



PLANNING AND ZONING COMMISSION AGENDA
AUGUST 5, 2021, 4:30 PM
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS



Planning and Zoning Commission

1 MINUTES

1.A. Approval of Minutes from the July 1, 2021 regular meeting.

Attachments:

[2021-07-01_PZ Mins_Final Draft.pdf](#)

1.B. Approve the Minutes from the July 15, 2021 called meeting.

Attachments:

[2021-07-15_PZ Mins_Final Draft.pdf](#)

2 CONSIDERATION AND FINAL ACTION

2.A. Schmidt Hill Preliminary Plat (Case 2021-046)

A preliminary plat of Schmidt Hill, being 3.74 acres out of that certain tract or parcel comprising 10.15 acres in total out of the Walter Fosgate Survey No. 120, Abstract No. 138, within the City of Kerrville, the same property conveyed as 10.165 acres to Scott Schreiner Parker and Ernest Clyde Parker Jr. by executors' distribution deed dated the 2nd day of March, 2021, and recorded in Volume No. 1782, Page No. 580 official public records of Kerr County, Texas; and generally located at 1126 Jackson Road.

Attachments:

[2021-046_Preliminary Plat_Schmidt Hill.pdf](#)

[2021-046_Prelim Civil Plan_Schmidt Hill.pdf](#)

[2021-046_Conditions_Schmidt Hill Preliminary Plat.pdf](#)

2.B. Residence at Ridgehill Apartments Preliminary & Final Plat (Case 2021-048)

A preliminary and final plat of establishing a subdivision of land containing 4.76 acres, comprised of 1 lot of land situated in the James H. Cocke Survey No 144, Abstract No. 95, and the Thomas L. Waddel Survey No. 145, Abstract No. 354; said 4.76 acre tract of land being all of a called 4.75 acre tract, conveyed to OPG Ridgehill Partners, LLC., recorded in Document No. 20-09852, official public records of Kerr County, Texas; and generally known as 160 and 170 Lehmann Drive.

Attachments:

[2021-048_Preliminary Plat_Residence at Ridgehill.pdf](#)

[2021-048_Final Plat_Residence at Ridgehill.pdf](#)

[2021-048_Site Plan.pdf](#)

[2021-048_Conditions_Residence at Ridgehill.pdf](#)

2.C. Hunter Hill Subdivision Final Plat (Case 2021-049)

A final plat of Hunter Hill, being 2.14 acres out of that certain tract or parcel comprising 10.15 acres in total out of the Walter Fosgate Survey No. 120, Abstract No. 138, within the City of Kerrville, the same property conveyed as 10.165 acres to Scott Schreiner Parker and Ernest Clyde Parker Jr. by executors' distribution deed dated the 2nd day of March, 2021, and recorded in Volume No. 1782, Page No. 580 official public records of Kerr County, Texas; and generally located at 1126 Jackson Road.

Attachments:

[2021-049_Final Plat_Hunter Hill.pdf](#)

[2021-049_Conditions_Hunter Hill Subdivision.pdf](#)

2.D. Meeker Road Subdivision Unit 1 Final Plat (Case 2021-050)

A final plat of Meeker Road Subdivision Unit 1, containing at total of 1.035 acres of land lying in the Samuel Wallace Survey No. 112, Page 360, Kerr County, Texas, said 1.035 acre tract being a portion of a 7.47 acre tract of land as described in a special Warranty Deed to 2J-Page Development, LLC, a Texas Limited Liability Company, dated February 7, 2020 and recorded in document No. 20-01299, official public records of Kerr County, Texas; and more commonly known as Lots 1-3 and Lots 13-16 of the approved Meeker Road Subdivision Preliminary Plat.

Attachments:

[2021-050_Final Plat_Meeker Road Unit 1.pdf](#)

[2021-050_Conditions_Meeker Road Unit 1.pdf](#)

3 PUBLIC HEARING, CONSIDERATION & ACTION

3.A. CUP for Short Term Rental, 414 West Water Street (Case PZ-2021-15)

A resolution to allow a Conditional Use Permit for a Short Term Rental Unit on Lot 1 and Part of Lot 2, Block 17, Westland Place Addition; and more commonly known as 414 West Water Street.

Attachments:

[PZ-2021-15_Location Map.pdf](#)

[PZ-2021-15-site plan.pdf](#)

[PZ-2021-15-west water cottage amenities.pdf](#)

[Short Term Rental Guest Notification.pdf](#)

3.B. CUP for Short Term Rental, 604 East Shady Drive (Case PZ-2021-16)

A resolution to allow a Conditional Use Permit for a Short Term Rental Unit on Part of Lot 11, Block 2, Fairview Addition; and more commonly known as 604 East Shady Drive.

Attachments:

[PZ-2021-16_Location Map.pdf](#)

[PZ-2021-16-survey.pdf](#)

[Short Term Rental Guest Notification.pdf](#)

3.C. CUP for Short Term Rental, 1220 Aransas Street (Case PZ-2021-17)

A resolution to allow a Conditional Use Permit for a Short Term Rental Unit on Part of Lot 4, Block 81, J.A Tivy Addition; and more commonly known as 1220 Aransas Street.

Attachments:

[PZ-2021-17_Location Map.pdf](#)

[PZ-2021-17-site plan.pdf](#)

[Short Term Rental Guest Notification.pdf](#)

3.D. Zoning Change, Planned Development District Amendment (Case PZ-2021-18)

An ordinance to amend the zoning and land use table for a Planned Development District, Ordinance No. 2019-14, located on a 58.74 acre tract of land; more commonly known as Lots 1-15 and Lots 900-903, The Landing Subdivision; and generally located in the 1000-1200 block of Thompson Drive (Spur 98).

Attachments:

[PZ-2021-18_Location Map.pdf](#)

[The Landing Master Plan_Site_070621.pdf](#)

4 STAFF REPORT

4.A. Discuss public notice procedures.

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



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Approval of Minutes from the July 1, 2021 regular meeting.

AGENDA DATE OF: August 5, 2021 **DATE SUBMITTED:**

SUBMITTED BY: Steve Melander

EXHIBITS: [2021-07-01_PZ Mins_Final Draft.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:

PAYMENT TO BE MADE TO:

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Approve or approve with specific changes.

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

July 1, 2021

Members Present:

Michael Sigerman, Chair
David Jones, Vice-Chair
David Lipscomb, Commissioner
Hunter Patterson, Commissioner
Cliff Tuttle, Commissioner

Members Absent:

Shane Bourgeois, Commissioner
Tricia Byrom, Commissioner

City Staff Present:

Drew Paxton, Director of Planning
Steve Melander, Planner II
Mike Hayes, City Attorney
Kyle Burow, Director of Engineering
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On July 1, 2021, Cmr. Jones called the Kerrville Planning and Zoning Commission regular meeting to order at 4:30 p.m. in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

1. MINUTES:

1A. Approval of minutes for the June 3, 2021 meeting.

Cmr. Tuttle moved to approve the minutes as amended. Motion seconded by Cmr. Lipscomb and passed 5-0.

1B. Approval of the minutes from the June 24, 2021 workshop.

Cmr. Tuttle moved to approve the minutes as amended. Motion seconded by Cmr. Lipscomb and passed 5-0.

2. CONSIDERATION & FINAL ACTION

2A. Hunter Hill, Preliminary Plat (Case 2021-038)

A preliminary plat of Hunter Hill, being out of that certain tract or parcel comprising 10.15 acres in total out of the Walter Fosgate Survey No. 120, Abstract No. 138, within the City of Kerrville, the same property conveyed as 10.165 acres to Scott Schreiner Parker Ernest Clyde Parker Jr. by executors' distribution deed dated the 2nd day of March, 2021, and recorded in Volume No. 1782, Page No. 580 official public records of Kerr County, Texas; and generally located at 1126 Jackson Road.

Mr. Paxton presented the finding of facts and conditions of approval.

Cmr. Tuttle moved to approve the preliminary plat. Motion was seconded by Cmr. Jones and passed 5-0.

2B. Comanche Trace Phase 18, Preliminary Plat (Case 2021-039)

A preliminary plat of Comanche Trace Phase 18, a 9.66 acre tract of land located in the William Watt Survey No. 65, Abstract No. 364, Kerr County, Texas, and being a portion of a called 1131.78 acre tract of land as described in Volume No. 971, Page No. 698 of the real property records of Kerr County, Texas; and generally located near Lower Turtle Creek Road and Pinnacle View Drive.

Mr. Paxton presented the finding of facts and conditions of approval.

Cmr. Lipscomb moved to approve the preliminary plat. Motion was seconded by Cmr. Tuttle and passed 5-0.

2C. Town Creek Crossing, Preliminary Plat (Case 2021-040)

A preliminary plat of Town Creek Crossing, a 15.030 acre tract of land situated in the Walter Fosgate Survey No. 120, Abstract No. 138, Kerr County, Texas and being a portion of that certain 304.12 acre tract of land recorded in Document No. 14-05748, official public records, Kerr County, Texas; and generally located at Holdsworth Drive near Harper Road.

Mr. Paxton presented the finding of facts and conditions of approval.

Cmr. Jones asked questions regarding zoning and topography.

Mr. Bruce Stracke, applicant, addressed Cmr. Jones' questions stating there was a substantial change to topography, the property is zoned as PDD, and that plans are in review to the city's Engineering department.

Cmr. Jones moved to approve the preliminary plat. Motion was seconded by Cmr. Patterson and passed 5-0.

2D. Constantina Commerce Park, Preliminary Plat (Case 2021-041)

A preliminary plat of Constantina Commerce Park, a 14.00 acre tract of land located in the WC Francis Survey No. 146, Abstract No. 137, Kerr County, Texas, and being all of a called 10.26 acre tract, recorded in document No. 14-6763, official public records of Kerr County, Texas, a portion of a called 3.97 acre tract, recorded in Volume No. 1805, Page No. 775, official public records of Kerr County, Texas, and all of Lot 3-C, recorded Volume No. 7, Page No. 275, plat records of Kerr County, Texas.

Mr. Paxton presented the finding of facts and conditions of approval.

Cmr. Tuttle moved to approve the preliminary plat. Motion was seconded by Cmr. Jones and passed 5-0.

2E. Village at Riverhill, Preliminary Plat (Case 2021-042)

A preliminary plat of Village at Riverhill, being 3.49 acres comprised of 3.47 acres within Tract 5 according to special warranty deed recorded in Volume No. 1759, Page No. 147 and 0.02 acre out of greenbelt according to Riverhill Townhouse Tracts No. Two Subdivision according to the plat of record, Volume No. 4, Page No. 45, official public records of Kerr County, Texas, all of which being out of the Nathaniel Hoyt Survey No. 147, Abstract No. 178, Kerr County, Texas.

Mr. Paxton presented the finding of facts and conditions of approval.

Ms. Tevian Prohl spoke and presented a video showing drainage issues during substantial rainfall. Ms. Prohl also gave Commissioners a packet to review in regards to drainage issues. She stated several neighbors are affected by flooding issues.

Ms. Jenny Mitchell spoke stating she is opposed and believes it will destroy the beauty of the golf course. She asked Mr. Christiansen regarding the tee-boxes as well as what type of housing he plans on building.

Mr. Matt Christiansen responded stating the tee boxes would be moved per required conditions and the housing will be single story garden type housing, 2,000 square foot, rock based, metal roof.

Mr. Neal Powers spoke stating he noticed this plan is set up the opposite of current housing, which has the back of the homes abutting the fairway, not the front.

Mr. Bill White, President of the HOA, spoke regarding the drainage issues and asked that they be part of the review process regarding the drainage.

Ms. Prohl spoke again regarding drainage.

Cmr. Sigerman stated drainage will be addressed prior to the final plat.

Mr. Greg Schrader spoke in favor of this project.

Cmr. Tuttle moved to approve the preliminary plat. Motion was seconded by Cmr. Patterson and passed 5-0.

3. PUBLIC HEARING, CONSIDERATION AND ACTION

3A. Zoning Change from R-1 to C-1, 3210 Riverside Drive (Case PZ-2021-12)

An ordinance to change the zoning from R-1 Single Family Residential to C-3 General Commercial on approximately 0.31 acres located within the Wallace Survey No. 112, Abstract No. A0360, Kerr County, Texas; and more commonly known as 3210 Riverside Drive.

Mr. Paxton presented the finding of facts.

Cmr. Sigerman opened the public hearing at 5:14 p.m. Hearing no one speak, Cmr. Sigerman closed the public hearing at 5:15 p.m.

Mr. Paxton presented the finding of facts.

Cmr. Patterson moved to recommend approval of the zoning change. Motion was seconded by Cmr. Tuttle and passed 5-0.

3B. Zoning Change from R-T to C-1, 501 Florence Street (Case PZ-2021-13)

An ordinance to change the zoning from R-T Residential Transition to C-1 Neighborhood Commercial on Lot 19, Part 20, Block 25, Westland Place; and more commonly known as 501 Florence Street.

Mr. Paxton presented the finding of facts. One letter was received regarding parking issues.

Cmr. Sigerman opened the public hearing at 5:22 p.m. Hearing no one speak, Cmr. Sigerman closed the public hearing at 5:23 p.m.

Mr. Paxton presented the finding of facts.

Cmr. Tuttle moved to recommend approval of the zoning change. Motion was seconded by Cmr. Jones and passed 5-0.

3C. CUP for Short Term Rental, 1221 Park Street (Case PZ-2021-14)

A resolution to allow a Conditional Use Permit for a Short Term Rental Unit on Lot 12, Block 28, J.A Tivy Addition; and more commonly known as 1221 Park Street.

Mr. Paxton presented the finding of facts. Two letters were received, one with four signatures from the neighborhood. Both letters were in opposition.

Cmr. Sigerman opened the public hearing at 5:28.

Ms. Leslie Barron, applicant, spoke regarding the plans for her home.

Hearing no one else speak, Cmr. Sigerman closed the public hearing at 5:39 p.m.

Mr. Paxton presented the finding of facts and conditions of approval.

Cmr. Tuttle moved to recommend approval of the conditional use permit (CUP). Motion was seconded by Cmr. Lipscomb and passed 5-0.

4. STAFF REPORT:

4A. Subdivision Ordinance Rewrite Discussion / Follow-up

Mr. Paxton asked the Commissioners if they had any questions or comments regarding the subdivision ordinance for the meeting that will be held July 15, 2021.

The next regular Planning and Zoning meeting will be August 5, 2021.

5. EXECUTIVE SESSION

No executive session was taken.

6. ADJOURNMENT

The meeting was adjourned at 5:42 p.m.

APPROVED:

 Michael Sigerman, Chair

 Steve Melander, Planner

Date Minutes Approved



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Approve the Minutes from the July 15, 2021 called meeting.

AGENDA DATE OF: August 5, 2021 **DATE SUBMITTED:**

SUBMITTED BY: Steve Melander

EXHIBITS: [2021-07-15_PZ Mins_Final Draft.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:

PAYMENT TO BE MADE TO:

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Approve or approve with specific changes.

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

July 15, 2021

Members Present:

Michael Sigerman, Chair
David Jones, Vice-Chair
Shane Bourgeois, Commissioner
Tricia Byrom, Commissioner
David Lipscomb, Commissioner
Hunter Patterson, Commissioner
Cliff Tuttle, Commissioner

Members Absent:

None

City Staff Present:

Guillermo Garcia, Executive Director
Drew Paxton, Director of Planning
Steve Melander, Planner II
Stuart Barron, Public Works Director
Mike Hayes, City Attorney
Kyle Burow, City Engineer

CALL TO ORDER:

On July 15, 2021, Cmr. Sigerman called the Kerrville Planning and Zoning Commission Subdivision Code rewrite meeting to order at 4:30 p.m. in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

1. PUBLIC HEARING, CONSIDERATION & ACTION

- 1A. Approve an ordinance adopting the City of Kerrville, Texas, Subdivision Code, a comprehensive rewrite of the City's subdivision regulations to be known as the "City of Kerrville, Texas Subdivision Code," within Chapter 82 of the City's Code of Ordinances; repealing in their entirety all ordinances or parts of ordinances inconsistent herewith. (Case 2021-032)

Cmr. Sigerman opened the public hearing at 4:30 p.m. Hearing from no members of the public wishing to speak on this item, Cmr. Sigerman closed the public hearing at 4:31 p.m.

Mr. Paxton distributed draft copies of the Subdivision Ordinance rewrite and reviewed the document section by section with the Commission. A general discussion between the Commission and City Staff took place with specific questions being answered. Mr. Hayes stated that some final formatting revisions are in process and would be completed prior to City Council review.

Cmr. Byrom made a motion to approve the Subdivision Code rewrite, including any final document formatting being completed by Staff. Cmr. Jones seconded the motion. Motion passed 7-0.

2. ADJOURNMENT

The meeting was adjourned at 5:10 p.m.

APPROVED:

Michael Sigerman, Chair

Steve Melander, Planner

Date Minutes Approved



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Schmidt Hill Preliminary Plat (Case 2021-046)

A preliminary plat of Schmidt Hill, being 3.74 acres out of that certain tract or parcel comprising 10.15 acres in total out of the Walter Fosgate Survey No. 120, Abstract No. 138, within the City of Kerrville, the same property conveyed as 10.165 acres to Scott Schreiner Parker and Ernest Clyde Parker Jr. by executors' distribution deed dated the 2nd day of March, 2021, and recorded in Volume No. 1782, Page No. 580 official public records of Kerr County, Texas; and generally located at 1126 Jackson Road.

AGENDA DATE OF: August 5, 2021 **DATE SUBMITTED:**

SUBMITTED BY: Steve Melander

EXHIBITS: [2021-046_Preliminary Plat_Schmidt Hill.pdf](#)
[2021-046_Prelim Civil Plan_Schmidt Hill.pdf](#)
[2021-046_Conditions_Schmidt Hill Preliminary Plat.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
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PAYMENT TO BE MADE TO:

Kerrville 2050 Item? No
Key Priority Area
Guiding Principle
Action Item

SUMMARY STATEMENT:

The preliminary plat is generally consistent with the zoning code and subdivision ordinance.

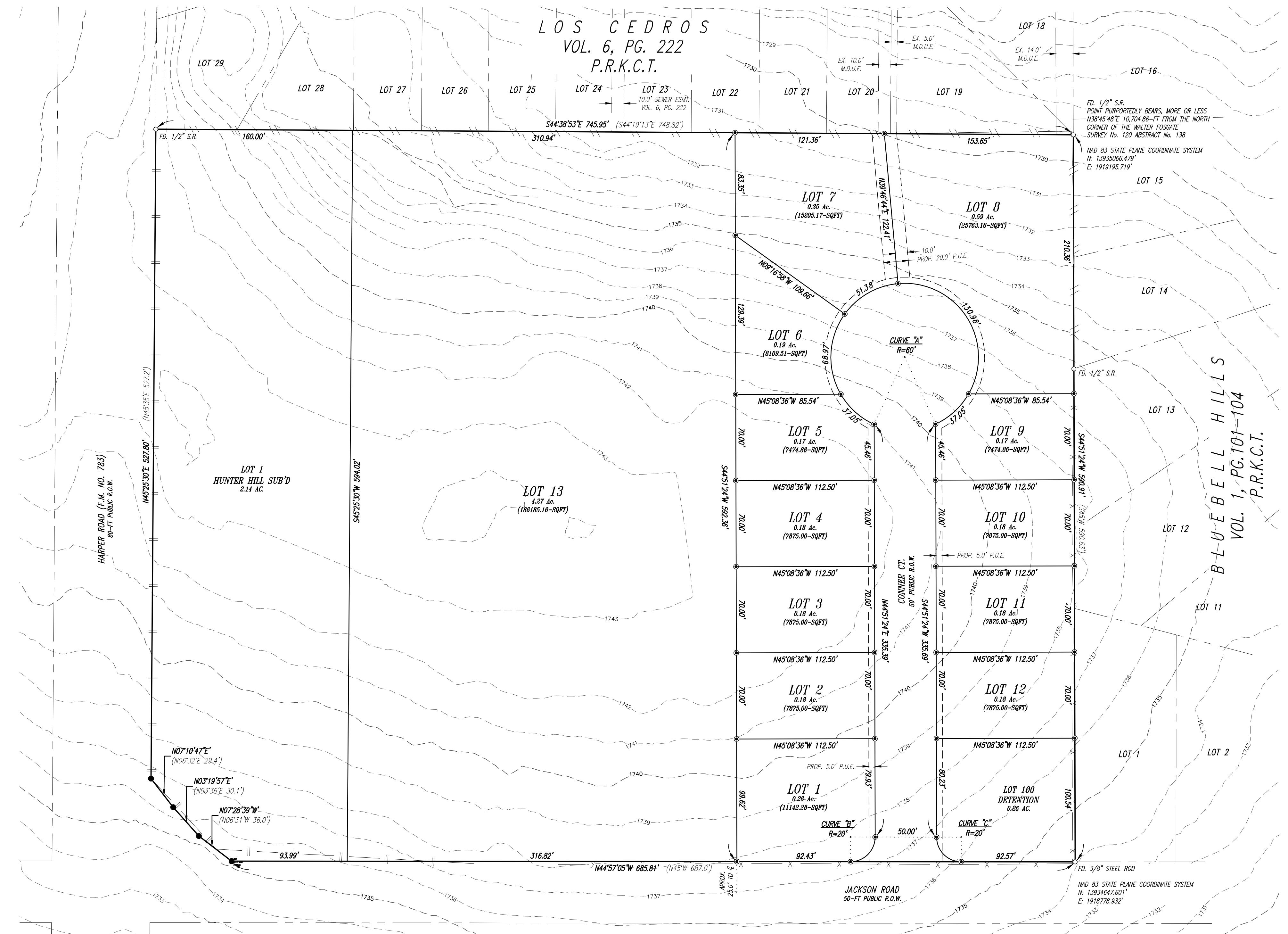
RECOMMENDED ACTION:

Recommend approval with conditions.

* 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 ENGINEERS AND LAND SURVEYORS 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 IN ACCORDANCE WITH THE CITY OF KERRVILLE ZONING CODE.
8. BY GRAPHIC IDENTIFICATION THESE PARCELS APPEAR TO BE LOCATED IN FLOOD "ZONE X NON-SHADED" AN AREA OF MINIMAL FLOOD HAZARD. REFERENCE FIRM PANEL 48265C0460F EFFECTIVE DATE 3/3/2011.
9. TOPOGRAPHIC CONTOURS SHOWN ON THIS PLAT WERE CREATED FROM GIS DATA, AND LIMITED ON-THE-GROUND SURVEY.

CITY OF KERRVILLE PLAT FILE NO. _____
TAX CERT. FILE NO. _____



*PRELIMINARY PLAT OF
SCHMIDT HILL.*

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 4TH DAY OF APRIL 2021

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 , 2021

CHAIR, CITY OF KERRVILLE PLANNING & ZONING COMMISSION

1 RESIDENTIAL SUBDIVISION WITHIN THE CITY OF KERRVILLE
G 3.74 ACRES OUT OF THAT CERTAIN TRACT OR PARCEL COMPRISING
0.15 ACRES IN TOTAL OUT OF THE WALTER FOSGATE SURVEY No. 120,
ABSTRACT No. 138, WITHIN THE CITY OF KERRVILLE, THE SAME
PROPERTY CONVEYED AS 10.165 ACRES TO THE SCOTT SCHREINER
PARKER ERNEST CLYDE PARKER, JR. BY EXECUTORS' DISTRIBUTION
DEED DATED THE 2ND DAY OF MARCH, 2021, AND RECORDED IN VOL.
1782, PG. 580 OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS

THIS DOCUMENT IS
RELEASE FOR THE
PURPOSE OF INTERIM
REVIEW AND IS NOT TO BE
USED FOR FILING OR
RECORDING PURPOSES

631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.E.L.S.		
PROJECT: WES: 21-096	SCALE: 1" = 50'	FIELD: JS/BM	DRAFTING: JSM	CHECKED: RSM
LAST FIELD VISIT: 02.26.2021 LAST DRAFT REVISION: 06.30.2021			SHEET NO. 1 of 1	

Schmidt Hill Preliminary Plat

Case 2021-046

Conditions of Approval

1. Sanitary Sewer Easement: Reference the required sanitary sewer easement on Lot 13 in favor of Hunter Hill Subdivision Lot 1. (Subdivision Code Art. 10-IV-2, Section B)
2. Fire Hydrant Spacing: Resolve required fire hydrant spacing on Jackson Road. (Subdivision Code Art. 10-IV-2, Section B.4)
3. Parkland Dedication: Provide a note on the plat stating that “Park fees shall be paid at building permit in lieu of parkland dedication per City Ordinance 91-10.”
4. Water Tie-In on Jackson Road: Provide three valve “T” with anchor. (Subdivision Code Art. 10-IV-2, Section B.4)
5. Sanitary Sewer Tie-In on Los Cedros: This tie-in location appears to be a cleanout and not a manhole. This will need to be resolved. (Subdivision Code Art. 10-IV-2, Section B.4)
6. KPUB: Address Kerrville Public Utility Board comments per their Design Review Committee email dated July 23, 2021. (Subdivision Code Art. 10-IV-2, Section B.4)



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Residence at Ridgehill Apartments Preliminary & Final Plat (Case 2021-048)

A preliminary and final plat of establishing a subdivision of land containing 4.76 acres, comprised of 1 lot of land situated in the James H. Cocke Survey No 144, Abstract No. 95, and the Thomas L. Waddel Survey No. 145, Abstract No. 354; said 4.76 acre tract of land being all of a called 4.75 acre tract, conveyed to OPG Ridgehill Partners, LLC., recorded in Document No. 20-09852, official public records of Kerr County, Texas; and generally known as 160 and 170 Lehmann Drive.

AGENDA DATE OF: August 5, 2021 **DATE SUBMITTED:**

SUBMITTED BY: Steve Melander

EXHIBITS: [2021-048_Preliminary Plat_Residence at Ridgehill.pdf](#)
[2021-048_Final Plat_Residence at Ridgehill.pdf](#)
[2021-048_Site Plan.pdf](#)
[2021-048_Conditions_Residence at Ridgehill.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
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PAYMENT TO BE MADE TO:

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

The preliminary and final plat are generally consistent with the zoning code and subdivision ordinance.

RECOMMENDED ACTION:

Recommend approval of the preliminary and final plat with conditions.

CERTIFICATE OF STREET NAMES AND ADDRESSES:

CERTIFICATE OF OWNERSHIP:

I HEARBY CERTIFY THAT 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 PUBLIC STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED.

CERTIFICATE OF APPROVAL FOR RECORDING:

I HEARBY 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 & ZONING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE KERR COUNTY CLERK.

CERTIFICATE OF APPROVAL OF WATER AND SEWAGE SYSTEMS:

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES:

WAIVER FOR CLAIMS FOR DAMAGES:

IN ACCORDANCE WITH ART. 10-IV-2 OF THE CODE OF ORDINANCE OF THE CITY OF KERRVILLE, TEXAS, AND IN CONSIDERATION OF THE APPROVAL OF RESIDENCE AT RIDGEHILL, OPG RIDGEHILL PARTNERS, LLC DOES HEREBY WAIVE ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THAT ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE ABOVE NAMED SUBDIVISION.

CERTIFICATE OF SUBDIVISION LOCATION:

_____, 2021 _____
REGISTERED PUBLIC SURVEYOR

SURVEYOR'S AFFIRMATION:

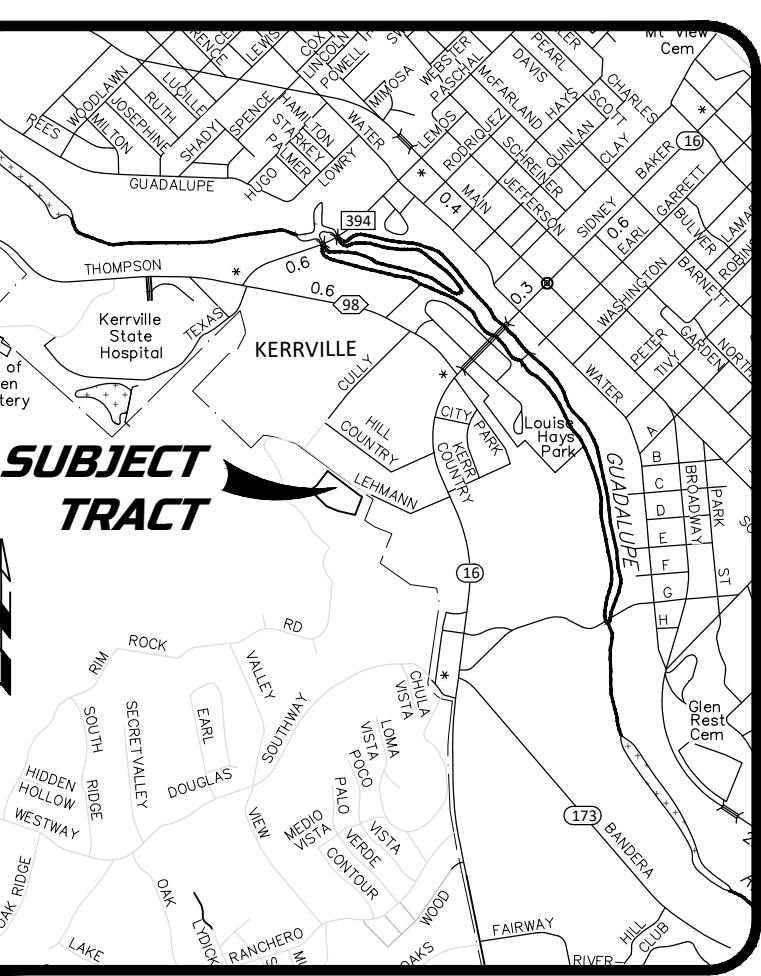
THAT I JEFF BOERNER, DO HEREBY CERTIFY THAT I MADE AND ACTUAL AND ACCURATE SURVEY ON THE GROUND OF THE HEREON PLATTED LAND THAT THE CORNER MONUMENTS SHOWN HEREON WHERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF

PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF
THE CITY OF KERRVILLE, TEXAS

For interim review only.
Jeff Boerner, RPLS No. 4939
July 6, 2021
TAC 22 Part 29 § 663.18

Preliminary, this document shall not be recorded
for any purpose and shall not be used or viewed

for any purpose and shall not be used or viewed
or relied upon as a final survey document.



VICINITY MAP
NOT TO SCALE

PG RIDGEHILL PARTNERS, LLC
54 N. SANTA FE, SUITE A
ALINA, KANSAS 67401

SURVEYOR:
IDS LAND SURVEYING COMPANY, INC.
74 HARPER ROAD, SUITE 104
ERRVILLE, TEXAS 78028

NOTES:

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83 (2011 ADJUSTMENT). DISTANCES SHOWN HEREON ARE GRID VALUES.

FIELD SURVEY COMPLETED 03-23-2021.

ACCORDING TO COMMUNITY PANEL NO. 48265C0470F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR KERR COUNTY, TEXAS, HAVING A MAP REVISED DATE OF MARCH 2, 2011, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"; DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

THE SUBJECT TRACT IS CURRENTLY LOCATED OUTSIDE THE CITY LIMITS OF THE CITY OF KERRVILLE, TEXAS.

THE SUBJECT TRACT IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF KERRVILLE, TEXAS.

PROPOSED ZONING: "R-3"

SITE ADDRESS: 160 LEHMANN DRIVE, KERRVILLE, TEXAS 78028

PRELIMINARY PLAT APPROVED ON:

COUNTY CLERK:
FILED FOR RECORD ON THE _____ DAY OF _____,
2021 AT _____ O'CLOCK ____ .M. RECORDED ON THE DAY
OF _____, 2021 AT _____ O'CLOCK ____ .M. IN
DOCUMENT NO. _____ OF THE OFFICIAL
PUBLIC RECORDS OF KERR COUNTY, TEXAS.

ACKIE DOWDY, KERR COUNTY CLERK

LEGEND:

() RECORD BEARING AND DISTANCE
E EASTING
ERKC EASEMENT RECORDS OF KERR COUNTY
N NORTHING
OPRKC OFFICIAL PUBLIC RECORDS OF KERR COUNTY
PRKC PLAT RECORDS OF KERR COUNTY
RPRKC REAL PROPERTY RECORDS OF KERR COUNTY

● LOT CORNER

— — — — — ADJOINER LINE
— — — — — BOUNDARY LINE
— — — — — CITY LIMITS
— — — — — CENTERLINE OF ROADWAY
— → → → → → → → → → → → DRAINAGE FLOW LINE
— — — — — EASEMENT LINE

PLAT FILE NO. XXXXXX

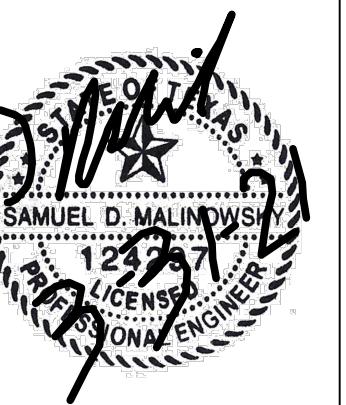
FINAL

SUBDIVISION PLAT OF THE

RESIDENCE AT RIDGEHILL



MDS LAND SURVEYING COMPANY, INC.



Revisions

**RESIDENCE
 AT RIDGEHILL**
 170 LEHMANN DRIVE S.
 KERRVILLE, TX 78028

CONSTRUCTION NOTES:

1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.
5. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
6. ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL.
7. ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
8. CONTRACTOR RESPONSIBLE FOR PROVIDING MODULAR BLOCK CONSTRUCTION DRAWINGS SEALED BY A LICENSED TEXAS PROFESSIONAL ENGINEER.

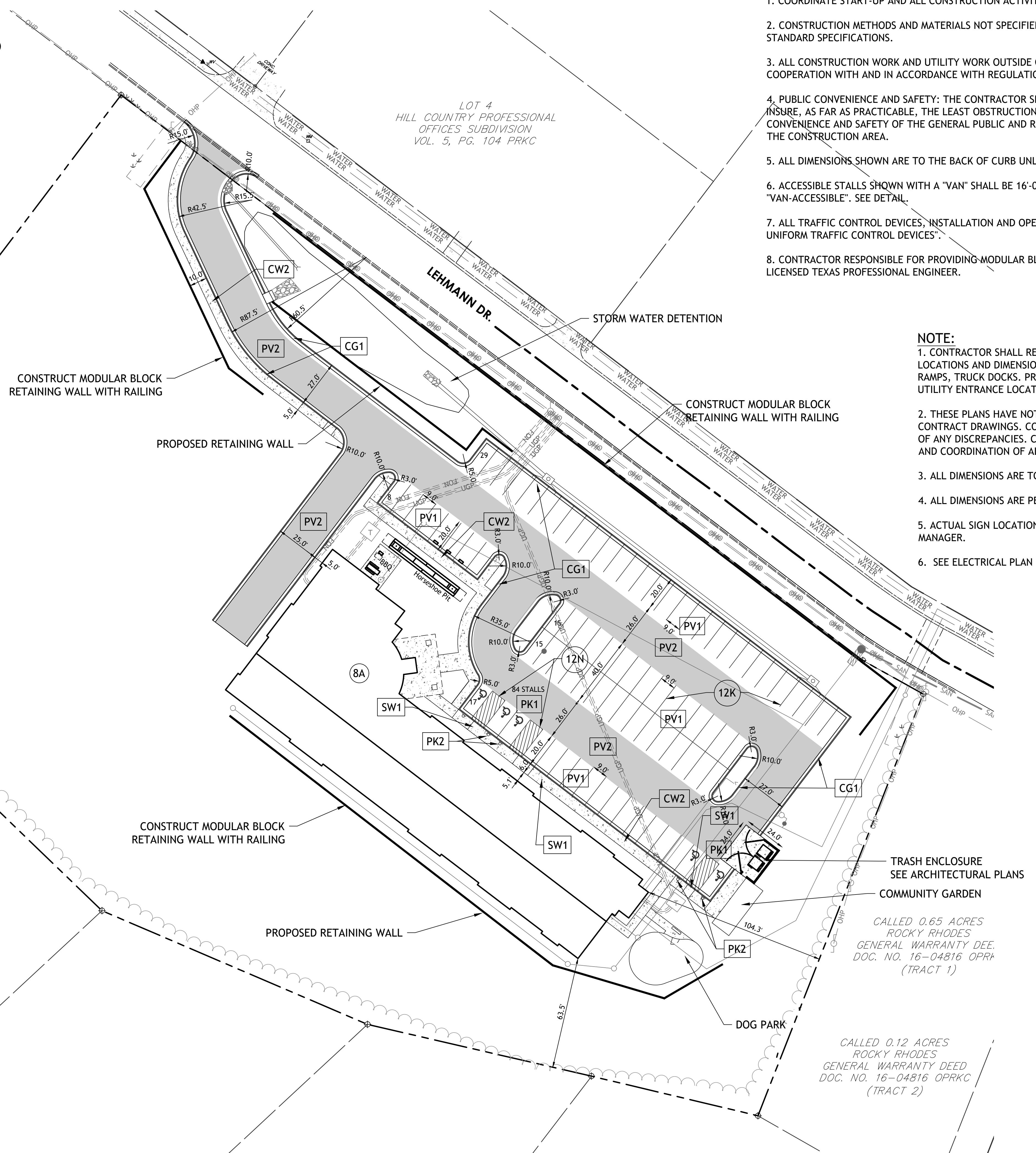
NOTE:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
5. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.
6. SEE ELECTRICAL PLAN FOR LOCATION OF PARKING LOT LIGHTS.

SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
 CG1 CONCRETE CURB AND GUTTER (UNLESS OTHERWISE NOTED)
 PK1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
 PK2 ACCESSIBLE PARKING SIGN
 HDA HEAVY DUTY ASPHALT
 CW2 SIDEWALK
 SW1 SIDEWALK RAMP
 PV1 LIGHT DUTY ASPHALT
 PV2 HEAVY DUTY ASPHALT
 PV3 HEAVY DUTY CONCRETE

NOTES:
 8A DOOR (SEE ARCH. PLANS)
 12K YELLOW PARKING LOT STRIPING (SHERWIN-WILLIAMS
 TM 2160 LEAD FREE OR APPROVED EQUAL)
 12N 4" YELLOW STRIPES 3'-0" O.C.

CALLED 0.9997 ACRES
 BILLY MIKESKA
 VOL. 1107, PG. 001
 O.P.R.K.C.T.



Residence at Ridgehill Apartments Preliminary & Final Plat

Case 2021-048

Conditions of Approval

The following Conditions of Approval shall be addressed by applicant and confirmed by City staff prior to plat signatures and plat recordation:

1. Provide financial guarantee for public improvements if final plat will be recorded prior to installation and approval of public improvements; provide financial guarantee signature block on final plat, if applicable. (Subdivision Code Art. 10-IV-2, Sec. B.4)
2. Resolve sidewalk installation scope with City staff. (City Code Sec. 26-36.b)
3. Complete stormwater detention design. (City Code Sec. 54-35(e))
4. Confirm all required easements with City staff and utility companies serving the development. Clearly note easements on the final plat. (Subdivision Code Art. 10-IV-2, Sec. B)
5. Respond to any outstanding improvement plan comments. (Subdivision Code Art. 10-IV-2, Sec. B.4)
6. Provide a note on the plat stating that “Park fees shall be paid at building permit in-lieu of parkland dedication per City Ordinance 91-10.”
7. Final plat shall be signed and sealed. (Subdivision Code Art. 10-IV-2, Sec. B, 3.c.6)
8. Public Works: Wastewater main needs to be extended across full project frontage. Water service and fire flow will need to be resolved between developer, Aqua Texas, Kerrville Public Works, and Fire Marshal office. (Subdivision Code Art. 10-IV-2, Sec. B.4)
9. KPUB: Address and incorporate into plans the Design Review Committee comments from the Kerrville Public Utility District in their email dated July 26, 2021.



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Hunter Hill Subdivision Final Plat (Case 2021-049)

A final plat of Hunter Hill, being 2.14 acres out of that certain tract or parcel comprising 10.15 acres in total out of the Walter Fosgate Survey No. 120, Abstract No. 138, within the City of Kerrville, the same property conveyed as 10.165 acres to Scott Schreiner Parker and Ernest Clyde Parker Jr. by executors' distribution deed dated the 2nd day of March, 2021, and recorded in Volume No. 1782, Page No. 580 official public records of Kerr County, Texas; and generally located at 1126 Jackson Road.

AGENDA DATE OF: August 5, 2021 **DATE SUBMITTED:**

SUBMITTED BY: Steve Melander

EXHIBITS: [2021-049_Final Plat_Hunter Hill.pdf](#)
[2021-049_Conditions_Hunter Hill Subdivision.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:

PAYMENT TO BE MADE TO:

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

The final plat is generally consistent with the zoning code and subdivision ordinance.

RECOMMENDED ACTION:

Recommend approval of the final plat with conditions.

* 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 ENGINEERS AND LAND SURVEYORS 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 IN ACCORDANCE WITH THE CITY OF KERRVILLE ZONING CODE.
8. BY GRAPHIC IDENTIFICATION THESE PARCELS APPEAR TO BE LOCATED IN FLOOD "ZONE X NON-SHADED" AN AREA OF MINIMAL FLOOD HAZARD. REFERENCE FIRM PANEL 48265C0460F EFFECTIVE DATE 3/3/2011.

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 "HUNTER HILL", 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.

JAMES HUNTER SCHMIDT

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: _____, 2021

JAMES HUNTER SCHMIDT

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 _____, 2021

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

LOS CEDROS
VOL. 6, PG. 222
P.R.K.C.T.

**POINT PURPORTEDLY BEARS, MORE OR LESS
N42°45'18"E 10,645.09'-FT FROM THE NORTH
CORNER OF THE WALTER FOSGATE
SURVEY No. 120 ABSTRACT No. 138**

**NAD 83 STATE PLANE COORDINATE SYSTEM
N: 13935597.173'
E: 1918671.507'**

FD. 1/2" S.R.

160.00'

**15.0' ELEC.
EASEMENT**

**20.0' SEWER EASEMENT
(BY SEPARATE INST.)**

**10.0' SEWER ESMT.
VOL. 6, PG. 222**

S44°38'53"E 745.95' (S44°19'13"E 748.82')

585.95'

**REMAINDER
8.01 AC.**

285.65'

2.14 Ac.

40.00'

10.00'

40.00'

401.35'

591.82'

527.80'

522.15'

N45°25'30"E 527.80'

N45°25'30"E 522.15'

N45°25'30"E 527.80'

N45°25'30"W 594.02'

**N07°10'47"E
(N06°32'E 29.4')**

**N03°19'57"E
(N03°36'E 30.1')**

**N07°28'39"W
(N06°31'W 36.0')**

93.99'

591.82'

527.80'

2" STEEL FENCE POST

**JACKSON ROAD
50-FT PUBLIC R.O.W.**

LOT 29

LOT 28

LOT 27

LOT 26

LOT 25

LOT 24

LOT 23

LOT 22

LOT 21

LOT 20

LOT 19

LOT 18

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 1

LOT 2

FD. 1/2" S.R.

FD. 1/2" S.R.

FD. 1/2" S.R.

FD. 3/8" S.R.

**REMAINDER
8.01 AC.**

**S44°51'24"W 594.02'
(S44°51'24"W 594.02')**

**B L U E B E L L HILL S
VOL. 1, PG. 101-104
P.R.K.C.T.**

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 _____, 2021.

DREW PAXTON, PLANNING DIRECTOR
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 _____, 2021.

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

*DREW PAXTON, PLANNING DIRECTOR
CITY OF KERRVILLE*

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.

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.

R. SCOTT MCCLINTOCK, SR., R.P.L.S.
REGISTRATION NO. 50627

THIS DOCUMENT IS
RELEASE FOR THE
PURPOSE OF INTERIM
REVIEW AND IS NOT TO BE
USED FOR FILING OR
RECORDING PURPOSES

RESIDENTIAL SUBDIVISION WITHIN THE CITY OF KERRVILLE
1.14 ACRES OUT OF THAT CERTAIN TRACT OR PARCEL COMPRISING
ACRES IN TOTAL OUT OF THE WALTER FOSGATE SURVEY No. 120,
ABSTRACT No. 138, WITHIN THE CITY OF KERRVILLE, THE SAME
PROPERTY CONVEYED AS 10.165 ACRES TO THE SCOTT SCHREINER
WEEKER ERNEST CLYDE PARKER, JR. BY EXECUTORS' DISTRIBUTION
D DATED THE 2ND DAY OF MARCH, 2021, AND RECORDED IN VOL.
2, PG. 580 OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS

631 WATER STREET KERRVILLE, TX 78028 830-217-7100	wellbornengineering.com FIRM# 10194410 T.B.P.E.L.S.
PROJECT: WES: 21-032 SCALE: 1" = 50' FIELD: JS/BM DRAFTING: JSM CHECKED: RSM	
LAST FIELD VISIT: 02.26.2021 SHEET NO. 1	

Hunter Hill Subdivision Final Plat

Case 2021-049

Conditions of Approval

The following Conditions of Approval shall be addressed by applicant and confirmed by City staff prior to plat signatures and plat recordation:

1. Confirm all required easements with City staff and utility companies serving the development. Clearly note easements on the final plat with appropriate document reference. Specifically reference the required sanitary sewer easement on the remainder parcel in favor of Lot 1. (Subdivision Code Art. 10-IV-2, Sec. B)
2. Final plat shall be signed and sealed. (Subdivision Code Art. 10-IV-2, Sec. B, 3.c.6)



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Meeker Road Subdivision Unit 1 Final Plat (Case 2021-050)

A final plat of Meeker Road Subdivision Unit 1, containing at total of 1.035 acres of land lying in the Samuel Wallace Survey No. 112, Page 360, Kerr County, Texas, said 1.035 acre tract being a portion of a 7.47 acre tract of land as described in a special Warranty Deed to 2J-Page Development, LLC, a Texas Limited Liability Company, dated February 7, 2020 and recorded in document No. 20-01299, official public records of Kerr County, Texas; and more commonly known as Lots 1-3 and Lots 13-16 of the approved Meeker Road Subdivision Preliminary Plat.

AGENDA DATE OF: August 5, 2021 **DATE SUBMITTED:**

SUBMITTED BY: Steve Melander

EXHIBITS: [2021-050_Final Plat_Meeker Road Unit 1.pdf](#)
[2021-050_Conditions_Meeker Road Unit 1.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
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PAYMENT TO BE MADE TO:

Kerrville 2050 Item? No
Key Priority Area
Guiding Principle
Action Item

SUMMARY STATEMENT:

The final plat is generally consistent with the zoning code and subdivision ordinance.

RECOMMENDED ACTION:

Recommend approval of the final plat with conditions.

PLAT NUMBER : **XX-XXXXXX**

FINAL PLAT ESTABLISHING
MEEKER ROAD SUBDIVISION, UNIT 1

SUBDIVISION PLAT CONTAINING A TOTAL OF 1.035 ACRES OF LAND LYING IN THE SAMUEL WALLACE SURVEY NO. 112, PAGE 360, KERR COUNTY TEXAS, SAID 1.035 ACRE TRACT BEING A PORTION OF A 7.47 ACRE TRACT OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED TO 2J-PAGE DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, DATED FEBRUARY 7, 2020 AND RECORDED IN DOCUMENT NO. 20-01299, OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.

MALONE★WHEELER
SINCE INC. 1995

CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT
201 GROVETON STREET
SAN ANTONIO, TEXAS 78210
Phone: (512) 889-6061
Firm Registration No. F-786
DATE: 7/8/2021

LOCATION MAP 1:1000'

NOTES:

- THE PRELIMINARY PLAT FOR MEEKER ROAD SUBDIVISION WAS APPROVED ON 04/01/2021 BY THE CITY OF KERRVILLE PLANNING AND ZONING COMMISSIONER, PLAT FILE # 2021-010.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NO. 48265C0490F, DATED 03/03/2011, NO PORTION OF THIS PROPERTY LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100 YR) FLOODPLAIN.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SCHERTZ SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDED OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
- PARKLAND DEDICATION REQUIREMENT WILL BE SATISFIED BY PAYING THE PARKLAND IMPACT FEES, PAYABLE AT BUILDING PERMIT, AS IDENTIFIED IN CITY OF KERRVILLE ORDINANCE 91-10.
- THERE ARE 7 DETACHED SINGLE FAMILY RESIDENTIAL LOTS PROPOSED BY THIS PLAT.
- ACCORDING TO THE ZONING CODE OF THE CITY OF KERRVILLE, TEXAS, ORDINANCE NO. 2020-12, THESE LOTS ARE PART OF 7.47 ACRE PLANNED DEVELOPMENT DISTRICT - ZONING MEDIUM DENSITY RESIDENTIAL (R-2).
- THIS PROJECT IS SUBJECT TO A DETENTION FACILITY BASIN CONSTRUCTION AS PROVIDED WITH THE CONSTRUCTION DESIGN DOCUMENTS WITH INITIAL PHASE CONSTRUCTION PLANS.

GRANTED UNTO ELECTRIC AND TELEPHONE

IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10') OF THE REAR, FRONT AND SIDE LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS OF THIS SUBDIVISION, AND TEN FEET (10') ALONG THE REAR, FRONT AND SIDE LINES OF ALL LOTS AND/OR TRACTS WHERE SUBDIVISION LINES OR LOTS OF INDIVIDUAL TRACTS ARE DEeded TO THE CENTER LINE OF THE ROADWAY. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSE OF MAINTAINING THE EASEMENT, THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY FACILITIES. THE EASEMENT RIGHT HEREIN RESERVED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION.

I HEREBY CERTIFY THE UTILITY EASEMENTS AS SPECIFIED BY THIS PLAT MEETS WITH OUR APPROVAL.

ELECTRIC

TELEPHONE

STATE OF TEXAS
COUNTY OF KERR

I HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF KERRVILLE PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER
BEHDAD ZAHROONI, P.E. NO. 132477
MALONE WHEELER, INC.
TBPE FIRM REGISTRATION NO. F-786

STATE OF TEXAS
COUNTY OF KERR

I DO HEREBY CERTIFY: THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY DESCRIBED AND PLATTED HEREON AS DETERMINED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

PAUL MYERS, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6490
MEALS-MYERS ENGINEERING & SURVEYING, LLC
TBPE #10194291
#18576

NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MMES RPLS 6490" UNLESS NOTED OTHERWISE
- BASIS OF BEARING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD 83.
- DISTANCES SHOWN HEREON ARE SURFACE.
- COORDINATES SHOWN HEREON ARE GRID.
- SCALE FACTOR = 1.00014
- GRID x 1.00014 = SURFACE

LEGEND

D.R.K.C.	= DEED RECORDS OF KERR COUNTY, TEXAS
O.P.R.K.C.	= OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS
ESMT.	= EASEMENT
G.E.T.T.V.E.A.	= GAS, ELECTRIC, TELEPHONE, TELEVISION EASEMENT
	= 1/2" DIAMETER IRON PINS FOUND UNLESS OTHERWISE NOTED
VOL.	= VOLUME
PG.	= PAGE
R.O.W.	= RIGHT OF WAY
SAN. SWR.	= SANITARY SEWER
AC.	= ACRES
-----	= EXISTING R.O.W.
-----	= EXISTING LOT LINE
=====	= PROPOSED PROPERTY LINE
=====	= PROPOSED LOT LINE

NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MMES RPLS 6490" UNLESS NOTED OTHERWISE
- BASIS OF BEARING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD 83.
- DISTANCES SHOWN HEREON ARE SURFACE.
- COORDINATES SHOWN HEREON ARE GRID.
- SCALE FACTOR = 1.00014
- GRID x 1.00014 = SURFACE

NOTES:

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- BASIS OF BEARING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD 83.
- DISTANCES SHOWN HEREON ARE SURFACE.
- COORDINATES SHOWN HEREON ARE GRID.
- SCALE FACTOR = 1.00014
- GRID x 1.00014 = SURFACE

NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MMES RPLS 6490" UNLESS NOTED OTHERWISE
- BASIS OF BEARING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD 83.
- DISTANCES SHOWN HEREON ARE SURFACE.
- COORDINATES SHOWN HEREON ARE GRID.
- SCALE FACTOR = 1.00014
- GRID x 1.00014 = SURFACE

NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MMES RPLS 6490" UNLESS NOTED OTHERWISE
- BASIS OF BEARING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD 83.
- DISTANCES SHOWN HEREON ARE SURFACE.
- COORDINATES SHOWN HEREON ARE GRID.
- SCALE FACTOR = 1.00014
- GRID x 1.00014 = SURFACE

NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MMES RPLS 6490" UNLESS NOTED OTHERWISE
- BASIS OF BEARING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD 83.
- DISTANCES SHOWN HEREON ARE SURFACE.
- COORDINATES SHOWN HEREON ARE GRID.
- SCALE FACTOR = 1.00014
- GRID x 1.00014 = SURFACE

NOTES:

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- GRID x 1.00

Meeker Road Subdivision Unit 1

Case 2021-050

Conditions of Approval

The following Conditions of Approval shall be addressed by applicant and confirmed by City staff prior to plat signatures and plat recordation:

1. Engineering: Provide drainage plan to show how stormwater will flow around Lots 14 through 16. (City Code Sec. 54-35(e))
2. Public Works: Due to the number of sewer taps required to cross Meeker Road, developer is required to mill and provide a two inch pavement overlay with thickened edges along project frontage. (Subdivision Code Art. 10-IV-2, Sec. B.4)
3. Final plat shall be signed and sealed. (Subdivision Code Art. 10-IV-2, Sec. B, 3.c.6)



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



SUBJECT: CUP for Short Term Rental, 414 West Water Street (Case PZ-2021-15)

A resolution to allow a Conditional Use Permit for a Short Term Rental Unit on Lot 1 and Part of Lot 2, Block 17, Westland Place Addition; and more commonly known as 414 West Water Street.

AGENDA DATE OF: August 5, 2021 **DATE SUBMITTED:**

SUBMITTED BY: Drew Paxton

EXHIBITS: [PZ-2021-15_Location Map.pdf](#)
[PZ-2021-15-site plan.pdf](#)
[PZ-2021-15-west water cottage amenities.pdf](#)
[Short Term Rental Guest Notification.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Proposal

Public hearing, consideration, and action to recommend a resolution to allow a Conditional Use Permit for Short Term Rental Unit on Lot 1 and Part of Lot 2, Block 17 Westland Place Addition; and more commonly known as 414 West Water Street.

Procedural Requirements

27 letters were mailed on 7/22/2021 to adjacent property owners. The public notice was published in the Kerrville Daily Times on 7/15/2021. At the time of drafting this Agenda Bill, no comments had been received.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: R-1 Single Family Residential

Existing Land Use: Single Family Residence

Direction: North, South, East, and West

Current Zoning: R-1A Single Family Residential

Existing Land Uses: Single Family Residences

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding area are designated Neighborhood Residential. Since the underlying zoning is not changing and a short term rental, in a single family home, is consistent with the Kerrville 2050 Comprehensive Plan.

Thoroughfare Plan:

The subject property is located on a residential street.

Traffic Impact:

No traffic impact is anticipated.

Parking:

A Short Term Rental requires one (1) off street parking space per bedroom and one (1) additional off street parking space for a manager that does not live onsite. This rental has one (1) bedroom and no onsite manager so two (2) off street parking spaces are required. The applicant has not identified the location of the required off street parking spaces. Prior to operating as a Short Term Rental Unit, the applicant must verify that all parking

requirements have been met.

Case Summary:

The applicant is proposing to use an existing home as a Short Term Rental.

The subject property is located within an R-1A zoning district. As such, a Short Term Rental requires a Conditional Use Permit.

Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, staff recommends approval with consideration and inclusion of the attached Proposed CUP Conditions.

Proposed CUP Conditions

Short Term Rental

A. Guest Notification: The owner or operator of the Property shall post “Guest Notification” in a conspicuous place within the rental unit on the Property. Guest Notification is shown on the following page.

B. Occupancy Taxes: The owner or operator of the Property shall comply with the City’s occupancy tax requirements as found within Ch. 94, Division III, of the City’s Code of Ordinances.

C. Sign: The Property may not use more than one non-illuminated, on-site sign, in conjunction with its Short Term Rental unit. The sign may either be: (i) flush-mounted to one of the residential structures and may not exceed one-square foot in size; or, (ii) freestanding and placed in the front yard but no closer than 20 feet to any property line and not exceeding six square feet in size and three feet in height. Any such sign shall comply with the City’s Sign Code.

D. Minimum Off-Street Parking: One space per bedroom, plus parking required for the

manager, if living off-site.

E. Maximum Occupancy: The maximum occupancy for any Short Term Rental is ten (10) guests. Short term rental owner / operator may set occupancy limits at less than ten (10) guests, however, in no case shall occupancy limits exceed ten (10) guests.

F. Other Zoning Regulations: The regulations set forth in this Resolution are in addition to those set forth in the Zoning Code, as may be amended or superseded. In the event of any irreconcilable conflict between this Resolution and the regulations set forth in the Zoning Code, the provisions of this Resolution will prevail.

Attachments:

Location Map

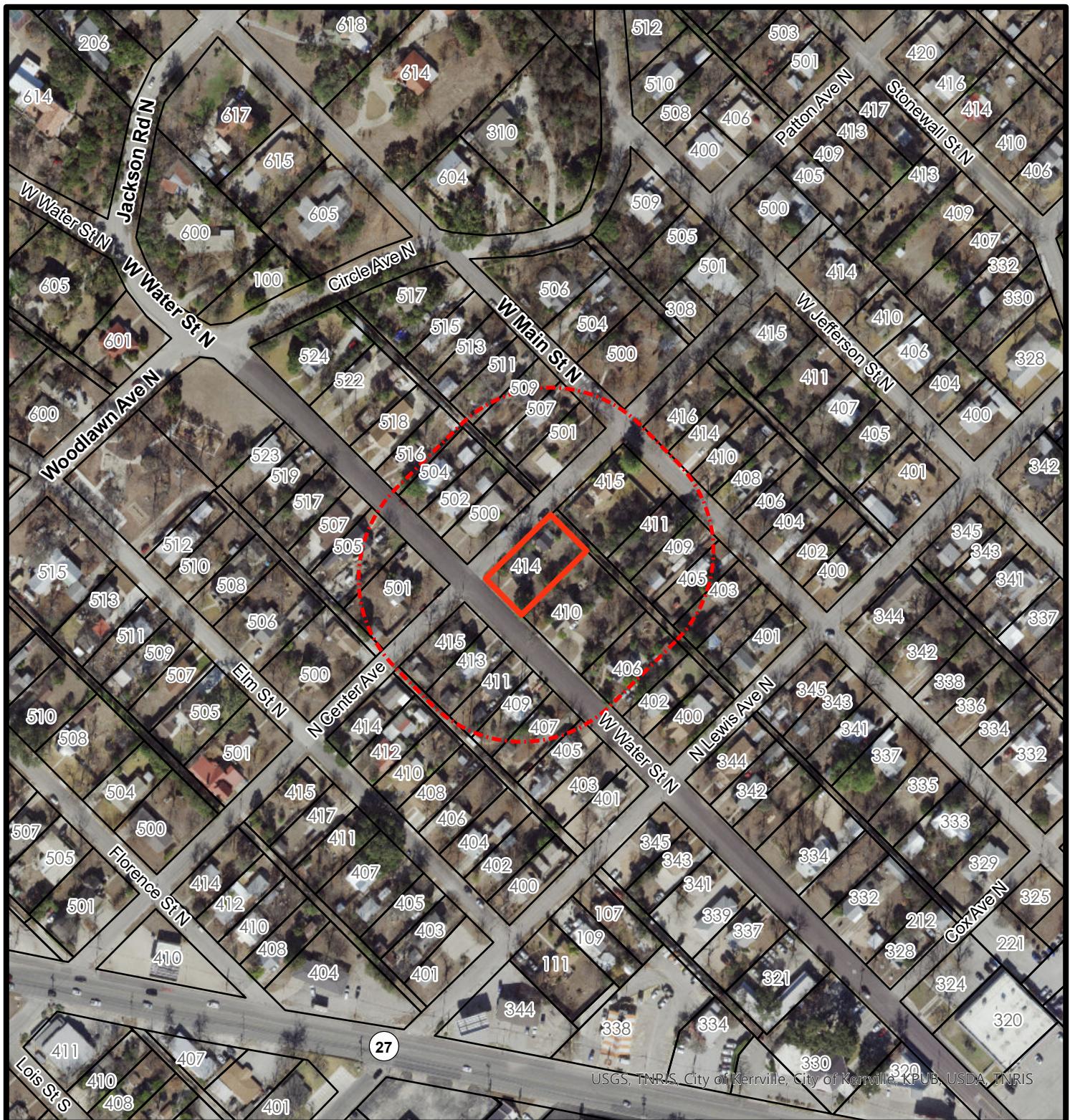
Site Plan

List of Amenities

Guest Notification

RECOMMENDED ACTION:

Approve the resolution.



Location Map

Case # PZ-2021-15

Location:
414 W Water St N

Legend

200' Notification Area
Subject Properties



0 75 150 300

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.

12'WIDE ALLEY

CENTER AVENUE
50' ROW, 30' PAVEMENT

WEST WATER STREET
50' ROW, 43' PAVEMENT

PROPERTY LINES

COORDINATES

LANDMARKS

STRUCTURES

LOT INFORMATION

NEIGHBORING PROPERTIES

COORDINATE TABLE

NOTES

ANN MARE LAHON i4, D.R.K.C.
VOL 231, PG.

WEST WATER STREET
60' ROW, 43' PAVEMENT



West Water Cottage
414 West Water Street
Kerrville, TX 78028

Project highlights for short term rental use:

- Location adjacent to current residential transitional use
- Central location to tourist attractions including but not limited to:
 - River trail and bike trail entrances
 - Downtown amenities
 - Arcadia Theater
 - Shopping
 - Dining
 - Kerrville sports complex
 - Various short-term rentals on the block and/or within close distance
 - Miller Cottage (Dwell Well Properties)
 - Casa Carmen
 - Starkey House (Well Tended Properties)
 - The Rambler House (Well Tended Properties)
- 2 car garage and driveway already in place for off street parking at location
- Plan for extension on current driveway for additional off street parking use (2 more spaces)

From Junction Highway and West Water intersection there are currently 13 "businesses" and 2 short term rentals already in use.



SHORT TERM RENTAL CONDITIONAL USE PERMIT GUEST NOTIFICATION

CUP Resolution Number

This short term rental has been permitted by the City of Kerrville as a conditional use under the above referenced resolution within a residential neighborhood and requires all guests to be aware of the following:

Because this short term rental is located within a residential neighborhood, proper etiquette should be observed at all times. The conditional use permit was issued in an effort **“to preserve the health, safety, and general welfare of adjacent property and its occupants and to protect such property and occupants from excessive noise, vibration, dust, dirt smoke, fumes, gas, odor, traffic, explosion, glare, surface water drainage, offensive view, or other undesirable hazardous conditions....”**

As a guest, please be aware of the proximity of your neighbors and be respectful of their right to privacy, a quiet environment, and unobstructed access to their property. Loud music, loud parties and excessive noise should be avoided. Parking should be limited to onsite parking spaces provided by short term rental management. Place trash and recycling in the appropriate containers.

As per the Conditional Use Permit, the **maximum occupancy is ten (10) guests**. The Short Term Rental owner may have other occupancy restrictions for fewer guests, however, in no case shall guest occupancy exceed ten (10) guests.

If you should have any questions regarding this notification, please contact the short term rental management.

Thank you!

This Guest Notification should be posted by short term rental management in a location clearly visible by all guests and provided with check-in information. Posting of duplicate copies of this Guest Notification within each guest room is highly encouraged to clearly communicate the importance of proper etiquette within a residential neighborhood. Thank you!



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



SUBJECT: CUP for Short Term Rental, 604 East Shady Drive (Case PZ-2021-16)

A resolution to allow a Conditional Use Permit for a Short Term Rental Unit on Part of Lot 11, Block 2, Fairview Addition; and more commonly known as 604 East Shady Drive.

AGENDA DATE OF: August 5, 2021

**DATE
SUBMITTED:**

SUBMITTED BY: Drew Paxton

EXHIBITS: [PZ-2021-16_Location Map.pdf](#)

[PZ-2021-16-survey.pdf](#)

[Short Term Rental Guest Notification.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Proposal

Public hearing, consideration, and action to recommend a resolution to allow a Conditional Use Permit for Short Term Rental Unit on Part of Lot 11, Block 2, Fairview Addition; and more commonly known as 604 East Shady Drive.

Procedural Requirements

27 letters were mailed on 7/22/2021 to adjacent property owners. The public notice was published in the Kerrville Daily Times on 7/15/2021. At the time of drafting this Agenda Bill, no comments had been received.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: R-1 Single Family Residential

Existing Land Use: Single Family Residence

Direction: North, South, East, and West

Current Zoning: R-1A Single Family Residential

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Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding area are designated Neighborhood Residential. Since the underlying zoning is not changing and a short term rental, in a single family home, is consistent with the Kerrville 2050 Comprehensive Plan.

Thoroughfare Plan:

The subject property is located on a residential street.

Traffic Impact:

No traffic impact is anticipated.

Parking:

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Case Summary:

The applicant is proposing to use an existing home as a Short Term Rental.

The subject property is located within an R-1A zoning district. As such, a Short Term Rental requires a Conditional Use Permit.

Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, staff recommends approval with consideration and inclusion of the attached Proposed CUP Conditions.

Proposed CUP Conditions

Short Term Rental

A. Guest Notification: The owner or operator of the Property shall post "Guest Notification" in a conspicuous place within the rental unit on the Property. Guest Notification is shown on the following page.

B. Occupancy Taxes: The owner or operator of the Property shall comply with the City's occupancy tax requirements as found within Ch. 94, Division III, of the City's Code of Ordinances.

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F. Other Zoning Regulations: The regulations set forth in this Resolution are in addition to those set forth in the Zoning Code, as may be amended or superseded. In the event of any irreconcilable conflict between this Resolution and the regulations set forth in the Zoning Code, the provisions of this Resolution will prevail.

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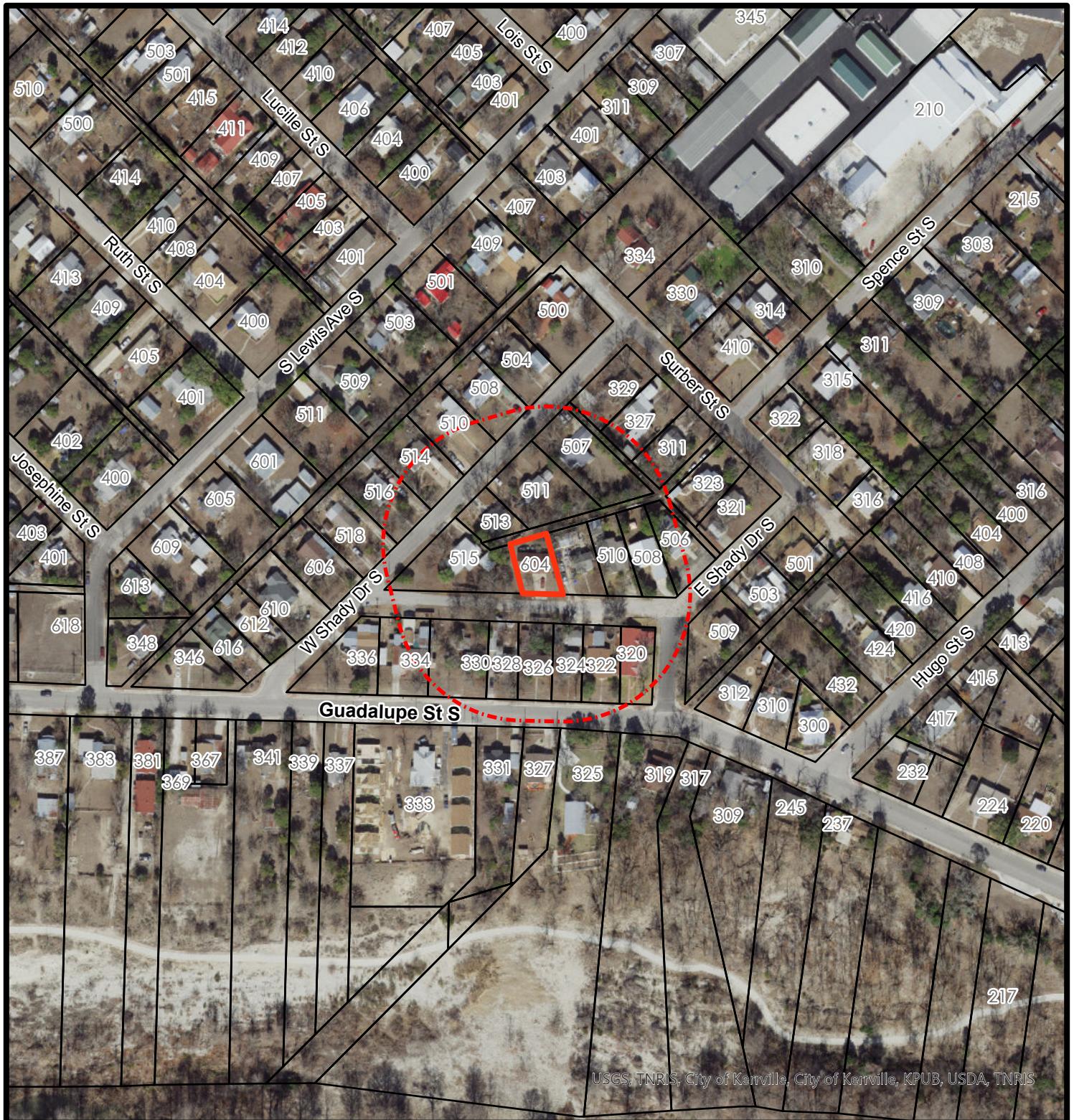
Location Map

Site Plan

Guest Notification

RECOMMENDED ACTION:

Approve the resolution.



Location Map

Case # PZ-2021-16

Location:
604 E Shady Dr S

Legend

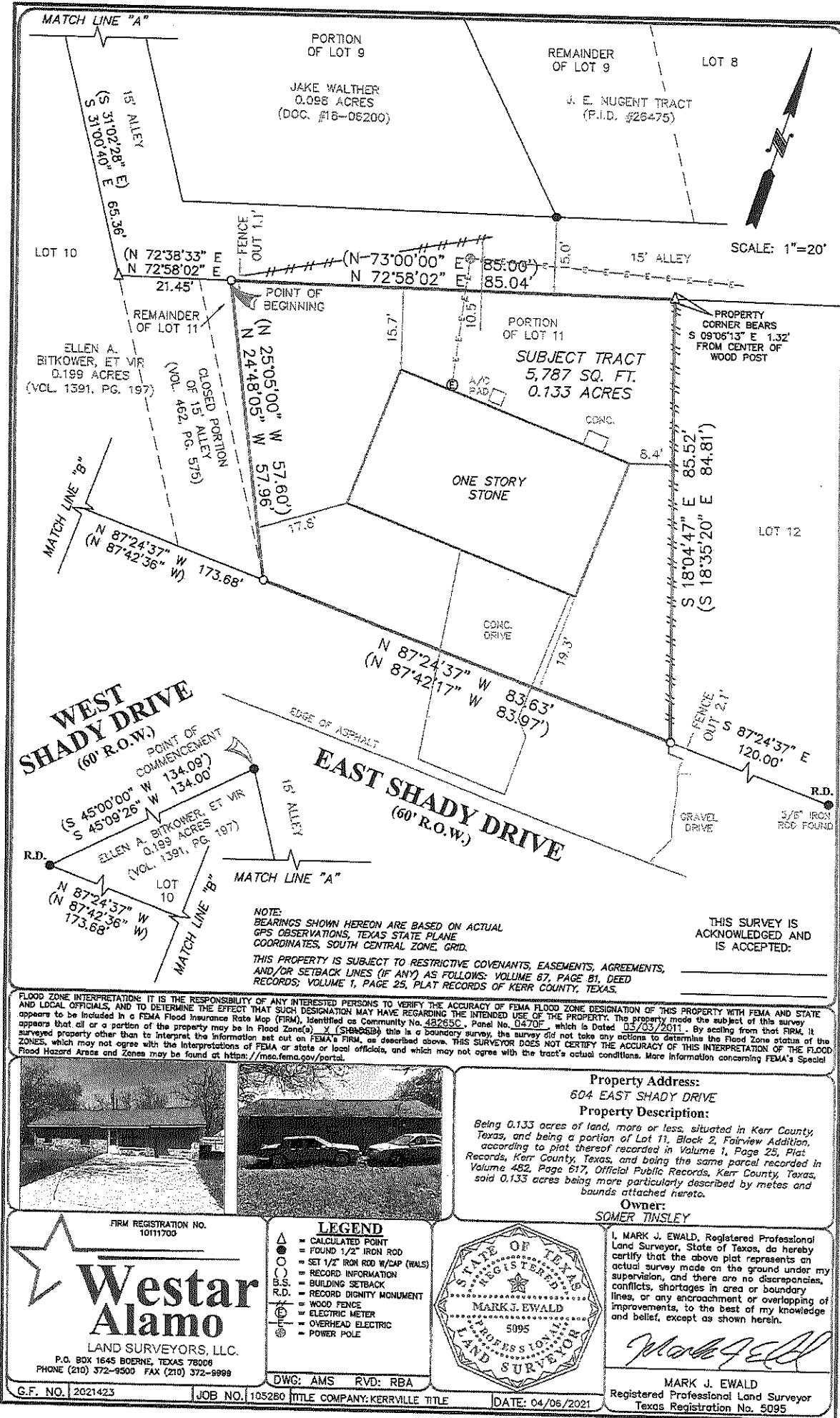
200' Notification Area
Subject Properties



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Scale In Feet

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



SUBJECT: CUP for Short Term Rental, 1220 Aransas Street (Case PZ-2021-17)

A resolution to allow a Conditional Use Permit for a Short Term Rental Unit on Part of Lot 4, Block 81, J.A. Tivy Addition; and more commonly known as 1220 Aransas Street.

AGENDA DATE OF: August 5, 2021

**DATE
SUBMITTED:**

SUBMITTED BY: Drew Paxton

EXHIBITS: [PZ-2021-17_Location Map.pdf](#)
[PZ-2021-17-site plan.pdf](#)
[Short Term Rental Guest Notification.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Proposal

Public hearing, consideration, and action to recommend a resolution to allow a Conditional Use Permit for Short Term Rental Unit on Part of Lot 4, Block 81, J.A. Tivy Addition; and more commonly known as 1220 Aransas Street.

Procedural Requirements

17 letters were mailed on 7/22/2021 to adjacent property owners. The public notice was published in the Kerrville Daily Times on 7/15/2021. At the time of drafting this Agenda Bill, no comments had been received.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: R-1 Single Family Residential

Existing Land Use: Single Family Residence

Direction: North, South, East

Current Zoning: R-1A Single Family Residential

Existing Land Uses: Single Family Residences

Direction: West

Current Zoning: RT Residential Transitional and R-3 Multi-family

Existing Land Uses: Single family homes and apartments

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding area are designated Neighborhood Residential. Since the underlying zoning is not changing and a short term rental, in a single family home, is consistent with the Kerrville 2050 Comprehensive Plan.

Thoroughfare Plan:

The subject property is located on a residential street.

Traffic Impact:

No traffic impact is anticipated.

Parking:

A Short Term Rental requires one (1) off street parking space per bedroom and one (1) additional off street parking space for a manager that does not live onsite. This rental has one (1) bedroom and no onsite manager so two (2) off street parking spaces are required. The applicant has not identified the location of the required off street parking spaces. Prior to operating as a Short Term Rental Unit, the applicant must verify that all parking requirements have been met.

Case Summary:

The applicant is proposing to use an existing home as a Short Term Rental.

The subject property is located within an R-1A zoning district. As such, a Short Term Rental requires a Conditional Use Permit.

Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, staff recommends approval with consideration and inclusion of the attached Proposed CUP Conditions.

Proposed CUP Conditions

Short Term Rental

A. Guest Notification: The owner or operator of the Property shall post "Guest Notification" in a conspicuous place within the rental unit on the Property. Guest Notification is shown on the following page.

B. Occupancy Taxes: The owner or operator of the Property shall comply with the City's occupancy tax requirements as found within Ch. 94, Division III, of the City's Code of Ordinances.

C. Sign: The Property may not use more than one non-illuminated, on-site sign, in conjunction with its Short Term Rental unit. The sign may either be: (i) flush-mounted to one of the residential structures and may not exceed one-square foot in size; or, (ii)

freestanding and placed in the front yard but no closer than 20 feet to any property line and not exceeding six square feet in size and three feet in height. Any such sign shall comply with the City's Sign Code.

D. Minimum Off-Street Parking: One space per bedroom, plus parking required for the manager, if living off-site.

E. Maximum Occupancy: The maximum occupancy for any Short Term Rental is ten (10) guests. Short term rental owner / operator may set occupancy limits at less than ten (10) guests, however, in no case shall occupancy limits exceed ten (10) guests.

F. Other Zoning Regulations: The regulations set forth in this Resolution are in addition to those set forth in the Zoning Code, as may be amended or superseded. In the event of any irreconcilable conflict between this Resolution and the regulations set forth in the Zoning Code, the provisions of this Resolution will prevail.

Attachments:

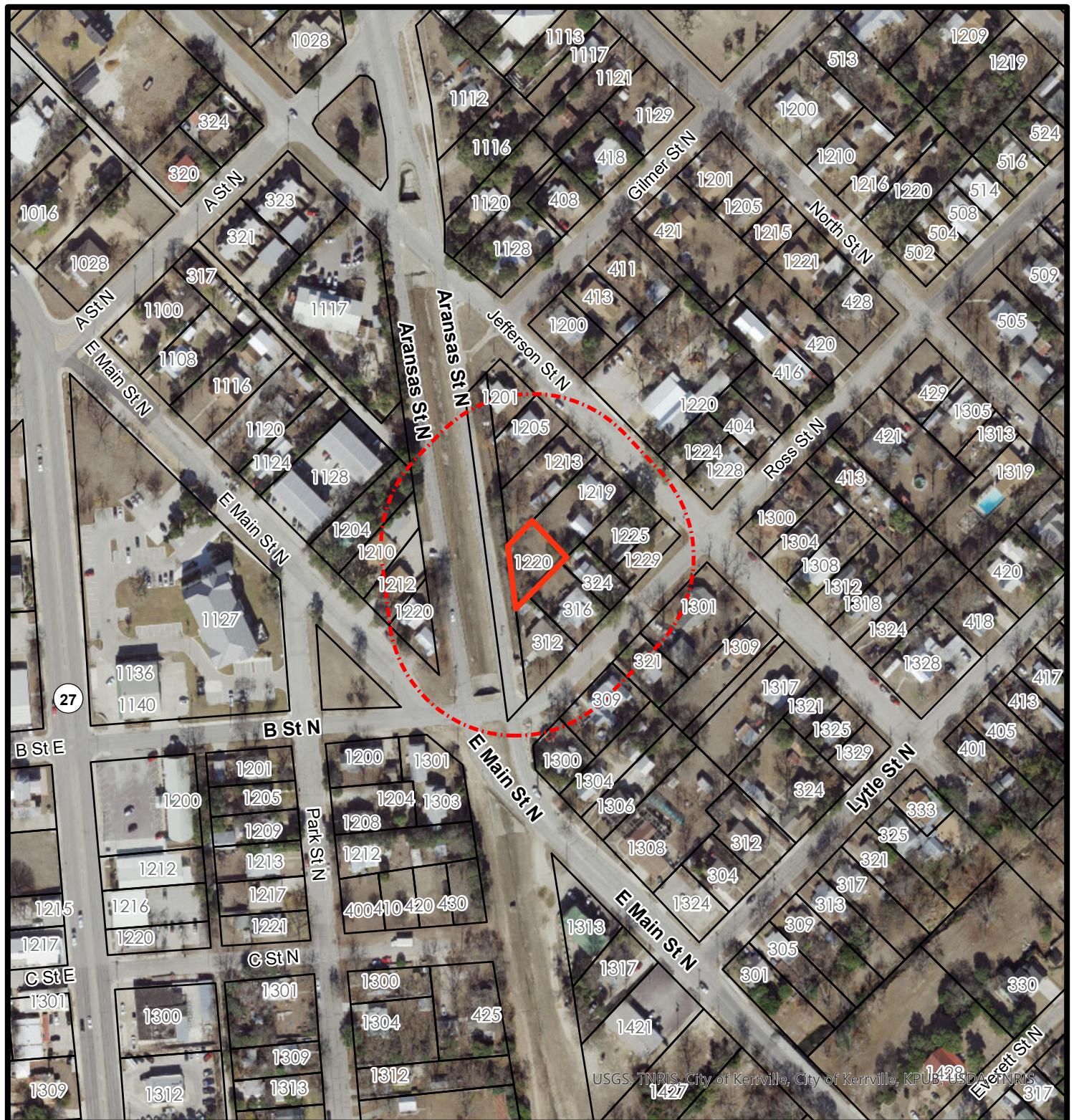
Location Map

Site Plan

Guest Notification

RECOMMENDED ACTION:

Approve the resolution.



Location Map

Case # PZ-2021-17

Location:

1220 Aransas St N

Legend

200' Notification Area Subject Properties



0 75 150 300

Scale In Feet

0.30 ACRE
Mullins to Mullins
File No. 17-00059
12/19/16

0.26 ACRE
Swett to Van Patti
File No. 16-0849
12/16/16

5 FT. BUILDING
SET-BACK

25 FT. BUILDING SET-BACK

LOT 4 (pt)
BLOCK 81
MIBROMA3
Perkins to MIBROMA3
File No. 21-02886
04/01/21

LOT 4 (pt.)
BLOCK 81
MIBROMA
Perkins to MIBROMA
File No. 21-0288-
04/01/21

RESIDENCE

601

1

FT. BUILDING SET-BACK
0.15 ACRE
(6513 SQ. FT.)

5 FT. BUILDING SET-BACK
S43°55'12" W (112) 111.67
TRACT 1: LOT 2, BLOCK 8
Perkins to Perkins
File No. 13-06746
08/27/13

LOT 3, BLOCK 81
Deutsche Bank to Aguado
File No. 16-0416
06/14/16

ARANSAS STREET
PUBLIC STREET



SHORT TERM RENTAL CONDITIONAL USE PERMIT GUEST NOTIFICATION

CUP Resolution Number

This short term rental has been permitted by the City of Kerrville as a conditional use under the above referenced resolution within a residential neighborhood and requires all guests to be aware of the following:

Because this short term rental is located within a residential neighborhood, proper etiquette should be observed at all times. The conditional use permit was issued in an effort **“to preserve the health, safety, and general welfare of adjacent property and its occupants and to protect such property and occupants from excessive noise, vibration, dust, dirt smoke, fumes, gas, odor, traffic, explosion, glare, surface water drainage, offensive view, or other undesirable hazardous conditions....”**

As a guest, please be aware of the proximity of your neighbors and be respectful of their right to privacy, a quiet environment, and unobstructed access to their property. Loud music, loud parties and excessive noise should be avoided. Parking should be limited to onsite parking spaces provided by short term rental management. Place trash and recycling in the appropriate containers.

As per the Conditional Use Permit, the **maximum occupancy is ten (10) guests**. The Short Term Rental owner may have other occupancy restrictions for fewer guests, however, in no case shall guest occupancy exceed ten (10) guests.

If you should have any questions regarding this notification, please contact the short term rental management.

Thank you!

This Guest Notification should be posted by short term rental management in a location clearly visible by all guests and provided with check-in information. Posting of duplicate copies of this Guest Notification within each guest room is highly encouraged to clearly communicate the importance of proper etiquette within a residential neighborhood. Thank you!



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



SUBJECT: Zoning Change, Planned Development District Amendment (Case PZ-2021-18)

An ordinance to amend the zoning and land use table for a Planned Development District, Ordinance No. 2019-14, located on a 58.74 acre tract of land; more commonly known as Lots 1-15 and Lots 900-903, The Landing Subdivision; and generally located in the 1000-1200 block of Thompson Drive (Spur 98).

AGENDA DATE OF: August 5, 2021

**DATE
SUBMITTED:**

SUBMITTED BY: Drew Paxton

EXHIBITS: [PZ-2021-18_Location Map.pdf](#)
[The Landing Master Plan_Site_070621.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Proposal

The applicant is proposing to update the Concept Plan and Land Use Table for the existing Planned Development District. The new Land Use Table includes a similar mix of uses from the previous table, but also updates the table to match the current zoning code.

Procedural Requirements

15 letters were mailed 7/22/2021, to adjacent property owners. The public notice was published in the Kerrville Daily Times on 7/15/2021. At the time of drafting this agenda bill, no comments have been received.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property is located in

Strategic Catalyst Area 3. The vision for this area is one that facilitates the creation of mixed-use, riverfront developments along its key corridor, Thompson Drive. Development should be oriented towards the River and engaged with adjacent businesses and structures. Entertainment/Mixed-Use and some Transitional Residential place types are appropriate around the lake.

The expanded land use table for the PD includes more options for mixed use by adding townhomes to several areas within the development.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: PD 19-14

Existing Land Uses: Multifamily apartments and an office building

Direction: North

Current Zoning: C-2 (across the Guadalupe River)

Existing Land Uses: various commercial uses

Direction: South

Current Zoning: outside the City Limits

Existing Land Uses: single family estate lots

Direction: East

Current Zoning: Mixed Use

Existing Land Uses: Vacant property

Direction: West

Current Zoning: outside the City Limits

Existing Land Uses: single family estate lots

Thoroughfare Plan: This development has multiple access points to Thompson Drive, a secondary arterial.

Traffic Impact: To be determined based on each development project.

Parking: To be determined based on each development project.

Recommendation: Approve the ordinance including the updated concept plan and land use table. All other conditions from the previous PD Ordinance 2019-14 shall apply.

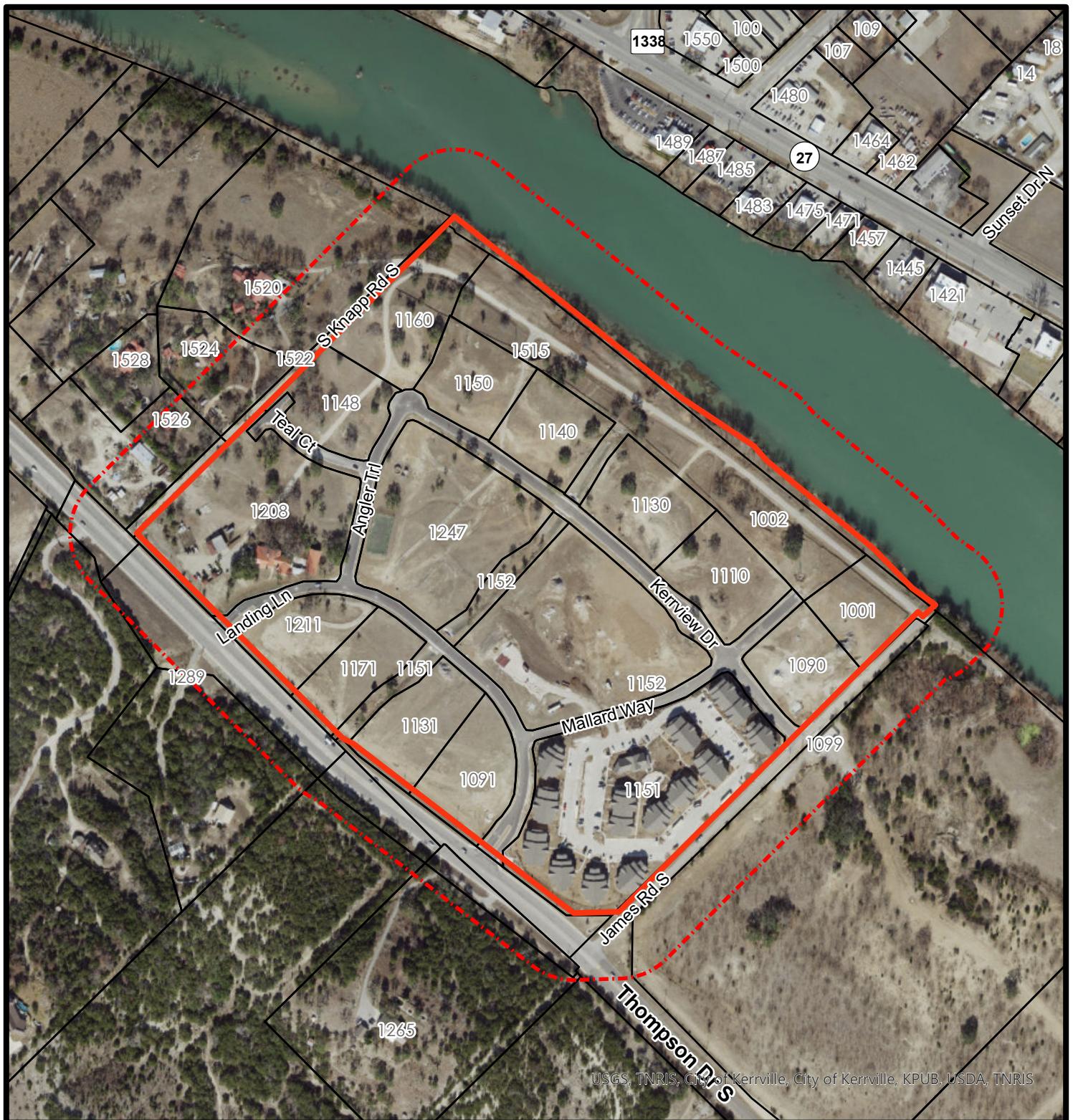
Attachments:

Location Map

Concept Plan

RECOMMENDED ACTION:

Approve the ordinance.



Location Map

Case # PZ-2021-18

Location:
The Landing Subdivision

Legend

200' Notification Area
Subject Properties



0 150 300 600

Scale In Feet

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

PDD Notes:

1. A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN FLOOD ZONE "AE" ACCORDING TO FLOOD INSURANCE RATE MAPS (FIRM) MAS NOS. 48265C0460F & 48265C0470F DATED MARCH 03, 2011.
2. STREETS WITHIN THIS DEVELOPMENT WILL BE BUILT ACCORDING TO CITY OF KERRVILLE STANDARD SPECIFICATIONS.
3. ALL CURB WITHIN THIS PHASE IS TO BE STANDARD CURB AND GUTTER PER CITY OF KERRVILLE STANDARD SPECIFICATIONS.
4. STANDARDS FOR DEVELOPMENT WITHIN THIS PDD SHALL BE PER APPLICABLE CITY STANDARDS, EXCEPT AS OTHERWISE NOTED BELOW OR SHOWN HEREON.
5. ALL BUILDING SETBACKS ARE AS SHOWN HEREON.
6. MAXIMUM BUILDING HEIGHT WITHIN THIS PDD SHALL BE SIXTY (60) FEET.
7. OFF-STREET PARKING REQUIREMENT SHALL BE 1.5 PARKING SPACES PER DWELLING UNIT FOR LIFE CARE DEVELOPMENT HOUSING AND ONE-BEDROOM SINGLE OR MULTI-FAMILY RESIDENTIAL. OFF-STREET PARKING REQUIREMENTS FOR ALL OTHER LAND USES SHALL BE IN ACCORDANCE WITH THE CITY ZONING CODE.
8. YELLOW HIGHLIGHTED LOTS SHOWN IN THE LAND USE SUMMARY TABLE ARE PROPOSED REVISIONS BY AMENDMENT.



THE LANDING: LAND USE SUMMARY			
LOT #	PROPOSED LAND USE	SITE AREA	ADDRESS
1	C3	1.57 ACRES	1211 LANDING LANE
2	C3	1.60 ACRES	1171 LANDING LANE
3	C3	1.73 ACRES	1131 LANDING LANE
4	C3	1.76 ACRES	1091 LANDING LANE
5	C3, R3 Incl. Townhomes	4.82 ACRES	1247 LANDING LANE
6	R3	5.99 ACRES	1152 MALLARD WAY
7	R3	7.55 ACRES	1151 MALLARD WAY
8	C3	1.61 ACRES	1090 KERRVIEW DRIVE
9	C3	1.89 ACRES	1110 KERRVIEW DRIVE
10	C3	1.92 ACRES	1130 KERRVIEW DRIVE
11	C3, R3 Incl. Townhomes	1.68 ACRES	1140 KERRVIEW DRIVE
12	C3, R3 Incl. Townhomes	1.67 ACRES	1150 KERRVIEW DRIVE
13	C3, R3 Incl. Townhomes	2.56 ACRES	1160 KERRVIEW DRIVE
14	C3, R3 Incl. Townhomes	1.65 ACRES	1148 ANGLER TRAIL
15	C3, R3 Incl. Townhomes	5.01 ACRES	1248 ANGLER TRAIL
900	Greenbelt 1	.48 ACRES	1151 LANDING LANE
901	Greenbelt 2	.63 ACRES	1152 LANDING LANE
902	Private Park	7.10 ACRES	1002 MALLARD WAY
903	Public Park	1.54 ACRES	1001 MALLARD WAY



MacDonald
COMPANIES
Affordable Lifestyles. Community Values.

The Landing Master Plan

Kerrville, Texas

1

Site Plan
Scale: 1" = 200'

PETER LEWIS
ARCHITECT + ASSOCIATES



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



SUBJECT: Discuss public notice procedures.

AGENDA DATE OF: August 5, 2021 **DATE
SUBMITTED:**

SUBMITTED BY: Drew Paxton

EXHIBITS:

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Discuss options for notifying the public of upcoming Planning and Zoning Commission cases.

RECOMMENDED ACTION:

No action.