



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



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**CALL TO ORDER:**

1. **MINUTES:**

1.A Approval of meeting minutes from the May 7, 2026 regular meeting.

2. **CONSIDERATION AND FINAL ACTION:**

2.A Preliminary Plat of Town Creek Development  
Being a total of 130.563-acre tract of land establishing lots out of 304.12 tract of land recorded in Document No. 14-05748 of the Official Public Records of Kerr County, Texas, out of the W. Fosgate Survey No. 120, Abstract 138, and the J. Hernandez Survey No. 548, Abstract 189, and the J.D. Leavell Survey No. 1862, Abstract 1435 of Kerr County, Texas.

3. **STAFF REPORT:**

**ADJOURN.**

I hereby certify this agenda was posted as notice of the meeting on the City Hall bulletin board and City's website May 28, 2026 at 4:00pm, and remained posted continuously for at least 3 business days preceding the scheduled meeting time.  
Shelley McElhannon, TRMC, City Secretary, City of Kerrville, Texas



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

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**CAPTION:** Approval of meeting minutes from the May 7, 2026 regular meeting.

**AGENDA DATE:** June 4, 2026

**DATE SUBMITTED:** 05/28/2026

**SUBMITTED BY:**

**EXHIBITS:**

1. 20260507\_PZ Minutes\_draft

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**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  
MEETING MINUTES**

**KERRVILLE, TEXAS  
MAY 7, 2026 4:00 PM**

**PLANNING & ZONING MEMBERS**

**PRESENT:**

David Lipscomb, Vice Chair  
Kim Richards  
Tabor McMillan  
Kari Bock

**PLANNING & ZONING MEMBERS**

**ABSENT:**

Michael Sigerman, Chair  
Abram Bueche  
Katie Thompson

**CITY EXECUTIVE STAFF:**

Drew Paxton  
Steve Melander  
Mariela Sanchez  
Trina Sanchez  
Michael Hornes

**CALL TO ORDER:**

Meeting was called to order by Vice Chair David Lipscomb at 4:00pm.

1. **MINUTES:**

1.A Approval of meeting minutes from the April 2, 2026 regular meeting.

Tabor McMillan made a motion to approve the meeting minutes. Kim Richards seconded the motion and the motion passed 4-0.

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)

Drew Paxton presented the case.

Sarah Andre with Structure Development was called to speak.

Open public hearing.

Close public hearing.

Kari Bock made a motion to approve. Kim Richards seconded the motion and the motion passed 4-0.

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)

Drew Paxton presented the case.  
Craig Lenard was called to speak.  
Open public hearing.  
Gary Wilson was called to speak.  
Close public hearing.

Kim Richards made a motion to approve. Tabor McMillan seconded the motion and the motion passed 4-0.

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)

Drew Paxton presented the case.  
Mister Rosen/Johnson was called to speak.  
Open public hearing.  
Close public hearing.

Kim Richards made a motion to approve with a request for a future area study to review Current Zoning vs K2050 Future Land Use. Keri Bock seconded the motion and the motion passed 4-0.

3. **STAFF REPORT:**

The next Planning & Zoning Commission meeting is on June 4, 2026, 4pm, Council Chambers.

**ADJOURN.**

The meeting was adjourned by Vice Chair David Lipscomb at 4:31pm.

APPROVED BY PLANNING & ZONING: \_\_\_\_\_

APPROVED:

ATTEST:

\_\_\_\_\_

\_\_\_\_\_



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

---

**CAPTION:** Preliminary Plat of Town Creek Development  
Being a total of 130.563-acre tract of land establishing lots out of 304.12 tract of land recorded in Document No. 14-05748 of the Official Public Records of Kerr County, Texas, out of the W. Fosgate Survey No. 120, Abstract 138, and the J. Hernandez Survey No. 548, Abstract 189, and the J.D. Leavell Survey No. 1862, Abstract 1435 of Kerr County, Texas.

**AGENDA DATE:** June 4, 2026

**DATE SUBMITTED:** 05/28/2026

**SUBMITTED BY:**

**EXHIBITS:**

1. 2026-012\_Town Creek Development Preliminary Plat

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**Expenditure:**  
**Account Number:**  
**Payment to/Vendor name:**

**Amount Budgeted:**  
**Account Balance:**

**Kerrville 2050 Item?**

Yes

**Key Priority Area:**

H – Housing

**SUMMARY:**

The developer has submitted the required documents for Preliminary Plat approval, including an Adequate Facilities Plan (AFP). Staff has reviewed the submittal documents and recommends approval with specific conditions. Staff will confirm compliance with conditions.

**RECOMMENDED ACTION:**

Approve with Conditions of Approval.

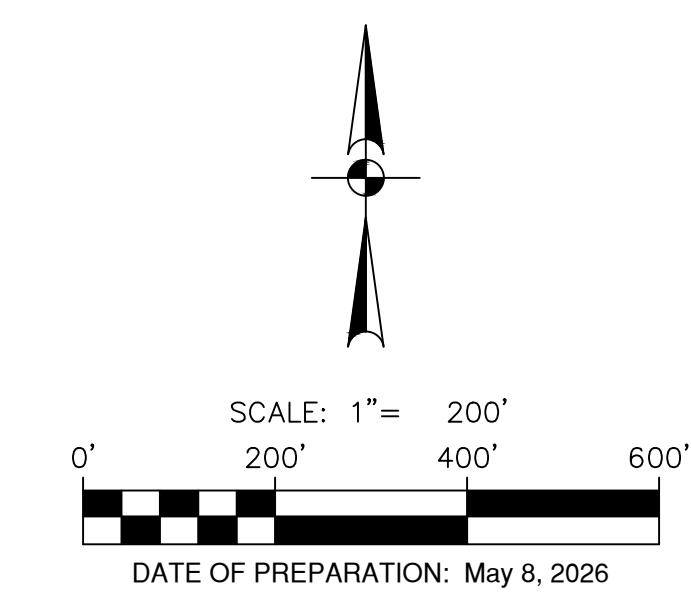
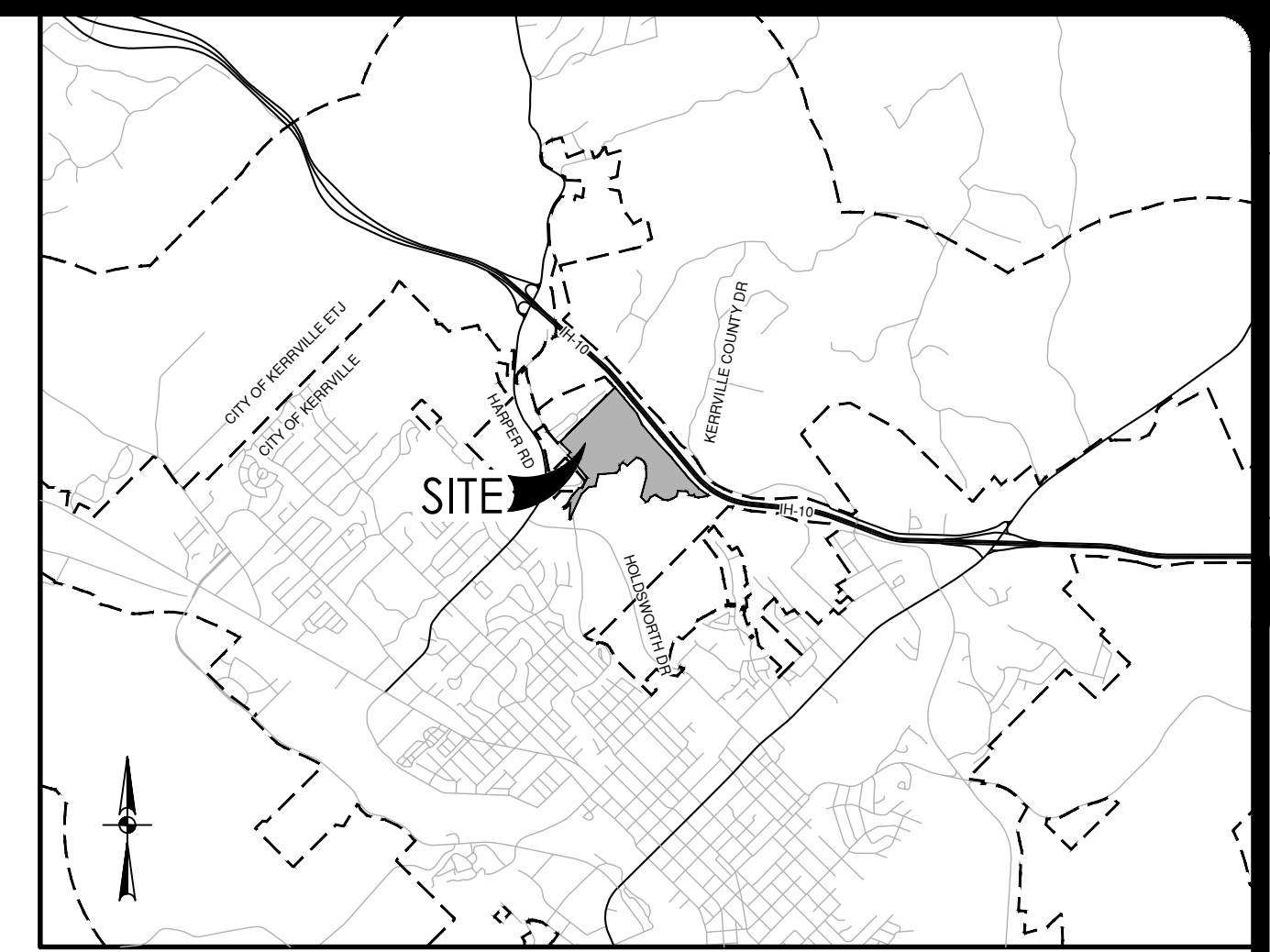
PRELIMINARY PLAT  
OF  
TOWN CREEK DEVELOPMENT

BEING A TOTAL OF 130.563 ACRE TRACT OF LAND, ESTABLISHING LOTS, OUT OF A 304.12 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 14-05748 OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS, OUT OF THE W. FOSGATE SURVEY NUMBER 120, ABSTRACT 138, AND THE J. HERNANDEZ SURVEY NUMBER 548, ABSTRACT 189, AND THE J.D. LEAVELL SURVEY NUMBER 1862, ABSTRACT 1435 OF KERR COUNTY, TEXAS.

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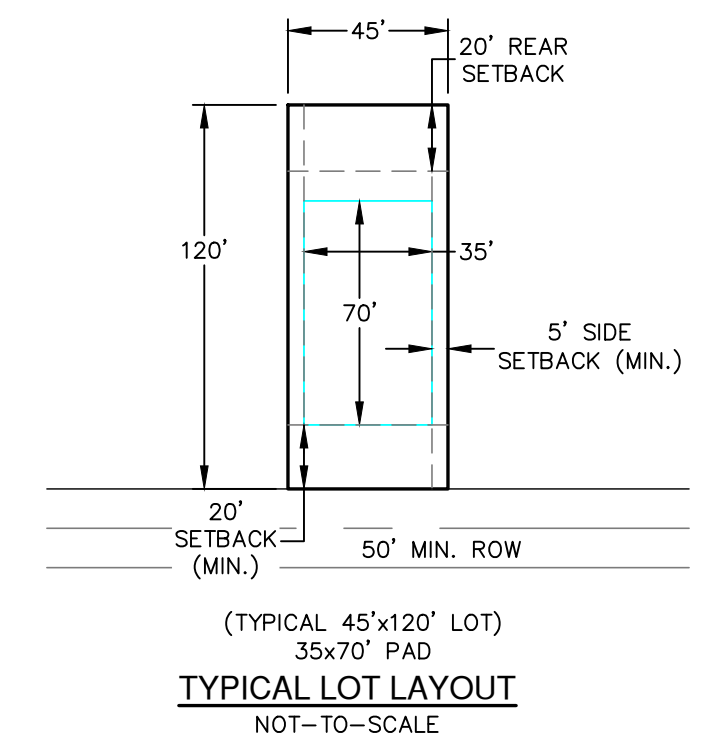
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L26	S12°22'15"E	42.84'
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L29	S87°08'08"E	87.70'
L30	N28°02'54"E	319.48'
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L32	N45°20'34"E	100.55'
L33	N40°15'47"W	47.96'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
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C2	470.00'	30°35'01"	S44°54'54"W	247.91'
C3	50.00'	73°45'58"	N28°33'34"W	60.02'
C4	410.00'	30°06'51"	N44°40'47"E	213.02'
C5	630.00'	10°12'30"	N37°13'39"E	166.75'
C6	550.00'	11°08'16"	N39°19'47"E	106.75'



LEGEND

- EXISTING 2' CONTOUR
- PROJECT BOUNDARY
- UNIT BOUNDARY
- 100YR UD FLOODPLAIN
- 100YR FEMA FLOODPLAIN
- KERRVILLE CITY LIMITS
- FOUND IRON ROD



PLAT NOTES:

- PUBLIC STREETS WITHIN THIS SUBDIVISION WILL BE BUILT ACCORDING TO CITY OF KERRVILLE DESIGN CRITERIA. STREETS LABELED AS COLLECTOR ON THIS PLAN SHALL BE COLLECTOR CLASS AND STREETS LABELED AS STREET SHALL BE RESIDENTIAL CLASS.
- PORTIONS OF THIS TRACT LIE WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA DESIGNATED AS "ZONE X" AND "ZONE AE" AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #48265C0460F EFFECTIVE MARCH 3, 2011.
- PROJECT PHASING PLAN IS IDENTIFIED WITHIN THE ADEQUATE FACILITIES PLAN (AFP) CONCURRENTLY IN REVIEW WITH THE CITY DIRECTOR'S OFFICE.
- PARKLAND DEDICATION FEE REQUIREMENTS ARE MET BY PARTICIPATION INTO THE CITY OF KERRVILLE SUBDIVISION ORDINANCES AND INFRASTRUCTURE DESIGN REQUIREMENTS.
- THE TOWN CREEK DEVELOPMENT IS ZONED AS PDD PER THE CITY OF KERRVILLE 2050 COMPREHENSIVE PLAN.
- BUILDING SETBACKS AND PROPOSED EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF KERRVILLE SUBDIVISION ORDINANCES AND INFRASTRUCTURE DESIGN REQUIREMENTS.
- THE TOWN CREEK DEVELOPMENT LIE FULLY WITHIN THE CITY LIMITS OF KERRVILLE, TEXAS.
- THE PRELIMINARY PLAT OF "TOWN CREEK DEVELOPMENT" WAS APPROVED BY THE CITY OF KERRVILLE PLANNING & ZONING COMMISSION ON

DATE: \_\_\_\_\_

NO. REVISION: \_\_\_\_\_

**PAPE-DAWSON**  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**TOWN CREEK DEVELOPMENT**  
KERRVILLE, TEXAS

PRELIMINARY PLAT

PLAT NO. \_\_\_\_\_

JOB NO. 14041-00

DATE 5/8/2026

DESIGNER CB

CHECKED BS DRAWN FP

SHEET 1 OF 5

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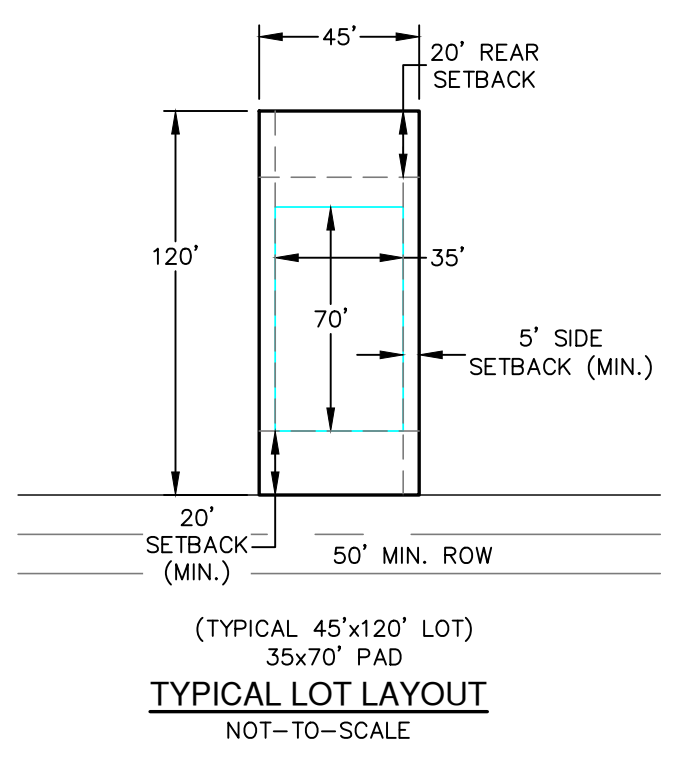
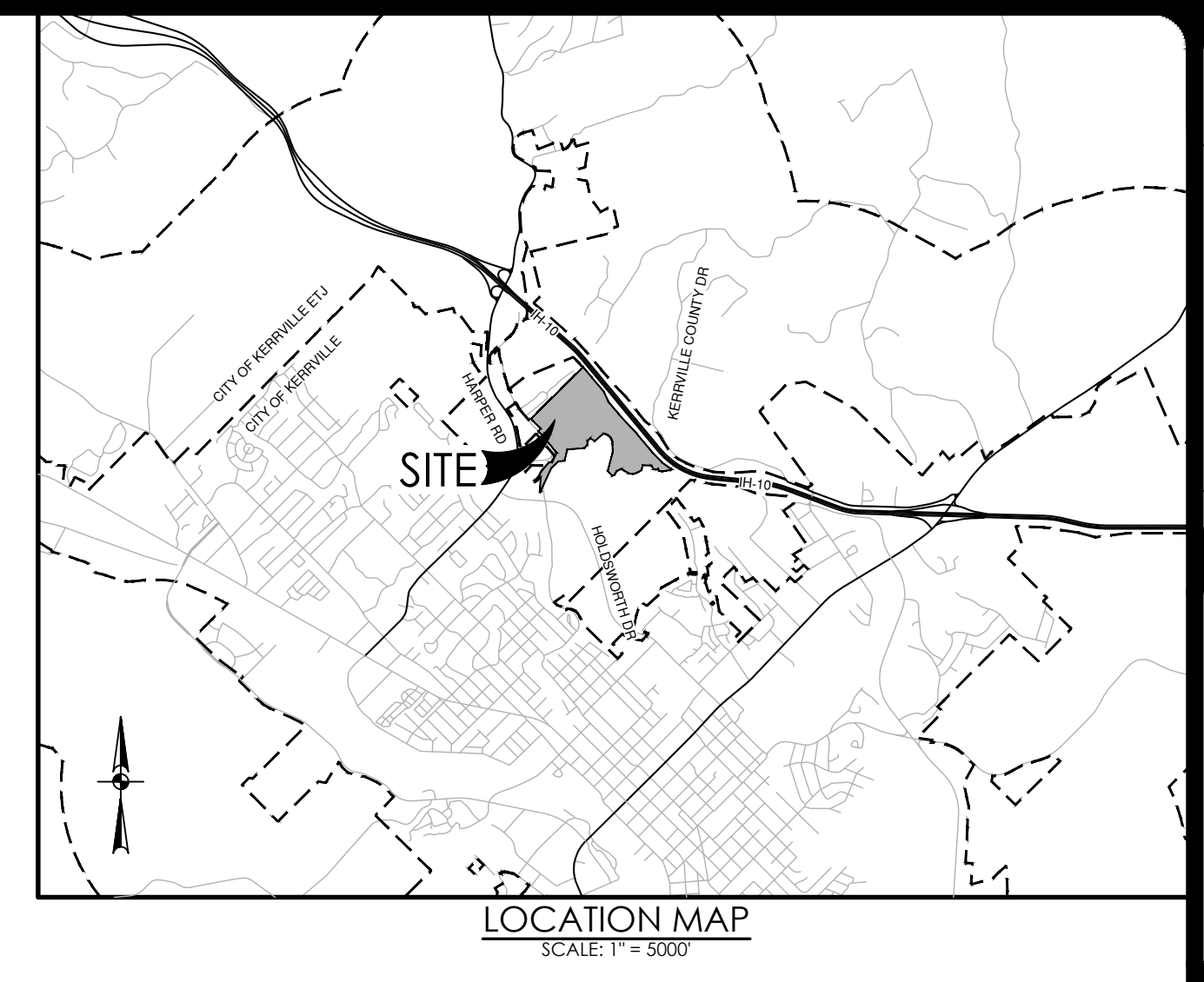
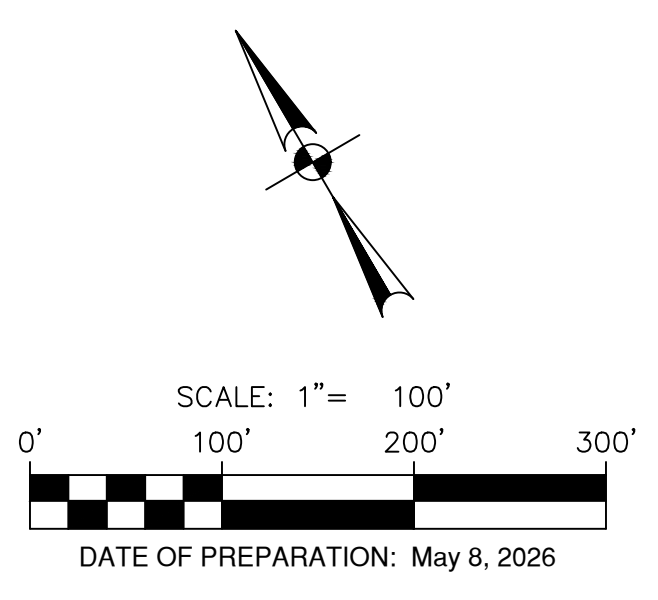
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C3	50.00'	73°49'55"	N26°33'34"W	60.02'	64.37'
C4	410.00'	30°08'51"	N44°40'47"E	213.02'	215.49'
C5	630.00'	15°12'35"	N37°13'39"E	166.75'	167.24'
C6	550.00'	11°08'16"	N39°15'47"E	106.75'	106.92'

**LEGEND**

- EXISTING 2' CONTOUR
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- 100YR UD FLOODPLAIN
- 100YR FEMA FLOODPLAIN
- KERRVILLE CITY LIMITS
- FOUND IRON ROD



NO.	REVISION	DATE

**PAPE-DAWSON**  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**TOWN CREEK DEVELOPMENT**  
 KERRVILLE, TEXAS  
 PRELIMINARY PLAT

PLAT NO.	-
JOB NO.	14041-00
DATE	5/8/2026
DESIGNER	CB
CHECKED	BS
DRAWN	FP
SHEET	2 OF 5

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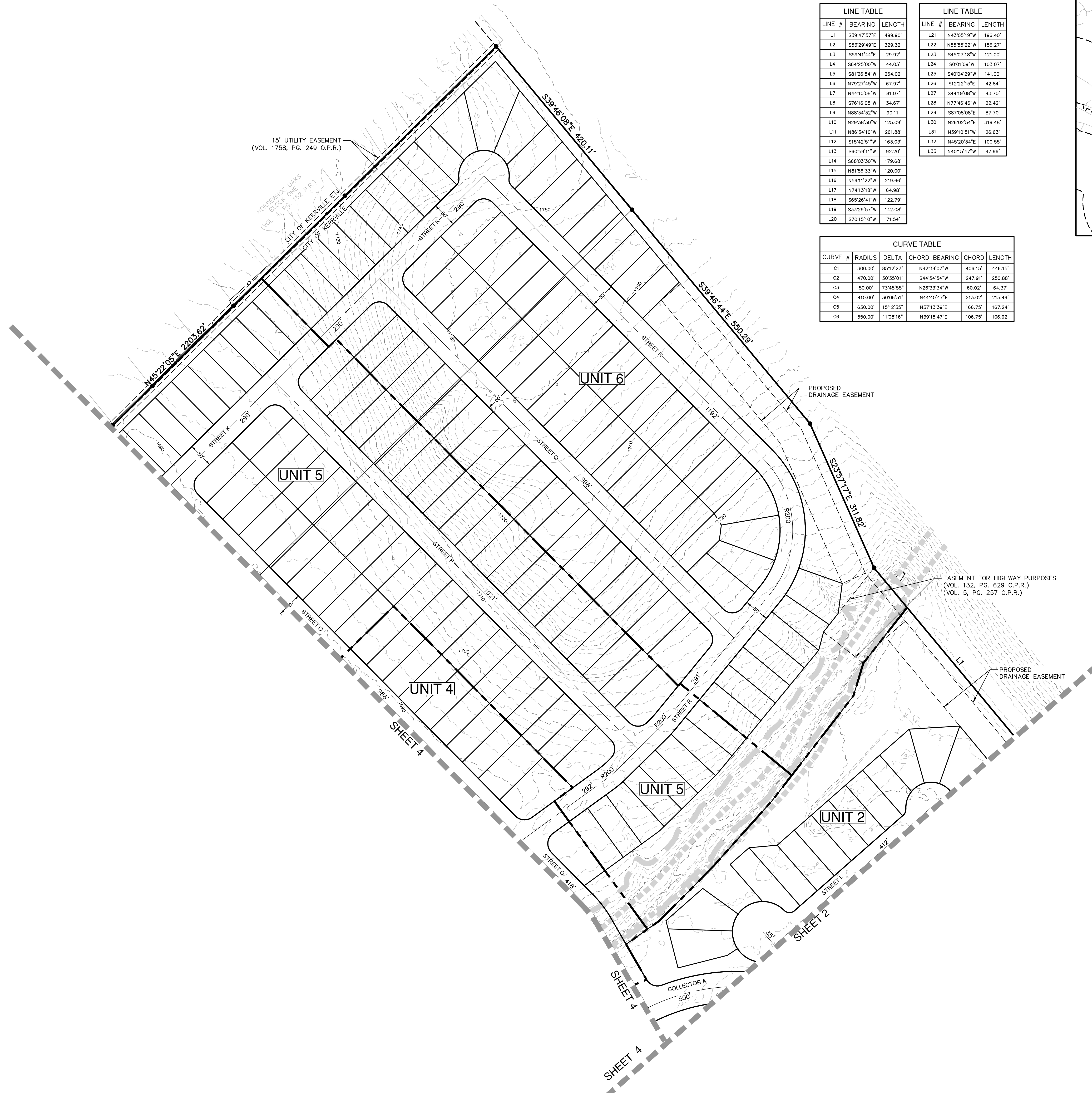
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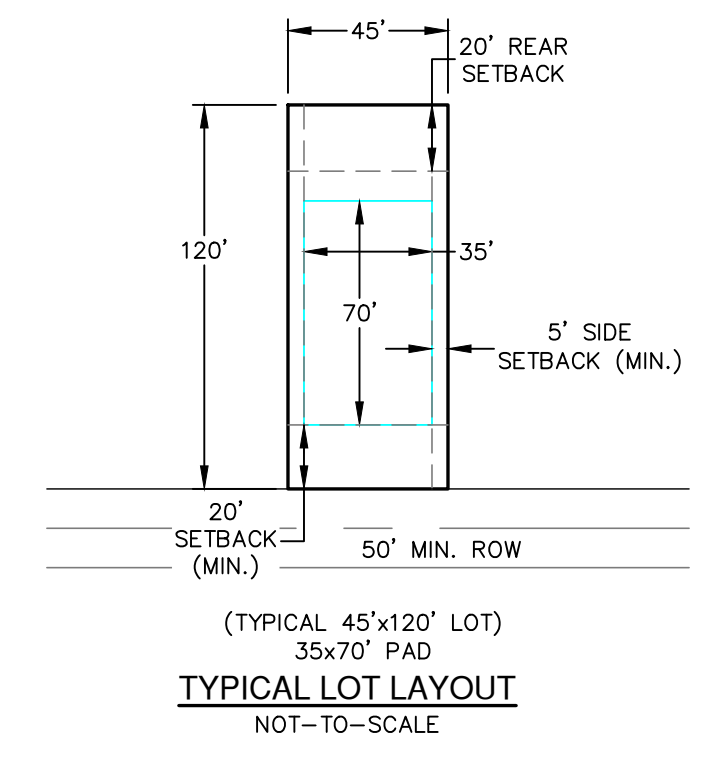
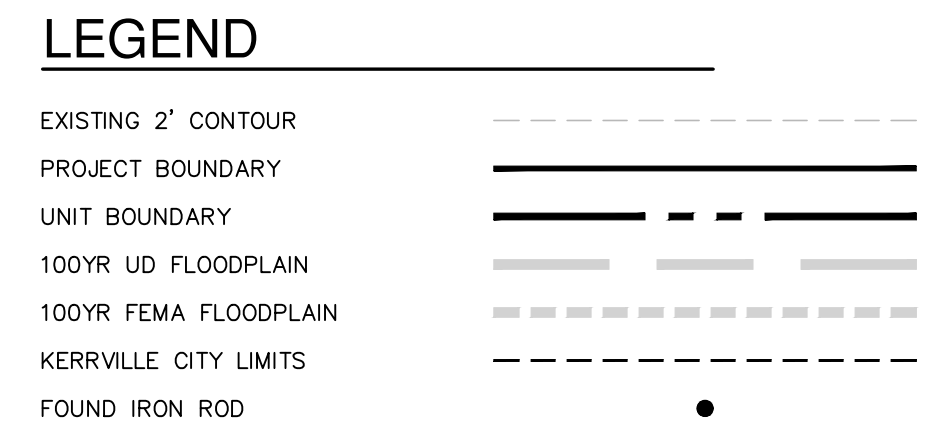
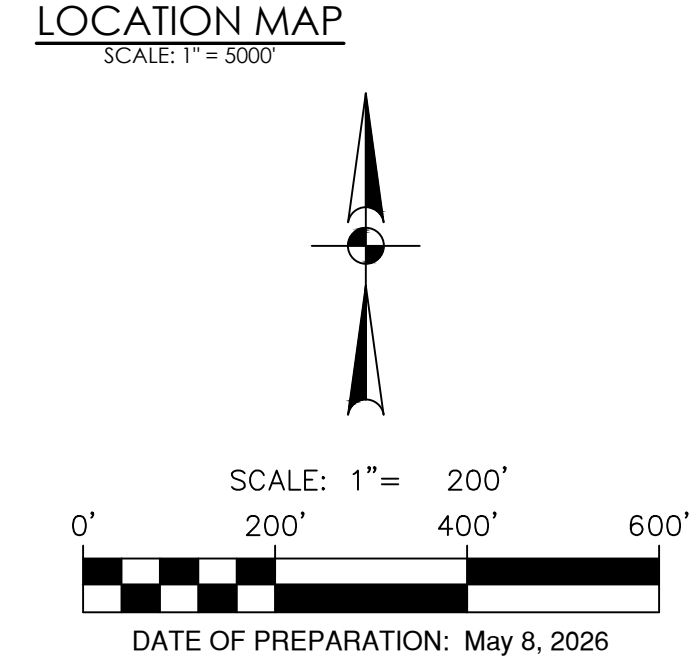
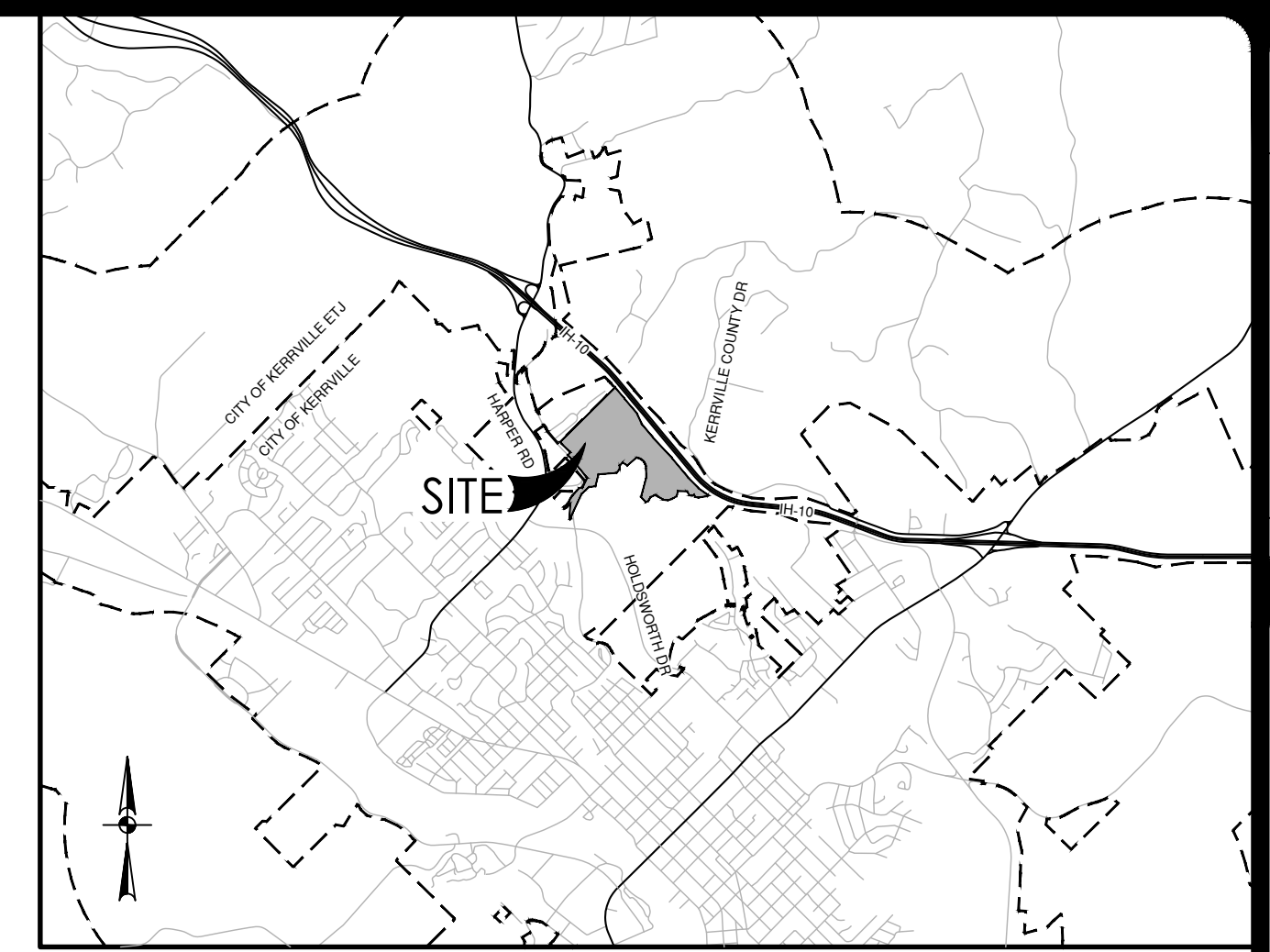
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