



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, DECEMBER 5, 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.

1B. Approval of the minutes from the November 14, 2019

2. PUBLIC HEARING, CONSIDERATION & ACTION

2A. Public Hearing & Resolution – Public hearing, consideration, and action to recommend an ordinance to change the zoning from R-1 Single Family District to R-2 Medium Density Residential, which includes a proposed amendment to the Future Land Use Plan of the City's comprehensive Plan, on approximately 225.69 acres, proposed Vintage Heights Subdivision; and generally located east of Medina Highway and south of Riverhill Boulevard. (File No. 2019-079)

2B. Public Hearing & Resolution - Public hearing, consideration, and action to recommend a resolution to allow a Conditional Use Permit for Automobile Dealership, Used Auto Sales on approximately 0.45 acres, part of Lots 5-8, Block 15, Westland Addition; and more commonly known as 404 Junction Highway. (File No. 2019-080)

2C. Public Hearing & Resolution - Public hearing, consideration and action concerning a variance request in accordance with Chapter 92 Sign Code of the Code of Ordinance, City of Kerrville, Texas, to allow directional signs to exceed six square feet for Peterson Regional Medical Center located at 551 Hill Country Drive. (File No. 2019-078)

3. CONSIDERATION AND ACTION

3A. Consideration and Action –

Consideration and action concerning a Preliminary Plat of the Vintage Heights subdivision, being a certain tract or parcel comprising of approximately 184.75 acres out of the Nathaniel Hoyt Survey No. 147, Abstract No. 178 and 41.01 acres out of the John A. Southmayd Survey No 148 Abstract No. 288 (total of approximately 225.76 acres), City of Kerrville, Kerr County, Texas, and generally located east of Medina Highway and south of Riverhill Boulevard. (File No. 2019-053)

3B. Consideration and Action –

Consideration and action concerning a Preliminary Plat of the Quail Meadows subdivision, being a certain tract or parcel comprising of 1.23 acres of land, out of the Samuel Wallace Survey No. 113, Abstract No. 347 in the City of Kerrville, Kerr County, Texas, generally located west of Meeker Road and east end of Burleson Boulevard, more commonly known as 306 Meeker Road. (File No. 2019-083)

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: November 27, 2019 at 2:00 p.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: 1A Minutes November 14, 2019 Commission meeting
Action: Approval, approval with specific changes
Representative: Staff

Members Present:

Bob Waller, Chair
Garrett Harmon, Vice-Chair
Tricia Byrom, Commissioner
David Jones, Commissioner
Rustin Zuber, Commissioner
David Lipscomb, Commissioner
Cliff Tuttle, 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 November 14, 2019, Cmr. Harmon 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 October 3, 2019 meeting.

Cmr. Byrom moved to approve the minutes as presented; motion was seconded by Cmr. Waller

2. PUBLIC HEARING, CONSIDERATION & ACTION

2A. Public hearing, consideration, and action to recommend an ordinance to change the

zoning from R-1 Single Family Residential District to R-2 Medium Density Residential District on approximately 72 acres, Phases 9 and 14 of The Summit Subdivision; and generally located along and east of Loop 534 near Stoneledge Drive. (File No. 2019-076)

Due to the excessive interest in this item, items 3A and 3B were heard prior to item 2A.

Mr. Paxton presented the finding of facts.

Mr. Harmon opened the public hearing at 4:52 p.m.

Mr. Taylor Williams, attorney representing the owner, Andy Phillips, spoke. Mr. Williams gave Commissioners a copy of a power point presented by the city. Overall, the objective was to preserve the original code as much as possible. R2 is the closest zoning district to RC in the new zoning district. They are looking to help bring in affordable housing. They are asking to keep the same zoning that had originally been in place. Some areas are already currently zoned R2. The old and new codes are basically the same. The property was converted to zoning that was similar.

Mr. Robert Pill spoke. He asked if the housing could be apartments. Mr. Harmon replied no, only townhouses or duplexes. Mr. Pill asked who benefits from the change. He does not want an eyesore at the back of his property nor does he want to move.

Mr. James Goodson spoke. He moved in 9 years ago as a single family residence. The main reason to move there is preservation of neighborhood. There are other places to build homes. The Summit needs to remain R1, that's why they moved up there.

Ms. Pam Clack spoke. R1 is detached single family residential homes. She is concerned about devaluation. Citizens should take precedence over out of town seller.

Mrs. Victoria Killeen spoke. She delivered a petition with 150 home owners' signatures to Development Services. Many are wanting to spend retirement years in Kerrville and bought in to it with the assurance that future homes would be the same (single family residences). She stated the City is promoting higher density housing and the developer is wanting to build workforce housing. With rezoning, it will become crowded homes, increased density, reduced lot sizes, more traffic, and more noise.

Mr. Michael Killeen spoke. Every home in the Summit is a single family residence. Changing the zoning will change this. A popular retirement area, the Summit attracts them and he does not want to be a high density, urban experience. Proposed empty lots were of single family residences, what happened to that? Workforce housing should not affect the goal of the current neighborhood. Every lot in the Summit should be R1 and does not believe it appropriate to be zoned as R2.

Mr. George Lambriet spoke. It is not in the public's interest to change the zoning. The entire Summit should be zoned R1 and there should never have been a variance to begin with.

Mr. Arnold Lachner spoke. In 1997 he built his home and moved in in 1998. He has been in the Summit 21 years. The developer stressed all phases of the Summit would be single family residences. He expected the rest of the sections of the Summit to follow that promise, but now they are trying to change that. He is concerned about change of development, potential of lowering home values, congestion and traffic. There are only two entrances to the Summit.

Mr. Eugene "Duke" Ellington spoke. He moved in in 1997. He showed a plat of phase 9 published by the developer. The lot sizes are consistent with the other phases. He thought they had a unified subdivision. He also showed the master plan that did not show workforce housing. The sign currently at the entrance of the Summit at phase 9 shows workforce housing, which is a betrayal.

Ms. Jackie Cornelius spoke. She loves Kerrville and chose to spend her retirement here, moving here from Louisiana 28 years ago. She was told the zoning was R1, single family residence. The Summit is now very well established, having grown from 13 to 215 homes. Changing the zoning will have a profound impact on all 215 families. Increased density will change quality of life due to more traffic and noise. This will have negative effect on property values.

Mr. Kenneth Wilke spoke. He has been here for 30 years and has worked for fire & police. He thought single family residences would be established throughout the Summit. He is concerned with density near Loop 534. Multifamily housing brings other problems as well, but congestion is the main concern. They do not have traffic lights and signals, have had many accidents including deaths, but the Summit is a place chosen to retire as it is a quiet place to live. Mr. Wilke wants to keep it single family residences.

Mrs. Lucy Wilke spoke. The Summit is a really special place, very quiet, you can walk your dog at night and not even see a car for an hour. The neighbors got together and decided this was important enough to show up today. A lot of the neighbors have been there for years and it is a place they all wanted to retire to as it is quiet and all single family residences. She is asking to leave it as R1.

Mr. Charlie McIlvain spoke. His home was one of the first three homes built in the Summit. All the issues have been well addressed, but he wanted to discuss setbacks. His home is in an R2 zoning district. Multifamily homes will cause real issues. Eliminating setbacks will cause people to park on the street, causing it to be impossible for trash trucks and emergency vehicles to get in and out.

Mr. Bruce Williams spoke. He asked for a poll as to who is for and against the zoning change. Mr. Harmon asked for all those who were opposed to the zoning change to raise their hand; a majority of the audience replied. Those in favor consisted of only two people.

Mr. Lyle Shock spoke. He has 30 years of experience in fire. There is steep topography and if you put in high density type buildings, response to fire in that area will be dramatically slowed down. It is going to be a potential hazard.

Ms. Rosalie Villalerie spoke. She moved here from New York. The end result after building is done will be disastrous, causing congested traffic. She understands the need for workforce housing, but there is plenty of land available for these types of homes. The Summit is a special area and she does not want to see wall to wall homes.

Mr. Alan Libby spoke. The value of his property has increased this year. Now his understanding is rezoning will lower the value of property. Zoning needs to be maintained at R1.

Mr. Waller asked, does owner plan on selling or developing it themselves? Mr. Williams replied he does not know at this time. Phase 9 and 14 do not have an approved plat. He understands citizens' concerns, however, the original zoning has been RC from day one. The new zoning only took place on October 1st. He noted that staff is recommending the change to R2 and is asking to keep the zoning change as it has been for 20 years, RC (which is now R2).

Mr. John Glove spoke. He has been in the Summit since 1996. As a former realtor, he feels he has a good insight. This is the first time the neighborhood has had to voice their opinion to what the zoning should be, R1, not R2.

Mr. Charles Williams spoke. He is new to area but listened to the people here today. What people thought they bought, that is what is important. They feel like they've been lied to.

Mr. Michael Killeen spoke. When he bought his house, R1 was on the listing. He spoke to Mr. Paxton about the history of zoning. Mr. Paxton did not know how far back the RC zoning went. The listings had R1, now one previous map had RC. Everything built in the Summit is built to R1 standards.

Mr. Jim McGinnis spoke. R2 and RC are close together, however, RC had to have special approval, but R2 will lose that. The current owners may have great intentions but they do not know for sure what they are doing and he feels hung out to dry if zoning is changed to R2.

Mr. Del Hatch spoke. He stated they cannot build affordable housing due to the terrain.

Mr. Gardner spoke. Townhomes are similar to apartments and will hurt property value.

Hearing no one else speak, Mr. Harmon closed the public hearing at 5:51 p.m.

Mr. Paxton stated staff's recommendation in the agenda packet is based on the 2050 plan. As preservation the zoning is consistent with the comprehensive plan and is based on policy.

Mr. Zuber said the zoning change is inconsistent with maintaining neighborhood identity.

Mr. Byrom said her concern is the developer represented the Summit as single family residence, detached homes only. She is opposed to the zoning change.

Mr. Jones stated the zoning change went from 49 to 17 zoning districts and there are going to be exceptions that cause problems. RC was intended when original development was laid out. The 2050 plans is speaking of style of life. He is opposed to the zoning change.

Mr. Waller moved, based on reviews of tracks 9 and 14, review of the topographical maps of these tracks, the lack of any preliminary site plans, and the overwhelming negative response by the current residences within 200 feet of the notification area, to recommend denial for a zoning change from R1 to R2. Motion was seconded by Mr. Byrom and passed 7-0.

Mr. Paxton stated the applicant has ten (10) days to file an appeal with city council. No mail outs are required so the only notification will be in the local newspaper. Letters and petitions will transfer over to city council meeting.

Mr. Harmon called a ten minute recess at 5:58 p.m. Meeting convened at 6:06 p.m.

3. CONSIDERATION AND ACTION

3A. Consideration and action concerning a Preliminary Plat of the Cuesta Estates subdivision, being a certain tract or parcel comprising of 9.391 acres out of the T. Hand Survey No. 115, Abstract No. 193, City of Kerrville, Kerr County, Texas, south of 5th Street and east of Lytle Street. (File No. 2019-059)

Mr. Paxton presented the finding of facts.

Mr. Zuber moved to approve the preliminary plat as presented. Motion was seconded by Mr. Byrom and passed 7-0.

3B. Consideration and action concerning a Preliminary Plat of The Enclave subdivision, being 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, generally located at Bow Drive and Weston Loop, north of East Main. (File No. 2019-074)

Mr. Paxton presented the finding of facts.

Mr. Byrom moved to approve the Preliminary Plat of the Comanche Trace Phase 7 subdivision. Motion was seconded by Mr. Jones and passed 7-0.

4. STAFF REPORT:

Mr. Paxton presented the staff report. There will be a Planning and Zoning meeting December 5th and January 2nd. The Code Review Committee will be looking at the subdivision ordinance at the end of January. Some pieces have decisions to be made by the committee, not just state law.

5. EXECUTIVE SESSION

No executive session was taken.

6. ADJOURNMENT

The meeting was adjourned at 6:08 p.m.



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 2A
Action: Public Hearing, Consideration and Action
Planning File #: 2019-079
Representative: Wellborn Engineering & Surveying

Proposal

Public hearing, consideration, and action to recommend an ordinance to change the zoning from R-1 Single Family District to R-2 Medium Density Residential, which includes a proposed amendment to the Future Land Use Plan of the City's comprehensive Plan, on approximately 225.69 acres, proposed Vintage Heights Subdivision; and generally located east of Medina Highway and south of Riverhill Boulevard.

Procedural Requirements

54 letters were mailed November 18th, to adjacent property owners. The public notice was published in the Kerrville Daily Times on November 14th.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property and is designated Agriculture and Outdoor Tourism within the Future Land Use Plan. Agriculture and Outdoor Tourism areas are characterized by very large tracts of undeveloped land primarily utilized for the production of agricultural products, ranch and wildlife management, camping, and hunting. These tracts provide much of the environmental and open space character in the community and its border regions. AOT includes opportunities for additional uses and low-intensity developments that support the character and economic viability of the broader, primary land use.

Primary Land Use: Agriculture, outdoor tourism such as camping, hunting and other nature-based recreational activities, Single-family detached homes.

Secondary Land Use: Agricultural land, civic and institutional uses, parks, open space, local food production.

The existing surrounding area includes: single family homes (in and outside the city limits), Kerrville Schreiner Park and vacant land.

This request also includes an amendment to the Future Land Use Plan. This zoning request is consistent with both the Preservation Residential and Neighborhood Residential. Based on the proposed subdivision layout, Preservation Residential is best

suited for the development as it consists of single family detached homes and open space throughout the development. Preservation Residential areas support a variety of housing types in a compact network of complete, walkable streets that are easy to navigate by car, bike, and foot. Housing types can include small-lot, single-family detached homes, patio homes, townhomes, duplexes, condominiums, or apartments. Limited amounts of local retail and services may be appropriate in certain locations as needed to support the primary land use.

Primary Land Use: Single-family detached homes, patio homes, townhomes, other single-family attached dwellings.

Secondary Land Use: Civic and institutional uses, parks, open space, small amounts of neighborhood serving retail and office in carefully chosen locations.

The Kerrville 2050 Plan is considered to be a living document and thus is intended to be reviewed and updated from time to time. This includes both “regular reviews in the coming years to see that the plan maintains its relevance and to sustain the commitment of the community that participated so enthusiastically in its creation”, as well as review on a case by case level, triggered by rezoning cases such as this.

As per the Zoning Code, when considering an application for rezoning of a specific tract that is inconsistent with the Comprehensive Plan, the request may be considered if it is determined that:

1. The application represents a new and important opportunity for the community that deserves due consideration and was not known or anticipated at the time of adoption of the plan;
2. Decisions were made in developing the Comprehensive Plan that were based on incorrect information;
3. New information not available during preparation of the Comprehensive Plan has arisen or been developed; or
4. Conditions upon which the Comprehensive Plan was based have changed so as to warrant consideration of the application.

In this case, this application represents a new and important opportunity for the community that deserves due consideration and was not known or anticipated at the time of adoption of the plan. At the time of adoption of the Kerrville 2050 Plan Future Land Use Plan and the updated Zoning Code, this property was proposed to be developed as large, 10+ acre tracts for single family estates. This proposal brings opportunity for more future housing to the Kerrville market, which has been identified in the Kerrville 2050 Plan and the Kerrville Housing Study and Strategic Plan as having significant gaps in housing inventory.

Adjacent Zoning and Land Uses

Subject Property

Current Zoning: R-1 Single Family Residential

Existing Land Uses: vacant land

Direction: North

Current Zoning: R-1 Single Family District

Existing Land Uses: Single family homes (Riverhill subdivision)

Direction: East and South

Current Zoning: PI Public and Institutional and R-1 Single Family District

Existing Land Uses: Single family homes and Kerrville Schreiner Park

Direction: West

Current Zoning: outside the city limits

Existing Land Uses: single family county subdivision

The uses which are permitted as a matter of right or permitted upon issuance of a conditional use permit in the R-1 and R-2 zoning district are indicated by the letters "P" and "C," respectively, in the following table:

LAND USES		
	R-1	R-2
Accessory Building or Structure	P	P ₁
Amenity Center	P ₂	P ₂
Boarding Home Facility	P ₅	P ₅
Building Contractor, Temporary Field Office	P ₆	P ₆
Caretaker's Residence	P	P
Cemetery	C	C
Church, Temple, Mosque, or Place of Worship	P	P
College or University, Public	P	P
Community Garden	P ₈	P ₈
Community Home	P _{8A}	P _{8A}
Country Club	C	
Dwelling, Duplex		P
Dwelling, Live/Work		
Dwelling, Multifamily		
Dwelling, Patio Home (Zero Lot Line Home)		P
Dwelling, Single-Family Detached	P	P
Dwelling, Single-Family Detached with Accessory Dwelling Unit	C	P ₁₁
Dwelling, Small-Lot Single-Family Detached		P
Dwelling, Townhome		P
Golf Course	C	
Guest House	P	P ₁
Guidance Services		P
Halfway House	P ₅	P ₅
Home Occupation	P ₁₂	P ₁₂
Modular Home	P	P
Public or Institutional Facility or Use	P	P
Rectory/Parsonage	P	P
Residential Care Service	P ₅	P ₅
School, Private, Elementary	C	C

School, Private, Intermediate and Secondary	C	C
School, Public, Elementary	P	P
School, Public, Intermediate and Secondary	P	P
Short-term Rental Unit	C	C
Utility, Local	P	P
Utility, Private or Franchise	C	C
Utility, Public	P	P

Thoroughfare Plan: The development has proposed access to Medina Highway (TX 16) through a new Collector street, as well as integrated access to the existing street connections near Riverhill Boulevard. The Riverhill Subdivision was designed with three connecting street into the remainder of the original tract of land, the subject property of this case. The three connections, Green Tree Lane, Hickory Hills Drive, and Ridgewood Lane, provide access for future development to the Riverhill Boulevard collector street.

Collectors balance access and mobility in the City's thoroughfare network by collecting and distributing traffic to and from local streets and the arterials. Collectors provide the necessary connectivity through and between residential neighborhoods and support circulation in nonresidential activity centers.

Some concern has been brought up by neighboring property owners regarding the level of traffic on Riverhill Boulevard. The City Council has recently passed an ordinance to help mitigate through traffic, particularly through truck traffic to help mitigate pass-through traffic, better enabling Riverhill Boulevard to act as a neighborhood collector as it was designed. This includes the future connections to this development.

Traffic Impact: The applicant has submitted a Traffic Impact Study for review with their zoning and plat application. The initial report did not include data for all impacted intersections. The data that had been received at the time of this staff report indicated that "All study intersections including the State Highway 16 and Riverhill Boulevard intersection and proposed driveways are expected to operate at acceptable LOS (level of service) values during the morning and evening peak periods for all scenarios analyzed." Additional data for the remaining intersections has been requested.

Parking: Based on the parking requirements within the zoning code, there should be no negative impact on parking.

Recommendation

As stated above, this request also includes an amendment to the Future Land Use Plan, and should be considered since the application represents a new and important opportunity for the community.

Based on the policies within the Kerrville 2050 Plan and in support of the Kerrville Housing Study and Strategic Plan, staff recommends the Future Land Use Plan amendment and the zoning request.

If the Planning and Zoning Commission recommends the rezoning case for approval, please include the amendment to the Future Land Use Plan as a part of your motion.

Attachments

Map
Preliminary Plat



Location Map

Case # 2019-079

Location:
Vintage Heights Subdivision

Legend

200' Notification Area
Subject Properties



0 300 600 1,200

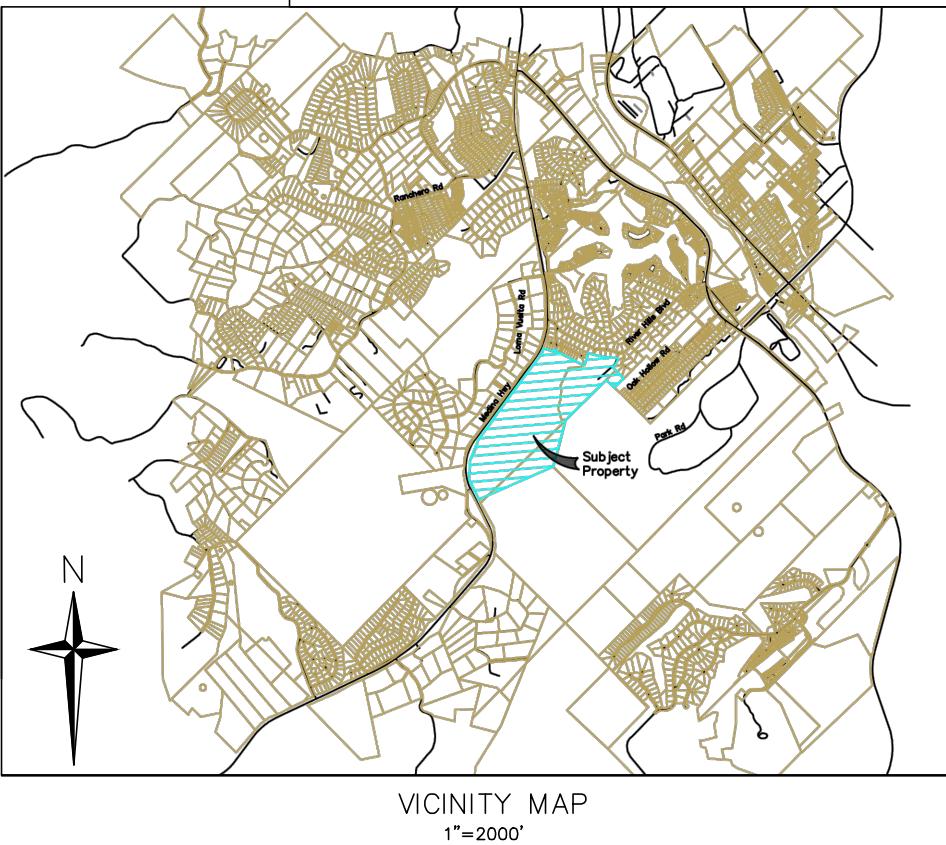
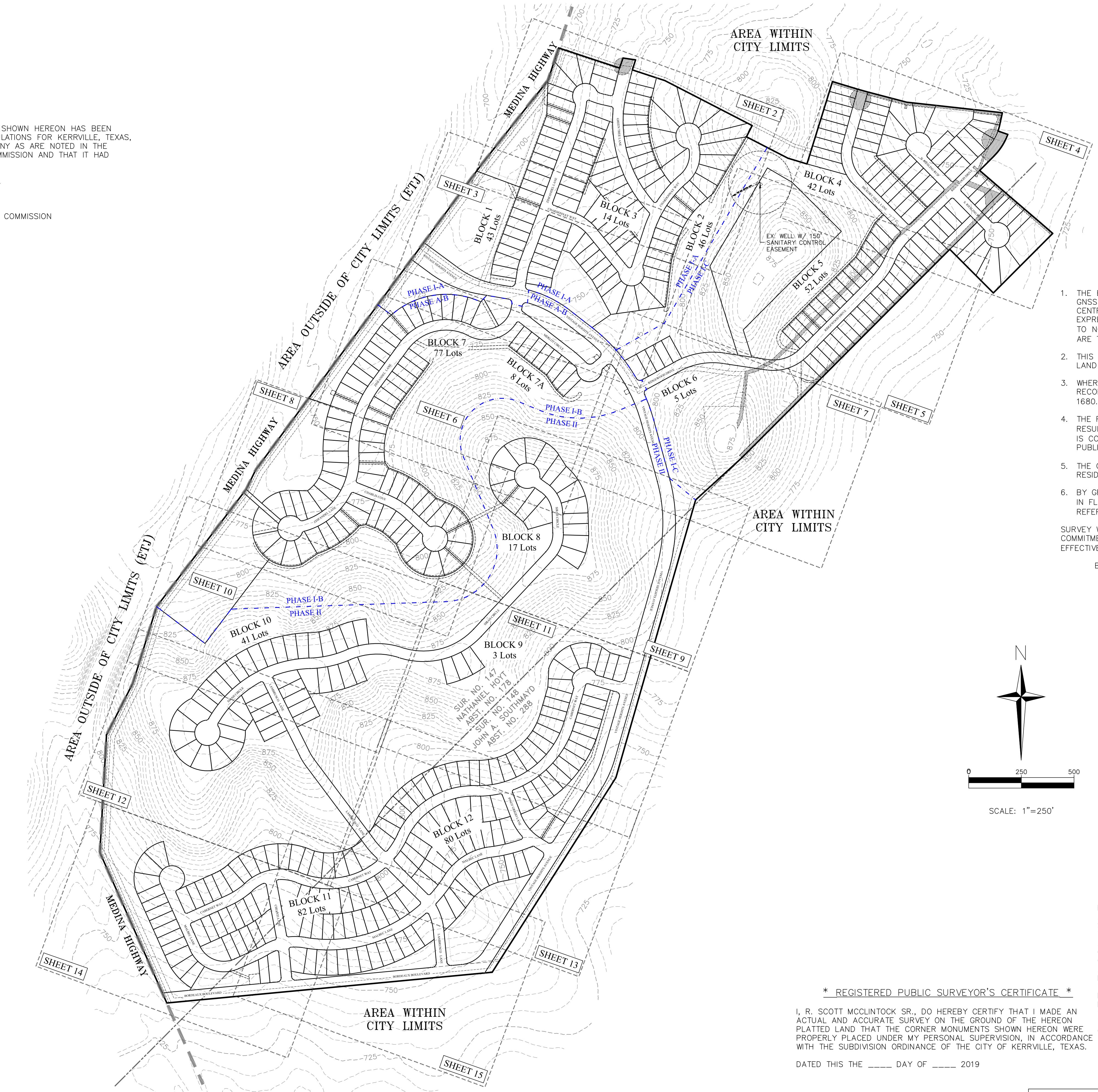
Scale In Feet

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.

I HEREBY CERTIFY THAT THE PRELIMINARY 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 & ZONING COMMISSION AND THAT IT HAD BEEN APPROVED.

DATED THIS THE _____ DAY OF _____, 2019.

CHAIR, CITY OF KERRVILLE PLANNING & ZONING COMMISSION



* 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, REDUCED TO HORIZONTAL GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET. ELEVATIONS SHOWN ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ELEVATIONS ARE TRUNCATED TO HUNDREDS OF FEET (I.E. ADD 1000').
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. 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.
5. THE CURRENT ZONING FOR THESE PARCELS IS "R2" MEDIUM DENSITY RESIDENTIAL DISTRICT.
6. BY GRAPHIC IDENTIFICATION THESE PARCELS APPEAR TO BE LOCATED IN FLOOD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD. REFERENCE FIRM PANEL 48265C0470F EFFECTIVE DATE: 3/3/2011.

SURVEY WAS CONDUCTED ACCORDING TO INFORMATION PROVIDED IN COMMITMENT FOR TITLE INSURANCE FILES NUMBER G.F. NO. 20170244 EFFECTIVE 10/16/2017

BASED ON FIELD SURVEYS CONDUCTED ON THE GROUND
MAY - OCTOBER 2019

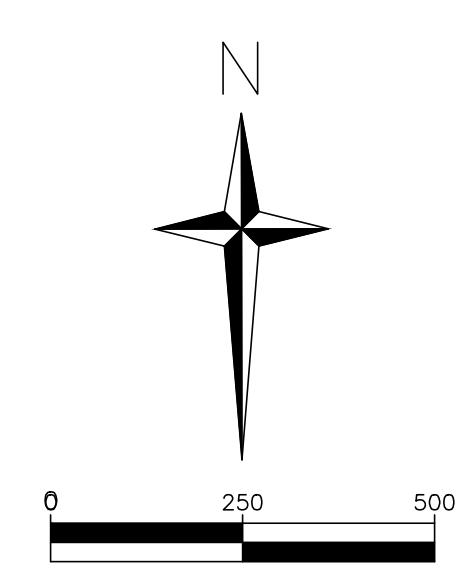
LEGEND

- FOUND 1/2" STEEL ROD
- SET 5/8" STEEL ROD W/ 2" ALUM. CAP "RPLS 5907" THIS SURVEY see detail
- SET 5/8" STEEL ROD W/ 1-1/4" PLASTIC CAP "RPLS 5907" THIS SURVEY see detail

D.E. = DRAINAGE EASEMENT
U.E. = GENERAL UTILITY EASEMENT (COURSE VALUE PER DEED P.R.K.C.T.)

EX. PROPERTY LINE	---
EX. EASEMENT LINE	—
EX. CONTOUR LINE	—
EX. FENCE LINE	—
EX. CITY LIMIT BORDER	—
PROP. LOT LINE	—
PROP. EASEMENT LINE	—
PHASE LINE	—
EASEMENTS TO BE VACATED	—

OTHER SYMBOLS ARE AS IDENTIFIED



SCALE: 1"=250'

PRELIMINARY PLAT
FOR
VINTAGE HEIGHTS

BEING ALL OF A CERTAIN TRACT OR PARCEL COMPRISING APPROXIMATELY 184.75 ACRES OUT OF THE NATHANIEL HOYT SURVEY NO. 147, ABSTRACT NO. 178 AND 41.01 ACRES OUT OF THE JOHN A. SOUTHMAYD SURVEY NO. 148, ABSTRACT NO. 288, CITY OF KERRVILLE, KERR COUNTY, TEXAS; PARTS OF 669.14 ACRES CONVEYED AS TRACT I AND 40.52 ACRES CONVEYED AS TRACT II TO MEDINA RIVER ESTATES, LLC FROM 2H REAL ESTATE COMPANY, LLC BY A SPECIAL WARRANTY DEED EXECUTED JANUARY 22, 2018, FILE NO. 18-00421, BEING THE SAME PARCELS OF LAND CONVEYED TO TUSCANY LAND, LTD. FROM ROBERT KEEBLE, ET AL, BY A GENERAL WARRANTY DEED EXECUTED SEPT. 6, 2002 AND RECORDED IN VOLUME 1219, PAGE 173, REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS. THE WHOLE OF WHICH CONTAINS 225.76 ACRES MORE OR LESS

* REGISTERED PUBLIC SURVEYOR'S CERTIFICATE *

I, R. SCOTT MCCLINTOCK SR., DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY ON THE GROUND OF THE HERON 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

631 WATER STREET
KERRVILLE, TX 78028
FIRM# 10194410
830-217-7100

wellbornengineering.com
T.B.P.L.S.

PROJECT: WES:19-005 SCALE: 1"=250' FIELD: CC/J/S DRAFTING: JSM/RSM CHECKED: RSM

LAST FIELD VISIT: 09.16.2019 LAST DRAFT REVISION: 10.25.2019 SHEET NO. 1 of 17



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 2B
Action: Public Hearing, Consideration and Action
Planning File #: 2019-080
Representative: Debbie Barron

Proposal

Public hearing, consideration, and action to recommend a resolution to allow a Conditional Use Permit for Automobile Dealership, Used Auto Sales on approximately 0.45 acres, part of Lots 5-8, Block 15, Westland Addition; and more commonly known as 404 Junction Highway.

Procedural Requirements

31 letters were mailed November 18th, to adjacent property owners. The public notice was published in the Kerrville Daily Times on November 14th.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property and is designated as part of Strategic Catalyst Area #4. Strategic Catalyst Area 4 is the northwestern-most area, a narrow band of commercial and industrial land uses that nearly touches the City's border with Ingram. SCA 4 along State Highway 27 will be a commercial area that maintains the distinctive character of the surrounding neighborhoods.

Defining Characteristics: SH 27 is the city's northwest gateway. Major intersections are at Goat Creek and Harper roads.
Allowable Place Types: Community Commercial, Regional Commercial, Heavy Commercial - Light Industrial
Place Type Distinctions: Community Commercial should be present throughout SCA 4, while Regional Commercial would more appropriate on the eastern side closer to the Harper Road/SH 27 intersection. The Heavy Commercial - Light Industrial place type will be more appropriate along the existing cluster near the SH 27/Mill intersection on the far west side.

The zoning is not changing through this request and is therefore consistent with the Future Land Use Plan of the Kerrville 2050 Plan. The proposed use for Used Automobile Dealership is a Conditional Use within the C-2 District.

Adjacent Zoning and Land Uses

Subject Property

Current Zoning: C-2 Light Commercial

Existing Land Uses: print shop

Direction: North

Current Zoning: R-1 Single Family Residential and R-1A Single Family

Residential with Accessory Dwelling Unit

Existing Land Uses: single family dwellings

Direction: East

Current Zoning: C-2 Light Commercial

Existing Land Uses: convenience store with fuel sales

Direction: South

Current Zoning: C-2 Light Commercial and C-3 General Commercial

Existing Land Uses: retail and offices

Direction: West

Current Zoning: C-2 Light Commercial

Existing Land Uses: retail

Thoroughfare Plan: The proposed use is on an existing commercial development along a major arterial, Junction Highway, so there should be no significant impact on the Thoroughfare network as a result of this proposed use.

Traffic Impact: As the proposed use is on an existing arterial, there should be no significant impact on traffic in the area.

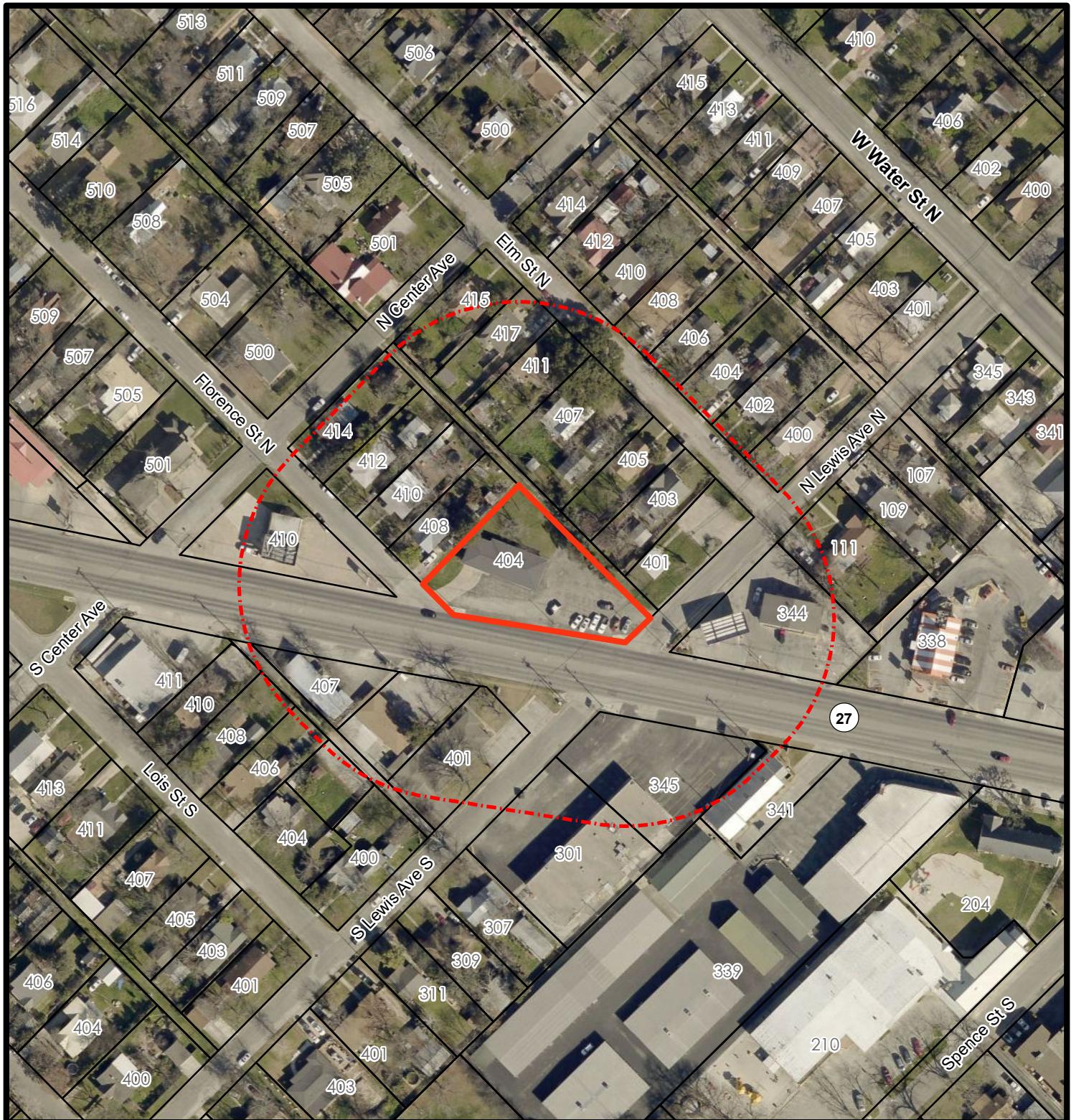
Parking: Based on the requirements within the zoning code, adequate parking will be required for customers and employees for both the print shop and vehicle display area.

Recommendation

Based on the consistency with the Kerrville 2050 Comprehensive Plan, staff recommends approval.

Attachments

Map



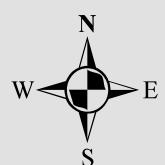
Location Map

Case # 2019-080

Location:
404 Junction Hwy

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.



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 2C
Action: Public Hearing, Consideration and Action
Planning File #: 2019-078
Representative: Joseph Piszczor

Proposal

Public hearing, consideration and action concerning a variance request in accordance with Chapter 92 Sign Code of the Code of Ordinance, City of Kerrville, Texas, to allow directional signs to exceed six square feet for Peterson Regional Medical Center located at 551 Hill Country Drive.

Procedural Requirements

Eight letters were mailed November 18th, to adjacent property owners. The public notice was published in the Kerrville Daily Times on November 14th.

Staff Analysis and Recommendation

Evaluation criteria.

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

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

The variance request has been made based on the overall size of the medical center campus and the importance placed on wayfinding for medical services, particularly for medical emergency services.

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

The literal enforcement of the sign code regarding the size and scale of the proposed wayfinding signs would result in an unnecessary hardship on the medical center and its customers.

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

The request is not contrary to the public interest nor a detriment to the public welfare or area surrounding the campus. The benefit to the public welfare is the purpose of this request.

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

The request is not contrary to the objectives of the Kerrville 2050 Plan.

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

The request is the minimum necessary to achieve the objective for public safety and wayfinding across the medical center campus. The proposed signs are a similar size and scale to the existing, grandfathered wayfinding signs.

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

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

The request is based on the property itself and the overall scale of the medical center.

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

N/A. The request is not based on the subdivision of the land.

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

The request is not based on any self-imposed circumstances.

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

The request does not make the property any more valuable or profitable.

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

The request does not modify or repeal any development regulations.

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

The request does not constitute a zoning change and only affects these specific signs.

(2) No variance may be granted for signs that are listed as a prohibited sign.

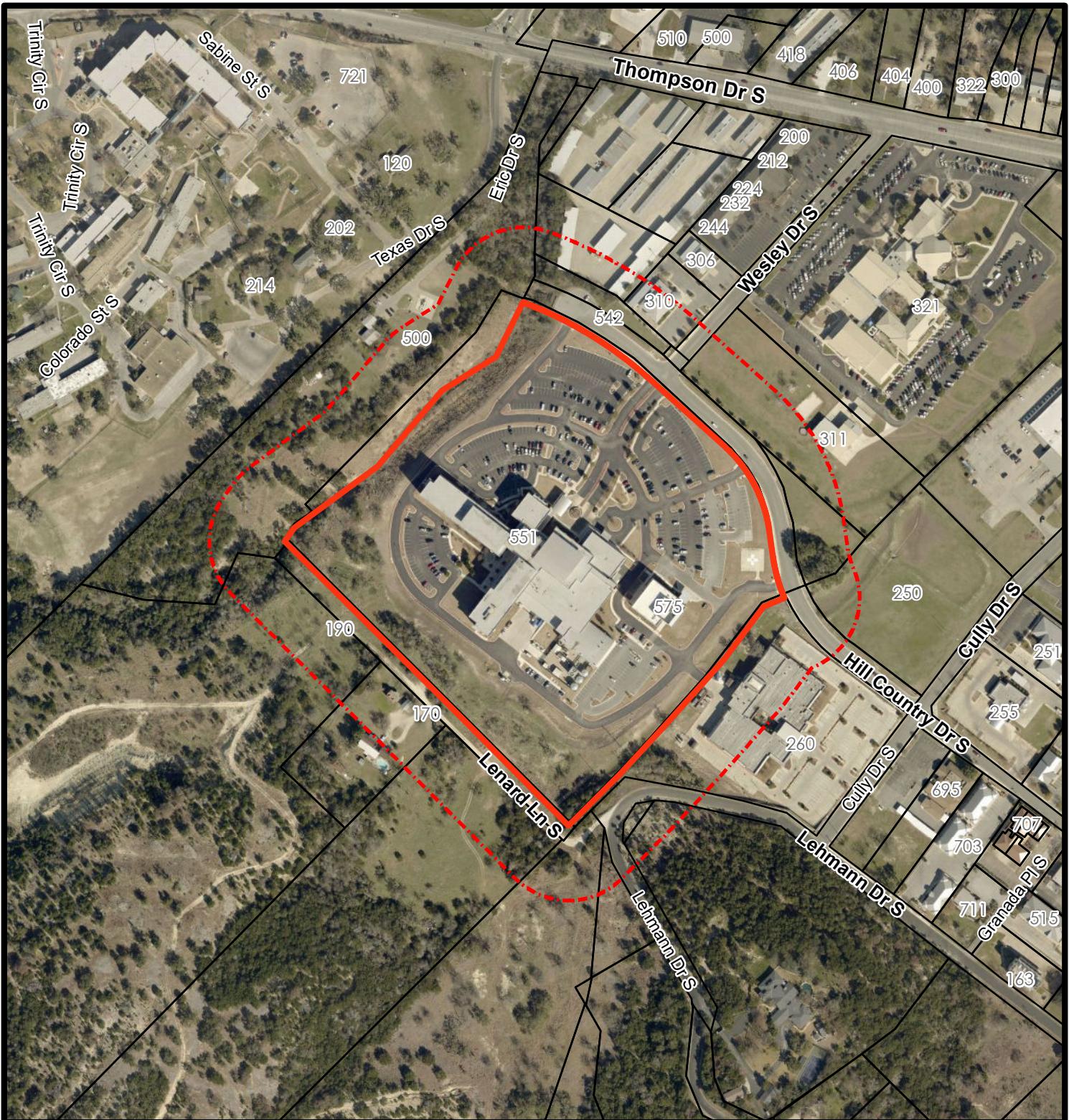
The signs are not otherwise prohibited by the sign code.

Attachments

Map

Proposed sign package

Photos of proposed signs vs. code compliant signs



Location Map

Case # 2019-078

Location:
551 Hill Country Dr S

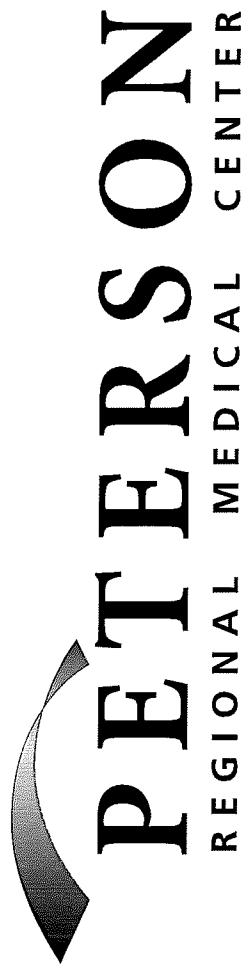
Legend
200' Notification Area
Subject Properties



0 125 250 500

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.



PETERSON
REGIONAL MEDICAL CENTER

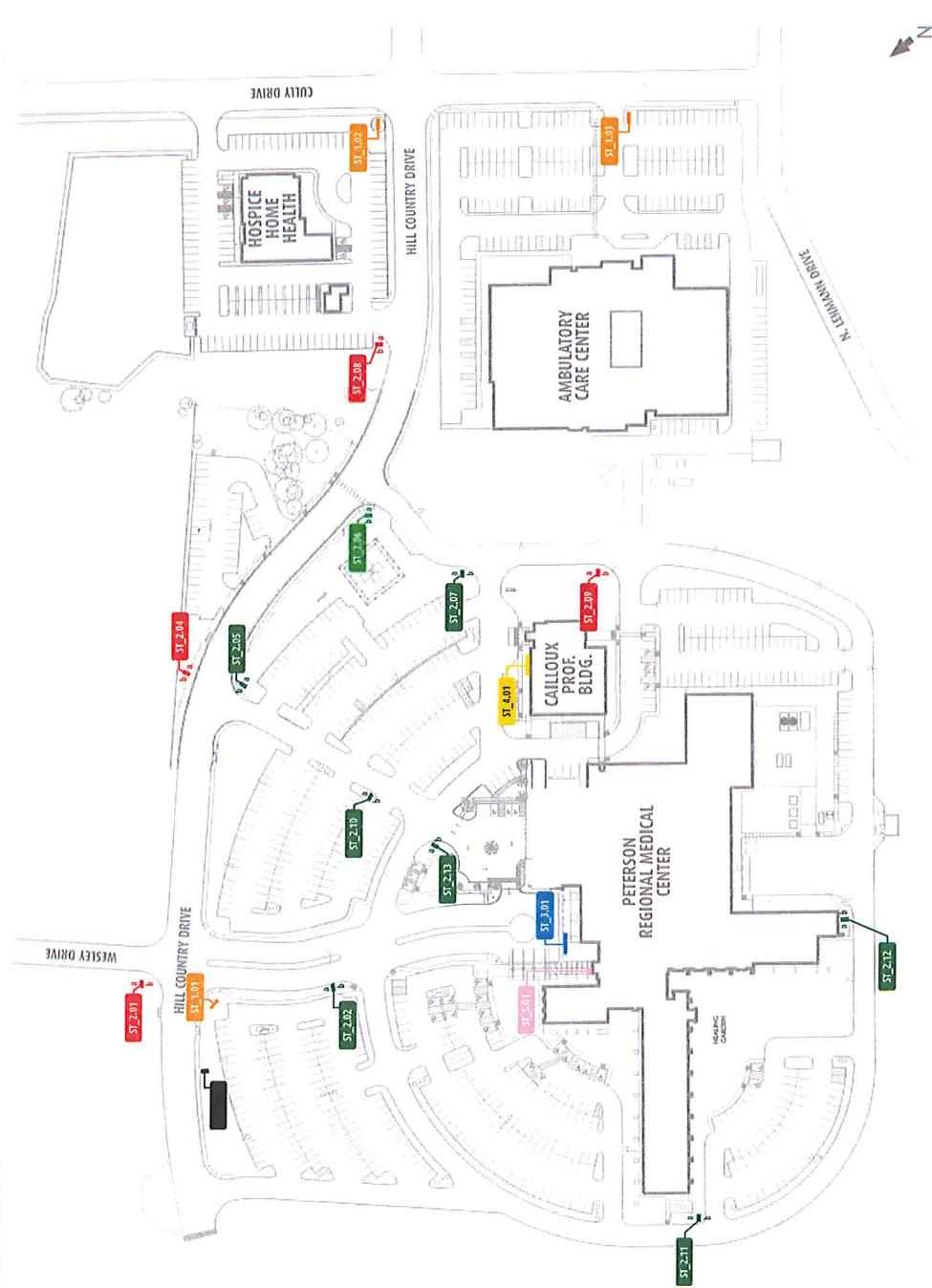
Sign / Wayfinding - Design Development Package

Submitted: June 18, 2019

♦ **asi**
Signage Innovations

8181 Jester
Suite 119
Irving, TX 75063
972.915.3800
972.915.3810 Fax
www.asimodules.com

Site Plan



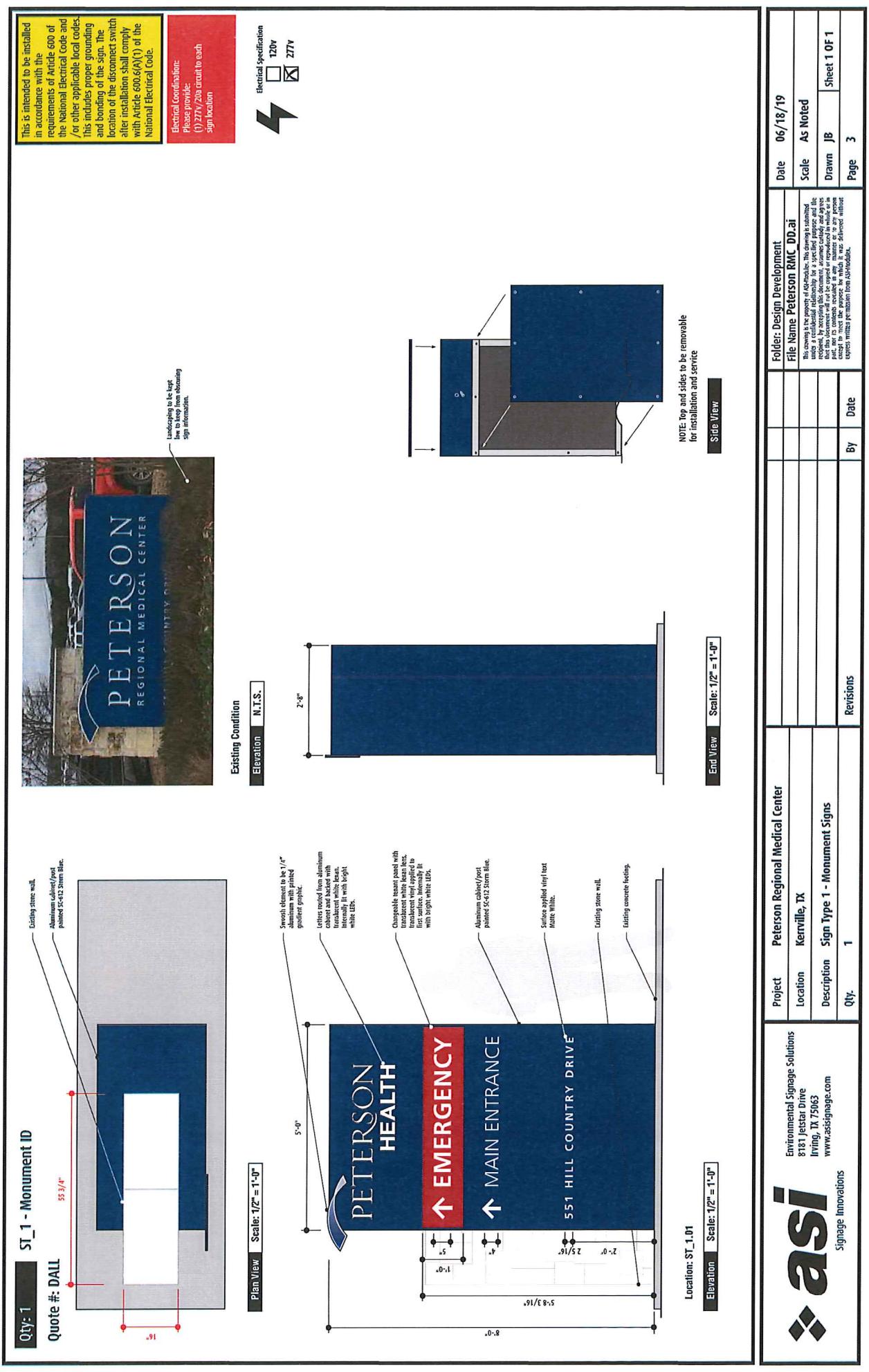
Legend:

- ST_1 - Monument ID Existing
- ST_2 - Vehicular Directional ID (Existing)
- ST_2 - Vehicular Directional ID (new)
- ST_3 - Emergency Letters ID
- ST_4 - Professional Building ID
- ST_5 - Entry Door Code Vinyl ID
- Demo

Project		Peterson Regional Medical Center		Folder: Design Development		File Name: Peterson RMC DB.ai		Date	06/18/19
Location		Kerrville, TX						Scale As Needed	
Description		Site Plan						Drawn JB	
Qty.	Revisions	By	Date	By	Date	By	Date	Page	2

Environmental Signage Solutions
8181 Jester Drive
Irving, TX 75063
www.2signs4page.com

Signage Innovations



This is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

Electrical Continuity:
Please provide:
(1) 277v/20a circuit to each sign location

Electrical Specification
 120v
 277v

NOTE: Top and sides to be removable for installation and service

Site View

Elevation N.I.S. Existing Condition

Elevation N.I.S. Existing Condition

Elevation N.I.S. Existing Condition

Elevation N.I.S. Existing Condition

Existing stone wall.
Aluminum cabinet/post painted S-612 Stem Blue.

Smooth element to be 1/4" aluminum with printed gradient graphic.

Letters routed from aluminum cabinet and backed with translucent vinyl lettering in white font. Painted S-612 Stem Blue.

Chainable resin panel with translucent vinyl lettering, applied to first surface, internally lit with high white LEDs.

Aluminum cabinet/post painted S-612 Stem Blue.

Surface applied vinyl text
White Vinyl.

Existing stone wall.

Existing concrete footing.

← HOSPICE AND HOME CARE
PETERSON
HEALTH
← EMERGENCY
551 HILL COUNTRY DRIVE

Location: ST_1.02
Elevation Scale: 1/2" = 1'-0"

Elevation Scale: 1/2" = 1'-0"

End View Scale: 1/2" = 1'-0"

End View Scale: 1/2" = 1'-0"

Project	Peterson Regional Medical Center	Folder: Design Development	Date 06/18/19
Location	Kerrville, TX	File Name: Peterson RMC DD.ai	Scale As Noted
Description	Sign Type 1 - Monument Signs	This drawing is the property of ASI. It and all copies thereof must be returned to ASI when no longer needed. It is the property of ASI and is to be used only for the purpose for which it was furnished except to meet the purpose for which it was furnished, unless permission from ASI is granted.	
Qty.	1	Revisions	Drawn JB Sheet 1 OF 1 Page 4

Qty: 1 ST_1 - Monument ID

Quote #: DALL

Scale: 1/2" = 1'-0"

Existing stone wall.
Aluminum cabinet/post painted S-612 Stem Blue.

Smooth element to be 1/4" aluminum with printed gradient graphic.

Letters routed from aluminum cabinet and backed with translucent vinyl lettering in white font. Painted S-612 Stem Blue.

Chainable resin panel with translucent vinyl lettering, applied to first surface, internally lit with high white LEDs.

Aluminum cabinet/post painted S-612 Stem Blue.

Surface applied vinyl text
White Vinyl.

Existing stone wall.

Existing concrete footing.

← HOSPICE AND HOME CARE
PETERSON
HEALTH
← EMERGENCY
551 HILL COUNTRY DRIVE

Location: ST_1.02
Elevation Scale: 1/2" = 1'-0"

Qty: 1 ST_1 - Monument ID

Quote #: DALL

Scale: 1/2" = 1'-0"

Existing stone wall.
Aluminum cabinet/post painted S-612 Stem Blue.

Smooth element to be 1/4" aluminum with printed gradient graphic.

Letters routed from aluminum cabinet and backed with translucent vinyl lettering in white font. Painted S-612 Stem Blue.

Chainable resin panel with translucent vinyl lettering, applied to first surface, internally lit with high white LEDs.

Aluminum cabinet/post painted S-612 Stem Blue.

Surface applied vinyl text
White Vinyl.

Existing stone wall.

Existing concrete footing.

← HOSPICE AND HOME CARE
PETERSON
HEALTH
← EMERGENCY
551 HILL COUNTRY DRIVE

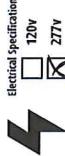
Location: ST_1.02
Elevation Scale: 1/2" = 1'-0"

Qty: 1 ST 1 - Monument ID

Quote #: DALL

This is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local code. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A) of the National Electrical Code.

Electrical Coordination:
Please provide:
(1) 277v/20a circuit to e
sign location



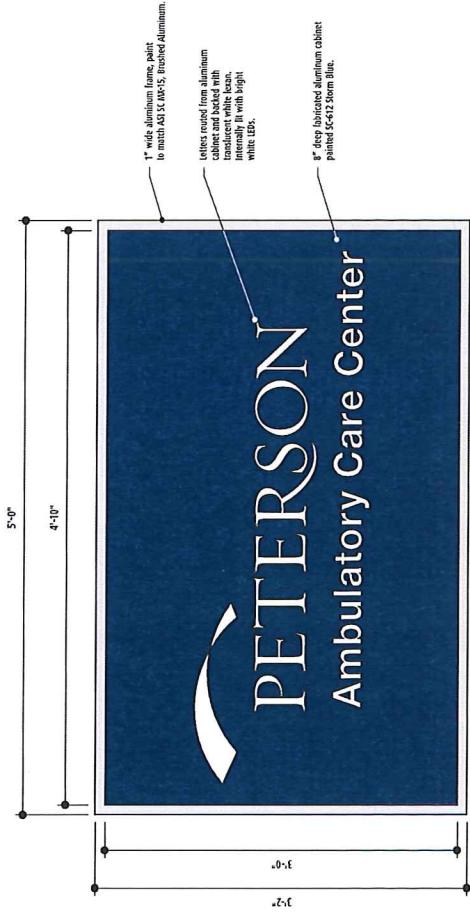
Electrical Specification
120V 277V

ASAI recommends installing new cabinet with refreshed paint and graphics and new hardware.

Landscape to be kept low to keep from obscuring sign information.



Existing Condition **Elevation** **N.T.S.**



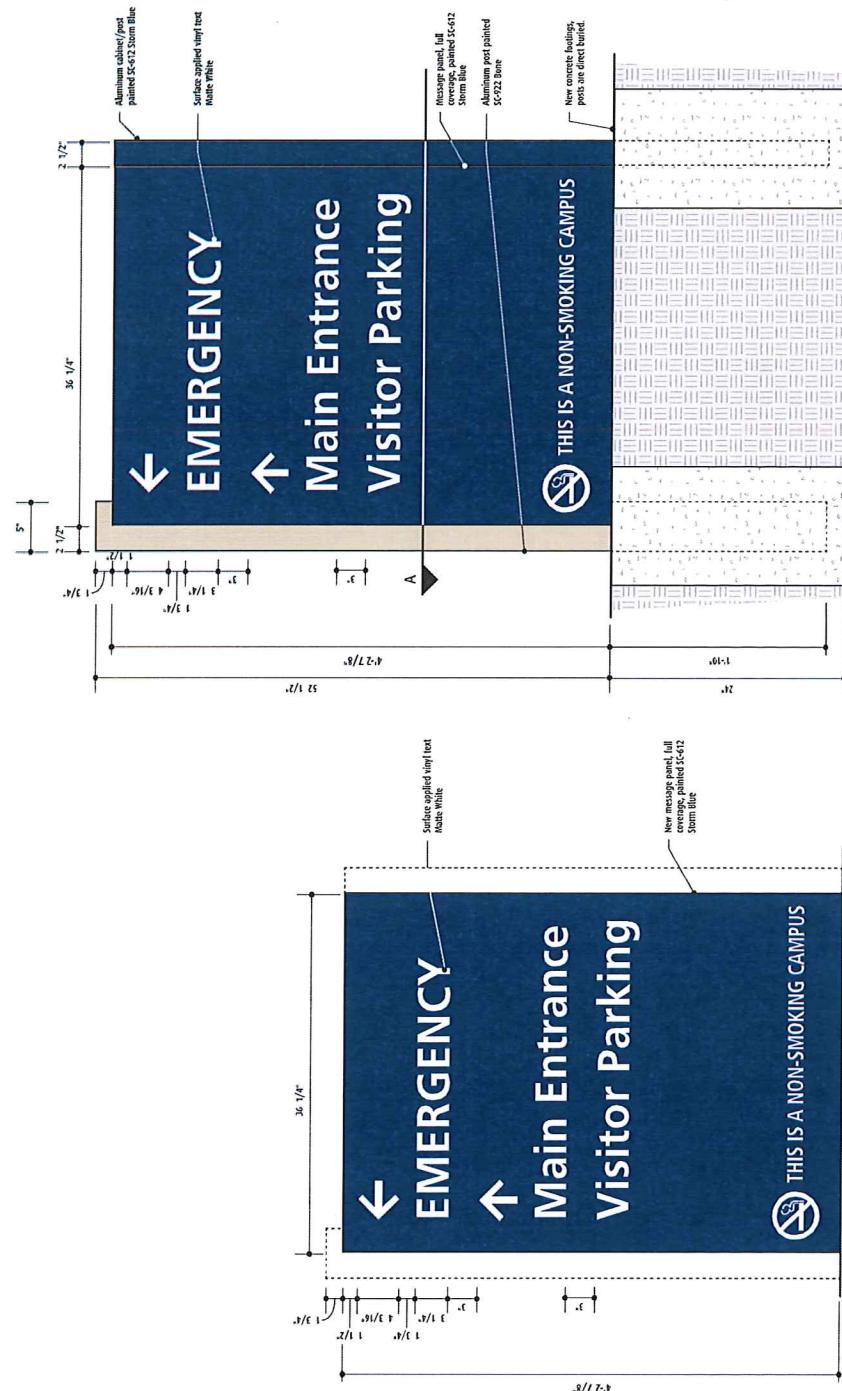
Location: ST 1 02

Elevation Scale: 1" = 1'-0"

asi		Environmental Signage Solutions 8181 Jester Drive Irving, TX 75063 www.assignage.com
Project	Paterson Regional Medical Center	
Location	Karrville, TX	
Description	Sign Type 1 - Monument Signs	
Qty.	1	Revisions
File Name	Peterson RMC.D0.ai	
Folder	Design Development	
Date	06/18/19	
Scale	As Noted	
Drawn	JB	
Sheet	Sheet 1 OF 1	
Page	5	

Qty: 13 ST 2 - Vehicular Directional ID

Quote #: DA11

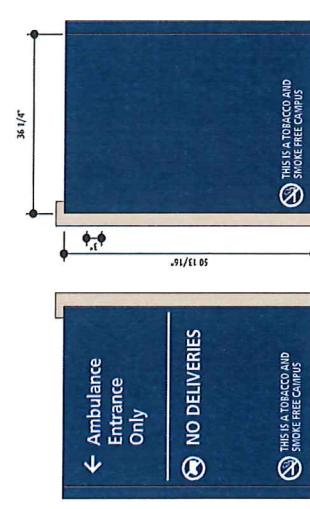


Section A

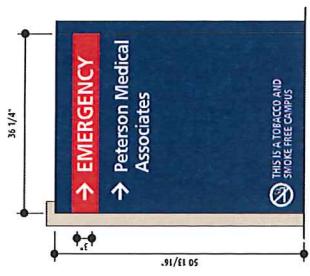
TYPICAL (New)
Elevation Scale: 1" = 1'-0"
TYPICAL (Existing with overlay panel)
Elevation Scale: 1" = 1'-0"

asi
Signage Innovations

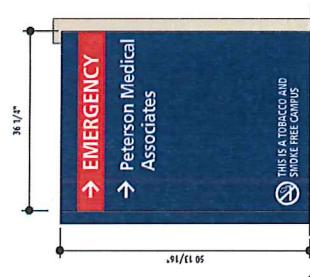
Project	Peterson Regional Medical Center	Folder: Design Development	06/18/19
Location	Kerrville, TX	File Name: Peterson RMC DD.ai	As Noted
Description	Sign Type 2 - Vehicular Directional	The Owner of the property of this building, the designer of this building and the architect of record, by executing this document, has granted, assigned, and given to ASI, Inc. the non-exclusive right and license to use, copy, reproduce, or reproduce in whole or in part, this document and any drawings or plans contained herein, for the purpose of its business, to meet the purpose for which it was ordered, without prior written consent or express written permission from ASI/ASiC.	
Qty.	11 Total: 7 Existing, 4 New	Revisions	By Date
			Page 6



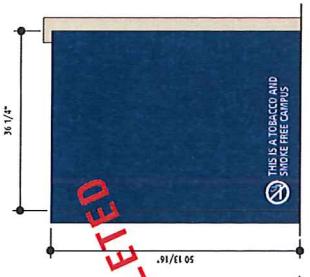
Loc.: ST_2.06 - Side a (Existing)



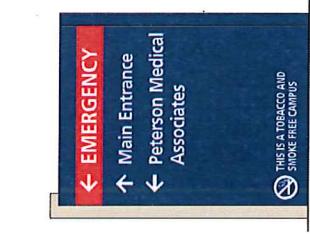
Loc.: ST_2.05 - Side a (Existing) Side b



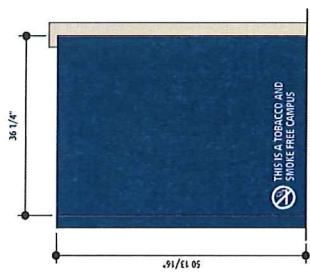
Loc.: ST_2.04 - Side a (New) Side b



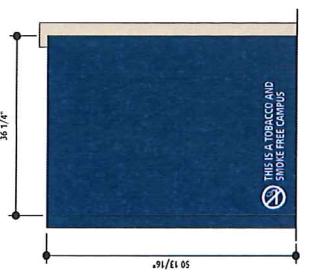
Loc.: ST_2.03 - Side a (Existing)



Loc.: ST_2.04 - Side a (New)



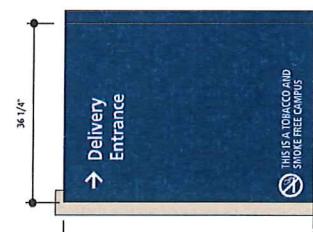
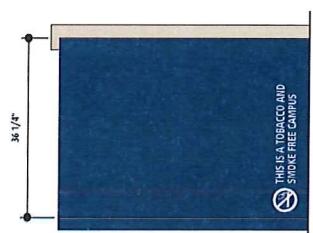
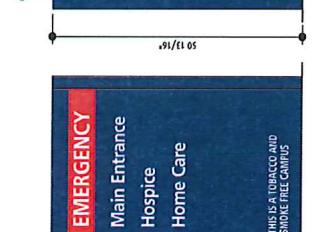
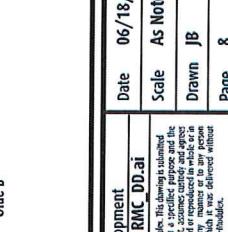
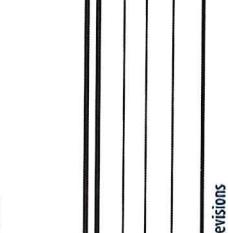
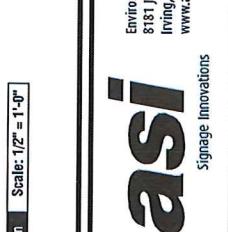
Loc.: ST_2.02 - Side a (Existing)

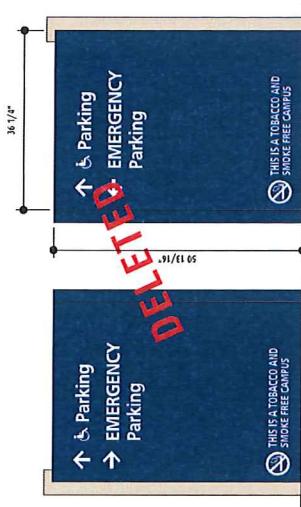


Side b

Loc.: ST_2.01 - Side a (New)

 Environmental Signage Solutions Irving, TX 75063 www.assignage.com	Project	Peterson Regional Medical Center	Folder: Design Development	Date	06/18/19	
	Location	Kerrville, TX	File Name	Peterson RMC_D0.ai	Scale	As Noted
	Description	Sign Type 2 - Vertical Directional			DRAWN	JB
	Qty.	11 Total: 7 Existing, 4 New	Revisions	By	Date	Sheet 2 of 4

 <p>Delivery Entrance</p> <p>THIS IS A TOBACCO AND SMOKE FREE CAMPUS</p>	<p>36 1/4"</p> <p>.91/1.05</p>	<p>Side b</p>	<p>Loc.: ST_2.12 - Side a (Existing)</p>
 <p>EMERGENCY</p> <p>Peterson Medical Associates</p> <p>THIS IS A TOBACCO AND SMOKE FREE CAMPUS</p>	<p>36 1/4"</p> <p>.91/1.05</p>	<p>Side b</p>	<p>Loc.: ST_2.10 - Side a (Existing)</p>
 <p>AMBULATORY CARE CENTER</p> <p>Hospice</p> <p>Home Care</p> <p>THIS IS A TOBACCO AND SMOKE FREE CAMPUS</p>	<p>36 1/4"</p> <p>.91/1.05</p>	<p>Side b</p>	<p>Loc.: ST_2.08 - Side a (New)</p>
 <p>EMERGENCY</p> <p>Peterson Medical Associates</p> <p>AMBULANCE ENTRANCE</p> <p>THIS IS A TOBACCO AND SMOKE FREE CAMPUS</p>	<p>36 1/4"</p> <p>.91/1.05</p>	<p>Side b</p>	<p>Loc.: ST_2.07 - Side a (Existing)</p>
 <p>Deliveries / Loading Dock</p> <p>THIS IS A TOBACCO AND SMOKE FREE CAMPUS</p>	<p>36 1/4"</p> <p>.91/1.05</p>	<p>Side b</p>	<p>Loc.: ST_2.11 - Side a (Existing)</p>
 <p>Physician Parking</p> <p>Ambulatory Care Center</p> <p>THIS IS A TOBACCO AND SMOKE FREE CAMPUS</p>	<p>36 1/4"</p> <p>.91/1.05</p>	<p>Side b</p>	<p>Loc.: ST_2.09 - Side a (New)</p>
 <p>AMBULATORY CARE CENTER</p> <p>THIS IS A TOBACCO AND SMOKE FREE CAMPUS</p>	<p>36 1/4"</p> <p>.91/1.05</p>	<p>Side b</p>	<p>Loc.: ST_2.07 - Side a (Existing)</p>
<p>Folder: Design Development</p> <p>File Name: Peterson RMC DD.ai</p> <p>the drawing is the property of Environmental Signage Solutions. This drawing is to be used for a specific project and is not to be copied or reproduced in whole or in part. It is the property of Environmental Signage Solutions and is to be returned to them in the event it is no longer required for the project. It is the responsibility of the customer to meet the purpose for which it was delivered without written permission from Environmental Signage Solutions.</p>	<p>Date: 06/18/19</p>	<p>Scale: As Noted</p>	<p>Drawn: JB</p> <p>Sheet 3 Of 4</p>
<p>Revisions</p>	<p>By</p>	<p>Date</p>	<p>Page: 8</p>
<p>asi Signage Innovations</p>	<p>Elevation: Scale: 1/2" = 1'-0"</p>	<p></p>	<p></p>



Loc.: ST_2.13 - Side a (New)
Elevation: 91/1105
Scale: 1/2" = 1'-0"

Side b



Environmental Signage Solutions
8781 Jester Drive
Irving, TX 75063
www.assisignage.com

Project:	Peterson Regional Medical Center
Location:	Kerrville, TX
Description:	Sign Type 2 - Vehicular Directional
Qty:	11 Total: 7 Existing, 4 New

Folder: Design Development	Date
File Name: Peterson RMC DD.ai	06/18/19
Scale:	As Noted
Drawn:	JB
Sheet:	Sheet 4 Of 4
Page:	9

Qty: 1 ST_3 - Emergency letters ID

Quote #: DALL

ST_3 - Emergency letters ID



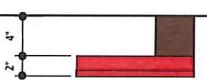
Note: At location and
by and sign.

"NOTE"

Final install location to be determined
with owner.

"NOTE 2"

Overall 2" x
Overall wall area: 112" wide x 33.5" tall
Total square feet: 372



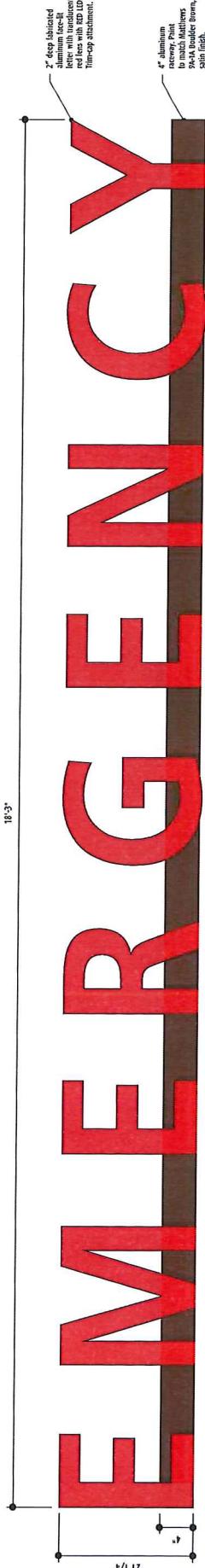
Side View Scale: 1" = 1'-0"

Location: ST_3.01
Location Elevation N.T.S.

18'-3"

Elevation Scale: 34" = 1'-0"

18'-3"



Location: ST_3.01 - Total Square Feet: 32.31 (.86% of 3752)

Elevation Scale: 34" = 1'-0"

asi
Environmental Signage Solutions
8181 Leistar Drive
Irving, TX 75063
www.asisignage.com
Signage Innovations

Project	Peterson Regional Medical Center		
Location	Kerrville, TX		
Description	Sign Type 3 - Emergency Letters ID		
Qty.	1		
Revisions		By	Date

Folder: Design Development	File Name: Peterson RMC DD.ai	Date: 06/18/19
		Scale As Noted
		Drawn JB
		Sheet 1 of 1
		Page 10

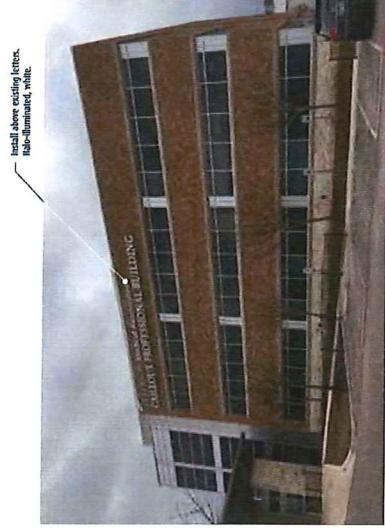
Qty: 1 ST 4 - Professional Building ID

Quote #: DALL

This is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the sign must comply with Article 600 (6)(M) of the National Electrical Code.

Electrical Conduits:
Please provide:
(1) 120v/277v circuit to each sign location

Electrical Specification:
 120v
 277v



Install above existing letters.
Halogen illuminated, white.



ALIN

PETERSON Medical Associates

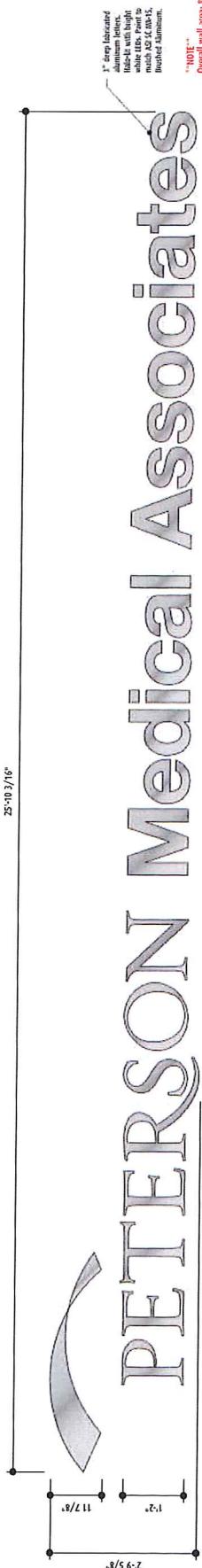
CAILLOUX PROFESSIONAL BUILDING

Elevation Scale: 116" = 1'-0"

Location: ST 4.01

Location Elevation: N.T.S.

25-10-2/16



NOTE
Overall wall area: 13' 6" wide x 44' 0" tall
Total square feet: 3674

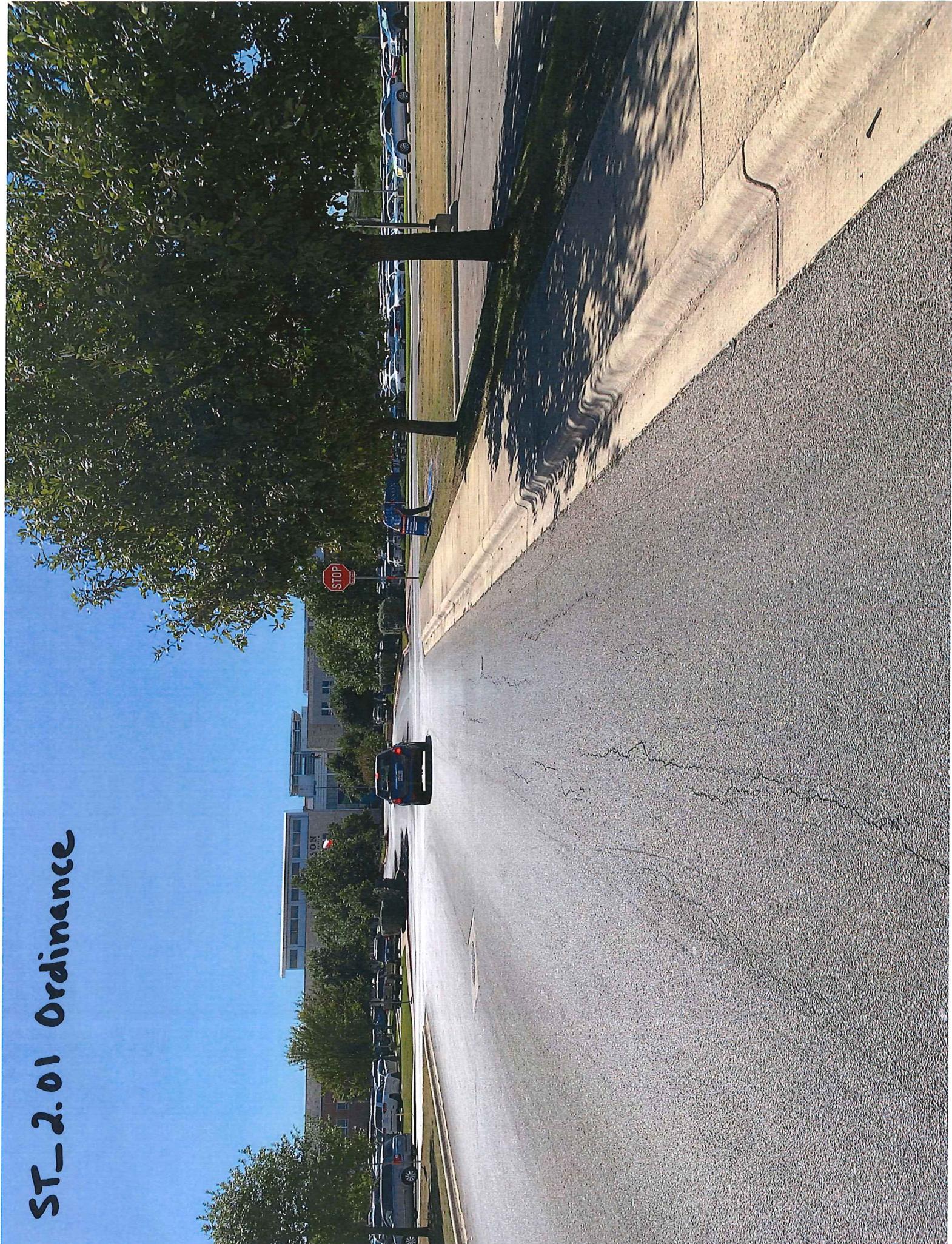
Location: ST 4.01 - Total Square Feet: 72.43 (1.97% of 3674)

Elevation Scale: 12" = 1'-0"

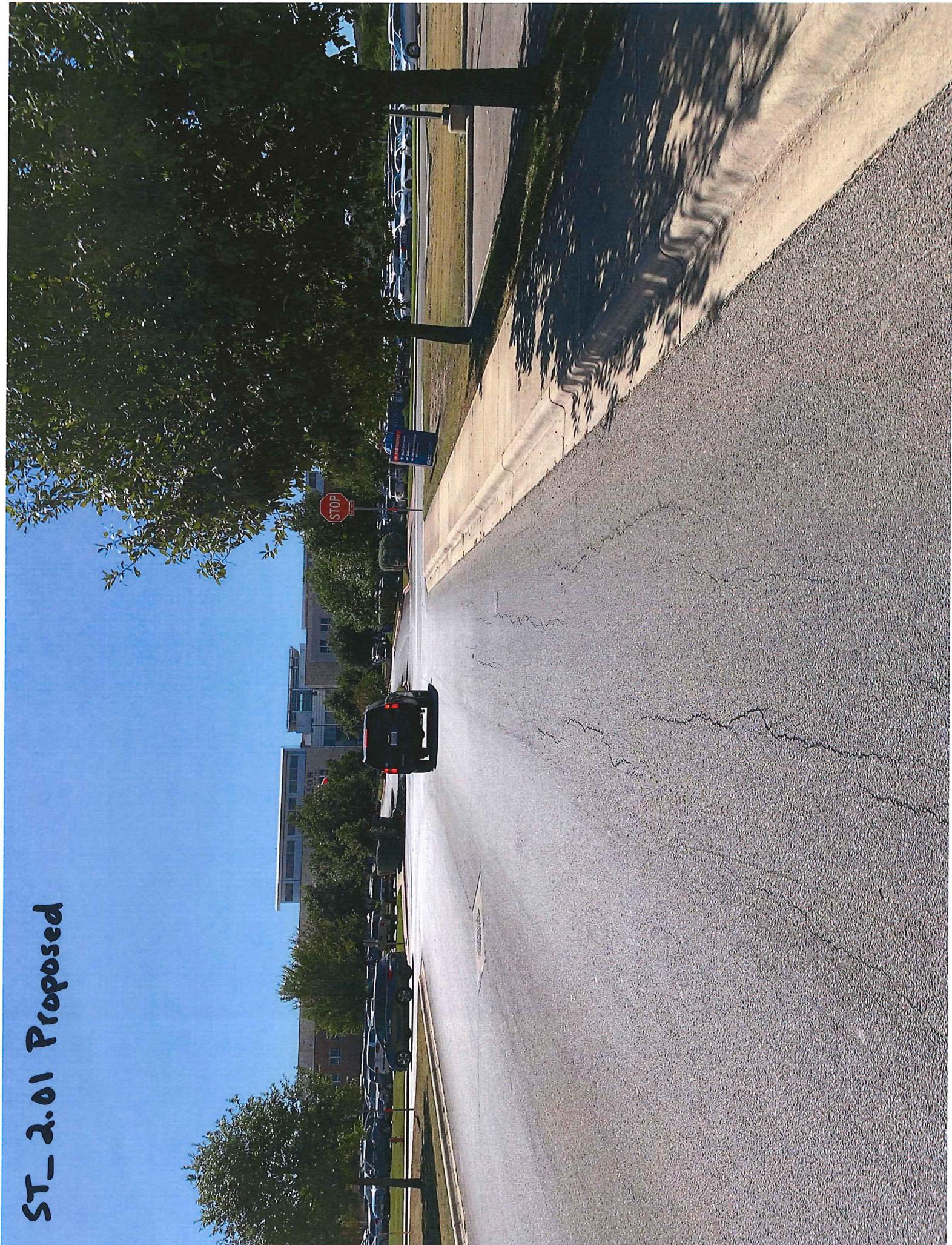
asi
Signage Innovations

Project	Peterson Regional Medical Center	Folder: Design Development	Date
Location	Kerrville, TX	File Name: Peterson RMC DD.ai	06/18/19
Description	Sign Type 1 - Monument Signs	Revisions	Scale
Environmental Signage Solutions 8181 Leistar Drive Irving, TX 75063 www.atingsignage.com	1		As Noted
Signature Innovations			Drawn JB Sheet 3 of 3
			Page 11

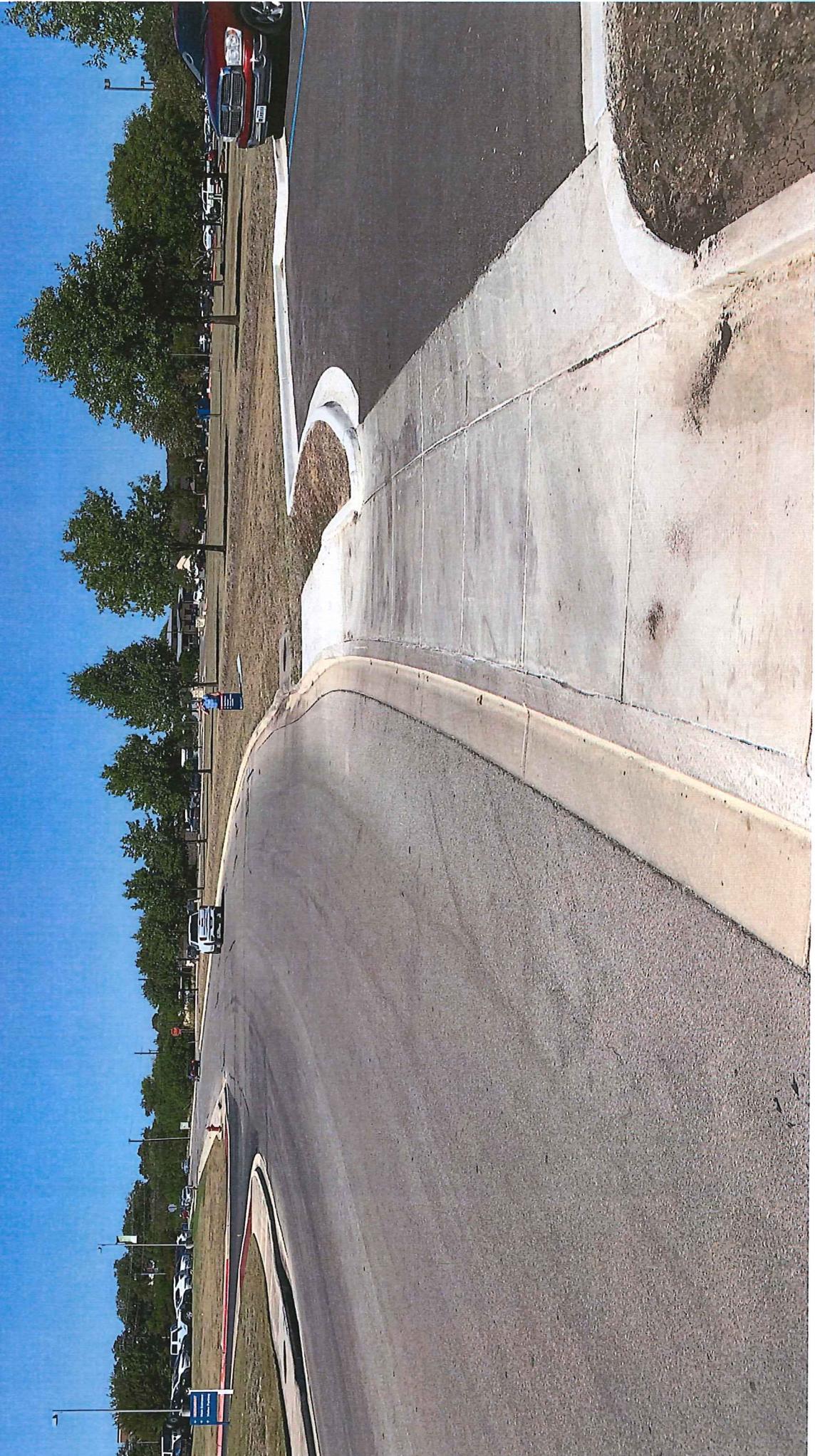
ST-2.01 Ordinance



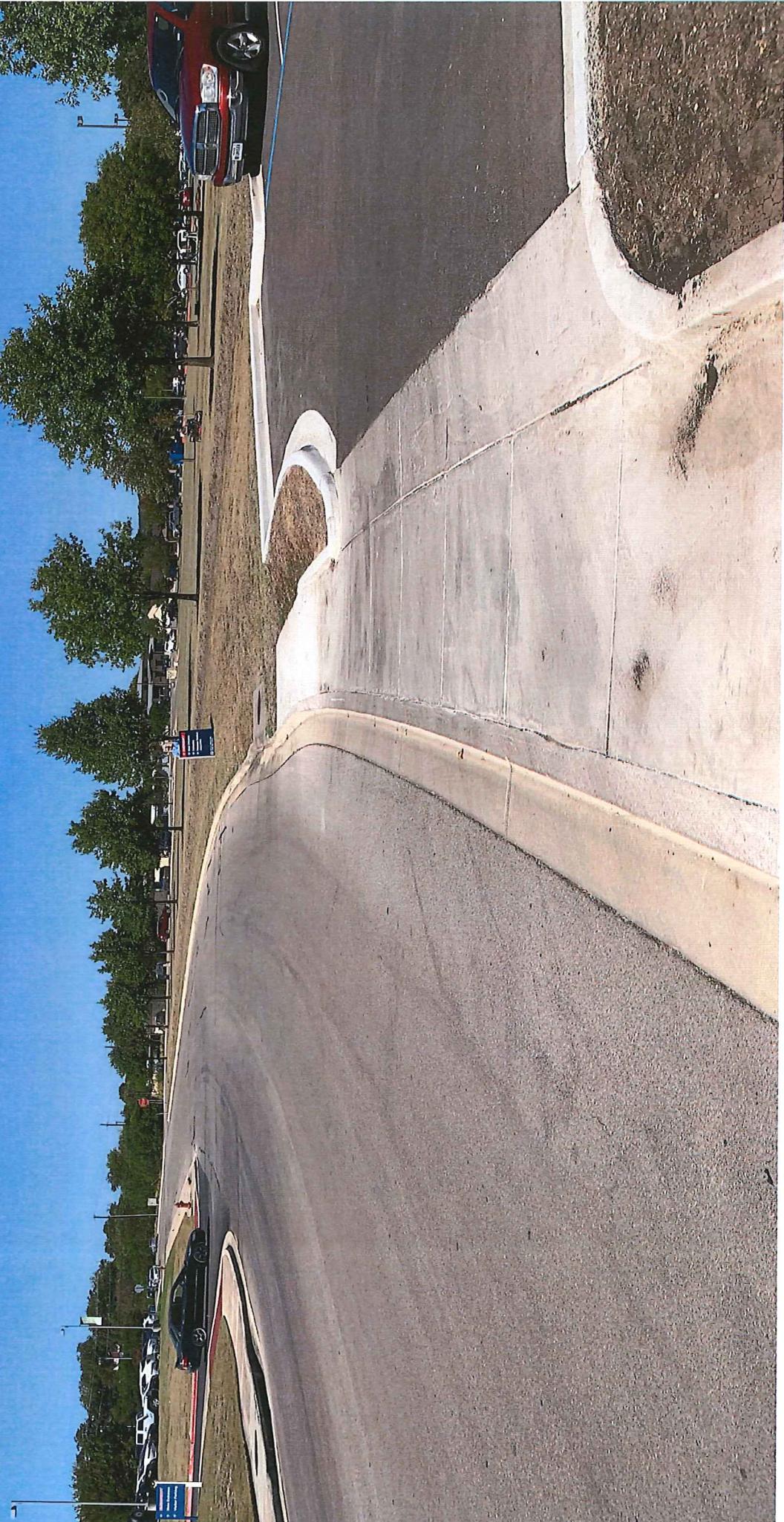
ST-2.01 Proposed



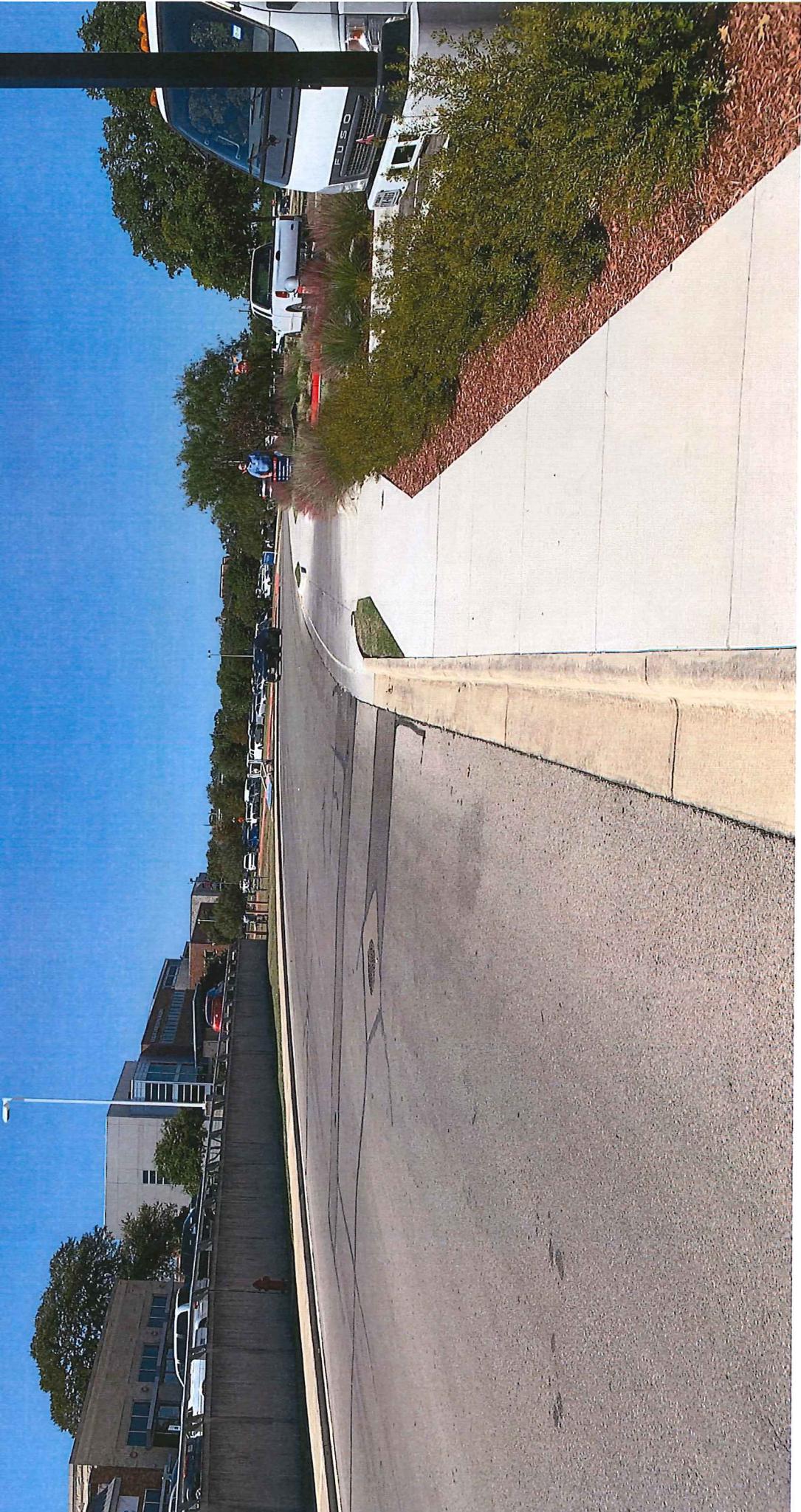
ST-2.04 Ordinance



ST-2.04 Preposed



ST-2.08 Ordinance



ST-2.08 Proposed





City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 3A
Action: Consideration and Final Action
Planning File #: 2019-053
Representative: Wellborn Engineering & Surveying

Proposal

Consideration and action concerning a Preliminary Plat of the Vintage Heights subdivision, being a certain tract or parcel comprising of approximately 184.75 acres out of the Nathaniel Hoyt Survey No. 147, Abstract No. 178 and 41.01 acres out of the John A. Southmayd Survey No 148 Abstract No. 288 (total of approximately 225.76 acres), City of Kerrville, Kerr County, Texas, and generally located east of Medina Highway and south of Riverhill Boulevard. (File No. 2019-053)

Staff Analysis and Recommendation

Dependent upon outcome of agenda item 2A

The preliminary plat is consistent with the amended Future Land Use Plan and zoning as proposed in agenda item 2A, Preservation Residential place type and R-2 Zoning.

The preliminary plat is consistent with the subdivision regulations with the following conditions of approval:

1. The existing development agreement shall be modified or terminated by City Council.

Note: Street names will be coordinated with 911 District and the City of Kerrville at the time of the final plat.

If the zone change request in agenda item 2A is not approved, the plat is not compliant with the Future Land Use Plan and would violate the Zoning Code and should not be approved.

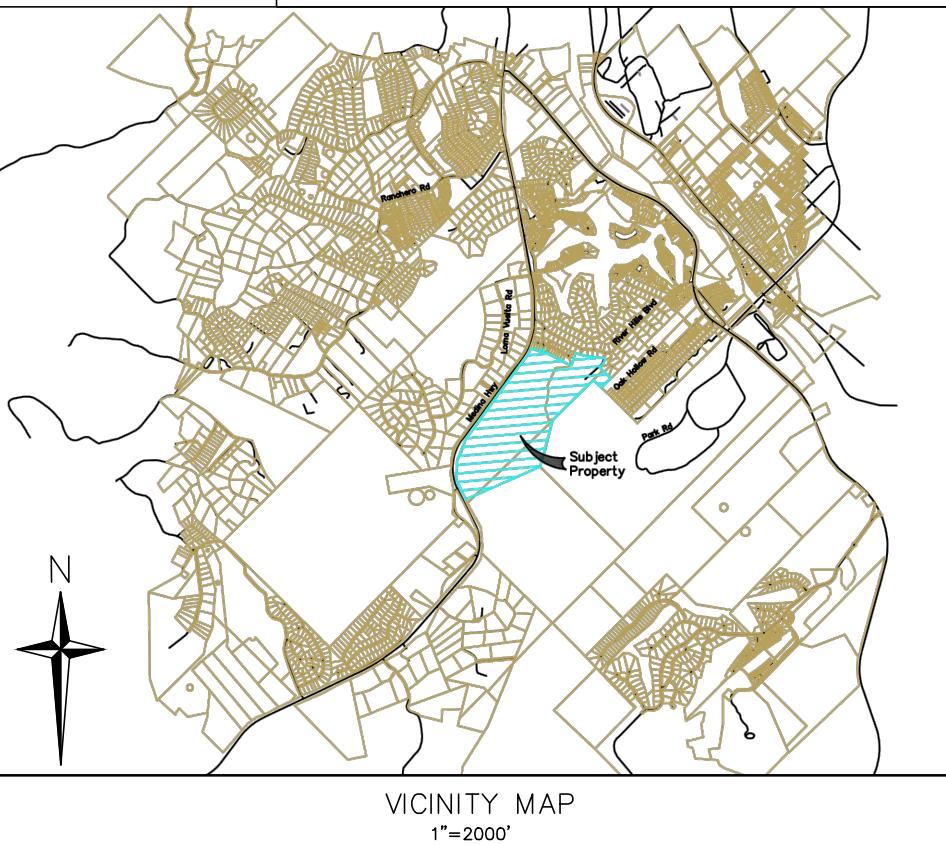
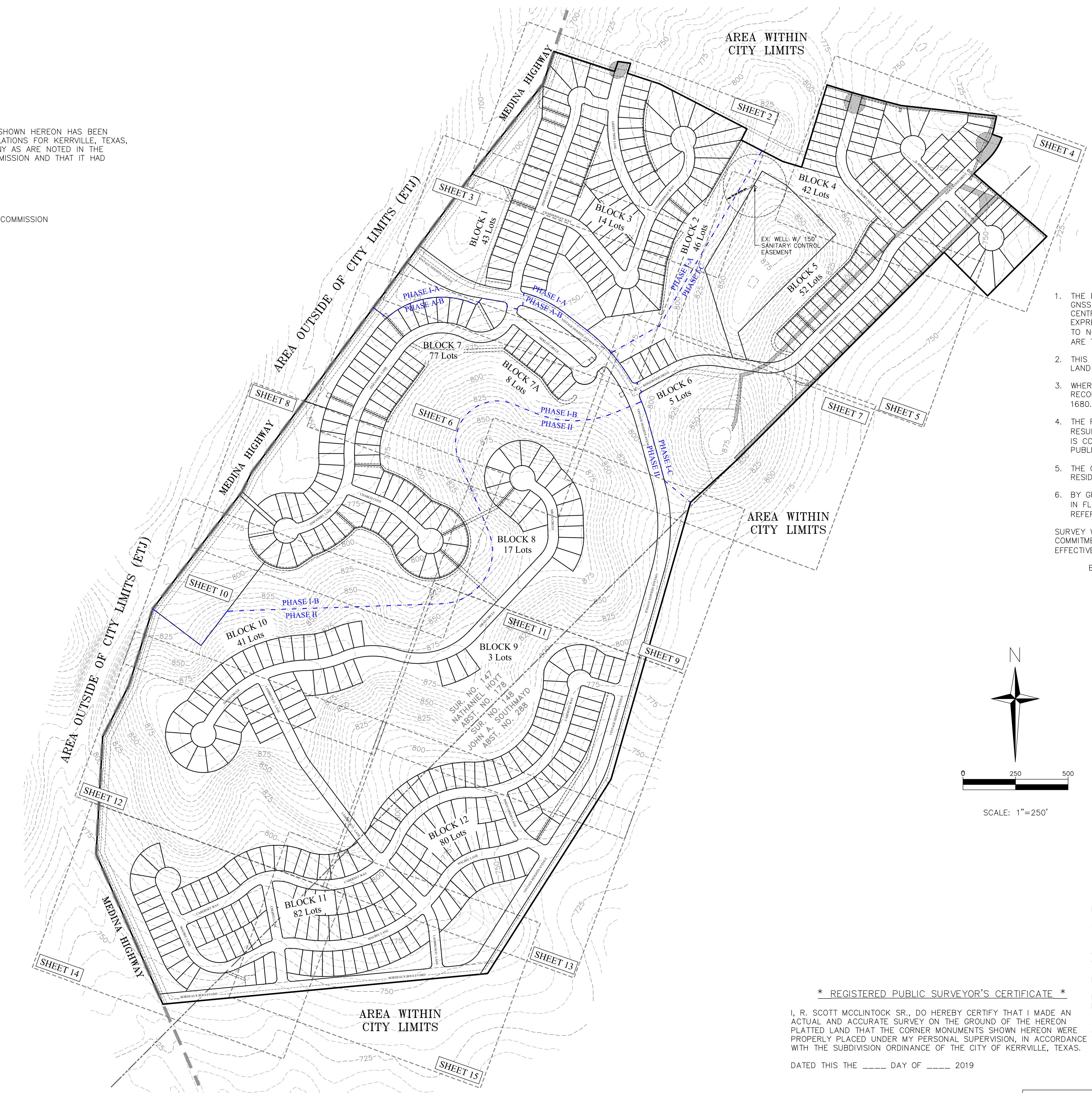
Attachments

Preliminary Plat

I HEREBY CERTIFY THAT THE PRELIMINARY 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 & ZONING COMMISSION AND THAT IT HAD BEEN APPROVED.

DATED THIS THE _____ DAY OF _____, 2019.

CHAIR, CITY OF KERRVILLE PLANNING & ZONING COMMISSION



* 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, REDUCED TO HORIZONTAL GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET. ELEVATIONS SHOWN ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ELEVATIONS ARE TRUNCATED TO HUNDREDS OF FEET (I.E. ADD 1000').
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. 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.
5. THE CURRENT ZONING FOR THESE PARCELS IS "R2" MEDIUM DENSITY RESIDENTIAL DISTRICT.
6. BY GRAPHIC IDENTIFICATION THESE PARCELS APPEAR TO BE LOCATED IN FLOOD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD. REFERENCE FIRM PANEL 48265C0470F EFFECTIVE DATE: 3/3/2011.

SURVEY WAS CONDUCTED ACCORDING TO INFORMATION PROVIDED IN COMMITMENT FOR TITLE INSURANCE FILES NUMBER G.F. NO. 20170244 EFFECTIVE 10/16/2017

BASED ON FIELD SURVEYS CONDUCTED ON THE GROUND
MAY - OCTOBER 2019

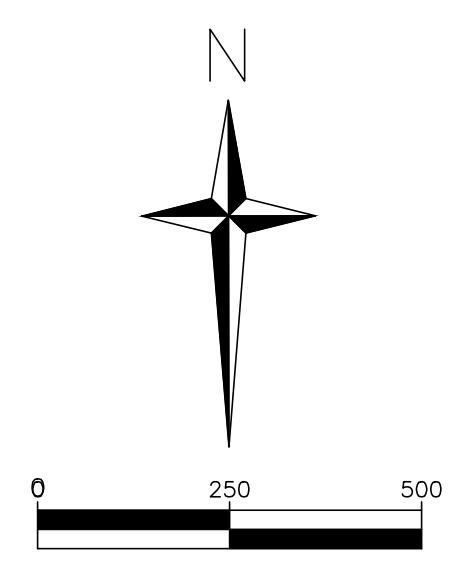
LEGEND

- FOUND 1/2" STEEL ROD
- SET 5/8" STEEL ROD W/ 2" ALUM. CAP "RPLS 5907" THIS SURVEY see detail
- SET 5/8" STEEL ROD W/ 1-1/4" PLASTIC CAP "RPLS 5907" THIS SURVEY see detail

D.E. = DRAINAGE EASEMENT
U.E. = GENERAL UTILITY EASEMENT (COURSE VALUE PER DEED P.R.K.C.T.)

EX. PROPERTY LINE	---
EX. EASEMENT LINE	—
EX. CONTOUR LINE	—
EX. FENCE LINE	—
EX. CITY LIMIT BORDER	—
PROP. LOT LINE	—
PROP. EASEMENT LINE	—
PHASE LINE	—
EASEMENTS TO BE VACATED	—

OTHER SYMBOLS ARE AS IDENTIFIED



SCALE: 1"=250'

PRELIMINARY PLAT
FOR
VINTAGE HEIGHTS

BEING ALL OF A CERTAIN TRACT OR PARCEL COMPRISING APPROXIMATELY 184.75 ACRES OUT OF THE NATHANIEL HOYT SURVEY NO. 147, ABSTRACT NO. 178 AND 41.01 ACRES OUT OF THE JOHN A. SOUTHMAYD SURVEY NO. 148, ABSTRACT NO. 288, CITY OF KERRVILLE, KERR COUNTY, TEXAS; PARTS OF 669.14 ACRES CONVEYED AS TRACT I AND 40.52 ACRES CONVEYED AS TRACT II TO MEDINA RIVER ESTATES, LLC FROM 2H REAL ESTATE COMPANY, LLC BY A SPECIAL WARRANTY DEED EXECUTED JANUARY 22, 2018, FILE NO. 18-00421, BEING THE SAME PARCELS OF LAND CONVEYED TO TUSCANY LAND, LTD. FROM ROBERT KEEBLE, ET AL, BY A GENERAL WARRANTY DEED EXECUTED SEPT. 6, 2002 AND RECORDED IN VOLUME 1219, PAGE 173, REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS. THE WHOLE OF WHICH CONTAINS 225.76 ACRES MORE OR LESS

* REGISTERED PUBLIC SURVEYOR'S CERTIFICATE *

I, R. SCOTT MCCLINTOCK SR., DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY ON THE GROUND OF THE HERON 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

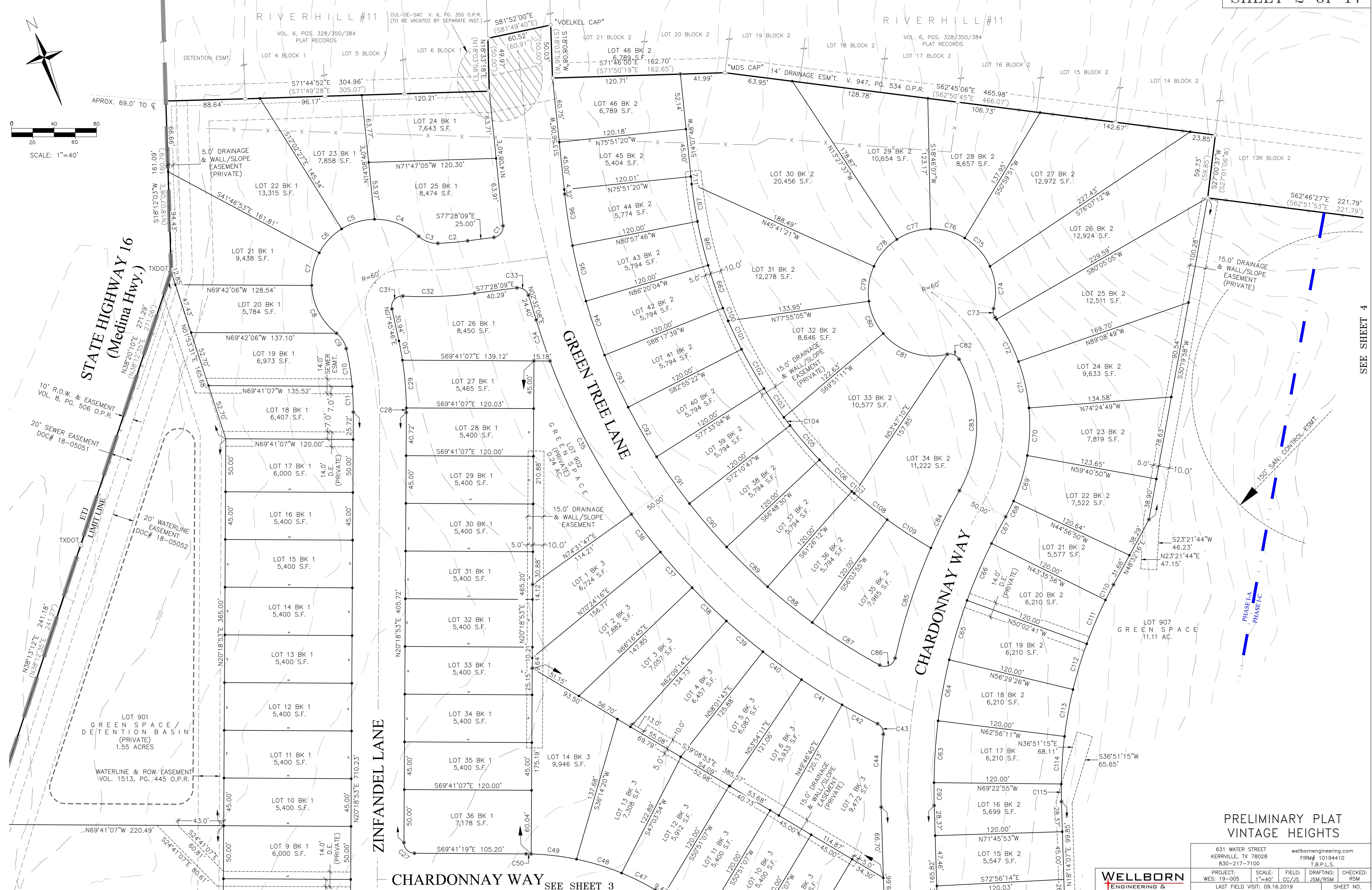
R. SCOTT MCCLINTOCK, SR., R.P.L.S.
REGISTRATION NO. 5907

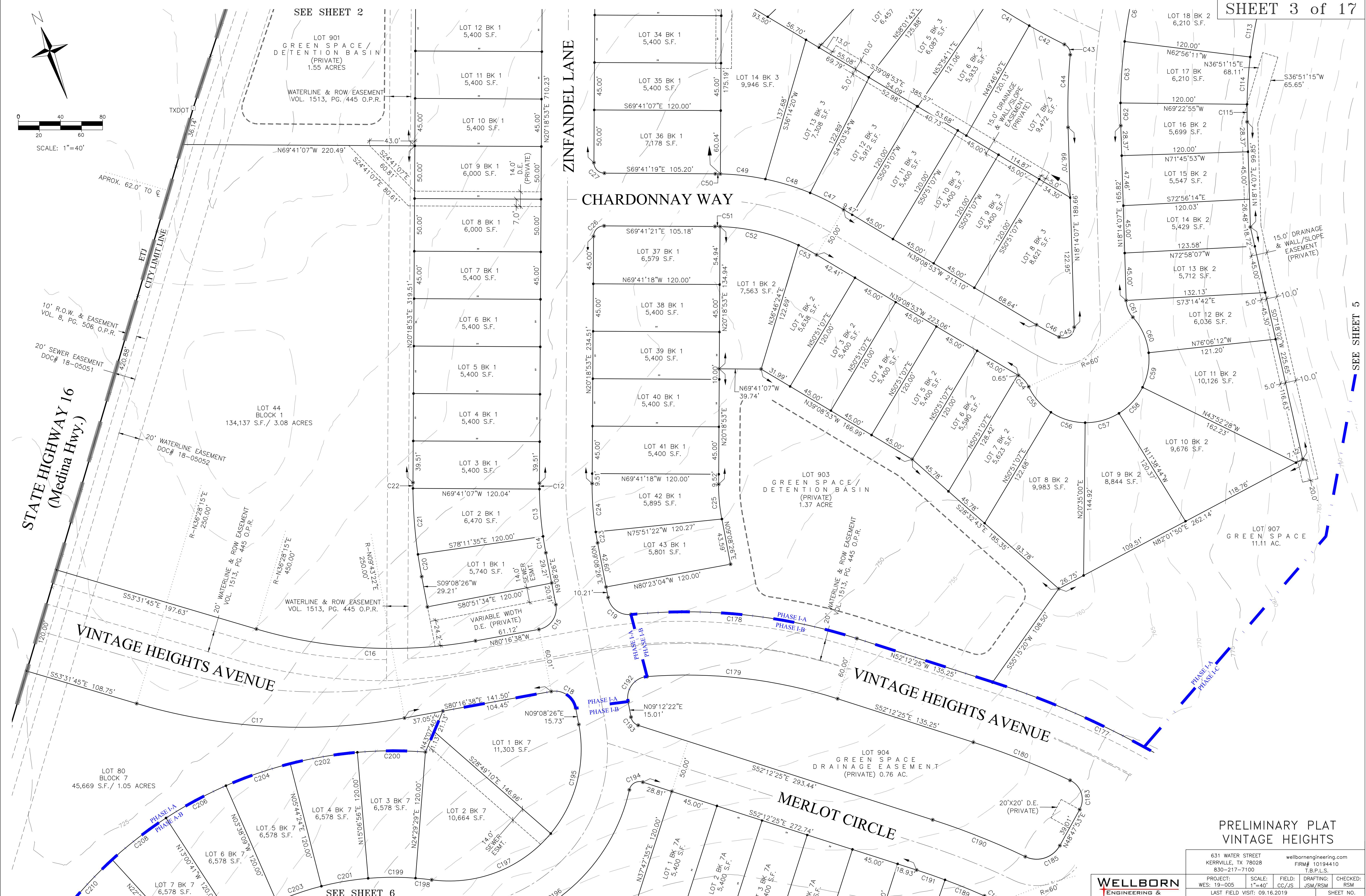
631 WATER STREET
KERRVILLE, TX 78028
FIRM# 10194410
830-217-7100
T.B.P.L.S.

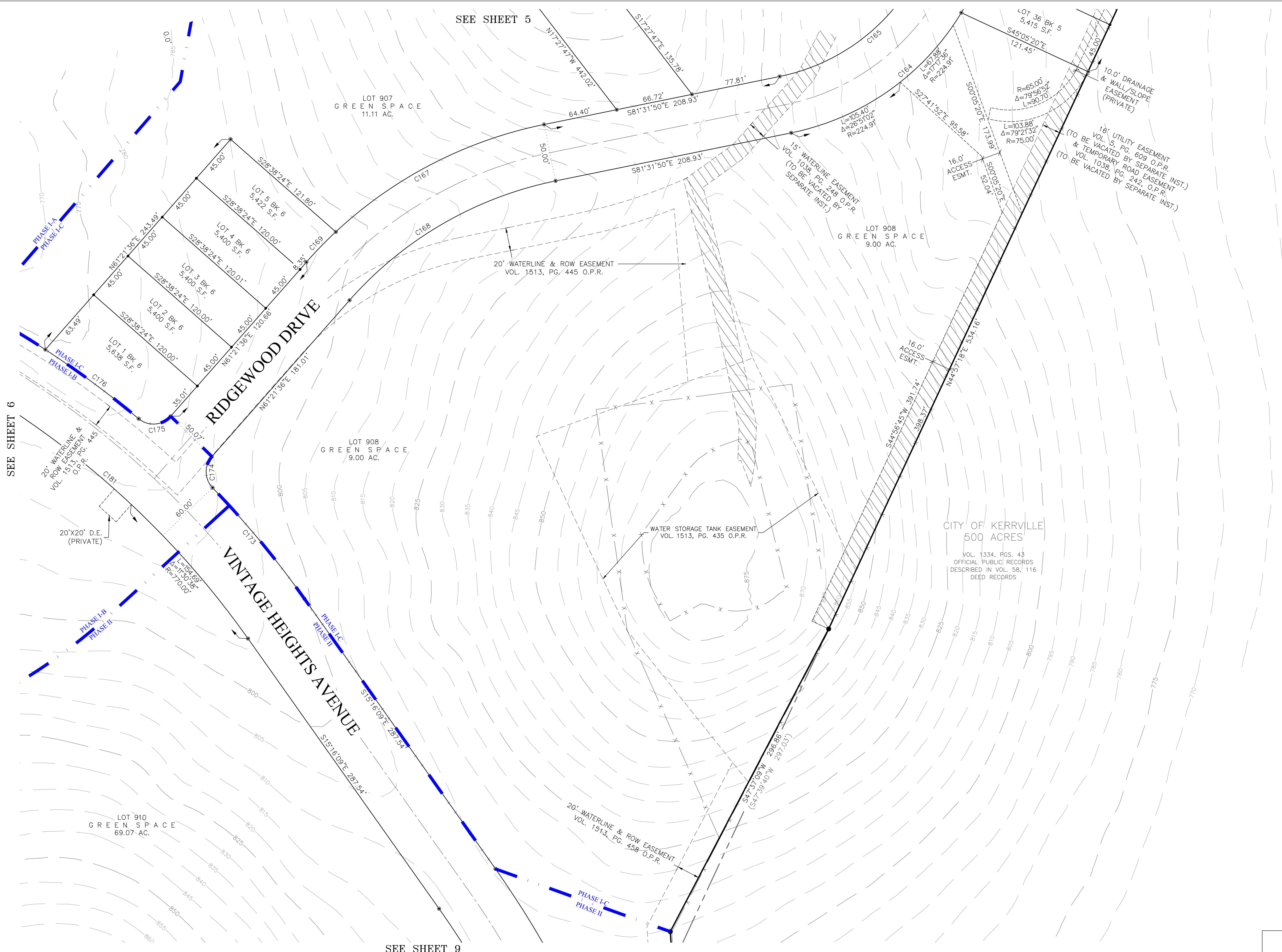
PROJECT: WES:19-005
SCALE: 1"=250'
FIELD: CC/J/S
DRAFTING: JSM/RSM
CHECKED: RSM

LAST FIELD VISIT: 09.16.2019
LAST DRAFT REVISION: 10.25.2019

SHEET NO.
1 of 17





PRELIMINARY PLAT
VINTAGE HEIGHTS

631 WATER STREET
KERRVILLE, TX 78028
830-217-7100
wellbornengineering.com
FIRM# 10194410
T.B.P.L.S.

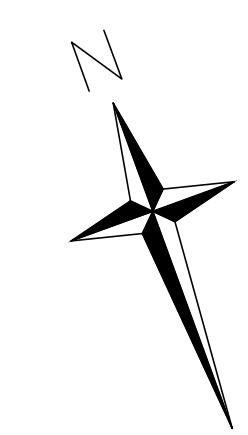
PROJECT: 19-005 SCALE: 1"=40' FIELD: CC/J.S. DRAFTING: J.S./R.S.M. CHECKED: R.S.M.

LAST FIELD VISIT: 09.16.2019

LAST DRAFT REVISION: 10.25.2019

SHEET NO. 7 of 17

SEE SHEET 6



0 40 80
20 60
SCALE: 1"=40'

STATE HIGHWAY 16
(Medina Hwy.)

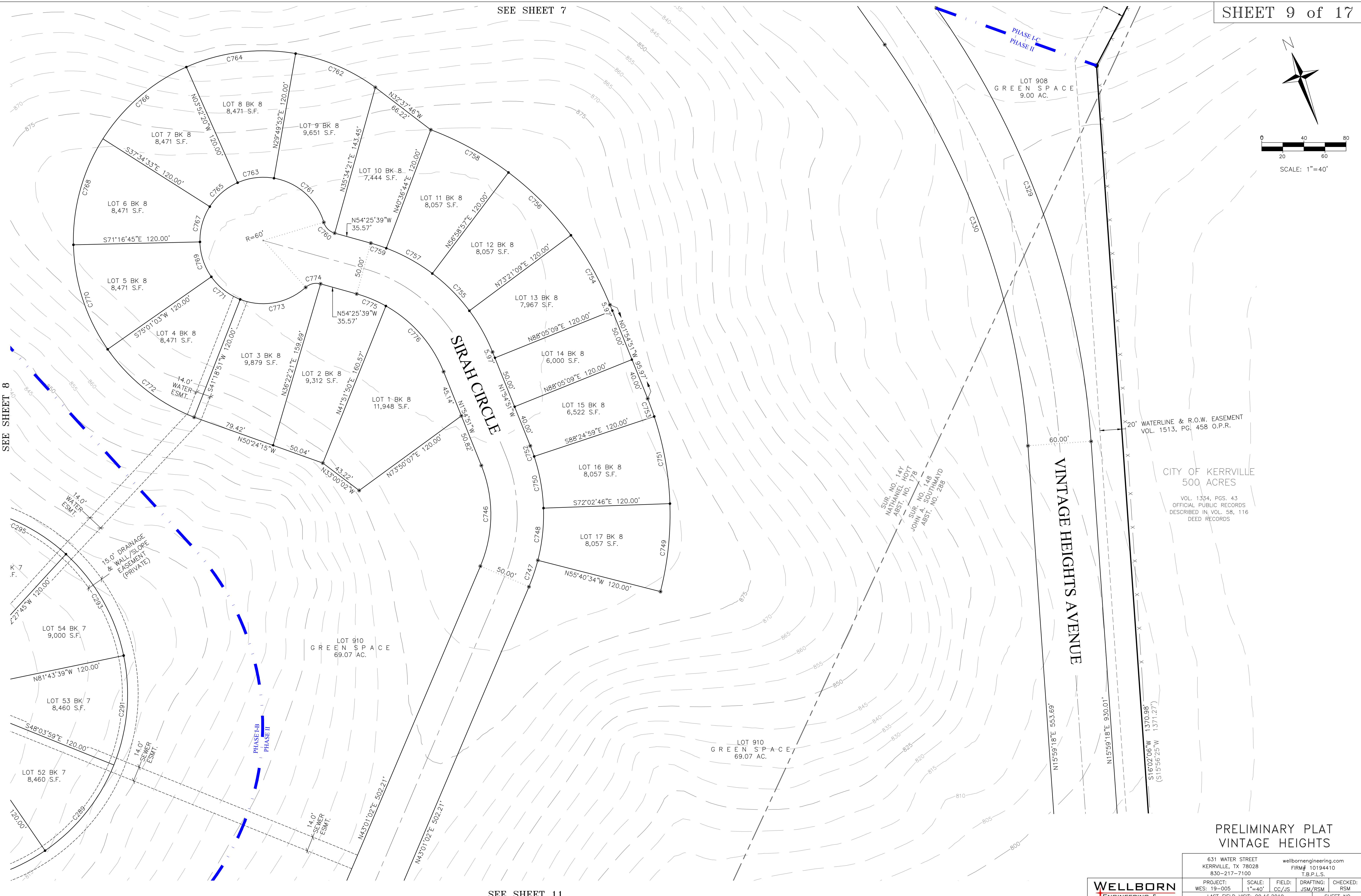
APPROX.

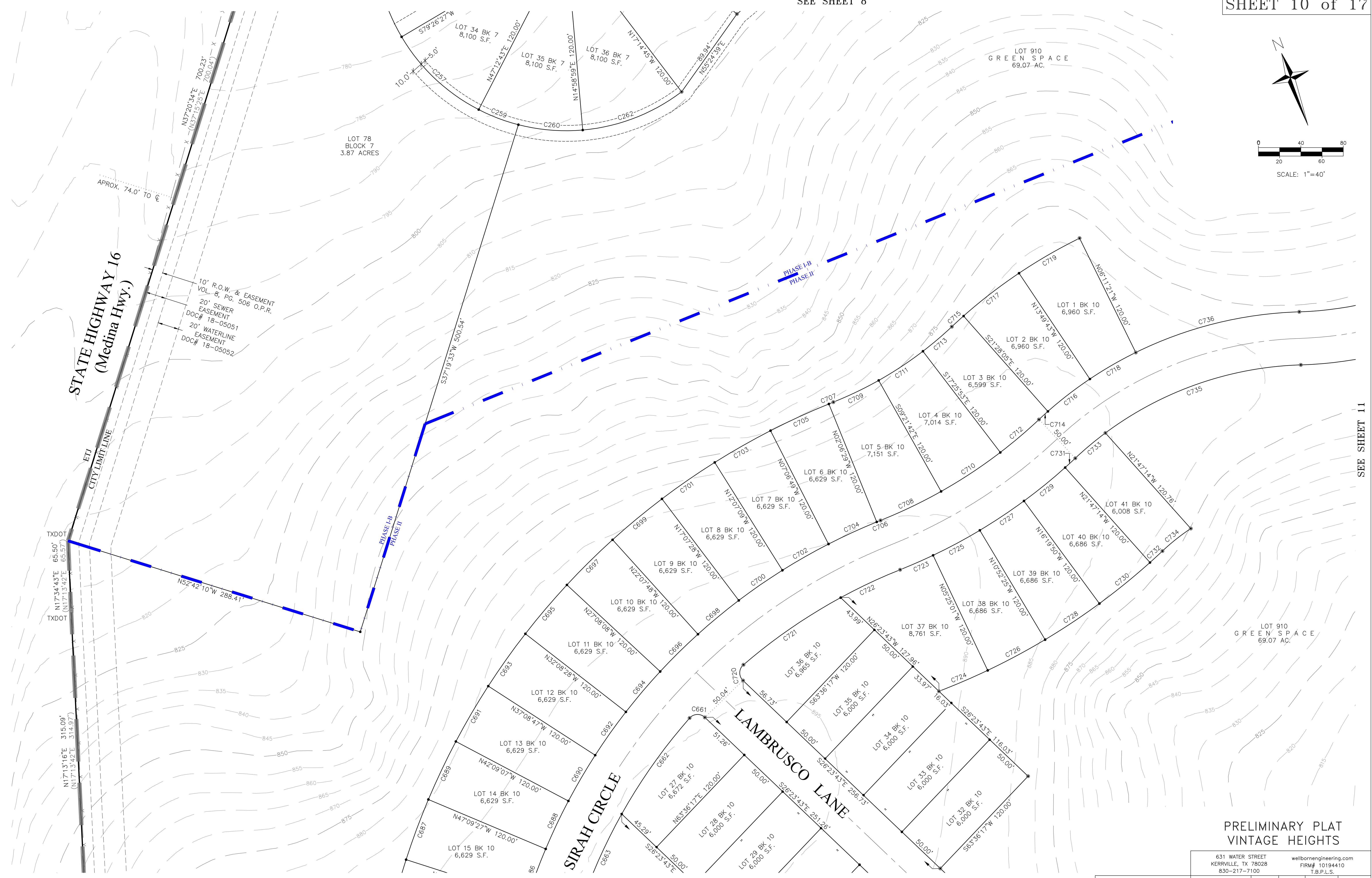
61.0'

TO E

423.38'

E





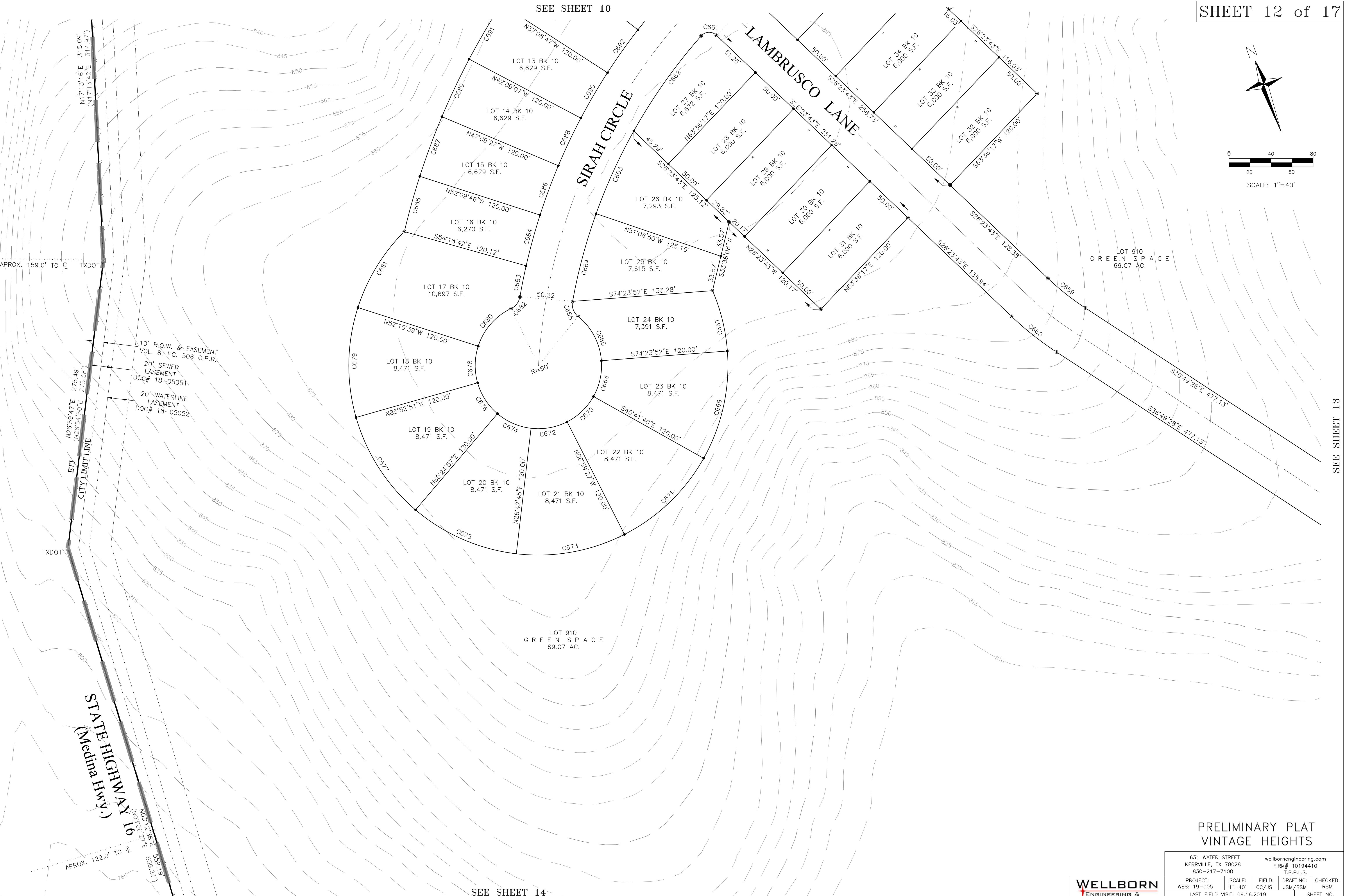
PRELIMINARY PLAT VINTAGE HEIGHTS

631 WATER STREET wellbornengineering.com
KERRVILLE, TX 78028 FIRM# 10194410
830-217-7100 T B P L S

PROJECT: WES: 19-005	SCALE: 1"=40'	FIELD: CC/JS	DRAFTING: JSM/RSM	CHECKED: RSM
LAST FIELD VISIT: 09-16-2012			SHEET NO.	

LAST FIELD VISIT: 09.16.2019
LAST DRAFT REVISION: 10.25.2019

ELLBORN ENGINEERING & SURVEYING



SEE SHEET 11

PRELIMINARY PLAT
VINTAGE HEIGHTS

631 WATER STREET KERRVILLE, TX 78028	wellbornengineering.com
FIRM# 10194410	T.B.PLS.
PROJECT: 19-005	SCALE: 1" = 40'
FIELD: CC/J/S	DRAFTING: JSM/RSM
LAST FIELD VISIT: 09.16.2019	CHECKED: RSM
LAST DRAFT REVISION: 10.25.2019	SHEET NO. 13 of 17



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 3B
Action: Consideration and Final Action
Planning File #: 2019-083
Representative: Wellborn Engineering & Surveying

Proposal

Consideration and action concerning a Preliminary Plat of the Quail Meadows subdivision, being a certain tract or parcel comprising of 1.23 acres of land, out of the Samuel Wallace Survey No. 113, Abstract No. 347 in the City of Kerrville, Kerr County, Texas, generally located west of Meeker Road and east end of Burleson Boulevard, more commonly known as 306 Meeker Road. (File No. 2019-083)

Staff Analysis and Recommendation

The preliminary plat is consistent with the Zoning Code, however depending upon the final design of the homes, minimal variances may be required for some setbacks. If a setback variance is required, the variance must be approved prior to any building permit applications.

Additionally, this request includes a waiver of the subdivision regulations and must be approved by City Council. The preliminary plat includes a request for private streets, which connect to public streets at both ends.

The Planning and Zoning Commission shall make a recommendation for or against said waiver.

Staff recommends approval of the preliminary plat with the following conditions:

1. A waiver shall be approved from City Council prior to the approval and recording of the final plat.
2. Setback variances shall be acquired prior to the approval and recording of the final plat.
3. Fire lane striping and/or signage shall be required as per city ordinance.
4. A fire flow test is required.
5. A Knox gate opener or Knox Lock shall be required on both gates.
6. Complete address table required on final plat.

Notes:

Coordinate final civil utility design for Alley B with City Engineer and Public Works.
Coordinate overhead electric utility with KPUB.

Attachments

Preliminary plat

Preliminary civil plan

STATE OF _____ ~
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 "QUAIL MEADOW", 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.

BY: L. KENT DENSLEY
FOR: QUAIL MEADOW, LLC - MANAGING MEMBER

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

DATED: _____, 2019

BY: L. KENT DENSLEY
FOR: QUAIL MEADOW, LLC - MANAGING MEMBER

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, 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 AND THAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

DATED THIS THE ____ DAY OF _____, 2019.

DREW PAXTON, 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 "QUAIL MEADOW".
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

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 "QUAIL MEADOW" 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

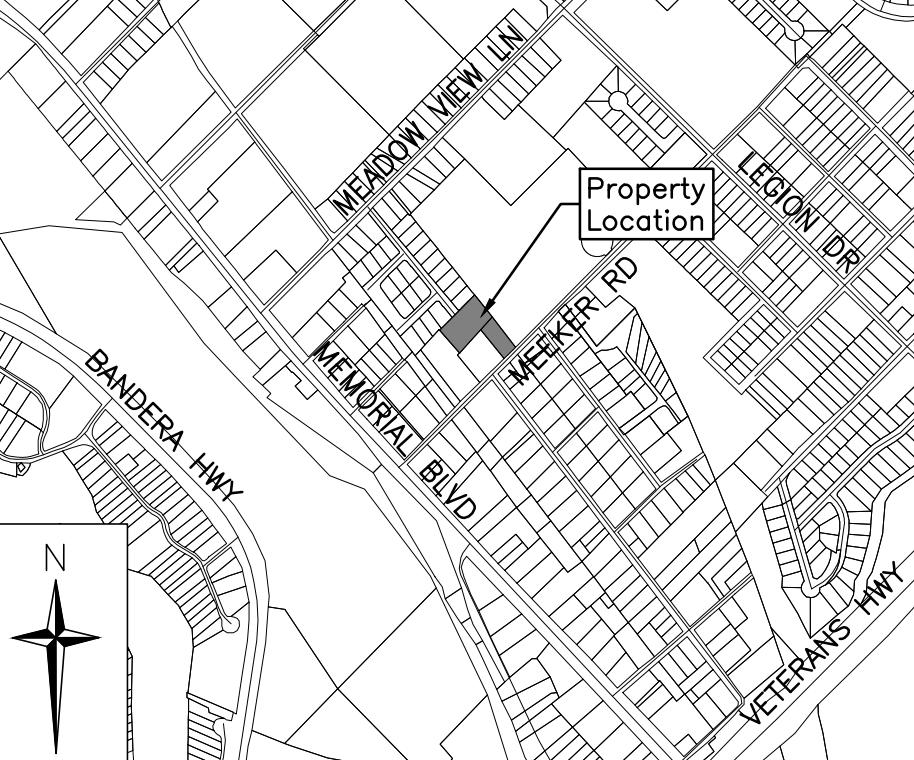
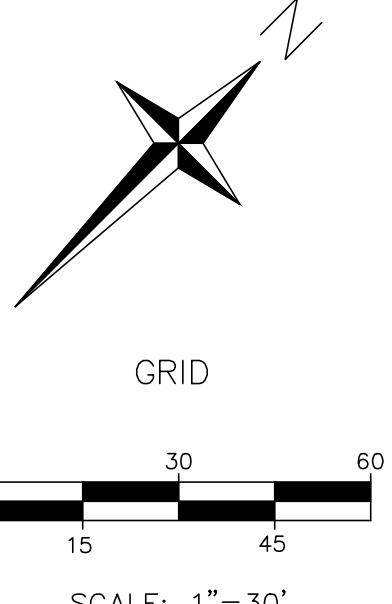
STATE OF TEXAS ~
COUNTY OF KERR ~

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

CITY OF KERRVILLE PLAT FILE NO. _____

TAX CERT. FILE NO. _____



1" = 1000'

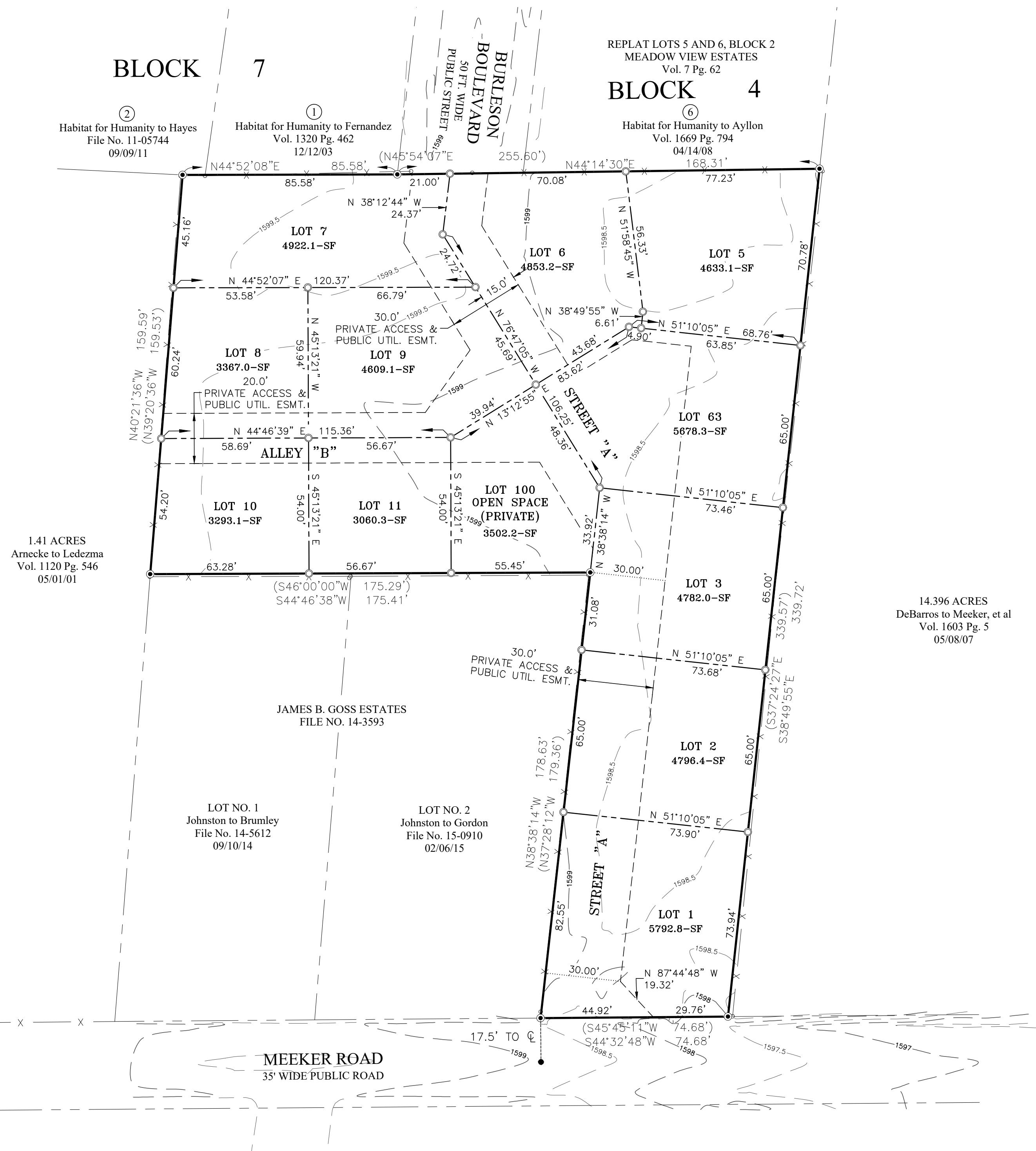
SOURCE: KERRVILLE GIS

* 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 STATE PLANE COORDINATES SOUTH CENTRAL ZONE REDUCED TO HORIZONTAL GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET.
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 "R2" MEDIUM DENSITY RESIDENTIAL DISTRICT.
7. BUILDING SETBACKS SHALL BE 10' FRONT/REAR, AND 5' SIDES ON ALL LOTS WITHIN THIS SUBDIVISION. IN NO CASE SHALL ANY LOT BE LOCATED LESS THAN 5' FROM AN ACCESS EASEMENT.
8. THIS PROJECT SHALL BE SERVED BY OVERHEAD FACILITIES FOR ELECTRIC, INTERNET, AND CABLE SERVICE ETC.
9. BY GRAPHIC IDENTIFICATION THESE PARCELS APPEAR TO BE LOCATED IN FLOOD ZONE "X" A 0.2% ANNUAL CHANCE FLOOD HAZARD. REFERENCE FIRM PANEL 48265C0490F EFFECTIVE DATE 3/3/2011.
10. THE CONTOURS SHOWN ON THIS PLAT WERE CREATED FROM AN ON-THE-GROUND TOPOGRAPHIC SURVEY PERFORMED BY VOELKEL LAND SURVEYING OCTOBER OF 2017.

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" STEEL ROD W/ 2" ALUM. CAP "RPLS 5907" THIS PLAT (TO BE SET)
- (COURSE VALUE PER DEED FILE NO. 17-05564 O.P.R.K.C.T.)
- EX. PROPERTY LINE
- EX. PLATED LOT LINE
- EX. CONTOUR LINE
- EX. FENCE LINE
- PROP. LOT LINE
- PROP. EASEMENT LINE



PRELIMINARY PLAT

OF

"QUAIL MEADOW"

A SUBDIVISION WITHIN THE CITY OF KERRVILLE

BEING ALL OF A CERTAIN TRACT OR PARCEL COMPRISING OF 1.23 ACRES BEING SITUATED IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS; BEING COMPRISED OF THREE (3) SEPARATE TRACTS AS CONVEYED TO PATRICK RILEY FROM WILMINGTON SAVINGS FUND SOCIETY, FSB, d/b/a/ CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RMAC TRUST, SERIES 2015-5T BY WARRANTY DEED EXECUTED THE 11TH DAY OF AUGUST, 2017, RECORDED IN FILE NO. 17-05564 OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS

* SURVEYOR'S CERTIFICATE *

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

THIS PRELIMINARY
DOCUMENT SHALL
NOT BE RECORDED
FOR ANY PURPOSE

631 WATER STREET KERRVILLE, TX 78028 830-217-7100	wellbornengineering.com FIRM# 10194410 T.B.P.L.S.
PROJECT: 19-088 WES: 1" = 30' FIELD: JSM DRAFTING: JSM CHECKED: RSM	LAST FIELD VISIT: 10.16.2017 LAST DRAFT REVISION: 11.21.2019 SHEET NO. 1 of 1

