-26)**

An ordinance to change the zoning from RT Residential Transition District to PI Public and Institutional District on Lots 10, 11, 12, 13, 14, 15, 16, 17; Block J, and Block M, B.F. Cage Addition; and more commonly known as 500, 504, 508, 512, 602, 604, 608, 616, 624, and 625 Washington St and 817 Barnett Street, Kerrville, TX 78028.

Attachments:

PZ-2021-26-LocationMap.pdf

2.I. **Annexation and Zoning, 253 Holdsworth Drive (Case No. PZ-2021-30)**

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-3 Multifamily Residential District the following parcel: 6 acres of land located in the C. Self Survey No. 626, Abstract No. 325 and the John Young Survey No. 118 Abstract No. 376, Kerr County, Texas; and more commonly known as 253 Holdsworth Drive, Kerrville, TX 78028.

Attachments:

PZ-2021-30-LocationMap.pdf

PZ-2021-30-holdsworth - survey - 20210211.pdf

2.J. **Annexation and Zoning (Case PZ-2021-32)**

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of PI Public and Institutional District and AG Agricultural District the following parcels; a 168.84 acre parcel being a portion of the James A. Cocke Survey No. 144, Abstract No. 95, and the Thomas J. Waddel Survey No. 145, Abstract No. 354, being a portion of 157.291 acres according to the Trustees Deed filed in Document No. 09-07631, Official Public Records of Kerr County, Texas, a portion of Lot 1, Block 1 of the Peterson Regional Medical Center Plat recorded in Volume 8, Page 1368, Plat Records of Kerr County, Texas, and 9.58 acres according to the Warranty Deed filed in Volume 1557, Page 63, Official Public Records of Kerr County, Texas, and a portion of Lehmann Drive, a fifty (50) foot public street; and more commonly known as 195 Lehmann Drive.

Attachments:

PZ-2021-32-LocationMap.pdf

PZ-2021-32\_Annexation Exhibit 168.84 Acres.pdf

PZ-2021-32-zoning exhibit-168.84-ac.pdf

**3 CONSIDERATION AND FINAL ACTION**

**3.A. Zoning Code Update (Case No. 2021-068)**

An ordinance amending City of Kerrville, Texas Zoning Code, Chapter 60 of the City's Code of Ordinances to include amendments to definitions and regulations concerning short-term rentals, removing a restriction as to adjacent properties with different zoning, requiring the posting of signs on properties involved in upcoming public hearings, and regulations in certain districts regarding shipping containers, building heights, traffic impact analysis, garage sales, fences, and RV parks, and amending the Land Use Table to account for these issues. (Case No. 2021-068)

Attachments:

Attachment will be provided prior to P&Z meeting for review and discussion.

**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**

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-258-1117 for further information.

I do hereby certify that this notice of meeting was posted on the bulletin board at the city hall of the city of Kerrville, Texas, and said notice was posted on the following date and time: 11/24/2021 at 11:45 a.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Kesha Franchina Deputy City Secretary, City of Kerrville, Texas