



Planning and Zoning Commission Regular Meeting Agenda
August 7, 2025 at 4:00 PM
City Hall, 701 Main Street, Kerrville, Texas



1. **MINUTES:**

- 1.A Approval of meeting minutes from the April 3, 2025 workshop.
- 1.B Approval of meeting minutes from the April 3, 2025 regular meeting.
- 1.C Approval of meeting minutes from the May 1, 2025 regular meeting.
- 1.D Approval of meeting minutes from the June 10, 2025 called meeting.
- 1.E Approval of meeting minutes from the July 3, 2025 regular meeting.

2. **CONSIDERATION AND FINAL ACTION:**

- 2.A Approval of the final plat for the Mariposa subdivision, being 8.57 acres (called 8.56 acres) out of the Samuel Wallace Survey No. 114, Abstract No. 348 described in conveyance document to Habitat for Humanity, Kerr County, recorded in File No. 23-02578, Official Public Records of Kerr County, Texas (Case No. 2025-020)

3. **PUBLIC HEARING, CONSIDERATION & ACTION:**

- 3.A A change in zoning from Single-Family Residential Zoning District with Accessory Dwelling Unit (R-1A) to General Commercial Zoning District (C-3) for the property addressed as 307 S Lewis Ave, Kerrville, Texas, 78028; Part of Lot 3 and Lot 4, Block 4, Westland Subdivision. (Case No. PZ-2025-14)
- 3.B A change in zoning from Single-Family Residential Zoning District (R-1) to Multifamily Residential Zoning District (R-3) for the property addressed as 110 Highridge Dr, Kerrville, Texas, 78028; Lot 1 of Saddle Ridge Subdivision, 5.76 Acres. (Case No. PZ-2025-15)

4. **STAFF REPORT:**

ADJOURN.

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: 7/25/2025 at 3:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Shelley McElhannon, TRMC, City Secretary, City of Kerrville, Texas

The Planning & Zoning Commission was revised with additional minutes approval, and re-posted August 1, 2025 at 4:00 p.m.

Shelley McElhannon, TRMC, 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 the April 3, 2025 workshop.

AGENDA DATE: August 7, 2025

DATE SUBMITTED: 07/25/2025

SUBMITTED BY:

EXHIBITS:

1. 20250403_Workshop 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 revisions.

**PLANNING AND ZONING COMMISSION
MINUTES
WORKSHOP**

**KERRVILLE, TEXAS
APRIL 3, 2025 3:00 PM**

On April 3, 2025 at 3:00 PM, Chair Michael Sigerman called the Kerrville Planning and Zoning Commission meeting to order in City Hall Council Chambers, 701 Main Street.

PLANNING & ZONING MEMBERS PRESENT:

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

PLANNING & ZONING MEMBERS

ABSENT:
Tabor McMillan

CITY EXECUTIVE STAFF:

Drew Paxton, Director Development Services
Steve Melander, Senior Planner
Mike Hayes
Michael Hornes
Trina Sanchez
Mariela Sanchez

CALL TO ORDER:

Mike Sigerman called the meeting to order at 3pm.

1. INFORMATION AND DISCUSSION:

- 1.A Presentation and discussion regarding City Council's denial of cases that were approved by the Planning & Zoning Commission.

Mike Sigerman gave an introduction to the request for the meeting.
Drew Paxton made the presentation.
Mike Hayes provided additional context and clarification.
General discussion occurred.

ADJOURN.

Mike Sigerman adjourned the meeting at 3:38pm.

APPROVED BY PLANNING & ZONING: _____

APPROVED:

Mike Sigerman, Chair

ATTEST:

Steve Melander, Planning Division



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

CAPTION: Approval of meeting minutes from the April 3, 2025 regular meeting.

AGENDA DATE: August 7, 2025

DATE SUBMITTED: 07/25/2025

SUBMITTED BY:

EXHIBITS:

1. 20250403_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 revisions.

**PLANNING AND ZONING COMMISSION
MINUTES
REGULAR MEETING**

**KERRVILLE, TEXAS
APRIL 3, 2025 4:00 PM**

On April 3, 2025 at 4:00 PM, Chair Mike Sigerman, called the Kerrville Planning and Zoning Commission meeting to order in City Hall Council Chambers, 701 Main Street.

PLANNING & ZONING MEMBERS

PRESENT:

Chair Michael Sigerman
Vice Chair David Lipscomb
Kevin Bernhard
Kim Richards
John Lovett
Abram Bueche
Tabor McMillan

PLANNING & ZONING MEMBERS

ABSENT:

CITY EXECUTIVE STAFF:

Drew Paxton, Director Development Services
Steve Melander, Senior Planner
Mike Hayes
Michael Hornes
Trina Sanchez
Mariela Sanchez

1. **MINUTES:**

1.A Approval of Meeting Minutes from the March 6, 2025 regular meeting.

John Lovett made a motion to approve, Tabor McMillan seconded, and the motion passed 7-0.

2. **CONSIDERATION AND FINAL ACTION:**

2.A Approval of The Landing Replat (Case No. 2025-013)

Drew Paxton presented the case.
General discussion.

Abram Bueche made a motion to approve with conditions, Kevin Bernhard seconded, and the motion passed 7-0.

3. **PUBLIC HEARING, CONSIDERATION & ACTION:**

3.A A change in zoning from Single-Family Residential with Accessory Dwelling Unit Zoning District (R-1A) to a Residential Transition Zoning District (RT) for the property addressed as 329 W Main St., Kerrville, Texas, 78028; Part of Lot 17, Lot 18, Block 7, Westland Place Addition. (Case No. PZ-2025-5)

Drew Paxton presented the case.
Open public hearing.
Close public hearing.
General discussion.

John Lovett made a motion to approve, Kim Richards seconded, and the motion passed 7-0.

4. **KERRVILLE 2050 COMPREHENSIVE PLAN:**

Drew Paxton provided an update.

5. **STAFF REPORT:**

None.

ADJOURN.

Mike Sigerman adjourned the meeting at 4:08pm.

APPROVED BY PLANNING & ZONING: _____

APPROVED:

ATTEST:

Mike Sigerman, Chair

Steve Melander, Planning Division



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

CAPTION: Approval of meeting minutes from the May 1, 2025 regular meeting.

AGENDA DATE: August 7, 2025

DATE SUBMITTED: 07/25/2025

SUBMITTED BY:

EXHIBITS:

1. 20250501_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 revisions.

**PLANNING AND ZONING COMMISSION
MINUTES
REGULAR MEETING**

**KERRVILLE, TEXAS
MAY 1, 2025 4:00 PM**

On May 1, 2025 at 4:00 PM, Chair Michael Sigerman called the Kerrville Planning and Zoning Commission meeting to order in City Hall Council Chambers, 701 Main Street.

PLANNING & ZONING MEMBERS

PRESENT:

Chair Michael Sigerman
Vice Chair David Lipscomb
Kim Richards
Abram Bueche
Tabor McMillan

PLANNING & ZONING MEMBERS

ABSENT:

Kevin Bernhard
John Lovett

CITY EXECUTIVE STAFF:

Drew Paxton, Director Development Services
Steve Melander, Senior Planner
Kelly Hagemeyer
Trina Sanchez
Mariela Sanchez

CALL TO ORDER:

Mike Sigerman opened the meeting at 4:00pm.

1. **MINUTES:**

1.A No item on this agenda.

2. **CONSIDERATION AND FINAL ACTION:**

2.A No items on this agenda.

3. **PUBLIC HEARING, CONSIDERATION & ACTION:**

3.A No items on this agenda.

4. **KERRVILLE 2050 COMPREHENSIVE PLAN:**

4.A Discussion of the draft update of the Kerrville 2050 Comprehensive Plan distributed to the Planning & Zoning Commission on 4/22/25.

Drew Paxton presented the discussion items.

General discussion.

Send any final comments to Planning by May 15, 2025.

June 5, 2025 next P&Z meeting.

June 10, 2025 is a called meeting for adoption of K2050, 2pm, City Hall Council Chambers.

5. **STAFF REPORT:**

None.

ADJOURN.

Mike Sigerman adjourned the meeting at 4:56pm.

APPROVED BY PLANNING & ZONING: _____

APPROVED:

ATTEST:

Mike Sigerman, Chair

Steve Melander, Planning Division



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

CAPTION: Approval of meeting minutes from the June 10, 2025 called meeting.

AGENDA DATE: August 7, 2025

DATE SUBMITTED: 07/31/2025

SUBMITTED BY:

EXHIBITS:

1. 20250610_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 revisions.

**PLANNING AND ZONING COMMISSION
MINUTES
REGULAR MEETING**

**KERRVILLE, TEXAS
JUNE 10, 2025 2:00 PM**

On June 10, 2025 at 2:00 PM, Chair Michael Sigerman called the Kerrville Planning and Zoning Commission meeting to order in City Hall Council Chambers, 701 Main Street.

PLANNING & ZONING MEMBERS

PRESENT:

Chair Michael Sigerman
Vice Chair David Lipscomb
Abram Bueche
Tabor McMillan

PLANNING & ZONING MEMBERS

ABSENT:

Kevin Bernhard
Kim Richards
John Lovett

CITY EXECUTIVE STAFF:

Drew Paxton, Director Development Services
Steve Melander, Senior Planner
Mike Hayes
Kelly Hagemeyer
Kim Meismer
Trina Sanchez
Mariela Sanchez

1. **MINUTES:**

2. **CONSIDERATION AND FINAL ACTION:**

- 2.A Discussion and recommendation on an ordinance to adopt an update to the City of Kerrville's comprehensive plan, known as "Kerrville 2050", for the long-range development of the City of Kerrville and its extraterritorial jurisdiction. The Comprehensive Plan contains provisions on land use, transportation, and public utilities, among other subjects, and will be used to coordinate and guide the establishment of the City's development regulations.

Drew Paxton presented the case.

Freese and Nichols provided an update of the K2050 Plan revisions.

General discussion occurred.

Tabor McMillan made a motion to approve, David Lipscomb seconded, and the motion passed 4-0.

- 3. **PUBLIC HEARING, CONSIDERATION & ACTION:**
- 4. **KERRVILLE 2050 COMPREHENSIVE PLAN:**
- 5. **STAFF REPORT:**
- 6. **ADJOURN.**

APPROVED BY PLANNING & ZONING: _____

APPROVED:

Mike Sigerman, Chair

ATTEST:

Steve Melander, Planning Division



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

CAPTION: Approval of meeting minutes from the July 3, 2025 regular meeting.

AGENDA DATE: August 7, 2025

DATE SUBMITTED: 07/25/2025

SUBMITTED BY:

EXHIBITS:

1. 20250703_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 revisions.

**PLANNING AND ZONING COMMISSION
MINUTES
MEETING**

**KERRVILLE, TEXAS
JULY 3, 2025 4:00 PM**

On July 3, 2025 at 4:00 PM, Chair Michael Sigerman called the Kerrville Planning and Zoning Commission meeting to order in City Hall Council Chambers, 701 Main Street.

PLANNING & ZONING MEMBERS

PRESENT:

Chair Michael Sigerman
Vice Chair David Lipscomb
Kim Richards
John Lovett
Abram Bueche
Tabor McMillan

PLANNING & ZONING MEMBERS

ABSENT:

Planning and Zoning Commission
Kevin Bernhard

CITY EXECUTIVE STAFF:

Drew Paxton, Director, Development Services
Steve Melander, Senior Planner
Kelly Hagemeyer
Kim Meisner
Mariela Sanchez

CALL TO ORDER:

1. **MINUTES:**

- 1.A Approval of meeting minutes from the regular Planning and Zoning Commission meeting held on June 5, 2025. (K Franchina, Deputy City Secretary)

John Lovett made a motion to approve, David Lipscomb seconded, and the motion passed 6-0.

2. **PUBLIC HEARING, CONSIDERATION & ACTION:**

- 2.A A resolution to allow a Conditional Use Permit for Day Care Services for Children on Lot 13, Block G, Cage Addition; and more commonly known as 851 Clay St. (Case No. PZ-2025-8)

Drew Paxton presented the case.
Lynn Niles was called to speak.
General discussion occurred.
Open public hearing.
Julee Reeves was called to speak.
Close public hearing.
Drew Paxton presented COA's.

General discussion occurred.

The following conditions of approval were agreed upon:

1. Fence in the play area and provide an appropriate access gate.
2. Provide a path of safe travel for children from the day care facility to the play area.
3. Limit play area size to 40 feet (east/west) by 60 feet (north/south).
4. No vehicular access from Clay St.

John Lovett made a motion to approve with conditions, David Lipscomb seconded, and the motion passed 6-0.

- 2.B An ordinance to change the zoning from Neighborhood Commercial (C-1) to Light Commercial (C-2) on part of Blocks 82-83, JA Tivy Addition; and more commonly known as 1421 E Main St. (Case No. PZ-2025-9)

Drew Paxton presented the case.
Steven Butcher was called to speak.
Open public hearing.
Zevie Haggard was called to speak.
Close public hearing.
John Lovett was called to speak.
General discussion occurred.

Tabor McMillan made a motion to approve, Abram Bueche seconded, and the motion passed 6-0.

- 2.C An ordinance to change the zoning from Neighborhood Commercial (C-1) to Light Commercial (C-2) on Lot 2, Block 1, Oak Hollow Estates Addition; and more commonly known as 2210 Bandera Hwy. (Case No. PZ-2025-10)

Drew Paxton presented the case.
Crystal Shotwell was called to speak.
Open public hearing.
Charles Whalen was called to speak.
Close public hearing.
Drew Paxton explained the zoning update.

John Lovett made a motion to approve, David Lipscomb seconded, and the motion passed 6-0.

2.D A resolution to allow a Conditional Use Permit for a Cabinet Making Shop on part of Blocks 82-83, JA Tivy Addition; and more commonly known as 1421 E Main St. (Case No. PZ-2025-11)

Drew Paxton presented the case.
Open public hearing.
Close public hearing.
Drew Paxton presented the COA's.
General discussion occurred.
Mike Sigerman was called to speak.
John Lovett was called to speak.

Tabor McMillan made a motion to approve, Kim Richards seconded, and the motion passed 5-1. Mike Sigerman voted to deny.

3. **STAFF REPORT:**

Drew Paxton presented.

ADJOURN.

Mike Sigerman adjourned the meeting at 4:37pm.

APPROVED BY PLANNING & ZONING: _____

APPROVED:

Mike Sigerman, Chair

ATTEST:

Steve Melander, Planning Division



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

CAPTION: Approval of the final plat for the Mariposa subdivision, being 8.57 acres (called 8.56 acres) out of the Samuel Wallace Survey No. 114, Abstract No. 348 described in conveyance document to Habitat for Humanity, Kerr County, recorded in File No. 23-02578, Official Public Records of Kerr County, Texas (Case No. 2025-020)

AGENDA DATE: August 7, 2025

DATE SUBMITTED: 07/25/2025

SUBMITTED BY:

EXHIBITS:

1. 2025-020_Final Plat_Mariposa

Expenditure:

Amount Budgeted:

Account Number:

Account Balance:

**Payment to/Vendor
name:**

Kerrville 2050 Item?

Key Priority Area:

Yes

H – Housing

SUMMARY:

All infrastructure for the Mariposa subdivision has been installed, inspected, and approved. A maintenance bond has been posted as required by code. The final plat is ready for final approval.

RECOMMENDED ACTION:

Approve the final plat.



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

CAPTION:

A change in zoning from Single-Family Residential Zoning District with Accessory Dwelling Unit (R-1A) to General Commercial Zoning District (C-3) for the property addressed as 307 S Lewis Ave, Kerrville, Texas, 78028; Part of Lot 3 and Lot 4, Block 4, Westland Subdivision. (Case No. PZ-2025-14)

AGENDA DATE: August 7, 2025

DATE SUBMITTED: 07/25/2025

SUBMITTED BY:

EXHIBITS:

1. PZ-2025-14_Location Map

Expenditure:

Amount Budgeted:

Account Number:

Account Balance:

**Payment to/Vendor
name:**

Kerrville 2050 Item?

Key Priority Area:

No

SUMMARY:

Proposal

The applicant requests a zoning change from **Single-Family Residential with Accessory Dwelling Unit (R-1A) to General Commercial (C-3)**. This change allows the property to be used for additional parking for an already permitted bank currently under construction. Future zoning designates this lot to be commercial so the request is consistent with K2050.

Procedural Requirements

- **Public notification letters:** Sent to **22 adjacent property owners** on **7/24/2025**
- **Public notice publication:** Hill Country Community Journal on **7/16/2025**
- **Public hearing sign:** Posted on **7/25/2025**
- **Public comment received:** None at time of drafting this agenda bill.

Staff Analysis & Recommendation

Consistency with Kerrville 2050 Plan

- Located within the Community Commercial (CC) zoning area on the Future Land Use Plan
- Proposed location is adjacent to existing commercial property
- **Conclusion:** Request aligns with Kerrville 2050 goals for this area

Adjacent Zoning & Land Uses

- **Subject Property:**
 - **Current Zoning:** Single-Family Residential w/ Accessory Dwelling Unit (R-1A)
 - **Existing Use:** Single-family residence
- **North:** General Commercial (C-3)
 - **Existing Use:** Bank under construction
- **South:** Light Commercial (C-2)
 - **Existing Use:** Commercial businesses
- **West:** Single-Family Residential w/ Accessory Dwelling Unit (R-1A)
 - **Existing Use:** Single-family residence
- **East:** General Commercial (C-3) and Light Commercial (C-2)
 - **Existing Use:** Bank under construction and commercial businesses

Thoroughfare & Traffic Impact

- No impact on the thoroughfare system
- No traffic impact anticipated

Parking Requirements

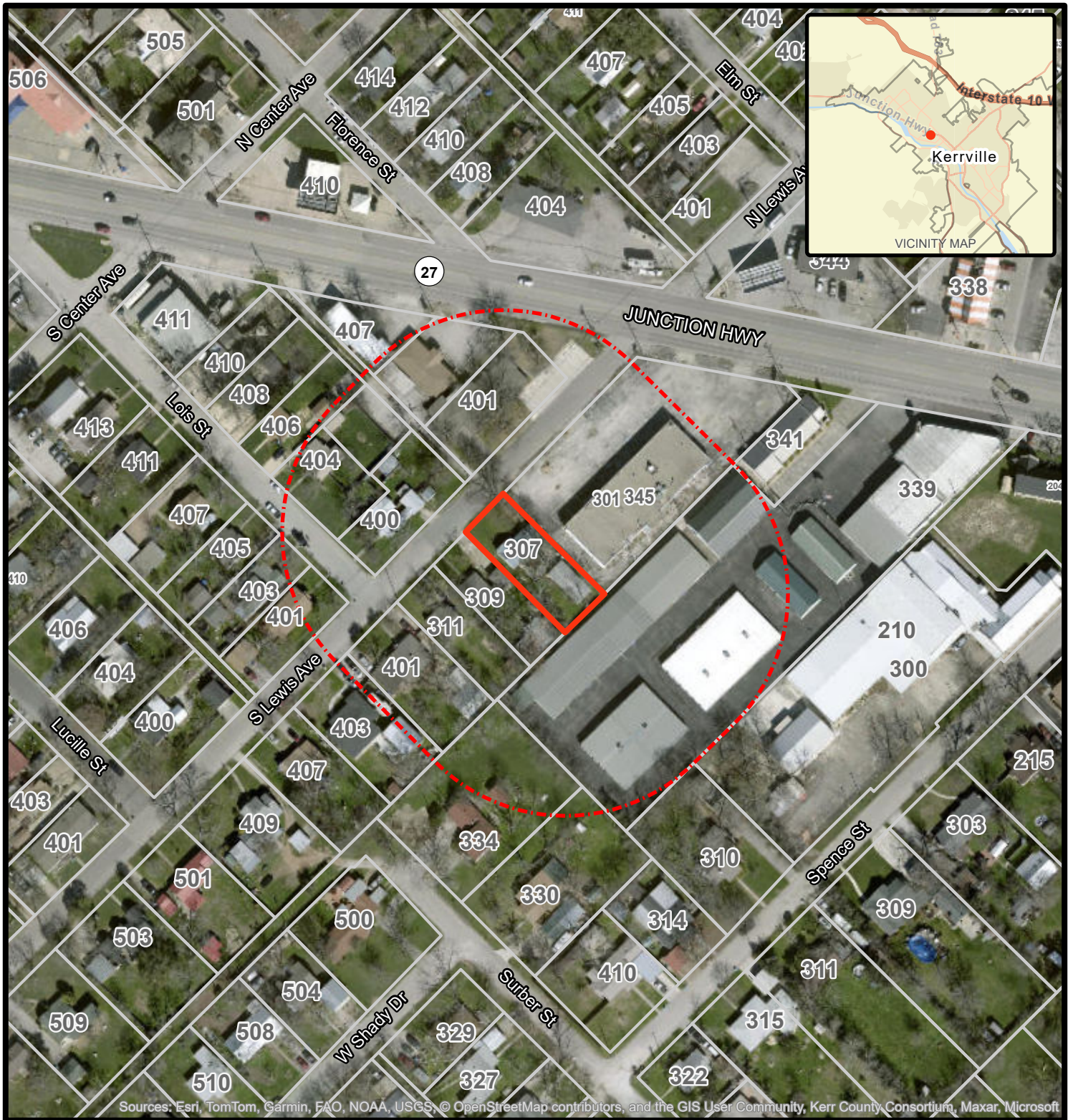
- Will exceed current off-street parking requirements

Recommendation

- **Based on the consistency with the Kerrville 2050 Comprehensive Plan, staff recommends approval of the case.**

RECOMMENDED ACTION:

Approve the zoning change.



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Kerr County Consortium, Maxar, Microsoft

Location Map



Case # PZ-2025-14

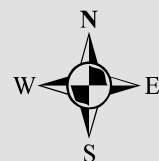
Location:

307 S Lewis Ave

07/10/2025

Legend

-  Subject Properties
-  200 Feet Notification Area



0 50 100 200

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.



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

CAPTION:

A change in zoning from Single-Family Residential Zoning District (R-1) to Multifamily Residential Zoning District (R-3) for the property addressed as 110 Highridge Dr, Kerrville, Texas, 78028; Lot 1 of Saddle Ridge Subdivision, 5.76 Acres. (Case No. PZ-2025-15)

AGENDA DATE: August 7, 2025

DATE SUBMITTED: 07/25/2025

SUBMITTED BY:

EXHIBITS:

1. PZ-2025-15_Location Map
2. PZ-2025-15_Aproved Plat_2025-018

Expenditure:
Account Number:
Payment to/Vendor name:

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?

Yes

Key Priority Area:

H – Housing

SUMMARY:

Proposal

The applicant requests a zoning change from **Single-Family Residential (R-1) to Multifamily Residential (R-3)**. The property was recently platted to create Saddle Ridge Lot 1 and Saddle Ridge Lot 2. Please see attached exhibit. Saddle Ridge Lot 1 is being proposed for the zoning change to allow for apartments or condominiums. Saddle Ridge Lot 2 will remain as R-1, providing a buffer between existing homes and the proposed multifamily development. Saddle Ridge Lot 1 appears to be ideally located due to proximity to Bandera Hwy, already existing adjacent multifamily residential and commercial developments, and existing adjacent zoning. Future zoning designates this lot to be residential so the request appears consistent with K2050.

Procedural Requirements

- **Public notification letters:** Sent to **12 adjacent property owners** on **7/24/2025**
- **Public notice publication:** Hill Country Community Journal on **7/16/2025**

- **Public hearing sign:** Posted on **7/25/2025**
- **Public comment received:** None at time of drafting this agenda bill.

Staff Analysis & Recommendation

Consistency with Kerrville 2050 Plan

- Located within the Neighborhood Residential (NR) zoning area on the Future Land Use Plan
- Proposed location was subdivided from a larger parcel to maintain a buffer between existing single-family residential development
- Proposed location is adjacent to existing commercial property and multifamily development
- **Conclusion:** The request aligns with the intent of the Kerrville 2050 goals for this area

Adjacent Zoning & Land Uses

- **Subject Property:**
 - **Current Zoning:** Single-Family Residential (R-1)
 - **Existing Use:** Vacant land
- **North:** Bandera Hwy
 - **Existing Use:** Highway
- **South:** Single-Family Residential (R-1)
 - **Existing Use:** Vacant land
- **West:** Multifamily Residential (R-3)
 - **Existing Use:** River Hills Apartments
- **East:** Neighborhood Commercial (C-1)
 - **Existing Use:** Vacant land

Thoroughfare & Traffic Impact

- No impact on the thoroughfare system
- TxDOT may require a traffic study as development moves forward and any traffic mitigation measures will be required as part of the final development plans.

Parking Requirements

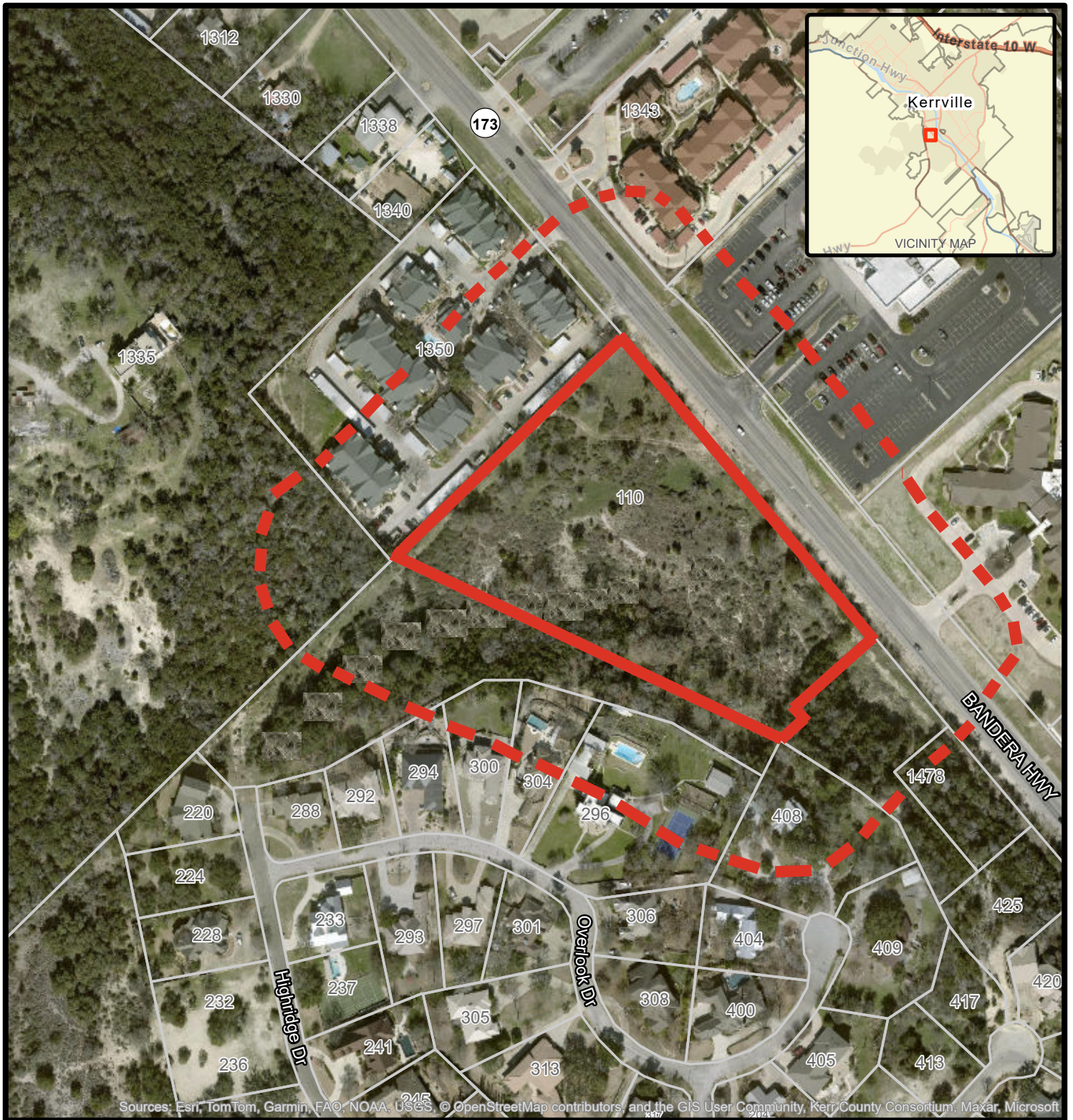
- Off-street parking requirements will need to be met as part of project development.

Recommendation

- **Based on the consistency with the Kerrville 2050 Comprehensive Plan and existing surrounding uses and zoning, staff recommends approval of the case.**

RECOMMENDED ACTION:

Approve the zoning change.



Location Map



Case # PZ-2025-15

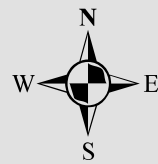
Location:

110 Highridge Drive

07/21/2025

Legend

-  Subject Properties
-  200 Feet Notification Area



0 75 150 300

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.

PARCEL TO BE REZONED R-3 CASE PZ-2025-15

