



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 17th 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 8, 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 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 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

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.

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

Comr. Sigerman approved the minutes as amended. Motion was seconded by Comr. 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 17th 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.

A PRELIMINARY PLAT ESTABLISHING COMANCHE TRACE, PHASE 13

BEING A PART OF LAND MORE OR LESS, OUT OF THE INDEPENDENT SURVEY OF THE LANDS OF THE STATE OF TEXAS, AND BEING PART OF 131.78 ACRES CONVEYED FROM CRYSTAL LAND COMPANY, L.L.P. TO COMANCHE TRACE RANCH & GOLF CLUB, L.L.P., BY A SPECIAL WARRANTY DEED DATED THE 17TH DAY OF SEPTEMBER, 1994, AND RECORDED IN VOLUME 971 AT PAGE 694 OF THE REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS.

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, JEFF DORNBUSCH, DEED CERTIFY THAT I HAVE ACTUALLY AND ACCURATELY SURVEYED THE CORNERS OF THE HEREIN PLATTED LANDS AND THAT THE CORNER MARKS ARE IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KERRVILLE, TEXAS.



DATED THIS _____ DAY OF _____, 20____

JEFF DORNBUSCH
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 10033

I HEREBY CERTIFY THAT THIS SUBDIVISION HAS BEEN FOUND TO CONFORM WITH THE SUBDIVISION REGULATION OF KERRVILLE, TEXAS, WITH THE EXCEPTION OF SUCH AS MAY BE REQUIRED BY THE CITY OF KERRVILLE, TEXAS, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

DATED THIS _____ DAY OF _____, 20____

COMMISSIONER
CITY OF KERRVILLE PLANNING & ZONING COMMISSION

IN ACCORDANCE WITH ART. 10-2 OF THE CODE OF ORDINANCES OF THE CITY OF KERRVILLE, TEXAS, AND IN CONSIDERATION OF THE PERSONAL SERVICE RENDERED BY THE SURVEYOR, THE CITY OF KERRVILLE, TEXAS, HAS GRANTED A SPECIAL LICENSE TO THE SURVEYOR TO RE-SURVEY THE LANDS HEREIN DESCRIBED, AND TO RE-SURVEY THE BOUNDARIES AND CORNERS OF THE LANDS HEREIN DESCRIBED, AND TO RE-SURVEY THE BOUNDARIES AND CORNERS OF THE LANDS HEREIN DESCRIBED, AND TO RE-SURVEY THE BOUNDARIES AND CORNERS OF THE LANDS HEREIN DESCRIBED.

OWNER

STATE OF TEXAS

COUNTY OF KERR

THAT I, JEFF DORNBUSCH, DEED CERTIFY THAT I HAVE ACTUALLY AND ACCURATELY SURVEYED THE CORNERS OF THE HEREIN PLATTED LANDS AND THAT THE CORNER MARKS ARE IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KERRVILLE, TEXAS.

DATED THIS _____ DAY OF _____, 20____

OWNER

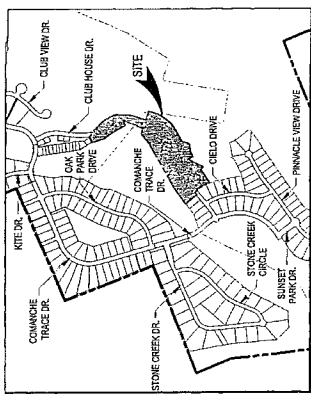
STATE OF TEXAS

COUNTY OF KERR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY KNOWN TO ME, AND BEING DULY SWORN, I HAVE CAUSED THE PLAT OF THE HEREIN DESCRIBED LANDS TO BE RE-SURVEYED, AND I HAVE RECORDED THE SAME IN THE PUBLIC RECORDS OF KERR COUNTY, TEXAS, AND I HAVE GRANTED A SPECIAL LICENSE TO THE SURVEYOR TO RE-SURVEY THE LANDS HEREIN DESCRIBED, AND TO RE-SURVEY THE BOUNDARIES AND CORNERS OF THE LANDS HEREIN DESCRIBED, AND TO RE-SURVEY THE BOUNDARIES AND CORNERS OF THE LANDS HEREIN DESCRIBED.

OWNED UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____

NOTARY PUBLIC FOR THE STATE OF TEXAS



LOCATION MAP
SCALE 1" = 100'

LEGEND

KERRVILLE CITY LIMITS

PHASE BOUNDARY

RIGHT OF WAY

LOT LINE

PUBLIC UTILITY EASEMENT

EXISTING 2' CONTOUR

EXISTING 10' CONTOUR

LAND SUMMARY (13.63 ACRES)

RECREATIONAL LOTS: 28.84 ACRES

VELAS LOTS: 2.03 ACRES

ROADS: 2081.1'

NOTES

SEE PRELIMINARY OVERALL UTILITY PLAN FOR PROPOSED WATER AND SANITARY SERVICE LAYOUT.

NOTES

1. PORTION OF THIS PROPERTY IS LOCATED WITHIN THE UNLINED FEMA FLOODPLAIN (100-YEAR FLOOD) ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 17020C0010, DATED 08/01/93, AND IS SUBJECT TO FLOODING.

2. SOME IMPROVEMENTS OR STRUCTURES EXIST WITHIN TWO (2) FEET OF THE PROPERTY BOUNDARY.

3. ALL CONVEYANCES SHALL BE SUBJECT TO THE CITY OF KERRVILLE STANDARDS AND REGULATIONS.

4. ALL CONVEYANCES SHALL BE SUBJECT TO THE CITY OF KERRVILLE STANDARDS AND REGULATIONS.

5. ALL BUILDING REMAINS TO REMAIN TO CONFORM WITH THE CITY OF KERRVILLE ZONING.

6. 2' CONTOURS SHOWN.

FILED FOR RECORD ON THE _____ DAY OF _____, 20____

AT _____ O'CLOCK _____ M.

RECORDED ON THE _____ DAY OF _____, 20____

AT _____ O'CLOCK _____ M. IN VOLUME _____ AT PAGE _____

THE PLAT RECORDS OF KERR COUNTY, TEXAS

JANET FREEL, KERR COUNTY CLERK

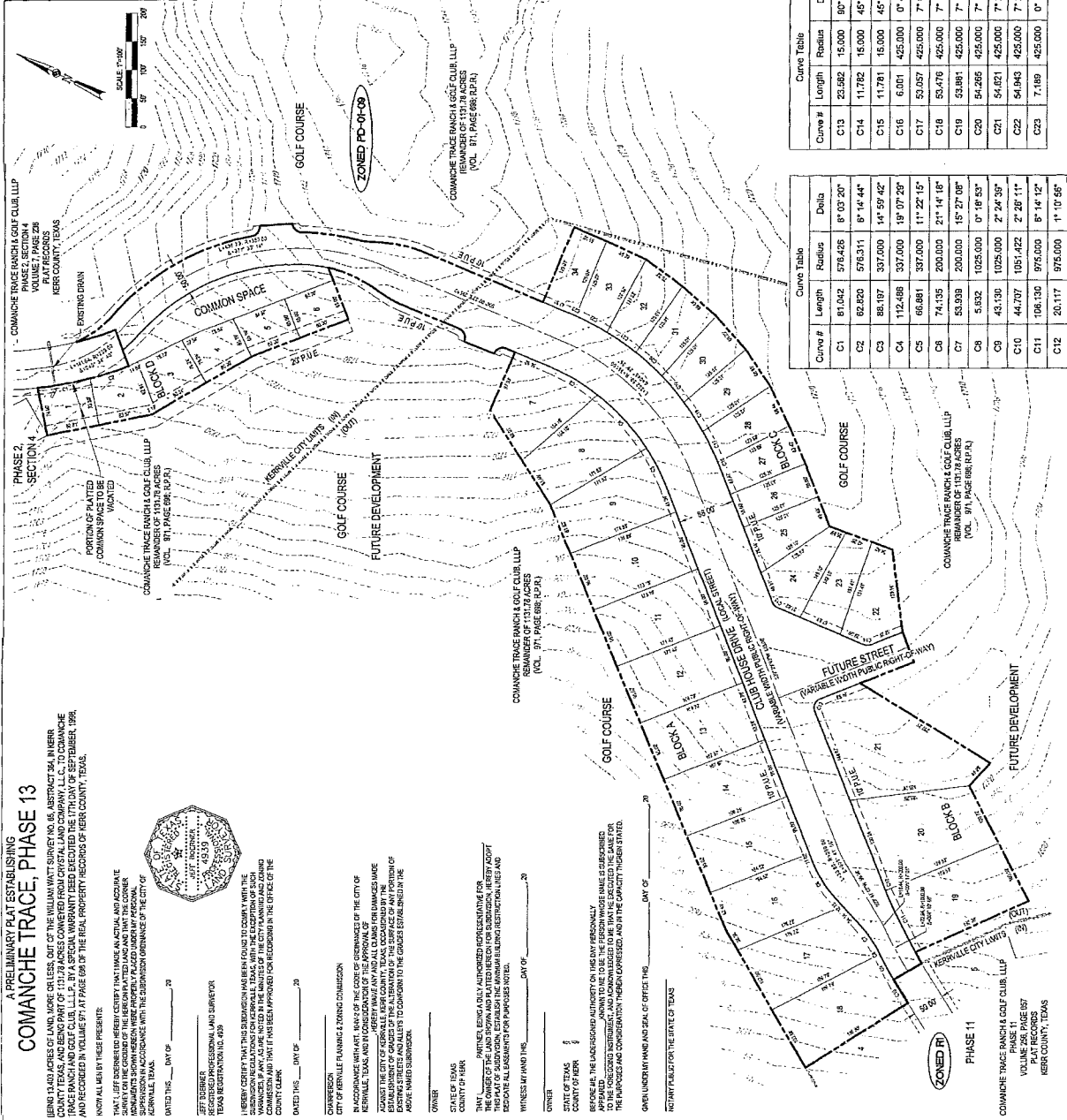
APRIL, 2017

MATKIN-HOOVER ENGINEERING & SURVEYING

3333 BRILLIANT AVENUE, SUITE 100
KERRVILLE, TEXAS 78001
TEL: 361-1111 FAX: 361-1112
WWW.MATKIN-HOOVER.COM

A SPECIALTY FIRM OF THE STATE OF TEXAS
LICENSE NO. 10033

TEXAS SURVEYING BOARD REGISTRATION NO. 10033



Curve #	Length	Radius	Delta
C13	28.842	15,000	80° 00' 00"
C14	11.782	15,000	45° 00' 00"
C15	11.781	15,000	45° 00' 00"
C16	6.001	425,000	0° 48' 33"
C17	53.057	425,000	7° 09' 10"
C18	55.476	425,000	7° 12' 34"
C19	53.881	425,000	7° 19' 50"
C20	54.265	425,000	7° 18' 56"
C21	54.021	425,000	7° 21' 49"
C22	54.943	425,000	7° 24' 25"
C23	7.189	425,000	0° 58' 09"

Curve #	Length	Radius	Delta
C1	81.842	578,438	8° 03' 20"
C2	82.820	578,311	8° 14' 44"
C3	88.197	337,000	14° 59' 42"
C4	112.488	337,000	19° 07' 25"
C5	66.881	337,000	11° 22' 15"
C6	74.135	200,000	21° 14' 18"
C7	53.939	200,000	19° 27' 08"
C8	5.932	1025,000	0° 16' 53"
C9	43.190	1025,000	2° 24' 38"
C10	44.707	1051,422	2° 28' 11"
C11	108.130	975,000	5° 14' 12"
C12	20.117	975,000	1° 10' 56"



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.



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

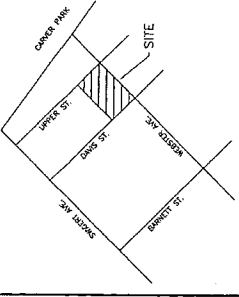
Owners of Property within 200 feet: 27

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.

FILE NO.

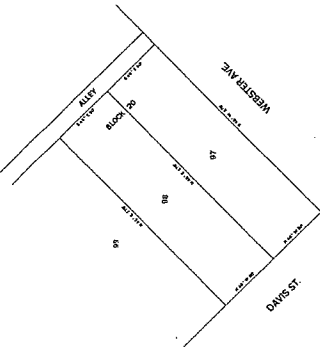


VICINITY MAP



(TRUE NORTH PER C.P. 2)
SCALE 1"=30'

0 30' 60' 90'



LOTS 97-98, BLOCK 20 AS DEPICTED IN V. P. P. 7,
KERR COUNTY DEED RECORDS
(SEE 18 SCALE)

LOT 97-R
BLOCK 20
0.41 AC

WEST AVE
(14 FT. WIDE, 1/4" A. 200' RECORD)
1/4" A. 200' RECORD

DAVIS ST
(100 FT. WIDE, 1/4" A. 200' RECORD)
1/4" A. 200' RECORD

DATE: 3/30/2017
BY: ERIC N. ASHLEY
KERR COUNTY, TEXAS
KERR COUNTY DEED RECORDS

STATE OF TEXAS
COUNTY OF KERR
CERTIFICATE OF SURVEY AND LOCATION
I, ERIC N. ASHLEY, LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE KERR COUNTY DEED RECORDS.

DATE: 3/30/2017
BY: ERIC N. ASHLEY
KERR COUNTY, TEXAS
KERR COUNTY DEED RECORDS

FILED FOR RECORD ON THE 30TH DAY OF MARCH 2017
AT 10:00 AM
BY: ERIC N. ASHLEY
KERR COUNTY, TEXAS
KERR COUNTY DEED RECORDS



STATE OF TEXAS
COUNTY OF KERR
THIS PLAT REPRESENTS A SURVEY MADE ON THE
GROUND UNDER MY DIRECTION.
DATED THIS 30TH DAY OF MARCH, 2017

ERIC N. ASHLEY
LAND SURVEYOR
KERR COUNTY, TEXAS
KERR COUNTY DEED RECORDS

GENERAL NOTES

THE PROPERTY SHOWN ON THIS REPLAT IS ZONED R-1A, RESIDENTIAL SINGLE-FAMILY.
BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KERRVILLE ZONING ORDINANCE.
THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" ACCORDING TO THE CITY OF KERRVILLE ZONING ORDINANCE.
A DRAINAGE STUDY CONCERNING TO THE APPLICABLE DRAINAGE DISTRICT SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF THE BUILDING. THE RESULTS OF THE STUDY SHALL BE MADE PART OF THE BUILDING PERMIT APPLICATION. THE CITY OF KERRVILLE SHALL BE NOTIFIED OF THE RESULTS OF THE STUDY.
THE SUBJECT PROPERTY IS IN THE KERRVILLE INDEPENDENT SCHOOL DISTRICT.
THE RECTANGULAR COORDINATES SHOWN HEREON WERE CALCULATED BY THE SURVEYOR FROM THE KERRVILLE MAPPING MONUMENTS. THE COORDINATES ARE FOR THE CITY OF KERRVILLE MAPPING MONUMENTS. THE COORDINATES ARE NOT TO BE USED TO REMOVE MAPPING MONUMENTS ON THE GROUND.

GLORY COMMUNITY GARDEN
A REPLAT OF
LOTS 97 AND 98, BLOCK 20
G.R. PARSONS ADDITION

COMPRISING 0.41 ACRES OF LAND OUT OF THE JOHN
YOUNG SURVEY NO. 118, ABSTRACT NO. 376, IN THE CITY
OF KERRVILLE, KERR COUNTY, TEXAS
DATE 3/30/2017

ERIC N. ASHLEY
LAND SURVEYOR
347 1/2" STREET
KERRVILLE, TEXAS 78028
(830) 257-7122

GLORY GARDEN REPLAT.DWG



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 do 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

Rio de Suenos II Phase "A" Master Site Addition
Architectural

AS1.0	MASTER SITE PLAN - 2021/2031
AS1.1	SITE PLAN - 2021/2031 Arcadia Loop
AS1.2	SITE PLAN - 2021/2031 Rio de Suenos II
A1.0	Existing Conditions/ Demolition Plan
A1.1	Existing Conditions/ Demolition Exterior Elevations
A2.0	Floor Plan
A3.0	Exterior Elevations
A4.0	Building/ Wall Sections
A5.0	Interior Elevations
A5.1	Interior Elevations
A6.0	RCPI Lighting Schematic
A7.0	Furniture/ Power Schematic
A8.0	HVAC Diffuser Schematic
A9.0	Roof Plan
Structural Drawings	
S1.1	Foundation Plan
S2.1	Framing Plan
S3.1	Details
S4.1	General Structural Notes



RIO group
Howell Ridout, AIA
Architect

inwells design
ARCHITECTS
7300 N. 10th Street, Suite 200
Tucson, AZ 85710

Rio de Suenos
Rio de Arcadia
2021 & 2031 Arcadia Loop
Territory, Texas 75555
Master Site Plan

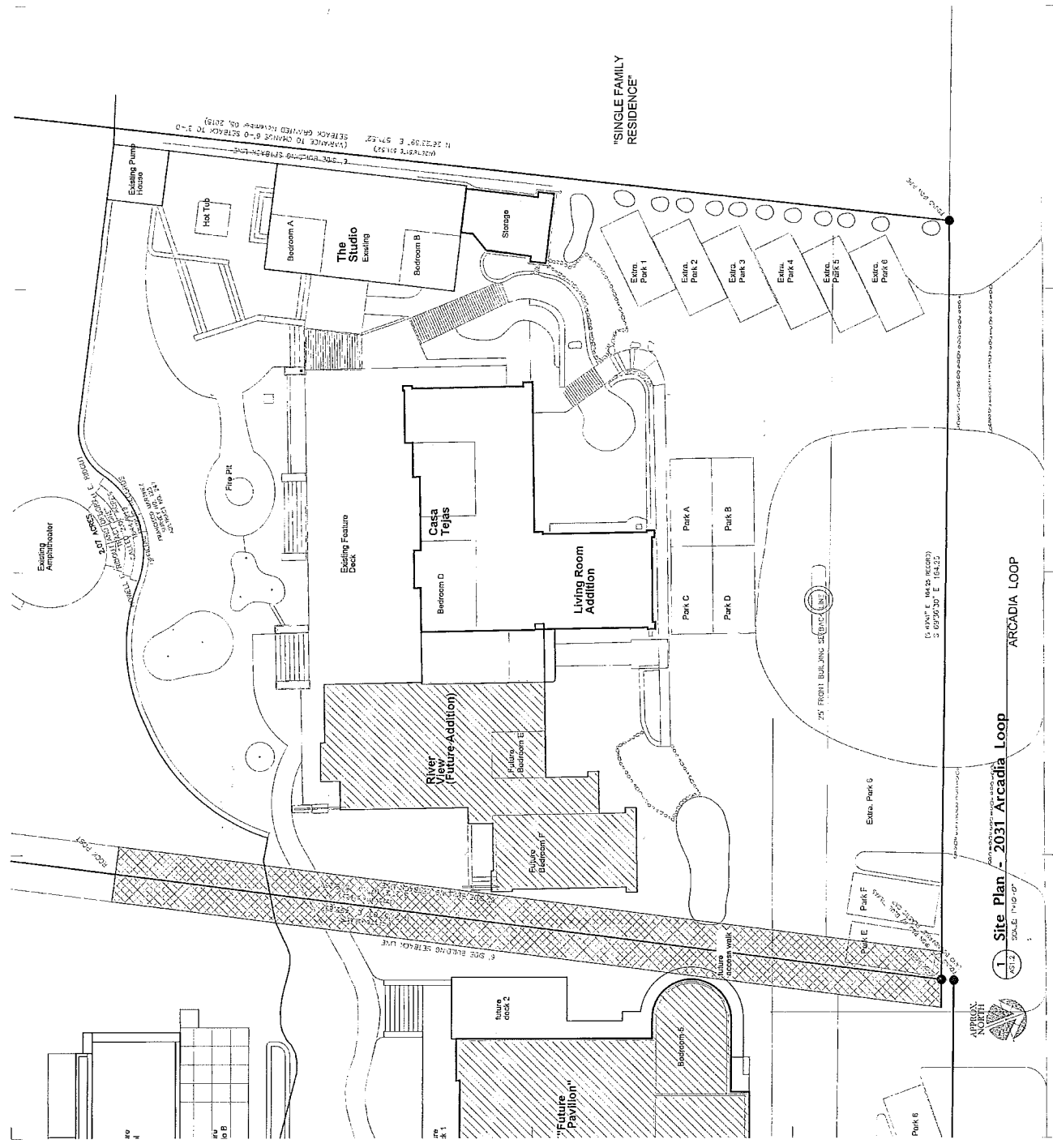
AS1.0
1 of 13



04.11.2017
CAD/Drafting by
jmwells design
713 Washington St, Knoxville, TN 37903-25
615.319.0000

Rio de Arcadia
Casa Tejas. The Studio
Future River View
2031 Arcadia Loop
Kerrville, Texas 78028
Enlarge Site Plan

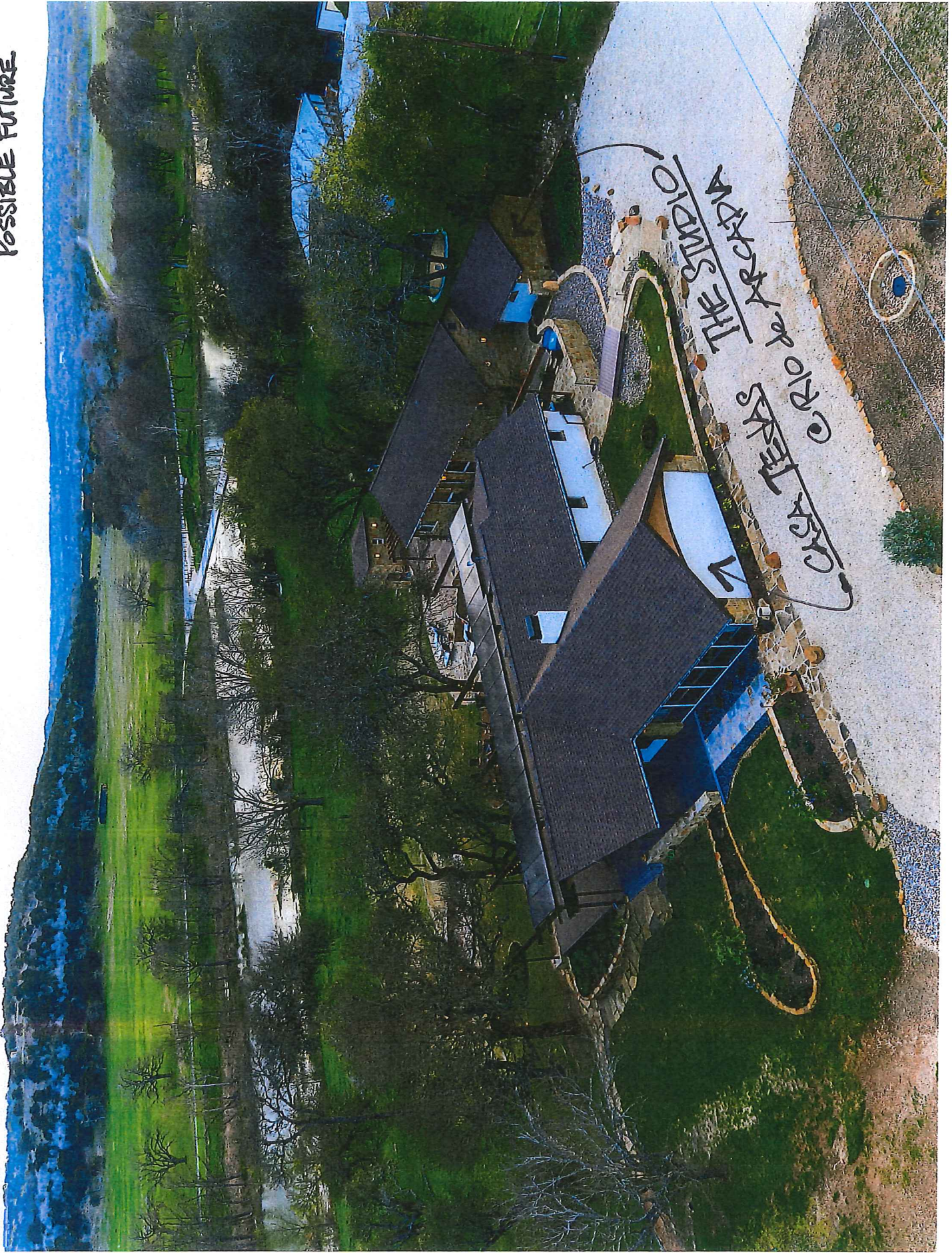
Quest date	34.11.2017	AS1.2	3 of 14
quest /	16.101	AS1.2	
quest by	WCH		
date due to	16.10.17		
quest at the inst			



2031 ARCADIA LOOP - RIO DE ARCADIA (CASA TEAS & THE STUDIO & RIVERVIEW)



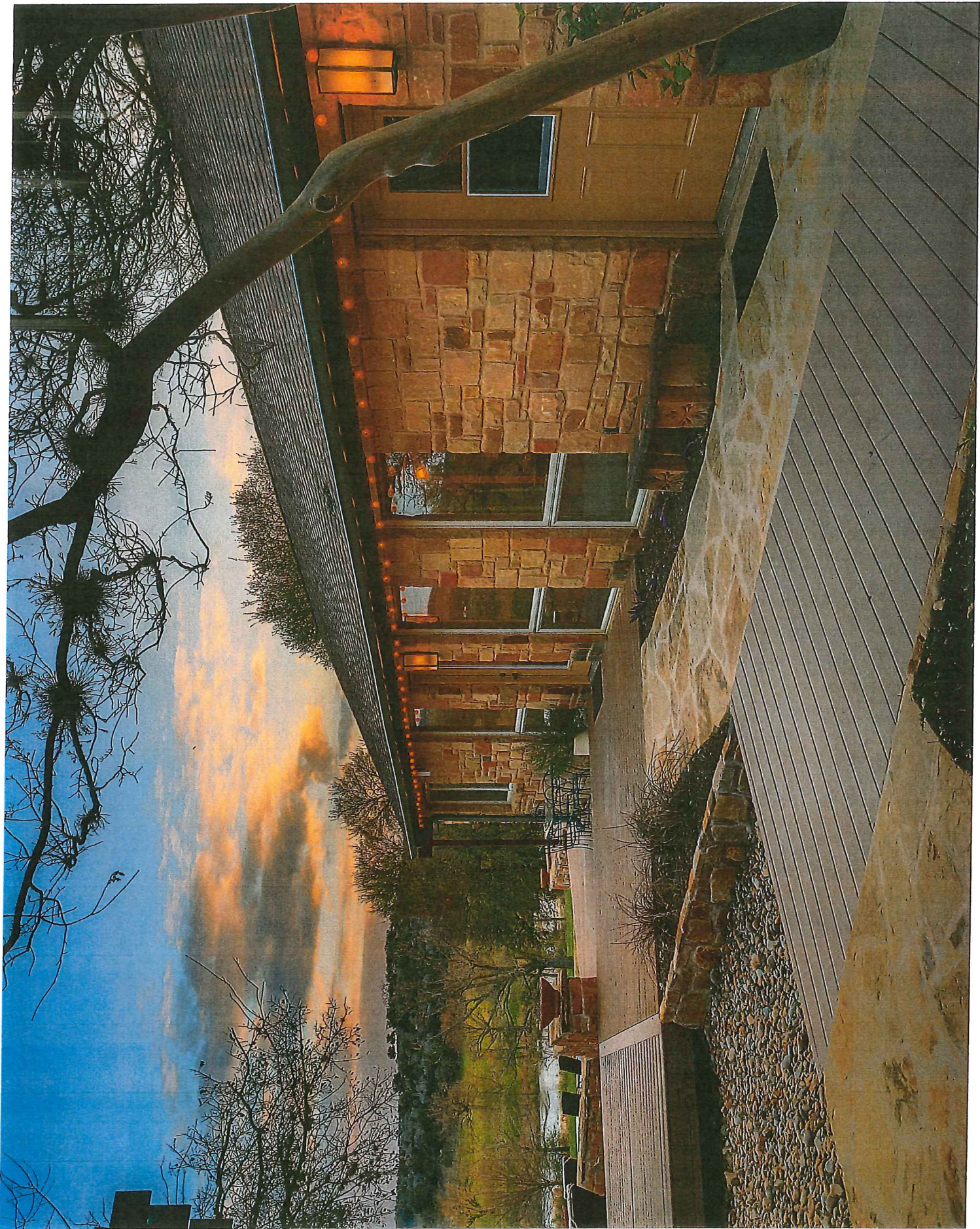
POSSIBLE FUTURE







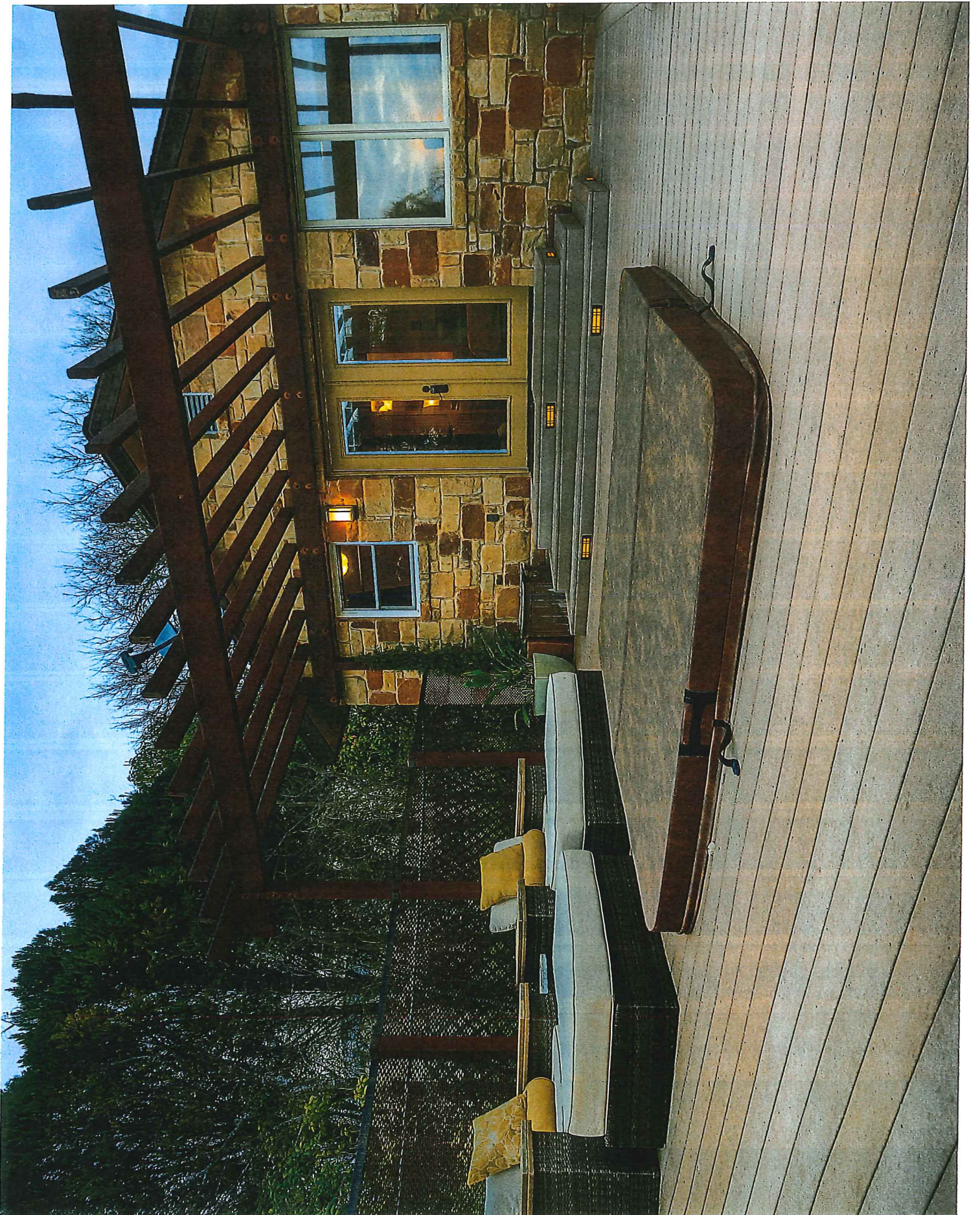






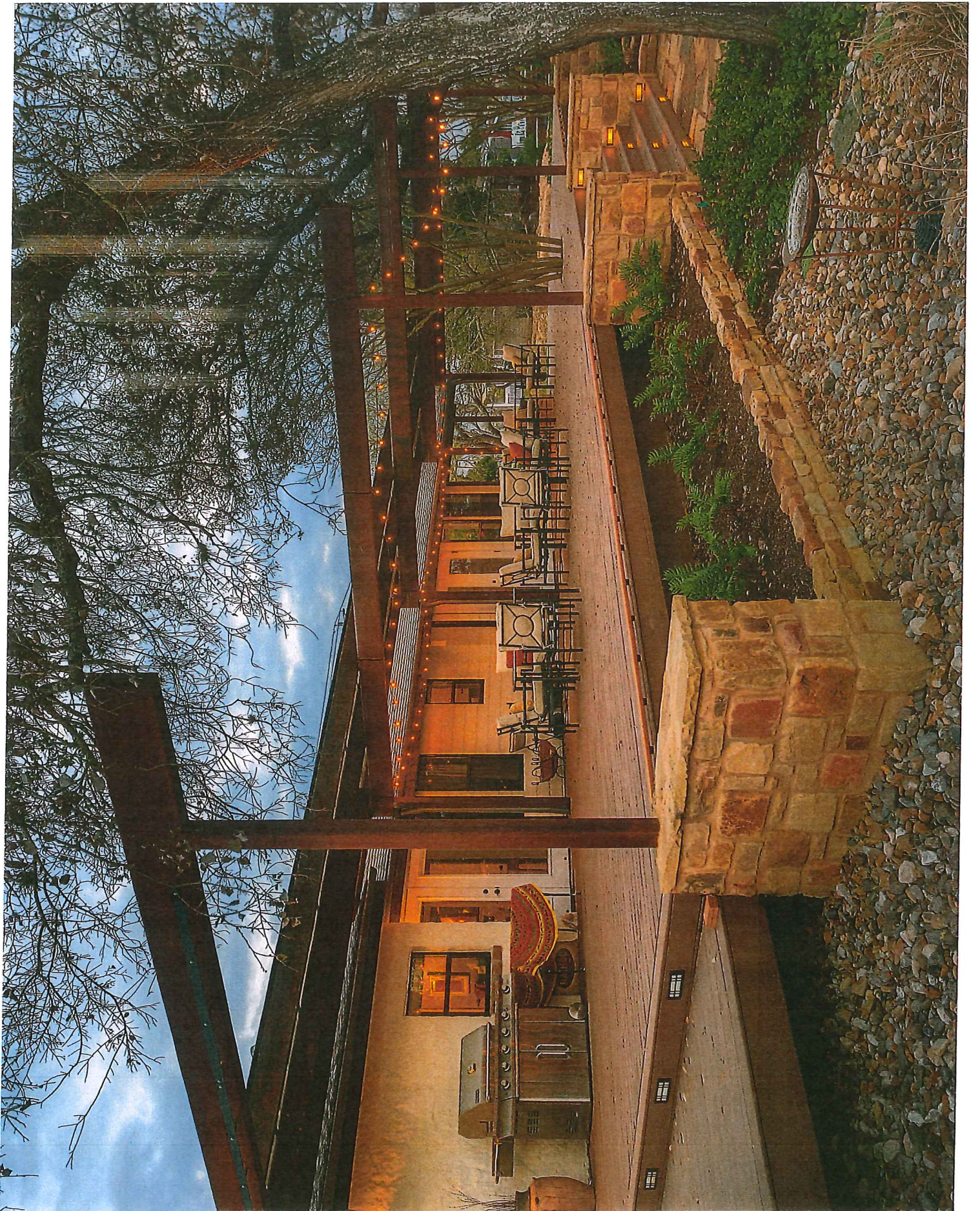






















City of Kerrville Planning Department Report

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

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 due 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 as 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.
- (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 Vale II - Phase "X" Master Suite Addition
Architectural

AS1.0 MASTER SITE PLAN - 2021/2031
AS1.1 SITE PLAN - 2021/2031 Arcadia Loop
AS1.2 SITE PLAN - 2021/2031 Arcadia Loop
AS1.3 SITE PLAN - 2021/2031 Arcadia Loop

A1.0 Existing Conditional Demolition Plan
A1.1 Existing Conditional Demolition Exterior Elevations

A2.0 Recr Plan

A3.0 Exterior Elevations

A4.0 Building/Wall Sections

A5.0 Interior Elevations

A5.1 Interior Elevations

A6.0 RCP Lighting Schematic

A7.0 Furniture Power Schematic

A8.0 HVAC Diffuser Schematic

A9.0 Roof Plan

Structural Drawings

S1.1 Foundation Plan

S2.1 Framing Plan

S3.1 Details

S4.1 General Structural Notes



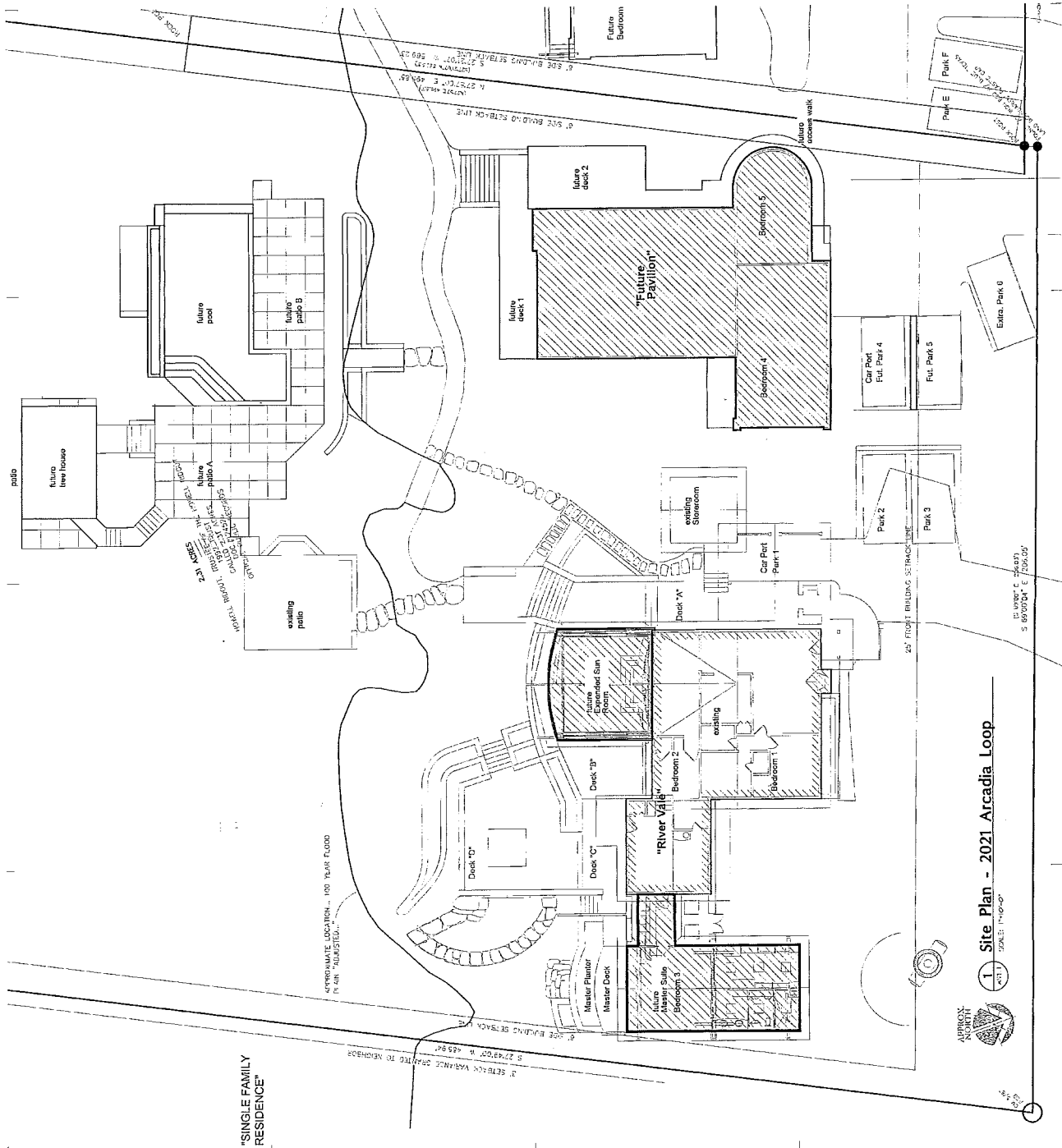
RIO group
Howell Ridout, AIA
Architect

CAD/CORRECTING BY
imwells design
713 Westport Street, Suite 200
Kerrville, Texas 78028

Rio de Sueños
Rio de Arcadia
2021/2031 Master Site Plan
Kerrville, Texas 78028

ISSUED FOR BIDDING AND CONSTRUCTION

Project No. 16134
Date: 11/11/2021
Sheet No. AS1.0
1 of 13



1 Site Plan - 2021 Arcadia Loop
SCALE: 1"=40'-0"



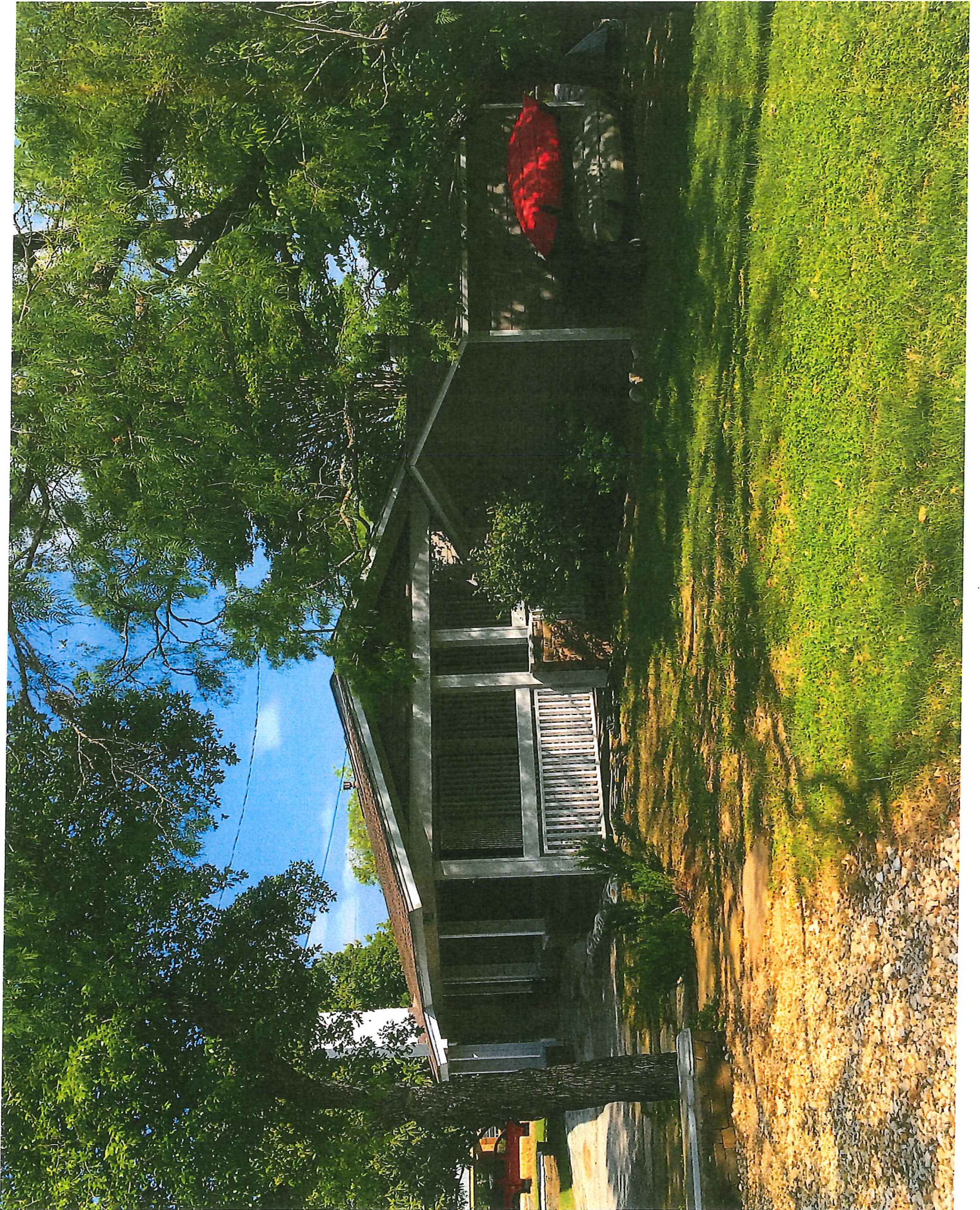
15.00' x 25.00' E 700.00'

2021 ARCADIA LOOP - RIO DE SUEÑOS (RIVERVALE & THE PAVILION)



RIVERVALE
@ RIO DE SUEÑOS

& THE PAVILION
(POSSIBLE FUTURE)

























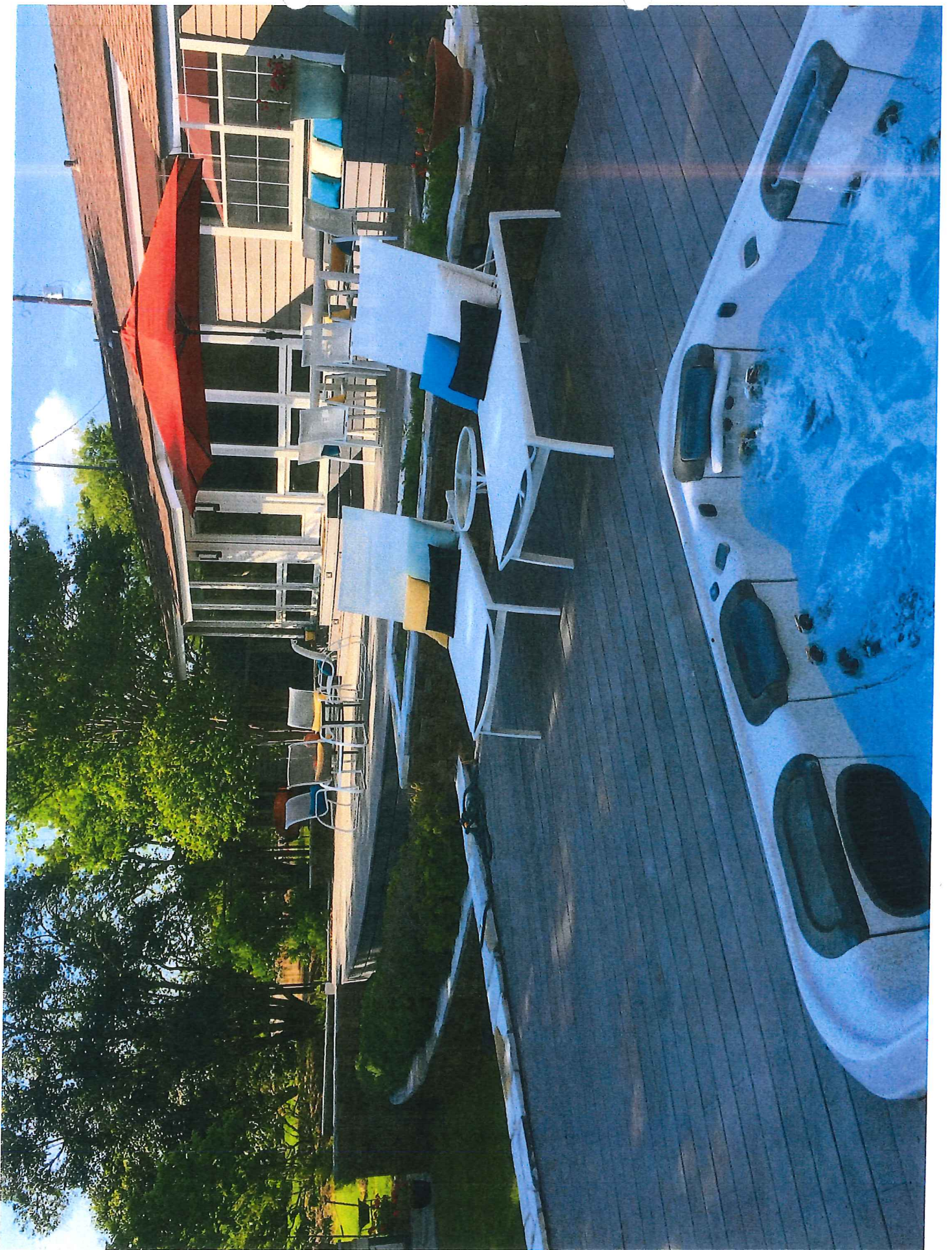


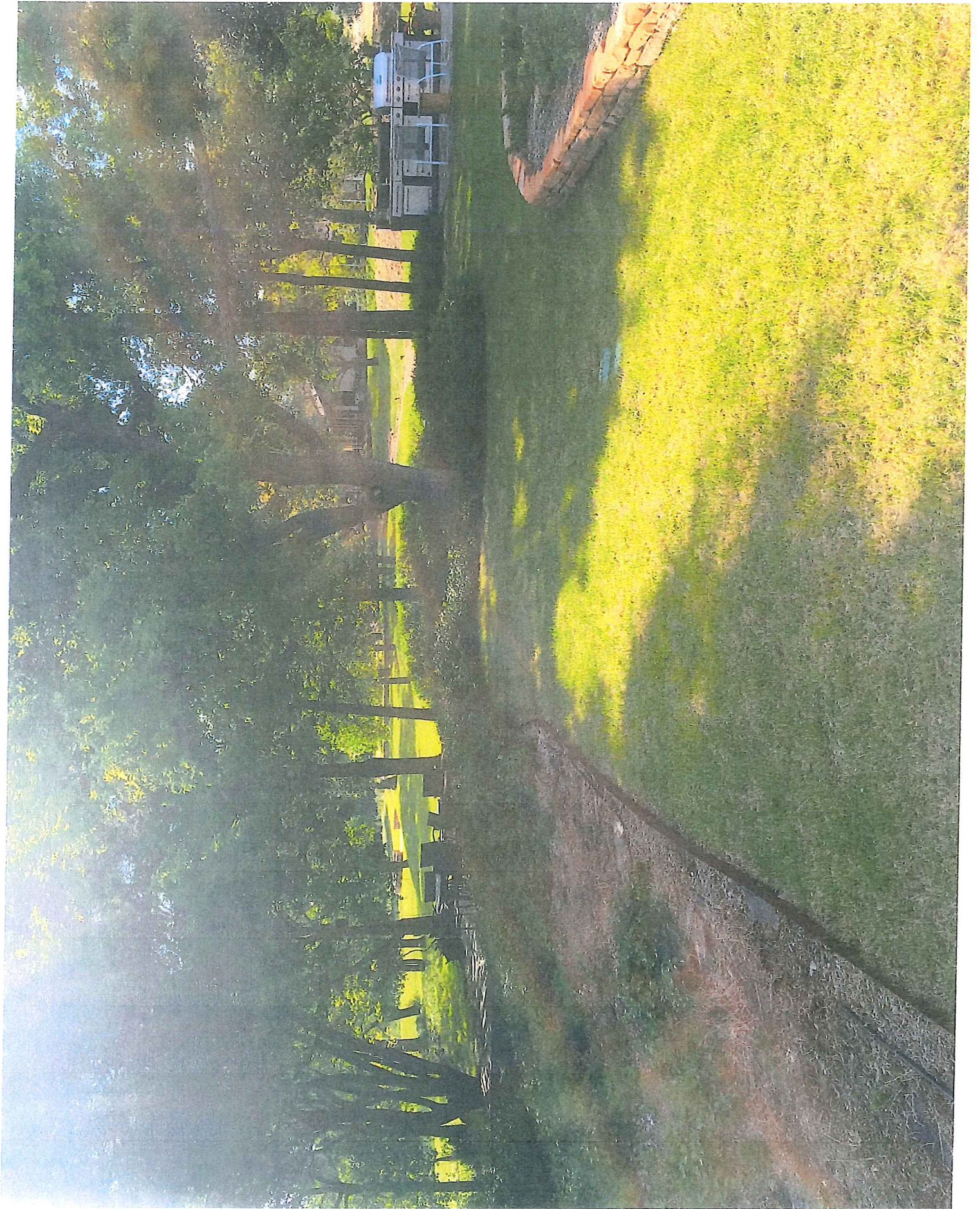














City of Kerrville Planning Department Report

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:

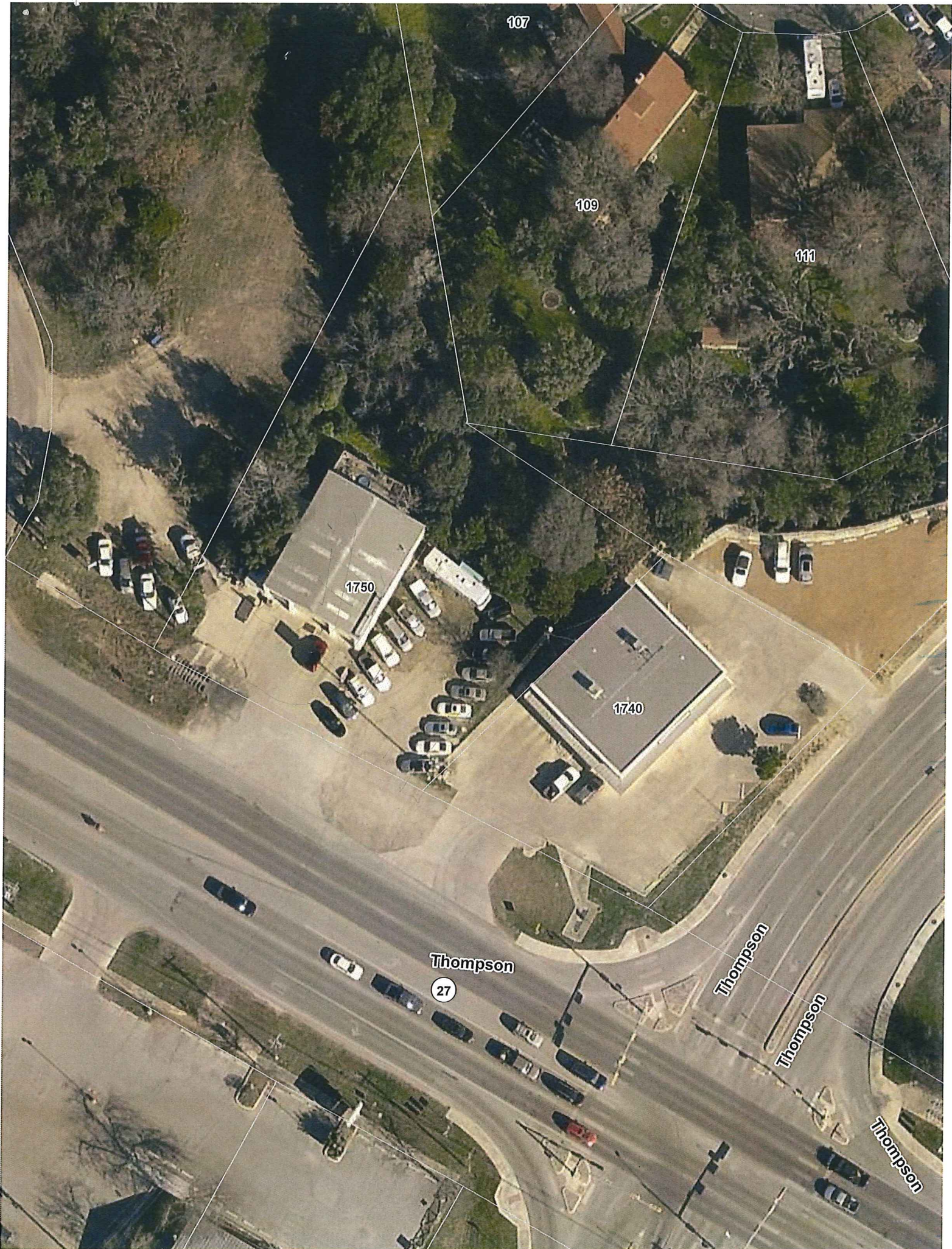
Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

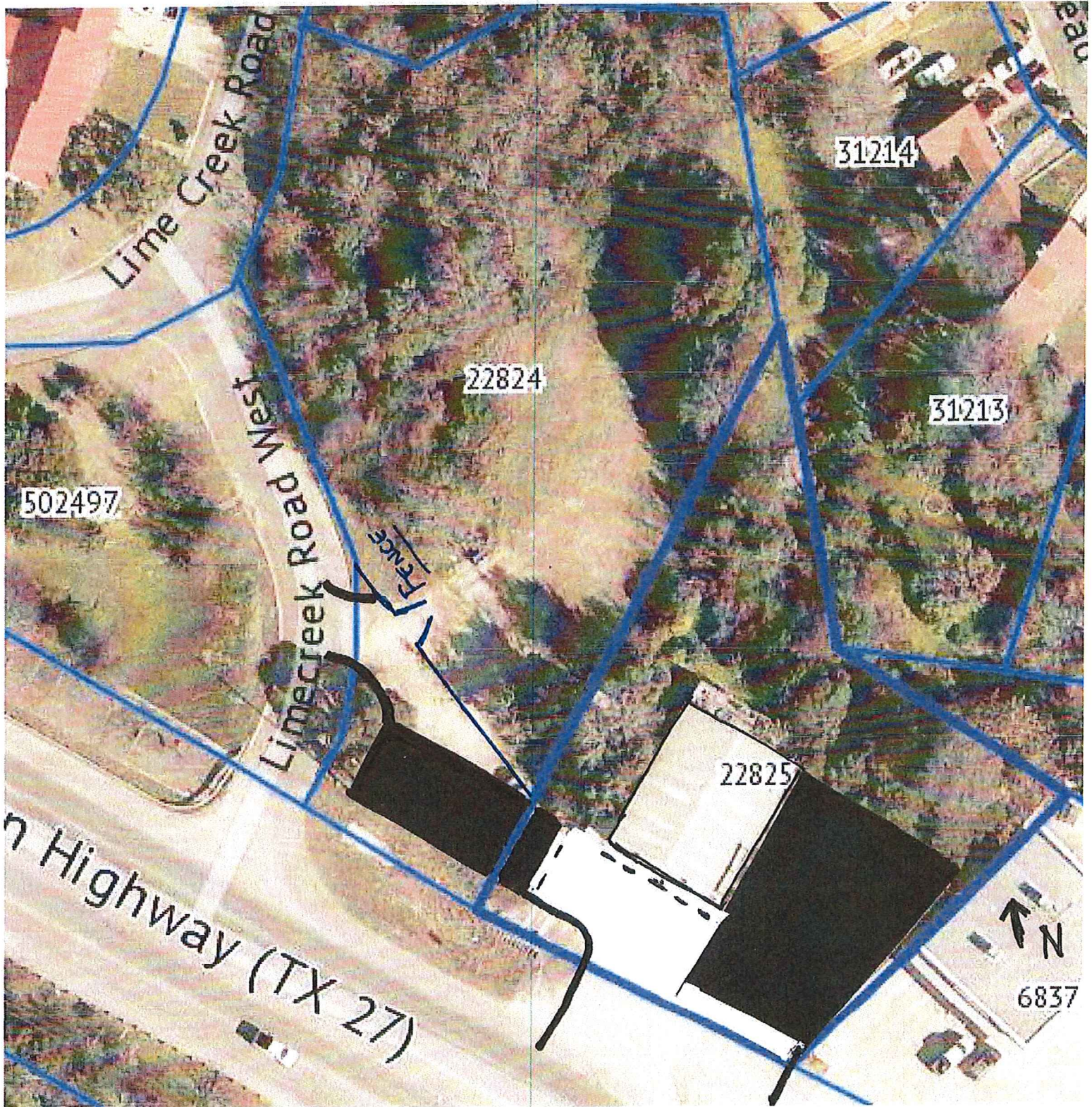
5. Size of Tract:

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 $\frac{1}{2}" = 25'$

3/28/17

- = 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 30th 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 facility.
- 5) Information regarding sale of 05 acres to Terry Napper ***ATTACHED