



Planning and Zoning Commission Regular Meeting Agenda
July 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 May 7, 2026, regular meeting. There are no meeting minutes for the June 4, 2026, regular meeting due to meeting cancelation for lack of quorum.

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

- 2.A A Conditional Use Permit (CUP) for Day Care Services, Children, in a Residential Transition (RT) zoning district for the property identified 813 Clay Street; Lots 5 and 6, Block G, Cage Subdivision; KCAD Property ID 24169. (Case No. PZ-2026-10)
- 2.B A change in zoning from Mixed Use (MU) to General Commercial (C-3) for the property identified as 1273 Bandera Hwy; ABS A0137, Francis Survey 146, Acres 10.02; KCAD Property ID 13897. (Case No. PZ-2026-11)

3. **STAFF REPORT:**

- 3.A Direct staff to evaluate and present the benefits and drawbacks of amending front, and possibly side, minimum setback requirements to permit carports in currently restricted locations.

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 June 18, 2026 at 10:00am, 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 May 7, 2026, regular meeting. There are no meeting minutes for the June 4, 2026, regular meeting due to meeting cancelation for lack of quorum.

AGENDA DATE: July 2, 2026

DATE SUBMITTED: 06/17/2026

SUBMITTED BY:

EXHIBITS:

1. 20260507_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 the meeting minutes or approve with specific revisions.

**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:

Mike Sigerman, Chair

Steve Melander, Planning



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

CAPTION: A Conditional Use Permit (CUP) for Day Care Services, Children, in a Residential Transition (RT) zoning district for the property identified 813 Clay Street; Lots 5 and 6, Block G, Cage Subdivision; KCAD Property ID 24169. (Case No. PZ-2026-10)

AGENDA DATE: July 2, 2026

DATE SUBMITTED: 06/17/2026

SUBMITTED BY:

EXHIBITS:

1. PZ-2026-10_Location Map
2. PZ-2026-10_Current Zoning Map
3. PZ-2026-10_Future Land Use Map
4. PZ-2026-10_Proposed Site Plan

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 Day Care Services, Children, in a Residential Transition (RT) zoning district for the property identified as **813 Clay Street**; Lots 5 and 6, Block G, Cage Subdivision; KCAD Property ID 24169. (Case No. PZ -2026-10)

Zoning code requires that a child day care service obtain a Conditional Use Permit (CUP) when located within a Residential Transition (RT) zoning district. The purpose of the CUP is to provide the city and adjacent property owners with some assurances that the proposed day care facility and associated activities do not have a negative impact on an existing neighborhood. 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.

Zoning code has existing Supplementary Development Requirements for day care services that require compliance. Following is a summary:

- Facility shall comply with minimum state requirements.
- No portion of play areas shall be located within front setback or side setbacks adjacent to a street.
- An eight-foot solid fence shall be constructed and maintained along any property line adjoining a residential zoning district or any portion of property zoned Mixed Use (MU) or Planned Development (PD) for residential uses.

Procedural Requirements

- **Public notification letters:** Sent to **14 adjacent property owners** on **6/18/26**
- **Public notice publication:** Hill Country Community Journal on **6/10/26**
- **Public hearing sign:** Posted on **6/18/26**
- **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.
- Proposed use is consistent with uses permitted under Community Commercial.
- **Conclusion:** The request aligns with the intent of the Kerrville 2050 goals for this area so the CUP request is appropriate.

Adjacent Zoning & Land Uses

- **Subject Property:**
 - **Current Zoning:** Residential Transition (RT)
 - **Existing Use:** Zion Lutheran Ministry Office
- **North:** Residential Transition (RT)
 - **Existing Use:** Single-Family Homes
- **South:** Public and Institutional (PI)
 - **Existing Use:** Zion Lutheran Church

- **West:** Residential Transition (RT)
 - **Existing Use:** Zion Lutheran Church Parking
- **East:** Residential Transition (RT)
 - **Existing Use:** Single-Family Home

Thoroughfare & Traffic Impact

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

Parking Requirements

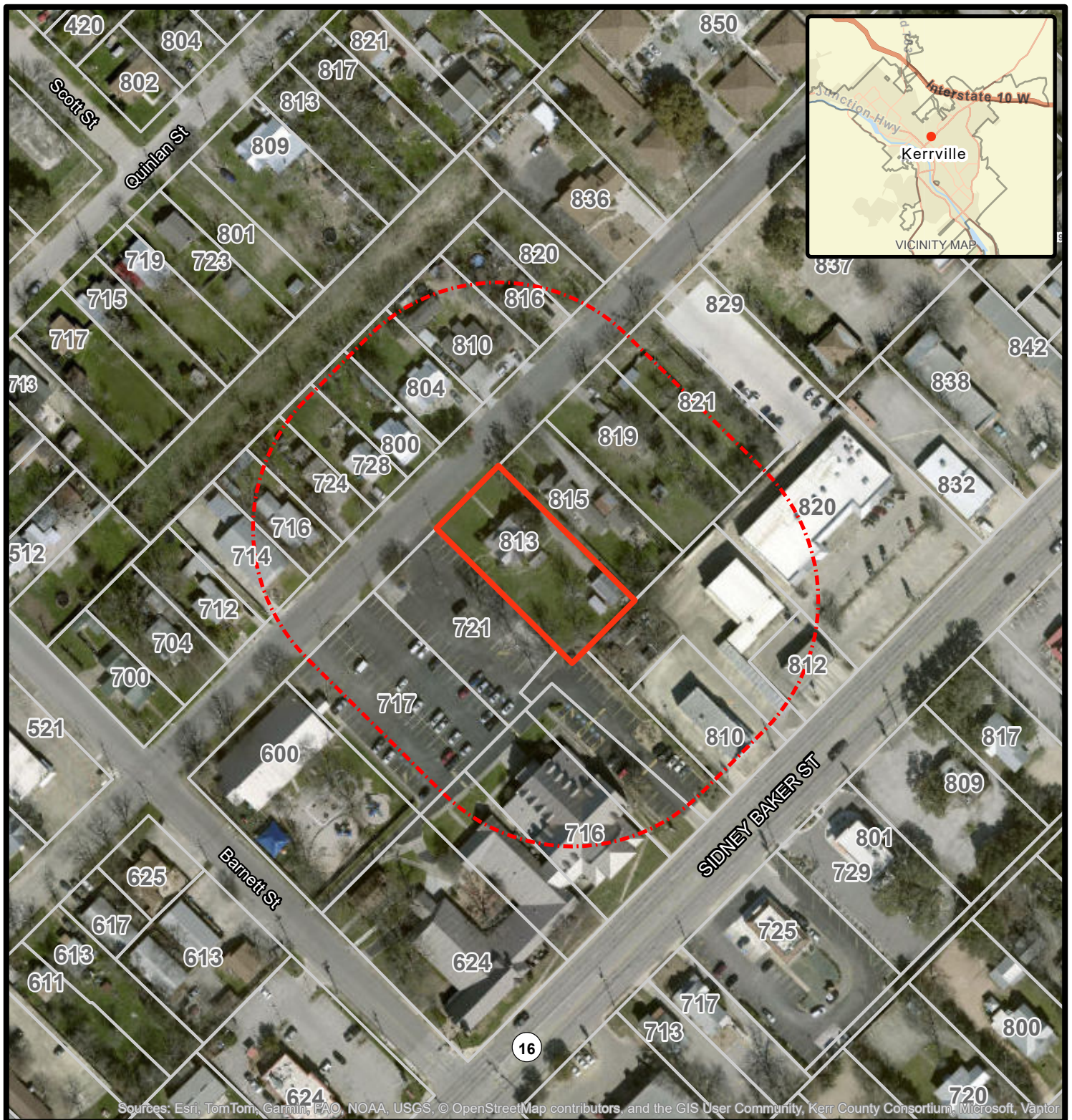
- Off-street parking requirements will be met based on the existing large paved area.

Recommendation

Based on consistency with the Kerrville 2050 Comprehensive Plan, and existing surrounding uses and zoning, staff recommends approval of the case with confirmation of compliance with existing Supplementary Development Requirements. The Planning & Zoning Commission and City Council may add additional conditions if needed.

RECOMMENDED ACTION:

Approve the Conditional Use Permit.



Location Map

Case # PZ-2026-10

Location:

813 Clay Street

Legend

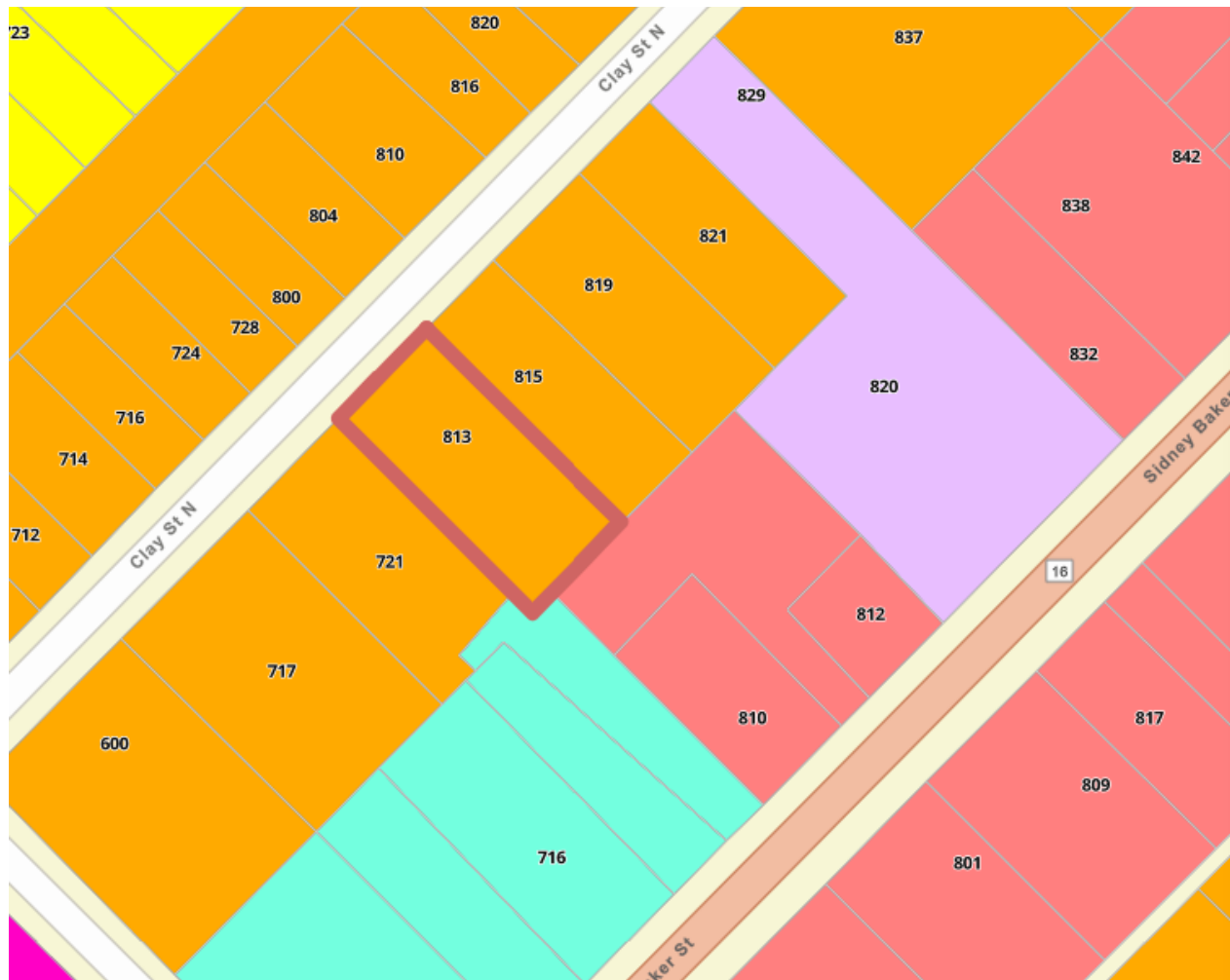
- Subject Properties
- 200 Feet Notification Area



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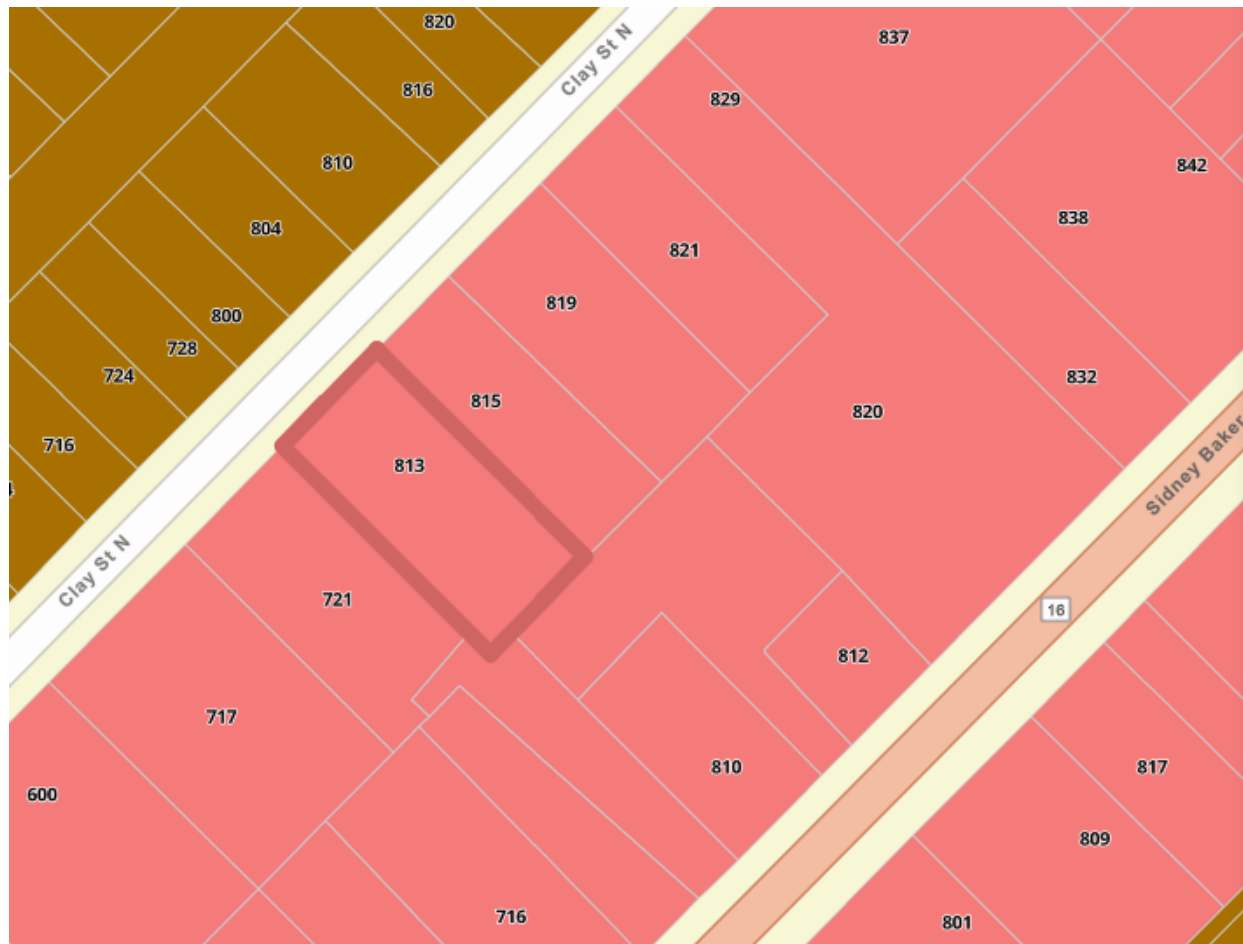
Scale In Feet

06/11/2026



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

Case PZ-2026-10

CUP for Day Care Services, Children

Proposed Site Plan – 813 Clay Street





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

CAPTION: A change in zoning from Mixed Use (MU) to General Commercial (C-3) for the property identified as 1273 Bandera Hwy; ABS A0137, Francis Survey 146, Acres 10.02; KCAD Property ID 13897. (Case No. PZ-2026-11)

AGENDA DATE: July 2, 2026

DATE SUBMITTED: 06/17/2026

SUBMITTED BY:

EXHIBITS:

1. PZ-2026-11_Location Map
2. PZ-2026-11_Current Zoning Map
3. PZ-2026-11_Future Land Use Map

Expenditure:

Amount Budgeted:

Account Number:

Account Balance:

**Payment to/Vendor
name:**

Kerrville 2050 Item?

Key Priority Area:

No

SUMMARY:

Proposal

A change in zoning from **Mixed Use (MU)** to **General Commercial (C-3)** for the property identified as **1273 Bandera Hwy**; ABS A0137, Francis Survey 146, Acres 10.02; KCAD Property ID 13897. (Case PZ-2026-11)

The requested change in zoning would permit additional uses otherwise not permitted with the current MU zoning district. The owner's adjacent property is currently zoned General Commercial (C-3) and the owner would like both parcels to have the same zoning to provide for additional development opportunities. It has been noted through discussions with the owner representative that prior to the current zoning of MU, the property had uses that were more consistent with C-3 zoning. A point has also been made that because the two adjacent properties have the same owner, they should have both been identified as C-3 when updates to the zoning code were made in 2019. Due to adjacent C-3 zoning and the fact that one owner owns both properties, a request for

C-3 zoning appears to be a reasonable request.

The K2050 future land use map designates this property as Entertainment / Mixed Use (EMU). Primary land uses identified in the EMU district are retail, commercial, offices, hotels, entertainment centers, service and office, housing and flex industrial and innovation uses. The uses identified in EMU future land use are all consistent with designated land uses within General Commercial (C-3), including multifamily housing. Although not in strict alignment with K2050, the Planning & Zoning Commission and City Council have 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 **6/18/26**
- **Public notice publication:** Hill Country Community Journal on **6/10/26**
- **Public hearing sign:** Posted on **6/18/26**
- **Public comment received:** None at time of drafting this agenda bill.

Staff Analysis & Recommendation

Consistency with Kerrville 2050 Plan

- Located within an Entertainment / Mixed Use (EMU) area on the Future Land Use Plan
- Location is adjacent to existing commercial property
- Existing uses are consistent with General Commercial (C-3) zoning
- Property is surrounded by existing commercial uses
- **Conclusion:** Although this request does not strictly align with Kerrville 2050 goals for this area, the Planning & Zoning Commission and City Council may make a determination based on the full context of the request.

Adjacent Zoning & Land Uses

- **Subject Property:**
 - **Current Zoning:** Mixed-Use (MU)
 - **Existing Use:** Automobile Service & Repair, Major (Nonconforming Use)
- **North:** Mixed-Use (MU)
 - **Existing Use:** Commercial Businesses (Nonconforming Uses)
- **South:** Bandera Hwy and Light Commercial (C-2)

- **Existing Use:** Commercial Businesses
- **West:** General Commercial (C-3)
 - **Existing Use:** Commercial Businesses
- **East:** Light Commercial (C-2)
 - **Existing Use:** Guadalupe National Bank

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 and City Council to approve or deny based on the full context of the request.**
- Staff recommends approval of the request and direction from the Planning & Zoning Commission to further study the Mixed-Use (MU) properties in this area to determine if a change to K2050 future land use plan should be considered.

RECOMMENDED ACTION:

Approve the zoning change request.



Location Map

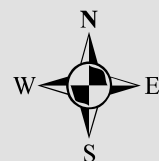
Case # PZ-2026-11

Location:

1273 Bandera Hwy

Legend

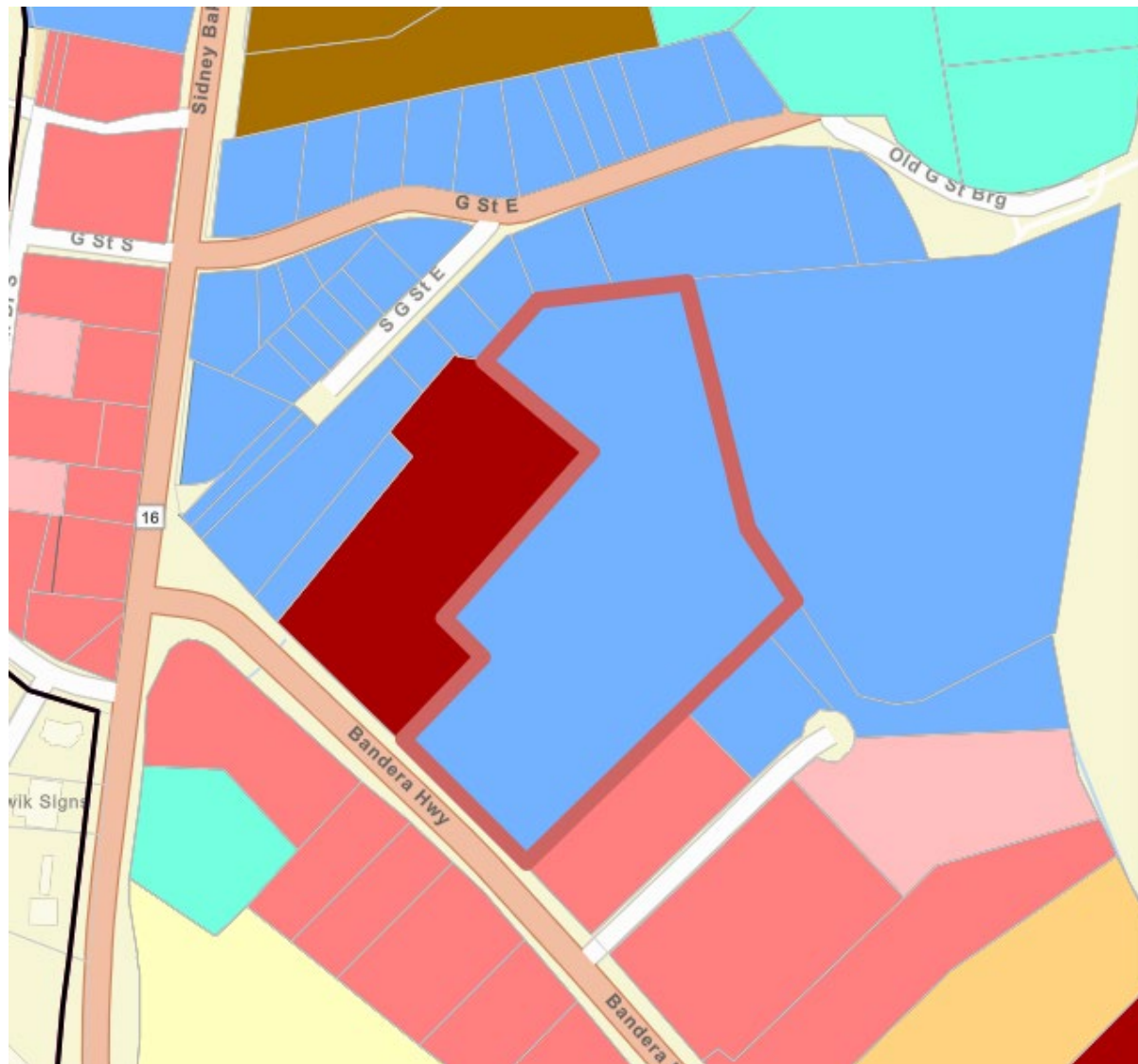
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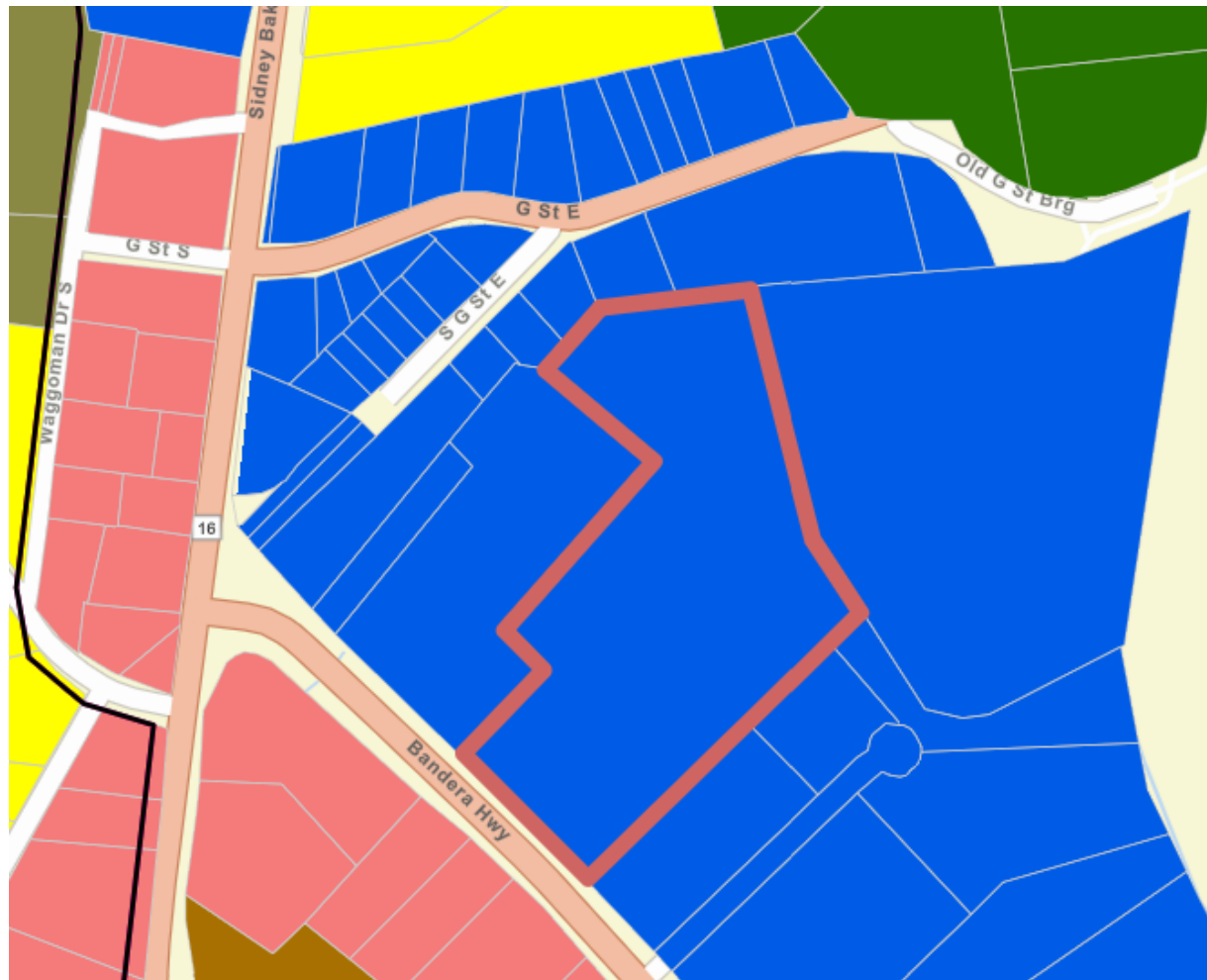
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06/11/2026



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- Transitional Residential (TR)
- Undefined



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

CAPTION: Direct staff to evaluate and present the benefits and drawbacks of amending front, and possibly side, minimum setback requirements to permit carports in currently restricted locations.

AGENDA DATE: July 2, 2026

DATE SUBMITTED: 06/17/2026

SUBMITTED BY:

EXHIBITS:

None

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

No

Key Priority Area:

SUMMARY:

Over the years, staff has received many requests for the installation of carports, especially following hail storms and other challenging weather events. The requests have often been denied due to the inability of property owners to meet current minimum front, and occasionally, minimum side setback requirements. Prior to utilizing staff resources, staff is requesting confirmation and direction from the Planning & Zoning Commission that they are in agreement that this is a topic worth further evaluating and to direct staff to prepare a presentation for future discussion and consideration.

RECOMMENDED ACTION:

Direct staff to prepare a carport presentation, if warranted.