



Planning and Zoning Commission Meeting Agenda
August 6, 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 July 2, 2026 regular meeting.

2. PUBLIC HEARING, CONSIDERATION & ACTION:

2.A A Conditional Use Permit (CUP) for Building Contractor, Maintenance and Repair, in a Light Commercial (C-2) zoning district for the property identified as 403 Schreiner Street; Lots 391, 392, and part of Lot 390, Block 52, Schreiner Subdivision; KCAD Property ID 36407 and 36408. (Case No. PZ-2026-13)

2.B A change in zoning from General Commercial (C-3) to Medium Density Residential (R-2) for a portion of the property identified as 2001 Sidney Baker Street; a 0.3793-acre parcel of land situated in Kerr County, Texas; being within original Survey No. 116, F. Cage, Abstract No. 106; being part of a 1.89-acre tract; KCAD Property ID 13533. (Case No. PZ-2026-14)

3. 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: July 24, 2026 3:00pm, 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 July 2, 2026 regular meeting.

AGENDA DATE: August 6, 2026

DATE SUBMITTED: 07/21/2026

SUBMITTED BY:

EXHIBITS:

1. 20260702_PZ 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 corrections.

**PLANNING AND ZONING COMMISSION
MINUTES
REGULAR MEETING**

**KERRVILLE, TEXAS
JULY 2, 2026 4:00 PM**

PLANNING & ZONING MEMBERS

PRESENT:

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

PLANNING & ZONING MEMBERS

ABSENT:

None
Katie Thompson Resigned

CITY EXECUTIVE STAFF:

Drew Paxton
Steve Melander
Jeff Harris - City Council Liaison

CALL TO ORDER:

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

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.

David Lipscomb made a motion to approve the meeting minutes. Kim Richards seconded the motion and the motion passed 6-0.

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)

Drew Paxton presented the case.
Larry Cattran was called to speak.
Open public hearing.
Melani Forks was called to speak.
Julie Reeves was called to speak.
Bruce Stracke was called to speak.

Close public hearing.
General discussion occurred.

Kim Richards made a motion to approve the CUP request with Conditions. Tabor McMillan seconded the motion and the motion passed 6-0.

Conditions of Approval:

1. The facility shall comply with minimum state requirements.
2. No portion of play areas shall be located within front setback or side setbacks adjacent to a street.
3. An eight-foot solid fence shall be constructed and maintained along any property line adjoining a residential zoning district or any portion of a property zoned Mixed Use (MU) or Planned Development (PD) for residential uses.
4. Hours of operation are to be limited to 2pm to 6:30pm to cover after-school hours and a child pickup window.

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)

Drew Paxton presented the case.

Bruce Stracke was called to speak.

Open public hearing.

Pam Kirley was called to speak.

Close public hearing.

General discussion occurred.

P&Z directed staff to further study the MU zoning in this area for possible K2050 future use revisions.

Tabor McMillan made a motion to approve the zoning change. Abram Bueche seconded the motion and the motion passed 6-0.

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.

Steve Melander presented the carport discussion item.

Drew Paxton provided additional context.

General discussion occurred.

P&Z directed staff to prepare a presentation regarding carports to be presented at a future meeting for further discussion.

Next Planning and Zoning Commission Meeting on August 6, 2026.

ADJOURN.

Chair Mike Sigerman adjourned the meeting at 4:46pm.

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 Building Contractor, Maintenance and Repair, in a Light Commercial (C-2) zoning district for the property identified as 403 Schreiner Street; Lots 391, 392, and part of Lot 390, Block 52, Schreiner Subdivision; KCAD Property ID 36407 and 36408. (Case No. PZ-2026-13)

AGENDA DATE: August 6, 2026

DATE SUBMITTED: 07/21/2026

SUBMITTED BY:

EXHIBITS:

1. PZ-2026-13_Location Map
2. PZ-2026-13_Site Plan & Proposed Sign
3. PZ-2026-13_Current Zoning Map
4. PZ-2026-13_K2050 Future Land Use Map
5. PZ-2026-13_Downtown K2050 Land Use Description
6. PZ-2026-13_Stone_In Favor

Expenditure:
Account Number:
Payment to/Vendor
name:

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?
No

Key Priority Area:

SUMMARY:

Proposal

A Conditional Use Permit (CUP) for Building Contractor, Maintenance and Repair, in a Light Commercial (C-2) zoning district for the property identified as 403 Schreiner Street; Lots 391, 392, and part of Lot 390, Block 52, Schreiner Subdivision; KCAD Property ID 36407 and 36408. (Case No. PZ -2026-13)

Zoning code requires that a construction contracting business obtain a Conditional Use Permit (CUP) when located within a Light Commercial (C-2) zoning district. The purpose of the CUP is to provide the city and adjacent property owners with some assurances that the proposed business and associated activities do not have a negative impact on an existing neighborhood or business district. The CUP process, following public

hearings and review of any written public comments, allows the Planning & Zoning Commission and City Council to recommend approval or denial and to add additional conditions as part of the approval process.

The business owner requesting the CUP has indicated that the existing building will only be used as an office so that they can have a local presence here in Kerrville. The building and property will not be used for storing materials or equipment. The concerns for having a contractor located within a C-2 zoning district is that the outdoor storage of equipment and materials, and possible generation of noise, may detract from other retail-oriented businesses and residences that are located in the same area.

To give some assurances that this contracting business will not negatively impact the area, staff recommends the following Conditions of Approval:

1. No outdoor storage of equipment and materials.
2. No activities that generate noise that are disturbing to surrounding businesses or residences.

Procedural Requirements

- **Public notification letters:** Sent to **15 adjacent property owners** on **7/23/26**
- **Public notice publication:** Hill Country Community Journal on **7/8/26**
- **Public hearing sign:** Posted on **7/24/26**
- **Public comment received:** One comment in favor of the request at time of drafting this agenda bill.

Staff Analysis & Recommendation

Consistency with Kerrville 2050 Plan

- Located within the Downtown (D) land use area on the Future Land Use Plan.
- With the proposed Conditions of Approval, the CUP request does not impact K2050 land use.
- Use as a contracting business office is consistent with the Downtown land use designation.
- **Conclusion:** The request aligns with the intent of the Kerrville 2050 goals for this area so the CUP request is appropriate with proposed Conditions of Approval.

Adjacent Zoning & Land Uses

- **Subject Property:**

- **Current Zoning:** Light Commercial (C-2)
- **Existing Use:** Vacant Building

- **North:**Public and Institutional (PI)
 - **Existing Use:** Kerr County Maintenance Facility (Nonconforming/Grandfathered Use)

- **South:**Downtown Arts and Culture (DAC)
 - **Existing Use:** HEB Employee Parking Lot

- **West:**Residential Transition (RT)
 - **Existing Use:** Hair Salon

- **East:**Light Commercial (C-2)
 - **Existing Use:** Holloway Plumbing & Dealers Electrical Supply (Nonconforming/Grandfathered Uses)

Thoroughfare & Traffic Impact

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

Parking Requirements

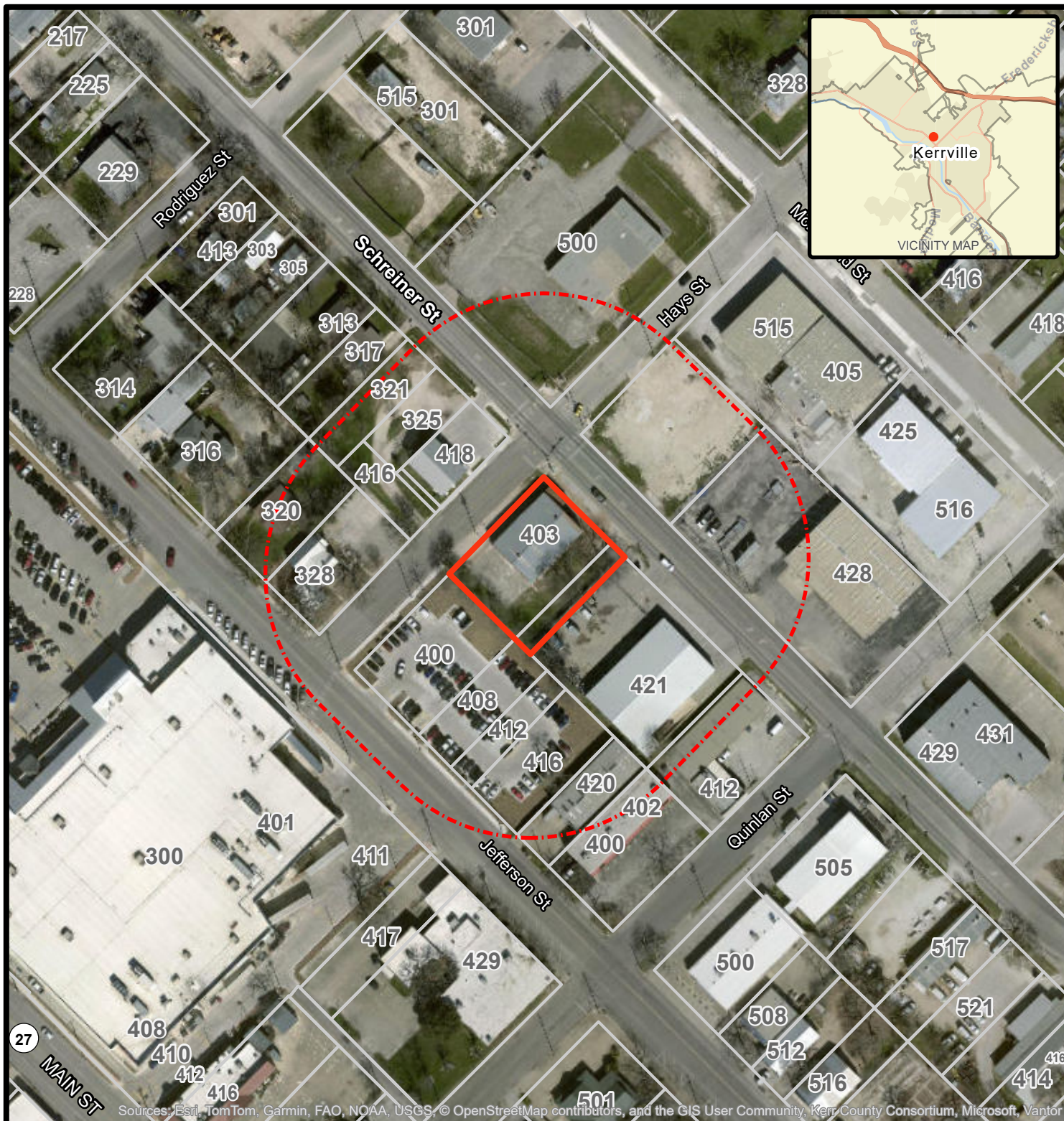
- Off-street parking requirements are met with exiting off-street parking meeting the needs of the proposed use.

Recommendation

Based on consistency with the Kerrville 2050 Comprehensive Plan, existing surrounding uses and current zoning, staff recommends approval of the case with the proposed Conditions of Approval. The Planning & Zoning Commission and City Council may add additional conditions if desired.

RECOMMENDED ACTION:

Approve the CUP with specific Conditions.



Location Map

Case # PZ-2026-13

Location:

403 Schreiner Street

Legend

-  Subject Properties
-  200 Feet Notification Area



0 50 100 200
Scale In Feet

07/09/2026

SITE PLAN – PROPOSED WALL SIGN

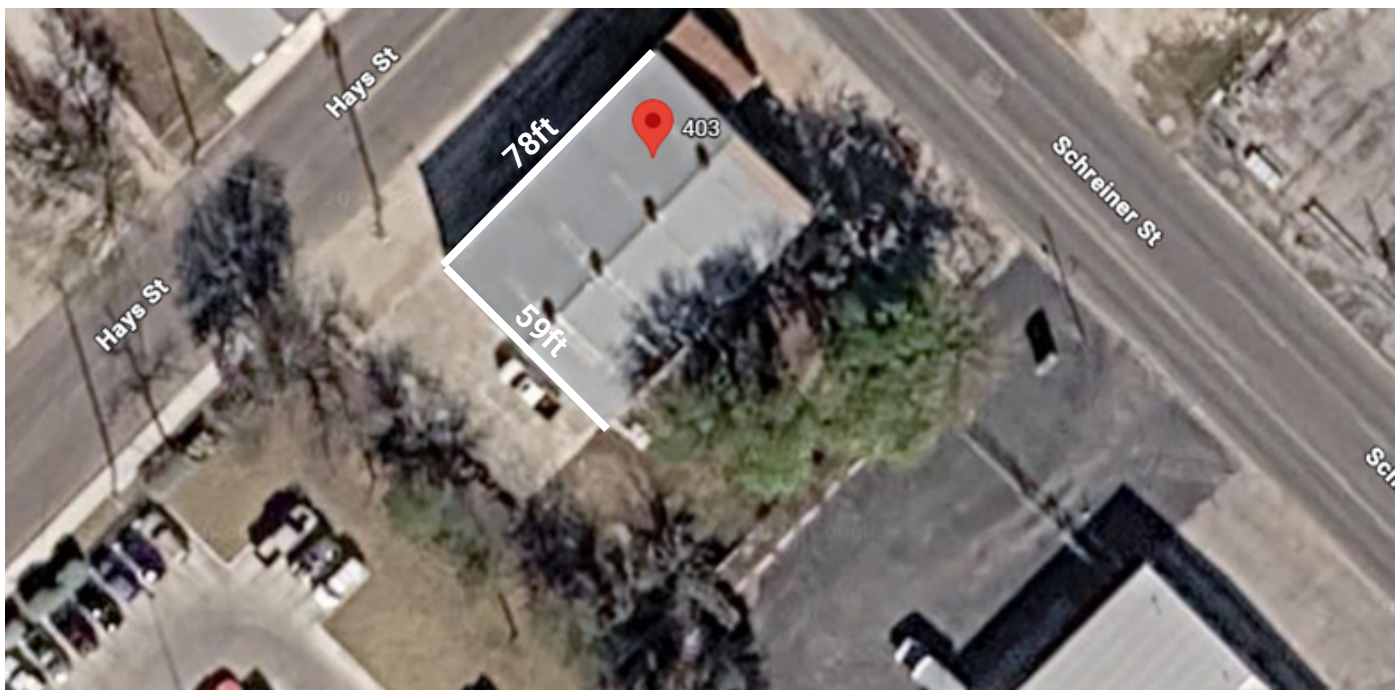
403 SchreinerSt, Kerrville, TX78028



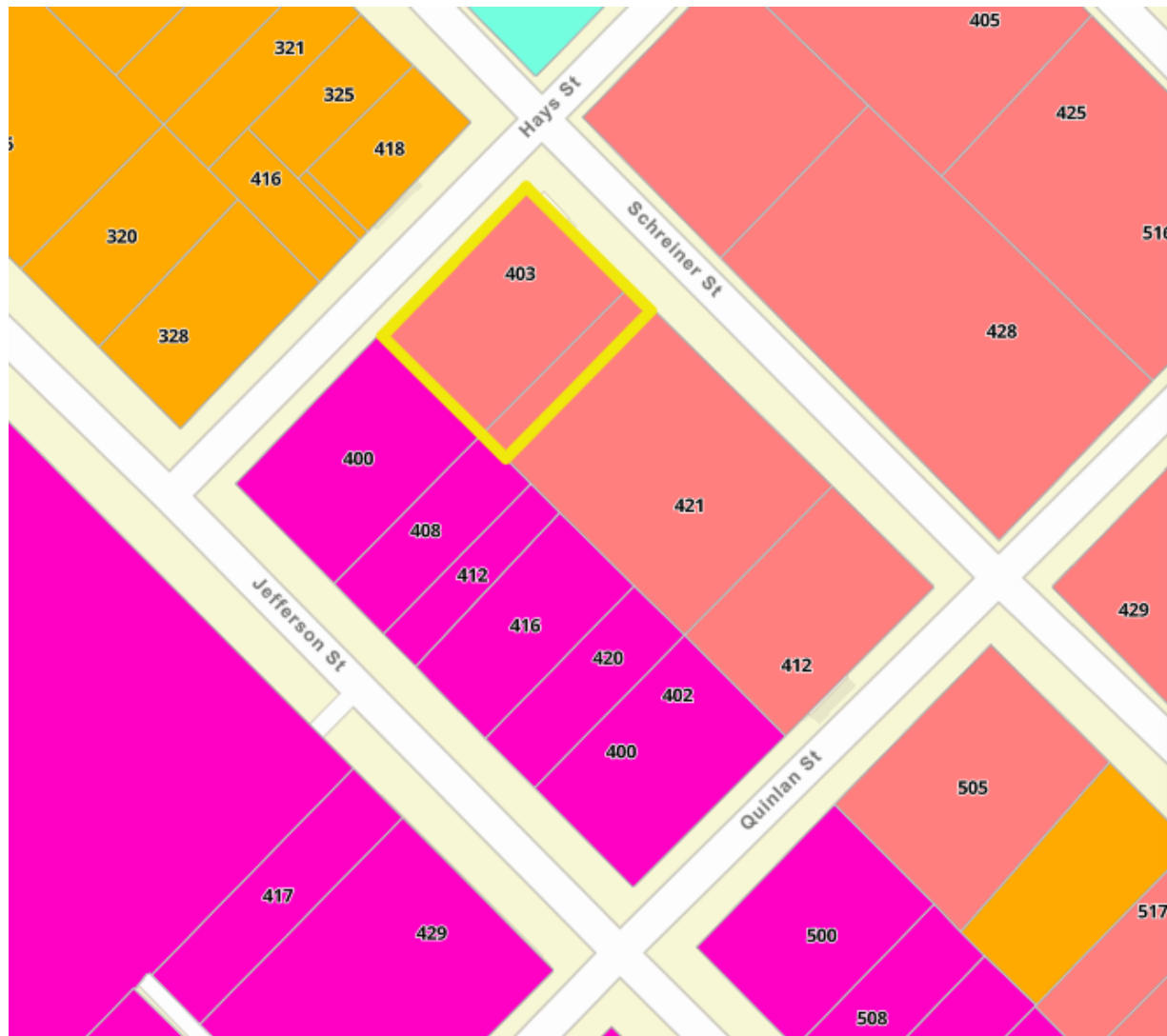
Sign Area: 40 sq. ft.

Mounting Height: 4 ft AFG

Wall-mounted beside entry door

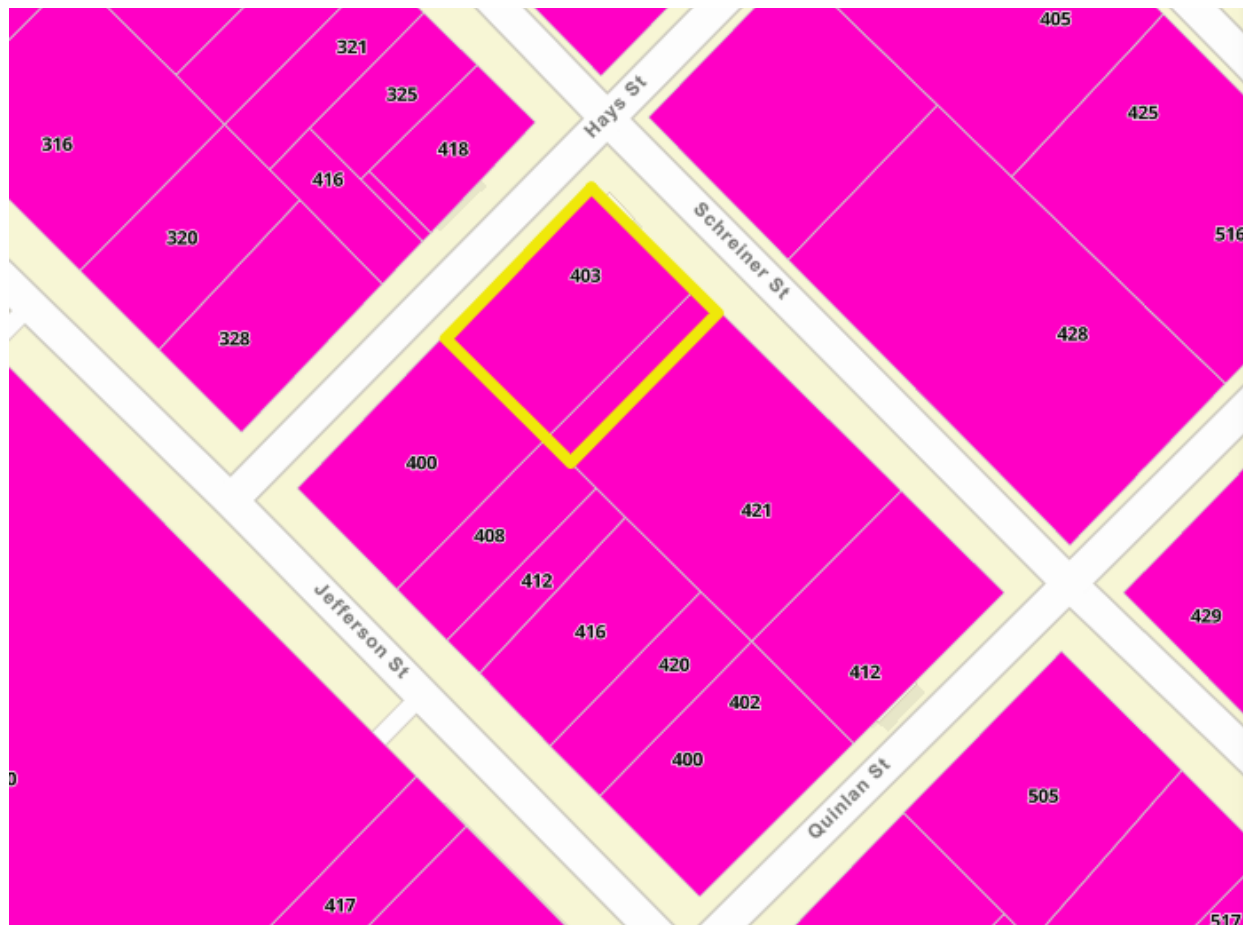






Zoning District (Current)

- 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

Downtown (D)



Downtown is the heart of Kerrville, serving as the historic center of economic, entertainment, community activity, employment and shopping for the City and surrounding area. Buildings are typically two or more stories in height, with condominiums, apartments or offices located above storefronts. The design and scale of the development promote active living within a network of walkable streets and historic structures.

Primary Land Use: Retail, commercial, condominiums, apartments, offices, hotels, entertainment centers, service and office uses.

Secondary Land Use: Civic and institutional uses, parks and open space.

Indicators & Assumptions: Lot sizes vary, but parcels are often smaller compared to other commercial and residential areas. Mixed use structures are common with buildings often sharing walls and building frontages that interact with the public sidewalk.

July 25, 2026

Planning and Zoning Commission

Case PZ-2026-13

RE: Conditional use permit for Building Contractor, Maintenance and Repair Office in light commercial (C-2) zoning at 403 Schreiner Street, Kerrville, Texas

We, Mark and Linda Stone, owners of 403 Schreiner Street, are in support of the request to issue the conditional use permit for this address for use as a Maintenance and Repair office.

Land use table, page 3, allows for office general in a C-2 zone. It has been an office for the last 4 years leased to the Heart of the Hills Heritage Center while they were planing and building our new History Center on Water Street. This new office is no different.

We appreciate this family business expanding into the Kerrville market. They came with no incentive, no tax abatement and we wish them every success.

Karstone Properties L.L.C., 403 Schreiner Street Series

Mark & Linda Stone

Mark Stone

Linda Karst Stone

903 Tanglewood Lane

Kerrville Texas 78028-2945

830-739-2100

Stonektx@gmail.com



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

CAPTION: A change in zoning from General Commercial (C-3) to Medium Density Residential (R-2) for a portion of the property identified as 2001 Sidney Baker Street; a 0.3793-acre parcel of land situated in Kerr County, Texas; being within original Survey No. 116, F. Cage, Abstract No. 106; being part of a 1.89-acre tract; KCAD Property ID 13533. (Case No. PZ-2026-14)

AGENDA DATE: August 6, 2026

DATE SUBMITTED: 07/21/2026

SUBMITTED BY:

EXHIBITS:

1. PZ-2026-14_Location Map
2. PZ-2026-14_Survey Exhibit
3. PZ-2026-14_Current Zoning Map
4. PZ-2026-14_K2050 Future Land Use Map
5. PZ-2026-14_K2050 TR Land Use Description

Expenditure:
Account Number:
Payment to/Vendor
name:

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?
No

Key Priority Area:

SUMMARY:

Proposal

A change in zoning from General Commercial (C-3) to Medium Density Residential (R-2) for a portion of the property identified as 2001 Sidney Baker Street; a 0.3793-acre parcel of land situated in Kerr County, Texas; being within original Survey No. 116, F. Cage, Abstract No. 106; being part of a 1.89-acre tract; KCAD Property ID 13533. (Case No. PZ-2026-14)

The owner of Quality Inn & Suites has requested this change in zoning to permit the construction of a residential home adjacent to the hotel for purposes of living close to the hotel and being able to respond more quickly to daily hotel tasks and needs. The Medium Density Residential (R-2) zoning district was chosen because it is most

consistent with the surrounding current zoning. If approved, the rezoned, vacant and unused area of the larger hotel parcel would be subdivided off to create the residential lot. Once the new lot has been properly subdivided/platted, the owner could then apply for a building permit.

The K2050 future land use map designates this property as Transitional Residential (TR). The requested zoning of Medium Density Residential (R-2) is consistent with K2050 TR land use. The R-2 zoning request would also provide flexibility if the owner chose to build more than one residential unit on the subdivided property, perhaps for a manager or maintenance person, as well. This request appears to be reasonable based on consistency with K2050 future land use designation, surrounding current zoning, and surrounding current uses.

Procedural Requirements

- **Public notification letters:** Sent to **15 adjacent property owners** on **7/23/26**
- **Public notice publication:** Hill Country Community Journal on **7/8/26**
- **Public hearing sign:** Posted on **7/24/26**
- **Public comment received:** None at time of drafting this agenda bill.

Staff Analysis & Recommendation

Consistency with Kerrville 2050 Plan

- Located within a Transitional Residential (TR) area on the K2050 Future Land Use Map
- Location is adjacent to currently zoned Medium Density Residential (R-2) and Multifamily Residential (R-3) zoning districts
- This zoning change request is consistent with existing adjacent uses and consistent with K2050 future land use

Adjacent Zoning & Land Uses

- **Subject Property:**
 - **Current Zoning:** General Commercial (C-3)
 - **Existing Use:** Quality Inn & Suites / Vacant land where zoning change is being requested
- **North:** General Commercial (C-3)
 - **Existing Use:** Quality Inn & Suites
- **South:** Medium Density Residential (R-2) and Multifamily Residential (R-3)
 - **Existing Use:** Pueblo Hills Condominiums
- **West:** Multifamily Residential (R-3)
 - **Existing Use:** Brookdale Senior Housing
- **East:** General Commercial (C-3)
 - **Existing Use:** YO Ranch Hotel & Conference Center

Thoroughfare & Traffic Impact

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

Parking Requirements

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

Recommendation

Staff recommends approval of the requested zoning change based on consistency with K2050 future land use designation, surrounding current zoning, and surrounding current uses.

RECOMMENDED ACTION:

Approve the zoning change request.



Location Map

Case # PZ-2026-14

Location:

2001 Sidney Baker Street

Legend

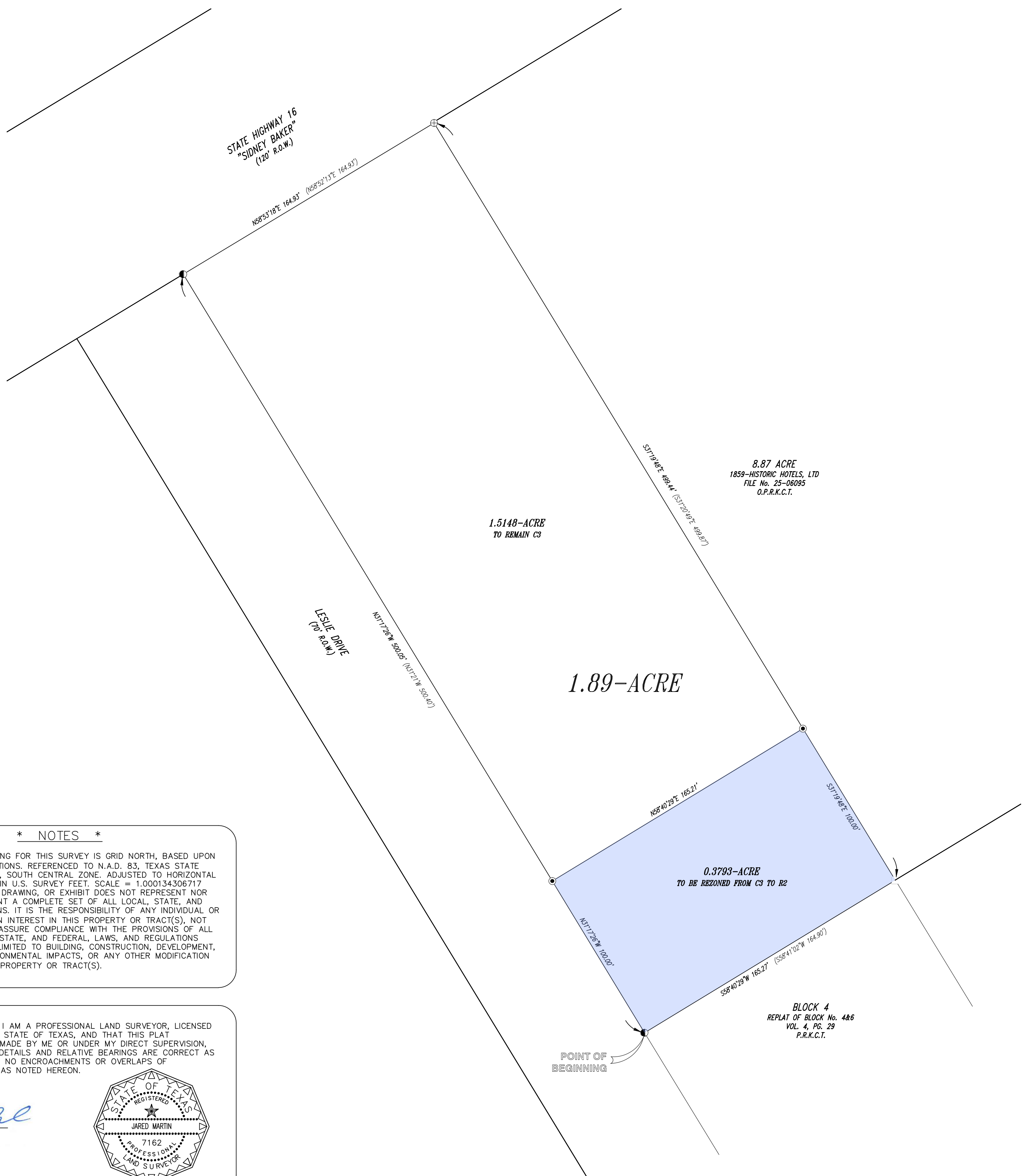
-  Subject Properties
-  200 Feet Notification Area



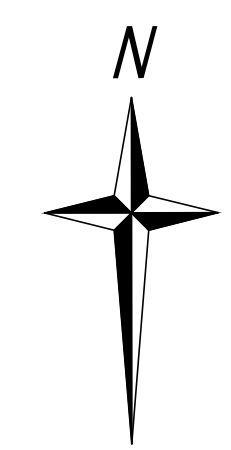
0 75 150 300

Scale In Feet

07/09/2026



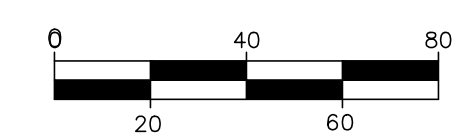
VICINITY MAP
1"=1000'
SOURCE: KERR COUNTY CAD



GRID

* LEGEND *

- 4"x4" WOOD FENCE CORNER POST
- FOUND 1/2" I.R.
- FOUND SURVEY NAIL
- SET 5/8" I.R. W/CAP STAMPED "WES 10194410"
- PROPERTY LINE



SCALE: 1"=40'

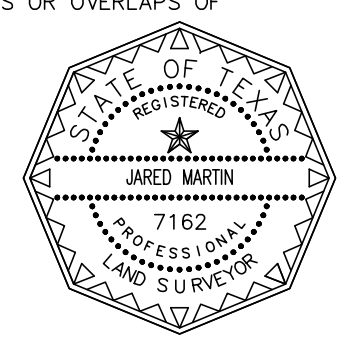
* NOTES *

- 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 = 1.000134306717
- 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).

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: JUNE 23, 2026

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

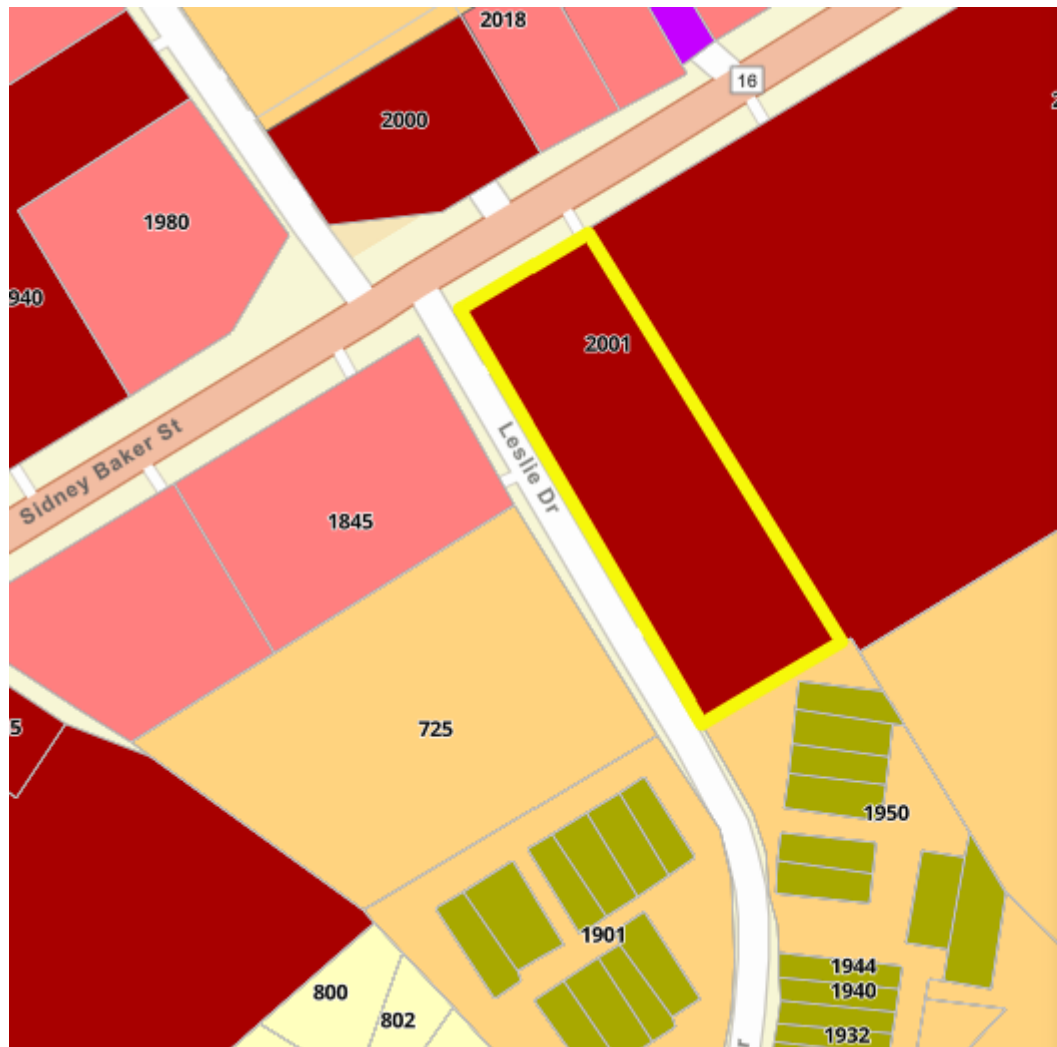


BLOCK 4
REPLAT OF BLOCK No. 486
VOL. 4, PG. 29
P.R.K.C.T.

PROPERTY ZONING EXHIBIT

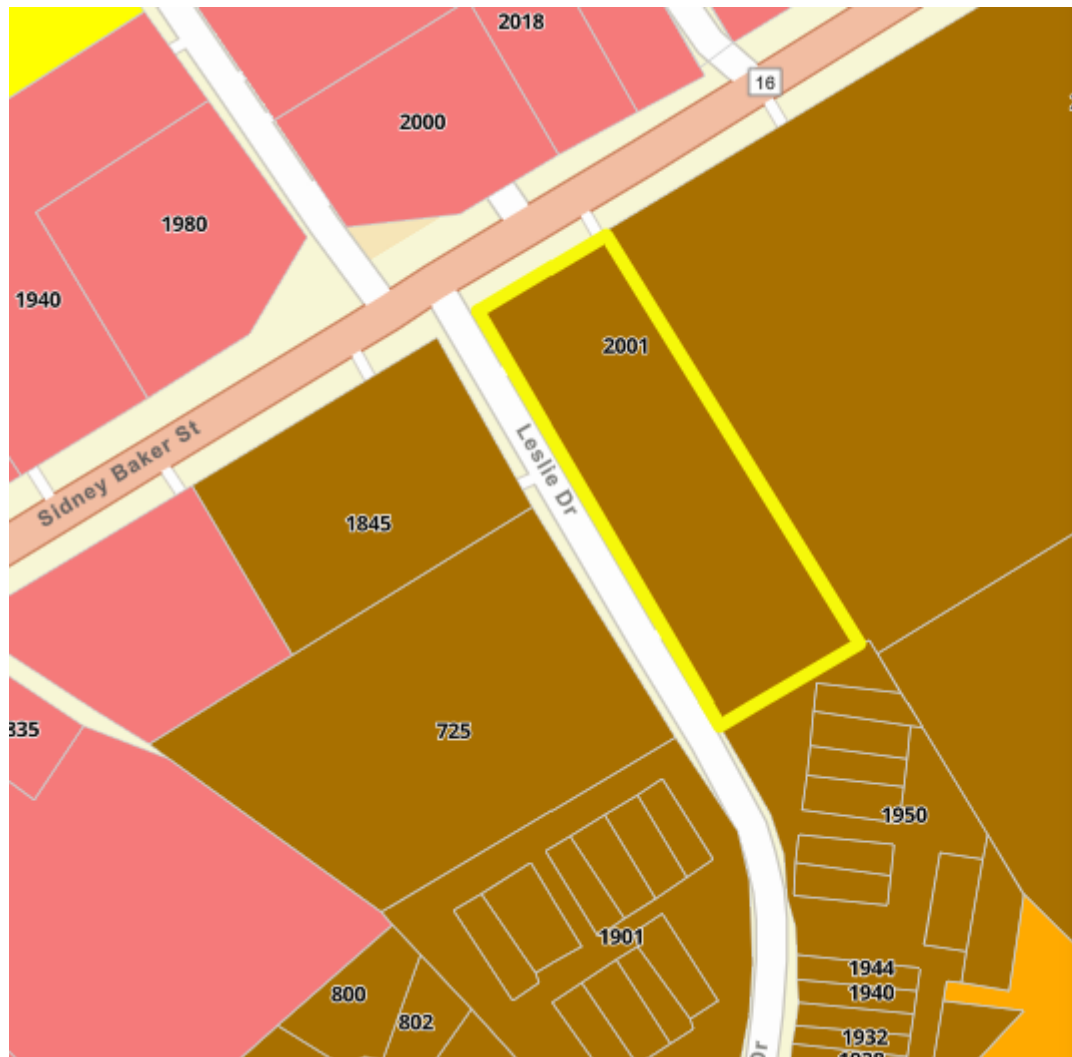
0.3793 ACRES OUT OF A 1.89 ACRE TRACT, WITHIN THE BENJAMIN F. CAGE SURVEY No. 116, ABSTRACT No. 106, ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LEIN RECORDED IN FILE No. 18-05758 PLAT RECORDS OF KERR COUNTY, TEXAS WHOLLY WITHIN THE CITY OF KERRVILLE, TEXAS.

WELLBORN ENGINEERING & SURVEYING	631 WATER STREET KERRVILLE TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.E.L.S.	
	PROJECT: WES: 25-163	SCALE: 1"=30'	FIELD: JS/WG	DRAFTING: BM
	LAST FIELD VISIT: 09.18.2026 LAST DRAFT REVISION: 09.26.2026			CHECKED: JM
				SHEET NO. 1 of 1



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



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

Transitional Residential (TR)



Transitional Residential areas support a variety of housing types in a compact network of complete, walkable streets that are accessible by car, bike or on foot. These areas can provide a transition between low-density residential neighborhoods and higher-intensity uses. Limited amounts of local retail and services may be appropriate in certain locations as needed to support the primary land use and create convenience for residents.

Primary Land Use: Small-lot, single-family detached homes, patio homes, townhomes, duplexes, quadplexes and small condominiums and apartments.

Secondary Land Use: Civic and institutional uses, parks and open space and neighborhood-serving retail and office in context appropriate locations.