



Planning and Zoning Commission Regular Meeting Agenda
April 3, 2025 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 6, 2025 regular meeting.

2. **CONSIDERATION AND FINAL ACTION:**

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

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)

4. **KERRVILLE 2050 COMPREHENSIVE PLAN:**

5. **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: 03/21/2025 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



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

CAPTION: Approval of Meeting Minutes from the March 6, 2025 regular meeting.

AGENDA DATE: April 3, 2025

DATE SUBMITTED: 03/14/2025

SUBMITTED BY:

EXHIBITS:

1. 20250306_Meeting 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
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS
MARCH 6, 2025**

PLANNING & ZONING MEMBERS

PRESENT:

Mike Sigerman - Chair
Abram Bueche
Tabor McMillan
Kevin Bernhard
Kim Richards

PLANNING & ZONING MEMBERS

ABSENT:

David Lipscomb - Vice Chair
John Lovett

CITY EXECUTIVE STAFF:

Drew Paxton, Director of Development Services
Steve Melander, Senior Planner
Mike Hayes, City Attorney

VISITORS PRESENT: A list of the citizen speakers present during the meeting is recorded within the approved meeting minutes on file in the City Secretary's Office for the required retention period.

CALL TO ORDER

Meeting was called to order by Mike Sigerman at 4:03pm.

1. **MINUTES**

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

Tabor McMillan moved to approve the minutes; Kim Richards seconded the motion, and the motion carried 5-0.

2. **CONSIDERATION AND FINAL ACTION**

2.A Approval of Windridge Unit 1 Final Plat (Case No. 2025-009)

Drew Paxton presented the case.

Tabor McMillan moved to approve the plat with conditions; Kim Richards seconded the motion, and the motion carried 5-0.

Conditions to be completed prior to recording Final Plat:

1. Completion and approval of all civil construction improvements

2. Alternative to civil construction completion is to enter into a Subdivision Improvement Agreement (SIA) and post a financial guaranteed for remaining improvements (all underground utilities must be completed prior to a request for Subdivision Improvement Agreement)
3. Payment of Parkland Dedication Fees per Ordinance 2022-01
4. Staff review of Final Plat confirming the following:
 - a. All utility easements conform with installed utilities
 - b. All signature blocks are current
 - c. Approved street names have been added to the plat
5. When plat is ready for recording, the following are required for County submittal:
 - a. A minimum of two executed mylars
 - b. A minimum of one executed white bond
 - c. Original tax certificates showing a zero balance for County and ISD
 - d. Contact information for the County to call for payment of recording fees

Conditions to be completed prior to submitting for Building Permits:

1. Recording of the Final Plat
2. Assignment of addresses for each single-family residential lot
3. Completion and approval of all civil construction improvements related to fire safety
4. City has confirmed that Travis Booster Station has capacity for Windridge Unit 1 homes regarding domestic water service

2.B Approval of Windridge Unit 2 Preliminary Plat (Case No. 2025-010)

Drew Paxton presented the case.

Kim Richards moved to approve the plat with conditions; Kevin Bernhard seconded the motion, and the motion carried 5-0.

Conditions, per City Code, to be completed prior to submitting Civil Construction Plans:

1. Approval of Adequate Facilities Plan
2. Coordination with Fire to address any remaining emergency access and fire hydrant location concerns

Conditions to be completed prior to submitting Final Plat:

3. Approval of Civil Construction Plans

Conditions to be completed prior to recording Final Plat:

4. Approval of Final Plat through P&Z
5. Completion and approval of all civil construction improvements
6. Payment of Parkland Dedication Fee

Conditions to be completed prior to submitting for Building Permits:

7. Recording of Final Plat
8. Assignment of addresses for each single-family residential lot
9. Completion and approval of all civil construction improvements related to fire safety
10. Completion and operation of the Travis Booster Station

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

- 3.A An ordinance to change the zoning from R-1A Single-Family Residential with Accessory Dwelling Unit to C-1 Neighborhood Commercial to accommodate a proposed bodega with a residential dwelling unit on Parsons Block 14, Parts of Lot 49, 50 and 51; and more commonly known as 620 Webster Ave, Kerrville, Texas. (Case No. PZ-2025-2)

Drew Paxton presented the case.

Carlotta Woodfox was called to speak.

Open public hearing.

BK Gamble was called to speak.

Close public hearing.

General discussion.

Kevin Bernhard moved to approve; Abram Bueche seconded the motion, and the motion carried 5-0.

- 3.B An ordinance to change the zoning from R-1 Single-Family Residential to R-2 Medium Density Residential on the Aransas Addition Subdivision Lots 1-R, 2 through 5, 6-R, 7-R, 8 through 10, 11-R and 12-R; and generally located north of Travis Street at Aransas Lane, Kerrville, Texas. (Case No. PZ-2025-3)

Drew Paxton presented the case.

Bruce Stracke was called to speak.

Open public hearing.

Rebecca Gramatikakis was called to speak.

Kenneth Sprowl was called to speak.

Alice Wahrmond was called to speak.

Wilson Chandler was called to speak.

Donna Cook was called to speak.

John Cook was called to speak.

Karen Chandler was called to speak.

Close public hearing.

General discussion.

Tabor McMillan moved to approve; Kim Richards seconded the motion, and the motion carried 5-0.

- 3.C An ordinance to amend the land use table and concept plan for a Planned Development District, Ordinance 2019-22, being a total of approximately 264.22 acres as defined in Ordinance 2019-22; and generally located southeast of the intersection of Farm to Market Road 783 (Harper Highway) and Interstate 10 and adjacent to and north of Holdsworth Drive, Kerrville, Texas. (Case No. PZ-2025-4)

Drew Paxton presented the case.

Open public hearing.

Ms. Rose was called to speak.

Cynthia Henley was called to speak.

Close public hearing.

General discussion.

Kevin Bernhard moved to approve; Kim Richards seconded the motion, and the motion carried 5-0.

4. **WORKSHOP**

- 4.A Presentation and discussion regarding proposed Subdivision Code Revisions.

Drew Paxton made the presentation.

General discussion.

No action required.

5. **KERRVILLE 2050 COMPREHENSIVE PLAN**

Drew Paxton provided an update.

6. **STAFF REPORT**

- Next PZ meeting on Thursday, April 3, 2025
- Kerrville2025.com, Comp Plan information website

- K2050 Meetings, to be announced when scheduled

ADJOURN

Meeting adjourned by Mike Sigerman at 5:39pm.

SUBMITTED BY:

Steve Melander, Planning Division

APPROVED BY:

Mike Sigerman, Chair

APPROVAL DATE:



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

CAPTION: Approval of The Landing Replat (Case No. 2025-013)

AGENDA DATE: April 3, 2025

DATE SUBMITTED: 03/14/2025

SUBMITTED BY:

EXHIBITS:

1. 2025-013_The Landing Updated Replat_proposed
2. 2025-013_The Landing Replat Conditions of Approval

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

No

Key Priority Area:

SUMMARY:

The Landing Replat has been submitted for approval to formalize property access agreements related to the closing and abandonment of Knapp Road by City Council through Ordinance 2024-29 (Amending Ordinance 2024-10). The replat has been reviewed by staff for consistency with code and is recommended for approval with conditions.

RECOMMENDED ACTION:

Approve The Landing Replat with the conditions.

A REPLAT WITHOUT VACATION OF PRECEDING PLAT OF LOTS 10, 11, 13 AND 902 OF "THE LANDING" AND CREATING LOTS 10R, 11R, 13R, 14R, 902R, AND 904

BEING A 58.739 ACRE TRACT OF LAND OUT OF THE JOSEPH S. ANDERSON SURVEY NO. 141, ABSTRACT NO. 2, AND THE J.S. SAYDER SURVEY NO. 142, ABSTRACT NO. 290, KERR COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 27.52 ACRE TRACT RECORDED IN DOCUMENT NO. 18-01649, OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS, ALL OF THE CALLED 21.16 ACRE TRACT DESIGNATED AS, "TRACT ONE", ALL OF THE CALLED 6.03 ACRE TRACT DESIGNATED AS, "TRACT TWO", AND ALL OF THE CALLED 4.01 ACRE TRACT DESIGNATED AS, "TRACT THREE", RECORDED IN DOCUMENT NO. 18-01650, OFFICIAL RECORDS OF KERR COUNTY, TEXAS.

SCALE: 1"=100'

0 50' 100' 150' 200'

ADDRESS TABLE		
LOT #	NUMBER	STREET
1	1211	LANDING LANE
2	1171	LANDING LANE
3	1131	LANDING LANE
4	1091	LANDING LANE
5	1247	ANGLER TRAIL
6	1152	MALLARD WAY
7	1151	MALLARD WAY
8	1090	KERRVIEW DRIVE
9	1110	KERRVIEW DRIVE
10	1130	KERRVIEW DRIVE
11	1140	KERRVIEW DRIVE
12	1150	KERRVIEW DRIVE
13	1160	KERRVIEW DRIVE
14	1148	ANGLER TRAIL
15	1248	ANGLER TRAIL
900	1151	LANDING LANE
901	1152	LANDING LANE
902	1002	MALLARD WAY
903	1001	MALLARD WAY

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L100	S51° 59' 30"W	104.50'
L101	N44° 47' 33"W	36.30'
L102	N45° 08' 40"E	30.10'
L103	N51° 59' 30"E	74.10'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	25.00'	38.86'	93° 37' 27"	S50° 43' 54"W
C2	360.00'	67.83'	92° 01' 12"	S57° 12' 47"W
C3	113.00'	32.27'	102° 57' 59"	S50° 32' 27"W
C4	360.00'	278.46'	44° 28' 40"	N48° 22' 29"W
C5	360.00'	47.05'	15° 58' 47"	N58° 29' 45"W
C6	325.00'	28.81'	91° 03' 19"	N48° 54' 46"W
C7	325.00'	330.30'	98° 03' 51"	N51° 11' 36"W
C8	113.00'	62.70'	31° 46' 49"	N59° 30' 34"E
C9	137.00'	34.20'	14° 25' 14"	N58° 34' 32"E
C10	307.00'	32.86'	6° 09' 01"	N54° 38' 02"E
C11	25.00'	39.27'	90° 00' 00"	N42° 32' 36"E
C12	410.00'	182.06'	25° 26' 30"	S52° 14' 38"E
C13	20.00'	30.80'	87° 38' 29"	S51° 08' 08"E
C14	375.00'	117.81'	17° 58' 59"	S51° 48' 40"W
C15	20.00'	30.89'	88° 29' 54"	S51° 54' 47"W
C16	3440.00'	494.94'	81° 43' 37"	N59° 43' 03"W
C17	3440.00'	62.59'	1° 02' 51"	N52° 04' 29"W
C18	3440.00'	366.74'	6° 06' 30"	N48° 29' 59"W
C19	90.00'	19.41'	12° 21' 15"	N59° 16' 36"W
C20	130.00'	48.75'	21° 24' 14"	N45° 50' 56"W
C21	90.00'	19.37'	12° 19' 55"	N48° 24' 45"W
C22	3440.00'	20.21'	0° 01' 12"	N42° 04' 42"W
C23	20.00'	32.39'	62° 48' 45"	N44° 28' 47"E
C24	575.00'	243.38'	24° 15' 01"	N62° 59' 43"E
C25	20.00'	29.15'	83° 27' 30"	S63° 08' 58"E
C26	375.00'	183.83'	28° 06' 08"	S55° 28' 17"E
C27	25.00'	39.27'	90° 00' 00"	S57° 27' 24"E
C28	360.00'	35.39'	5° 10' 03"	S54° 55' 02"W
C29	138.00'	45.34'	18° 48' 38"	S52° 52' 42"W
C30	112.00'	12.97'	6° 38' 03"	S16° 48' 57"W
C31	166.19'	37.59'	11° 05' 51"	S15° 58' 22"W
C32	100.00'	5.39'	3° 54' 09"	S11° 57' 57"W
C33	375.00'	142.95'	21° 50' 30"	S52° 34' 47"W
C34	20.00'	29.11'	82° 23' 07"	S53° 42' 49"W
C35	625.00'	267.43'	24° 32' 04"	S62° 51' 14"W
C36	20.00'	31.07'	89° 09' 42"	N44° 54' 26"W
C37	3440.00'	158.95'	2° 06' 49"	N59° 29' 49"W
C38	625.00'	74.24'	4° 14' 44"	N47° 48' 52"W
C39	20.00'	30.39'	88° 59' 59"	N59° 15' 09"W
C40	20.00'	39.27'	90° 00' 00"	N48° 59' 31"W
C41	575.00'	68.11'	61° 14' 14"	S41° 40' 32"E
C42	3440.00'	130.47'	2° 06' 31"	S39° 21' 37"E
C43	20.00'	30.81'	88° 12' 29"	S53° 50' 39"W
C44	20.00'	31.41'	89° 09' 42"	S58° 53' 37"E
C45	3440.00'	20.80'	0° 01' 11"	S42° 04' 54"E
C46	90.00'	16.10'	10° 16' 23"	S57° 08' 48"E
C47	130.00'	53.88'	23° 44' 21"	S43° 51' 30"E
C48	90.00'	16.14'	10° 16' 23"	S59° 38' 29"E
C49	3440.00'	80.81'	1° 18' 39"	S48° 07' 05"E
C50	3440.00'	291.82'	4° 47' 15"	S49° 19' 31"E
C51	3440.00'	62.88'	1° 01' 50"	N52° 08' 07"W
C52	3440.00'	275.70'	4° 37' 38"	S54° 51' 54"E
C53	3440.00'	202.27'	3° 19' 41"	S58° 47' 19"E
C54	20.00'	16.09'	49° 05' 09"	S37° 24' 12"E
C55	69.00'	62.43'	59° 58' 09"	S44° 10' 32"E
C56	69.00'	42.94'	41° 00' 59"	N45° 30' 09"E
C57	69.00'	64.72'	85° 54' 12"	N44° 32' 47"E
C58	20.00'	16.39'	49° 05' 09"	N57° 22' 43"E
C59	425.00'	62.40'	8° 24' 44"	N50° 27' 22"E
C60	20.00'	29.39'	84° 11' 48"	N44° 20' 53"E
C61	375.00'	187.13'	28° 35' 28"	N59° 19' 30"W
C62	20.00'	31.42'	90° 00' 00"	S50° 02' 13"W
C63	18.50'	29.00'	90° 00' 00"	S59° 57' 47"E
C64	18.50'	29.00'	90° 00' 00"	N50° 02' 13"E
C65	19.99'	31.42'	90° 03' 53"	S59° 58' 19"E
C66	425.00'	212.08'	28° 35' 28"	S59° 19' 30"E
C67	20.00'	30.11'	89° 14' 07"	S57° 29' 49"E
C68	20.00'	29.03'	89° 13' 11"	S57° 50' 42"W
C69	410.00'	148.05'	29° 48' 49"	S62° 34' 56"W
C70	162.00'	60.00'	21° 13' 14"	S62° 13' 02"W
C71	425.00'	41.25'	93° 27' 27"	S48° 02' 49"W
C72	25.00'	38.79'	89° 59' 09"	N49° 29' 53"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S47° 47' 22"E	35.85'
L2	S50° 32' 36"E	72.99'
L3	S49° 30' 44"E	64.93'
L4	S49° 59' 49"E	51.25'
L5	N45° 04' 29"W	20.00'
L6	S48° 17' 03"W	4.81'
L7	S58° 56' 21"W	135.09'
L8	N61° 11' 52"W	38.87'
L9	S55° 47' 31"E	68.43'
L10	N49° 31' 21"W	84.83'
L11	N49° 51' 21"W	71.53'
L12	N49° 51' 21"W	136.89'
L13	N45° 42' 29"E	1.69'
L14	N51° 32' 36"E	15.97'
L15	S61° 11' 52"E	12.84'
L16	N61° 11' 52"E	25.83'
L17	S49° 54' 59"E	25.01'
L18	N48° 17' 32"E	53.14'
L19	N58° 07' 51"E	65.10'
L20	N48° 17' 32"E	46.29'
L21	N49° 07' 51"E	51.11'
L22	N59° 41' 29"E	40.07'
L23	S49° 31' 21"E	65.51'
L24	S50° 59' 44"W	65.12'
L25	N53° 02' 29"W	53.53'
L26	N54° 34' 43"W	53.53'
L27	S49° 31' 21"E	138.48'
L28	N59° 37' 17"E	81.32'
L29	N39° 24' 43"E	164.67'
L30	N57° 04' 03"E	95.01'
L31	N48° 45' 19"E	5.88'
L32	N43° 54' 22"E	66.47'
L33	N41° 12' 02"E	62.81'
L34	N42° 08' 09"E	62.28'
L35	S57° 32' 36"W	15.20'
L36	S19° 27' 51"W	29.85'
L37	N45° 04' 29"W	34.42'
L38	S44° 54' 29"W	31.07'
L39	S44° 55' 31"W	69.52'
L40	S49° 34' 29"E	34.42'
L41	S41° 34' 44"E	93.00'
L42	S31° 58' 29"E	58.58'
L43	S55° 42' 41"E	58.37'
L44	S48° 14' 58"E	43.69'
L45	N34° 38' 59"E	20.00'
L46	S22° 22' 18"W	20.23'
L47	N36° 14' 09"E	84.69'
L48	N30° 38' 44"E	69.95'
L49	S73° 33' 14"E	50.43'
L50	N44° 57' 47"W	10.32'
L51	S44° 57' 47"E	20.00'
L52	N45° 02' 13"E	38.00'
L53	N44° 57' 47"W	20.00'
L54	N45° 02' 13"E	31.00'
L55	N44° 57' 47"W	67.89'
L56	N44° 57' 47"W	6.77'
L57	S45° 02' 13"W	65.00'
L58	S44° 57' 47"E	40.00'
L59	N45° 02' 13"E	40.00'
L60	S44° 57' 49"E	20.33'
L61	S73° 33' 14"E	50.19'
L62	S72° 49' 39"W	69.87'

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE L. PRESSLER DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY ON THE GROUND OF THE HEREON PLATTED LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KERRVILLE, TEXAS.

DATED THIS ____ DAY OF _____, 20__

KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6528

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KERRVILLE, TEXAS, WITH THE EXCEPTION OF SUCH VARIANCES OR WAIVERS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE CITY PLANNING AND ZONING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

DATED THIS ____ DAY OF _____, 20__

CHAIRMAN, CITY OF KERRVILLE PLANNING & ZONING COMMISSION

IN ACCORDANCE WITH SEC. 82-33 (b) OF THE CODE OF ORDINANCE OF THE CITY OF KERRVILLE, TEXAS, AND IN CONSIDERATION OF THE APPROVAL OF THE LANDING SUBDIVISION, JUSTIN MACDONALD DOES HEREBY WAIVE ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THAT THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE ABOVE NAMED SUBDIVISION.

OWNER
STATE OF TEXAS
COUNTY OF KERR

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL PUBLIC STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED.

DATE _____ JUSTIN MACDONALD, PARTNER,
THOMPSON DRIVE PARTNERS, L.L.C.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE AND DATED THIS ____ DAY OF _____, 20__

NOTARY PUBLIC FOR THE STATE OF TEXAS
STATE OF TEXAS
COUNTY OF KERR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__

NOTARY PUBLIC FOR THE STATE OF TEXAS

FILED FOR RECORD ON THE ____ DAY OF _____, 20__

AT _____ O'CLOCK _____ M.

RECORDED ON THE ____ DAY OF _____, 20__

AT _____ O'CLOCK _____ M. UNDER FILE NUMBER _____ IN

THE PLAT RECORDS OF KERR COUNTY, TEXAS

JANNETT PIEPER, KERR COUNTY CLERK

MATKIN HOOPER
ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78009
OFFICE: (830) 249-0600
FAX: (830) 249-0600
KYLAC@MATKINHOOPER.COM

DATE: MAY 2024
MHE JOB NO. - 2739.40
MHS JOB NO. - 15-4148

PLAT FILE NO. 2024-026

SHEET 1 OF 1

GREENBELT / PARK LOT DESIGNATIONS		
LOT #	DESCRIPTION	MAINTAINED BY
900 & 901	GREENBELT & DRAINAGE EASEMENT	THE LANDING PROPERTY OWNERS ASSOCIATION
902R	PARK & DRAINAGE EASEMENT	TO BE OWNED AND MAINTAINED BY THE UPPER GUADALUPE RIVER AUTHORITY OR ITS SUCCESSORS IN INTEREST
903	PUBLIC PARKLAND DEDICATION	THE CITY OF KERRVILLE
904	GREENBELT & DRAINAGE EASEMENT	THE LANDING PROPERTY OWNERS ASSOCIATION

UPPER GUADALUPE RIVER AUTHORITY
CALLED 0.5 ACRES VOLUME 218 PG. 849
DEED RECORDS OF KERR COUNTY, TEXAS

UPPER GUADALUPE RIVER AUTHORITY
CALLED 1.3 ACRES VOLUME 233 PG. 175
DEED RECORDS OF KERR COUNTY, TEXAS

UPPER GUADALUPE RIVER AUTHORITY
CALLED 5.98 ACRES VOLUME 212 PG. 559
DEED RECORDS OF KERR COUNTY, TEXAS

UPPER GUADALUPE RIVER AUTHORITY
CALLED 5.98 ACRES VOLUME 212 PG. 559
DEED RECORDS OF KERR COUNTY, TEXAS

UPPER GUADALUPE RIVER AUTHORITY
CALLED 5.98 ACRES VOLUME 212 PG. 559
DEED RECORDS OF KERR COUNTY, TEXAS

UPPER GUADALUPE RIVER AUTHORITY
CALLED 5.98 ACRES VOLUME 212 PG. 559
DEED RECORDS OF KERR COUNTY, TEXAS

UPPER GUADALUPE RIVER AUTHORITY
CALLED 5.98 ACRES VOLUME 212 PG. 559
DEED RECORDS OF KERR COUNTY, TEXAS

UPPER GUADALUPE RIVER AUTHORITY
CALLED 5.98 ACRES VOLUME 212 PG. 559
DEED RECORDS OF KERR COUNTY, TEXAS

UPPER GUADALUPE RIVER AUTHORITY
CALLED 5.98 ACRES VOLUME 212 PG. 559
DEED RECORDS OF KERR COUNTY, TEXAS

UPPER GUADALUPE RIVER AUTHORITY
CALLED 5.98 ACRES VOLUME 212 PG. 559
DEED RECORDS OF KERR COUNTY, TEXAS

UPPER GUADALUPE RIVER AUTHORITY
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Case 2025-013

Replat of The Landing

The Landing Replat - Conditions of Approval

1. Reference City of Kerrville Plat File No. 2025-013 on the plat. Plat currently references the previous Plat File No. of 2024-026.
2. Under plat NOTES number 11, reference to Ordinance No. 2024-10 should be modified to read, "2024-29 (Amending Ordinance No. 2024-10)."
3. Under plat NOTES number 12, reference to Ordinance No. 2024-10 should be modified to read, "2024-29 (Amending Ordinance No. 2024-10)." In addition, the note should also make reference to the County recording number for Ordinance No. 2024-29.
4. The terms of Ordinance No. 2024-29 must be fulfilled, Ordinance recorded with the County, and recording information added to NOTE number 11 prior to recording of the plat.



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

CAPTION:

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)

AGENDA DATE: April 3, 2025

DATE SUBMITTED: 03/14/2025

SUBMITTED BY:

EXHIBITS:

1. PZ-2025-5_Location Map
2. PZ-2025-5_Current Zoning Map
3. PZ-2025-5_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 **Single-Family Residential with Accessory Dwelling Unit (R-1A)** to a **Residential Transition Zoning District (RT)**. This change allows for a community commercial use, more specifically, office space, on property that is currently limited to residential use only.

The property is located in an area where there are already nonconforming community commercial uses within the R-1A zoning district and is also adjacent to existing Residential Transition (RT) and Community Commercial (C-1) zoning. This request is in conformance with current surrounding uses and should not impact traffic or parking.

Please note that the applicant had a prior commitment and will not be able to attend the Planning and Zoning Commission meeting. If there are questions from the Planning &

Zoning Commission that cannot be answered at this meeting that impact request approval, the applicant would like the Planning & Zoning Commission to postpone the request to a future meeting rather than deny the request.

Procedural Requirements

- **Public notification letters:** Sent to **19 adjacent property owners** on **3/20/2025**
- **Public notice publication:** Hill Country Community Journal on **3/12/2025**
- **Public hearing sign:** Posted on **3/21/2025**
- **Public comment received:** None

Staff Analysis & Recommendation

Consistency with Kerrville 2050 Plan

- Located within **Neighborhood Residential (NR) and directly adjacent to Community Commercial (CC)** future land use area
- Neighborhood Residential (NR) supports a small amount of neighborhood-serving retail and office in carefully chosen locations
- Proposed location is adjacent to existing community commercial uses
- **Conclusion:** Request aligns with Kerrville 2050 goals

Adjacent Zoning & Land Uses

- **Subject Property:**
 - **Current Zoning:** Single-Family Residential w/ Accessory Dwelling Unit (R-1A)
 - **Existing Use:** Single-family residence
- **North:** Single-Family Residential w/ Accessory Dwelling Unit (R-1A)
 - **Existing Use:** Single-family residences and some nonconforming office uses
- **South:** Neighborhood Commercial (C-1)
 - **Existing Use:** Small businesses and some vacant land
- **West:** Residential Transition (RT)
 - **Existing Use:** Single-family residences and some small businesses
- **East:** Neighborhood Commercial (C-1) and Residential Transition (RT)

Thoroughfare & Traffic Impact

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

Parking Requirements

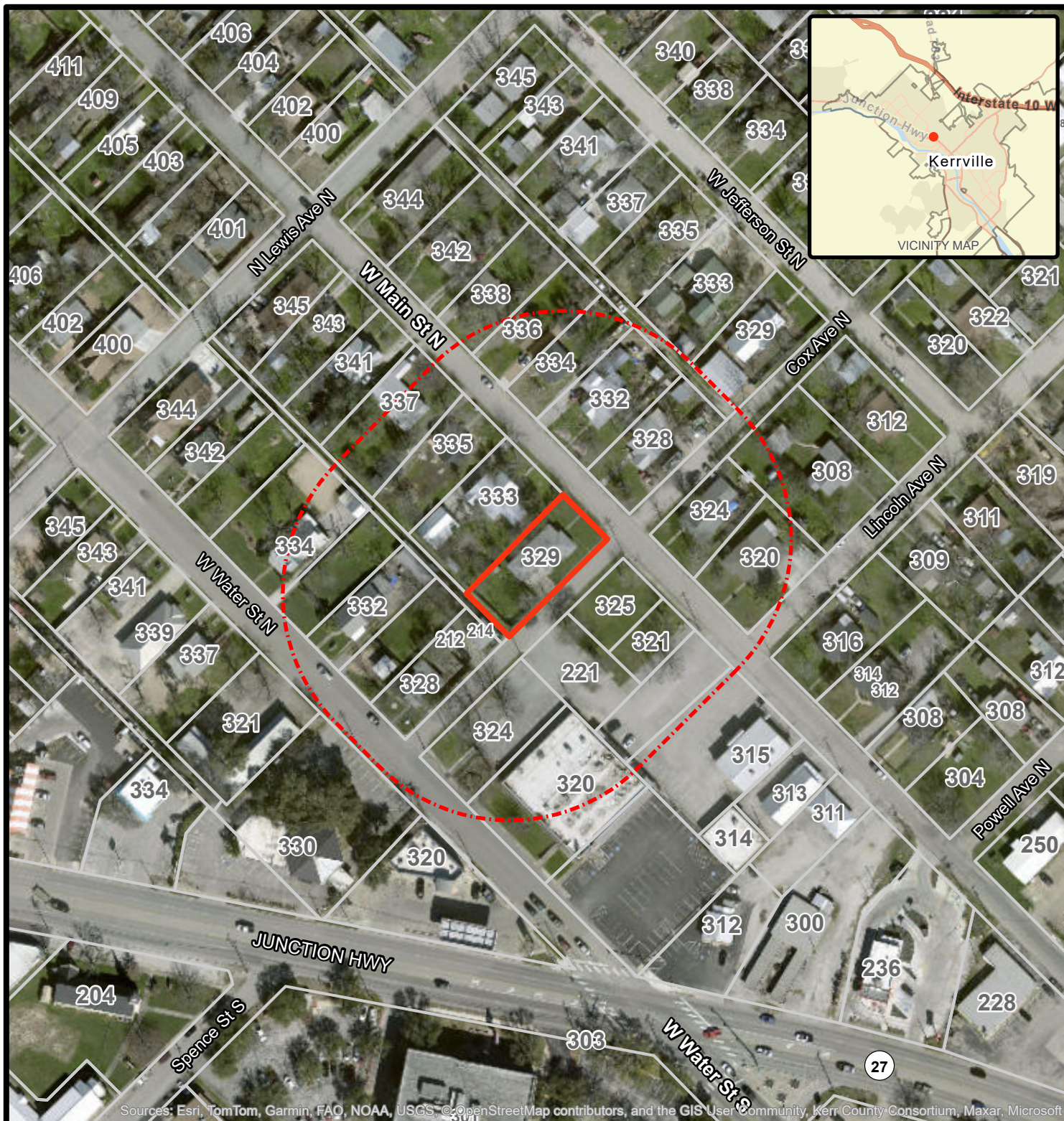
- Must meet **current off-street parking regulations**
- Parking to be integrated into final project prior to issuance of building permit

Recommendation

Approval recommended based on:

- **Kerrville 2050 Comprehensive Plan alignment**
- **Appropriate land use**
- **Minimal neighborhood impact**

RECOMMENDED ACTION:
Approve the zoning change.



Location Map

Case # PZ-2025-5

Location:

329 W Main St N

Legend

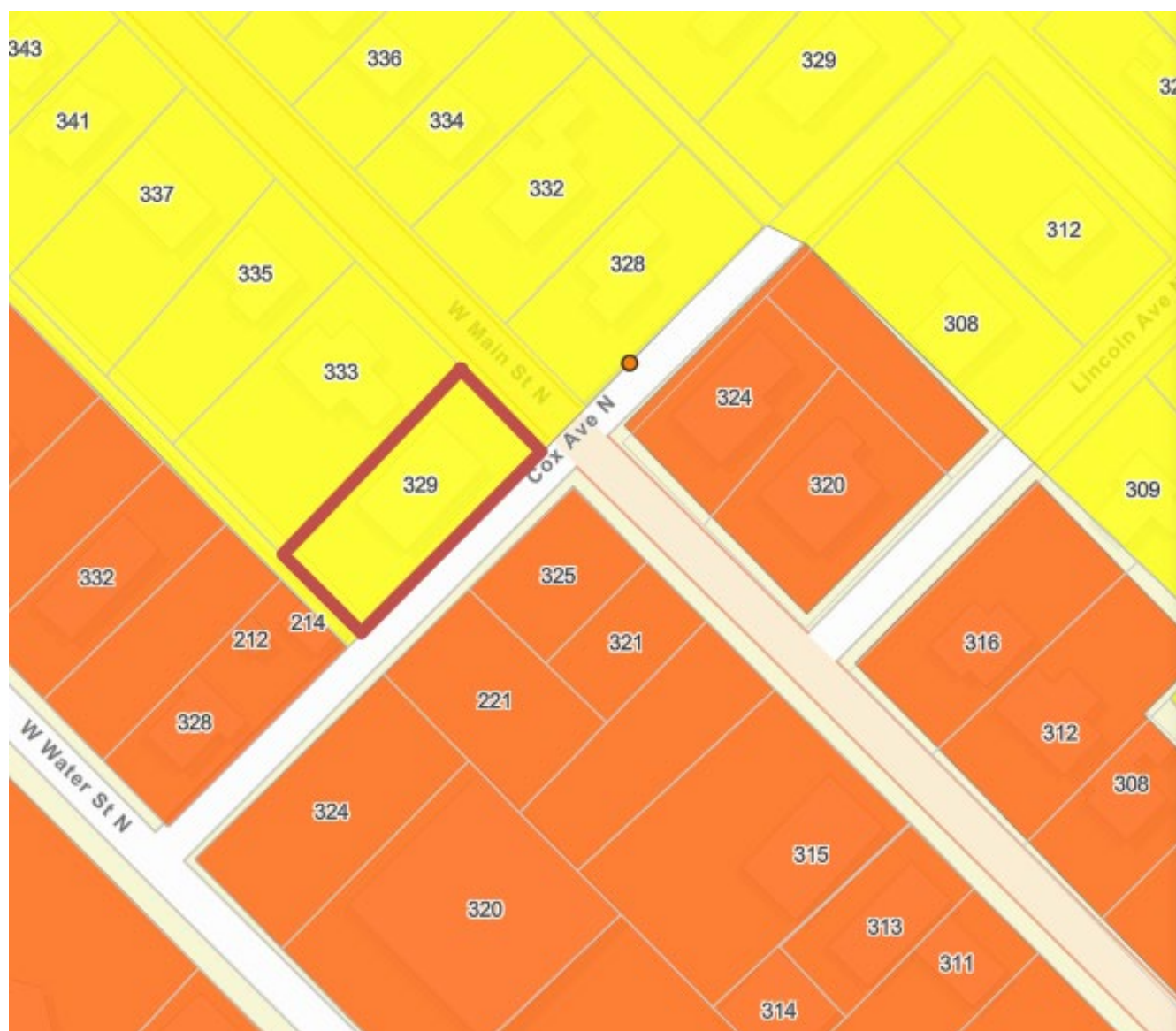
- ▭ Subject Properties
- - - 200 Feet Notification Area



0 50 100 200

Scale In Feet

03/14/2025



Future Land Use (Current)

Place Type

-  Strategic Catalyst Area
-  Park and Open Space
-  Public Use
-  Agriculture and Outdoor Tourism
-  Rural Living
-  Estate Residential
-  Neighborhood Residential
-  Preservation Residential
-  Transitional Residential
-  Downtown
-  Community Commercial
-  Regional Commercial
-  Entertainment/Mixed Use
-  Professional Services
-  Heavy Commercial/Light Industrial