



Planning and Zoning Commission Regular Meeting Agenda
June 5, 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 April 3, 2025, regular meeting.
- 1.B Approval of Meeting Minutes from the April 3, 2025, workshop meeting.
- 1.C Approval of Meeting Minutes from the May 1, 2025, regular meeting.

2. **CONSIDERATION AND FINAL ACTION:**

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

- 3.A A sign variance for the property addressed as 3785 Highway 27, Kerrville, Texas, 78028; ABS A0248 MINTER, SUR 110, BLOCK (AG BARN; PARK), ACRES 84.0. (Case No. PZ-2025-6)
- 3.B A change in zoning from Residential Transition Zoning District (RT) to Downtown Arts and Culture Zoning District (DAC) for the property addressed as 225 Schreiner St, Kerrville, Texas, 78028; Lot 403, Block 54, Schreiner Subdivision. (Case No. PZ-2025-7)

4. **KERRVILLE 2050 COMPREHENSIVE PLAN:**

- 4.A Discuss update to the Kerrville 2050 Comprehensive Plan.

5. **STAFF REPORT:**

6. **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: 5/29/2025 at 11:30 a.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Kesha Franchina, TRMC

Kesha Franchina, TRMC, Deputy City Secretary/Executive Office Coordinator, City of Kerrville, Texas



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

CAPTION: A sign variance for the property addressed as 3785 Highway 27, Kerrville, Texas, 78028; ABS A0248 MINTER, SUR 110, BLOCK (AG BARN; PARK), ACRES 84.0. (Case No. PZ-2025-6)

AGENDA DATE: June 5, 2025

DATE SUBMITTED: 05/27/2025

SUBMITTED BY:

EXHIBITS:

1. PZ-2025-6_Sign Plan 1
2. PZ-2025-6_Sign Plan 2
3. PZ-2026-6_Location Map

Expenditure:
Account Number:
Payment to/Vendor name:

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?

Key Priority Area:

SUMMARY:

Request for a sign variance for the property addressed as 3785 Highway 27, Kerrville, Texas, 78028; ABS A0248 MINTER, SUR 110, BLOCK (AG BARN; PARK), ACRES 84.0. (Case No. PZ-2025-6).

The Kerr County Hill Country Youth Event Center (HCYEC) is requesting to replace the existing monument sign at the HCYEC with another monument sign. Monument sign to have backlit static signage, as well as a 6' x 11' LED board that will have information and advertisements that rotate. Sign size not to exceed 15' wide by 24' tall.

Variance request: The HCYEC is requesting a digital sign of 66 square feet, over the 32 square foot maximum as per code.

Procedural Requirements

The City, in accordance with state law, mailed 9 letters on 5/23/2025 to adjacent property owners. The City published a similar notice in the Hill Country Community Journal on 5/14/2025. In addition, a public hearing notification sign was posted on the

property frontage on 5/27/2025. At the time of drafting this agenda bill, no public comments had been received.

Staff Analysis

Evaluation criteria.

(1) The commission must use the following criteria when considering variances to this chapter and no variance may be granted until it makes the following findings whether collectively:

a. That there are exceptional circumstances or conditions applicable to the property on which the application is made related to size, shape, area, topography, surrounding condition(s) or location that do not apply generally to other property in the same area and/or the same zoning district;

This property is unique in that it is located outside of the city limits (in the ETJ) on a large Kerr County-owned parcel.

b. That exceptional circumstances or conditions are such that literal enforcement of the provisions of this chapter would result in an unnecessary hardship inconsistent with the general purpose and intent of this chapter;

The intent of the sign code related to digital signs is written for a typical business lot and does not account for semi-public uses such as the Kerr County HCYEC.

c. That the granting of such variance will not be contrary to the public interest, materially detrimental to the public welfare, or injurious to the property or improvements in the zoning district or area in which the property is located;

This request does not cause any negative impacts.

d. That the granting of such variance will not be contrary to the objectives and principles contained in the city's comprehensive plan;

The granting of this variance would not be contrary to the K2050 Comprehensive Plan.

e. That the variance to be granted is the minimum variance that will relieve the proven hardship;

The applicant has requested what is necessary to make their event center location more functional.

f. That the variance is not being granted to relieve the applicant of conditions or circumstances:

1. Which are not inherent in the property itself, but are the result of the use or development of the property;

The variance not inherent to the property itself.

2. Which are caused by a division of land on or after June 16, 1997, other than a division of land resulting from the sale of a property interest to a governmental entity, which division of land caused the property to be unusable for any reasonable development under the existing regulations; or

Does not apply. The request is not based on the subdivision of land.

3. Which were otherwise self-imposed by the present or a previous owner;

The request is not based on self-imposed circumstances.

g. That the variance is not grounded solely upon the opportunity to make the property more profitable or to reduce expense to the current or any future owner;

The request does not make the property any more valuable or profitable, it just

allows potential customers to more easily see the events published on the sign.

h. That the variance would not modify or effectively repeal any development or use regulations set forth in a conditional use permit or an ordinance or resolution adopting a development site plan or establishing a special use district or planned development district which are in addition to the generally applicable use and development regulations set forth in the city's zoning code; and

The request does not modify or repeal any development regulations.

1. That the variance would only affect a specific sign and is not of such a general nature as to effectively constitute a change in zoning.

The request does not constitute a zoning change and only affects the specific signs identified in this request.

- (2) No variance may be granted for signs that are listed as a prohibited sign.
The signs are not otherwise prohibited by the sign code.

RECOMMENDED ACTION:

Approve the sign variance.

HILL COUNTRY YOUTH
EVENT CENTER

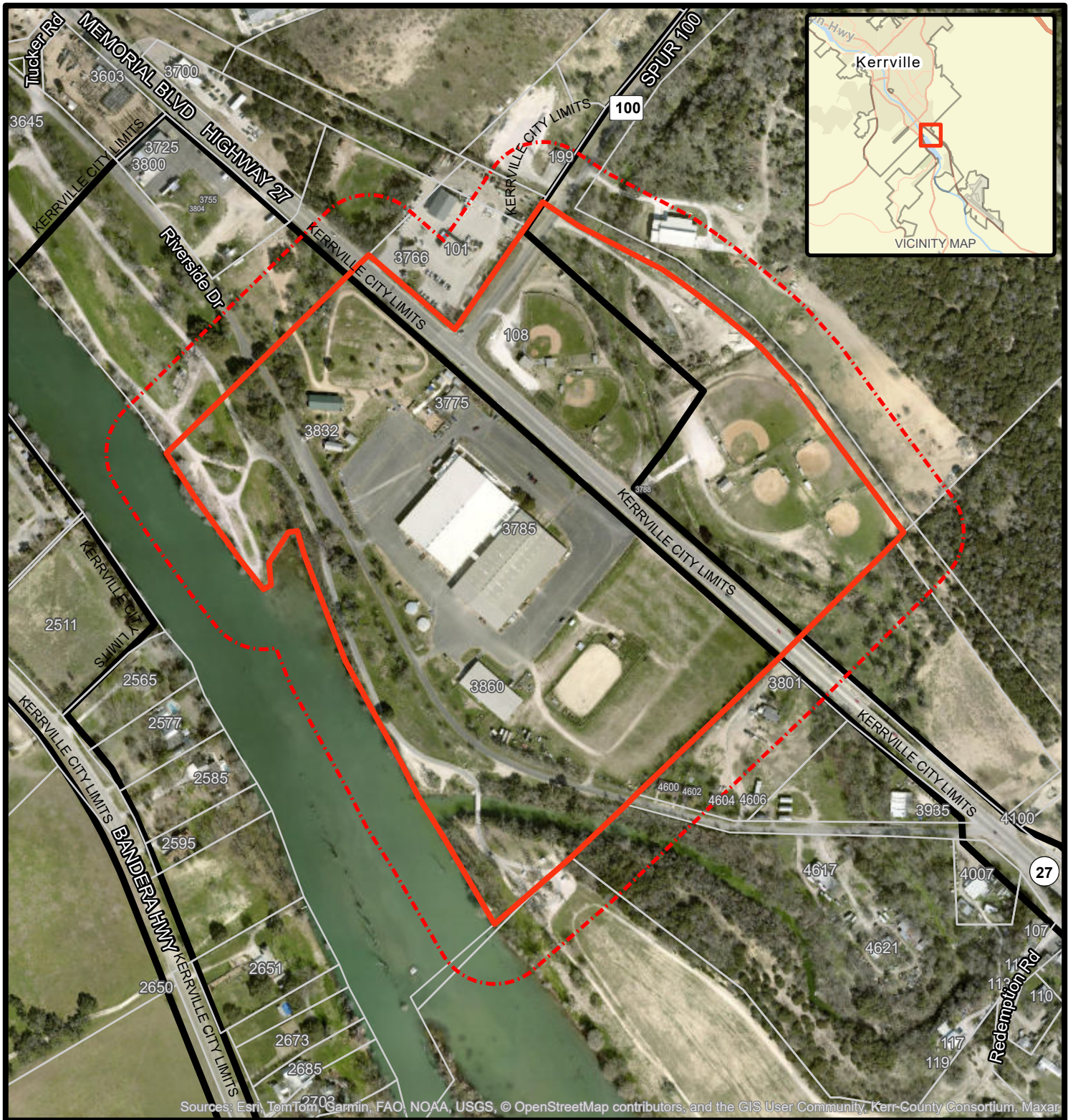


BARN

ARENA

PARK

3785



Location Map



Case # PZ-2025-6

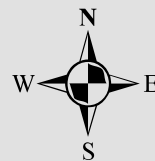
Location:

3785 Highway 27

05/22/2025

Legend

-  Subject Properties
-  200 Feet Notification Area



0 150 300 600

Scale In Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.



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

CAPTION: A change in zoning from Residential Transition Zoning District (RT) to Downtown Arts and Culture Zoning District (DAC) for the property addressed as 225 Schreiner St, Kerrville, Texas, 78028; Lot 403, Block 54, Schreiner Subdivision. (Case No. PZ-2025-7)

AGENDA DATE: June 5, 2025

DATE SUBMITTED: 05/27/2025

SUBMITTED BY:

EXHIBITS:

1. PZ-2025-7_Location Map

Expenditure:
Account Number:
Payment to/Vendor name:

Amount Budgeted:
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Kerrville 2050 Item?

Key Priority Area:

SUMMARY:

The applicant requests a zoning change from **Residential Transition Zoning District (RT)** to Downtown Arts and Culture District (DAC). 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 adjacent the DAC district.

Procedural Requirements

- **Public notification letters:** Sent to **19 adjacent property owners** on **5/23/2025**
- **Public notice publication:** Hill Country Community Journal on **5/14/2025**
- **Public hearing sign:** Posted on **5/27/2025**
- **Public comment received:** None

Staff Analysis & Recommendation

Consistency with Kerrville 2050 Plan

- Located within the Downtown Strategic Catalyst Area on the Future Land Use Plan.
- Proposed location is adjacent to existing DAC commercial uses
- **Conclusion:** Request aligns with Kerrville 2050 goals

Adjacent Zoning & Land Uses

- **Subject Property:**
 - **Current Zoning:** Residential Transition (RT)
 - **Existing Use:** Single-family residence
- **North:** Residential Transition (RT)
 - **Existing Use:** Beauty Salon
- **South:** Downtown Arts and Culture (DAC)
 - **Existing Use:** Print shop
- **West:** Residential Transition (RT)
 - **Existing Use:** Single-family residence
- **East:** Industrial and Manufacturing (IM)
 - **Existing Use:** Contractor yard

Thoroughfare & Traffic Impact

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

Parking Requirements

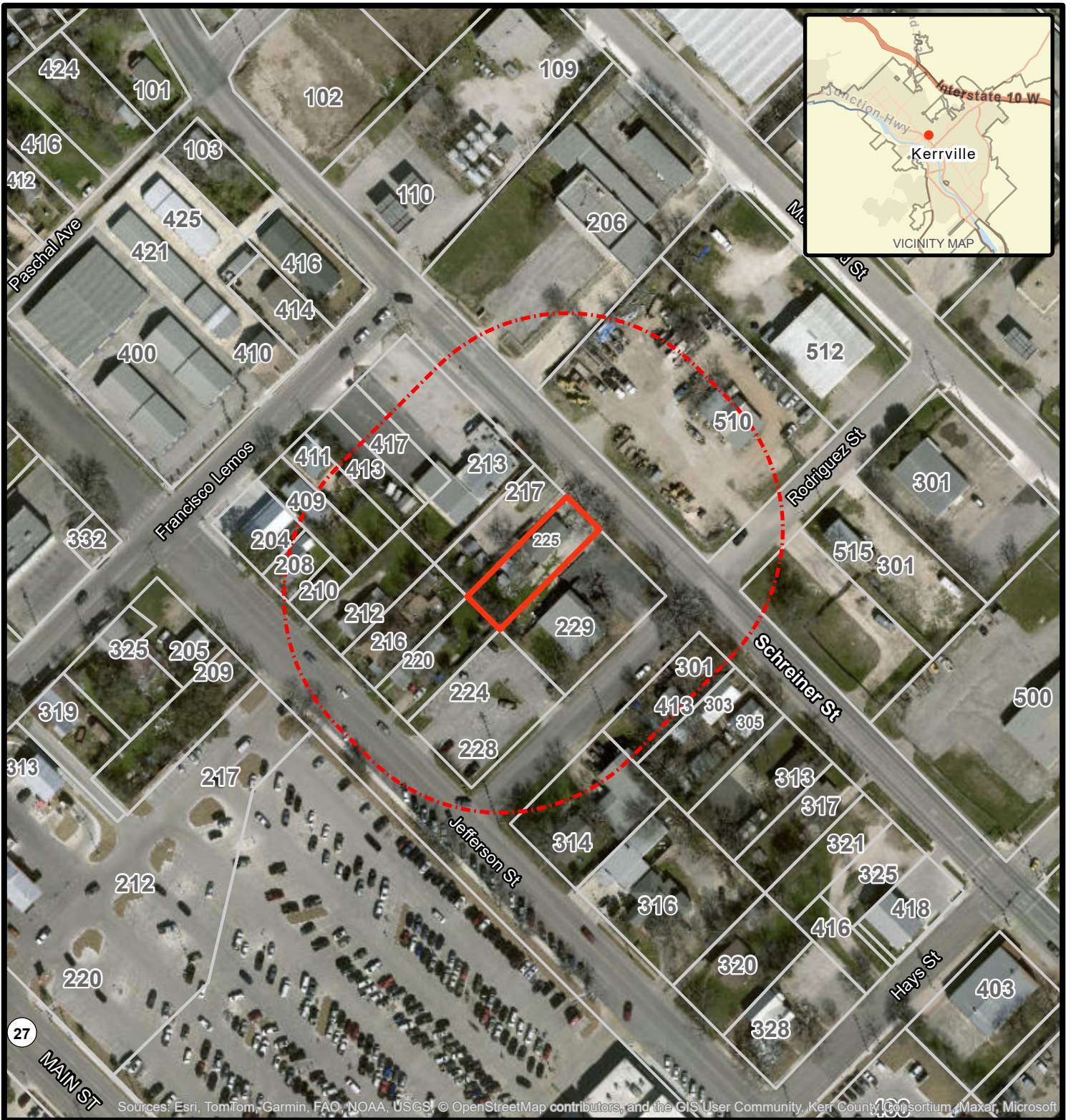
- Must meet **current off-street parking regulations**
- Parking to be integrated into the final project before issuance of a building permit.

Recommendation

- **Based on the consistency with the Kerrville 2050 Comprehensive Plan, staff recommends approval of the case.**

RECOMMENDED ACTION:

Approve the zoning change.



Location Map



Case # PZ-2025-7

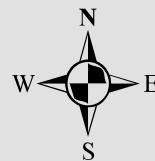
Location:

225 Schreiner St

05/22/2025

Legend

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-  200 Feet Notification Area



0 50 100 200

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