



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, OCTOBER 3, 2019 4:30 P.M.
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

CALL TO ORDER

1. CONSENT AGENDA

All items listed below on 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.

1A. Approval of the minutes from the September 5, 2019

2. PUBLIC HEARING, CONSIDERATION & ACTION

2A. Public hearing, consideration, and action to recommend a resolution to allow a Conditional Use Permit for a Short-term Rental Unit on Lot 1-A, Block 6, of the Lowry Addition; more commonly known as 202 Lowry Street. (File No. 2019-063)

2B. Public hearing, consideration, and action to recommend a resolution to allow a Conditional Use Permit for a Short-term Rental Unit on Lot 1-C, Block 6, of the Lowry Addition; more commonly known as 210 Lowry Street. (File No. 2019-064)

3. CONSIDERATION AND ACTION

3A. Consideration and action concerning a Preliminary Plat of the Weston Homeplace Phase II subdivision, being a certain tract or parcel comprising of 8.57 acres out of the Samuel Wallace survey number 114, tract number 348, within the City of Kerrville, Kerr County, Texas, generally located north of E. Main. (File No. 2019-070)

3B. Consideration and action concerning a Preliminary Plat of the Comanche Trace Phase 7 subdivision, being a certain tract or parcel comprising of 4.99 acres out of the William Watt survey number 65, abstract 364, within the City of Kerrville, Kerr County, Texas, generally located along Pinnacle Club Drive. (File No. 2019-071)

4. STAFF REPORT

5. EXECUTIVE SESSION

At any time during the meeting, the Planning and Zoning Commission may meet in executive session regarding any of the matters posted above for attorney-client consultation in compliance with the Texas Open Meetings Act.

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 830-257-8000 for further information.

I hereby certify that this agenda was posted as notice of the meeting on the bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website on the following date and time: September 27, 2019 at 5:00p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Kayla McInturff
Kayla McInturff, Deputy City Secretary, City of Kerrville, Texas



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 2A Minutes September 5, 2019 Commission meeting
Action: Approval, approval with specific changes
Representative: Staff

CITY OF KERRVILLE, TEXAS PLANNING AND ZONING COMMISSION

September 5, 2019

Members Present:

Bob Waller, Chair
Garrett Harmon, Vice-Chair
Tricia Byrom, Commissioner
Rustin Zuber, Commissioner
Bill Morgan, Alternate

Members Absent:

David Jones, Commissioner

City Staff Present:

Drew Paxton, Director of Planning
Guillermo Garcia, Executive Director for Strategic Initiatives
Mike Hayes, City Attorney
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On September 5, 2019, Cmr. Waller called the Kerrville Planning and Zoning Commission regular meeting to order at 4:31 p.m. in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

1. 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.

1A. Approval of minutes for the August 15, 2019 meeting.

Cmr. Morgan moved to approve the minutes as amended. Cmr. Harmon proposed a change to page 3 where David Wampler spoke, it should read, "...these signs do not fit the ambiance of Kerrville..." and on page 5, Cmr. Harmon wants to clarify that the

maximum size of electronic display at 32 square feet and again at the bottom of page 5, "...32 square feet maximum for electronic display..." and also in that same paragraph, instead of the word "vintage", it should be "vented". Motion was seconded by Cmr. Harmon and passed 5-0.

2. PUBLIC HEARING, CONSIDERATION & ACTION

2A. Public hearing, consideration, and action concerning a request to vacate and replat Lot 145 and Lots 156-159 of the Meridian Subdivision, recorded in Volume 7, Pages 80-81, of the plat records of Kerr County, Texas generally located at 1833-1841 Lois Street. (File No. 2019-044)

Mr. Paxton presented the finding of facts.

Cmr. Waller opened the public hearing at 4:38 p.m. Hearing no one speak, Cmr. Waller closed the public hearing at 4:39 p.m.

Cmr. Byrom moved to approve the request to vacate and replat as presented; motion was seconded by Cmr. Zuber and passed 5-0.

3. CONSIDERATION AND FINAL ACTION

3A. Consideration and action concerning a Preliminary/Final Plat of the Kerrville Office Plaza, a subdivision containing approximately 4.27 acres of land out of the Patrick Fleming Survey No. 666, Abstract No. 145, within the City of Kerrville, Kerr County, Texas, generally located north of Leslie Drive and west of Easy Street (Case #2019-054)

Mr. Paxton presented the finding of facts.

Cmr. Morgan moved to approve the preliminary/final plat as presented; motion was seconded by Cmr. Byrom and passed 5-0.

3B. Consideration and action concerning a request for alternate screening pursuant to Article 11-1-18 (g) located on Lot 2-R, Block 1, Freeman Fritts Addition, located at 601 North Spur 100 (File No. 2019-058)

Mr. Paxton presented the finding of facts.

Cmr. Morgan moved to approve the alternate screening as presented; motion was seconded by Cmr. Zuber and passed 5-0.

3. STAFF REPORT:

Mr. Paxton presented the staff report. On November 7th Mr. Paxton will be attending a state planning conference and said he needed the Commission's approval to change the next meeting to Tuesday, November 5th or Thursday, November 14th; Commission's consensus was to move the regular meeting date to November 14th. Mr. Paxton stated he is trying to keep the citizen cases on the first Thursday of the month and code reviews on the third Thursday of the month. However, November will be different since he will be at the conference during the first Thursday of November.

4. EXECUTIVE SESSION

No executive session was taken.

5. ADJOURNMENT

The meeting was adjourned at 5:03 p.m.



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 3A
Action: Public Hearing, Consideration and Action
Planning File #: 2019-063
Representative: Faye Hubble

Proposal

Public hearing, consideration, and action to recommend a resolution to allow a Conditional Use Permit for a Short-term Rental Unit on Lot 1-A, Block 6, of the Lowry Addition; more commonly known as 202 Lowry Street. (File No. 2019-063)

Procedural Requirements

Nineteen letters were mailed September 16, 2019, to adjacent property owners. The public notice was published in the Kerrville Daily Times on September 12, 2019.

Staff Analysis and Recommendation

Case Summary:

This is a request to allow as a conditional use, a short term rental unit at 202 Lowry Street. In the newly updated zoning code, a short term rental unit is define as follows:

Short-Term Rental Unit: a facility, used for the purpose of providing short-term lodging for compensation, architecturally designed to look like a single-family dwelling, occupied concurrently as the residence for the owner, operator, or manager of the property, or providing separate lodging units such as cabins, guest homes, or similar residential-scale structures, with no more than six (6) bedrooms total on the property, and offering meals only to those who receive lodging, and providing that all bedrooms used as a permanent residence shall count toward the maximum six (6) bedrooms of the short-term rental unit.

The applicant is requesting to operate the short term rental unit as a separate lodging unit and will not live on site.

Public Comment:

At the time of preparing this report, staff has not received any public comments.

Proposed Conditions:

Staff recommends the following conditions for consideration along with the approval of the Conditional Use Permit:

1. The Short Term Rental Unit shall have a minimum of one off-street parking space per bedroom.

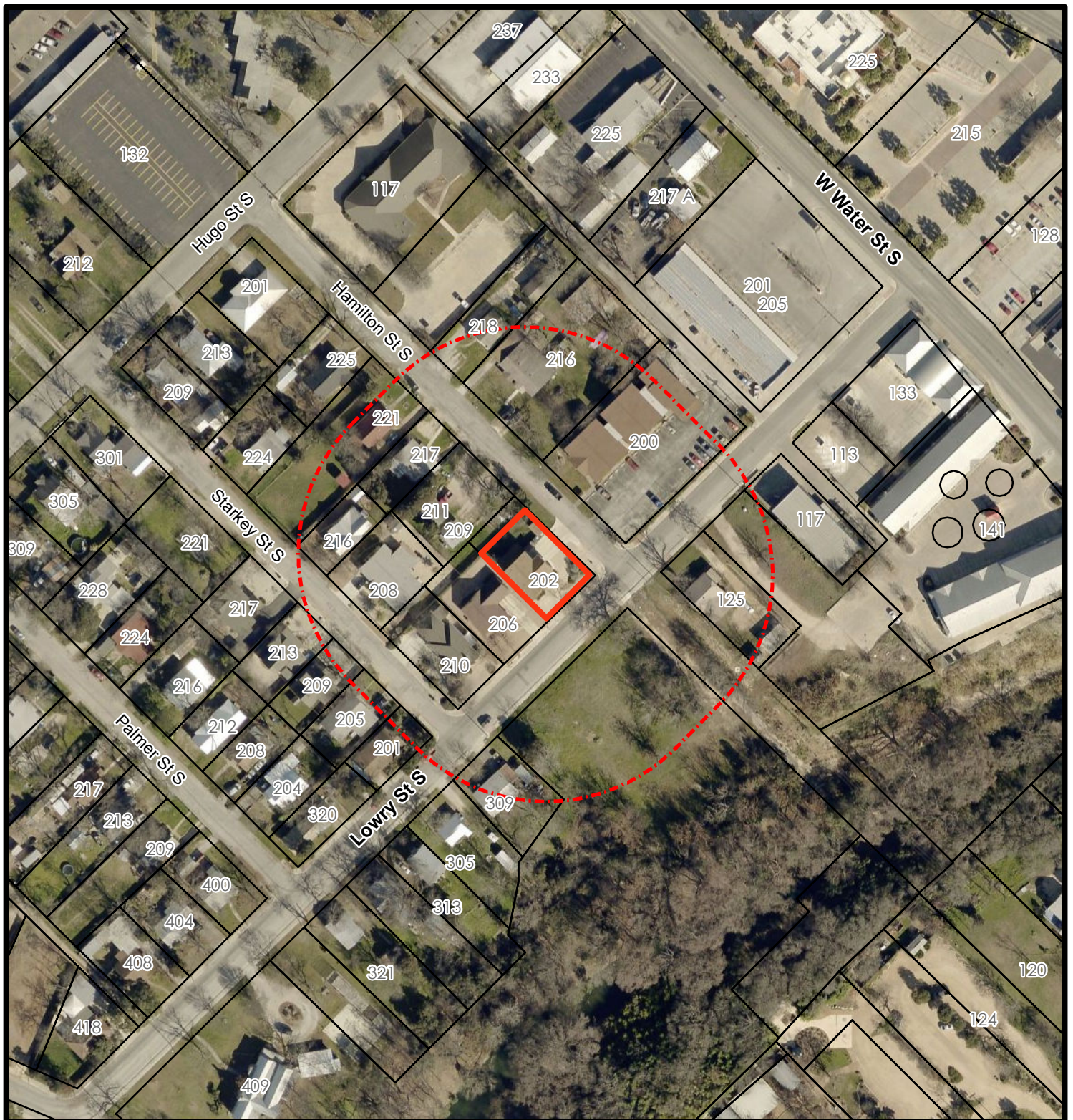
Staff Recommendation:

Staff recommends the case for approval with the proposed conditions.

Attachments

Location Map

Survey



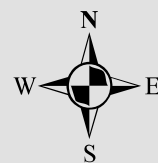
Location Map

Case # 2019-063

Location:
202 Lowry St S

Legend

200' Notification Area - - - - -
Subject Properties —————



0 50 100 200

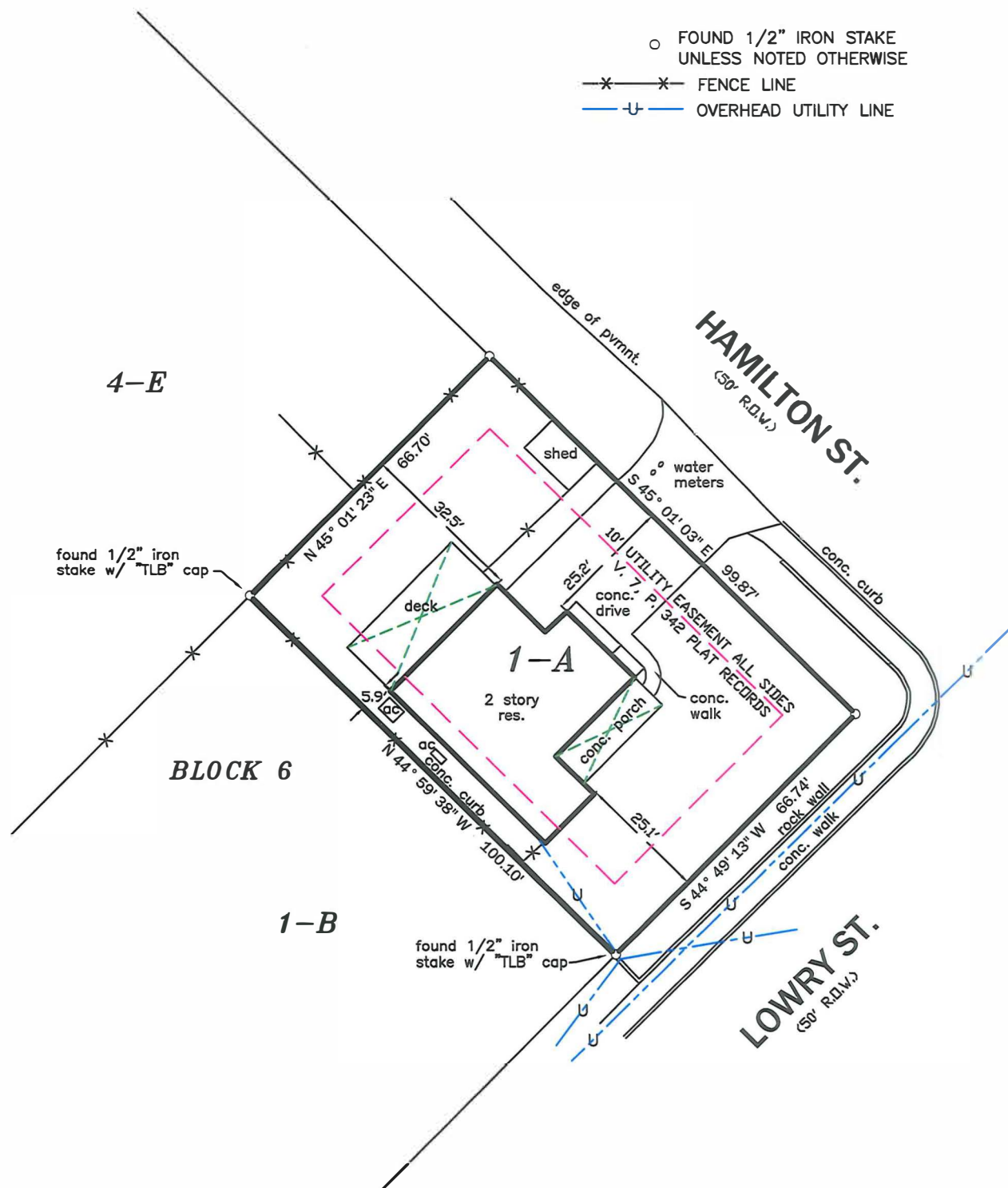
Scale In Feet

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.


○ FOUND 1/2" IRON STAKE
UNLESS NOTED OTHERWISE

—X—X— FENCE LINE

—U— OVERHEAD UTILITY LINE



DATED THIS THE 11TH DAY OF JULY, 2019


ERIC N. ASHLEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4617
JOB NO. 7716P-719 HUBBLE, FAY LOT 1-A LOWRY ADDN.DWG
FIRM REGISTRATION/ LICENSE NO. 10032600





City of Kerrville Planning Department Report

Planning & Zoning Commission

Agenda Item: 3B

Action: Public Hearing, Consideration and Action

Planning File #: 2019-064

Representative: Carl and Betty Faye Hubble

Proposal

Public hearing, consideration, and action to recommend a resolution to allow a Conditional Use Permit for a Short-term Rental Unit on Lot 1-C, Block 6, of the Lowry Addition; more commonly known as 210 Lowry Street. (File No. 2019-064)

Procedural Requirements

Twenty-five letters were mailed September 16, 2019, to adjacent property owners. The public notice was published in the Kerrville Daily Times on September 12, 2019.

Staff Analysis and Recommendation

Case Summary:

This is a request to allow as a conditional use, a short term rental unit at 210 Lowry Street. In the newly updated zoning code, a short term rental unit is define as follows:

Short-Term Rental Unit: a facility, used for the purpose of providing short-term lodging for compensation, architecturally designed to look like a single-family dwelling, occupied concurrently as the residence for the owner, operator, or manager of the property, or providing separate lodging units such as cabins, guest homes, or similar residential-scale structures, with no more than six (6) bedrooms total on the property, and offering meals only to those who receive lodging, and providing that all bedrooms used as a permanent residence shall count toward the maximum six (6) bedrooms of the short-term rental unit.

The applicant is requesting to operate the short term rental unit as a separate lodging unit and will not live on site.

Public Comment:

At the time of preparing this report, staff has not received any public comments.

Proposed Conditions:

Staff recommends the following conditions for consideration along with the approval of the Conditional Use Permit:

1. The Short Term Rental Unit shall have a minimum of one off-street parking space per bedroom.

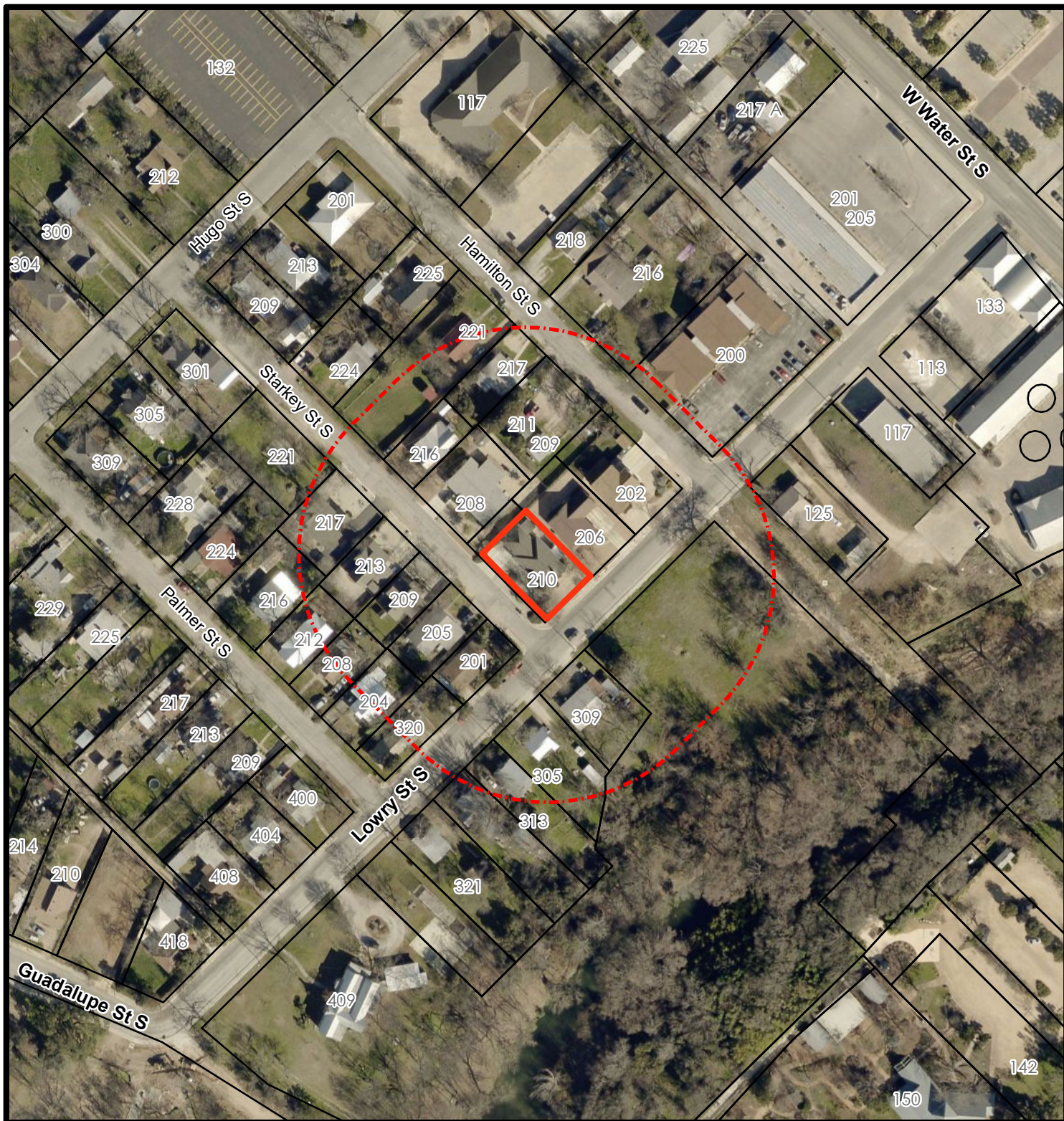
Staff Recommendation:

Staff recommends the case for approval with the proposed conditions.

Attachments

Location Map

Survey



Location Map

Case # 2019-064

Location:

210 Lowry St S

Legend

200' Notification Area

Subject Properties



0 50 100 200

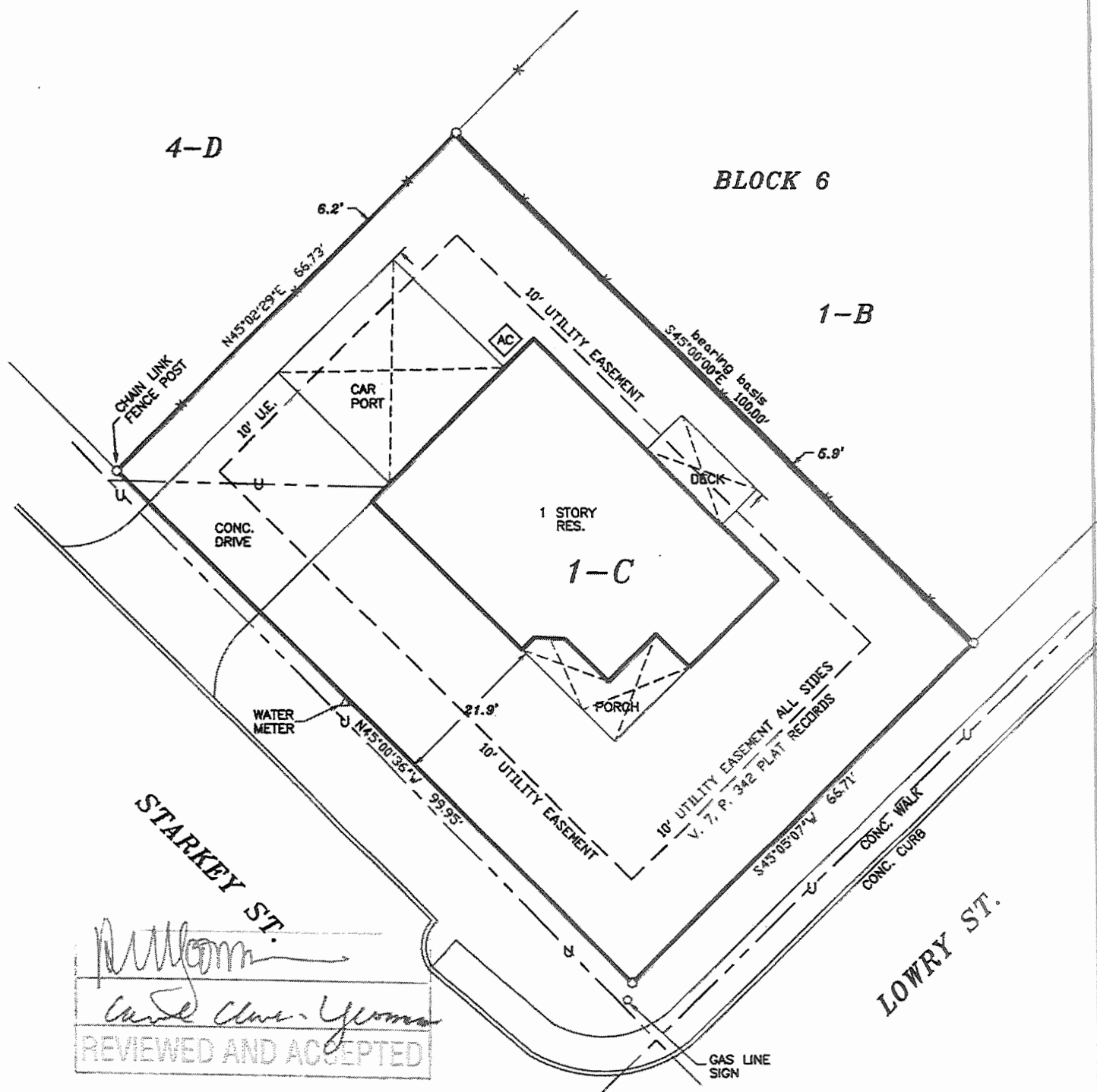
Scale In Feet

SURVEY PLAT OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE COUNTY OF KERR, STATE OF TEXAS, AND BEING ALL OF LOT NO. 1-C, BLOCK 6, OF THE REPLAT OF LOTS 1, 2, 3, AND 4, BLOCK 6, LOWRY ADDITION, A SUBDIVISION OF RECORD IN VOLUME 7, PAGE 342, PLAT RECORDS OF KERR COUNTY, TEXAS

SCALE 1"=20'

BORROWER: RICHARD C. YEOMANS AND
CAROL CLARK-YEOMANS
210 LOWRY ST.
KERRVILLE, TEXAS 78028

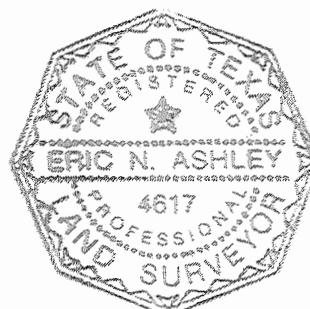
—X—X— FENCE LINE
—U— OVERHEAD UTILITY LINE
○ FOUND 1/2" IRON STAKE
UNLESS NOTED OTHERWISE



THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN HEREON. THIS TRACT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NO. 48265C0170 E.

DATED THIS THE 14TH DAY OF NOVEMBER, 2006

ERIC N. ASHLEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4617
JOB NO. 5760KT





City of Kerrville

Planning Department

Report

Planning & Zoning Commission

Agenda Item: 4A

Action: Consideration and Action

Planning File #: 2019-070

Representative: Scott McClintock, Wellborn Engineering & Surveying

Proposal

Consideration and action concerning a Preliminary Plat of the Weston Homeplace Phase II subdivision, being a certain tract or parcel comprising of 8.57 acres out of the Samuel Wallace survey number 114, tract number 348, within the City of Kerrville, Kerr County, Texas, generally (Case #2019-070)

Procedural Requirements

Staff Analysis and Recommendation

Staff recommends the preliminary plat with the following conditions:

1. The title of the preliminary plat needs to be corrected to Weston Homeplace Phase II.
2. Bow Lane, north of this subdivision, needs to be labeled correctly, not Bow Drive.
3. Bow Lane will require adequate fire lane striping and/or signage, as required by the Fire Code.
4. The emergency access easement between Bow Drive and Bow Lane:
 - a. if gated, will require a Knox padlock per KFD specifications,
 - b. must meet minimum radii at the corners, and
 - c. shall be paved in asphalt at a minimum, or alternative pavement type approved by the Kerrville Fire Department and City Engineer.

These conditions are a requirement of the approval of the preliminary plat.

Attachments

Preliminary Plat

STATE OF TEXAS ~
COUNTY OF _____

IN ACCORDANCE WITH ARTICLE 10-IV-2 OF THE CODE ORDINANCE OF THE CITY OF KERRVILLE, TEXAS AND IN CONSIDERATION OF THE APPROVAL OF WESTON PLACE PHASE II, THE OWNERS DO HEREBY WAIVE ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE ABOVE NAMED SUBDIVISION.

TANGO HOMES, LLC – OWNER

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL NOTED.

DATED: _____, 2019

TANGO HOMES, LLC – OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE AND

DATED THIS ____ DAY OF _____, 2019

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS ~
COUNTY OF _____

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO KERR COUNTY, TEXAS, FOR THE USE OF THE PUBLIC FOREVER ALL ROADS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, IN ALL OF THE ABOVE SAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THE OWNER HAS WRITTEN CONSENT OF ALL LIEN HOLDERS, AND CERTIFIES THAT ALL ROADS, DRAINAGE STRUCTURES AND OTHER ITEMS CONSTRUCTED HAVE BEEN BUILT IN ACCORDANCE WITH ALL ENGINEERED DATA SUBMITTED AND PURSUANT TO THE STANDARDS SET FORTH IN KERR COUNTY SUBDIVISION RULES & REGULATIONS.

TANGO HOMES, LLC _____ DATE _____

STATE OF TEXAS ~
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE AND
DATED THIS ____ DAY OF _____, 2019

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KERRVILLE, TEXAS, AND THAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

DATED THIS THE ____ DAY OF _____, 2019.

REBECCA PACINI, CHIEF PLANNING OFFICER
CITY OF KERRVILLE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS EXISTING IN AN ACCEPTABLE MANNER ACCORDING TO THE CITY OF KERRVILLE STANDARD SPECIFICATIONS.

DATED THIS THE ____ DAY OF _____, 2019.

KYLE BUROW, P.E., CITY ENGINEER
CITY OF KERRVILLE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE CITY MASTER GRID SYSTEM REGARDING STREET NAMES AND ADDRESSES ASSIGNED BY THE CITY OF KERRVILLE PLANNING DIVISION.

DATED THIS THE ____ DAY OF _____, 2019.

DREW PAXTON, CHIEF PLANNING OFFICER
CITY OF KERRVILLE

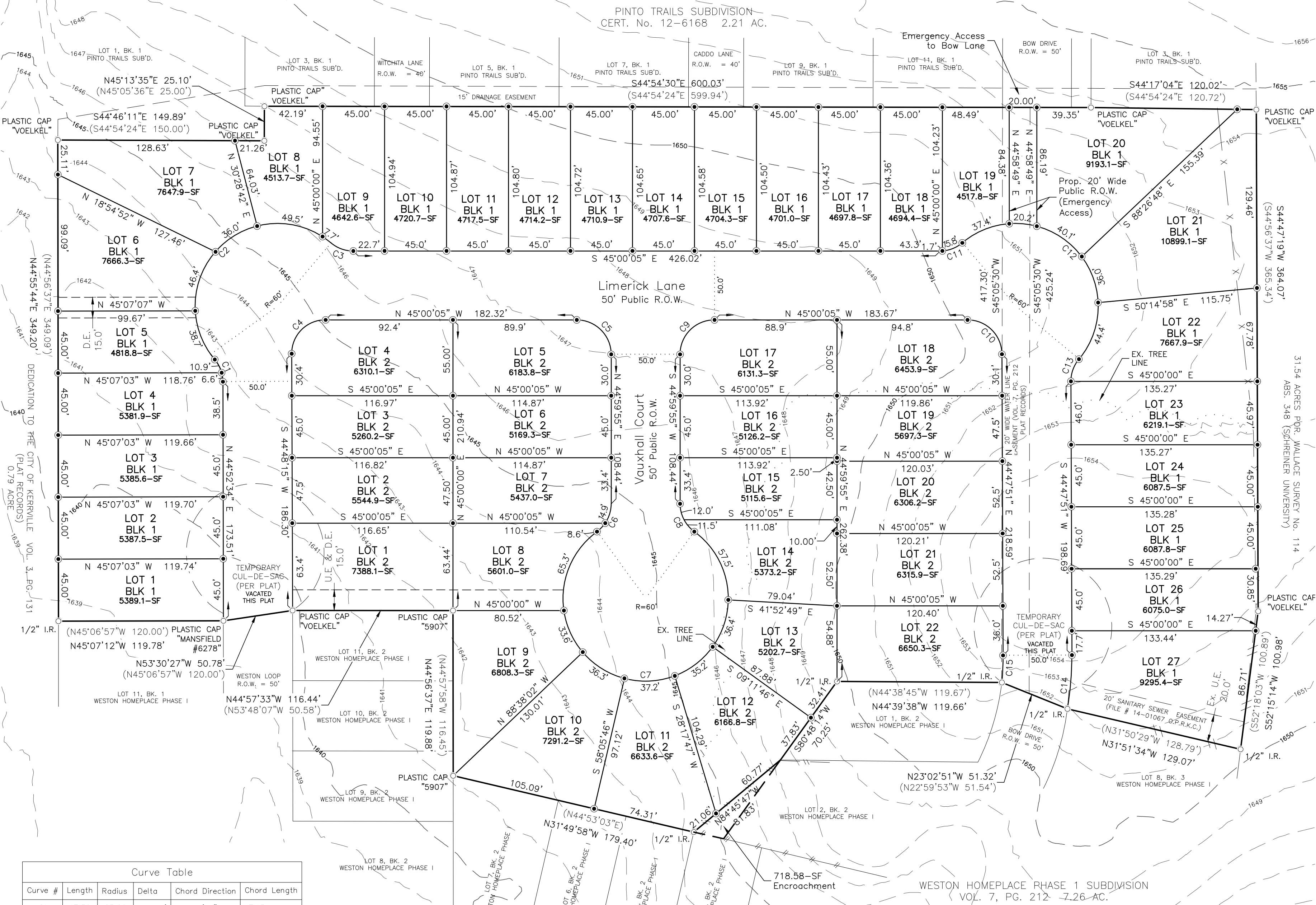
I HEREBY CERTIFY THAT:
1) THAT STREETS, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE CITY OF KERRVILLE STANDARDS SPECIFICATIONS IN THE SUBDIVISION ENTITLED VINTAGE HILLS.
2) THAT A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN DEPOSITED WITH THE CITY OF KERRVILLE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

_____, 2019 CITY ENGINEER OR APPROVING AGENT

STATE OF TEXAS ~
COUNTY OF KERR ~

FILED FOR RECORD ON THE ____ DAY OF _____, 20____
A.D., AT ____ O'CLOCK ____ M. RECORDED ON THIS ____ DAY OF _____
IN FILE NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.

JACKIE DOWDY, KERR COUNTY CLERK



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	17.50	25.00	040°07'	N24°49'18"E	17.15
C2	178.39	60.00	170°21'	N89°56'25"E	119.58
C3	17.51	25.00	040°07'	S24°56'30"E	17.15
C4	38.72	24.36	091°04'	N89°54'42"W	34.77
C5	39.27	25.00	090°00'	N00°00'05"W	35.36
C6	23.55	25.00	053°58'	N71°58'58"E	22.69
C7	301.53	60.00	287°56'	N45°00'05"W	70.59
C8	23.55	25.00	053°58'	S18°00'53"W	22.69
C9	39.27	25.00	090°00'	S89°59'55"W	35.36
C10	39.18	25.00	089°48'	N00°06'07"W	35.29
C11	17.51	25.00	040°07'	S65°03'39"E	17.15
C12	178.06	60.00	170°02'	S00°06'07"E	119.55
C13	17.51	25.00	040°07'	S64°51'26"W	17.15
C14	39.14	225.00	009°58'	N49°46'54"E	39.09
C15	19.62	175.00	006°25'	N47°31'05"E	19.61

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KERRVILLE, TEXAS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY AS ARE NOTED IN THE MINUTES OF THE CITY PLANNING COMMISSION AND THAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

_____, 20____ CHAIRMAN, CITY PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF WATER AND SEWAGE SYSTEMS

I HEREBY CERTIFY THAT THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, IN THE SUBDIVISION PLAT ENTITLED VINTAGE HILLS FULLY MEET THE REQUIREMENTS OF THE TEXAS STATE HEALTH DEPARTMENT AND U.G.R.A. AND ARE HEREBY APPROVED AS SHOWN.

_____, 20____ CITY SANITARIAN OR APPROVING AGENT

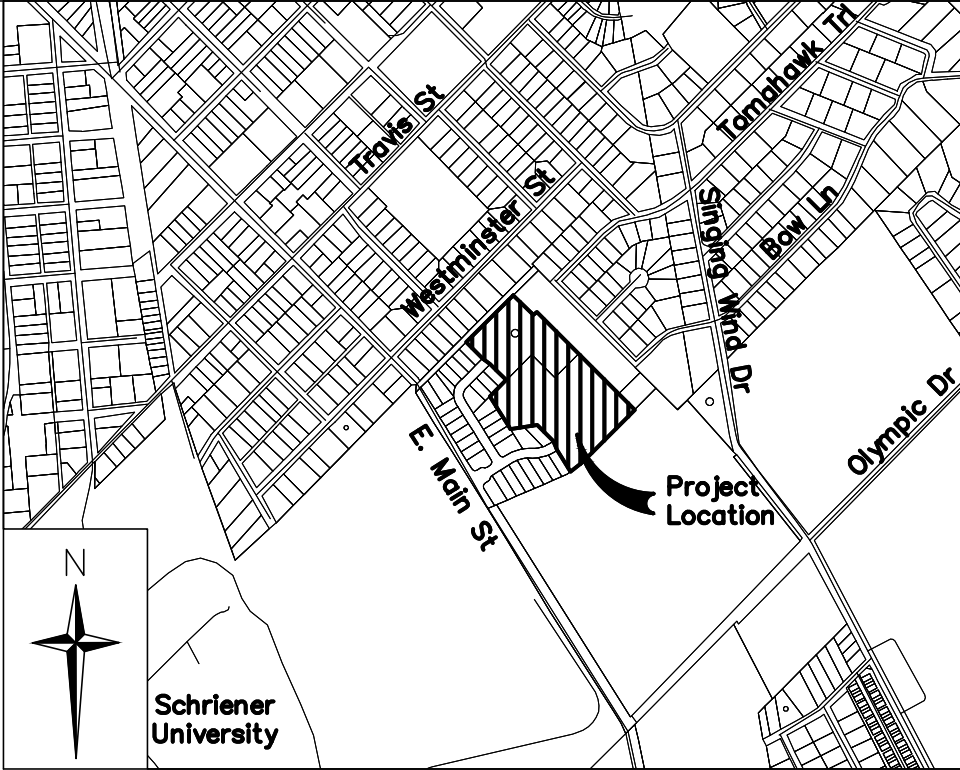
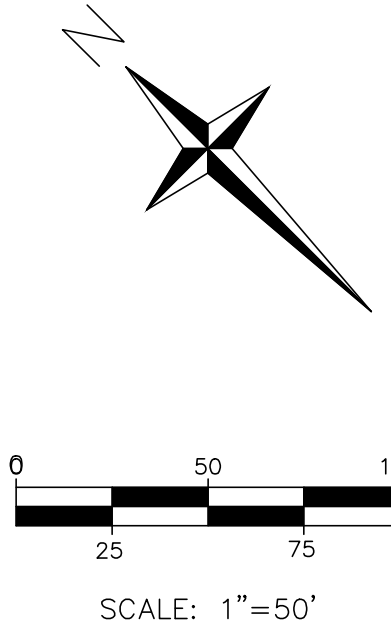
_____, 20____ UPPER GUADALUPE RIVER AUTHORITY

* SURVEYOR'S CERTIFICATE *

THAT I, R. SCOTT MCCLINTOCK SR., DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY ON THE GROUND OF THE HEREON PLATTED LAND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KERRVILLE, TEXAS.

DATED THIS THE ____ DAY OF _____ 2019

R. SCOTT MCCLINTOCK, SR., R.P.L.S.
REGISTRATION NO. 5907



* SURVEYORS NOTES *

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED ON GNSS RTK OBSERVATIONS REFERENCED TO N.A.D. 83, TEXAS SOUTH CENTRAL ZONE 4204.
2. THIS SURVEY MEETS OR EXCEEDS TEXAS BOARD OF PROFESSIONAL LAND SURVEYING MINIMUM STANDARDS.
3. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS. I.E. 1680.61' (1680.00').
4. THIS PROPERTY LIES COMPLETELY WITHIN THE CITY OF KERRVILLE CITY LIMITS.
5. THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.
6. THE CURRENT ZONING FOR THESE PARCELS IS "RC" RESIDENTIAL CLUSTER DISTRICT.
7. BUILD SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF KERRVILLE ZONING CODE.
8. BY GRAPHIC IDENTIFICATION THESE PARCELS APPEAR TO BE LOCATED IN FLOOD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD. REFERENCE FIRM PANEL 48265C0470F & 48265C0490F EFFECTIVE DATE 3/3/2011.

THE CONTOURS SHOWN ON THIS PLAT WERE CREATED FROM AERIAL PHOTOGRAPHY, GIS DATA, AND LIMITED ON-THE-GROUND SURVEY. THEREFORE, THE DISTANCES, DIMENSIONS, LOCATIONS, ELEVATIONS, AND QUANTITIES IDENTIFIED ON THIS SHEET ARE ONLY APPROXIMATE.

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" IRON ROD W/1-1/4" PLASTIC CAP "RPLS 5907" THIS PLAT

(COURSE VALUE PER DEED DOC # 16-00531 & 16-00534 O.P.R.K.C.T.)
O.P.R.K.C.T. = OFFICIAL PUBLIC RECORD KERR COUNTY TEXAS

EX. PROPERTY LINE
EX. EASEMENT LINE
EX. CONTOUR LINE
EX. WIRE FENCE LINE
EX. FENCE LINE
EX. TREE LINE
PROP. LOT LINE
PROP. BUILDING SETBACK LINE

PRELIMINARY PLAT WESTON PLACE PHASE II

BEING ALL OF A CERTAIN TRACT OR PARCEL COMPRISING OF 8.57 ACRES OUT OF THE SAMUEL WALLACE SURVEY No. 114, ABSTRACT No. 348, CITY OF KERRVILLE, KERR COUNTY, TEXAS; SAID 8.57 ACRE TRACT BEING PART OF A CERTAIN 51.07 ACRE TRACT OF LAND RECORDED IN VOLUME 522, PAGE 721 OF THE REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED
FOR ANY PURPOSE

WELLBORN
ENGINEERING &
SURVEYING

631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.L.S.	
PROJECT: WES: 19-036	SCALE: 1" = 50'	FIELD: RSM	CHECKED: RSM
LAST FIELD VISIT: 06.02.2019 LAST DRAFT REVISION: 09.05.2019			SHEET NO. 1 of 1

City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 4B
Action: Consideration and Action
Planning File #: 2019-071
Representative: Ken Kolacny, Matkin-Hoover Engineering

Proposal

Consideration and action concerning a Preliminary Plat of the Comanche Trace Phase 7 subdivision, being a certain tract or parcel comprising of 4.99 acres ouot of the William Watt survey number 65, abstract 364, within the City of Kerrville, Kerr County, Texas, generally. (Case #2019-071)

Procedural Requirements

Staff Analysis and Recommendation

Staff recommends the preliminary plat with the following conditions:

1. *Pending final staff review and comments.*

These conditions are a requirement of the approval of the preliminary plat.

Attachments

Preliminary Plat

A PRELIMINARY PLAT ESTABLISHING
COMANCHE TRACE, PHASE 7

BEING 4.99 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM WATT SURVEY NO. 65, ABSTRACT 364, IN KERR COUNTY TEXAS, AND BEING PART OF 1131.78 ACRES CONVEYED FROM CRYSTAL LAND COMPANY, L.L.C., TO COMANCHE TRACE RANCH AND GOLF CLUB, L.L.P., BY A SPECIAL WARRANTY DEED EXECUTED THE 17TH DAY OF SEPTEMBER, 1998, AND RECORDED IN VOLUME 971 AT PAGE 698 OF THE REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE PRESSLER DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY ON THE GROUND OF THE HEREON PLATTED LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KERRVILLE, TEXAS.

DATED THIS ____ DAY OF _____, 20

KYLE PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6528

I HEREBY CERTIFY THAT THIS SUBDIVISION HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KERRVILLE, TEXAS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE CITY PLANNING AND ZONING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK

DATED THIS ____ DAY OF _____, 20

CLAIRPERSON
CITY OF KERRVILLE PLANNING & ZONING COMMISSION

IN ACCORDANCE WITH ART. 10-IV-2 OF THE CODE OF ORDINANCES OF THE CITY OF KERRVILLE, TEXAS, AND IN CONSIDERATION OF THE APPROVAL OF _____, HEREBY WAIVE ANY AND ALL CLAIMS FOR DAMAGES MADE AGAINST THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, OCCASIONED BY THE ESTABLISHMENT OF GRADES OF THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE ABOVE NAMED SUBDIVISION.

OWNER

STATE OF TEXAS
COUNTY OF KERR

THAT I, _____ PARTNER, BEING A DULY AUTHORIZED REPRESENTATIVE FOR THE OWNER OF THE LAND SHOWN AND PLATTED HEREON FOR SUBDIVISION, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL EASEMENTS FOR PURPOSES NOTED.

WITNESS MY HAND THIS ____ DAY OF _____, 20

OWNER

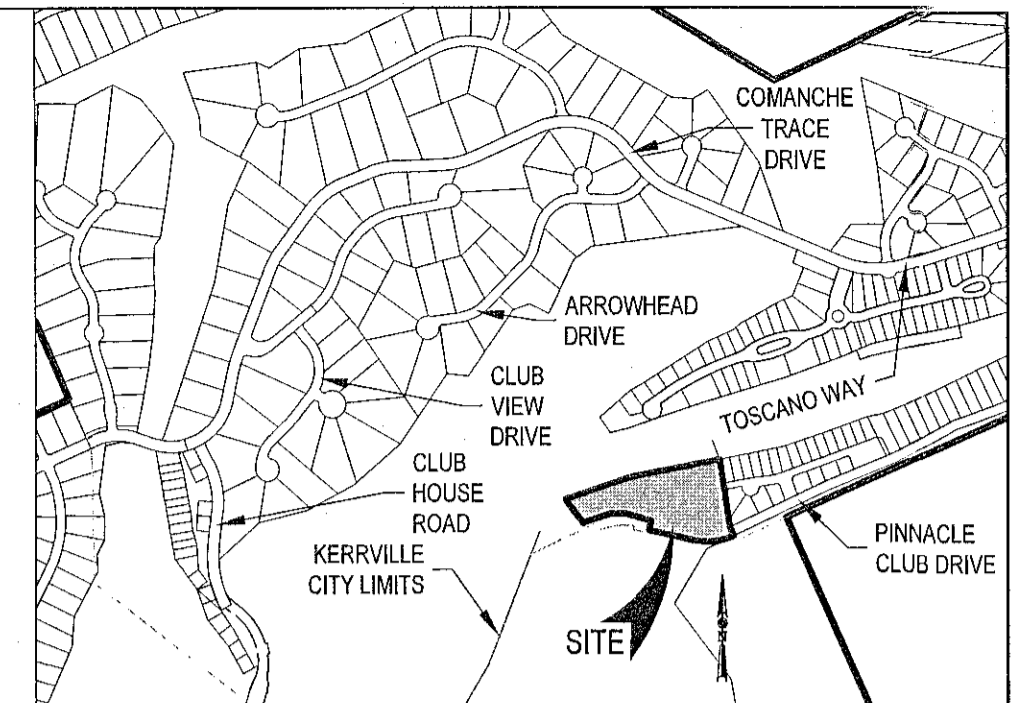
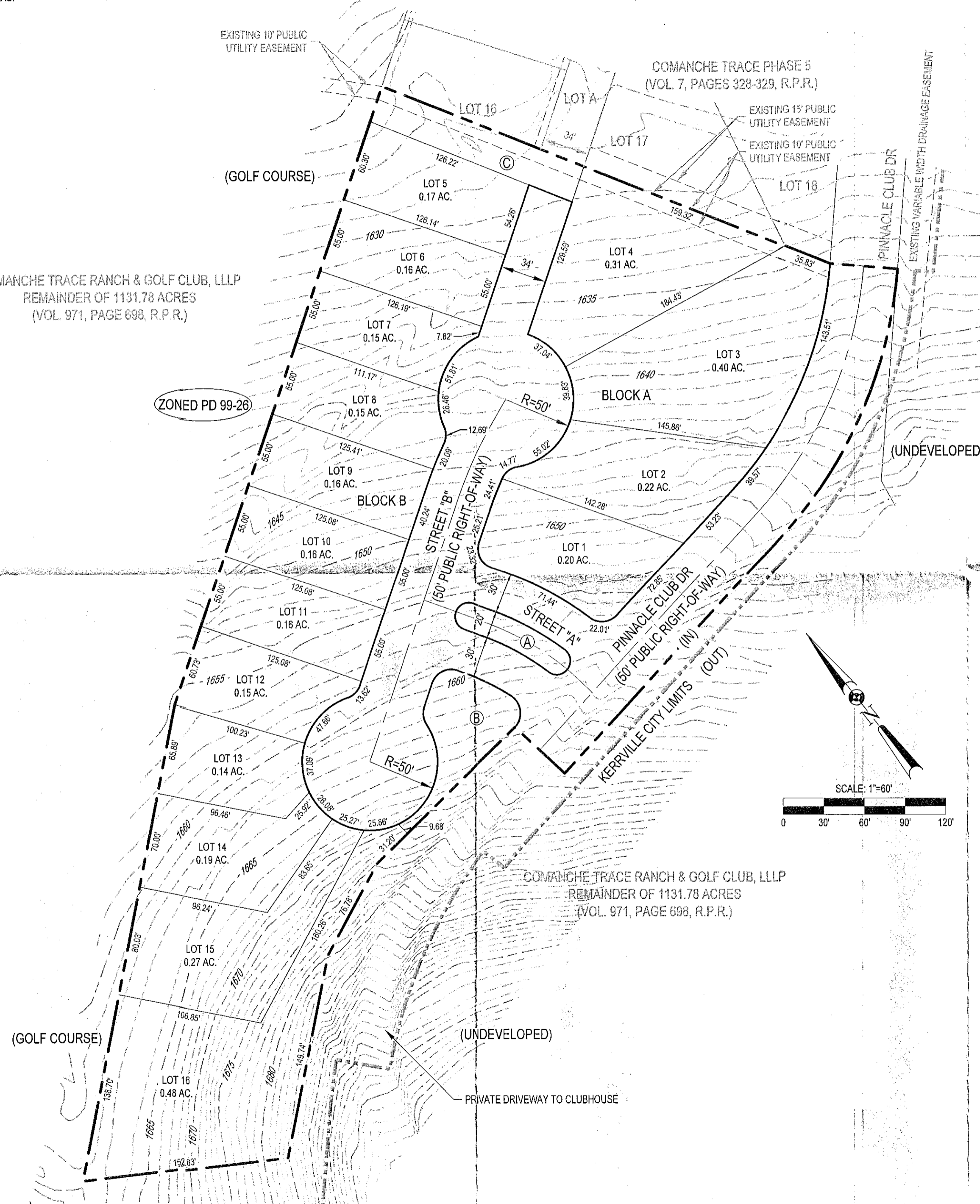
STATE OF TEXAS
COUNTY OF KERR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC FOR THE STATE OF TEXAS

COMANCHE TRACE RANCH & GOLF CLUB, L.L.P.
REMAINDER OF 1131.78 ACRES
(VOL. 971, PAGE 698, R.P.R.)



LOCATION MAP
SCALE 1" = 1000'

LEGEND

- KERRVILLE CITY LIMITS
- PHASE BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PUBLIC UTILITY EASEMENT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR

LAND SUMMARY (4.99 ACRES)

RESIDENTIAL LOTS: 16, 3.47 ACRES

ROADS: ±900 LF

NOTES:
SEE OVERALL UTILITY PLAN FOR PROPOSED
WATER AND SANITARY SEWER LAYOUT.

- NOTES:
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FEMA FLOODPLAIN FLOOD ZONE "A" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48265C0635F DATED MARCH 03, 2011.
 - SOME IMPROVEMENTS OR STRUCTURES EXIST WITHIN TWO (2) FEET OF THE PROPERTY BOUNDARY.
 - STREETS WITHIN THIS PHASE WILL BE BUILT ACCORDING TO CITY OF KERRVILLE STANDARD SPECIFICATIONS.
 - ALL CURB WITHIN THIS PHASE IS TO BE STANDARD CURB AND GUTTER PER CITY OF KERRVILLE STANDARD SPECIFICATIONS, WITH THE EXCEPTION OF PINNACLE CLUB DRIVE WHICH WILL HAVE FLUSH CURB TO MATCH EXISTING.
 - ALL BUILDING SETBACKS TO COMPLY WITH THE CITY OF KERRVILLE ZONING ORDINANCE.
 - 1' CONTOURS SHOWN.
 - LOTS A, B, & C ARE DEDICATED AS COMMON SPACE, DRAINAGE AND UTILITY EASEMENT, AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

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 ____ OF
THE PLAT RECORDS OF KERR COUNTY, TEXAS

JACKIE DOWDY, KERR COUNTY CLERK

SEPTEMBER, 2019

MATKINHOOVER
ENGINEERING
& SURVEYING

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BOERNE, TEXAS 78006
OFFICE: 330.249.0600
CONTACT@MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

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SEP 23 2019