



**CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA**  
**REGULAR MEETING, THURSDAY, JUNE 1, 2017 4:30 P.M.**  
**CITY HALL COUNCIL CHAMBERS**  
**701 MAIN STREET, KERRVILLE, TEXAS**

**CALL TO ORDER**

**1. VISITORS/CITIZENS FORUM:**

Any person with business not scheduled on the agenda is encouraged to briefly speak their ideas to the Commission. Please fill out the SPEAKER REQUEST FORM and give it to the Commission's Secretary prior to the meeting. The number of speakers will be limited to the first ten speakers and each speaker is limited to three minutes. (No formal action can be taken on these items as the Open Meetings Act requires formal action items be posted on an agenda no later than 72 hours before the meeting. If formal action is required, the items will be placed on an agenda for a future meeting.)

**2. CONSENT AGENDA:**

All items listed below in the consent agenda are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a Commissioner or citizen so requests; in which case the item(s) will be removed from the consent agenda and considered separately.

2A. Approval of the minutes from the March 16, 2017 meeting. **Pg. 3**

**3. CONSIDERATION AND ACTION**

3A. **Consideration & Action, Preliminary Plat** – Consideration and action concerning a proposed preliminary plat for Comanche Trace, Phase 13, a subdivision containing 13.4 acres of land, more or less, out of the William Watt Survey No. 65, Abstract No. 364 in the City of Kerrville, Kerr County, Texas, being part of 1131.78 acres conveyed from Crystal Land Company, LLC, to Comanche Trace Ranch and Golf Club, LLLP, by a special warranty deed executed the 17<sup>th</sup> day of September, 1998 and recorded in Volume 9071, Page 698 of the real property records of Kerr, County, Texas. (File No. 2017-030) **Pg. 5**

**4. PUBLIC HEARINGS AND ACTION**

4A. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a request for replat of Lots 2 and 3, Block 3, Kerrville North, a subdivision containing 1.0 acres, more or less, out of the Patrick Fleming Survey No.666, Abstract No. 145 in the City of Kerrville, Kerr County, Texas, according to the plat of record in Volume 3, Page 121, Plat Records of Kerr County, Texas, located at 715 and 719 Alpine Drive. (File No. 2017-020). **Pg. 7**

4B. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a request for replat of Lots 6 and &, Harper Village, a subdivision containing 0.115 acres, more or less, in the City of Kerrville, Kerr County, Texas, according to the plat of record in Volume 4, Page 67, Plat Records of Kerr County, Texas, located at 252 and 254 Old Oaks Path. (File No. 2017-021). **Pg. 9**

4C. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a request for replat of a portion of Lots 1-6, Block 9, a portion of H Street, and a portion of Lots 1-5, Block 10, J.A. Tivy's Addtion to the City of Kerrville recorded in Volume P, Page 16, Plat Records, Kerr County, Texas, and being all of that certain 0.342 of one acre tract recorded in document No. 16-06322, official public records of Kerr County, Texas, all of that certain 2.404 acre tract recorded in document No. 16-06323, official public records of Kerr County, Texas, all of certain 1.357 acre tract recorded in document No. 16-06324, official public records of Kerr County, Texas, and 0.396 of one acre tract being a portion of H Street recorded in document No. 17-01162, official public records of Kerr County, Texas, containing 4.135 acres, more or less, in the City of Kerrville, Kerr county, Texas, according to the Plat Records of Kerr County, Texas, located at 1709 Water Street. (File No. 2017-026). **Pg. 11**

4D. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a request for replat of Lots 97 and 98, Block 20, G. R. Parsons Addition, a subdivision containing 0.41 acres, more or less, out of the John Young Survey No. 118, Abstract No. 376 in the City of Kerrville, Kerr County, Texas, according to the plat of record in Volume P, Page 7, Plat Records of Kerr County, Texas, located at 202 West Davis Street. (File No. 2017-029). **Pg. 14**

4E. **Public Hearing & Action, Conditional Use Permit** – Public hearing and consideration of a resolution concerning a requested Conditional Use Permit for “bed and breakfast” for an approximate 2.07 acre tract situated in the Francisco Martinez Survey No. 123, Abstract No. 247, Kerr County, Texas, located at 2031 Arcadia Loop. (File No. 2017-023). **Pg. 16**

4F. **Public Hearing & Action, Conditional Use Permit** – Public hearing and consideration of a resolution concerning a requested Conditional Use Permit for “bed and breakfast” for an approximate 2.31 acre tract situated in the Francisco Martinez Survey No. 124, Abstract 247, Kerr County, Texas, located at 2021 Arcadia Loop. (File No. 2017-024). **Pg. 37**

4G. **Public Hearing & Action, Conditional Use Permit** – Public hearing and consideration of a resolution concerning a requested Conditional Use Permit for “vehicle sales/service used” for an approximate 1.69 acre tract, being Lot 1A and a part of Lot 2, Block One, Adams Subdivision, located at 1750 Junction Hwy. (File No. 2017-032) **Pg. 62**

**5. STAFF REPORTS**

**6. ADJOURNMENT**

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The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-258-1117 for further information.

I do hereby certify that this notice of meeting was posted on the bulletin board at the city hall of the city of Kerrville, Texas, and said notice was posted on the following date and time: May 26, 2017 at 4:30 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

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Brenda G. Craig  
City Secretary, City of Kerrville, Texas



# City of Kerrville Planning Department Report

To: Planning & Zoning Commission  
Agenda Item: 2A  
Hearing Date: June 1, 2017  
Representative: Staff

## Proposal

Review and approval of the minutes from the March 16, 2017 meeting.

**CITY OF KERRVILLE, TEXAS  
PLANNING AND ZONING COMMISSION**

**March 16, 2017**

### **MEMBERS PRESENT:**

Garrett Harmon, Vice-Chair  
Don Barnett, Commissioner  
Michael Sigerman, Alternate  
Rustin Zuber, Alternate  
Marty Lenard, Alternate

### **MEMBERS ABSENT:**

Bob Waller, Chairman  
David Jones, Alternate

### **CITY COUNCIL LIASON**

Glenn Andrew (not present)

### **STAFF PRESENT:**

Gordon Browning, Interim City Planner  
Cheryl Brown, Recording Secretary  
Mayor Bonnie White  
Don Davis, Interim City Manager

### **CALL TO ORDER**

On March 16, 2017, Cmr. Harmon called the Kerrville Planning and Zoning Commission regular meeting to order at 4:30 p.m. in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

## **1. VISITORS/CITIZENS FORUM**

No one spoke.

## **2. CONSENT AGENDA:**

2A. Approval of the minutes from the January 5, 2017 meeting. Pg. 2

Cmr. Sigerman approved the minutes as amended. Motion was seconded by Cmr. Zuber and passed **5-0**.

## **3. ITEMS FOR DISCUSSION**

3A. Review and discuss the Kerrville Comprehensive plan, "Link to the Future"

Mr. Browning reviewed and discussed the Kerrville Comprehensive plan, "Link to the Future" with the Commissioners. There have been changes to three sections of the plan. Mr. Browning asked the Commissioners how they wished to proceed from here. Mr. Davis stated the city council's intent is to look at a new comprehensive plan. Mayor White stated she hoped Planning and Zoning would review the plan every year. Mayor White would also like to see input from the community entities (EIC, KISD, CoC, KEDC, etc.). Input should be received prior to any changes being proposed for the new plan as well as Commissioners' input. The specifics will be completed by staff.

## **4. STAFF REPORT**

Mr. Browning reported the next Planning and Zoning meeting will be Thursday, April 6, 2017.

## **5. ADJOURNMENT:**

This meeting was adjourned at 5:21 p.m.



# City of Kerrville Planning Department Report

To: Planning & Zoning Commission

Agenda Item: 3A

Planning File #: 2017-030

Hearing Date: June 1, 2017

Representative: Jeff Boerner (Matkin-Hoover Engineering)

Location: East of Comanche Trace Drive; Between Phases 4 & 11

Legal Description: A subdivision containing 13.403 acres of land, more or less, out of the William Watt Survey No. 65, Abstract No. 364 in the City of Kerrville, Kerr County, Texas, being part of 1131.78 acres conveyed from Crystal Land Company, LLC; to Comanche Trace Ranch and Golf Club, LLLP; by a special warranty deed executed the 17<sup>th</sup> day of September, 1998 and recorded in Volume 971, Page 698 of the Real Property Records of Kerr County, Texas.

Total Acreage: 13.403

## Proposal

A preliminary plat of Comanche Trace, Phase 13.

## Procedural Requirements

Notice of this meeting was posted at city hall and on the city's internet website on May 26, 2017 in accordance with Section 551.043(a) of the Texas Government Code.

## Recommended Action

Staff recommends that the Commission considers and takes action on the proposal.

## Staff Analysis and Recommendation: Approval

Staff recommends approval of the preliminary plat, subject to;

1. Adding signature blocks for the City Planner and City Engineer;
2. Continue the numbering of Block A from Comanche Trace, Phase 11, i.e., 5-16, also renumber Block b and C;
3. Remove 'City Limits' line from final plat, property will be annexed and zoned prior to the approval of the final plat.





# City of Kerrville Planning Department Report

To: Planning & Zoning Commission  
Agenda Item: 4A  
Planning File #: 2017-020  
Hearing Date: June 1, 2017  
Representative: Lee Voelkel (Voelkel Land Surveying)  
Location: 715 & 719 Alpine Drive  
Legal Description: Lots 2 and 3, Block 3, Kerrville North  
Total Acreage: 1.0

## Proposal

A replat of Lots 2 and 3, Block 3, Kerrville North subdivision.

## Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on May 17, 2017. Notices were sent to property owners within two hundred (200) feet of the subject property on May 22, 2017. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 26, 2017 in accordance with Section 551.043(a) of the Texas Government Code.

## Recommended Action

Staff recommends that the Commission considers and takes action on the proposal.

## Notices Mailed

**Owners of Property within 200 feet: 9**

## Staff Analysis and Recommendation: Approval

### **1. Requirements and Guidelines:**

The proposal has met all of the requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance.





# City of Kerrville Planning Department Report

To: Planning & Zoning Commission  
Agenda Item: 4B  
Planning File #: 2017-021  
Hearing Date: June 1, 2017  
Representative: Charles Domingues (Domingues & Associates)  
Location: 252 & 254 Old Oaks Path  
Legal Description: Lots 6 and 7, Harper Village  
Total Acreage: 0.115

## Proposal

A replat of Lots 6 and 7, Harper Village subdivision.

## Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on May 17, 2017. Notices were sent to property owners within two hundred (200) feet of the subject property on May 22, 2017. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 26, 2017 in accordance with Section 551.043(a) of the Texas Government Code.

## Recommended Action

Staff recommends that the Commission considers and takes action on the proposal.

## Notices Mailed

**Owners of Property within 200 feet: 20**

## Staff Analysis and Recommendation: Approval

### **1. Requirements and Guidelines:**

The proposal has met all of the requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance.





# City of Kerrville Planning Department Report

To: Planning & Zoning Commission

Agenda Item: 4C

Planning File #: 2017-026

Hearing Date: June 1, 2017

Representative: Jeff Boerner (M.D.S. Land Surveying Co., Inc.)

Location: 1709 Water Street

Legal Description: A portion of Lots 1-6, Block 9, a portion of H Street, and a portion of Lots 1-5, Block 10, J.A. Tivy's Addition to the City of Kerrville recorded in Volume P, Page 16, Plat Records, Kerr County, Texas, and being all of that certain 0.342 of one acre tract recorded in document No. 16-06322, official records of Kerr County, Texas, all of that certain 2.404 acre tract recorded in document No. 16-06323, official public records of Kerr County, Texas, all of certain 1.357 acre tract recorded in document No. 16-06324, official public records of Kerr County, Texas, and a 0.396 of one acre tract being a portion of H Street recorded in document No. 17-01162, official records of Kerr County, Texas, containing 4.135 acres, more or less, in the City of Kerrville, Kerr County, Texas, according to the Plat Records of Kerr County, Texas.

Total Acreage: 4.135

## Proposal

A replat of a portion of Lots 1-6, Block 9, Lots 1-5, Block 10, J.A. Tivy's Addition and a portion of H Street.

## Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on May 17, 2017. Notices were sent to property owners within two hundred (200) feet of the subject property on May 22, 2017. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 26, 2017 in accordance with Section 551.043(a) of the Texas Government Code.

## Recommended Action

Staff recommends that the Commission considers and takes action on the proposal.

## Notices Mailed

**Owners of Property within 200 feet: 15**

## **Staff Analysis and Recommendation: Approval**

### **1. Requirements and Guidelines:**

The proposal has met all of the requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance.

SUBDIVISION PLAT OF  
**RIVER TRAIL CABINS**

CREATING LOT BLOCK 1, BEING A REPAL OF A PORTION OF LOT 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 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797, 798, 799, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1129, 1130, 1131, 1132, 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# City of Kerrville Planning Department Report

To: Planning & Zoning Commission  
Agenda Item: 4D  
Planning File #: 2017-029  
Hearing Date: June 1, 2017  
Representative: Rev. Allen Noah  
Location: 202 West Davis Street  
Legal Description: Lots 97 and 98, Block 20, G. R. Parsons Addition  
Total Acreage: 0.41

## Proposal

A replat of Lots 97 and 98, Block 20, G. R. Parsons Addition.

## Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on May 17, 2017. Notices were sent to property owners within two hundred (200) feet of the subject property on May 22, 2017. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 26, 2017 in accordance with Section 551.043(a) of the Texas Government Code.

## Recommended Action

Staff recommends that the Commission considers and takes action on the proposal.

## Notices Mailed

**Owners of Property within 200 feet: 27**

## Staff Analysis and Recommendation: Approval

### **1. Requirements and Guidelines:**

The proposal has met all of the requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance.





# City of Kerrville Planning Department Report

To: Planning & Zoning Commission

Agenda Item: 4E

Planning File #: 2017-023

Hearing Date: June 1, 2017

Representative: Howell and Deborah Ridout

Location: 2031 Arcadia Loop

Legal Description: A 2.07 acre tract of land, more or less, out of the Francisco Martinez Survey No. 123, Abstract No. 247 in the City of Kerrville, Kerr County, Texas, as recorded in Volume 1382, Page 637 of the Real Property Records of Kerr, County, Texas.

Total Acreage: 2.07

## Proposal

A request for a conditional use permit, in the RC District, for "bed and breakfast" for an approximate 2.07 acre tract, located at 2031 Arcadia Loop.

## Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on May 17, 2017. Notices were sent to property owners within two hundred (200) feet of the subject property on May 22, 2017. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 26, 2017 in accordance with Section 551.043(a) of the Texas Government Code.

## Recommended Action

Staff recommends that the Commission hold the required public hearing to receive public comments and make a recommendation to the City Council.

## Notices Mailed

**Owners of Property within 200 feet: 9**

## Adjacent Zoning and Land Uses

**Direction:** North

**Current Base Zoning:** RC, Residential Cluster

**Current Land Uses:** Residential

**Direction:** East and West

**Current Base Zoning:** RC, Residential Cluster

**Current Land Uses:** Residential

**Transportation**

**Thoroughfare:** Arcadia Loop

**Existing Character:** One lane in each direction

**Proposed Changes:** None Known

**Staff Analysis and Recommendation: Approval**

**1. Consistency:**

The property's land use designation is Single Family Residential. The existing base zoning district, Residential Cluster District, is not being amended at this time.

**2. Adverse Impacts on Neighboring Lands:**

The proposed CUP will be conducted within two existing structures on the site and later in two future additions shown on the site plan. The requested conditional use permit will have little to no impact on the surrounding properties due to the size of the lot and the existing and proposed setbacks of the structures. The site being developed with the focus of the use and activity directed (south) towards the river.

**3. Suitability as Presently Zoned:**

The subject property is currently zoned RC, Residential Cluster District, which requires the approval of a CUP to allow a bed and breakfast. The proposed CUP is suitable for the subject property. This area of Arcadia Loop is primarily large lot residential, backing up to the river and with the homes setback from the road, Arcadia Loop, will be an ideal area for bed and breakfasts in the City. The surrounding area should be impacted minimally, if at all, by the proposed use.

Any future growth or alterations to the site beyond what is shown on the submitted site plan, will require the applicant to amend the CUP through a public hearing process before Planning and Zoning Commission and City Council.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety or welfare.

**5. Size of Tract:**

The subject property is approximately 2.07 acres in size, which should be able to reasonably accommodate the proposed "bed and breakfast".

**6. Other Factors:**

Request meets all requirements of Chapter I, "The City of Kerrville Zoning Code", Article 11-I-13 Conditional Use Permits.

As part of the Conditional Use Permit process, a site plan has been submitted and will be included with the ordinance approving this use.

(7) **Apartment:** A dwelling unit in a duplex or multiple-family dwelling or apartment house arranged, designed, occupied, or intended to be occupied as a place of residence by a single family.

(8) **Area of Lot:** The square foot area of a lot within the bounding property lines exclusive of dedicated streets or alleys.

(9) **Area Regulations:** Regulations which establish minimum lot area, lot width, lot depth, front yard, side yard, and rear yard setbacks.

(10) **Automobile Graveyard:** Property which is used for the storing, keeping, buying, selling, wrecking, scrapping, or salvaging of junked vehicles and/or junk vehicle parts.

(11) **Basement:** That portion of a building which is primarily below grade.

(12) **Bed and Breakfast:** A building architecturally designed to look like a single family residence with no more than six bedrooms used for the purpose of providing short-term lodging for compensation and meals only to those who receive lodging. A bed and breakfast may be used concurrently as the residence for the owner, operator, or manager of the bed and breakfast; provided, however, all bedrooms used as a permanent residence shall be included in the number of bedrooms of the bed and breakfast.

(13) **Block:** If used as a term for determining distance, the distance along the side of a street (a) between two intersecting streets, or (b) if the street is of a dead-end type, between the nearest intersecting street and the end of such dead end street. If used as a term for determining an area, the land area within the boundary created by the intersection of streets immediately adjacent to the land, which land is not crossed by any other street.

(14) **Boarding Home Facility:** An establishment, including a residence or dwelling, that furnishes in one or more buildings, to persons under separate rental agreements, whether oral or written, lodging to three or more persons unrelated to the owner of the establishment by blood or marriage, and is not listed in Sec. 30-12 of the Code of Ordinances.

(15) **Board of Adjustment:** The City of Kerrville Zoning Board of Adjustment.

(16) **Building:** Any structure, including structures wholly or partly enclosed with an exterior wall, which are designed, built or intended for the shelter or enclosure of people, animals, chattels, or movable property of any kind, or for an accessory use. When separated by a four (4) hour fire wall, each portion of a structure so separated shall be deemed a separate building.

(17) **Building Constructions General:** A use of land by an establishment using in its operations an area of five (5) acres or less, for the same purposes as a Building Construction, Specialist, but also including the following uses:

(i) Offices and yards for contractors and builders primarily engaged in the construction of residential, farm, industrial, commercial, or other buildings, or

## INDEX OF DRAWINGS

River Vario II - Phase "A" Master Site Addition  
Architectural

AS1.0 MASTER SITE PLAN - 2021/2031  
AS1.1 SITE PLAN - 2021/2031 Aradis Loop  
AS1.2 SITE PLAN - 2021/2031 Aradis Loop

A.1.0	Existing Condition Demolition Plan	Exterior Elevations
A.1.1	Demolition Conditions	Exterior Elevations
A.2.0	Floor Plan	
A.3.0	Exterior Elevations	
A.4.0	Building/Room Sections	
A.5.0	Interior Elevations	
A.5.1	Interior Elevations	
A.6.0	RCF Lighting Schematic	
A.7.0	Furniture Power Schematic	
A.8.0	HVAC Diffuser Schematic	
A.9.0	Roof Plan	
		Structural Drawings
		Foundation Plan
		Framing Plan
		Details
		General Structural Notes

## **SINGLE FAMILY RESIDENCE"**

"SINGLE FAMILY RESIDENCES"

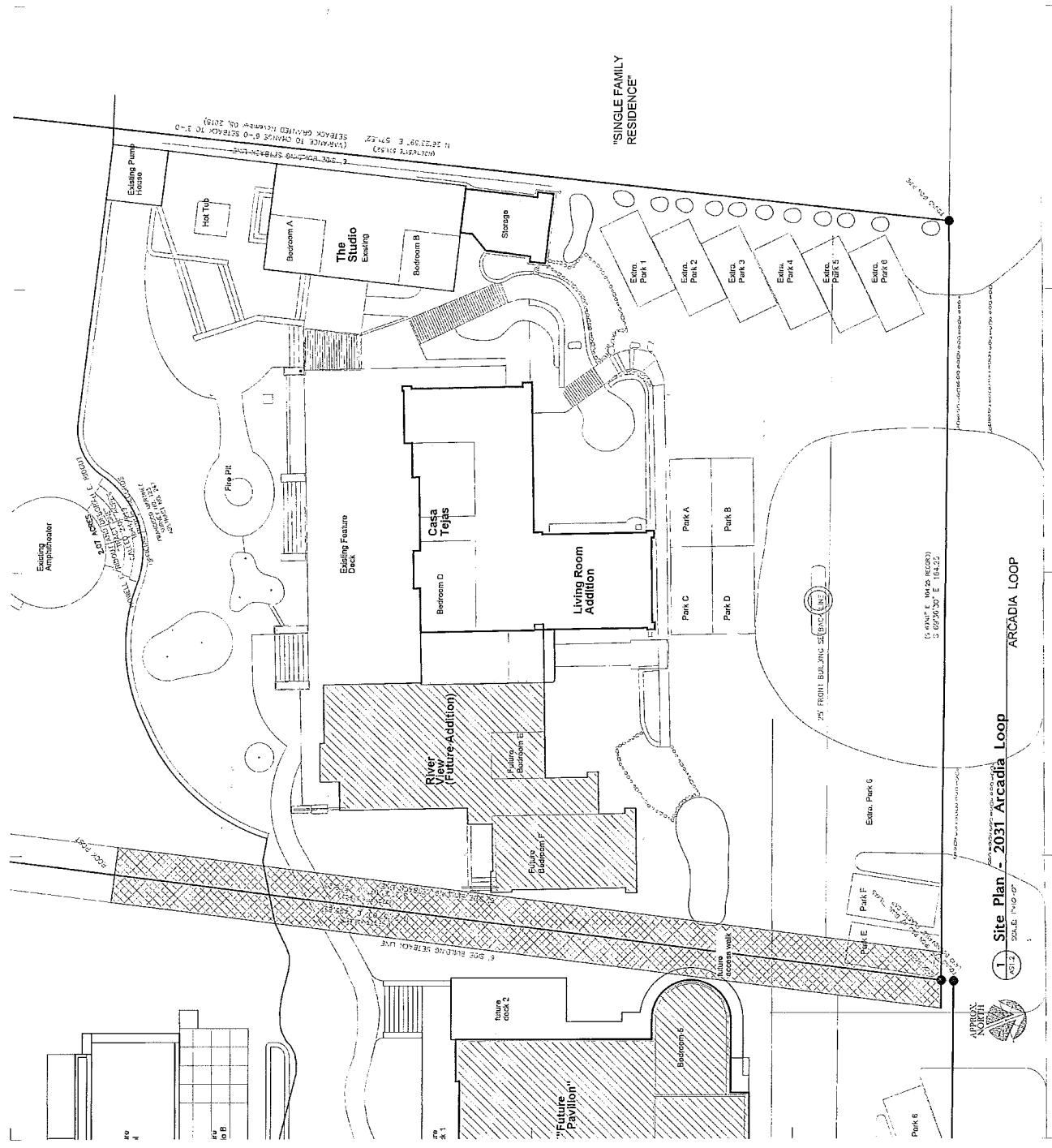
16/11/2017  
AS1.0  
1 of 13

## ARCADIA LOOP rio de Suenos and Rio de Arcadia

1 Master Overall Site Plan - Rio de Suenos  
ARCADIA LOOP  
ZONING: R-50-OF  
SLOPES

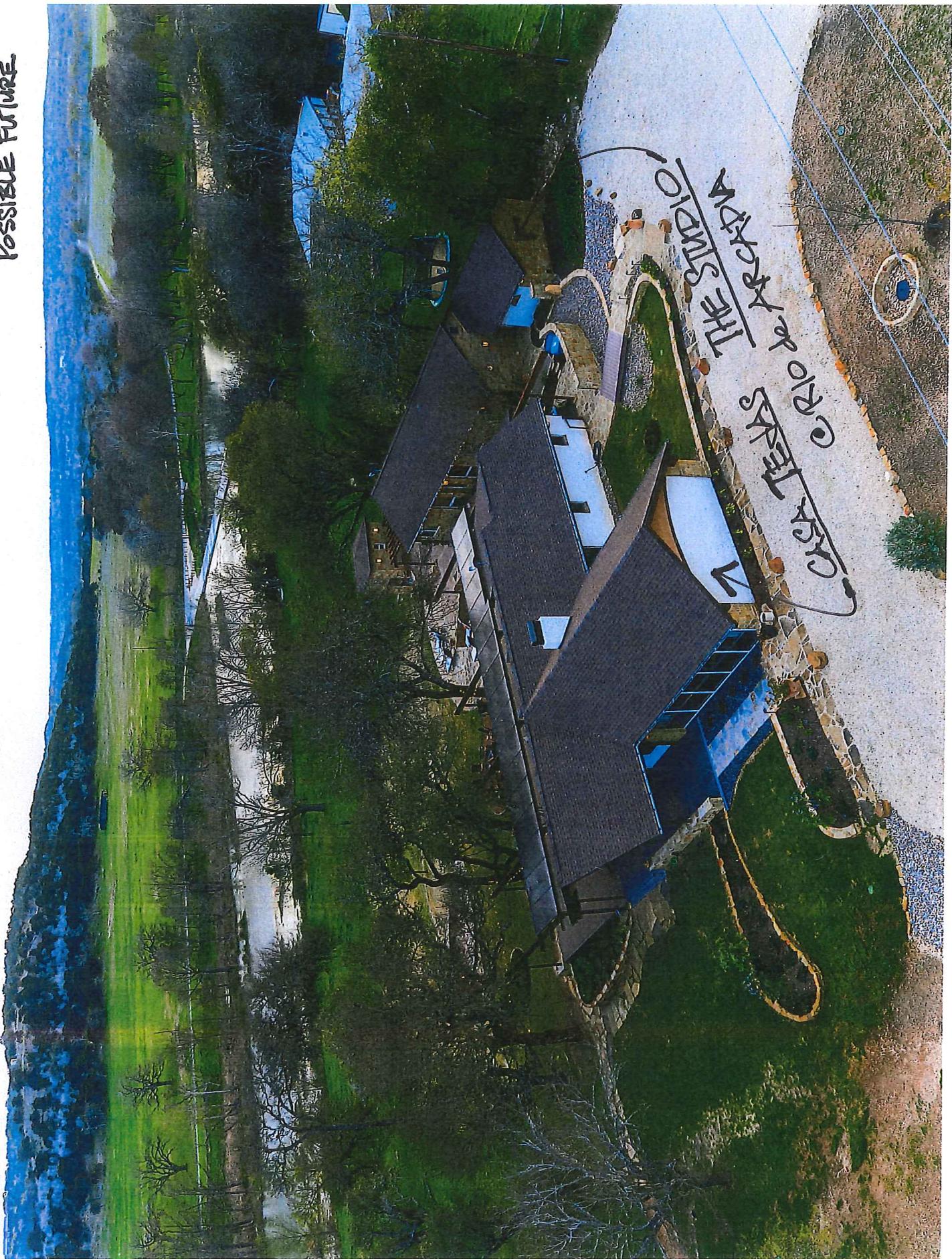
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CAD/Drafting by  
jmwells design  
04/11/2017

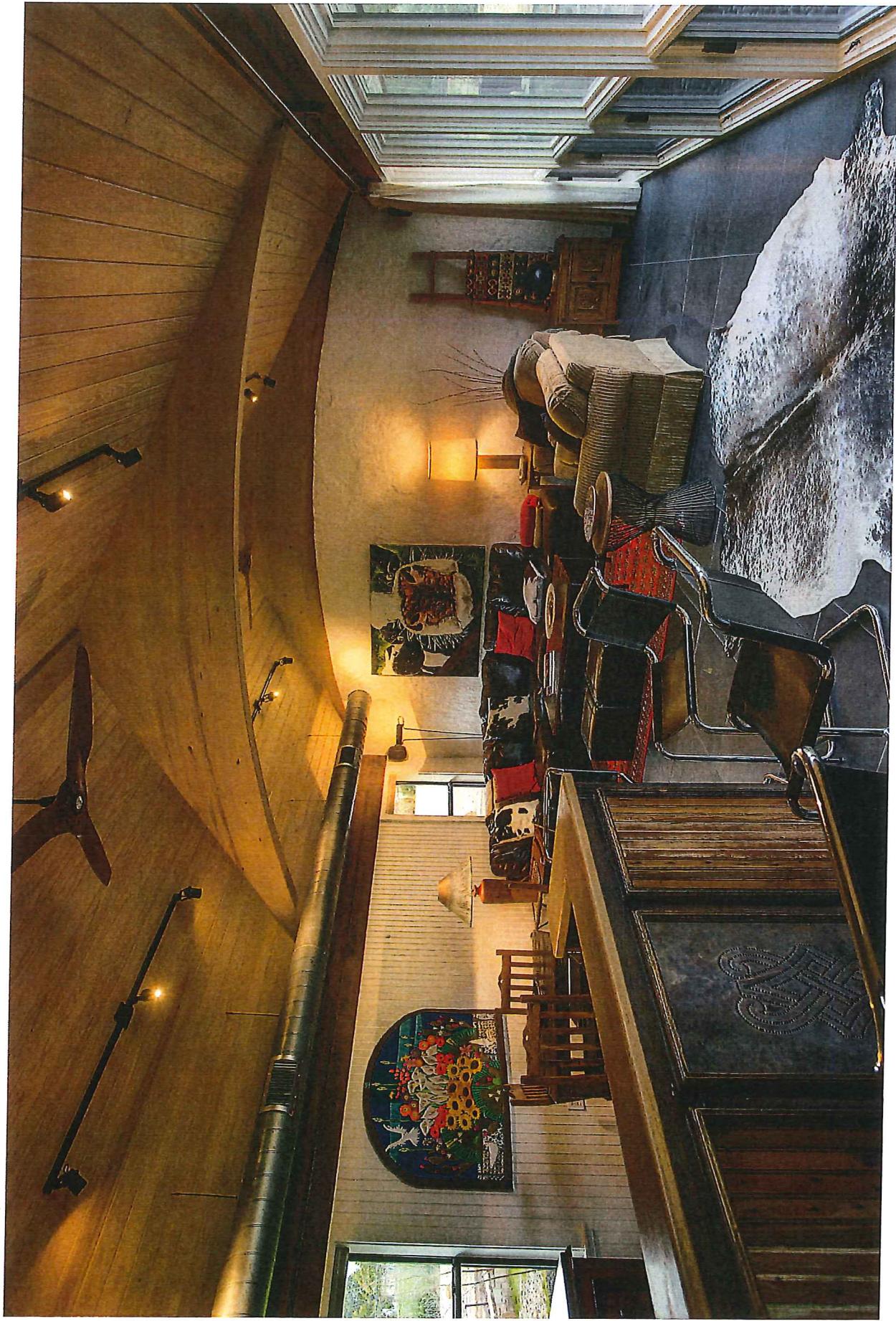


2031 AECADIA LOOP - RIO DE AECADIA (CASATÉSS & THE STUDIO & RIVERVIEW )

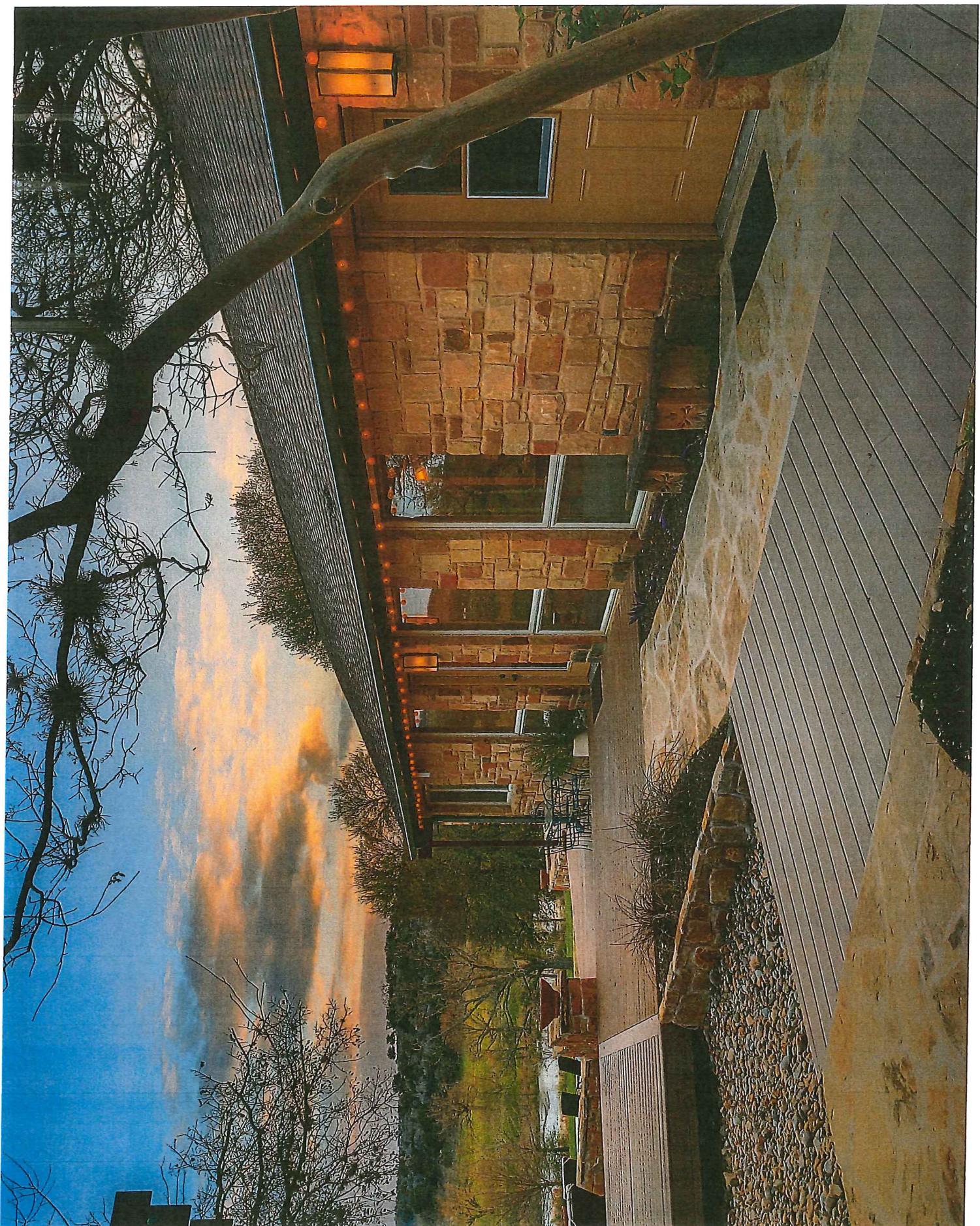
POSSIBLE FUTURE













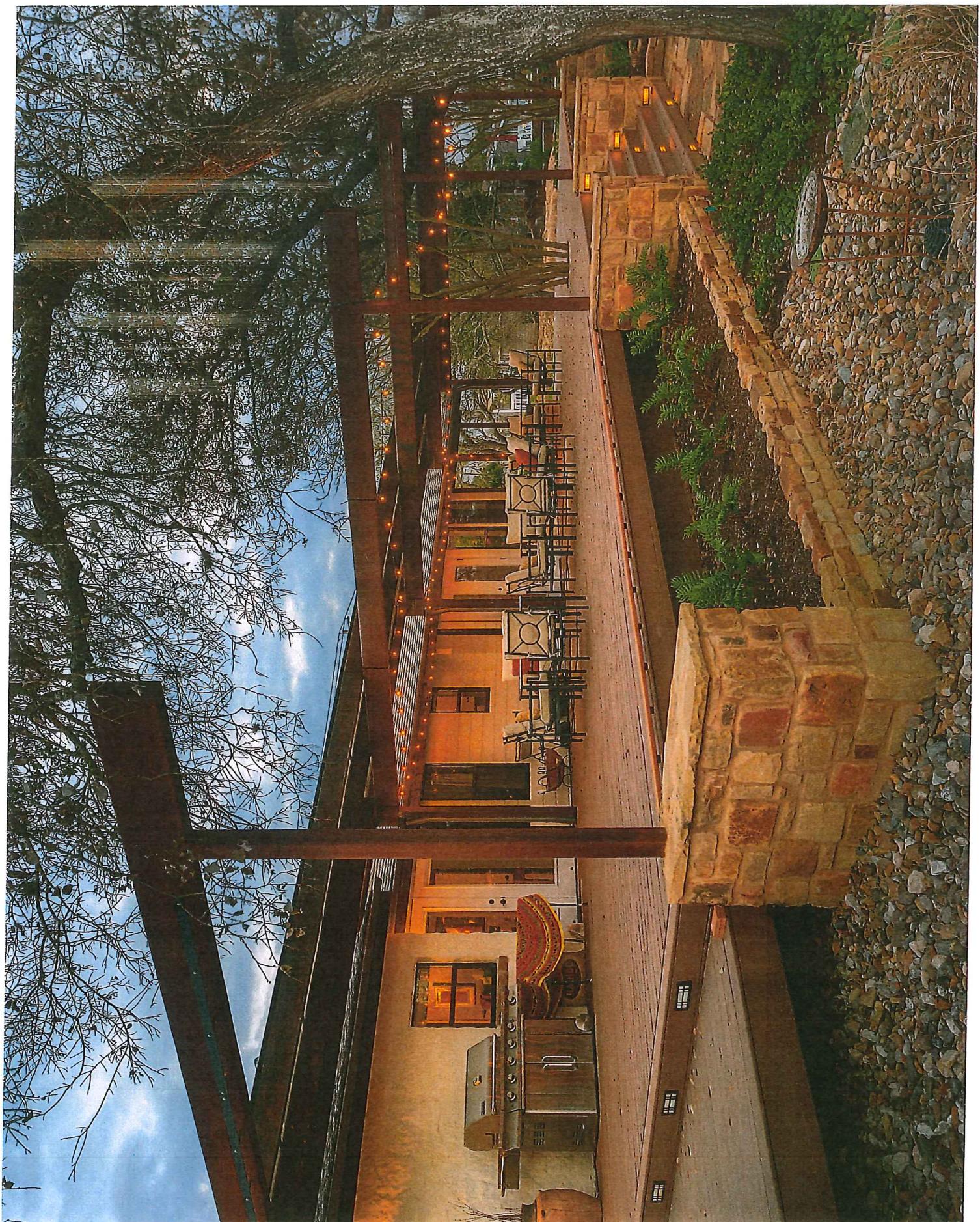






















# City of Kerrville Planning Department Report

To: Planning & Zoning Commission  
Agenda Item: 4F  
Planning File #: 2017-024  
Hearing Date: June 1, 2017  
Representative: Howell & Deborah Ridout  
Location: 2021 Arcadia Loop  
Legal Description: A 2.31 acre tract of land, more or less, out of the Francisco Martinez Survey No. 124, Abstract No. 247 on the City of Kerrville, Kerr County, Texas.  
Total Acreage: 2.31

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## Proposal

A request for a conditional use permit, in the RC District, for "bed and breakfast" for an approximate 2.31 acre tract, located at 2021 Arcadia Loop.

## Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on May 17, 2017. Notices were sent to property owners within two hundred (200) feet of the subject property on May 22, 2017. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 26, 2017 in accordance with Section 551.043(a) of the Texas Government Code.

## Recommended Action

Staff recommends that the Commission hold the required public hearing to receive public comments and make a recommendation to the City Council.

## Notices Mailed

**Owners of Property within 200 feet: 9**

## Adjacent Zoning and Land Uses

**Direction:** North

**Current Base Zoning:** RC, Residential Cluster

**Current Land Uses:** Residential

**Direction:** East and West

**Current Base Zoning:** RC, Residential Cluster

**Current Land Uses:** Residential

## **Transportation**

**Thoroughfare:** Arcadia Loop

**Existing Character:** One lane in each direction

**Proposed Changes:** None Known

## **Staff Analysis and Recommendation: Approval**

### **1. Consistency:**

The property's land use designation is Single Family Residential. The existing base zoning district, Residential Cluster District, is not being amended at this time.

### **2. Adverse Impacts on Neighboring Lands:**

The proposed CUP will be conducted within an existing structure on the site and later in three (3) future additions shown on the site plan. The requested conditional use permit (CUP) will have little to no impact on the surrounding properties do to the size of the lot and the existing and proposed setbacks of the structures. The site is developed with the focus of the use and activity directed (south) towards the river.

### **3. Suitability as Presently Zoned:**

The subject property is currently zoned RC, Residential Cluster District, which requires the approval of a CUP to allow a bed and breakfast. The proposed CUP is suitable for the subject property. This area of Arcadia Loop is primarily large lot residential, backing up to the river, with the homes setback from the road, Arcadia Loop, will be an ideal area for bed and breakfasts in the City. The surrounding area should be impacted minimally if at all by the proposed uses.

Any future growth or alterations to the site beyond what is shown on the submitted site plan, will require the applicant to amend the CUP through a public hearing process before the Planning and Zoning Commission and City Council.

### **4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety or welfare.

### **5. Size of Tract:**

The subject property is approximately 2.31 acres in size, which should be able to reasonably accommodate the proposed "bed and breakfast".

### **6. Other Factors:**

Request meets all requirements of Chapter I, "The City of Kerrville Zoning Code", Article 11-I-13 Conditional Use Permits.

As part of the Conditional Use Permit process, a site plan has been submitted and will be included with the ordinance approving this use.

(7) **Apartment:** A dwelling unit in a duplex or multiple-family dwelling or apartment house arranged, designed, occupied, or intended to be occupied as a place of residence by a single family.

(8) **Area of Lot:** The square foot area of a lot within the bounding property lines exclusive of dedicated streets or alleys.

(9) **Area Regulations:** Regulations which establish minimum lot area, lot width, lot depth, front yard, side yard, and rear yard setbacks.

(10) **Automobile Graveyard:** Property which is used for the storing, keeping, buying, selling, wrecking, scrapping, or salvaging of junked vehicles and/or junk vehicle parts.

(11) **Basement:** That portion of a building which is primarily below grade.

(12) **Bed and Breakfast:** A building architecturally designed to look like a single family residence with no more than six bedrooms used for the purpose of providing short-term lodging for compensation and meals only to those who receive lodging. A bed and breakfast may be used concurrently as the residence for the owner, operator, or manager of the bed and breakfast; provided, however, all bedrooms used as a permanent residence shall be included in the number of bedrooms of the bed and breakfast.

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(14) **Boarding Home Facility:** An establishment, including a residence or dwelling, that furnishes in one or more buildings, to persons under separate rental agreements, whether oral or written, lodging to three or more persons unrelated to the owner of the establishment by blood or marriage, and is not listed in Sec. 30-12 of the Code of Ordinances.

(15) **Board of Adjustment:** The City of Kerrville Zoning Board of Adjustment.

(16) **Building:** Any structure, including structures wholly or partly enclosed with an exterior wall, which are designed, built or intended for the shelter or enclosure of people, animals, chattels, or movable property of any kind, or for an accessory use. When separated by a four (4) hour fire wall, each portion of a structure so separated shall be deemed a separate building.

(17) **Building Constructions General:** A use of land by an establishment using in its operations an area of five (5) acres or less, for the same purposes as a Building Construction, Specialist, but also including the following uses:

(i) Offices and yards for contractors and builders primarily engaged in the construction of residential, farm, industrial, commercial, or other buildings, or



Project: Rio de Sueños  
Architect: Howell Ridout, AIA  
Site Plan: 2021 Arcadia Loop  
Area: 2.13 acres

ISSUED FOR BIDDING AND CONSTRUCTION

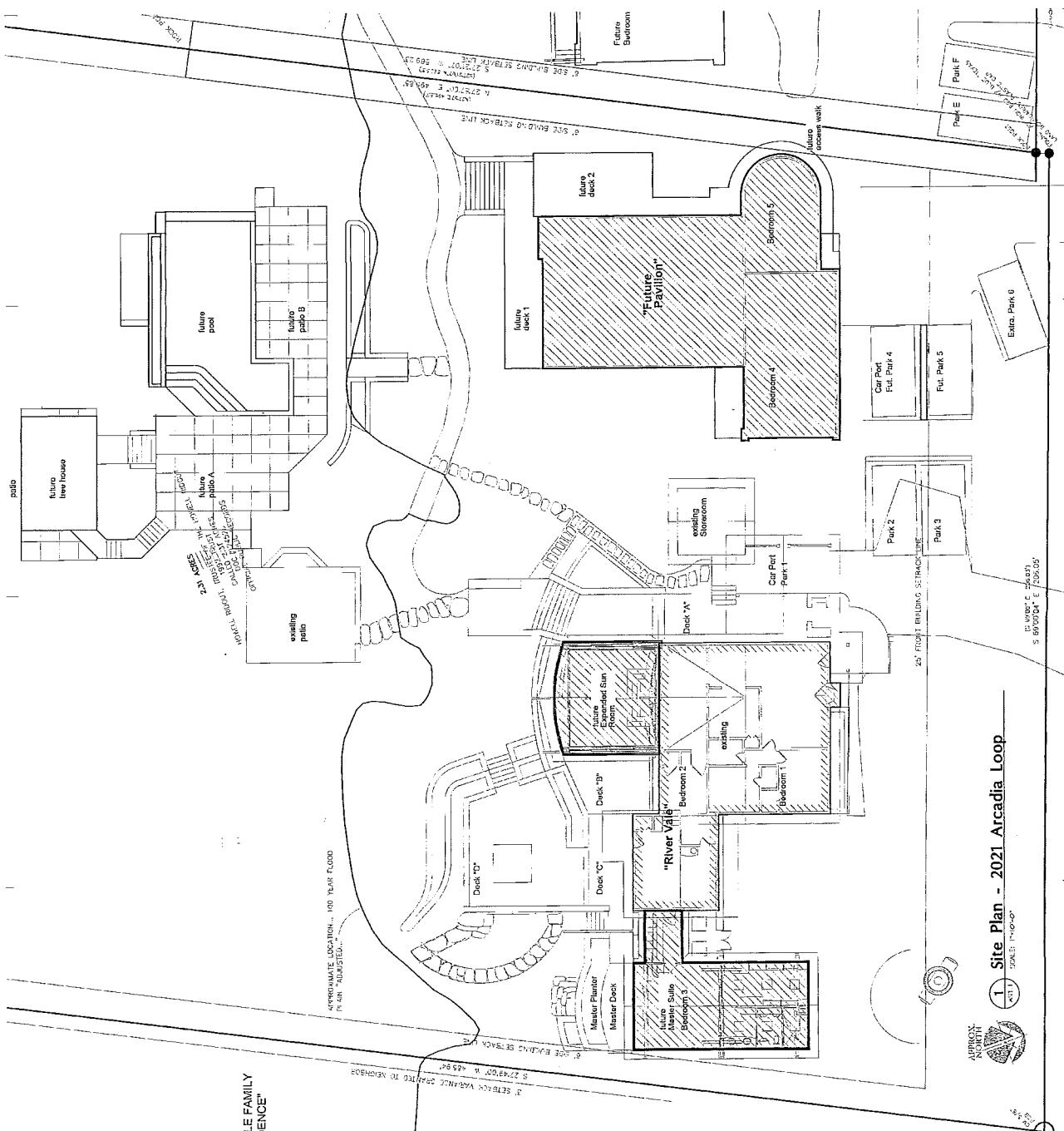
**RIO**  
group  
Howell Ridout, AIA  
Architect



GEORGE JMWells design  
13 Washington, Austin, Texas 78701  
512.477.1222  
info@jmwellsltd.com

Rio de Sueños  
2021 Arcadia Loop  
Kerrville, Texas 78028

Enlarged Site Plan



1 Site Plan - 2021 Arcadia Loop

1:1000

04/11/07

10' WIDE C. SIDE YARD  
S. REAR YARD 10' DEEP

20' SIDE YARD SETBACK  
25' FRONT BUILDING SETBACK LINE

10' REAR YARD SETBACK  
30' REAR BUILDING SETBACK LINE

2.13 ac.

2021 Arcadia Loop  
Kerrville, Texas 78028

Enlarged Site Plan

"SINGLE FAMILY  
RESIDENCE"

APPROXIMATE LOCATION... 100 YEAR FLOOD  
IN AN AUTOGRAPHED

2021 ARCADIA LOOP - Rio de Sueños (RIVERVALE in THE PAVILION)



RIVERVALE  
@ Rio de Sueños  
in THE PAVILION  
(possible future)

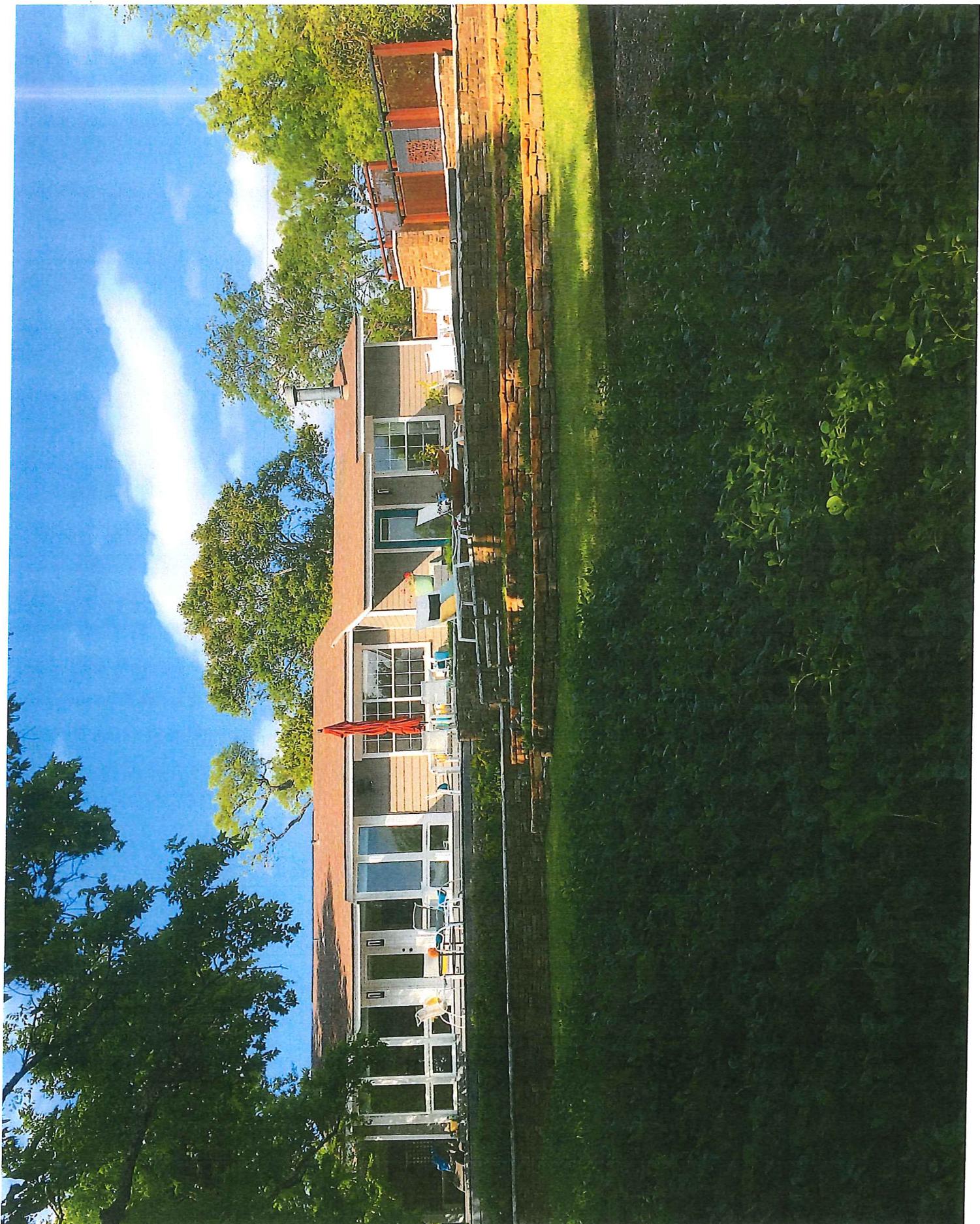














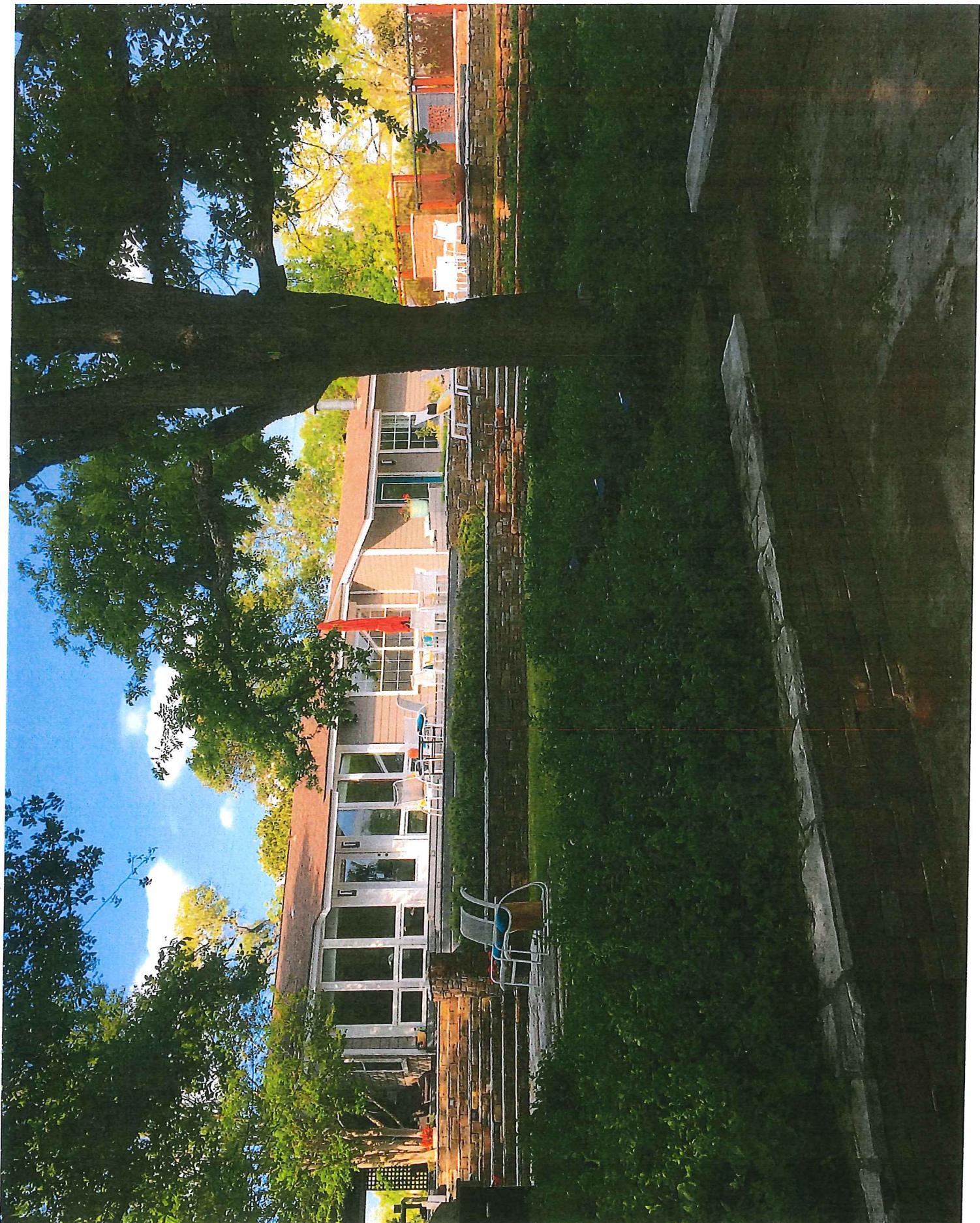




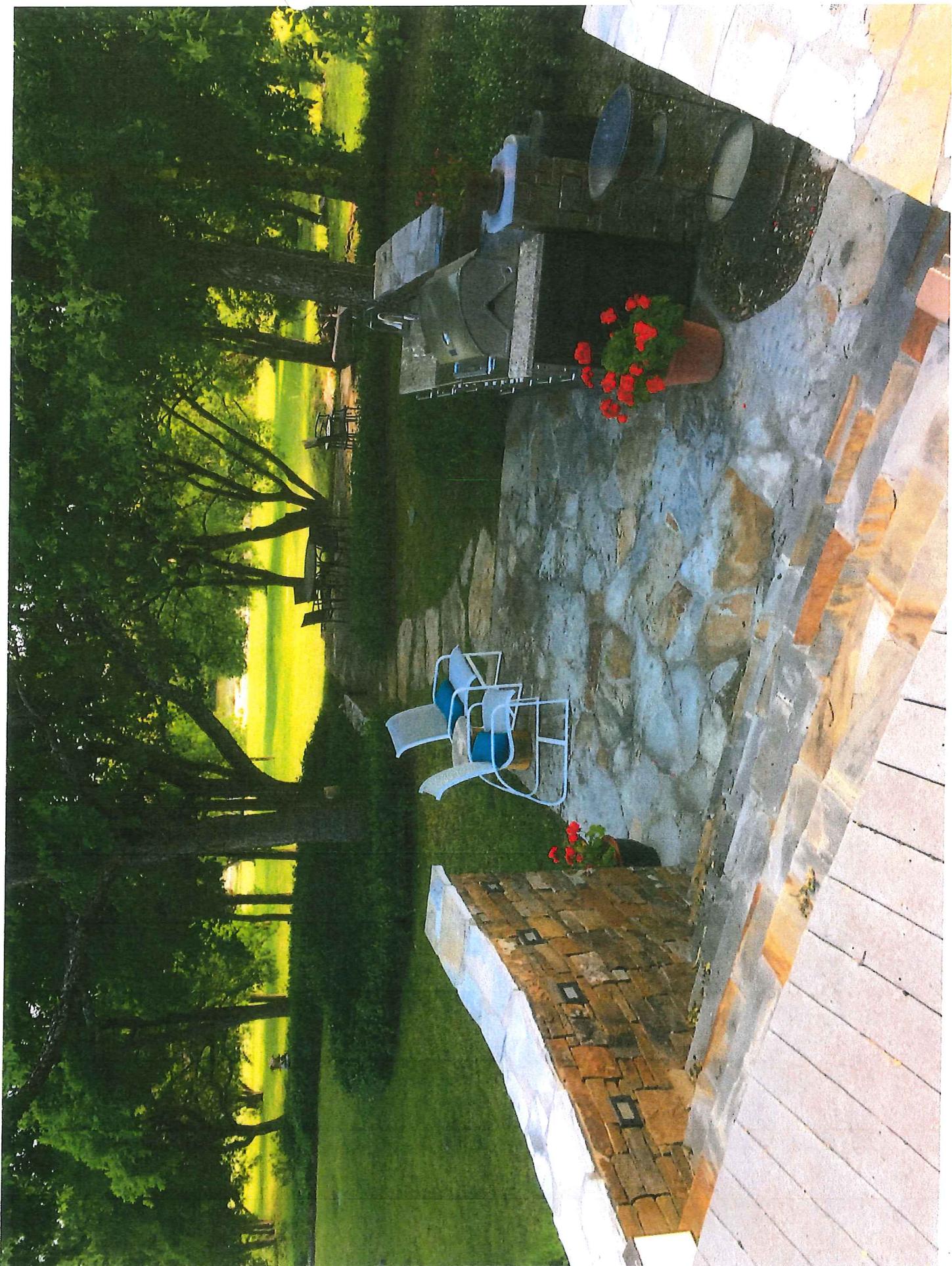






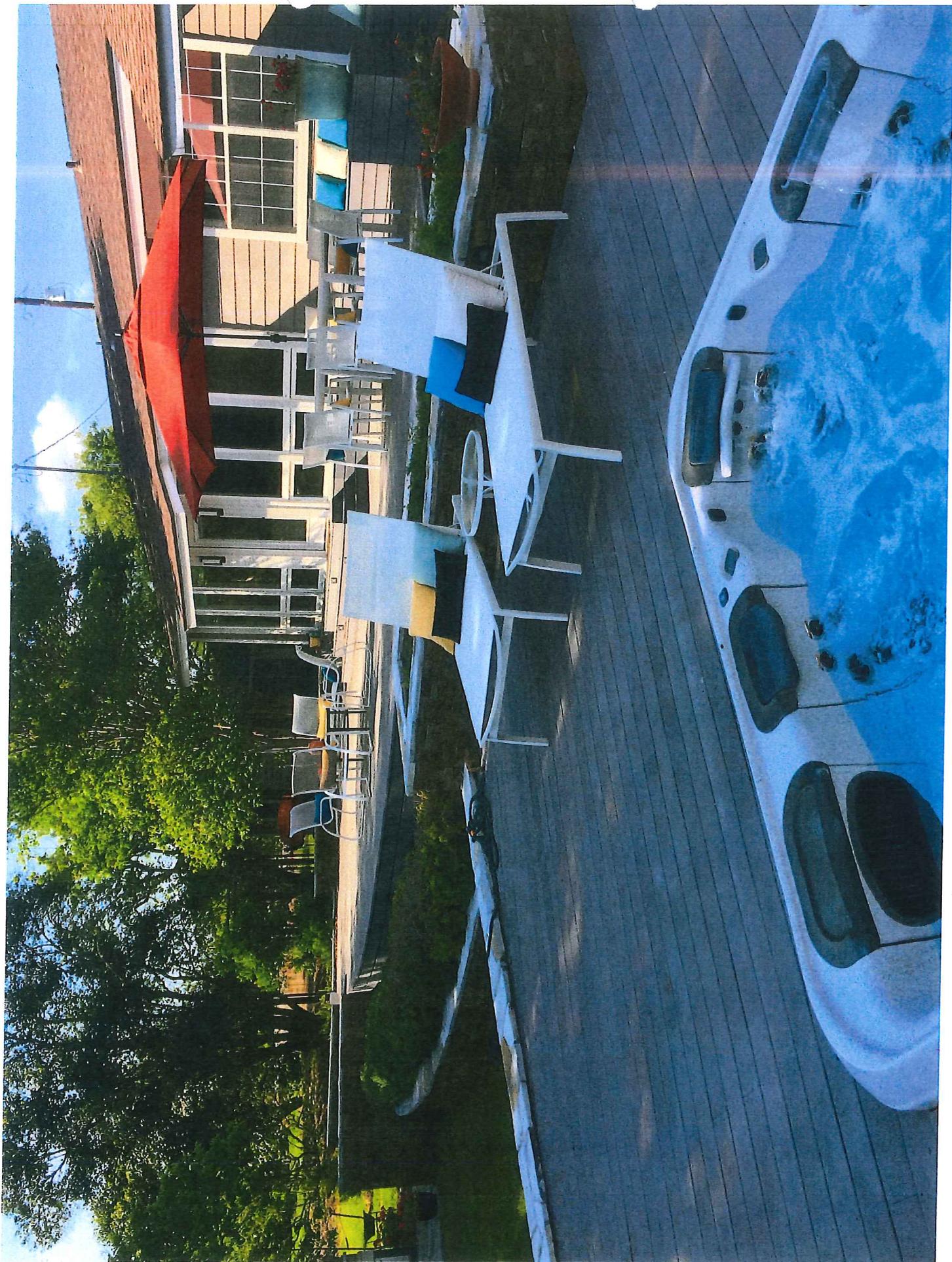


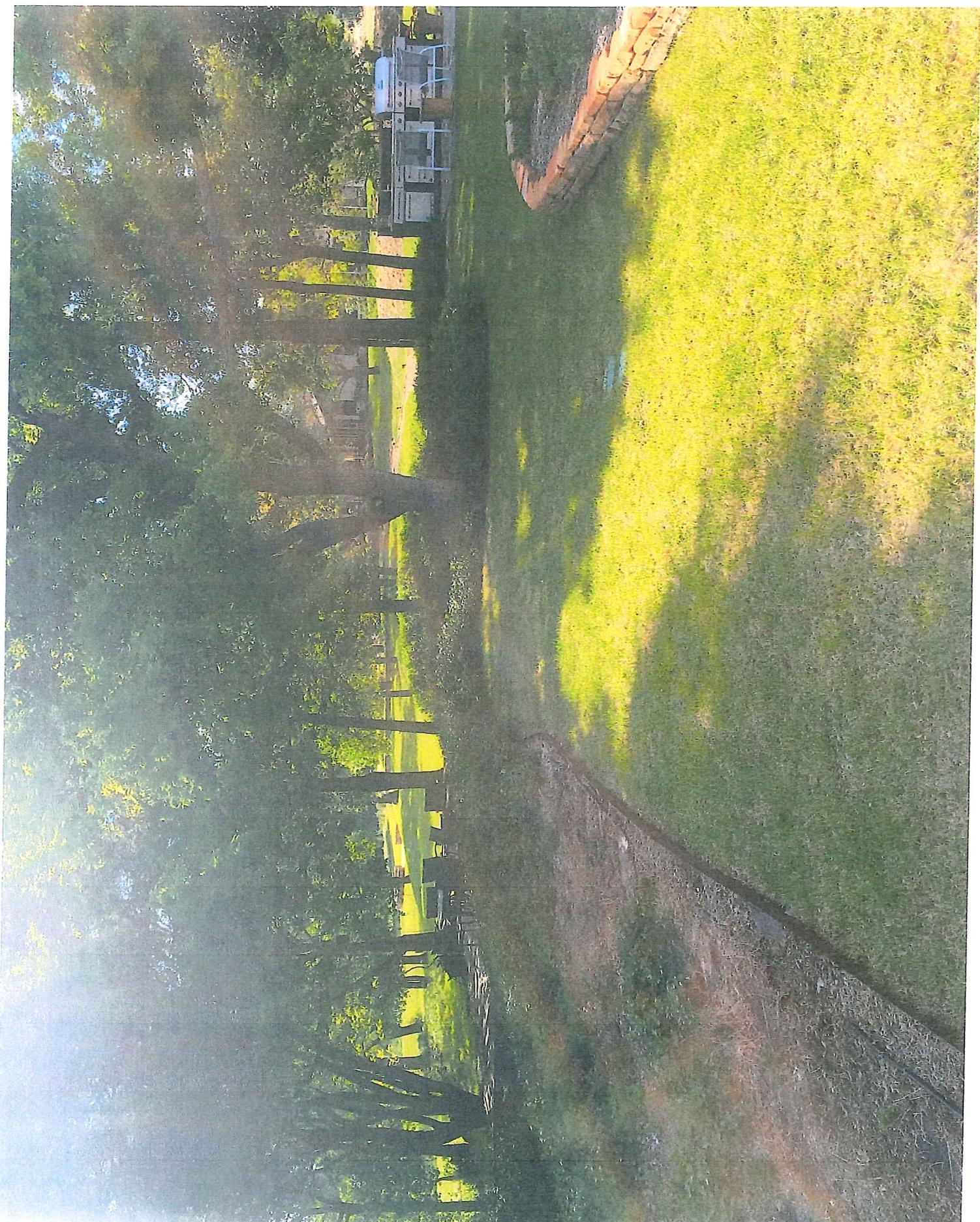














# City of Kerrville Planning Department Report

To: Planning & Zoning Commission  
Agenda Item: 4G  
Planning File #: 2017-032  
Hearing Date: June 1, 2017  
Representative: Kirk Storey  
Location: 1750 Junction Hwy  
Legal Description: Lot 1A and a part of Lot 2, Block One, Adams Subdivision  
Total Acreage: 1.69

## Proposal

A request for a conditional use permit for "vehicle sales/services used" for an approximate 1.69 acre tract located at 1750 Junction Hwy.

## Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on May 17, 2017. Notices were sent to property owners within two hundred (200) feet of the subject property on May 22, 2017. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 26, 2017 in accordance with Section 551.043(a) of the Texas Government Code.

## Recommended Action

Staff recommends that the Commission hold the required public hearing to receive public comments and make a recommendation to the City Council.

## Notices Mailed

**Owners of Property within 200 feet: 20**

## Adjacent Zoning and Land Uses

**Direction:** North

**Current Base Zoning:** R-1

**Current Land Uses:** Residential

**Direction:** East and West

**Current Base Zoning:** 4-W

**Current Land Uses:** Vacant, Office

## **Transportation**

**Thoroughfare :** Junction Hwy (State Highway 27)

**Existing Character:** Two lanes in each direction

**Proposed Changes:** None Known

## **Staff Analysis and Recommendation:**

### **1. Consistency:**

The property's land use designation is General Commercial. The existing base zoning district, District 4-W, is not being amended at this time.

### **2. Adverse Impacts on Neighboring Lands:**

The applicant has been operating the use, used vehicle sales, at this location for some time. The requested CUP will make the use legal in the current zoning district. No additional impact to the commercial area should be caused as a result of this CUP. The proposed CUP will not require the construction of any new structures.

### **3. Suitability as Presently Zoned:**

The subject property currently allows by right uses that involve or require outdoor storage or display as part of their use, i.e., automotive towing services, car washes, mini-storage, businesses engaged in the sale of storage, etc. The requested CUP would have minimal impact on the surrounding area. Any future growth beyond that shown on the submitted materials will require an amendment to the CUP through a public hearing process before the Planning and Zoning Commission and City Council.

### **4. Health, Safety and Welfare:**

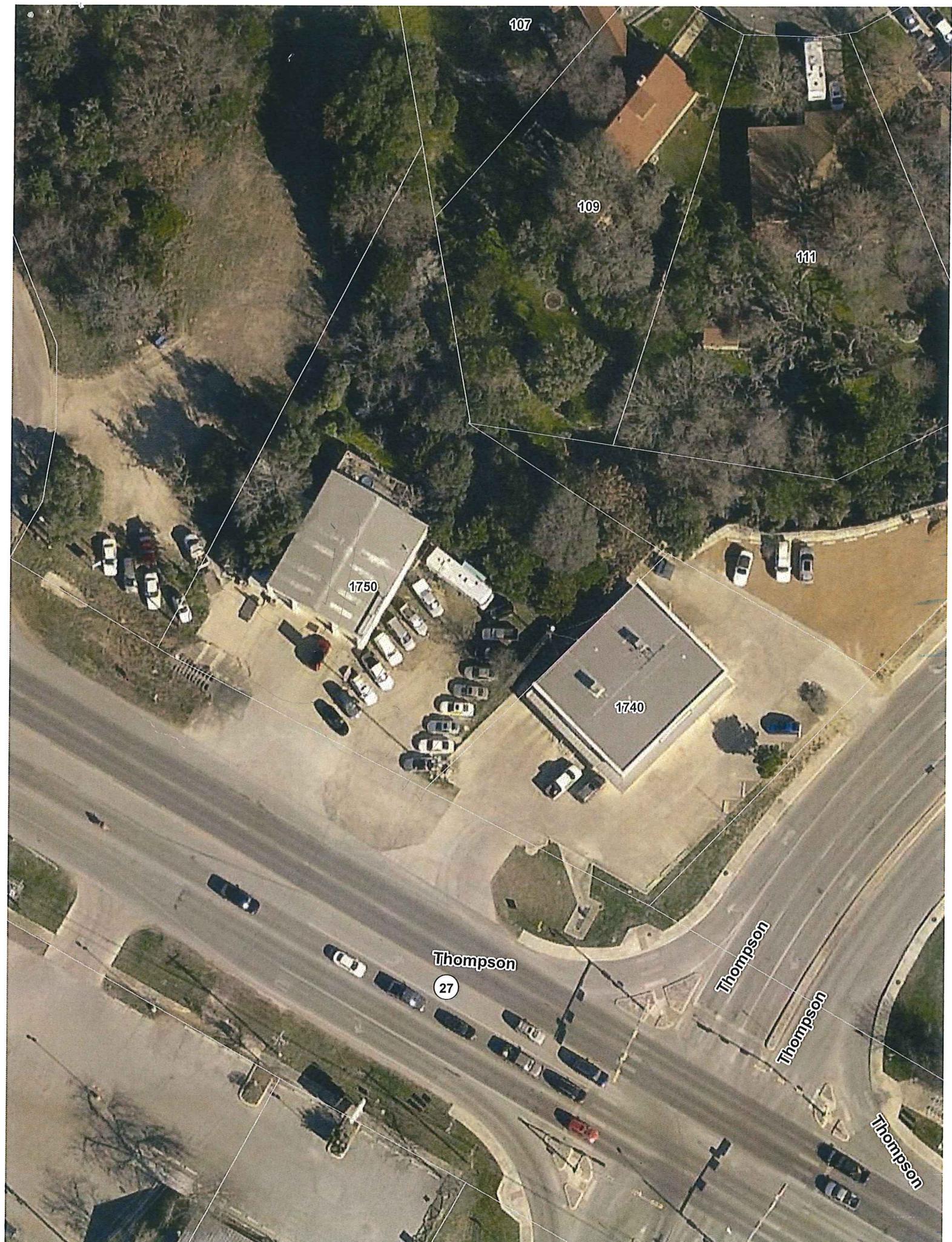
Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

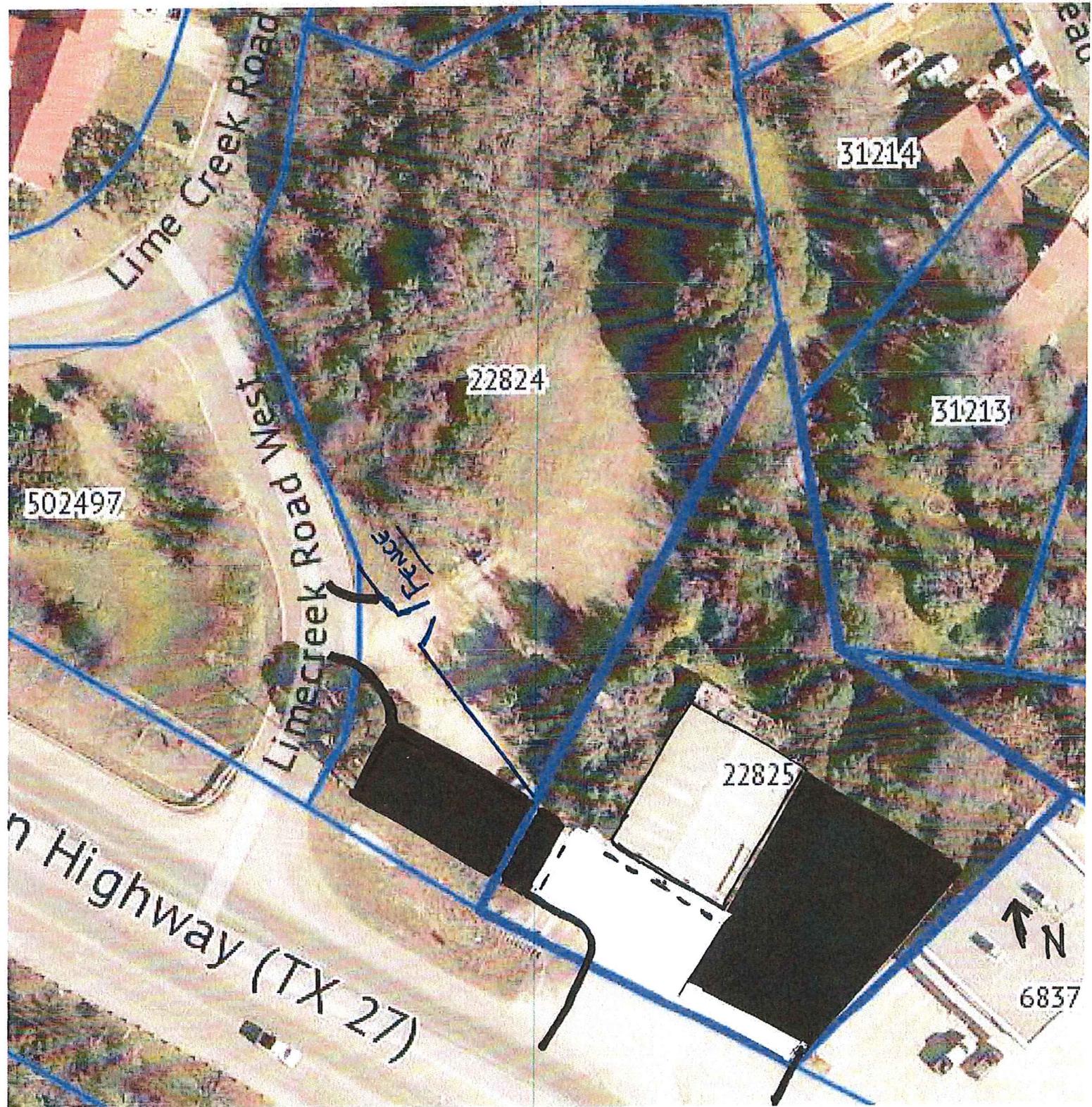
### **5. Size of Tract:**

The subject property is approximately 1.69 acres in size, which should be able to reasonably accommodate the proposed "vehicle sales/service used", as proposed.

### **6. Other Factors:**

Meets and abides to all requirements in accordance with Chapter I, "The City of Kerrville Zoning Code" Article 11-I-13, Conditional Use Permits.





SCALE 1/2" = 25'

312817

- = parking spots existing

Additional parking will be available on 22824

Locomotion Auto Sales  
CUP Additional Information

- 1) Parking has been inserted in the site plan, 5 existing spots for the existing building @ Appliances Plus and 2 additional also existing, for the proposed lot on the east side of the building. In addition there will be 2 dedicated spots on the new asphalt parking lot proposed on the west side of the building. \*\*\*\*\*NEW DIAGRAM ATTACHED
- 2) The proposed site does require a license from the Texas DMV which has been applied for and obtained. Current State License # P129436 for Kirk Storey DBA Locomotion Auto Sales expires April 30<sup>th</sup> 2019. Renewable every 2 years.
- 3) There are NO locations within 1000 feet that have the same or similar uses.
- 4) There is one contiguous property Peterson Urgent Care, medical care facilily.
- 5) Information regarding sale of 05 acres to Terry Napper \*\*\*ATTACHED