



Planning and Zoning Commission Meeting Agenda
May 7, 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 April 2, 2026 regular meeting.

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

2.A A change in zoning from Light Commercial District (C-2) to Multi-Family Residential District (R-3) for the property identified as a 2.298-acre tract or parcel of land situated in Kerr County, Texas; being within original Survey No. 113, Samuel Wallace, Abstract No. 347, Kerr County, Texas; being part of a 5.23-acre tract of land, conveyed from Partners on the Creek LP to Loop 534 Partners LP, recorded in Volume 1097, Page 29, Official Public Records of Kerr County, Texas. (Case No. PZ-2026-4)

2.B A change in zoning from Medium Density Residential District (R-2) to Industrial and Manufacturing District (IM) for the property identified as 404 Crawford St; Lot 2, Block 2, Valley View Subdivision; KCAD Property ID 39645. (Case No. PZ-2026-6)

2.C A change in zoning from Light Commercial District (C-2) to Residential Mix District (RM) for the properties identified as 3020 Memorial Blvd; ABS A0360, Wallace Survey 112, Acres 0.418; KCAD Property ID 17325, and 3030 Memorial Blvd; ABS A0360, Wallace Survey 112, Acres 0.2988; KCAD Property ID 17326. (Case No. PZ-2026-7)

3. **STAFF REPORT:**

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 City Hall bulletin board and on the City's website 4/24/26 at 12:30pm, 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 April 2, 2026 regular meeting.

AGENDA DATE: May 7, 2026

DATE SUBMITTED: 04/14/2026

SUBMITTED BY:

EXHIBITS:

1. 20260402_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
APRIL 2, 2026 4:00 PM**

PLANNING & ZONING MEMBERS

PRESENT:

Chair Michael Sigerman
Vice Chair David Lipscomb
Abram Bueche
Tabor McMillan
Kari Bock

PLANNING & ZONING MEMBERS

ABSENT:

Kim Richards
Katie Thompson

CITY EXECUTIVE STAFF:

Drew Paxton
Steve Melander
Mariela Sanchez
Aaron Barnes

CALL TO ORDER

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

1. **MINUTES:**

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

Drew Paxton introduced the case.
The applicant, Ross Dunagan, was called to speak.
Open public hearing.
Close public hearing.
General discussion occurred.

Recommended Conditions of Approval:

- 1. No outside storage of hazardous materials.
- 2. No outside work on vehicles. Vehicles to be serviced in the garage can be stored outside.
- 3. Provide a containment berm around outside oil storage.

David Lipscomb made a motion to approve the CUP with Conditions of Approval. Kari Bock seconded the motion and the motion passed 5-0.

3. **STAFF REPORT:**

Next Planning & Zoning Commission meeting will be on May 7, 2026, at 4pm in City Hall Council Chambers.

ADJOURN.

Chair Mike Sigerman adjourned the meeting at 4:11pm.

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: A change in zoning from Light Commercial District (C-2) to Multi-Family Residential District (R-3) for the property identified as a 2.298-acre tract or parcel of land situated in Kerr County, Texas; being within original Survey No. 113, Samuel Wallace, Abstract No. 347, Kerr County, Texas; being part of a 5.23-acre tract of land, conveyed from Partners on the Creek LP to Loop 534 Partners LP, recorded in Volume 1097, Page 29, Official Public Records of Kerr County, Texas. (Case No. PZ-2026-4)

AGENDA DATE: May 7, 2026

DATE SUBMITTED: 04/14/2026

SUBMITTED BY:

EXHIBITS:

1. PZ-2026-4_Location Map
2. PZ-2026-4_Current Zoning Map
3. PZ-2026-4_K2050 Future Land Use Map
4. PZ-2026-4_26272 Roadrunner Lot Survey-FINAL

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 **Light Commercial District (C-2)** to **Multi-Family Residential District (R-3)**. This change would allow for the development of Roadrunner Lofts, a proposed 40-unit multifamily housing development consisting of 1, 2 and 3-bedroom units. The development is planned to include indoor and outdoor community areas for gathering and educational opportunities. Roadrunner Lofts is proposed as a class A apartment community with high-quality finishes and energy-efficient equipment.

Future K2050 land use designates this property as Community Commercial (CC). However, the Community Commercial land use designation recommends small-scale multifamily development as a secondary land use. As such, this request is consistent with the K2050 Comprehensive Plan.

Procedural Requirements

- **Public notification letters:** Sent to **6 adjacent property owners** on **4/23/2026**
- **Public notice publication:** Hill Country Community Journal on **4/15/2026**
- **Public hearing sign:** Posted on **4/24/2025**
- **Public comment received:** None at time of drafting this agenda bill.

Staff Analysis & Recommendation

Consistency with Kerrville 2050 Plan

- Proposed location is within the Community Commercial (CC) area on the Future Land Use Plan where small-scale multifamily development is supported as a secondary land use
- Proposed location is within proximity to other residential developments
- Proposed location fronts a major thoroughfare so is suited for this location
- **Conclusion:** Request aligns with Kerrville 2050 goals for this area

Adjacent Zoning & Land Uses

- **Subject Property:**
 - **Current Zoning:** Light Commercial (C-2)
 - **Existing Use:** Vacant land
- **North:** Public and Institutional (PI)
 - **Existing Use:** Tivy High School
- **South:** Light Commercial (C-2)
 - **Existing Use:** Vacant land
- **West:** Loop 534 and Medium Density Residential (R-2)
 - **Existing Use:** Loop 534 and Single-Family Detached Homes
- **East:** Agriculture (AG)
 - **Existing Use:** Vacant land (Third Creek creek)

Thoroughfare & Traffic Impact

- No impact on the thoroughfare system anticipated
- No traffic impact anticipated. TxDOT may require a traffic study at project

development to determine if traffic mitigation is warranted.

Parking Requirements

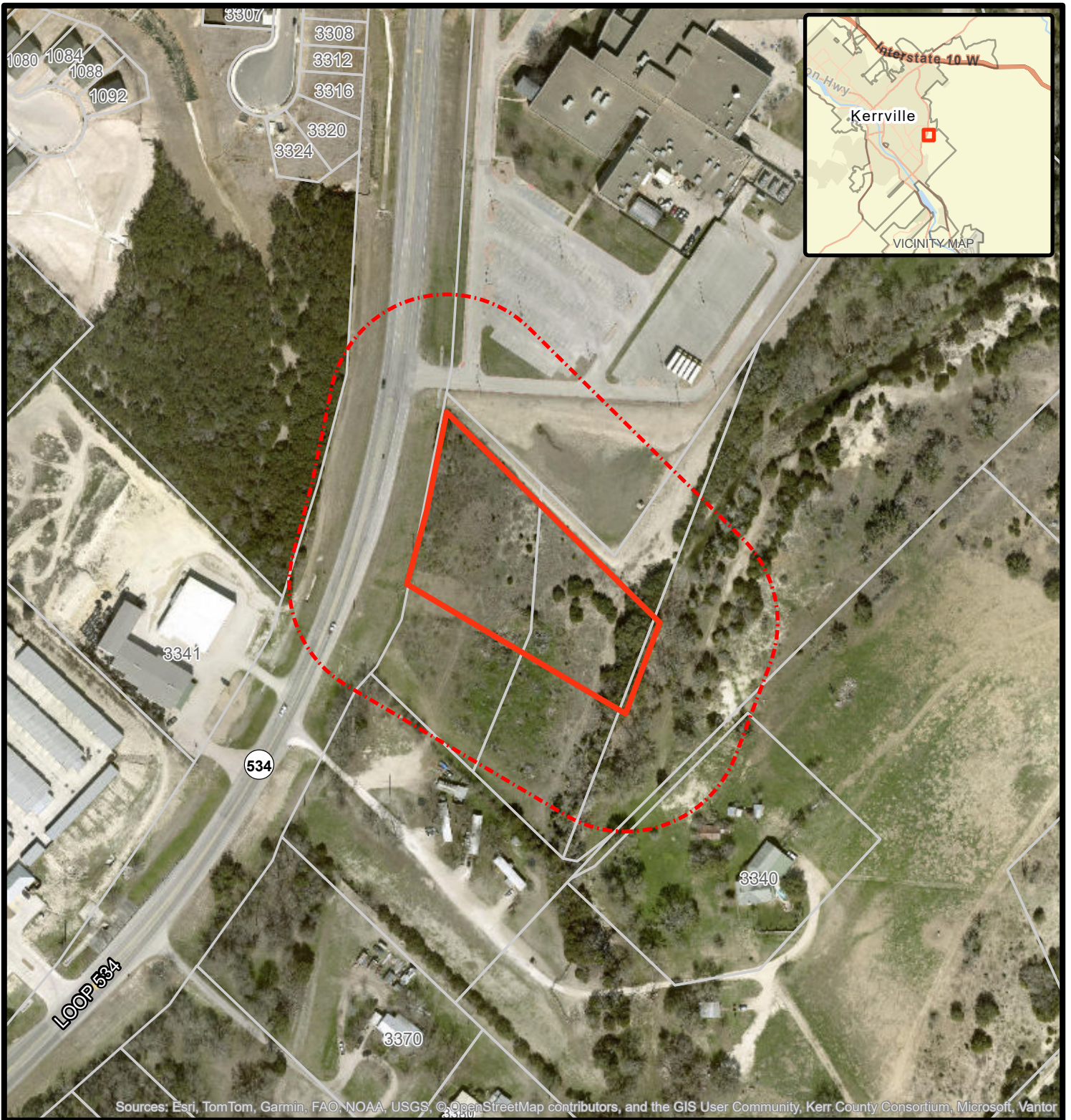
- **Off-street parking** requirements to be met at time of project development.

Recommendation

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

RECOMMENDED ACTION:

Approve the zoning change.





Location Map

Case # PZ-2026-4

Location:

2.298-ac within Survey 113 Abstract 347

Legend

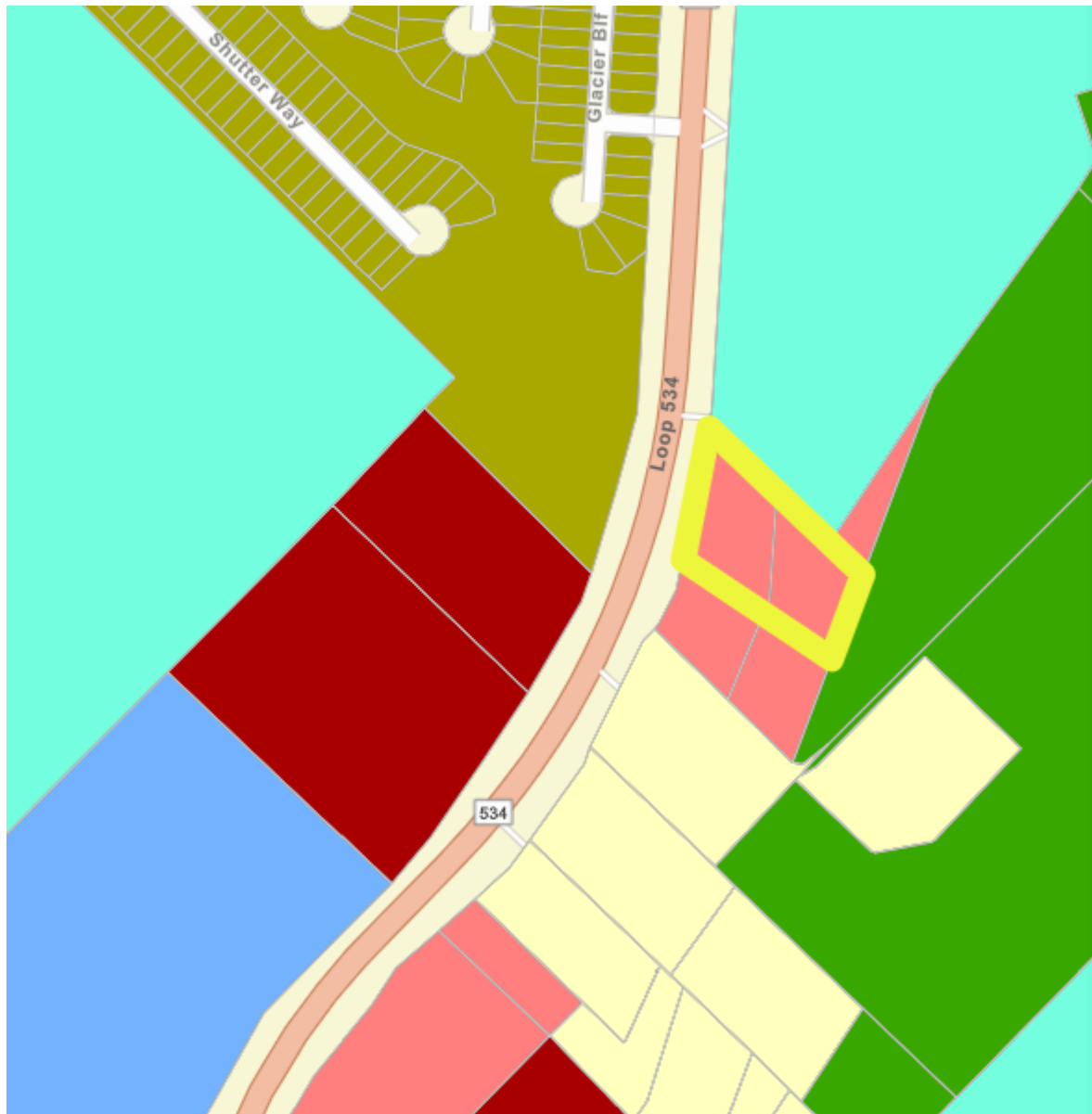
-  Subject Properties
-  200 Feet Notification Area




















0 75 150 300

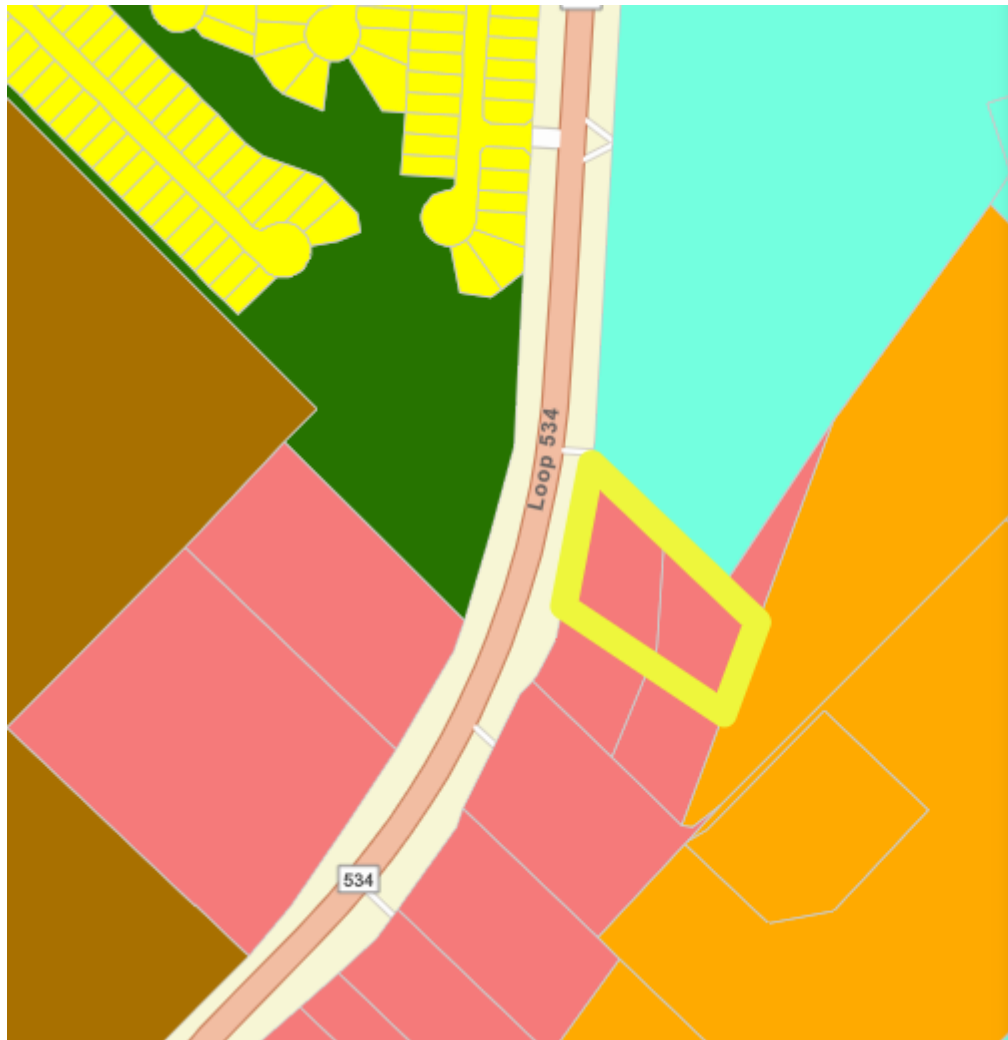
Scale In Feet

04/17/2026



Zoning District (Current)

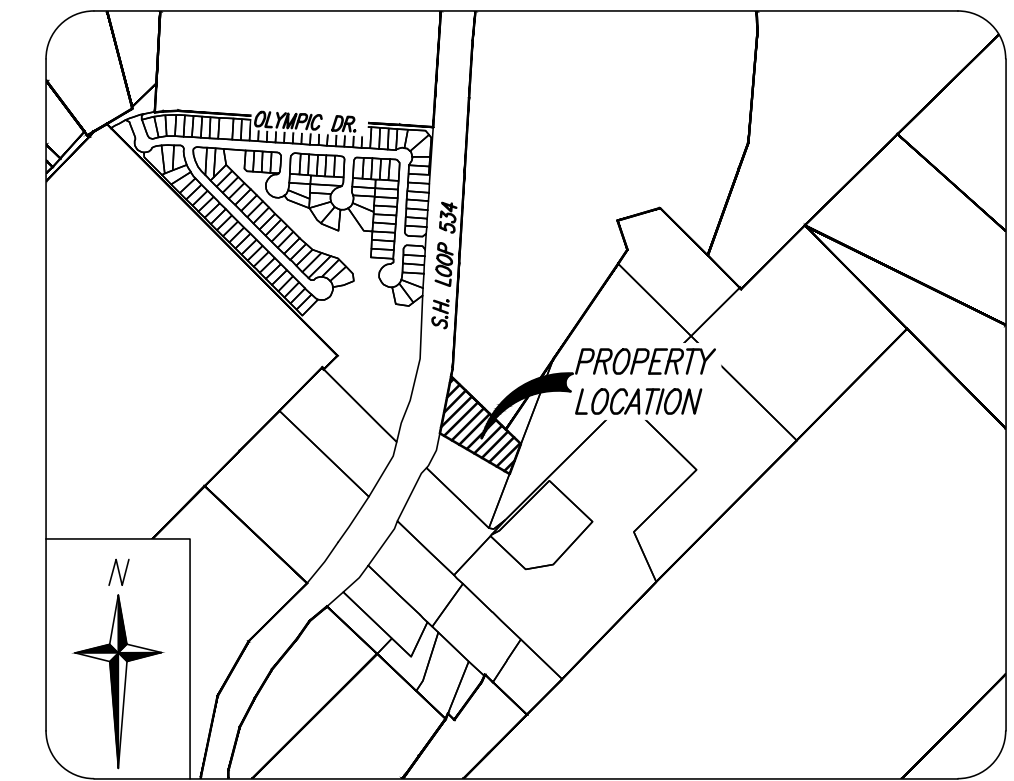
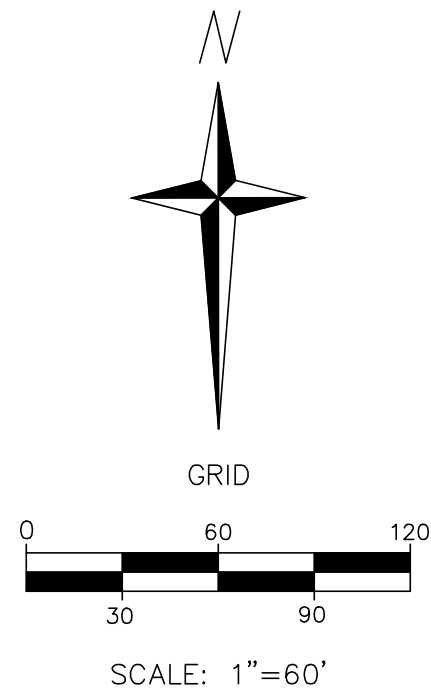
-  RE Estate Residential
-  R-1 Single-Family Residential
-  R-1A Single-Family Residential with Accessory Dwelling Unit
-  R-2 Medium Density Residential
-  R-3 Multifamily Residential
-  RM Residential Mix
-  RT Residential Transition
-  C-1 Neighborhood Commercial
-  C-2 Light Commercial
-  C-3 General 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



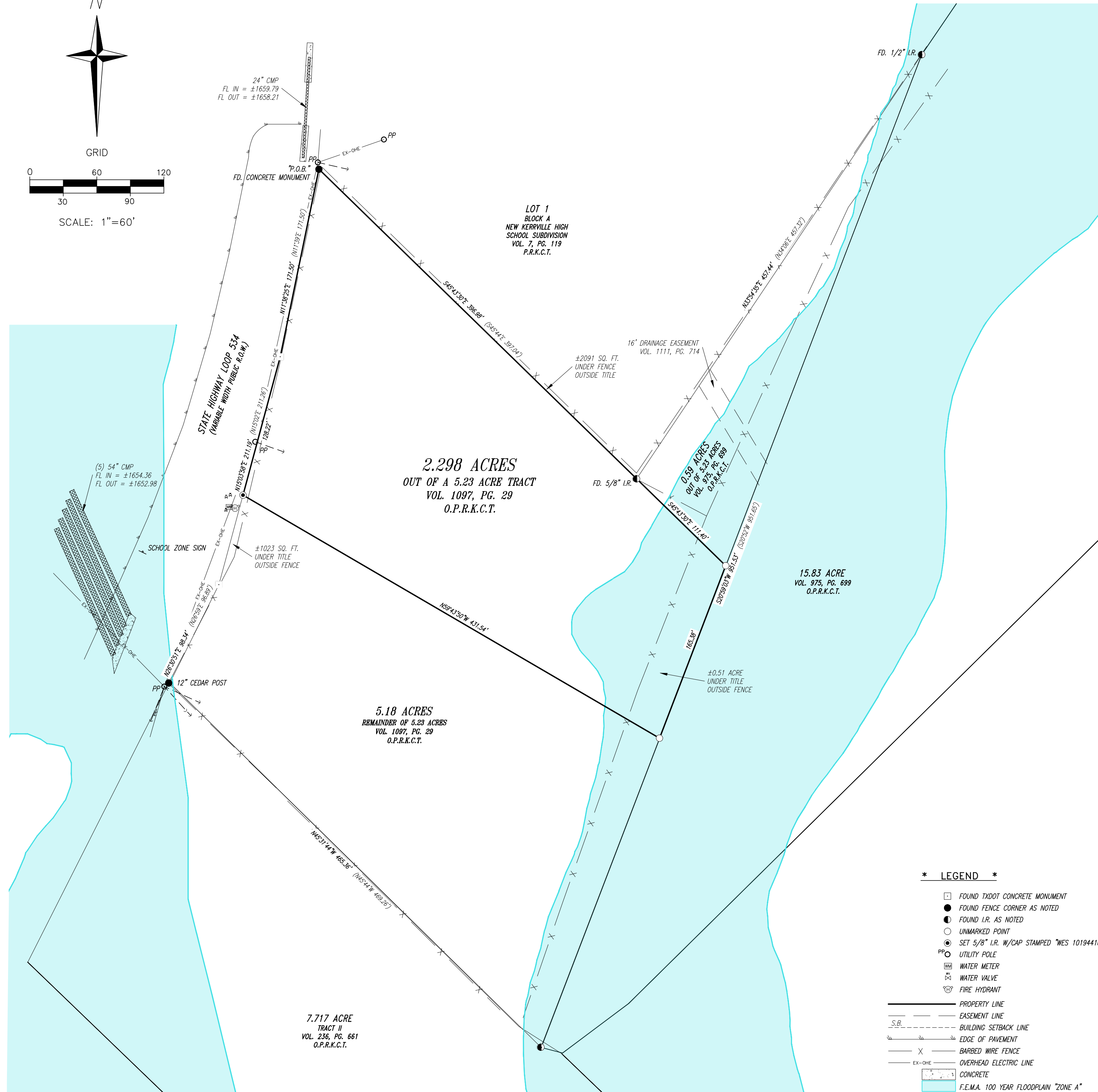
Kerrville 2050 Future Land Use 2025

Place Type

-  Agriculture, Conservation, and Recreation (ACR)
-  Community Commercial (CC)
-  Downtown (D)
-  Entertainment - Mixed Use (EMU)
-  Estate Residential (ER)
-  Heavy Commercial - Light Industrial (HCLI)
-  Neighborhood Residential (NR)
-  Park and Open Space (PO)
-  Preservation Residential (PR)
-  Public Use (PU)
-  Regional Commercial (RC)
-  Rural Living (RL)
-  Transitional Residential (TR)
-  Undefined



VICINITY MAP
1"=2000'
SOURCE: KERR COUNTY CAD



* NOTES *

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTK/GNSS OBSERVATIONS, REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, ADJUSTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. SCALE = 1.0001382225
 2. THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
 3. ALL DISTANCES TO STRUCTURES ARE TAKEN PERPENDICULAR FROM LOT LINES.
 4. ADDITIONAL MONUMENTS NOT A PART OF THIS SURVEY ARE MARKED WITH AN ASTERISK, 1/E, *N89°29'29"W*
 5. THIS TRACT LIES WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA DESIGNATED AS "ZONE A" AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #48265C0490F EFFECTIVE 03/03/2011. THIS IS AN AREA OF 1.0% CHANCE OF FLOOD HAZARD.
 6. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESES, 1/E, 1680.61' (1680.00'). (COURSE VALUE PER DEED VOL. 1097, PG. 29 O.P.R.K.C.T.)
 7. THIS SURVEY WAS PREPARED FOR SALLIE BURCHETT OF STRUCTUR DEVELOPMENT AND SHOULD ONLY BE USED FOR A SINGLE PROPERTY TRANSACTION. THIS SURVEY WAS PERFORMED FOR A SINGLE CONVEYANCE OF THE SUBJECT PROPERTY FOR THE EXCLUSIVE USE OF THE PARTIES OF THE SAID TRANSACTION AND IS NOT INTENDED FOR USE BY OTHER PARTIES IN THE FUTURE.
 8. THIS SURVEY, PLAT, DRAWING, OR EXHIBIT DOES NOT REPRESENT NOR INTEND TO REPRESENT A COMPLETE SET OF ALL LOCAL, STATE, AND FEDERAL REGULATIONS. IT IS THE RESPONSIBILITY OF ANY INDIVIDUAL OR ENTITY THAT HAS AN INTEREST IN THIS PROPERTY OR TRACT(S), NOT THE SURVEYOR, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE LOCAL, STATE, AND FEDERAL, LAWS, AND REGULATIONS RELATING BUT NOT LIMITED TO BUILDING, CONSTRUCTION, DEVELOPMENT, IMPROVEMENT, ENVIRONMENTAL IMPACTS, OR ANY OTHER MODIFICATION UPON THE SUBJECT PROPERTY OR TRACT(S).
 9. THIS EXHIBIT IS THE COMPANION TO A WRITTEN COURSE DESCRIPTION.
- THIS SURVEY WAS CONDUCTED WITHOUT BENEFIT OF A TITLE COMMITMENT
BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND
FEBRUARY 18, 2026

LAND TITLE SURVEY

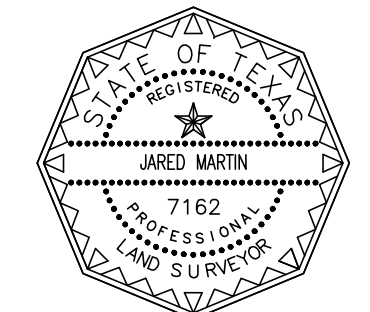
2.298 ACRE
WITHIN THE SAMUEL WALLACE SURVEY No. 113, ABSTRACT
No. 347, BEING PART OF A CALLED 5.28 ACRE TRACT OF
LAND, RECORDED IN VOLUME 1097, PAGE 29 OFFICIAL
PUBLIC RECORDS OF KERR COUNTY, TEXAS
within THE CITY OF KERRVILLE, TEXAS

* SURVEYOR'S CERTIFICATION *

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED IN THE STATE OF TEXAS, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS AND RELATIVE BEARINGS ARE CORRECT AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS, EXCEPT AS NOTED HEREON.

DATED: FEBRUARY 26, 2026

Jared Martin
Jared Martin, R.P.L.S.
Registration No. 7162



* LEGEND *

- FOUND TxDOT CONCRETE MONUMENT
- FOUND FENCE CORNER AS NOTED
- FOUND I.R. AS NOTED
- UNMARKED POINT
- SET 5/8" I.R. W/CAP STAMPED "WES 10194410"
- PP ○ UTILITY POLE
- ⊠ WATER METER
- ⊠ WATER VALVE
- ⊠ FIRE HYDRANT
- PROPERTY LINE
- - - EASEMENT LINE
- . - . - . BUILDING SETBACK LINE
- - - - - EDGE OF PAVEMENT
- - - - - BARBED WIRE FENCE
- - - - - OVERHEAD ELECTRIC LINE
- CONCRETE
- F.E.M.A. 100 YEAR FLOODPLAIN "ZONE A"

631 WATER STREET KERRVILLE TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.E.L.S.	
PROJECT: WES: 26-048	SCALE: 1"=60'	FIELD: WM	DRAFTING: BM
LAST FIELD VISIT: 02.23.2026 LAST DRAFT REVISION: 02.26.2026		CHECKED: JM	SHEET NO. 1 of 1





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

CAPTION: A change in zoning from Medium Density Residential District (R-2) to Industrial and Manufacturing District (IM) for the property identified as 404 Crawford St; Lot 2, Block 2, Valley View Subdivision; KCAD Property ID 39645. (Case No. PZ-2026-6)

AGENDA DATE: May 7, 2026

DATE SUBMITTED: 04/14/2026

SUBMITTED BY:

EXHIBITS:

1. PZ-2026-6_Location Map
2. PZ-2026-6_Current Zoning Map
3. PZ-2026-6_K2050 Future Land Use Map
4. PZ-2026-6_Surrounding Commercial Use Map
5. PZ-2026-6_Franco_In Favor with Conditions

Expenditure:
Account Number:
Payment to/Vendor name:

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?
No

Key Priority Area:

SUMMARY:

Proposal

The applicant requests a zoning change from **Medium Density Residential (R-2) to Industrial and Manufacturing (IM)**. This change would permit an already existing business to expand onto the adjacent property in an area of the City that currently has a mix of residential and commercial uses.

The K2050 future land use map designates this property as Neighborhood Residential (NR). However, it is located directly adjacent to existing commercial uses and within less than a quarter mile of Sidney Baker St, a major commercial corridor. Although not in strict alignment with K2050, the Planning & Zoning Commission has the right to look

at the full context of the request and determine the best path forward.

Procedural Requirements

- **Public notification letters:** Sent to **12 adjacent property owners** on **4/23/2026**
- **Public notice publication:** Hill Country Community Journal on **4/15/2026**
- **Public hearing sign:** Posted on **4/24/2026**
- **Public comment received:** One comment in favor, with a request that noise be limited and that any new structure not block their view.

Staff Analysis & Recommendation

Consistency with Kerrville 2050 Plan

- Located within the Neighborhood Residential (NR) area on the Future Land Use Plan
- Location is adjacent to existing commercial property
- Location is within less than a quarter mile of Sidney Baker St
- Area is near city limit and surrounded by other commercial businesses
- **Conclusion:** Although this request does not strictly align with Kerrville 2050 goals for this area, the Planning & Zoning Commission may make a determination based on the full context of the request.

Adjacent Zoning & Land Uses

- **Subject Property:**
 - **Current Zoning:** Medium Density Residential (R-2)
 - **Existing Use:** Vacant land
- **North:** Peterson Dr, Single-Family (R-1), and Residential Mix (RM)
 - **Existing Use:** Single family residence and manufactured homes
- **South:** Industrial & Manufacturing (IM) and Light Commercial (C-2)
 - **Existing Use:** Commercial businesses
- **West:** Medium Density Residential (R-2)
 - **Existing Use:** Single-family residence and vacant land
- **East:** Residential Mix (RM)
 - **Existing Use:** Manufactured housing

Thoroughfare & Traffic Impact

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

Parking Requirements

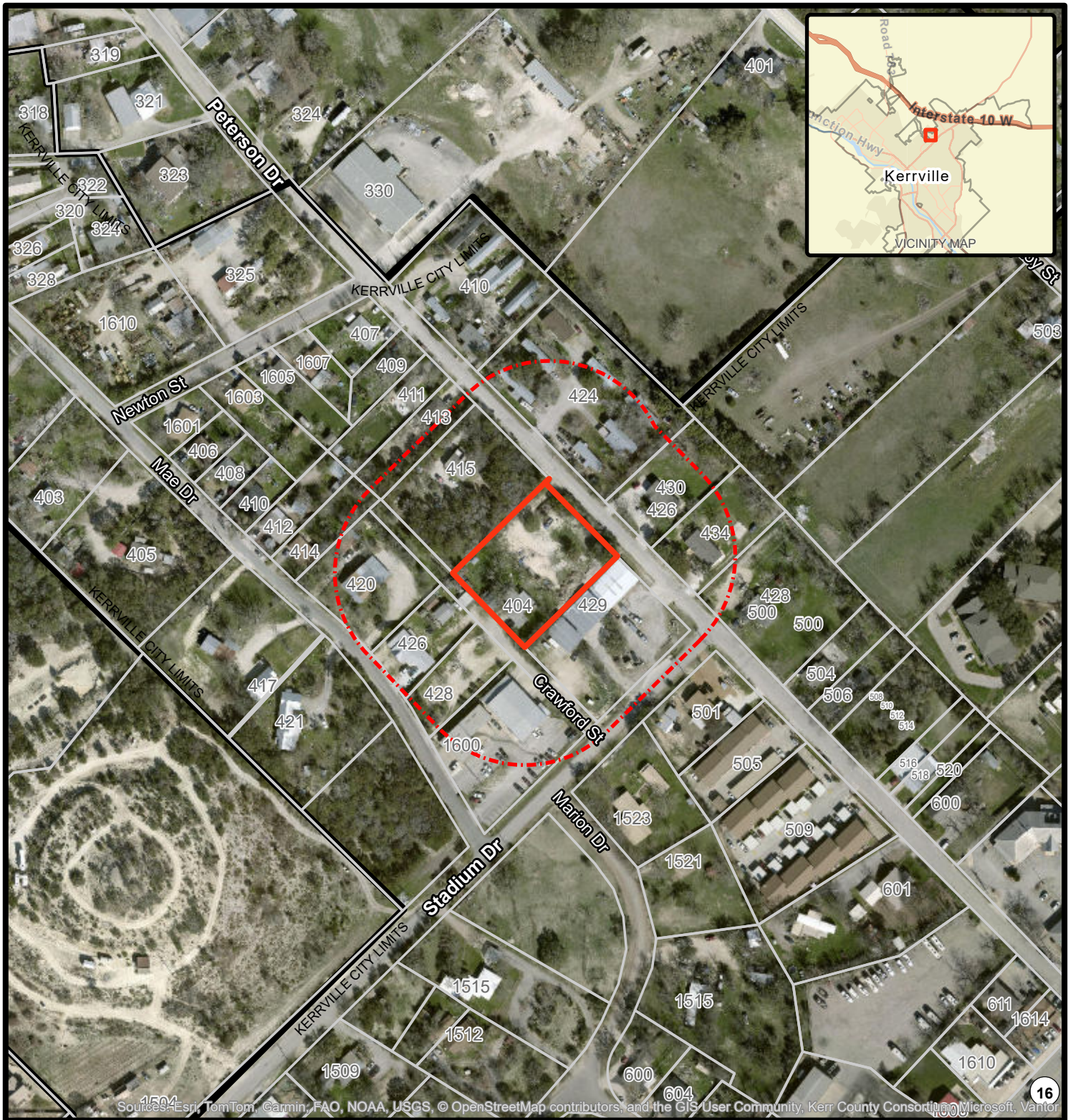
- **Will meet current off-street parking** requirements at time of development

Recommendation

- **The Planning & Zoning Commission to approve or deny based on the full context of the request.**

RECOMMENDED ACTION:

Approve or deny the zoning change request.



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

Location Map



Case # PZ-2026-6

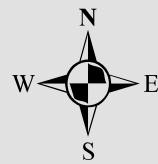
Location:

404 Crawford St

04/08/2026

Legend

-  Subject Properties
-  200 Feet Notification Area

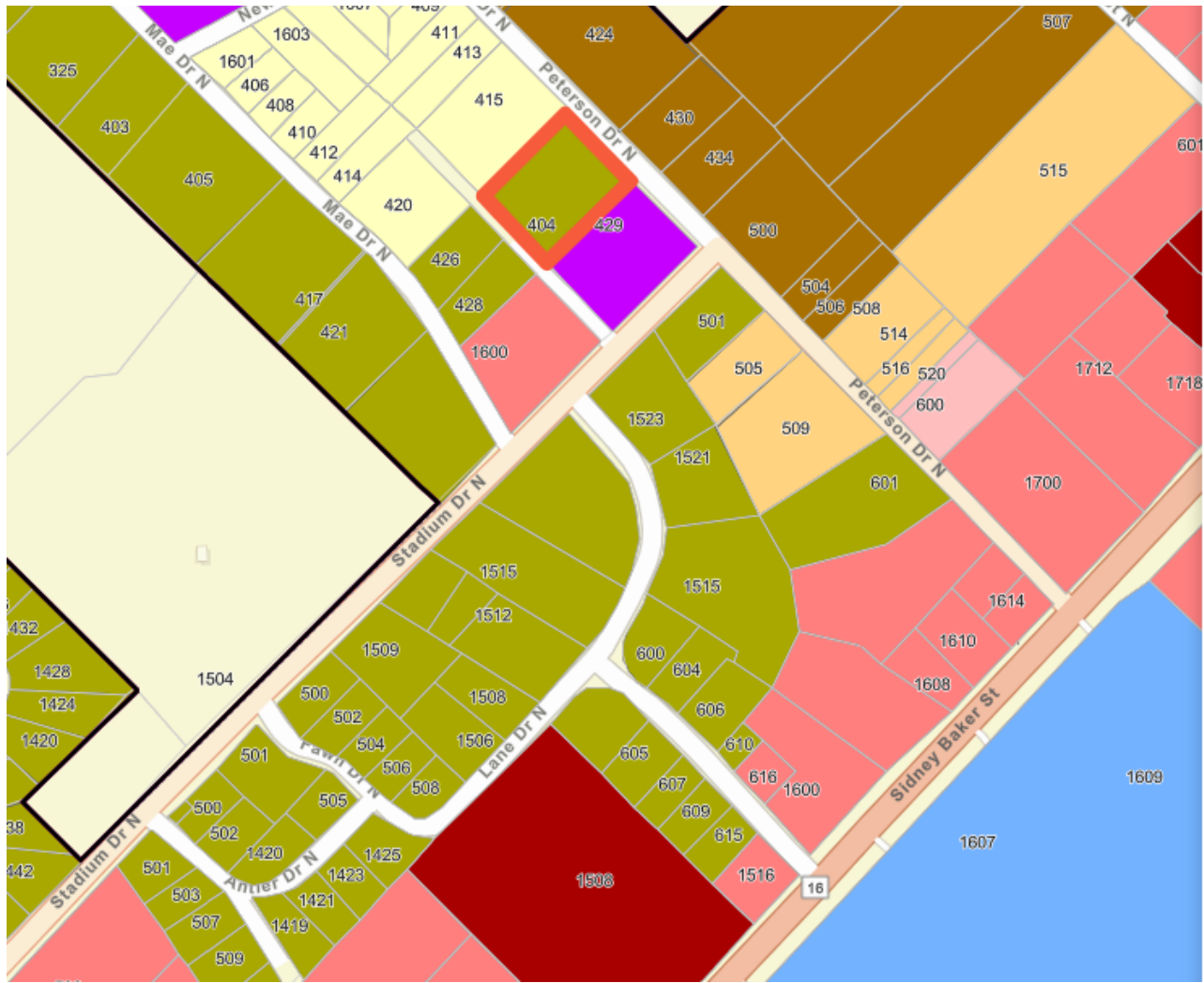


0 75 150 300

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.

PZ-2026-6_Current Zoning Map

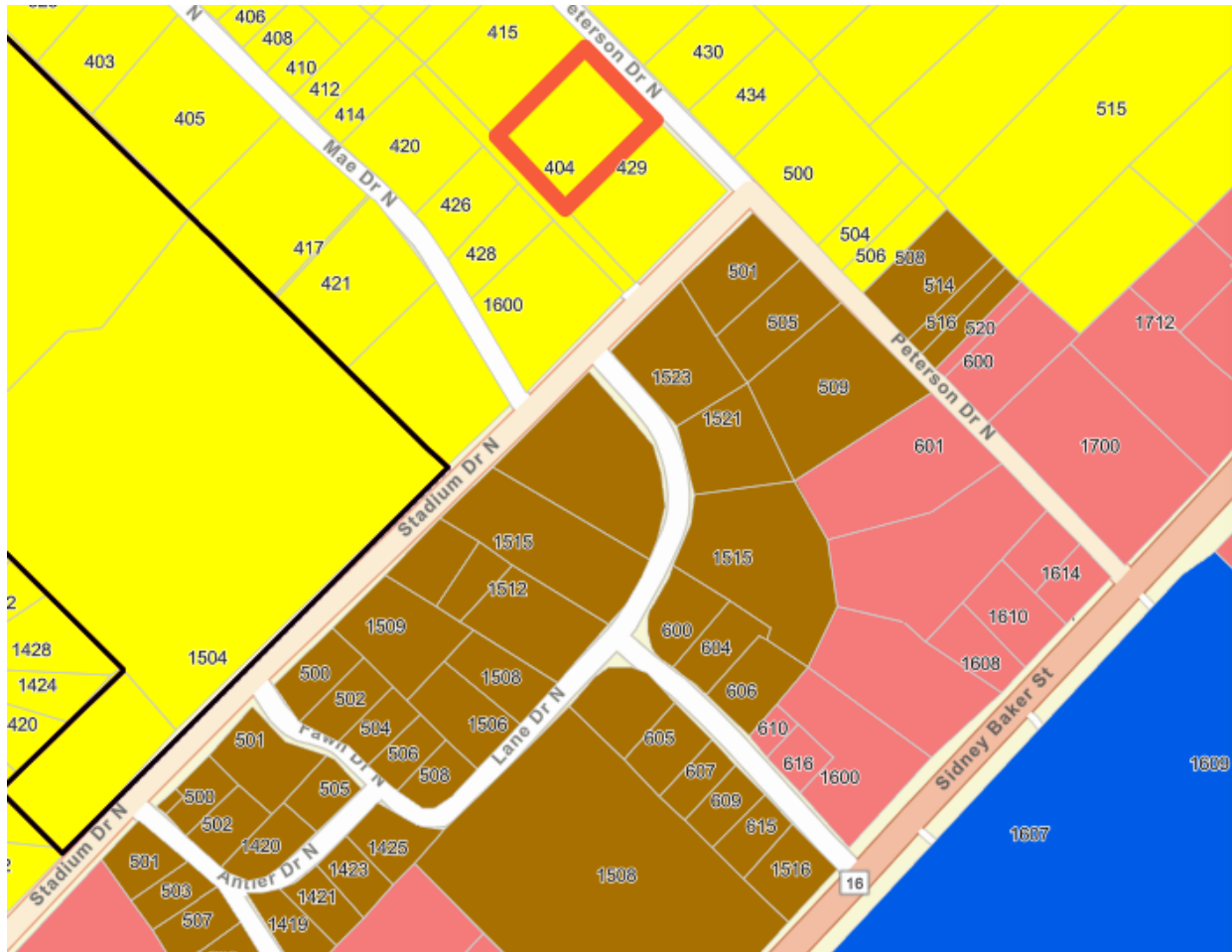


Zoning District (Current)

- 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

PZ-2026-6

K2050 Future Land Use



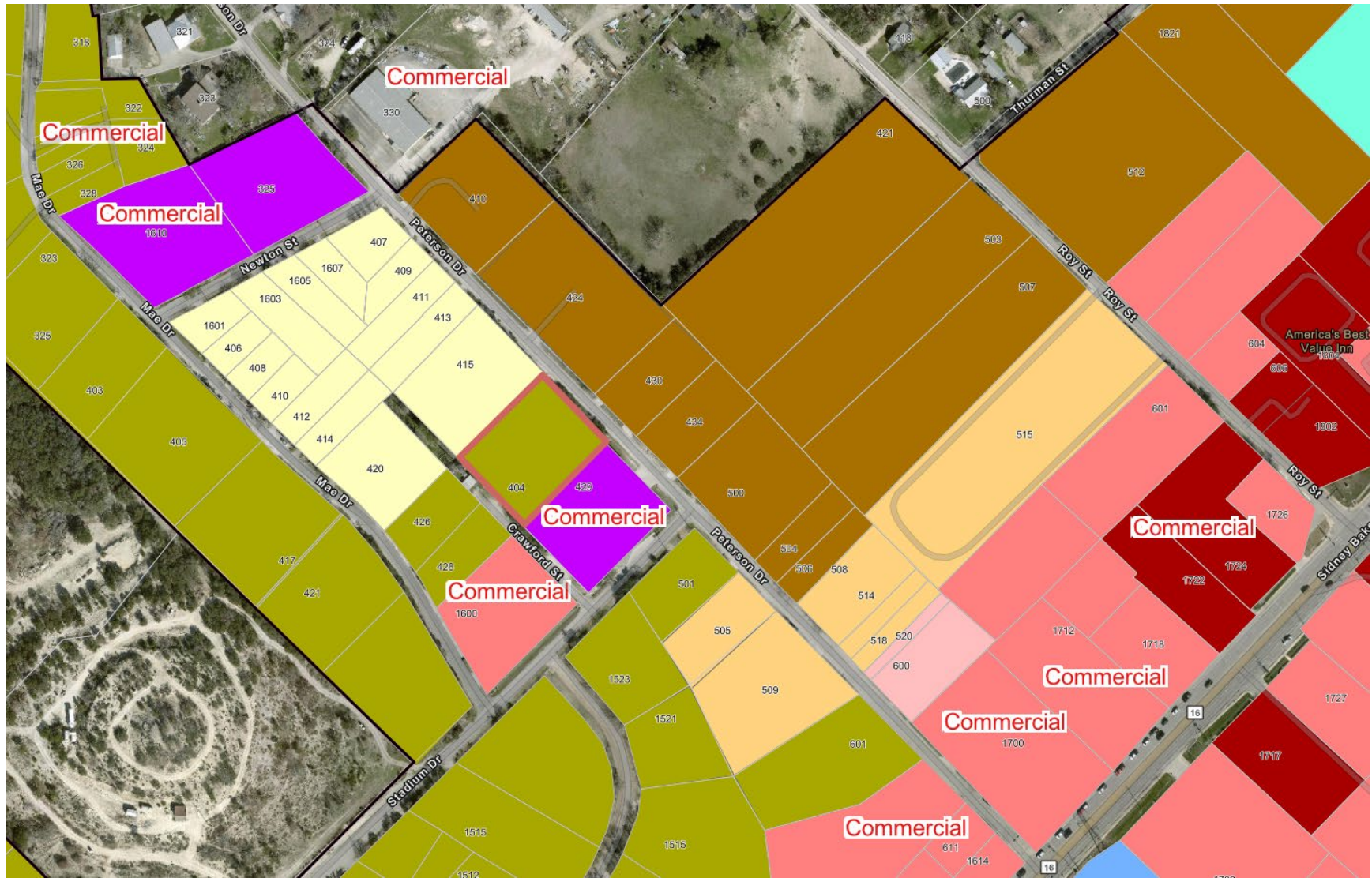
Kerville 2050 Future Land Use 2025

Place Type

- Agriculture, Conservation, and Recreation (ACR)
- Community Commercial (CC)
- Downtown (D)
- Entertainment - Mixed Use (EMU)
- Estate Residential (ER)
- Heavy Commercial - Light Industrial (HCLI)
- Neighborhood Residential (NR)
- Park and Open Space (PO)
- Preservation Residential (PR)
- Public Use (PU)
- Regional Commercial (RC)
- Rural Living (RL)
- Transitional Residential (TR)
- Undefined

PZ-2026-6

Surrounding Commercial Use Map



From: [Erin Nicole Franco](#)
To: [Planning Division](#)
Subject: [External] Referencing a change in zoning from medium density residential district (R-2) to industrial and manufacturing district (IM) for the property identified at 404 Crawford St. lot 2 block 2 Valley View Subdivision; KCAD Property ID 39645
Date: Tuesday, April 28, 2026 12:17:37 PM

Good afternoon,

We would like to take the opportunity to support the proposed request with the condition that the plans exclude the construction of a site that contributes to noise pollution or a structure(s) that obstruct our valley view.

We've reached out to Lenard Crafted Homes and hope to be made privy to the plans for the property.

Thank you,
Elfego and Erin Franco
426 Mae Drive, Kerrville



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

CAPTION: A change in zoning from Light Commercial District (C-2) to Residential Mix District (RM) for the properties identified as 3020 Memorial Blvd; ABS A0360, Wallace Survey 112, Acres 0.418; KCAD Property ID 17325, and 3030 Memorial Blvd; ABS A0360, Wallace Survey 112, Acres 0.2988; KCAD Property ID 17326. (Case No. PZ-2026-7)

AGENDA DATE: May 7, 2026

DATE SUBMITTED: 04/14/2026

SUBMITTED BY:

EXHIBITS:

1. PZ-2026-7_Location Map
2. PZ-2026-7_Current Zoning Map
3. PZ-2026-7_K2050 Future Land Use 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 **Light Commercial (C-2) to Residential Mix (RM) on the properties addressed as 3020 and 3030 Memorial Blvd (Hwy 27)**. This change in zoning would permit a manufactured home to be placed on each of the two properties. Without the zoning change, manufactured homes would not be permitted. The owners are making this request in order to replace an existing manufactured home that is no longer habitable (3020 Memorial Blvd), and to install a manufactured home to replace an existing home in need of significant repairs (3030 Memorial Blvd). The existing residential access onto Memorial Blvd (Hwy 27) is nonconforming based on current zoning code. If the zoning change is approved, this

nonconforming access would need to remain in place for a residential use.

The K2050 future land use plan designates these properties as Transitional Residential (TR), the primary land use being small-lot, single-family detached homes, patio homes, townhomes, duplexes, quadplexes and small condominiums and apartments. Other features of TR are a network of complete, walkable streets that are accessible by car, bike or foot. TR provides a transition between low-density residential neighborhoods and higher-density uses, such as commercial.

This request appears to be in alignment with K2050. The Planning & Zoning Commission has the right to look at the full context of the request to determine the best path forward.

The K2050 Future Land Use Map does not include any Commercial land uses along this existing Memorial Blvd (Hwy 27) street corridor in this location. This may be an area recommended for a future study of the future land use map.

Procedural Requirements

- **Public notification letters:** Sent to **26 adjacent property owners** on **4/23/2026**
- **Public notice publication:** Hill Country Community Journal on **4/15/2026**
- **Public hearing sign:** Posted on **4/24/2026**
- **Public comment received:** None at time of drafting this agenda bill.

Staff Analysis & Recommendation

Consistency with Kerrville 2050 Plan

- Located within the Transitional Residential (TR) area on the Future Land Use Plan
- Location is adjacent to existing commercial and residential properties
- Access onto Memorial Blvd (Hwy 27) is nonconforming due to these two lots being existing residential uses
- **Conclusion:** This request aligns with Kerrville 2050 goals for this area. The Planning & Zoning Commission may make a determination based on the full context of this request.

Adjacent Zoning & Land Uses

- **Subject Property:**
 - **Current Zoning:** Light Commercial (C-2)
 - **Existing Use:** Single-family homes
- **North:**Light Commercial (C-2) and Residential Transition (RT)

- **Existing Use:** Single-family home
- **South:** Hwy 27, Light Commercial (C-2), and General Commercial (C-3)
 - **Existing Use:** Lambert's Glass and single-family home
- **West:** Light Commercial (C-2)
 - **Existing Use:** Single-family home
- **East:** Light Commercial (C-2)
 - **Existing Use:** Terminix Pest Control

Thoroughfare & Traffic Impact

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

Parking Requirements

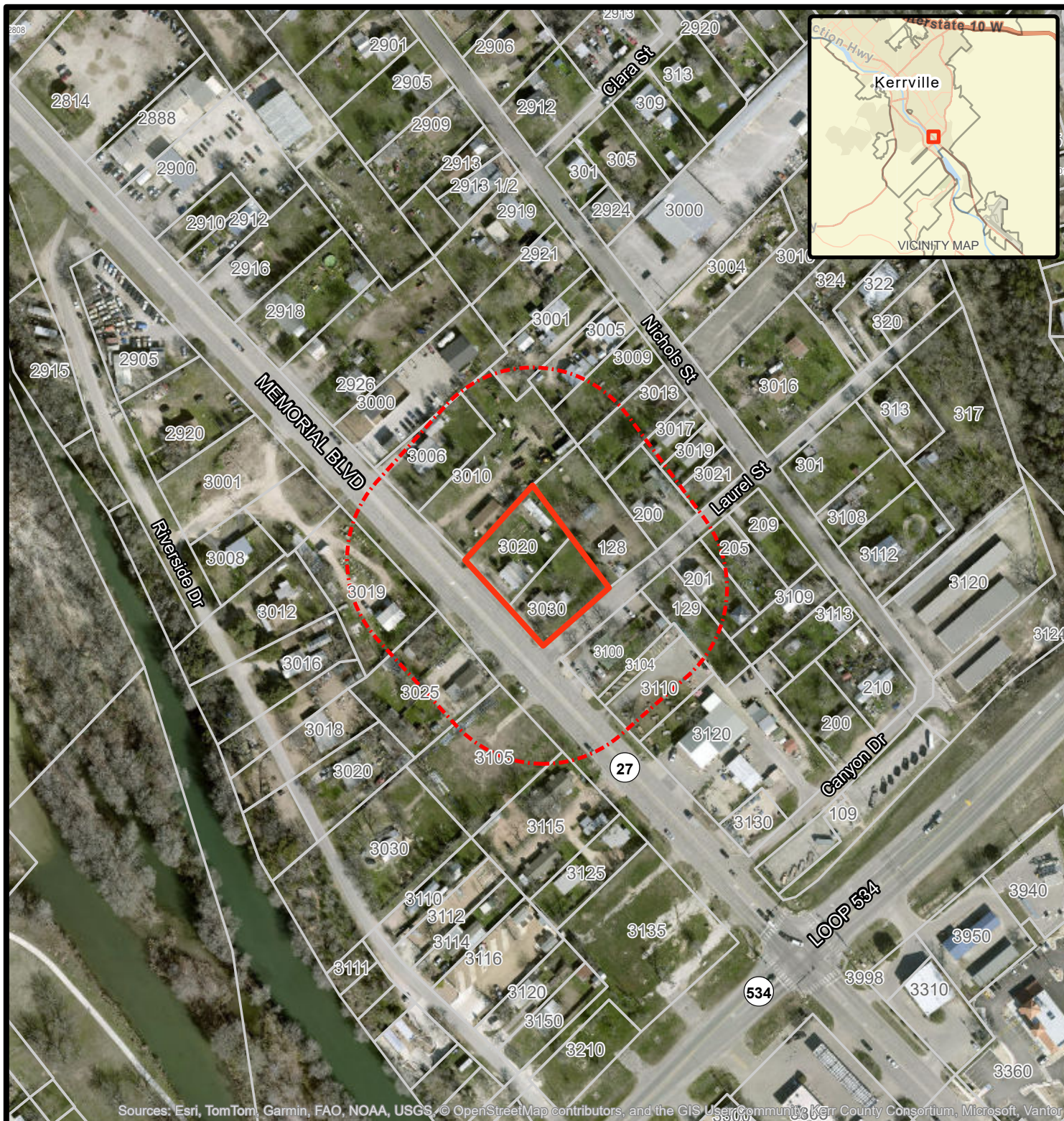
- **Will meet current off-street parking** requirements at time of development

Recommendation

- **The Planning & Zoning Commission to approve or deny based on the full context of the request.**

RECOMMENDED ACTION:

Approve or deny the zoning change request.



Location Map


Case # PZ-2026-7

Location:

3020 Memorial Blvd; 3030 Memorial Blvd

04/07/2026

Legend

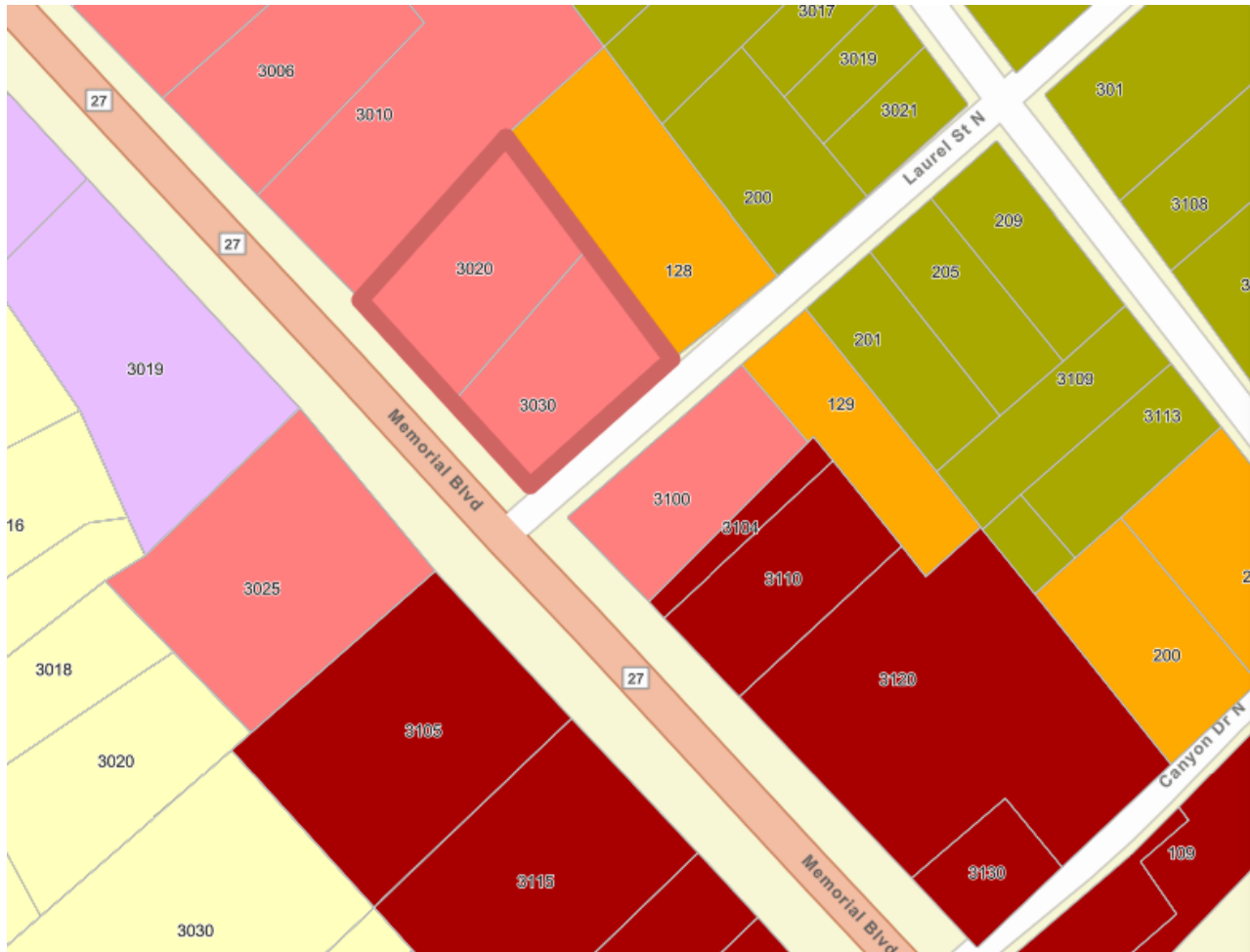
-  Subject Properties
-  200 Feet Notification Area





















0 75 150 300

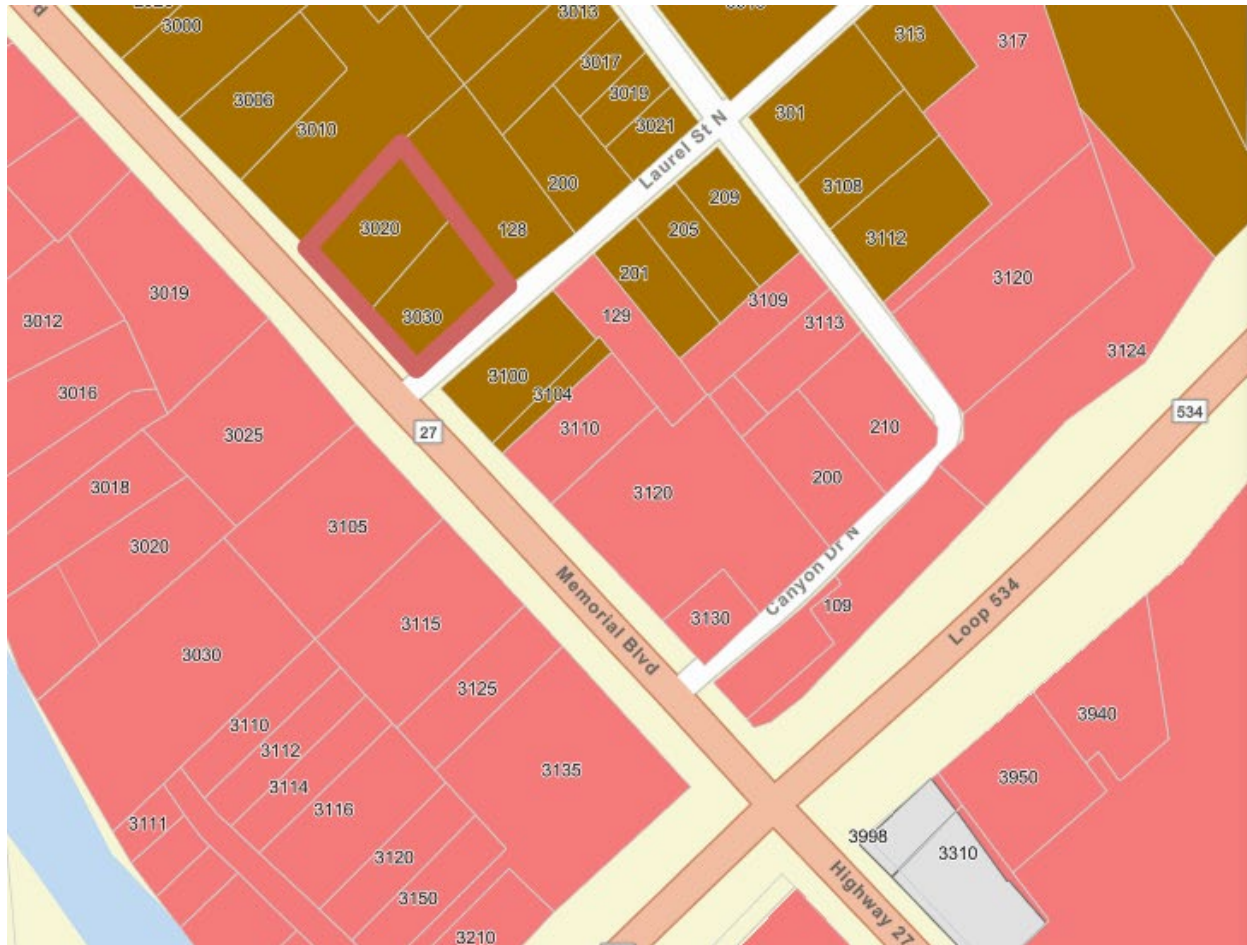
Scale In Feet

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.



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



Kerville 2050 Future Land Use 2025

Place Type

- Agriculture, Conservation, and Recreation (ACR)
- Community Commercial (CC)
- Downtown (D)
- Entertainment - Mixed Use (EMU)
- Estate Residential (ER)
- Heavy Commercial - Light Industrial (HCLI)
- Neighborhood Residential (NR)
- Park and Open Space (PO)
- Preservation Residential (PR)
- Public Use (PU)
- Regional Commercial (RC)
- Rural Living (RL)
- Transitional Residential (TR)
- Undefined