



Planning and Zoning Commission Regular Meeting Agenda
April 2, 2026 at 4:00 PM
City Hall, 701 Main Street, Kerrville, Texas



CALL TO ORDER

1. **MINUTES:**

1.A Approval of meeting minutes from the March 5, 2026 regular meeting.

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

2.A A Conditional Use Permit (CUP) for an Automotive Service & Repair Shop, Major, located within 500 feet of a 100-year floodplain for the property addressed as 1809 Sidney Baker Street (KCAD ID 13515); ABS A0106 CAGE, SUR 116, Acres 1.58.

3. **STAFF REPORT:**

ADJOURN.

I hereby certify that this agenda was posted as notice of the meeting on the City Hall bulletin board and the City's website March 23, 2026 at 10:30am, and remained posted continuously for at least 3 business days preceding the scheduled time of the meeting. 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 March 5, 2026 regular meeting.

AGENDA DATE: April 2, 2026

DATE SUBMITTED: 03/04/2026

SUBMITTED BY:

EXHIBITS:

1. 20260305_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 corrections.

**PLANNING AND ZONING COMMISSION
MINUTES
REGULAR MEETING**

**KERRVILLE, TEXAS
MARCH 5, 2026 4:00 PM**

PLANNING & ZONING MEMBERS

PRESENT:

Chair Michael Sigerman
Kim Richards
Vice Chair David Lipscomb
Tabor McMillan
Kari Bock

PLANNING & ZONING MEMBERS

ABSENT:

Abram Bueche
Katie Thompson

CITY STAFF:

Drew Paxton
Steve Melander
Mariela Sanchez
Michael Hornes
Kyle Burow
Kelly Hagemeyer
Jeff Harris

CALL TO ORDER

Chair Mike Sigerman called the meeting to order at 4:00pm.

1. MINUTES:

1.A Approval of meeting minutes from the January 8, 2026, regular meeting.

David Lipscomb made a motion to approve the meeting minutes. Tabor McMillan seconded the motion and the motion passed 5-0.

2. CONSIDERATION AND FINAL ACTION:

2.A Preliminary Plat of Whiskey Springs Subdivision, a mixed-use subdivision being 787.63 acres within the B.S.&F. Survey No. 1, Abstract No. 77; the G.C. & S.F. RR Co. Survey No. 1672, Abstract No. 1591; the G.C. & S.F. RR Co. Survey No. 1671, Abstract No. 1006; the S.F.I.W. Co. Survey No. 2, Abstract No. 1093; and the Henry Kuckuck Survey No. 686, Abstract No. 223; being a part of a 798.67 acre tract recorded in Volume 1474, Page 683, Official Public

Records of Kerr County, Texas. (Case 2026-001)

Drew Paxton presented the case.
Jim Boyden spoke about the project timeline.
Pablo Brinkman was called to speak.
General discussion occurred.

Tabor McMillan made a motion to approve the Whiskey Springs Preliminary Plat with Conditions of Approval recommended by staff. David Lipscomb seconded the motion and the motion passed 5-0.

3. PUBLIC HEARING, CONSIDERATION & ACTION:

3.A Chapter 60 of the Code of Ordinances, City of Kerrville, Texas, such chapter more commonly known as the city's zoning code; by amending said code to include adding new definitions, amendments to development regulations for certain districts, administrative process, and the Land Use Table.

Drew Paxton presented the proposed amendments to the zoning code.
A general discussion occurred.

David Lipscomb made a motion to approve the zoning code amendments with removal of "block face" amendment and addition of definitions for Battery Energy Storage System and Data Center. Tabor McMillan seconded the motion and the motion passed 5-0.

4. STAFF REPORT:

The next Planning & Zoning Commission meeting is scheduled for April 2, 2026, at 4pm in Council Chambers.

ADJOURN

Chair Mike Sigerman adjourned the meeting at 4:52 pm.

APPROVED BY PLANNING & ZONING: _____

APPROVED:

ATTEST:

Mike Sigerman, Chair

Steve Melander, Planning Division

Whiskey Springs Preliminary Plat (Case 2026-001)

Conditions of Approval

3/3/26 – FINAL – 3:45pm

The following Conditions of Approval (COA's) reference the Preliminary Plat, Civil Construction Drawings, and Final Plats related to comments received by the Development Review Committee (DRC) during Preliminary Plat review. All completed conditions will be confirmed by city staff.

1. **Preliminary Plat:** Proposed street names shall be submitted to the City and approved by both the City and Kerr911. Street names are not being approved with this Preliminary Plat.
2. **Civil Construction Drawings:** Any Civil Construction drawings that include TxDOT traffic impact improvements shall be approved by TxDOT prior to City approval.
3. **Final Plats:** Final Plats that include the Emergency Vehicle Access (EVA) shall reference at the north end of the EVA Document 93-10056, recorded in Volume 725, Page 59, Official Public Records of Kerr County, Texas.
4. **Final Plats:** All utility companies serving the Whiskey Springs development that require easements shall be signatory to Final Plats or provide the City with written confirmation that the Plat has been reviewed and required easements are accurately shown.
5. **Final Plats:** Any Final Plat that includes TxDOT Right-of-Way (ROW) shall be signed by TxDOT confirming approval of traffic impact improvements.
6. **Final Plats:** Provide language on Final Plats that clearly indicates that Public Rights-of-Way (ROW) are being dedicated to the City of Kerrville, for what purposes the ROW can be used, and who will maintain utilities and improvements within the ROW.
7. **Final Plats:** On each Final Plat, list all green space parcels, ownership information, and who will maintain.



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

CAPTION: A Conditional Use Permit (CUP) for an Automotive Service & Repair Shop, Major, located within 500 feet of a 100-year floodplain for the property addressed as 1809 Sidney Baker Street (KCAD ID 13515); ABS A0106 CAGE, SUR 116, Acres 1.58.

AGENDA DATE: April 2, 2026

DATE SUBMITTED: 03/12/2026

SUBMITTED BY:

EXHIBITS:

1. PZ-2026-3_Location Map
2. PZ-2026-3_Site Plan_edit
3. PZ-2026-3_Zoning and Floodplain Exhibit
4. PZ-2026-3_Proposed Conditions of Approval

Expenditure:

Amount Budgeted:

Account Number:

Account Balance:

**Payment to/Vendor
name:**

Kerrville 2050 Item?

Key Priority Area:

No

SUMMARY:

Proposal

A Conditional Use Permit (CUP) for an Automotive Service & Repair Shop, Major, located within 500 feet of a 100-year floodplain for the property addressed as 1809 Sidney Baker Street (KCAD ID 13515); ABS A0106 CAGE, SUR 116, Acres 1.58. (Case No. PZ -2026-3)

Zoning code requires that Flyin' Diesel Performance and Off-Road, an automotive business wanting to relocate to Kerrville, request approval for a Conditional Use Permit (CUP) that would allow them to operate their business within 500 feet of a floodplain. The purpose of the CUP is to provide the city with some assurances that any hazardous materials used in their day-to-day operations are properly contained to prevent accidental release and possible entry into the floodplain. Additionally, the CUP process is an opportunity to hear from the applicant as to how cleanup will be performed if an accidental spill does occur. The CUP process, following public hearings and review of

any written public comments, allows the Planning & Zoning Commission and City Council to recommend additional conditions as part of the approval.

The applicant has indicated that most hazardous materials will be contained indoors, within the main shop area, with a possible fuel storage tank outdoors. Staff has met with the applicant and determined that, other than the need for the CUP, this location and proposed use meet all other code requirements.

Procedural Requirements

- **Public notification letters:** Sent to **13 adjacent property owners** on **3/19/26**
- **Public notice publication:** Hill Country Community Journal on **3/11/26**
- **Public hearing sign:** Posted on **3/22/26**
- **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) land use area on the Future Land Use Plan.
- CUP request does not impact K2050 land use.
- Location is developed in a way that accommodates use permitted under C-3.
- Location is adjacent to existing commercial property.
- **Conclusion:** The request aligns with the intent of the Kerrville 2050 goals for this area.

Adjacent Zoning & Land Uses

- **Subject Property:**
 - **Current Zoning:** General Commercial (C-3)
 - **Existing Use:** Former Mayflower Self Storage location
- **North:**Sidney Baker Street
 - **Existing Use:** Public Roadway
- **South:**General Commercial (C-3)
 - **Existing Use:** Vacant Self Storage Buildings
- **West:**General Commercial (C-3)
 - **Existing Use:** Dutch Bros Coffee and Home Depot Entrance
- **East:**General Commercial (C-3)
 - **Existing Use:** McCoy’s Building Supply

Thoroughfare & Traffic Impact

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

Parking Requirements

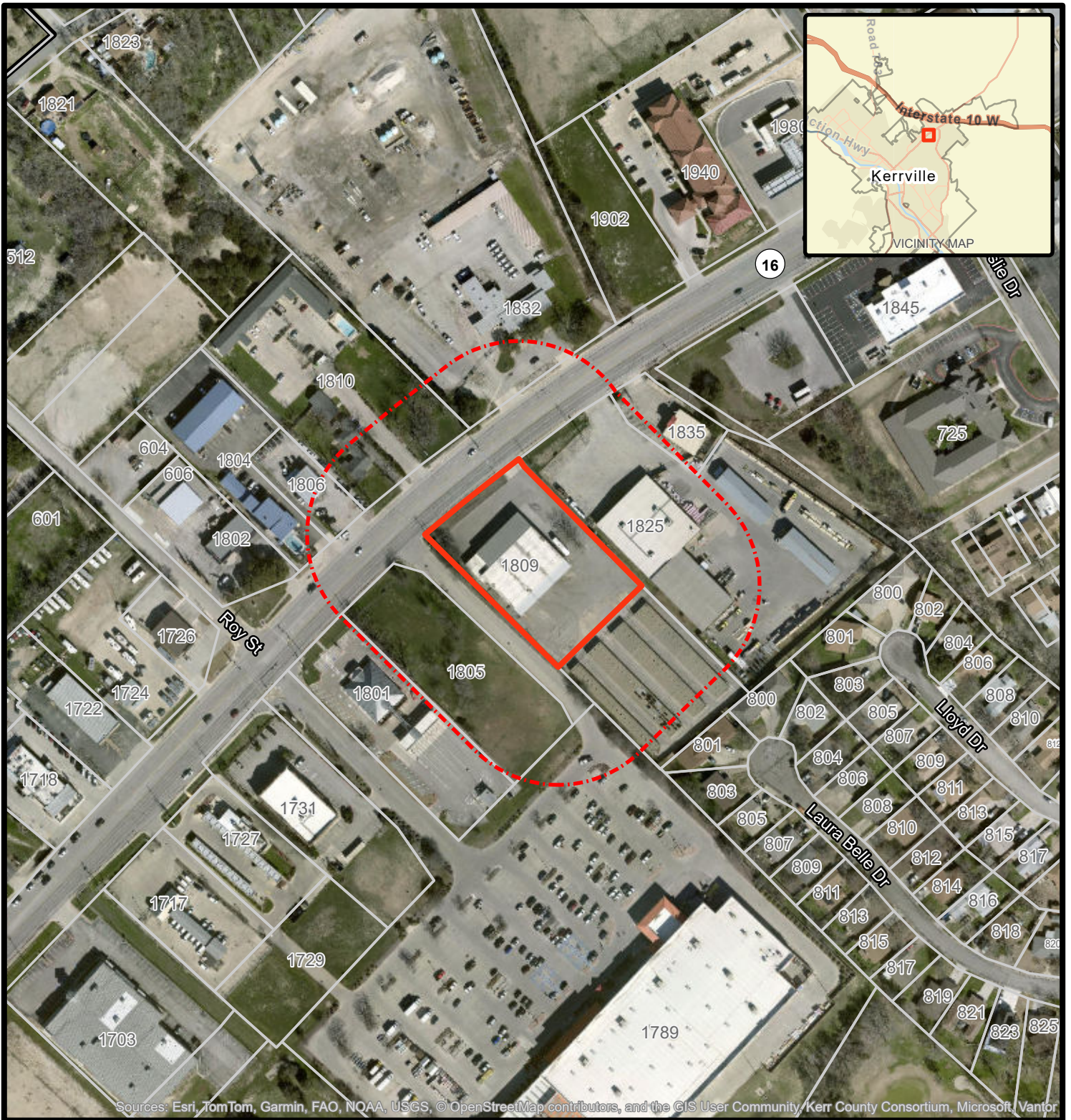
- Off-street parking requirements will be met based on the existing large paved area.

Recommendation

Based on the consistency with the Kerrville 2050 Comprehensive Plan, existing surrounding uses and zoning, and proposed containment of hazardous materials, staff recommends approval of the case with the attached Conditions of Approval.

RECOMMENDED ACTION:

Approve the Conditional Use Permit with Conditions.





Location Map

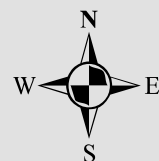
Case # PZ-2026-3

Location:

1809 Sidney Baker St

Legend

-  Subject Properties
-  200 Feet Notification Area



0 75 150 300

Scale In Feet

03/12/2026

RESTRICTIVE COVENANTS

Volume 120 Page 519
Volume 138 Page 100

BUILDING SETBACKS (as shown)

Ref. Vol. 120 Pg. 519

50 Ft. from northwest line of 1.5853 acre tract, fronting on State Highway No. 16

EASEMENTS

- Easement (location cannot be determined from record document) Paul, et al to LCRA Vol. 2 Pg. 582 01/16/56
- Easement (blanket easement of 56 acre tract - not located) Henke, et al to Lone Star Gas Vol. 1 Pg. 393 08/03/50
NOTE: there is no evidence of a gas main on this property; location of gas meter for gas service line shown
- 5 Ft. Wide Telephone Line Easement (as shown) Rogers to Kerrville Telephone Vol. 9 Pg. 190 10/26/76
- 20 Ft. Wide Ingress/Egress Easement (as shown) Vol. 194 Pg. 834 03/02/77
File No. 17-02648 04/12/17
SEE EASEMENT NOTE
- 30 Ft. Wide Ingress/Egress Easement (as shown) Vol. 194 Pg. 834 03/02/77
File No. 17-02648 04/12/17
SEE EASEMENT NOTE
- Easement Agreement for Access Harley Rogers Partnership and Mayflower Self-Storage File No. 15-02494 04/17/15

EASEMENT NOTE

The 20 Ft. wide easement (Vol. 194 Pg. 834) is referenced along the "southeast" line of 1.5853 acre tract for a distance of 310 ft. It is actually along the northeast line of 1.5853 acre tract.
The 30 Ft. wide easement (Vol. 194 Pg. 834) is referenced along the "east" line of 1.5853 acre tract for a distance of 200 ft. It is actually along the southeast line of 1.5853 acre tract.

NOTE: The easements shown hereon were researched and furnished to me by Capital Title, and listed in their title commitment File No. T-25-840151-PC effective date March 27, 2025.

ZONING - CITY OF KERRVILLE ZONING ORDINANCE

This 2.44 acre tract is Zoned C-3, General Commercial District

SETBACKS

Front = 25 Ft.
Side = 25 Ft. adjacent to residential zoning district
Rear = 25 Ft. adjacent to residential zoning district

Maximum Building Height
35 Ft. when 25-100 ft. from residential zoning district
45 Ft. when more than 100 ft. from residential zoning district

Minimum Parking: varies by use

NOTE: This survey, dated April 21, 2025 has been updated on this date, July 15, 2025 to change the parties the survey is certified to.

To: Mayflower Self Storage, Ltd.
Harley Rogers Partnership, Ltd.
Capital Title

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b), 8, 13 and 18 of Table A thereof.

The field work was completed on April 9, 2025

Dated this 15th day of July, 2025

Lee C. Voelkel
Registered Professional Land Surveyor No. 3909
County Surveyor for Kerr County, Texas

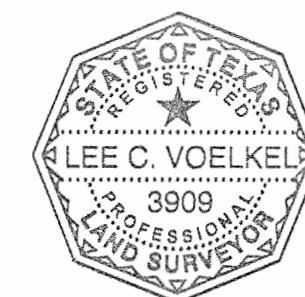
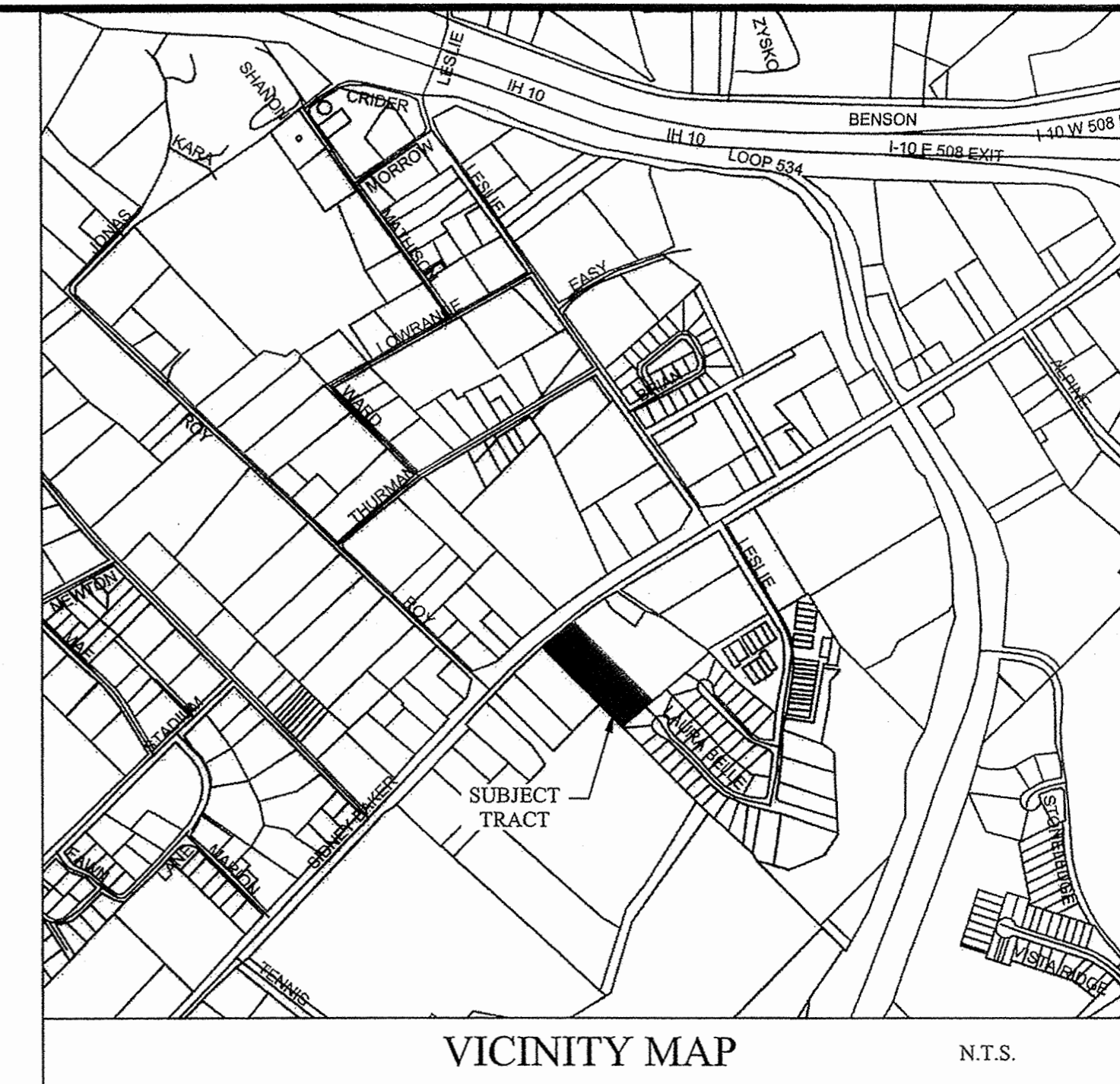


TABLE A ITEMS

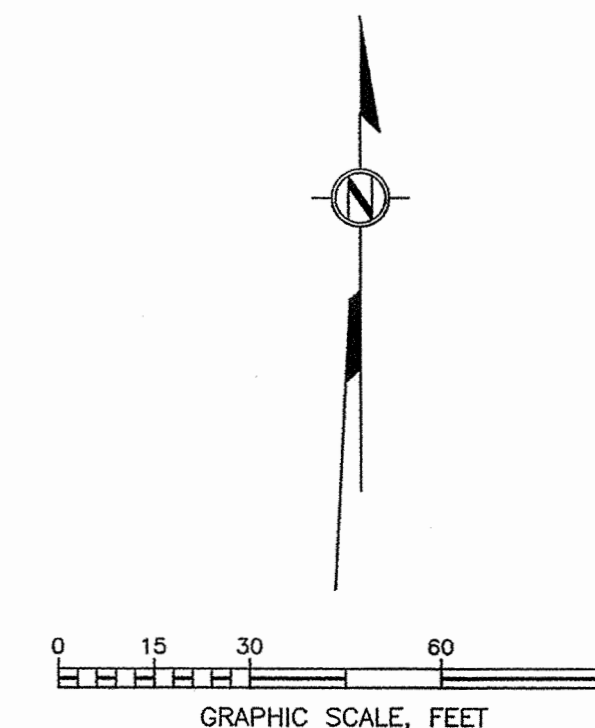
- Survey Monuments shown.
- Address shown.
- Flood Zone shown.
- Gross land area shown.
- Zoning Classification noted.
- Exterior dimensions of all buildings shown.
- Square footage of exterior footprint of all buildings shown.
- Substantial features - parking areas shown.
- Names of Adjoining Owners shown.
- Offsite easements shown.

FLOOD ZONE NOTE: The property shown hereon is in Flood Zone "X" as shown on the Flood Insurance Rate Map for the City of Kerrville, Kerr County, Texas
Map No: 48265C0480F
Map Date: March 3, 2011



VICINITY MAP

N.T.S.



SCALE: 1" = 30'

LEGEND

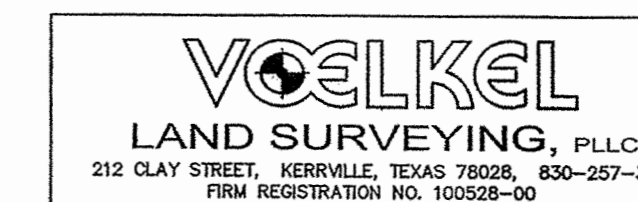
- FENCEPOST
- FOUND 1/2" IRON STAKE
- FOUND 5/8" IRON STAKE
- WOOD PRIVACY FENCE
- CHAINLINK FENCE
- BUILDING SETBACK LINE (BSL)
- OVERHEAD UTILITY LINES
- POLE GUY & ANCHOR
- UTILITY POLE
- METER POLE
- ELECTRIC METER
- LIGHT POLE
- WATER METER
- WATER VALVE
- WATER FAUCET
- CLEAN OUT
- GAS METER
- GAS TEST STATION
- SIGN POLE
- BICYCLE SIGN
- AIR CONDITIONER

RECORD CALLS SHOWN IN PARENTHESES

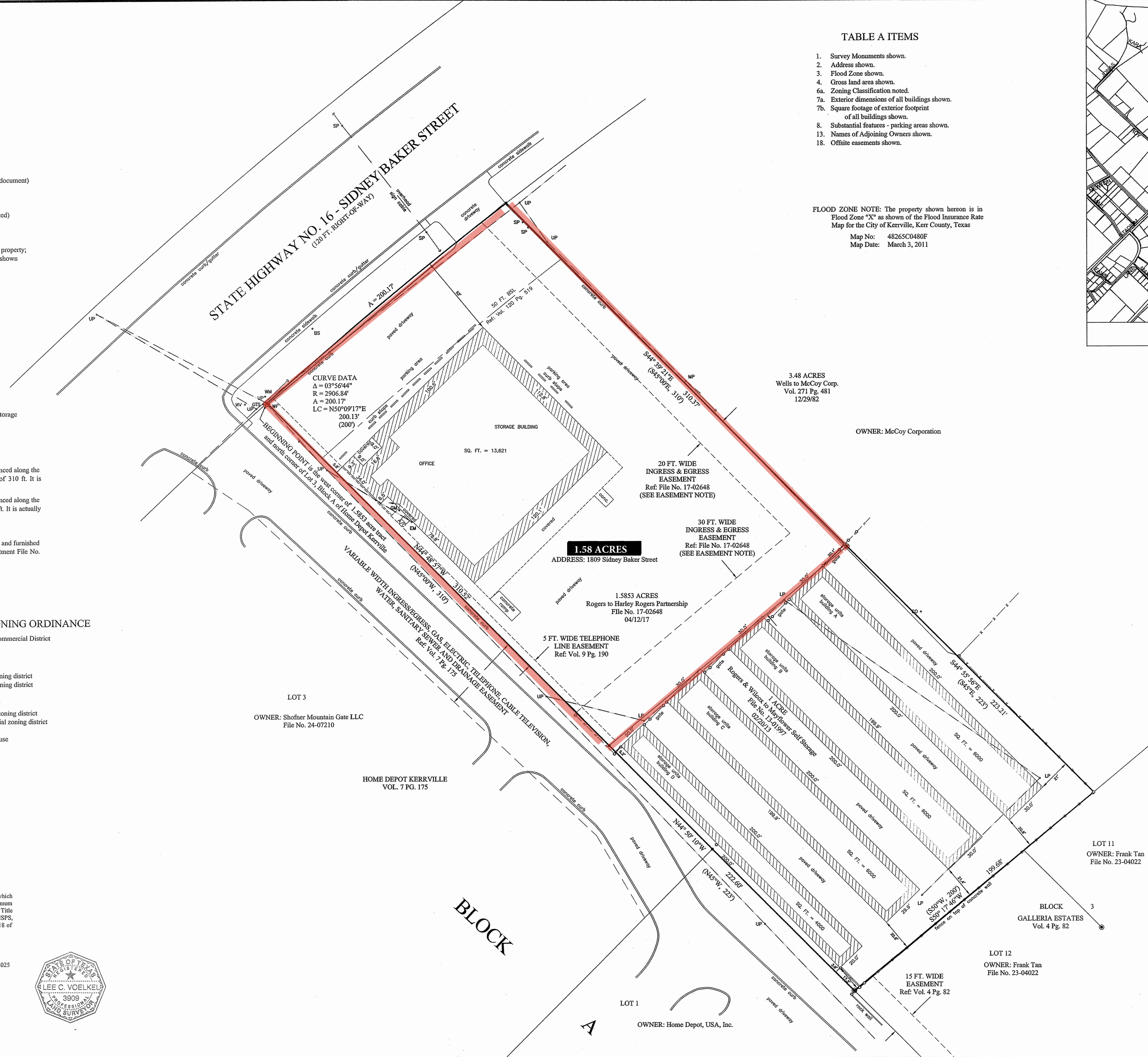
ALTA/NSPS LAND TITLE SURVEY

SURVEY PLAT FOR 2.44 ACRES OF LAND, MORE OR LESS, OUT OF B.F. CAGE SURVEY NO. 116, ABSTRACT NO. 106 IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS; COMPRISING ALL OF A CERTAIN 1.5853 ACRE TRACT CONVEYED FROM SCOTT B. ROGERS TO HARLEY ROGERS PARTNERSHIP, LTD. BY A GENERAL WARRANTY DEED EXECUTED THE 12TH DAY OF APRIL, 2017 AND RECORDED IN FILE NO. 17-02648 OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS AND ALL OF A CERTAIN 1 ACRE TRACT CONVEYED FROM SCOTT B. ROGERS AND GINGER R. WILCOX TO MAYFLOWER SELF STORAGE, LTD. BY A GENERAL WARRANTY DEED EXECUTED THE 20TH DAY OF FEBRUARY, 2013 AND RECORDED IN FILE NO. 13-01997 OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS

JULY 2025

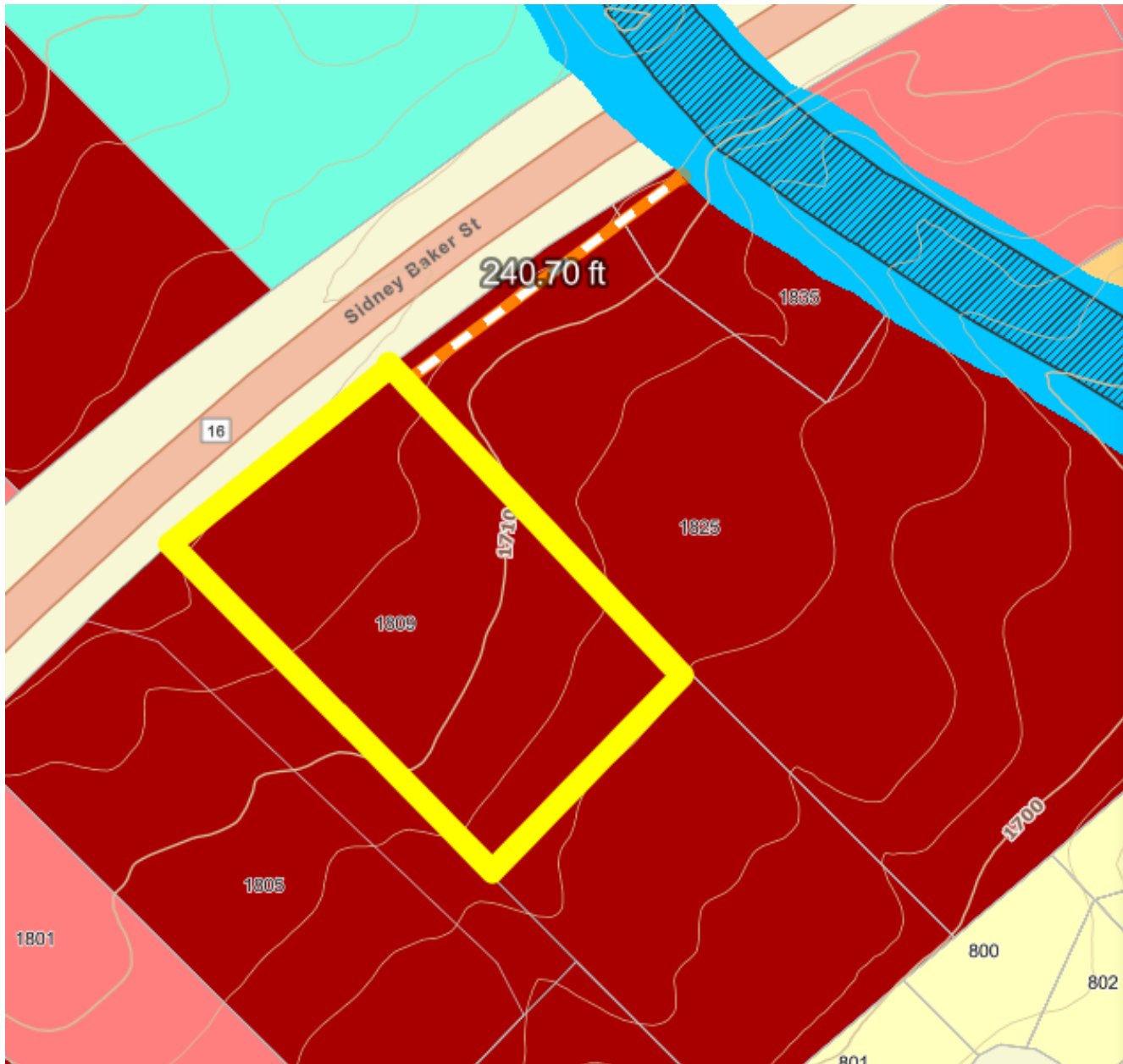


DATE: July 17, 2025
JOB No: V-7319
BY: GMB
SHEET 1 OF 1



Case PZ-2026-3 (1809 Sidney Baker Street)

Subject Property Highlighted in Yellow (Approximately 240 feet from Floodplain)



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

Case PZ-2026-3
1809 Sidney Baker Street
CUP for Proximity to Floodplain

Proposed Conditions of Approval

1. No outside storage of hazardous materials.
2. No outside storage of vehicles.
3. Containment berm around the base of any above ground outside fuel storage tank, subject to any Fire Code requirements.