



Planning and Zoning Commission Meeting Agenda
September 3, 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 August 6, 2026 regular meeting.

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

2.A A Conditional Use Permit (CUP) for a Convenience Store with Fuel Sales, located within 500 feet of a 100-year floodplain, and for a Truck Stop and Fueling Station within a General Commercial Zoning District (C-3), and also located within 500 feet of a 100-year floodplain, for properties identified as KCAD ID 544098 (ABS A0077 BS&F, SUR 1, Acres 10.979), KCAD ID 62573 (ABS A0077 BS&F, SUR 1, Tract Out of 7.54 Acres, Acres 0.31), and KCAD ID 13198 (ABS A0077 BS&F, SUR 1, Block EXXON Gas Station, Acres 1.1425). (Case PZ-2026-16)

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: August 21, 2026 at 11:00 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
I hereby certify that this agenda was re-posted with the following addition: *Staff Report Section*, as notice of the meeting on the City Hall bulletin board, and City website August 27, 2026 at 3:30pm, 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 August 6, 2026 regular meeting.

AGENDA DATE: September 3, 2026

DATE SUBMITTED: 08/19/2026

SUBMITTED BY:

EXHIBITS:

1. 20260806_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
MEETING MINUTES**

**KERRVILLE, TEXAS
AUGUST 6, 2026 4:00 PM**

PLANNING & ZONING MEMBERS

PRESENT:

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

PLANNING & ZONING MEMBERS

ABSENT:

None

CITY EXECUTIVE STAFF:

Drew Paxton
Steve Melander
Mariela Sanchez
Jeff Harris
Kim Meisner

CALL TO ORDER:

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

1. MINUTES:

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

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 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)

Drew Paxton presented the case.

Open public hearing.

Mark Stone, property owner, was called to speak.

Nathan Jones, the owner of Ace Handyman, spoke about the business.

Close public hearing.

General discussion occurred.

Tabor McMillan made a motion to approve the CUP with proposed Conditions of Approval. David Lipscomb seconded the motion and the motion passed 6-0.

Proposed 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.
- 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)

Drew Paxton presented the case.

Jared Martin was called to speak and stated he would be happy to answer any questions.

Open public hearing.

Jo Hedrick of an adjacent Homeowner Association was called to speak.

Jared Martin from Wellborn, the owner representative, was called to speak to answer questions.

Mike Sigerman asked Drew Paxton for some clarification on a couple of items.

Close public hearing.

General discussion occurred.

David Lipscomb made a motion to approve the zoning change request. Kim Richards seconded the motion and the motion passed 6-0.

3. **STAFF REPORT:**

Next scheduled Planning & Zoning Commission meeting is for Thursday, September 3, 2026, at 4pm, in Council Chambers.

ADJOURN.

Chair Mike Sigerman adjourned the meeting at 4:16pm.

APPROVED BY PLANNING & ZONING: _____

APPROVED:

ATTEST:

Mike Sigerman, Chair

Steve Melander, Planning Division



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

CAPTION: A Conditional Use Permit (CUP) for a Convenience Store with Fuel Sales, located within 500 feet of a 100-year floodplain, and for a Truck Stop and Fueling Station within a General Commercial Zoning District (C-3), and also located within 500 feet of a 100-year floodplain, for properties identified as KCAD ID 544098 (ABS A0077 BS&F, SUR 1, Acres 10.979), KCAD ID 62573 (ABS A0077 BS&F, SUR 1, Tract Out of 7.54 Acres, Acres 0.31), and KCAD ID 13198 (ABS A0077 BS&F, SUR 1, Block EXXON Gas Station, Acres 1.1425). (Case PZ-2026-16)

AGENDA DATE: September 3, 2026

DATE SUBMITTED: 08/19/2026

SUBMITTED BY:

EXHIBITS:

1. PZ-2026-16_Location Map
2. PZ-2026-16_Site Plan
3. PZ-2026-16_Floodplain Distance Exhibit
4. PZ-2026-16_Current Zoning Map
5. PZ-2026-16_K2050 Future Land Use Map

Expenditure:

Amount Budgeted:

Account Number:

Account Balance:

**Payment to/Vendor
name:**

Kerrville 2050 Item?

Key Priority Area:

Yes

E – Economic Development

SUMMARY:

Proposal

A Conditional Use Permit (CUP) for a Convenience Store with Fuel Sales, located within 500 feet of a 100-year floodplain, and for a Truck Stop and Fueling Station within a General Commercial Zoning District (C-3), and also located within 500 feet of a 100-year floodplain, for properties identified as KCAD ID 544098 (ABS A0077 BS&F, SUR 1, Acres 10.979), KCAD ID 62573 (ABS A0077 BS&F, SUR 1, Tract Out of 7.54 Acres, Acres 0.31), and KCAD ID 13198 (ABS A0077 BS&F, SUR 1, Block EXXON Gas Station, Acres 1.1425). (Case PZ-2026-16)

A proposed "The Texan Store" has provided a preliminary site plan showing a convenience store with an automobile fuel station and a truck stop with truck fueling station. Based on the current zoning code, there are three Conditional Use Permits (CUPs) required for this proposed development to move forward. The following are the three required CUPs:

1. Per the Supplementary Development Requirements within the current zoning code, fuel sales, retail/gasoline sales are prohibited within 100 feet of the 100-year floodplain and require a CUP if within 500 feet of the 100-year floodplain. This property is located within approximately 325 feet of the 100-year floodplain, so a CUP is required.
2. Per the current zoning code, within the Land Use Table, a Truck Stop and Fueling Station located within a General Commercial (C-3) zoning district, requires a CUP. Since this property is zoned as both Planned Development District (PDD), which is approved for C-3 zoning, and a portion of the property is currently zoned C-3, the Truck Stop with Fueling Station requires a CUP.
3. Per the Supplementary Development Requirements within the current zoning code, a truck stop with a fueling station is prohibited within 100 feet of the 100-year floodplain and requires a CUP if within 500 feet of the 100-year floodplain. This property is located within approximately 325 feet of the 100-year floodplain, so a CUP is required.

The developer has asked that all three CUP applications be submitted as one CUP request because the proposed development is one complete package. Without approval of all three CUPs, the proposed project will most likely not move forward since it is intended to be developed as one project. This is a typical footprint for The Texan Store.

The following is a complete list of the Supplementary Development Requirements that will be included in the two CUPs related to auto fuel sales and the truck stop fueling station:

- a. A minimum street frontage of 120 feet is required for the site on which the use will occur;
- b. The principal use of a gasoline sales establishment in any district in which it is permitted shall be the sale of gasoline with incidental sales of sundries. The operation of a convenience store shall be permitted in conjunction with gasoline sales. Automobile sales and repair shall not be considered an accessory use. Automated car washes, as an accessory use, may be permitted;
- c. No outdoor sales or storage shall be permitted in conjunction with gasoline sales facilities;
- d. Pump islands shall be located a minimum of 25 feet from any street right-of-way;

- e. Pump islands shall be located a minimum of 400 feet from any residential zoning district or any portion of property zoned MU or PD for residential uses;
- f. The location of the refueling area shall be located a minimum of 100 feet from any residential zoning district or any portion of property zoned MU or PD for residential uses and 25 feet from any street right-of-way. In addition, an area shall be provided for the refueling truck outside the required drive aisles, fire lanes, right-of-way, and required parking;
- g. Any canopy placed over the pump island may not extend closer than 15 feet to any street right-of-way;
- h. 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 MU or PD for residential uses;
- i. All lighting shall be designed and installed to prevent glare or light from being emitted onto adjacent properties;
- j. All self-service fuel/gasoline sales facilities shall provide an emergency shut-off switch to completely eliminate the flow of gasoline from all pumps upon activation in an emergency situation;
- k. This use is prohibited within 100 feet of the 100-year flood plain. Where such use is within 500 feet of the 100-year flood plain or within 1,000 feet of the Nimitz Lake impoundment area, such use shall require the adoption of a conditional use permit pursuant to this Code. The calculation of these distances shall be based on the approved Federal Emergency Management Agency (FEMA) map in place at the time of development and the distance shall be measured from the closest point of the flood plain or impoundment area to the closest point on the property line of the tract containing the gasoline sales facility.

Regarding the Truck Stop and Fueling Station within a General Commercial (C-3) zoning district, the following Conditions of Approval are being proposed to help mitigate potential noise, health, and safety concerns:

- 1. No expansion of proposed parking areas without prior city approval.
- 2. Install vegetative screening around parking areas should validated noise complaints be made and persist.
- 3. Compliance with all Supplementary Development Requirements related to a truck stop fueling station.

It should be noted that there is no existing residential development or proposed residential development directly adjacent to The Texan Store project. The Texan Store development will be surrounded by additional commercial development to the north and

east, with I-10 to the south and Hwy 16 to the west. There will be no shower, laundry or lounge facilities associated with this development, so this will discourage any overnight parking. This appears to be a well-suited location for the proposed development. If the CUPs are approved, the Supplemental Development Requirements and additional Conditions of Approval will address identified development concerns and allow the project to move forward.

Procedural Requirements

- **Public notification letters:** Sent to **7 adjacent property owners** on **8/20/26**
- **Public notice publication:** Hill Country Community Journal on **8/12/26**
- **Public hearing sign:** Posted on **8/21/26**
- **Public comment received:** No public comments were received at the 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.
- With the proposed Conditions of Approval, the CUP requests do not impact K2050 land use and conform with the current city zoning code.
- Use as a Convenience Store with Fuel Sales and a Truck Stop with Fueling Station is consistent with the Community Commercial 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:** General Commercial (C-3) and Planned Development
 - **Existing Use:** Former Exxon gas station and vacant land.
- **North:**Planned Development District (PDD) / Future Commercial
 - **Existing Use:** Vacant land.
- **South:**TxDOT Right-of-Way
 - **Existing Use:** Interstate I-10
- **West:**TxDOT Right-of-Way
 - **Existing Use:** Highway 16 / Sidney Baker St / Fredericksburg Hwy
- **East:**Planned Development District (PDD) / Future Commercial
 - **Existing Use:** Vacant land.

Thoroughfare & Traffic Impact

- No impact on the thoroughfare system when traffic impact study mitigation measures are implemented.
- No impact on traffic when traffic impact study mitigation measures are implemented.

Parking Requirements

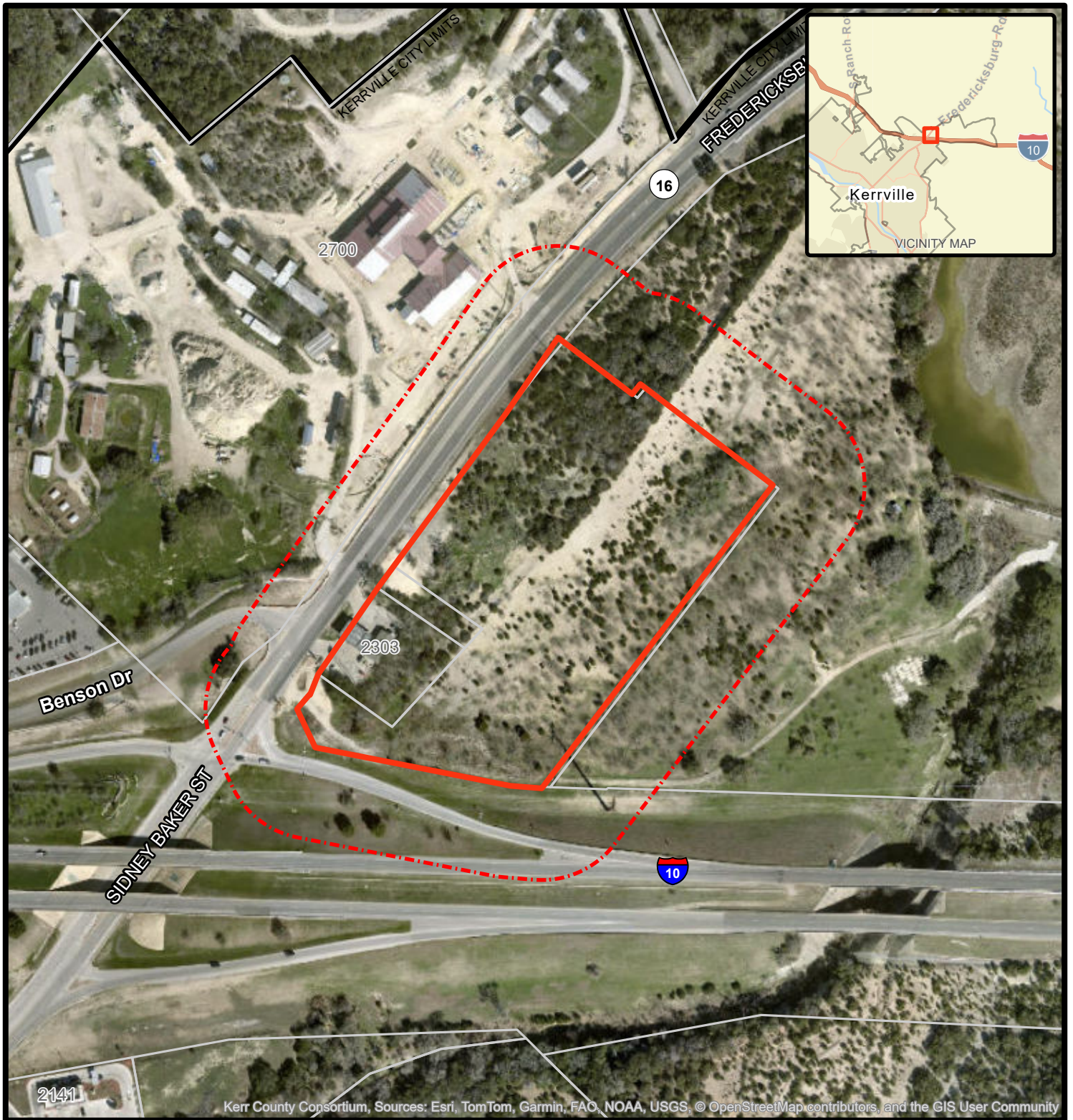
- Off-street parking requirements are being met with the proposed preliminary site plan and will be confirmed by city staff as the project is developed.

Recommendation

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

RECOMMENDED ACTION:

Approve the Conditional Use Permits.



Location Map

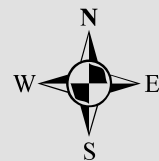
Case # PZ-2026-16

Location:

The Texan Store (NE Corner of Hwy 16 and I-10)

Legend

-  Subject Properties
-  200 Feet Notification Area

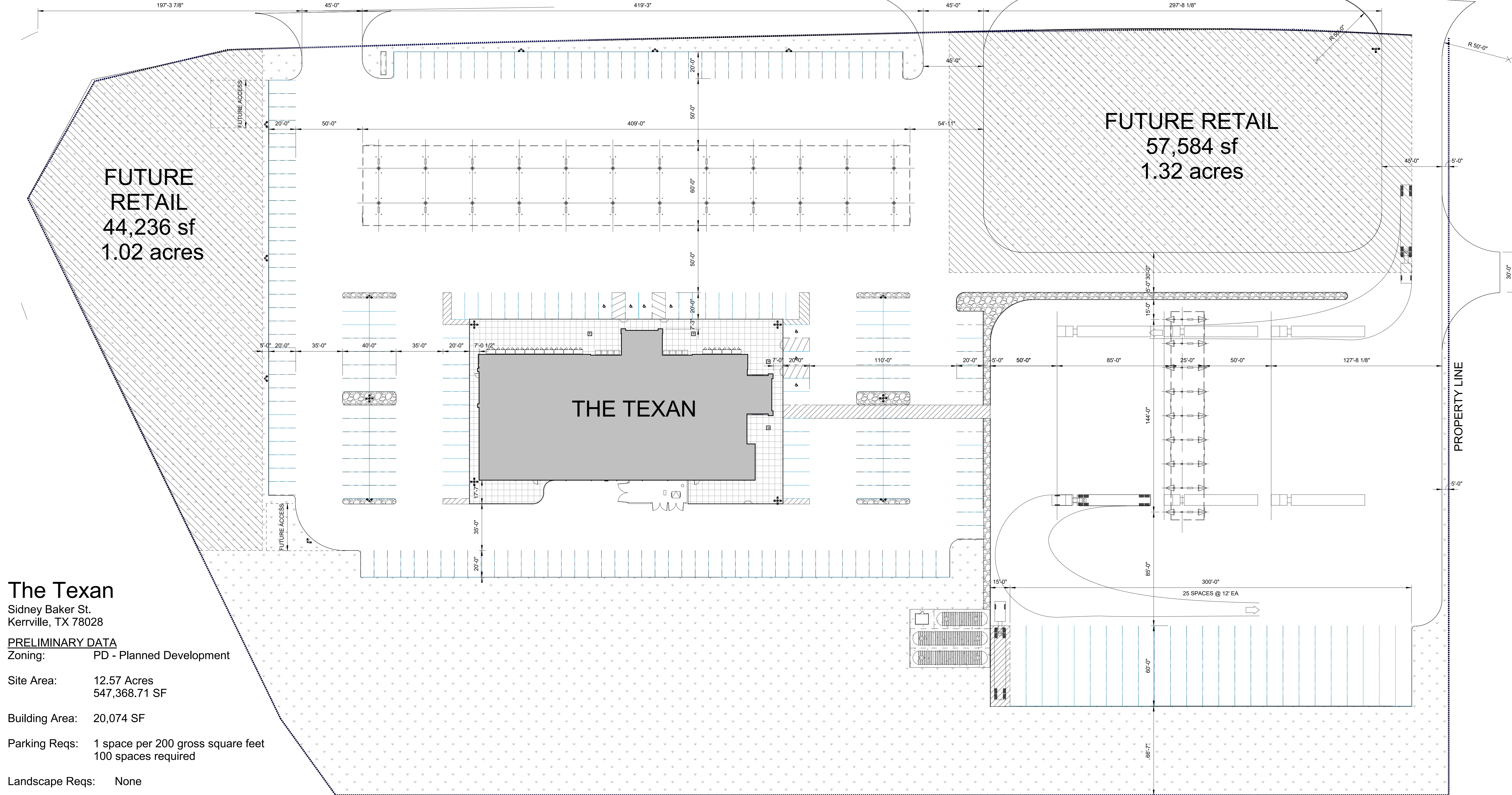


0 100 200 400

Scale In Feet

08/05/2026

SIDNEY BAKER ST.



The Texan

Sidney Baker St.
Kerrville, TX 78028

PRELIMINARY DATA

Zoning: PD - Planned Development

Site Area: 12.57 Acres
547,368.71 SF

Building Area: 20,074 SF

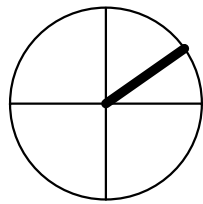
Parking Reqs: 1 space per 200 gross square feet
100 spaces required

Landscape Reqs: None

Provided Parking: 216 Auto Spaces
7 Handicap Spaces
25 Truck Spaces

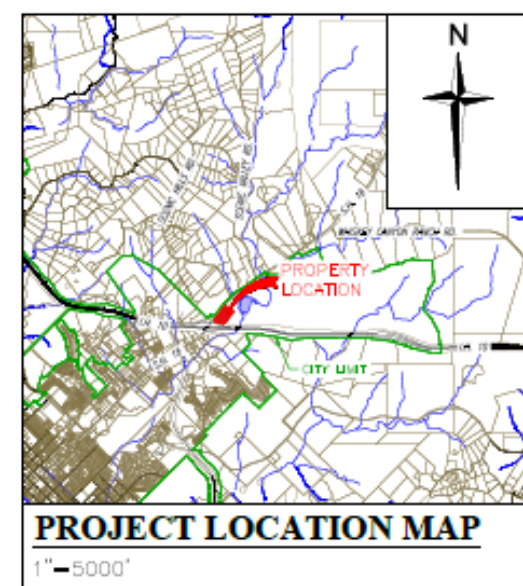
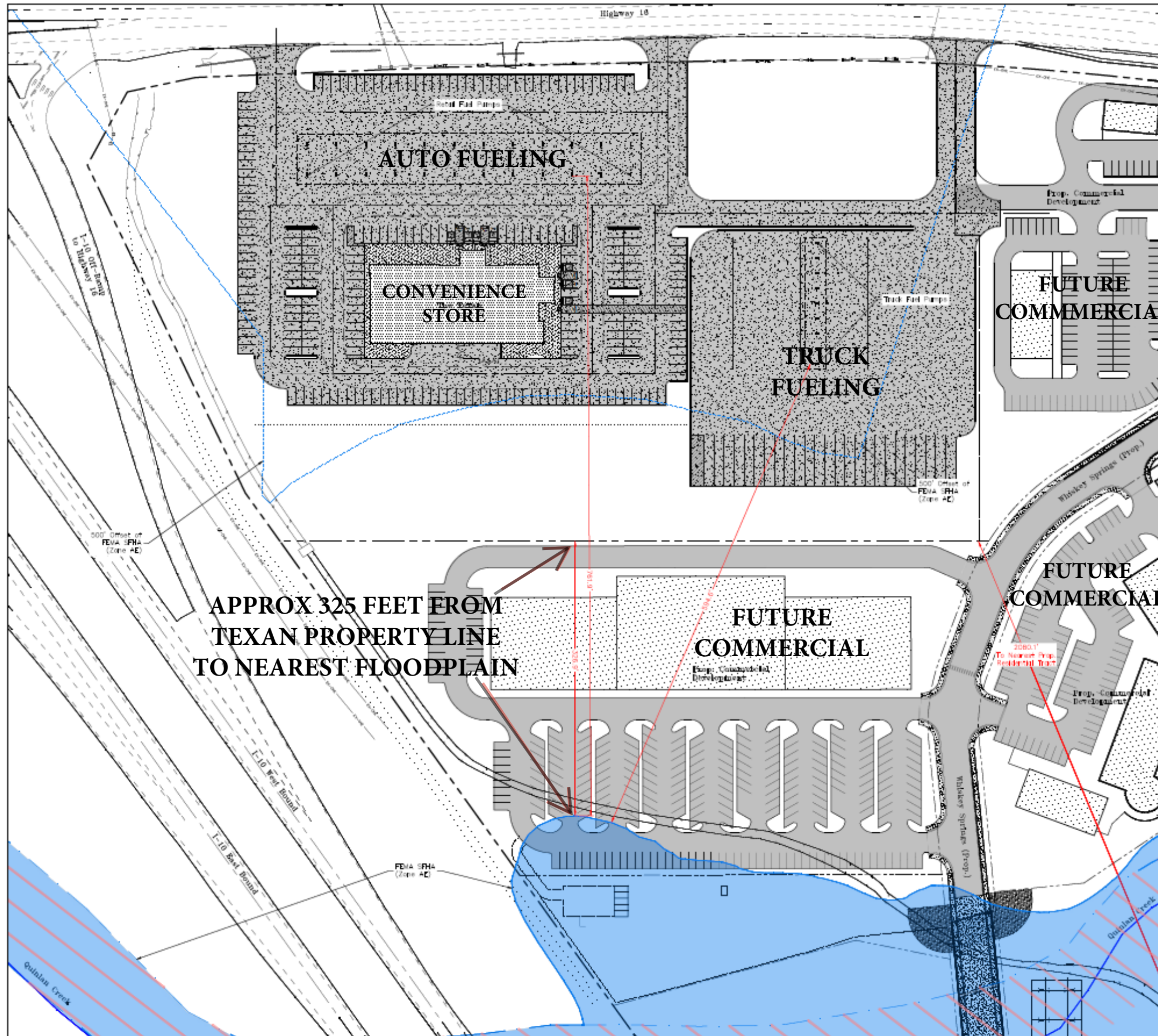
Fuel Tanks: 30K (24K Unleaded/6K Super)
30K (24K Diesel/6K Ethanol Free)
20K (12K BIO/8K DEF)

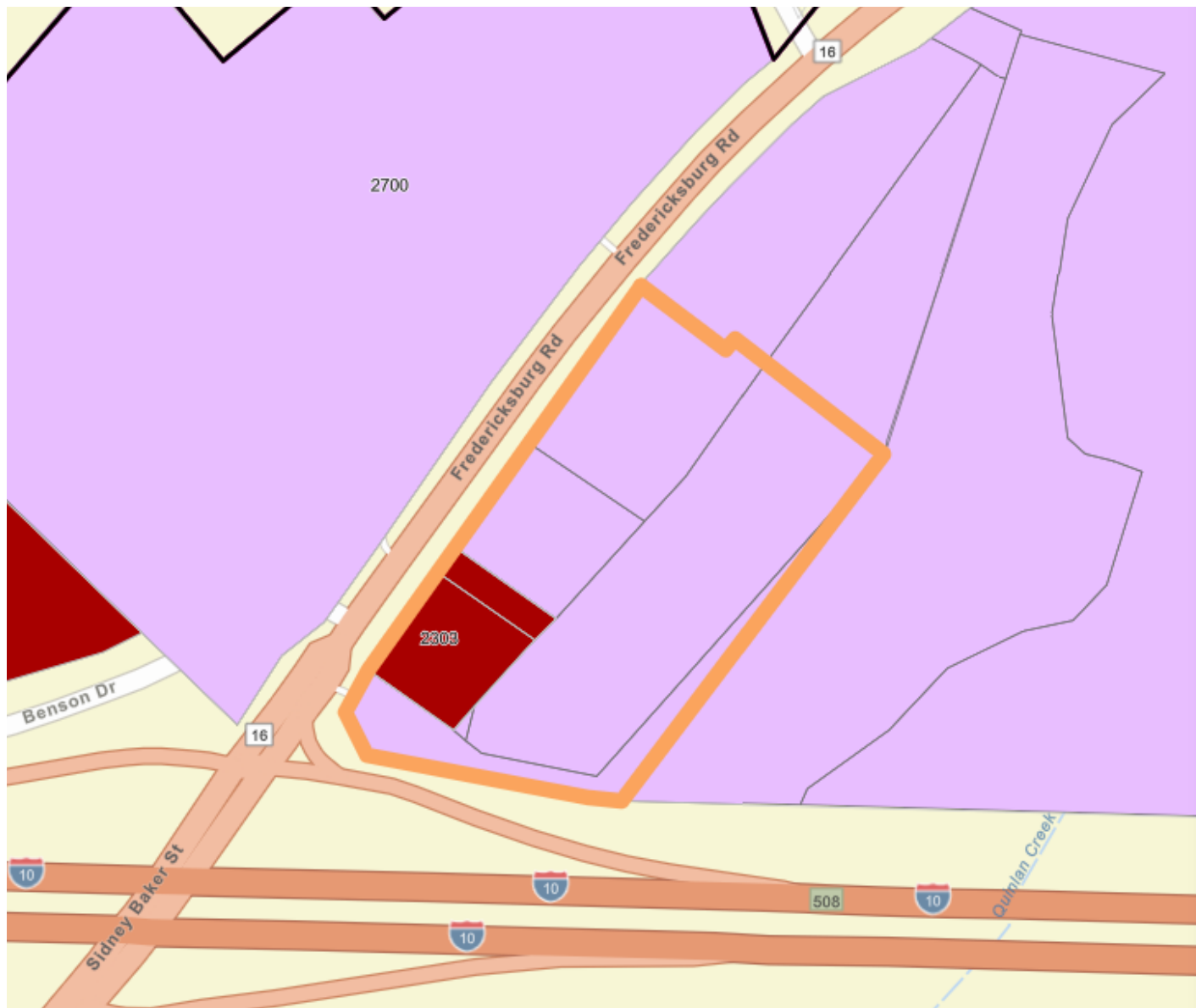
ENLARGED SITE PLAN
THE TEXAN - KERRVILLE



TRUE
NORTH

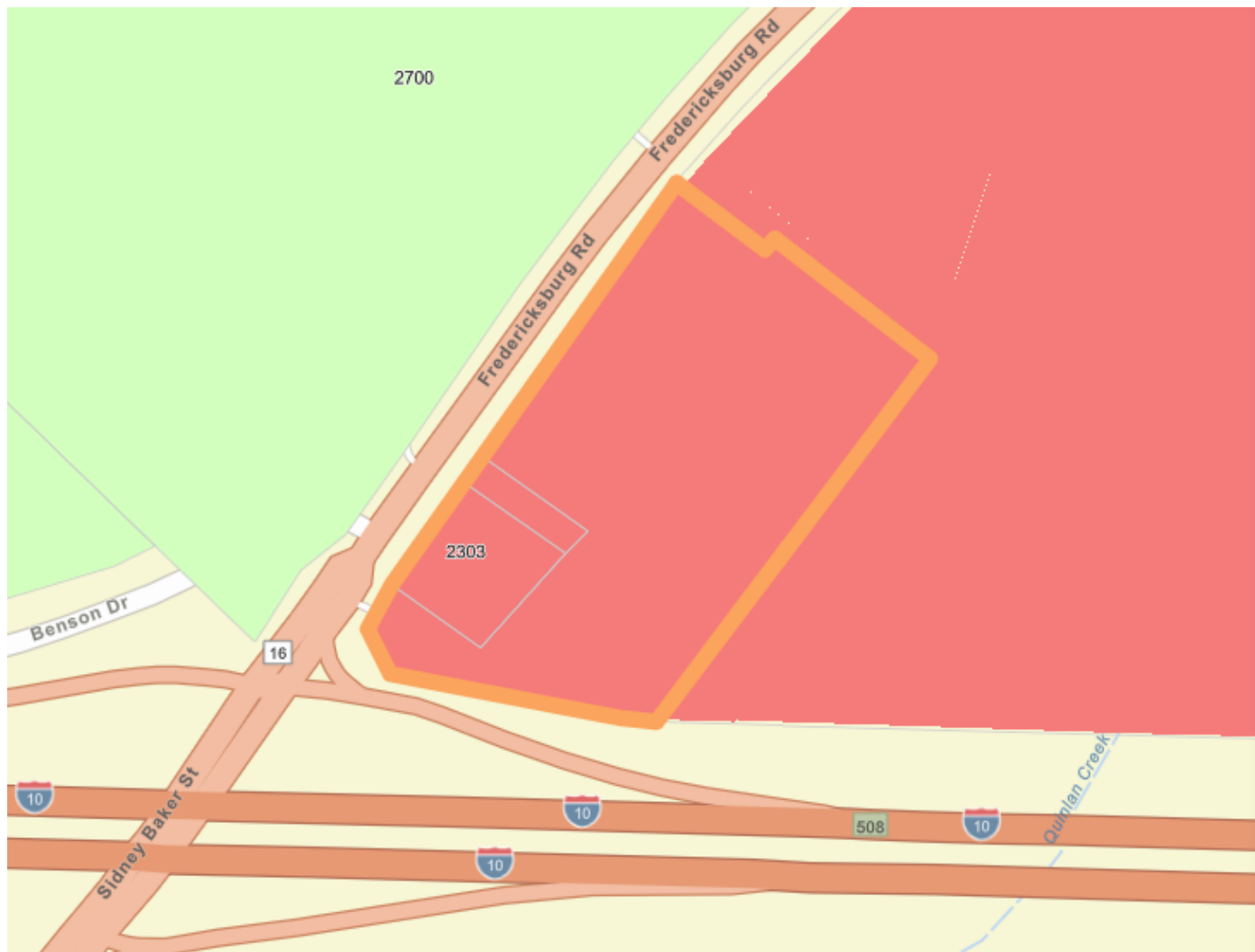
1/32" = 1'-0"
08/05/2026





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