



Zoning Board of Adjustment Meeting Agenda
August 20, 2026 at 4:00 PM
City Hall, 701 Main Street, Kerrville, Texas



CALL TO ORDER:

1. APPROVAL OF MINUTES:

1.A Approval of Meeting Minutes from the February 19, 2026 regular meeting.

2. PUBLIC HEARING AND POSSIBLE ACTION:

2.A A parking variance for the property addressed as 933 Water Street, Kerrville, Texas, 78028; Brown Subdivision, Block 26 (Part of Lot 25, Part of Lot 2, and Lot 5), 1.77 Acres; KCAD Property ID 538640. (Case No. PZ-2026-15)

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 bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website on August 10, 2026 at 9:15 a.m., 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 ZONING BOARD OF ADJUSTMENT
CITY OF KERRVILLE, TEXAS**

CAPTION: Approval of Meeting Minutes from the February 19, 2026 regular meeting.

AGENDA DATE: August 20, 2026

DATE SUBMITTED: 08/07/2026

SUBMITTED BY:

EXHIBITS:

1. 20260219_ZBA 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.

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES**

**KERRVILLE, TEXAS
FEBRUARY 19, 2026 4:00 PM**

MEMBERS PRESENT:

Chair Aimee Chockley
Vice Chair Lynn Niles
Don Chute
Jency Carson
Jodie Tilmon

MEMBERS ABSENT:

Connor Odom
Vanessa Von Dohlen

CITY EXECUTIVE STAFF:

Drew Paxton
Steve Melander
Mariela Sanchez
Trina Sanchez

CALL TO ORDER

Meeting was called to order by Chair Aimee Chockley at 4:00pm.

2. APPROVAL OF MINUTES:

2.A Approval of meeting minutes from the October 30, 2025, regular meeting.

Lynn Niles made a motion to approve the meeting minutes; Jency Carson seconded the motion and the motion passed 5-0.

3. PUBLIC HEARING AND POSSIBLE ACTION:

3.A Request for a variance in accordance with Chapter 60, "The City of Kerrville Zoning Code," Section 60-50(c)(4), Building and Area Regulations, to vary the corner minimum setback for the property addressed as 817 Webster Avenue, Kerrville, Texas, 78028; Parsons Addition, Block 19, Lot 4. (Case No. PZ-2026-1)

Steve Melander presented the case.
Open public hearing.
Close public hearing.
Cody Thomas was called to speak.
General discussion occurred.

Jency Carson made a motion to approve the setback variance request. Jodie Tilmon seconded

the motion and the motion passed 5-0.

4. **STAFF REPORT:**

Next ZBA meeting to be determined as needed. Currently no new cases.
Drew Paxton gave an update on the status of Zoning Code amendment.

ADJOURN.

Meeting adjourned by Chair Aimee Chockley at 4:08 pm.

APPROVED BY ZBA: _____

APPROVED:

ATTEST:

Aimee Chockley, Chair

Steve Melander, Planning Division



**TO BE CONSIDERED BY THE ZONING BOARD OF ADJUSTMENT
CITY OF KERRVILLE, TEXAS**

CAPTION: A parking variance for the property addressed as 933 Water Street, Kerrville, Texas, 78028; Brown Subdivision, Block 26 (Part of Lot 25, Part of Lot 2, and Lot 5), 1.77 Acres; KCAD Property ID 538640. (Case No. PZ-2026-15)

AGENDA DATE: August 20, 2026

DATE SUBMITTED: 08/07/2026

SUBMITTED BY:

EXHIBITS:

1. PZ-2026-15_Location Map
2. PZ-2026-15_Current Zoning Map
3. PZ-2026-15_Site Plan (Water St & Spring St ROW Parking)
4. PZ-2026-15_Site Plan (Water St & Spring St ROW Parking)_In Yellow
5. PZ-2026-15_Aerial_Surrounding Parking

Expenditure:

Amount Budgeted:

Account Number:

Account Balance:

**Payment to/Vendor
name:**

Kerrville 2050 Item?

Key Priority Area:

Yes

D – Downtown Revitalization

SUMMARY:

A parking variance for the property addressed as 933 Water Street, Kerrville, Texas, 78028; Brown Subdivision, Block 26 (Part of Lot 25, Part of Lot 2, and Lot 5), 1.77 Acres; KCAD Property ID 538640. (Case No. PZ-2026-15)

The applicant, Springhill Suites, a proposed 84 room hotel located at 933 Water Street, is requesting an off-street parking variance for the construction of twelve (12) new parking spaces within public Right-of-Way to help meet off-street parking requirements for the development. Six (6) parking spaces would be located on Water Street and six (6) spaces on Spring Street. The applicant is requesting that the installation of these twelve (12) new spaces count toward their total off-street parking requirement. The applicant has maximized the available on-site area for parking and needs these additional spaces to meet their off-street parking obligation so that they can move forward with their development.

A total of 78 off-street parking spaces are being provided onsite. A total of 90 off-street parking spaces are required to meet parking guidelines. That leaves a total of 12 parking spaces requiring a variance to be permitted within the public Right-of-Way directly adjacent to the proposed hotel. See attached site plan. The applicant is proposing to construct 6 new additional spaces on Water Street and 6 new spaces on Spring Street. These spaces would serve as overflow parking for Springhill Suites and also be available to the public as additional street parking. All twelve parking spaces are not currently existing and would be newly constructed with the Springhill Suites development.

Based on site constraints, the availability of already existing public and private parking, the benefits to downtown businesses provided by this new development, and based on zoning code, the Zoning Board of Adjustment has the authority to authorize this exception to the off-street parking requirements.

Procedural Requirements

- **Public notification letters:** Sent to **8 adjacent property owners** on **8/6/2026**
- **Public notice publication:** Hill Country Community Journal on **7/29/2026**
- **Public hearing sign and agenda:** Posted on **8/7/2026**
- **Public comment received:** None at the time of drafting this agenda bill.

Zoning and Land Uses

Site Zoning: Downtown Arts & Culture (DAC)

Current Land Uses: Vacant Property

Surrounding Zoning: Downtown Arts & Culture (DAC)

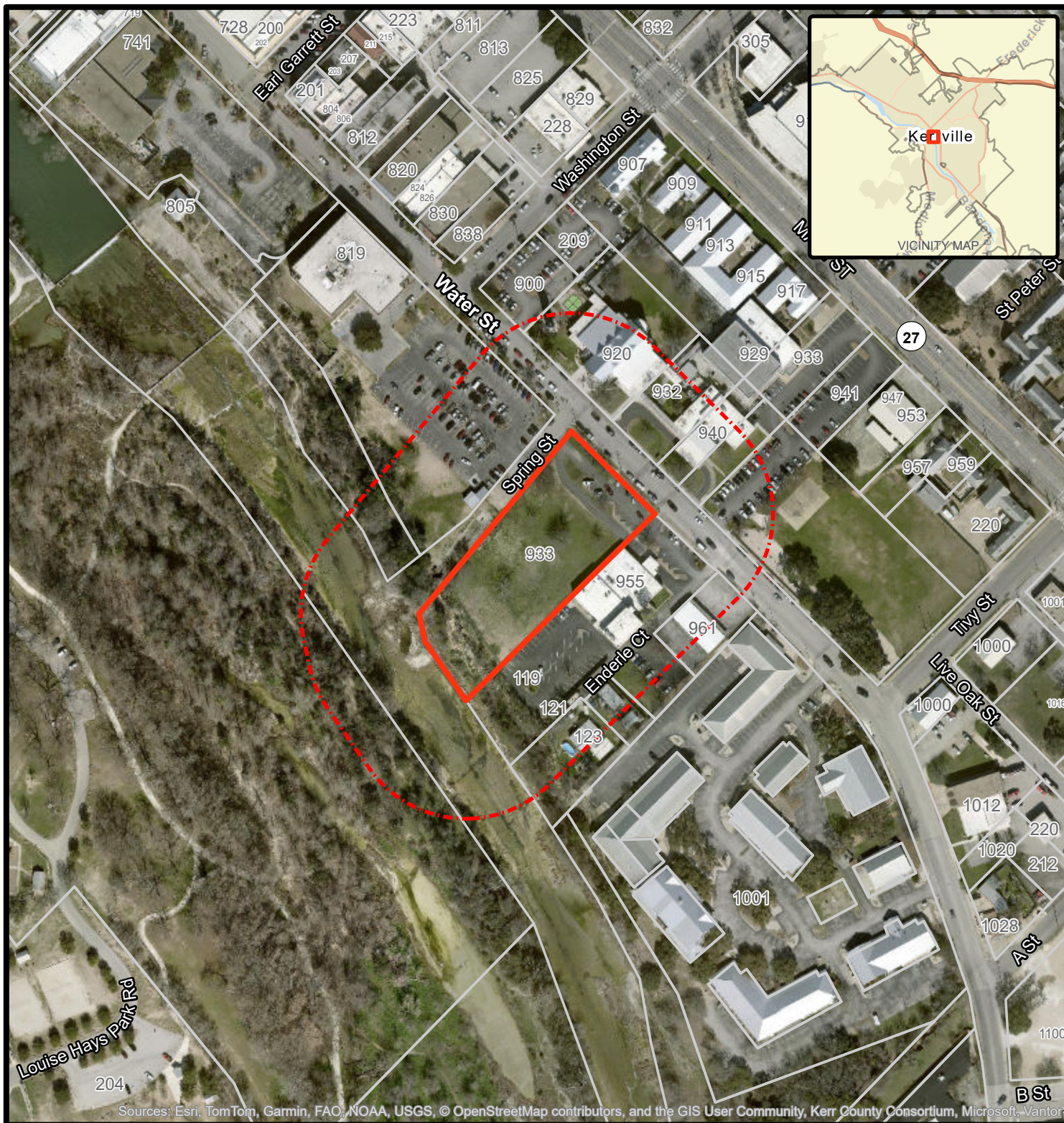
Surrounding Area Land Uses: Notre Dame Catholic Church, Kerr County Health Center, Texas State Health Services, and various retail businesses.

Criteria for Review

According to Section 60-102(3) of the “City of Kerrville Zoning Code”, the zoning board of adjustment may authorize exceptions to the requirements for off-street parking where it finds that the peculiar nature of use, the shape or size of the property, or other exceptional conditions would justify such action and any such reduction or exception could be accommodated without adverse impacts on adjacent properties or the surrounding area.

RECOMMENDED ACTION:

Staff recommends approval of the parking variance, although it is up to the Zoning Board of Adjustment to make the final determination based on the public hearing and any written comments.



Location Map

Case # PZ-2026-15

Location:

933 Water Street (Parking Variance)

Legend

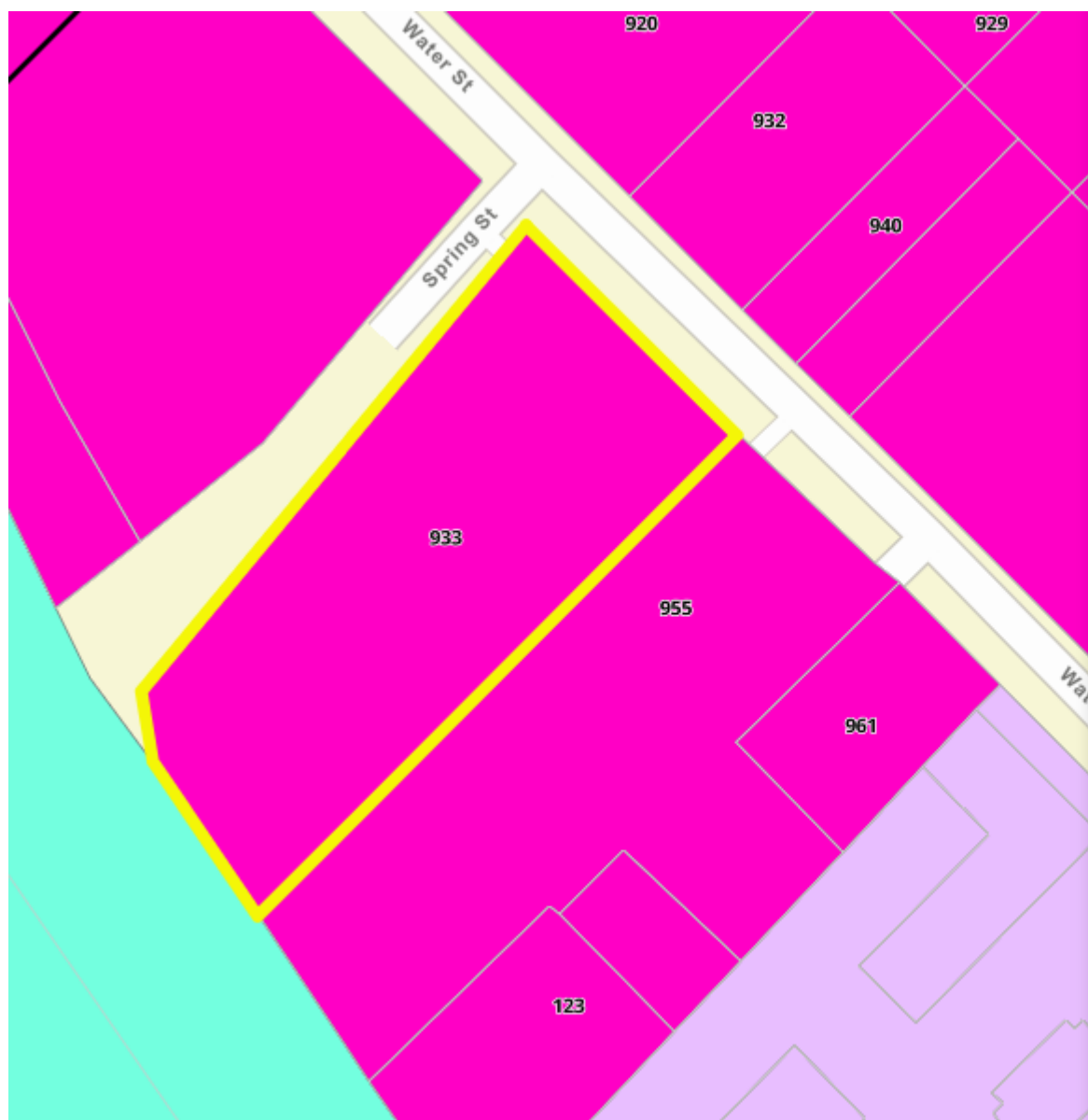
-  Subject Properties
-  200 Feet Notification Area



0 75 150 300

Scale In Feet

07/13/2026



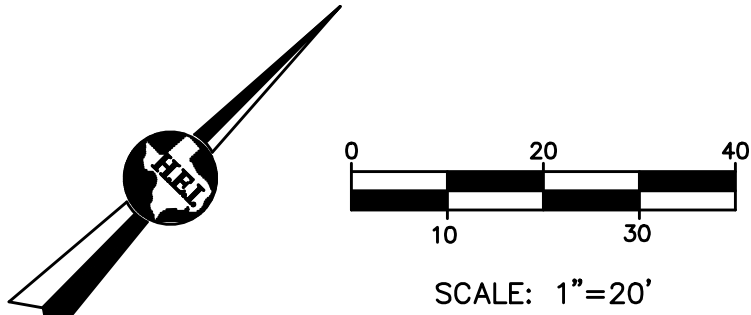
Zoning District (Current)

-  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

GENERAL NOTES

1. REMOVE AND PROPERLY DISPOSE OF EXISTING PAVEMENT. CONTRACTOR TO SAWCUT AT EDGES OF PROPOSED PAVEMENT EXTENT TO MINIMIZE DAMAGES TO EXISTING ASPHALT PAVING.
2. PROPOSED SIDEWALK FROM HANDICAP PARKING AREA TO BUILDING ENTRANCES MUST COMPLY WITH ALL ADA GUIDELINES.
3. PROPOSED FIRE LANE PAVEMENT IS REQUIRED TO SUPPORT 75,000 LBS OF IMPOSED LOAD. FIRE LANE MARKINGS SHALL MEET CITY OF KERRVILLE FIRE CODE.
4. NO ON-SITE DETENTION REQUIRED BASED ON PREVIOUS MEETINGS WITH CITY OF KERRVILLE STAFF.
5. ALL IMPROVEMENTS, INCLUDING LANDSCAPING, LOCATED WITHIN THE CITY OF KERRVILLE RIGHT OF WAY MUST BE MAINTAINED BY THE PROPERTY OWNER. ALL IMPROVEMENTS IN THE RIGHT OF WAY MAY BE REMOVED, WITHOUT REPLACEMENT OR REPAIR, AT ANY TIME BY THE CITY.
6. CONTRACTOR TO CONSTRUCT CONCRETE PAVEMENT SECTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ROCK ENGINEERING & TESTING DATED 04/12/2018.
7. ADA PATHS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% AND MAXIMUM CROSS SLOPE OF 2%.
8. EXISTING SURVEY COMPLETED IN 2018. CURRENT CONDITIONS HAVE NOT BEEN VERIFIED. CONTRACTOR TO FIELD VERIFY.
9. THE 100-YR BASE FLOOD ELEVATION IS 1616.1' AS PROVIDED BY THE CITY OF KERRVILLE ON 08/24/2017.
10. PROJECT BENCHMARK INFORMATION WILL BE PROVIDED BY THE PROJECT SURVEYOR.

OWNER: HILL COUNTRY COMMUNITY MENTAL HEALTH

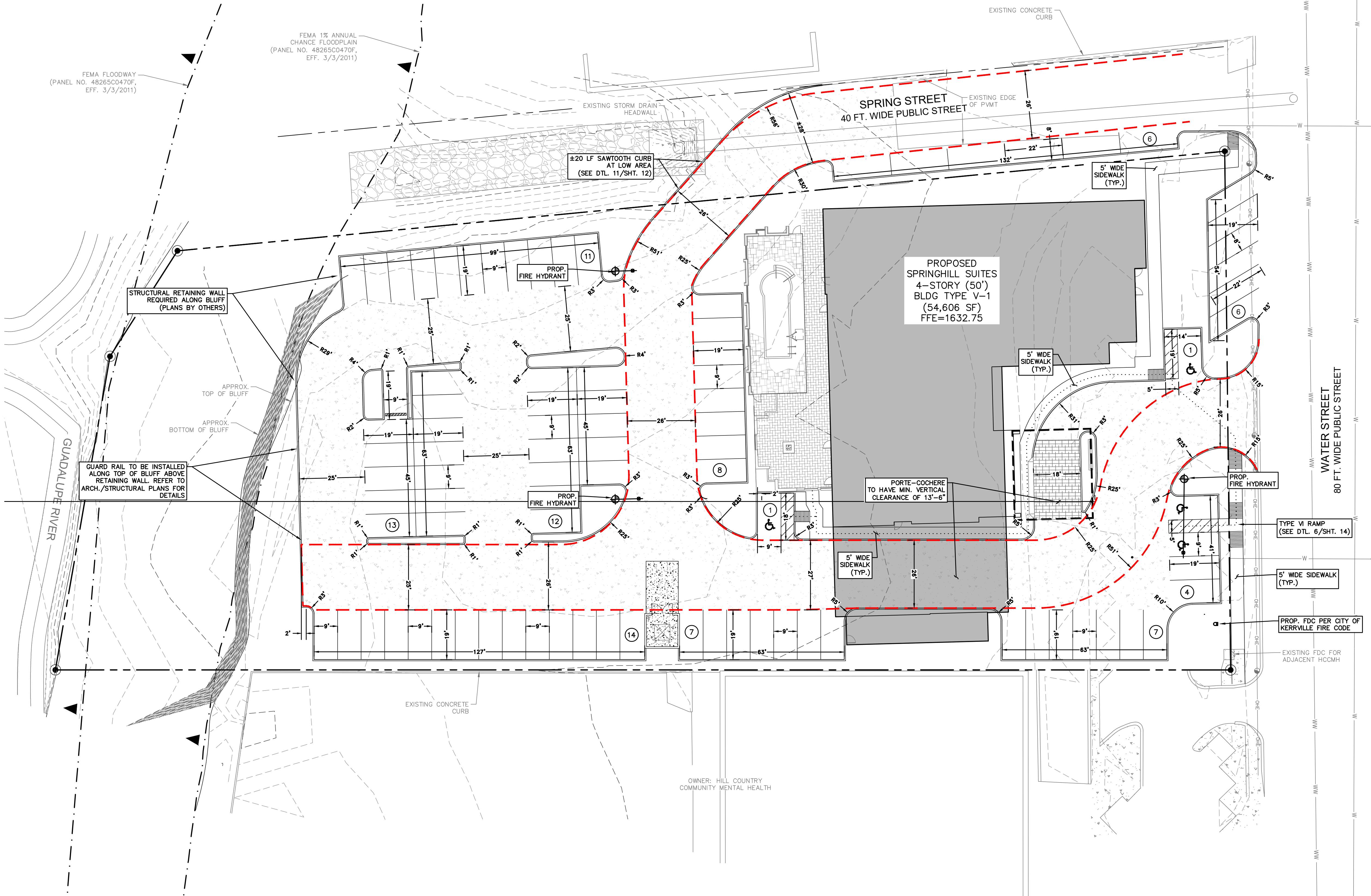


LEGEND

- =PROPOSED CONTOUR
- =EXISTING CONTOUR
- =PROPERTY BOUNDARY
- =FIRE LANE
- =ADA PATH
- =LIGHT DUTY PAVEMENT
- =HEAVY DUTY PAVEMENT
- =DUMPSTER AREA PAVEMENT
- =FEMA FLOODPLAIN
- =PARKING COUNT

PARKING SUMMARY

GUEST SUITES	79
ADA GUEST STUDIOS AND SUITES	5
TOTAL REQUIRED SPACES	84
TOTAL PROVIDED SPACES	90
TOTAL REQUIRED ADA SPACES	4
TOTAL PROVIDED ADA SPACES	4



CITY APPROVAL

THESE PLANS HAVE BEEN REVIEWED AND APPROVED BY _____ ON _____ DATE _____

THIS APPROVAL WILL BECOME VOID AFTER ONE YEAR OF THE INDICATED APPROVAL DATE. EXCEPTIONS TO THIS APPROVAL ARE AS FOLLOWS:

BY APPROVING THESE PLANS, THE CITY OF KERRVILLE DOES NOT ASSUME ANY LIABILITY FOR ENGINEERING DESIGN, NOR DOES APPROVAL RELEASE THE DESIGN ENGINEER FROM LIABILITY FOR CORRECTION ERRORS OR OMISSIONS IN THE DESIGN BOTH DURING AND AFTER CONSTRUCTION.

INTERIM REVIEW ONLY

Document incomplete: not intended for permit, bidding or construction.

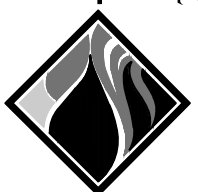
EMMETT C. GOLD
Engineer
140488
Registration Number
7/9/2026
Date

SPRINGHILL SUITES - MARRIOTT

933 WATER STREET, KERRVILLE, TEXAS 78028

SITE LAYOUT PLAN

Hewitt Engineering Inc.
Consulting Engineering Services
716 Barnett Street • Kerrville, Texas 78028 • 830.315.8800
TBPE Registration No. F-10739 • www.hewitt-inc.com



HEI JOB NO.: 22171

DATE: 05.01.2026

DRAWN BY: ECG

SHEET

5 OF 17

REVISIONS:

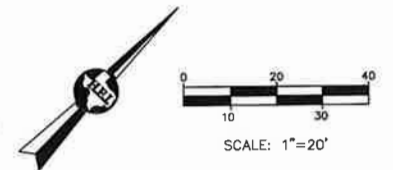
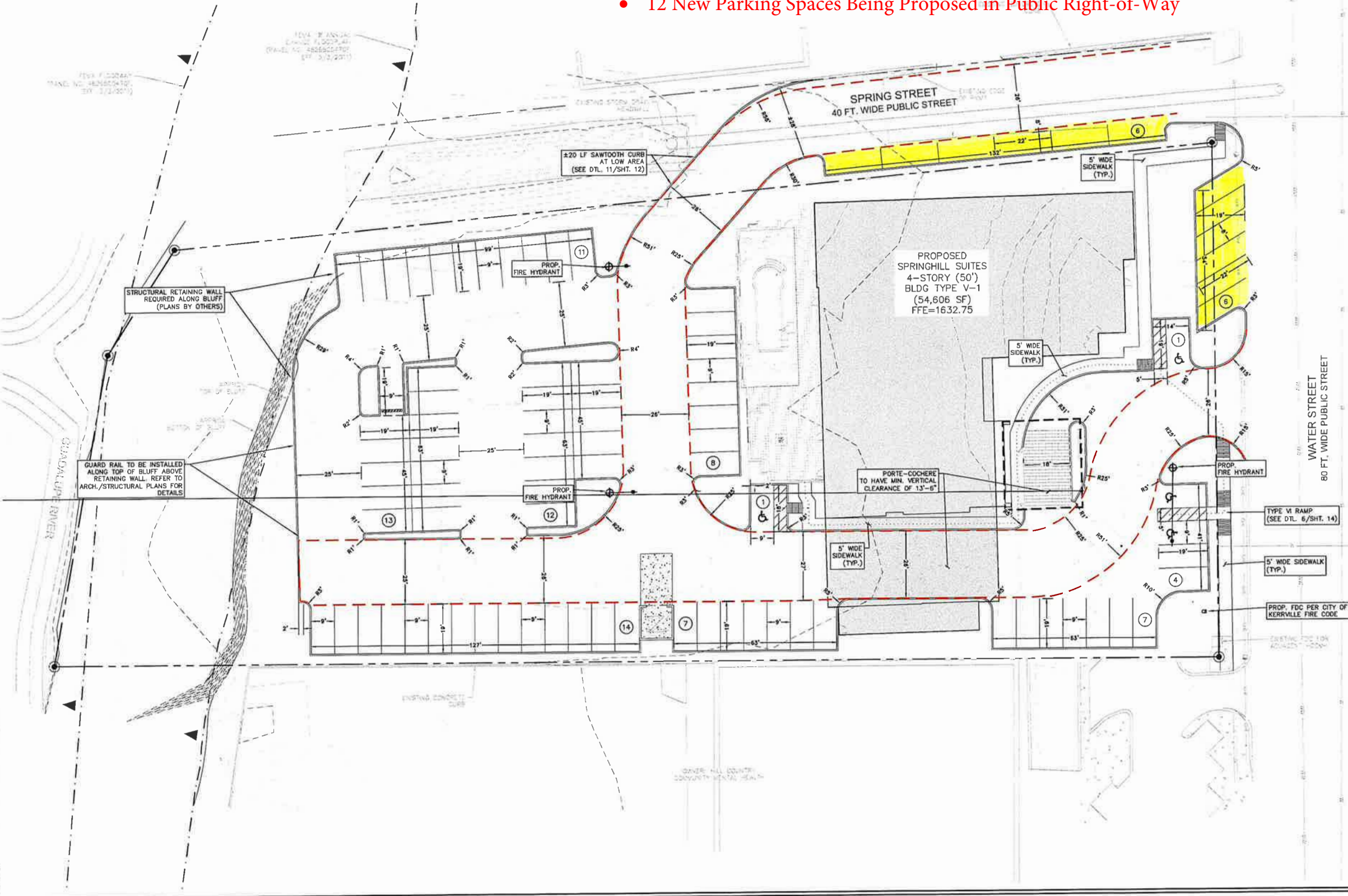
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PROPOSED RIGHT-OF-WAY PARKING HIGHLIGHTED IN YELLOW

- 90 Off-Street Parking Spaces Required by Code
- 78 Off-Street Parking Spaces Being Provided On-Site
- 12 New Parking Spaces Being Proposed in Public Right-of-Way



LEGEND

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- - - EXISTING CONTOUR
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SHEET 5 OF 17

