



PLANNING AND ZONING COMMISSION AGENDA  
SEPTEMBER 2, 2021, 4:30 PM  
CITY HALL COUNCIL CHAMBERS  
701 MAIN STREET, KERRVILLE, TEXAS



---

Planning and Zoning Commission

---

**CALL TO ORDER**

**1 MINUTES**

- 1.A. [Approval of the minutes from the August 5, 2021 regular meeting.](#)  
Attachments:

**2 CONSIDERATION AND FINAL ACTION**

- 2.A. [Final Plat, Riverside Place \(Case 2021-056\)](#)  
Attachments:  
[2021-056\\_Proposed Plat.pdf](#)  
[2021-056\\_Conditions\\_Riverside Place.pdf](#)
- 2.B. [Preliminary Plat, Brinks Crossing \(Case 2021-057\)](#)  
Attachments:  
[2021-057\\_Prelim Plat - Brinks Crossing\\_low res.pdf](#)  
[2021-057\\_Prelim Site Plan\\_Brinks Crossing\\_low res.pdf](#)  
[2021-057\\_Site Survey.pdf](#)
- 2.C. [Preliminary Plat, Bluebell Estates Phase II \(Case 2021-058\)](#)  
Attachments:  
[2021-058\\_Prelim Plat\\_Bluebell Estates Ph II.pdf](#)  
[2021-058\\_Prelim Site Plan\\_Bluebell Estates Ph II.pdf](#)
- 2.D. [Preliminary Plat, Weston Homeplace Phase II \(Case 2021-059\)](#)  
Attachments:
-

[2021-059\\_Prelim Plat\\_Weston Homeplace Ph II.pdf](#)  
[2021-059\\_Prelim Site Plan\\_Weston Homplace Ph II.pdf](#)

### **3 PUBLIC HEARING, CONSIDERATION & ACTION**

- 3.A. An ordinance to change the zoning from C-1 Neighborhood Commercial District to R-1 Single Family Residential District on a portion of Lot 1 Overlook Hill Subdivision; and generally located at 1478 Bandera Highway. (Case No. PZ-2021-19)

Attachments:

[PZ-2021-19\\_Location Map.pdf](#)

- 3.B. An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-1 Single Family Residential District the following parcels; approximately 15.925 acres of land within that certain 328.55 acre tract of land situated in the Florentine Lara Survey No. 123, Abstract No. 225, Kerr County, Texas, and approximately 0.651 acre out of Lot 61 of The Heights of Kerrville Subdivision, Kerr County, Texas, and approximately 0.274 acre for Right-of-Way for Coronado Drive; and to change the zoning on approximately 1.499 acres of a portion of Lot 61 of The Heights of Kerrville Subdivision from RE Residential Estates to R-1 Single Family Residential; consisting of the property generally located at 700 and 701 Coronado Drive. (Case No. PZ-2021-20)

Attachments:

[PZ-2021-20\\_Location Map.pdf](#)

[PZ-2021-20\\_Cibola Trails Annexation & Zoning Exhibit\\_2021.08.23.pdf](#)

[2021-045\\_Preliminary Site Plan.pdf](#)

### **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**



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

---

**SUBJECT:** Approval of the minutes from the August 5, 2021 regular meeting.

**AGENDA DATE OF:** September 2,  
2021

**DATE SUBMITTED:**

**SUBMITTED BY:** Steve Melander

**EXHIBITS:**

---

|                                  |                                                     |                         |                        |
|----------------------------------|-----------------------------------------------------|-------------------------|------------------------|
| <b>Expenditure<br/>Required:</b> | <b>Remaining Budget<br/>Balance in<br/>Account:</b> | <b>Amount Budgeted:</b> | <b>Account Number:</b> |
|----------------------------------|-----------------------------------------------------|-------------------------|------------------------|

**PAYMENT TO BE MADE TO:**

---

**Kerrville 2050 Item?**

**Key Priority Area**

**Guiding Principle**

**Action Item**

---

**SUMMARY STATEMENT:**

**RECOMMENDED ACTION:**

Approve or approve with changes.



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

---

**SUBJECT:** Final Plat, Riverside Place (Case 2021-056)

**AGENDA DATE OF:** September 2,  
2021

**DATE SUBMITTED:**

**SUBMITTED BY:** Steve Melander

**EXHIBITS:** [2021-056\\_Proposed Plat.pdf](#)  
[2021-056\\_Conditions\\_Riverside Place.pdf](#)

---

|                                  |                                                     |                         |                        |
|----------------------------------|-----------------------------------------------------|-------------------------|------------------------|
| <b>Expenditure<br/>Required:</b> | <b>Remaining Budget<br/>Balance in<br/>Account:</b> | <b>Amount Budgeted:</b> | <b>Account Number:</b> |
|----------------------------------|-----------------------------------------------------|-------------------------|------------------------|

**PAYMENT TO BE MADE TO:**

---

**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

---

**SUMMARY STATEMENT:**

A final plat of Riverside Place, a subdivision containing 0.08 acre of land, more or less, out of Samuel Wallace Survey No. 112, Abstract No. 360, in the City of Kerrville, Kerr County, Texas; and generally located at 3135 Memorial Blvd.

**RECOMMENDED ACTION:**

Approve Final Plat



STATE OF TEXAS §  
COUNTY OF KERR §  
That I hereby certify that A&D Properties #2 is the owner of the land shown and platted hereon for subdivision, that it hereby adopts this plat of subdivision, establishes the minimum building restriction lines, and dedicates all easements for purposes noted.

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, 2021

Owner: A&D Properties #2  
By: Harvey Brinkman

STATE OF TEXAS §  
COUNTY OF KERR §

BEFORE ME, the undersigned authority, on this day personally appeared Harvey Brinkman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office and

Dated this \_\_\_\_ day of \_\_\_\_\_, 2021

Notary Public for the State of Texas

I certify that this subdivision plat meets the City Master Grid System regarding street names and addresses assigned by the City of Kerrville Planning Division.

\_\_\_\_\_, 2021  
Drew Paxton  
Planning Director

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Kerrville, Texas, and that it has been approved for recording in the office of the County Clerk.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2021

Drew Paxton  
Planning Director

I hereby certify that the subdivision platted hereon is existing in an acceptable manner according to the City of Kerrville Standard Specifications.

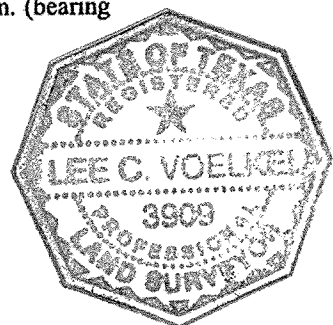
Dated this \_\_\_\_ day of \_\_\_\_\_, 2021

Kyle Burow  
City Engineer

I hereby certify that this plat is an accurate representation of the property shown and described hereon as determined by a survey made on the ground under my direction and supervision, and that all property corners are as shown. (bearing basis = True north based on GPS observations)

Dated this 26<sup>th</sup> day of July, 2021

Lee C. Voelkel  
Registered Professional Land Survey No. 3909  
County Surveyor for Kerr County



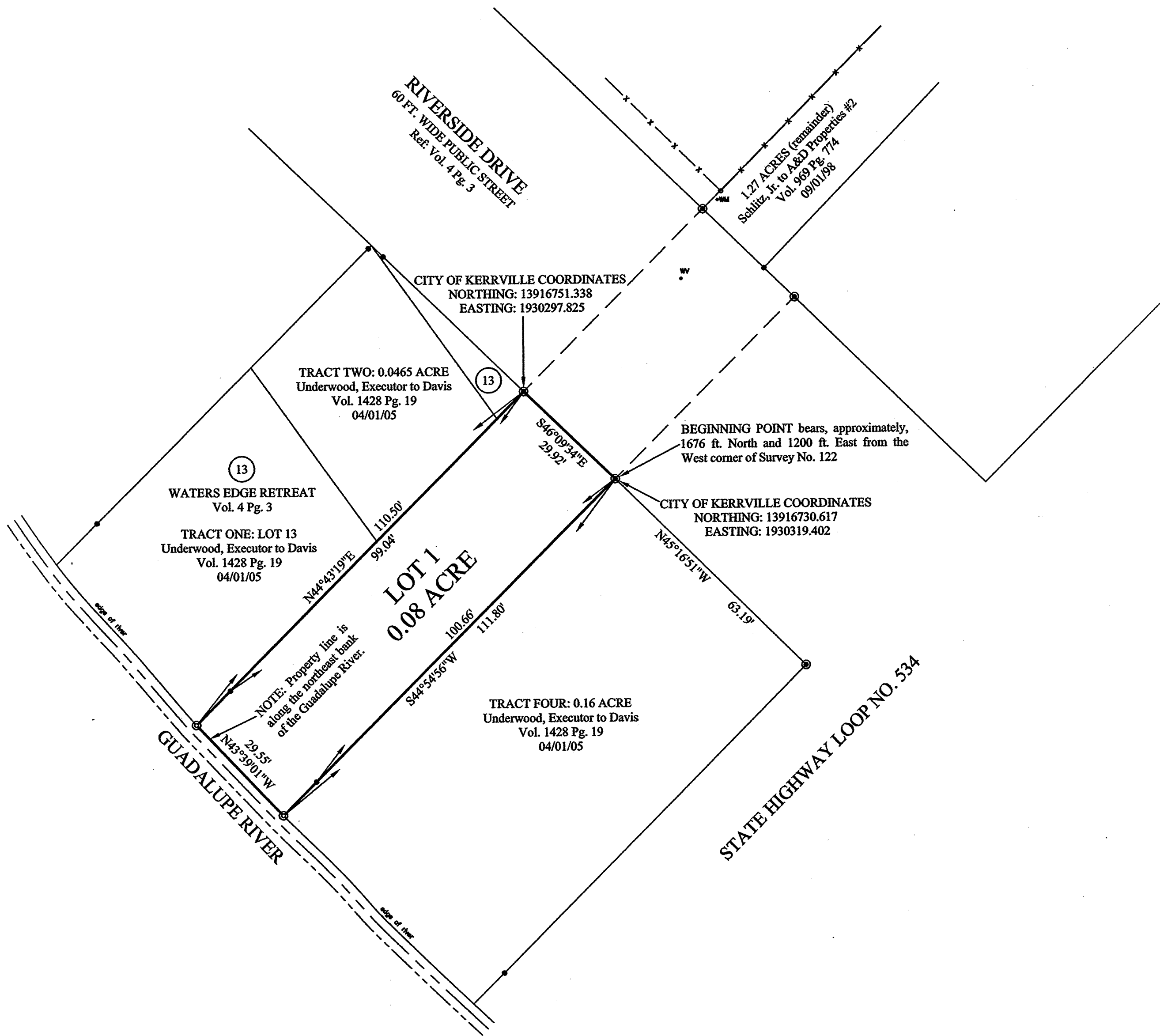
In accordance with Art. 10-IV-2 of the Code Ordinances of the City of Kerrville, Texas, and in consideration of the approval of this Plat of Riverside Place, A&D Properties #2 hereby waives any and all claims for damages against the City of Kerrville, Kerr County, Texas occasioned by the establishment of grades of the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the above named subdivision.

Owner: A&D Properties #2  
By: Harvey Brinkman

Date

#### GENERAL NOTES

1. THIS PROPERTY IS LOCATED IN THE KERRVILLE INDEPENDENT SCHOOL DISTRICT.
2. THE LAND PLATTED HEREON IS LOCATED IN ZONE "AE"/FLOODWAY AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48265C0490F, DATED MARCH 3, 2011
3. THE RECTANGULAR COORDINATES SHOWN HEREON WERE CALCULATED USING THE CITY OF KERRVILLE COORDINATE SYSTEM. THESE COORDINATES ARE FOR THE CITY OF KERRVILLE MAPPING PURPOSES ONLY AND ARE NOT TO BE USED TO REPLACE MISSING CORNERS ON THE GROUND.
4. CITY OF KERRVILLE PLAT FILE NO. \_\_\_\_\_

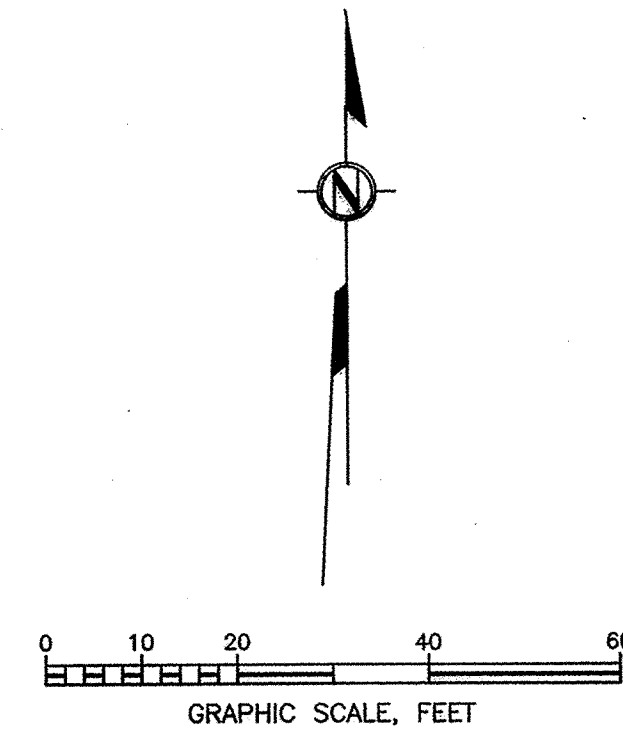


FILE NO.



VICINITY MAP

N.T.S.



SCALE: 1" = 20'

#### LEGEND

- FENCEPOST
- FOUND 1/2" IRON STAKE
- ⊙ UNMARKED POINT
- ⊙ FOUND 1/2" IRON PIPE
- X- FENCE LINE
- WM WATER METER
- WV WATER VALVE

## RIVERSIDE PLACE

A SUBDIVISION CONTAINING 0.08 ACRE OF LAND, MORE OR LESS, OUT OF SAMUEL WALLACE SURVEY NO. 112, ABSTRACT NO. 360 IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS; PART OF A CERTAIN 1.27 ACRE TRACT CONVEYED FROM DONALD ALAN SCHLITZ, JR. TO A&D PROPERTIES #2 BY AN ASSUMPTION WARRANTY DEED WITH VENDOR'S LIEN EXECUTED THE 1ST DAY OF SEPTEMBER, 1998 AND RECORDED IN VOLUME 969 AT PAGE 774 OF THE REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS

JUNE 2021

|                                                                                                                                   |                     |
|-----------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>VOELKEL</b><br>LAND SURVEYING, PLLC<br>212 CLAY STREET, KERRVILLE, TEXAS 78028 830-257-3313<br>FIRM REGISTRATION NO. 100528-00 | DATE: June 21, 2021 |
|                                                                                                                                   | JOB No: V-6537      |
|                                                                                                                                   | BY: VCV             |
|                                                                                                                                   | SHEET 1 OF 1        |

## **Riverside Place Final Plat Case 2021-056**

### **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. (Subdivision Code Art. 10-IV-2, Sec. B)



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

---

**SUBJECT:** Preliminary Plat, Brinks Crossing (Case 2021-057)

**AGENDA DATE OF:** September 2,  
2021

**DATE SUBMITTED:**

**SUBMITTED BY:** Steve Melander

**EXHIBITS:** [2021-057\\_Prelim Plat - Brinks Crossing\\_low res.pdf](#)  
[2021-057\\_Prelim Site Plan\\_Brinks Crossing\\_low res.pdf](#)  
[2021-057\\_Site Survey.pdf](#)

---

|                                  |                                                     |                         |                        |
|----------------------------------|-----------------------------------------------------|-------------------------|------------------------|
| <b>Expenditure<br/>Required:</b> | <b>Remaining Budget<br/>Balance in<br/>Account:</b> | <b>Amount Budgeted:</b> | <b>Account Number:</b> |
|----------------------------------|-----------------------------------------------------|-------------------------|------------------------|

**PAYMENT TO BE MADE TO:**

---

**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

---

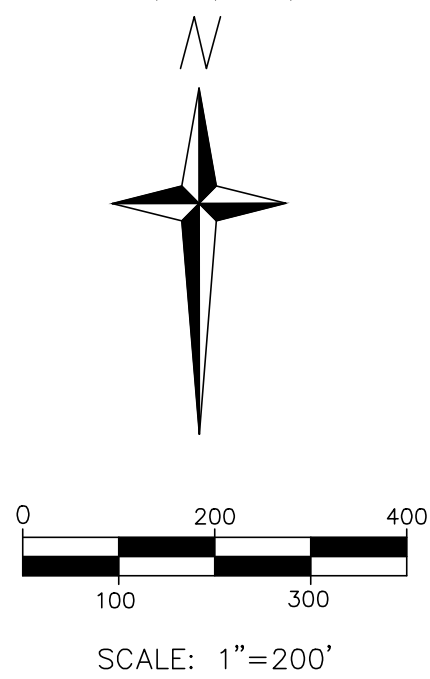
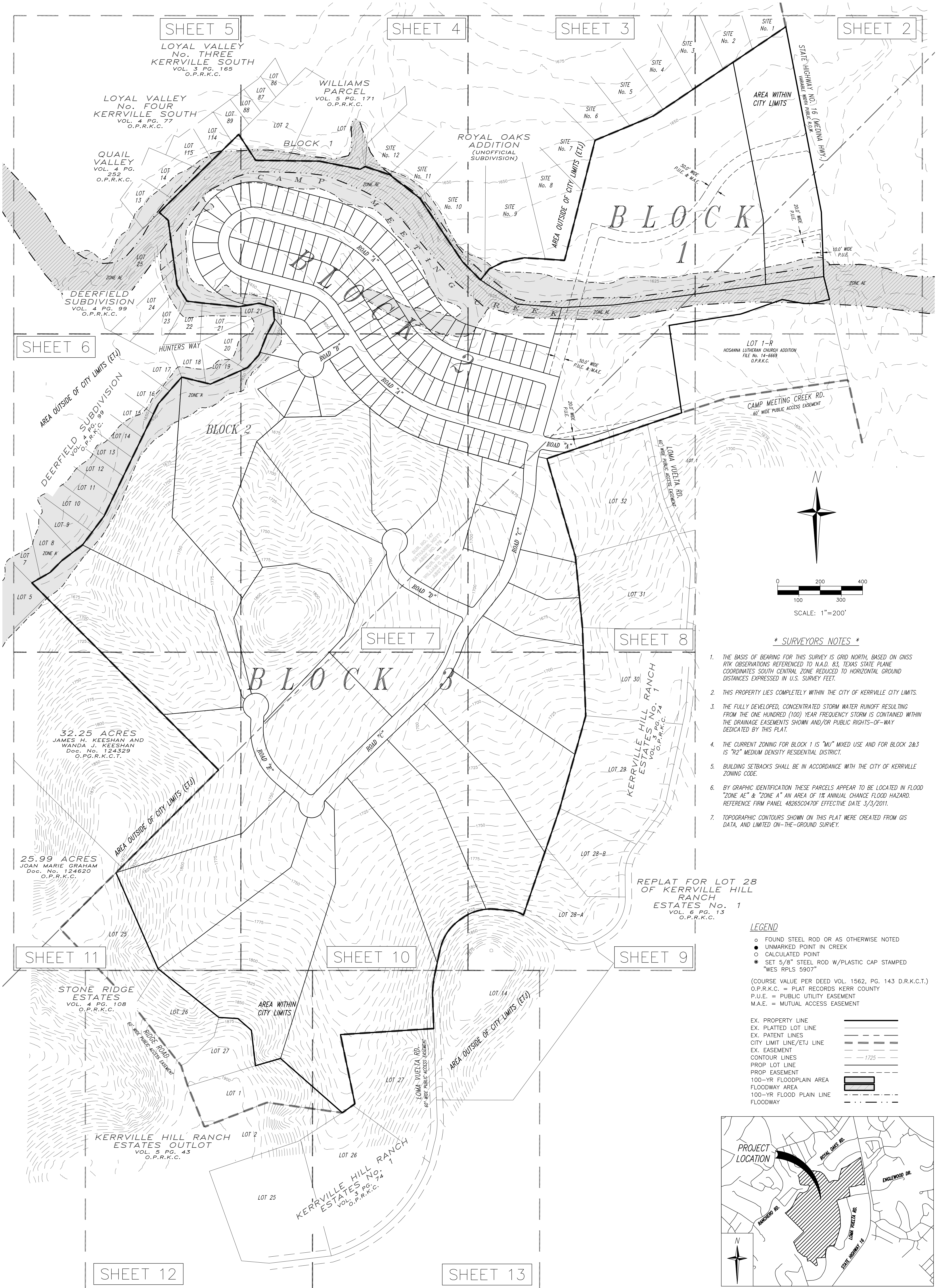
**SUMMARY STATEMENT:**

A preliminary plat of Brinks Crossing, being 203.35 acres out of the William C. Francis Survey No. 16, Abstract No. 137 and the Nathaniel Hoyt Survey No. 147, Abstract No. 178, also being part of that same certain tract called 328.0119 acres described in conveyance document to LDB Corporation, recorded in Volume 1149, Page 213 of official public records of Kerr County, Texas; and generally located at 136 Camp Meeting Road.

**RECOMMENDED ACTION:**

Approve Preliminary Plat





**\* SURVEYORS NOTES \***

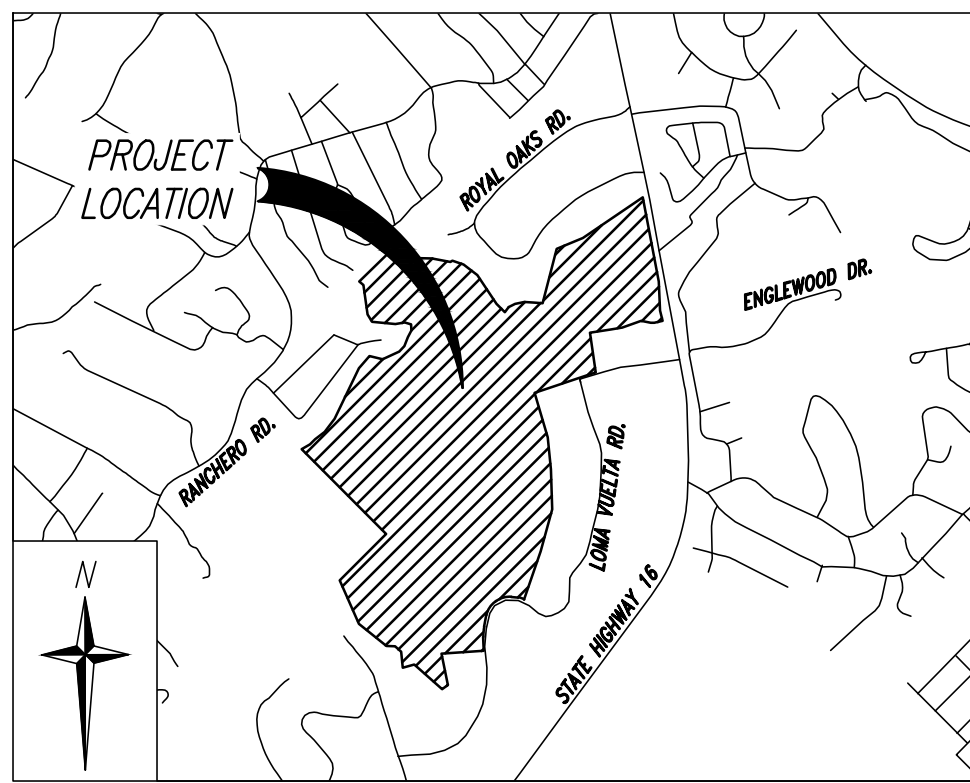
1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED ON GNSS RTK OBSERVATIONS REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE REDUCED TO HORIZONTAL GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET.
2. THIS PROPERTY LIES COMPLETELY WITHIN THE CITY OF KERRVILLE CITY LIMITS.
3. 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.
4. THE CURRENT ZONING FOR BLOCK 1 IS "MU" MIXED USE AND FOR BLOCK 2&3 IS "R2" MEDIUM DENSITY RESIDENTIAL DISTRICT.
5. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KERRVILLE ZONING CODE.
6. BY GRAPHIC IDENTIFICATION THESE PARCELS APPEAR TO BE LOCATED IN FLOOD "ZONE AE" & "ZONE A" AN AREA OF 1% ANNUAL CHANCE FLOOD HAZARD. REFERENCE FIRM PANEL 48265C0470F EFFECTIVE DATE 3/3/2011.
7. TOPOGRAPHIC CONTOURS SHOWN ON THIS PLAT WERE CREATED FROM GIS DATA, AND LIMITED ON-THE-GROUND SURVEY.

**LEGEND**

- FOUND STEEL ROD OR AS OTHERWISE NOTED
- UNMARKED POINT IN CREEK
- CALCULATED POINT
- SET 5/8" STEEL ROD W/PLASTIC CAP STAMPED "WES RPLS 5907"

(COURSE VALUE PER DEED VOL. 1562, PG. 143 D.R.K.C.T.)  
O.P.R.K.C. = PLAT RECORDS KERR COUNTY  
P.U.E. = PUBLIC UTILITY EASEMENT  
M.A.E. = MUTUAL ACCESS EASEMENT

- |                          |           |
|--------------------------|-----------|
| EX. PROPERTY LINE        | —————     |
| EX. PLATTED LOT LINE     | —————     |
| EX. PATENT LINES         | —————     |
| CITY LIMIT LINE/ETJ LINE | - - - - - |
| EX. EASEMENT             | —————     |
| CONTOUR LINES            | —————     |
| PROP LOT LINE            | —————     |
| PROP EASEMENT            | —————     |
| 100-YR FLOODPLAIN AREA   | —————     |
| FLOODWAY AREA            | —————     |
| 100-YR FLOOD PLAIN LINE  | —————     |
| FLOODWAY                 | —————     |



VICINITY MAP

1"=200'

SOURCE: TXDOT GIS

PRELIMINARY PLAT OF

**BRINKS CROSSING**

**\* 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 23RD DAY OF JULY 2021

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

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

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

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

**WELLBORN**  
ENGINEERING &  
SURVEYING

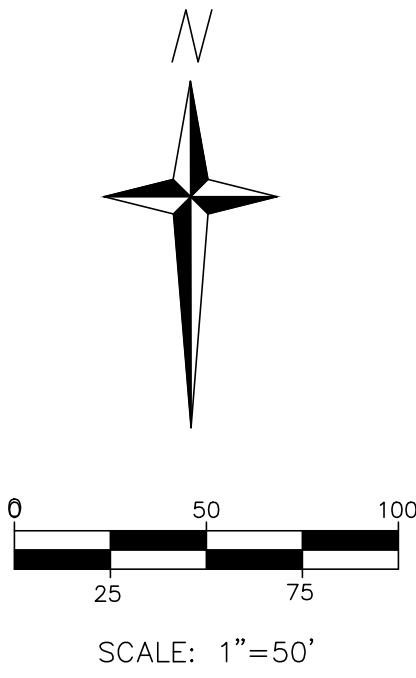
|                                                                 |                     |                                                             |                  |                      |
|-----------------------------------------------------------------|---------------------|-------------------------------------------------------------|------------------|----------------------|
| 631 WATER STREET<br>KERRVILLE, TX 78028<br>830-217-7100         |                     | wellbornengineering.com<br>FIRM# 10194410<br>T.B.P.G.E.L.S. |                  |                      |
| PROJECT:<br>WES: 21-057                                         | SCALE:<br>1" = 200' | FIELD:<br>J5/CM                                             | DRAFTING:<br>JSM | CHECKED:<br>RSM      |
| LAST FIELD VISIT: 07.21.2021<br>LAST DRAFT REVISION: 07.23.2021 |                     |                                                             |                  | SHEET NO.<br>1 of 13 |



SEE SHEET 3

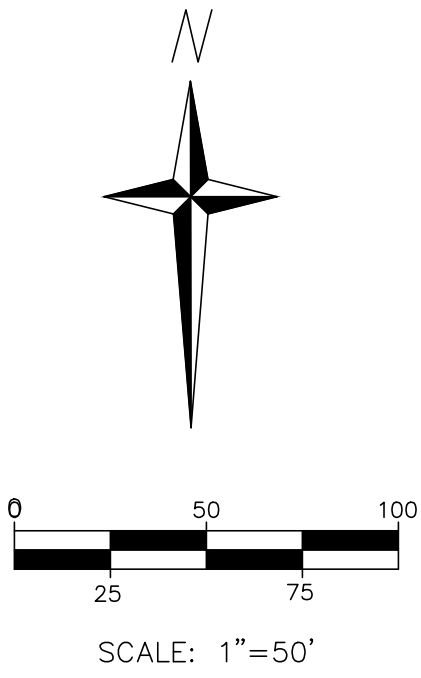


| Curve Table |        |        |           |                 |              |
|-------------|--------|--------|-----------|-----------------|--------------|
| Curve #     | Length | Radius | Delta     | Chord Direction | Chord Length |
| C1          | 338.13 | 425.00 | 45°35'04" | S55°36'21"W     | 329.28       |
| C2          | 202.04 | 375.00 | 30°52'10" | S48°14'54"W     | 199.61       |
| C3          | 477.32 | 375.00 | 72°55'44" | N69°16'41"E     | 445.74       |
| C4          | 540.96 | 425.00 | 72°55'44" | N69°16'41"E     | 505.17       |





| Curve Table |        |        |           |                 |              |
|-------------|--------|--------|-----------|-----------------|--------------|
| Curve #     | Length | Radius | Delta     | Chord Direction | Chord Length |
| C3          | 477.32 | 375.00 | 72°55'44" | N69°16'41"E     | 445.74       |
| C4          | 540.96 | 425.00 | 72°55'44" | N69°16'41"E     | 505.17       |
| C5          | 23.56  | 15.00  | 90°00'00" | S60°44'33"W     | 21.21        |
| C6          | 185.73 | 255.00 | 41°43'52" | S53°23'31"E     | 181.65       |



SEE SHEET 4

SEE SHEET 2



SEE SHEET 8

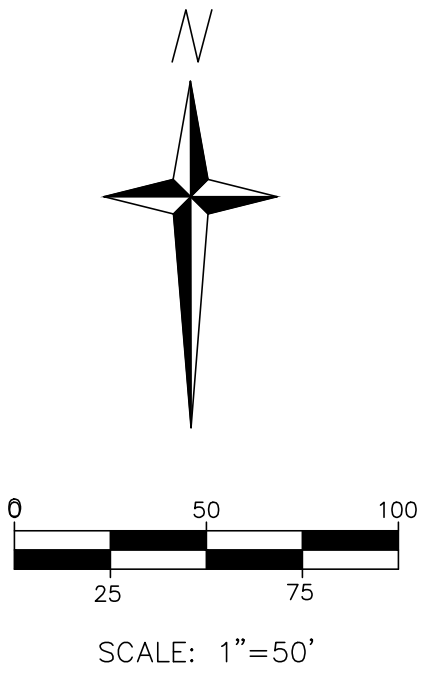


SEE SHEET 5

SEE SHEET 3

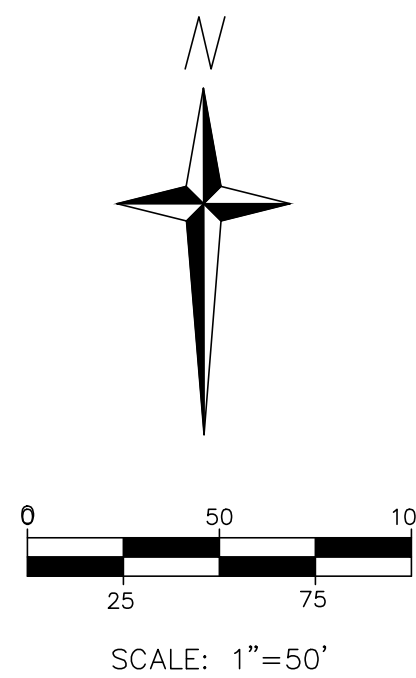
SEE SHEET 7

| Curve Table |        |        |            |                 |              |
|-------------|--------|--------|------------|-----------------|--------------|
| Curve #     | Length | Radius | Delta      | Chord Direction | Chord Length |
| C6          | 185.73 | 255.00 | 41°43'52"  | S53°23'31"E     | 181.65       |
| C7          | 273.13 | 375.00 | 41°43'52"  | S53°23'31"E     | 267.13       |
| C8          | 309.55 | 425.00 | 41°43'52"  | S53°23'31"E     | 302.75       |
| C9          | 480.36 | 645.00 | 42°40'15"  | N53°51'43"W     | 469.34       |
| C10         | 390.99 | 525.00 | 42°40'15"  | S53°51'43"E     | 382.02       |
| C11         | 353.75 | 475.00 | 42°40'15"  | S53°51'43"E     | 345.63       |
| C12         | 264.38 | 355.00 | 42°40'15"  | N53°51'43"W     | 258.32       |
| C13         | 175.01 | 235.00 | 42°40'15"  | N53°51'43"W     | 171.00       |
| C14         | 137.78 | 185.00 | 42°40'15"  | N53°51'43"W     | 134.62       |
| C15         | 48.41  | 65.00  | 42°40'15"  | N53°51'43"W     | 47.30        |
| C16         | 911.06 | 290.00 | 180°00'00" | S14°48'10"W     | 580.00       |
| C17         | 534.07 | 170.00 | 180°00'00" | N14°48'10"E     | 340.00       |
| C18         | 376.99 | 120.00 | 180°00'00" | N14°48'10"E     | 240.00       |



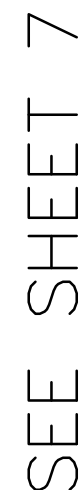


| Curve Table |        |        |            |                 |              |
|-------------|--------|--------|------------|-----------------|--------------|
| Curve #     | Length | Radius | Delta      | Chord Direction | Chord Length |
| <b>C16</b>  | 911.06 | 290.00 | 180°00'00" | S14°48'10"W     | 580.00       |
| <b>C17</b>  | 534.07 | 170.00 | 180°00'00" | N14°48'10"E     | 340.00       |
| <b>C18</b>  | 376.99 | 120.00 | 180°00'00" | N14°48'10"E     | 240.00       |



SEE SHEET 6





SEE SHEET 11

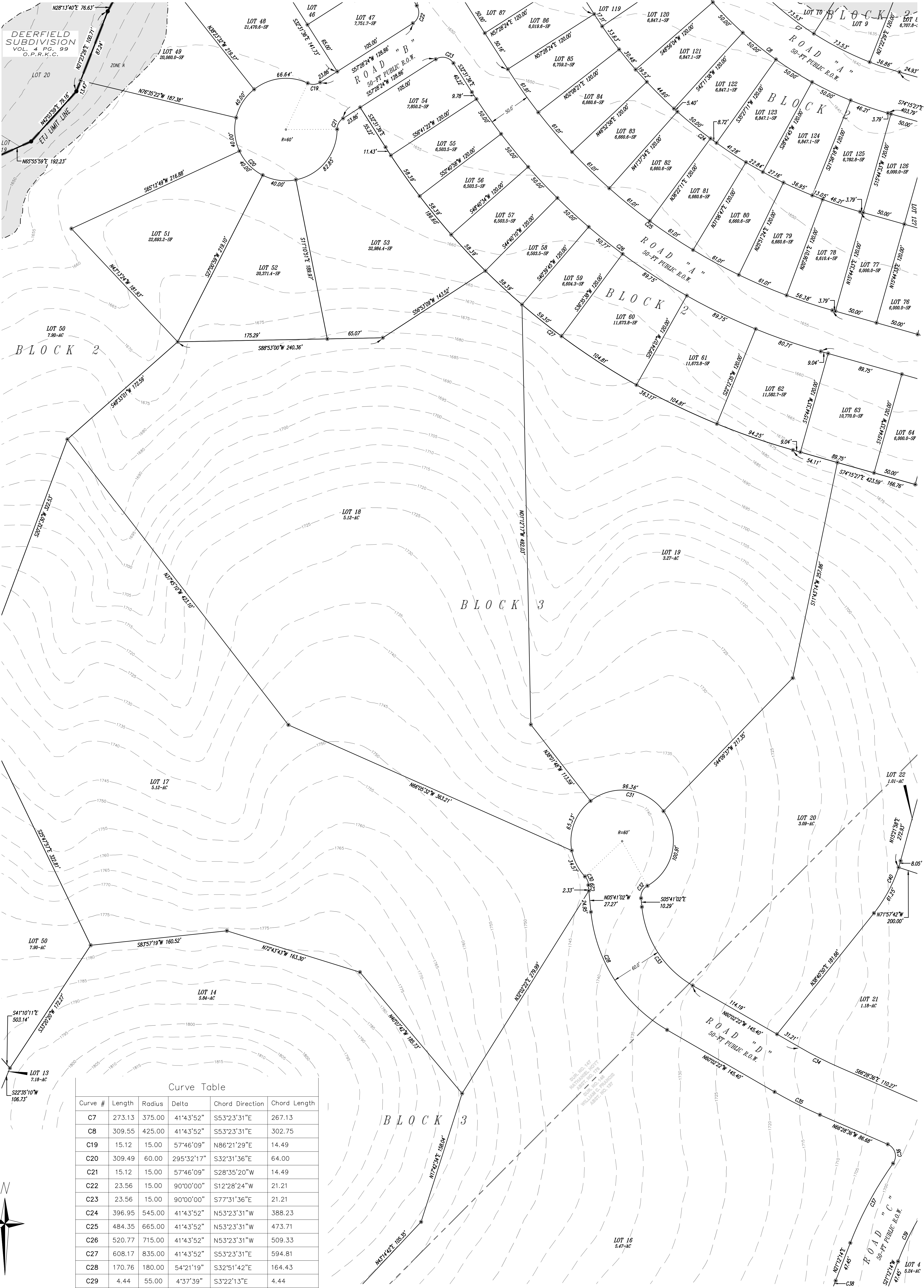
|                                                                                       |                                 |          |                         |           |
|---------------------------------------------------------------------------------------|---------------------------------|----------|-------------------------|-----------|
|  | 631 WATER STREET                |          | wellbornengineering.com |           |
|                                                                                       | KERRVILLE, TX 76028             |          | FIRM# 10194410          |           |
|                                                                                       | 830-217-7100                    |          | T.B.P.G.L.S.            |           |
| <b>WELLBORN</b><br><b>ENGINEERING &amp;<br/>SURVEYING</b>                             | PROJECT:                        | SCALE:   | FIELD:                  | CHECKED:  |
|                                                                                       | WES: 21-057                     | 1" = 50' | JDM/C                   | JSM       |
|                                                                                       | LAST FIELD VISIT: 07.21.2021    |          |                         | SHEET NO. |
|                                                                                       | LAST DRAFT REVISION: 07.23.2021 |          |                         | 6 of 13   |



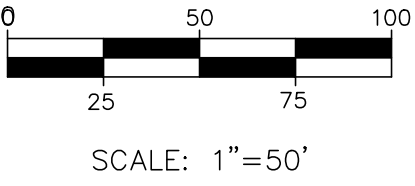
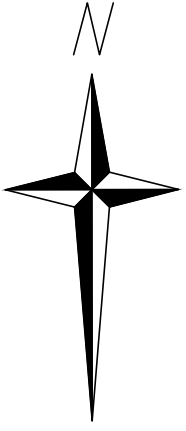
SEE SHEET 6

SEE SHEET 80

SEE SHEET 10



| Curve # | Length | Radius | Delta      | Chord Direction | Chord Length |
|---------|--------|--------|------------|-----------------|--------------|
| C7      | 273.13 | 375.00 | 41°43'52"  | S53°23'31"E     | 267.13       |
| C8      | 309.55 | 425.00 | 41°43'52"  | S53°23'31"E     | 302.75       |
| C19     | 15.12  | 15.00  | 57°46'09"  | N86°21'29"E     | 14.49        |
| C20     | 309.49 | 60.00  | 295°32'17" | S32°31'36"E     | 64.00        |
| C21     | 15.12  | 15.00  | 57°46'09"  | S28°35'20"W     | 14.49        |
| C22     | 23.56  | 15.00  | 90°00'24"  | S12°28'24"W     | 21.21        |
| C23     | 23.56  | 15.00  | 90°00'00"  | S77°31'36"E     | 21.21        |
| C24     | 396.95 | 545.00 | 41°43'52"  | N53°23'31"W     | 388.23       |
| C25     | 484.35 | 665.00 | 41°43'52"  | N53°23'31"W     | 473.71       |
| C26     | 520.77 | 715.00 | 41°43'52"  | N53°23'31"W     | 509.33       |
| C27     | 608.17 | 835.00 | 41°43'52"  | S53°23'31"E     | 594.81       |
| C28     | 170.76 | 180.00 | 54°21'19"  | S32°51'42"E     | 164.43       |
| C29     | 4.44   | 55.00  | 4°37'39"   | S3°22'13"E      | 4.44         |
| C30     | 11.09  | 15.00  | 42°22'07"  | S22°14'27"E     | 10.84        |
| C31     | 297.17 | 60.00  | 283°46'35" | N81°32'13"W     | 74.06        |
| C32     | 17.29  | 15.00  | 66°02'07"  | N27°20'01"E     | 16.35        |
| C33     | 113.84 | 120.00 | 54°21'19"  | N32°51'42"W     | 109.62       |
| C34     | 52.81  | 470.00 | 6°26'14"   | N63°15'29"W     | 52.78        |
| C35     | 59.55  | 530.00 | 6°26'14"   | S63°15'29"E     | 59.52        |
| C36     | 26.65  | 15.00  | 101°48'19" | S15°34'27"E     | 23.28        |
| C37     | 106.00 | 430.00 | 14°07'28"  | S28°15'59"W     | 105.74       |
| C38     | 205.34 | 470.00 | 25°01'57"  | S33°43'13"W     | 203.71       |
| C39     | 112.86 | 370.00 | 17°28'36"  | N29°56'32"E     | 112.42       |

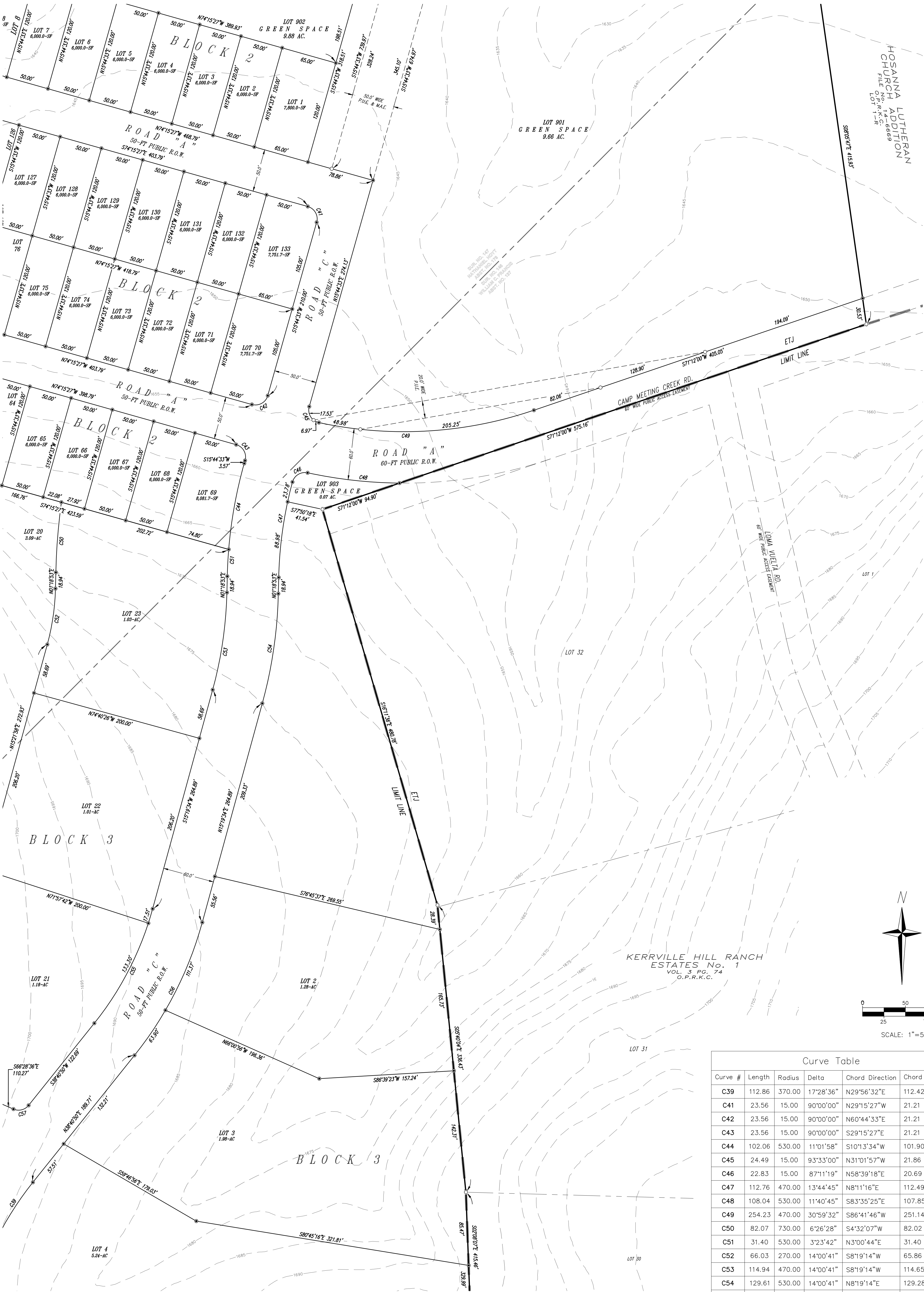




SEE SHEET 3

SEE SHEET 7

SEE SHEET 9



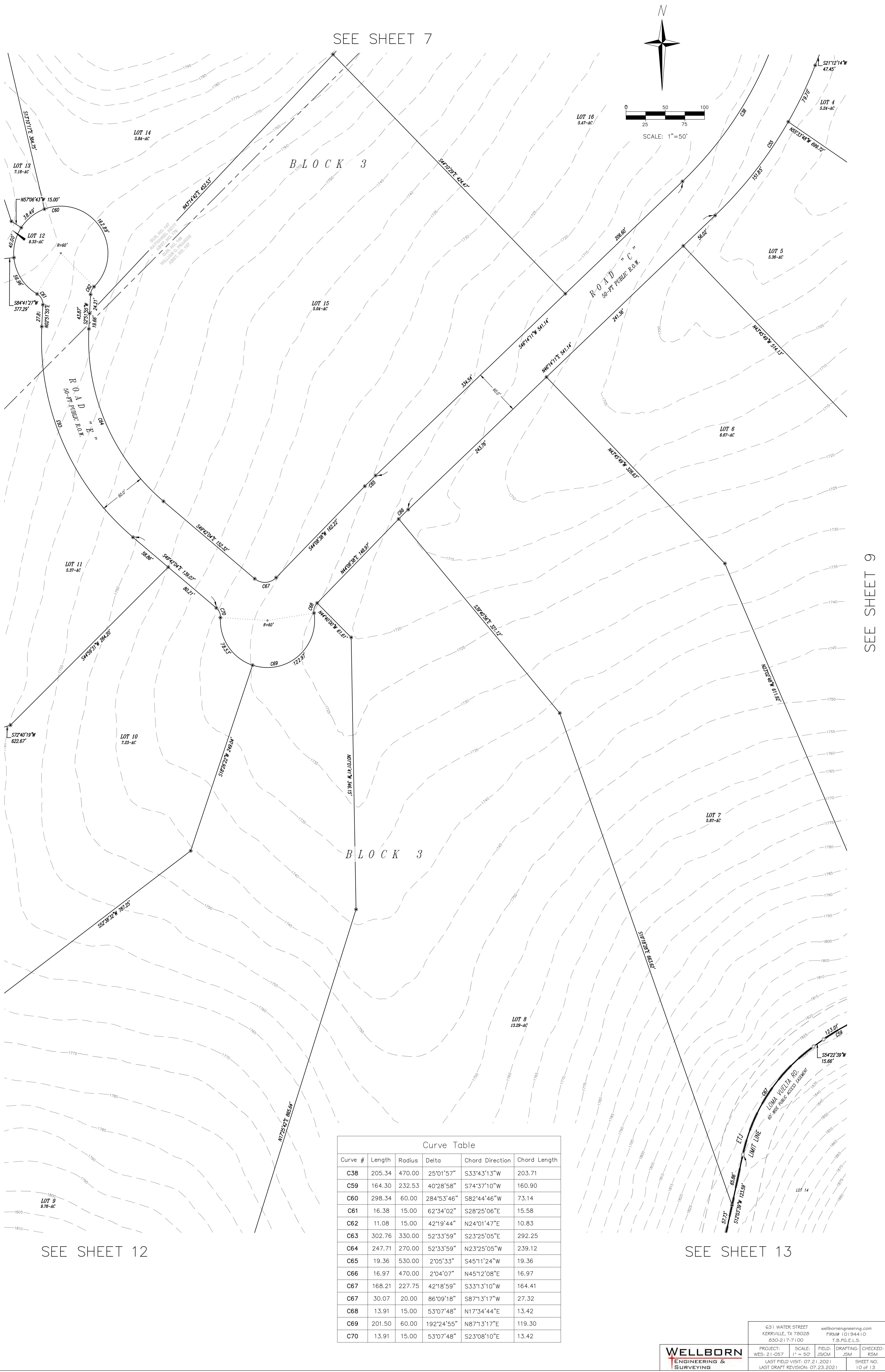
| Curve Table |        |        |           |                 |              |
|-------------|--------|--------|-----------|-----------------|--------------|
| Curve #     | Length | Radius | Delta     | Chord Direction | Chord Length |
| C39         | 112.86 | 370.00 | 17°28'36" | N29°56'32"E     | 112.42       |
| C41         | 23.56  | 15.00  | 90°00'00" | N29°15'27"W     | 21.21        |
| C42         | 23.56  | 15.00  | 90°00'00" | N60°44'33"E     | 21.21        |
| C43         | 23.56  | 15.00  | 90°00'00" | S29°15'27"E     | 21.21        |
| C44         | 102.06 | 530.00 | 11°01'58" | S10°13'34"W     | 101.90       |
| C45         | 24.49  | 15.00  | 93°33'00" | N31°01'57"W     | 21.86        |
| C46         | 22.83  | 15.00  | 87°11'19" | N58°39'18"E     | 20.69        |
| C47         | 112.76 | 470.00 | 13°44'45" | N8°11'16"E      | 112.49       |
| C48         | 108.04 | 530.00 | 11°40'45" | S83°35'25"E     | 107.85       |
| C49         | 254.23 | 470.00 | 30°59'32" | S86°41'46"W     | 251.14       |
| C50         | 82.07  | 730.00 | 6°26'28"  | S4°32'07"W      | 82.02        |
| C51         | 31.40  | 530.00 | 3°23'42"  | N3°00'44"E      | 31.40        |
| C52         | 66.03  | 270.00 | 14°00'41" | S8°19'14"W      | 65.86        |
| C53         | 114.94 | 470.00 | 14°00'41" | S8°19'14"W      | 114.65       |
| C54         | 129.61 | 530.00 | 14°00'41" | N8°19'14"E      | 129.28       |
| C55         | 150.82 | 370.00 | 23°21'17" | S27°00'12"W     | 149.78       |
| C56         | 175.27 | 430.00 | 23°21'17" | N27°00'12"E     | 174.06       |
| C57         | 19.59  | 15.00  | 74°50'33" | S76°06'07"W     | 18.23        |





| Curve Table |        |        |           |                 |              |
|-------------|--------|--------|-----------|-----------------|--------------|
| Curve #     | Length | Radius | Delta     | Chord Direction | Chord Length |
| <b>C58</b>  | 64.56  | 121.67 | 30°24'16" | N69°56'09"W     | 63.81        |
| <b>C59</b>  | 164.30 | 232.53 | 40°28'58" | S74°37'10"W     | 160.90       |

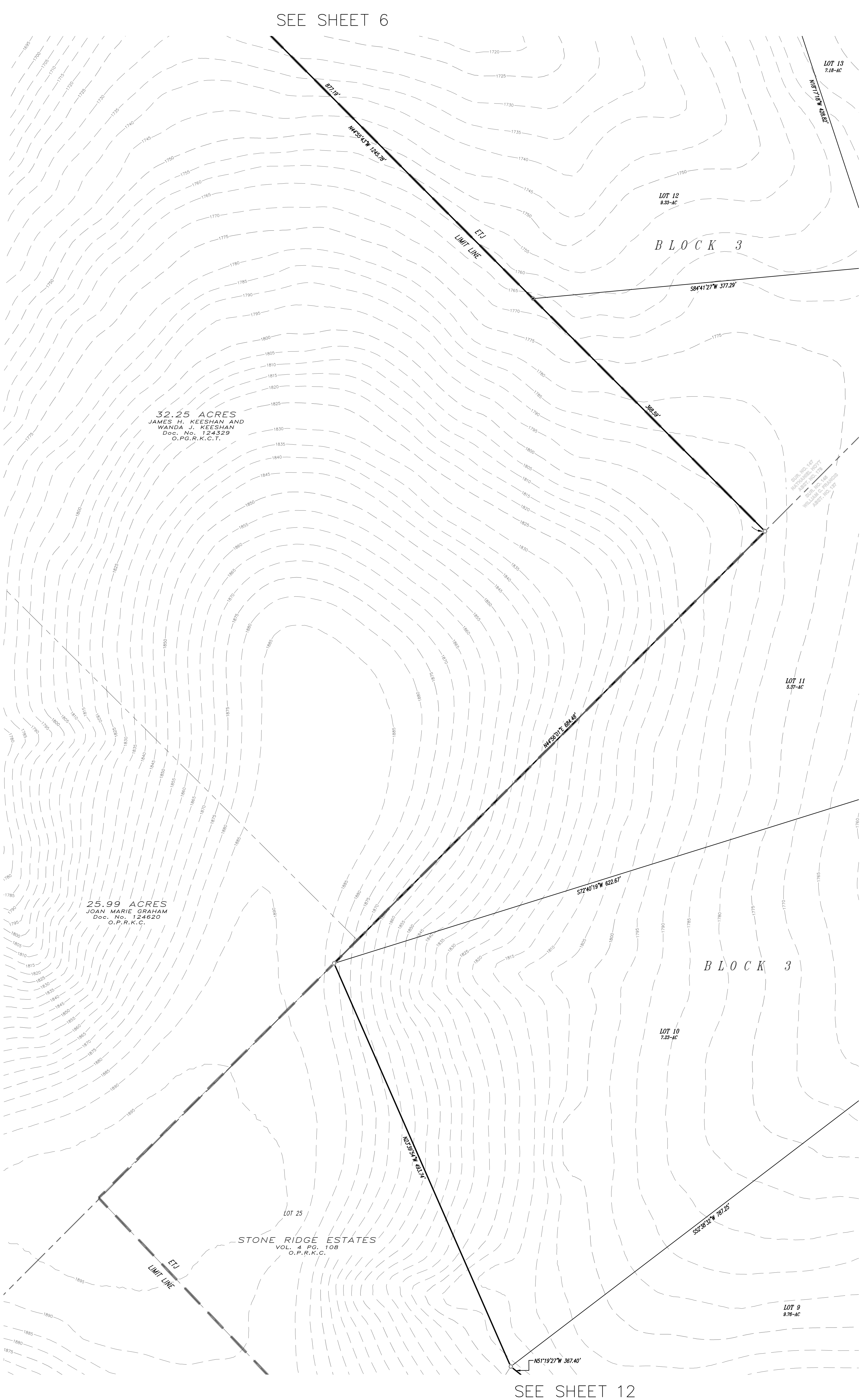
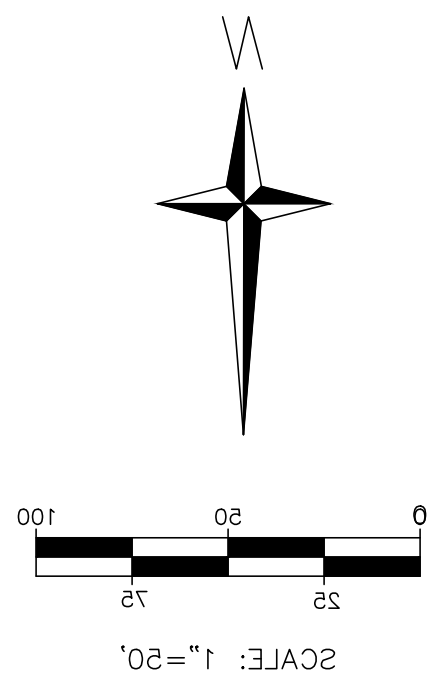




SEE SHEET 13

| Curve # | Length | Radius | Delta      | Chord Direction | Chord Length |
|---------|--------|--------|------------|-----------------|--------------|
| C38     | 205.34 | 470.00 | 25°01'57"  | S33°43'13"W     | 203.71       |
| C59     | 164.30 | 232.53 | 40°28'58"  | S74°37'10"W     | 160.90       |
| C60     | 298.34 | 60.00  | 284°53'46" | S82°44'46"W     | 73.14        |
| C61     | 16.38  | 15.00  | 62°34'02"  | S28°25'06"E     | 15.58        |
| C62     | 11.08  | 15.00  | 42°19'44"  | N24°01'47"E     | 10.83        |
| C63     | 302.76 | 330.00 | 52°33'59"  | S23°25'05"E     | 292.25       |
| C64     | 247.71 | 270.00 | 52°33'59"  | N23°25'05"W     | 239.12       |
| C65     | 19.36  | 530.00 | 2°05'33"   | S45°11'24"W     | 19.36        |
| C66     | 16.97  | 470.00 | 2°04'07"   | N45°12'08"E     | 16.97        |
| C67     | 168.21 | 227.75 | 42°18'59"  | S33°13'10"W     | 164.41       |
| C67     | 30.07  | 20.00  | 86°09'18"  | S87°13'17"W     | 27.32        |
| C68     | 13.91  | 15.00  | 53°07'48"  | N17°34'44"E     | 13.42        |
| C69     | 201.50 | 60.00  | 192°24'55" | N87°13'17"E     | 119.30       |
| C70     | 13.91  | 15.00  | 53°07'48"  | S23°08'10"E     | 13.42        |





SEE SHEET 6

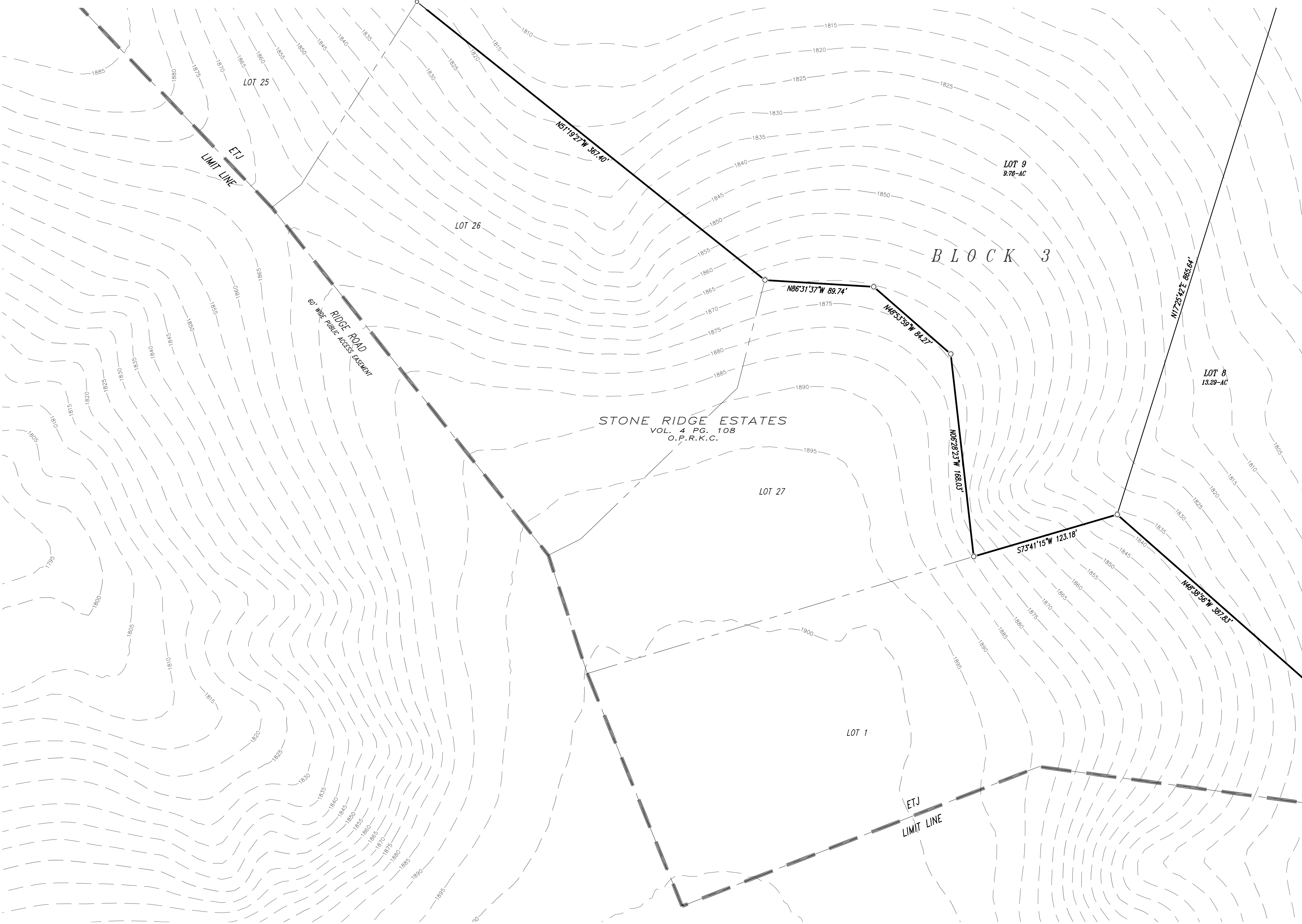
SEE SHEET 10

SEE SHEET 12

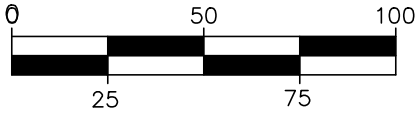
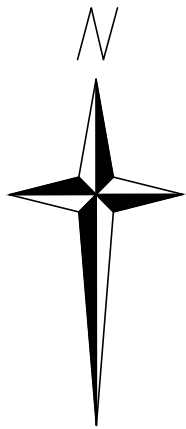


SEE SHEET 11

SEE SHEET 10



SEE SHEET 13



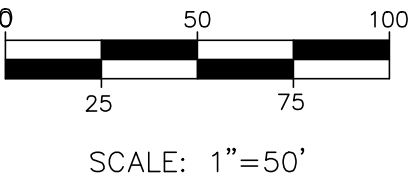
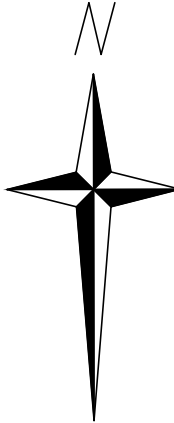
SCALE: 1"=50'



SEE SHEET 10

SEE SHEET 9

SEE SHEET 12



SCALE: 1"=50'

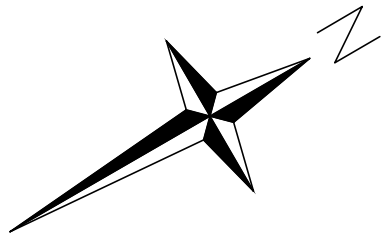
| Curve Table |        |        |           |                 |              |
|-------------|--------|--------|-----------|-----------------|--------------|
| Curve #     | Length | Radius | Delta     | Chord Direction | Chord Length |
| C71         | 108.71 | 439.48 | 14°10'20" | S4°57'50"W      | 108.43       |





The features shown on this plan/exhibit/drawing were created from aerial photography, LIDAR data from TNRS, and/or GIS data. The existing conditions including boundary lines were not field verified for accuracy by an on-the-ground land survey. Therefore, the distances, dimensions, locations, elevations, and quantities identified on this sheet are only approximate and may not be suitable for legal, engineering, or survey purposes.

The aerial photography used for this plan/exhibit/drawing is provided to show relative approximate locations and may not be suitable for legal, engineering, or survey purposes.



631 Water Street  
Kerrville, TX 78028  
Phone: 830-217-7100  
Texas Registration No. F-7761  
[wellbornengineering.com](http://wellbornengineering.com)

This document is released for interim purposes only. It is incomplete and may not be used for regulatory approval, permit, or construction.  
Michael Wellborn, P.E.  
License # 88685

Preliminary Site Plan  
for  
Brinks at Camp Meeting Creek  
Kerrville, TX

| Revisions |            |                                       |
|-----------|------------|---------------------------------------|
| No.       | Date       | Description                           |
| 1         | 05.14.2021 | Preliminary Site Plan for City Review |
| 2         | 07.07.2021 | Preliminary Site Plan for City Review |
|           |            |                                       |
|           |            |                                       |
|           |            |                                       |
|           |            |                                       |

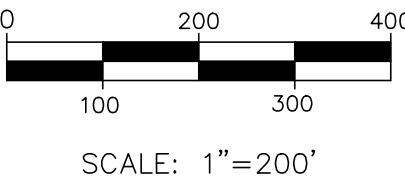
Scale  
1"=200' for 22"x34" sheets

WES Project No.  
WES-21-057

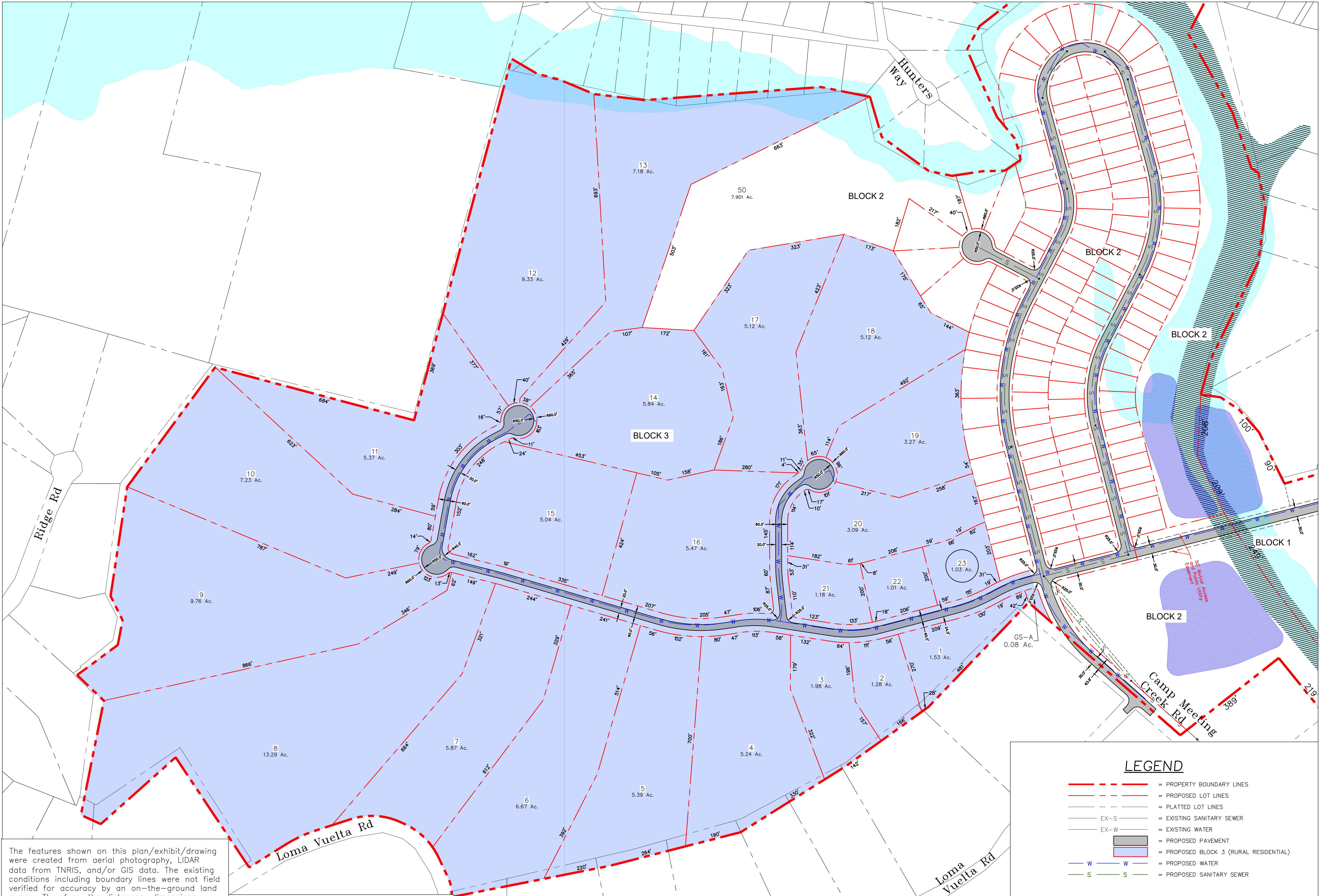
Sheet No.

PSP-1.0

- LEGEND**
- = PROPERTY BOUNDARY LINES
  - = PROPOSED LOT LINES
  - = PLATTED LOT LINES
  - EX-S = EXISTING SANITARY SEWER
  - EX-W = EXISTING WATER
  - = PROPOSED PAVEMENT
  - = PROPOSED BLOCK 1 (MIXED USE-COMMERCIAL)
  - = PROPOSED BLOCK 1 (MIXED USE-MULTIFAMILY)
  - = PROPOSED BLOCK 2 (R2)
  - = PROPOSED BLOCK 3 (RURAL RESIDENTIAL)
  - W = PROPOSED WATER
  - S = PROPOSED SANITARY SEWER

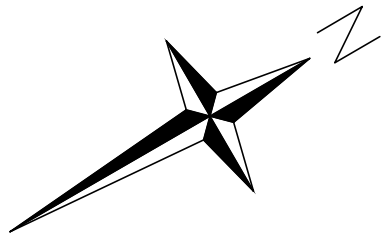






The features shown on this plan/exhibit/drawing were created from aerial photography, LIDAR data from TNIRIS, and/or GIS data. The existing conditions including boundary lines were not field verified for accuracy by an on-the-ground land survey. Therefore, the distances, dimensions, locations, elevations, and quantities identified on this sheet are only approximate and may not be suitable for legal, engineering, or survey purposes.

The aerial photography used for this plan/exhibit/drawing is provided to show relative approximate locations and may not be suitable for legal, engineering, or survey purposes.



631 Water Street  
Kerrville, TX 78028  
Phone: 830-217-7100  
Texas Registration No. F-7761  
[wellbornengineering.com](http://wellbornengineering.com)

This document is released for interim purposes only. It is incomplete and may not be used for regulatory approval, permit, or construction.  
Michael Wellborn, P.E.  
License # 88685

Preliminary Site Plan (Block 3)

Brinks at Camp Meeting Creek

Kerrville, TX

| Revisions |            | No. | Date       | Description                           |
|-----------|------------|-----|------------|---------------------------------------|
| 1         | 05.14.2021 | 1   | 07.07.2021 | Preliminary Site Plan for City Review |
|           |            | 2   |            | Preliminary Site Plan for City Review |
| 2         | 07.07.2021 | 1   |            |                                       |
|           |            | 2   |            |                                       |

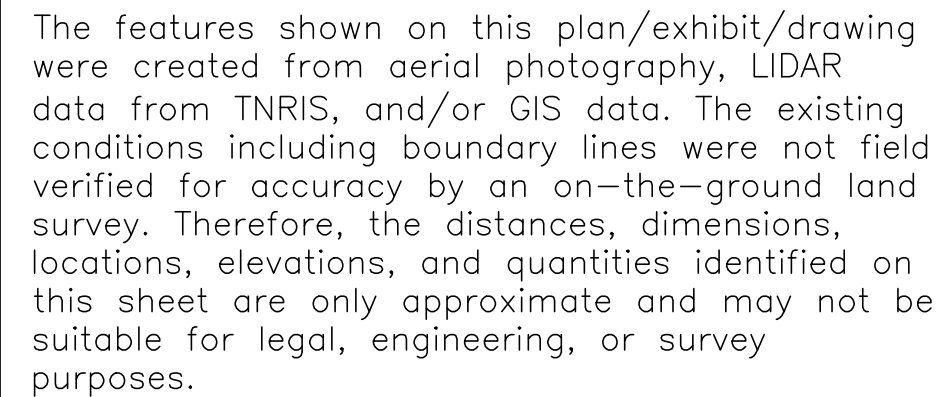
Scale  
1"=150' for 22"x34" sheets

WES Project No.  
WES-21-057

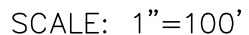
Sheet No.

PSP.1.1





The aerial photography used for this plan/exhibit/drawing is provided to show relative approximate locations and may not be suitable for legal, engineering, or survey purposes.



631 Water Street  
Kerrville, TX 78028  
Phone: 830-217-7100  
Texas Registration No. F-7761  
**wellbornengineering.com**

This document is released for interim purposes only. It is incomplete and may not be used for regulatory approval, permit, or construction.  
Michael Wellborn, P.E.  
License # 88685

## Preliminary Site Plan (Block 2)

## Brinks at Camp Meeting Creek

Kerrville, TX

| Revisions |            |                                       |
|-----------|------------|---------------------------------------|
| No.       | Date       | Description                           |
| 1         | 05.14.2021 | Preliminary Site Plan for City Review |
| 2         | 07.07.2021 | Preliminary Site Plan for City Review |
|           |            |                                       |
|           |            |                                       |
|           |            |                                       |

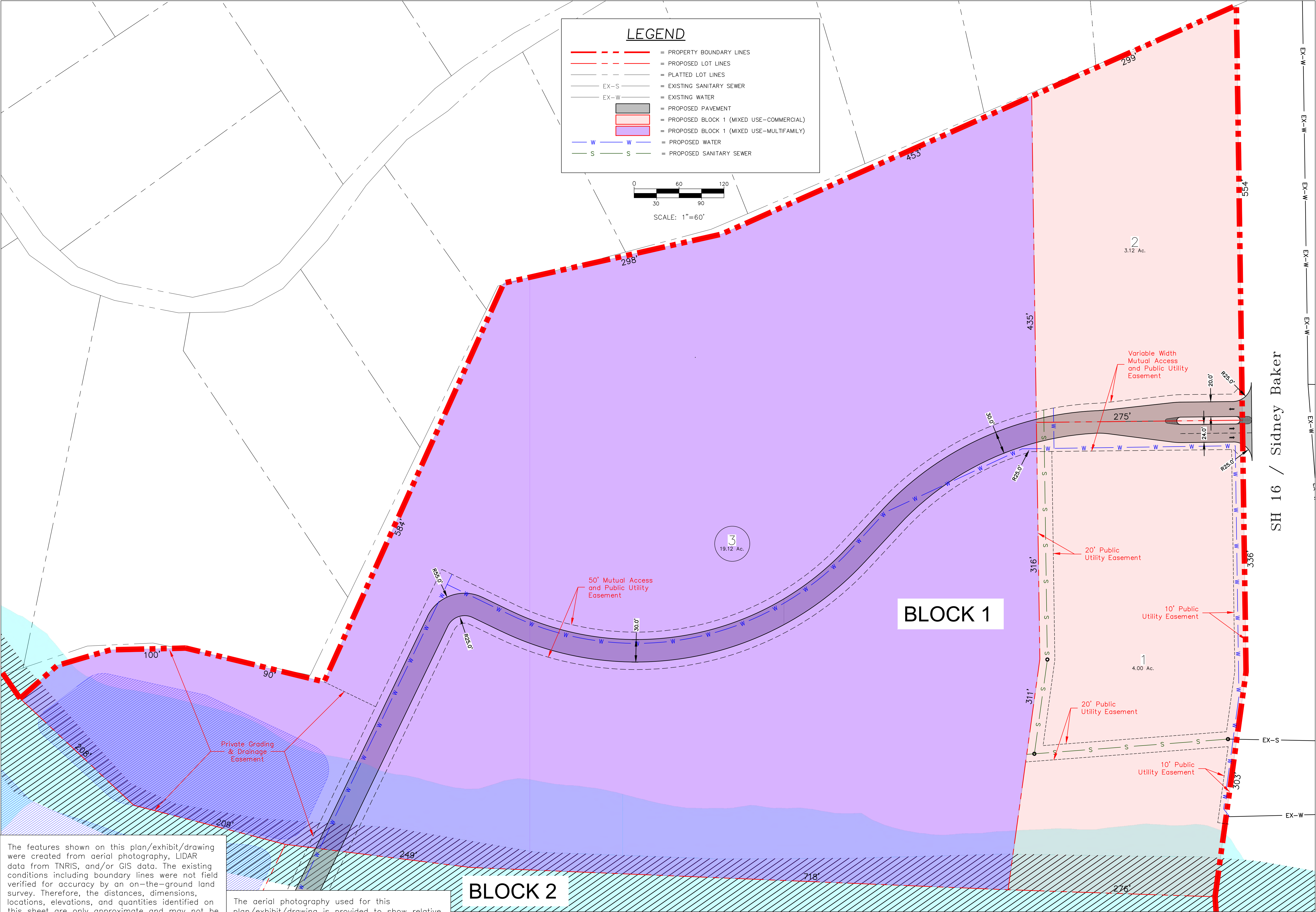
Scale  
1"=80' for 22"x34" sheets

WES Project No.  
WES-21-057

Sheet No.

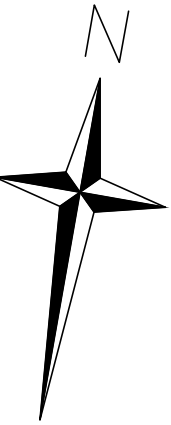
## PSP.1.2





The features shown on this plan/exhibit/drawing were created from aerial photography, LIDAR data from TNRIS, and/or GIS data. The existing conditions including boundary lines were not field verified for accuracy by an on-the-ground land survey. Therefore, the distances, dimensions, locations, elevations, and quantities identified on this sheet are only approximate and may not be suitable for legal, engineering, or survey purposes.

The aerial photography used for this plan/exhibit/drawing is provided to show relative approximate locations and may not be suitable for legal, engineering, or survey purposes.



WELLBORN

ENGINEERING & SURVEYING

631 Water Street

Kerrville, TX 78028

Phone: 830-217-7100

Texas Registration No. F-7761

wellbornengineering.com

This document is released for interim purposes only. It is incomplete and may not be used for regulatory approval, permit, or construction.

Michael Wellborn, P.E.  
License # 88685

Preliminary Site Plan (Block 1)

for

Brinks at Camp Meeting Creek

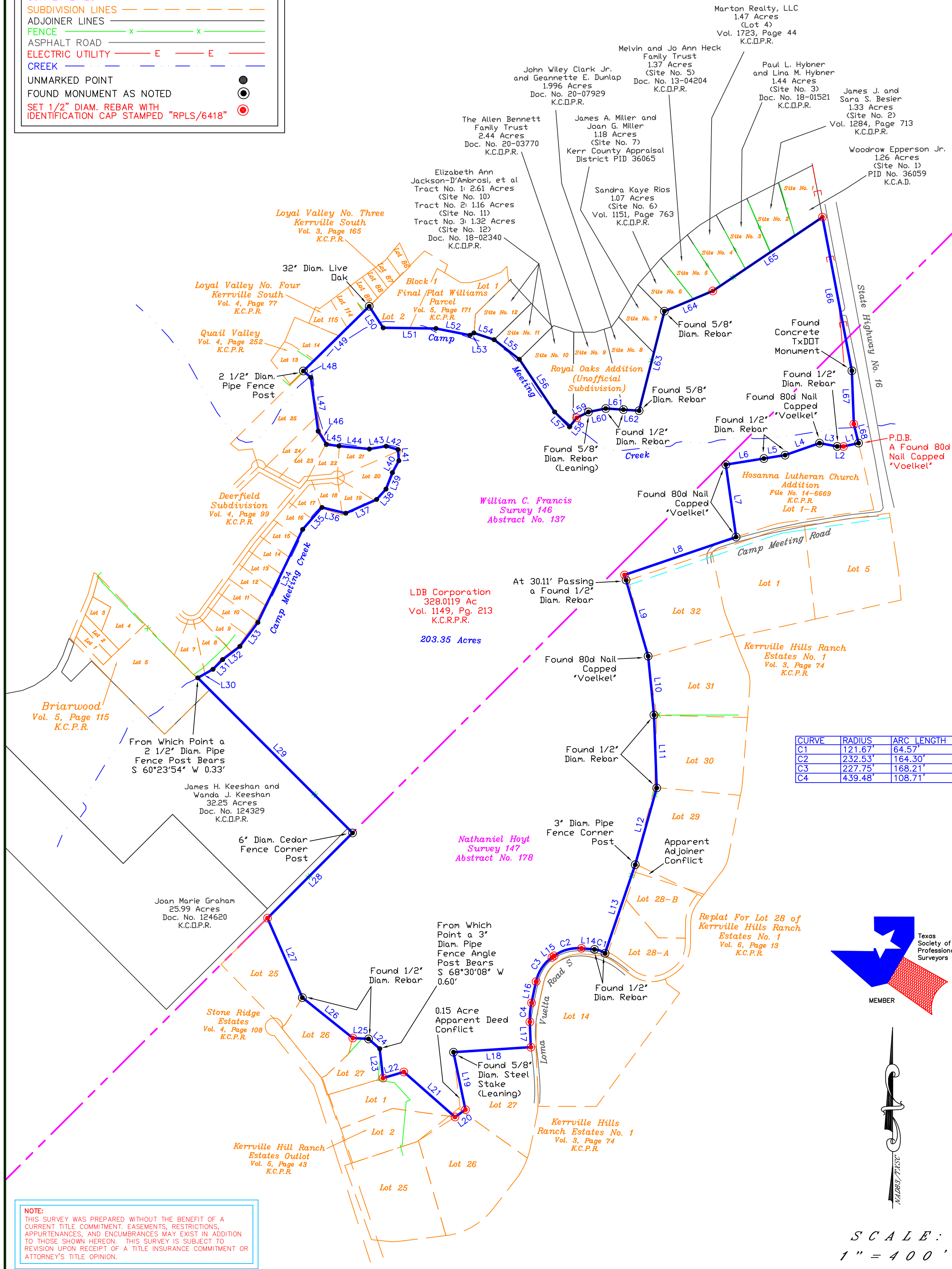
Kerrville, TX

| Revisions |  | Date       | Description                           |
|-----------|--|------------|---------------------------------------|
| No.       |  |            |                                       |
| 1         |  | 05.14.2021 | Preliminary Site Plan for City Review |
| 2         |  | 07.07.2021 | Preliminary Site Plan for City Review |
|           |  |            |                                       |
|           |  |            |                                       |



LEGEND

BOUNDARY LINE  
SURVEY LINES  
SUBDIVISION LINES  
ADJOINER LINES  
FENCE  
ASPHALT ROAD  
ELECTRIC UTILITY  
CREEK  
UNMARKED POINT  
FOUND MONUMENT AS NOTED  
SET 1/2" DIAM. REBAR WITH IDENTIFICATION CAP STAMPED "RPLS/6418"



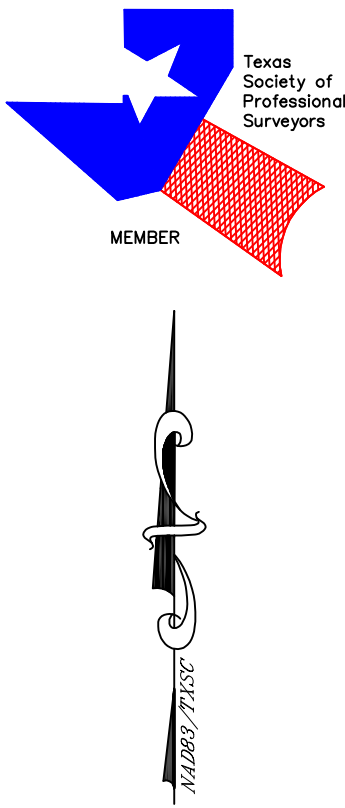
| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 77°17'19" W | 87.62'   |
| L2   | N 89°28'34" W | 36.10'   |
| L3   | N 79°26'25" W | 102.31'  |
| L4   | S 70°45'19" W | 207.49'  |
| L5   | S 80°58'01" W | 121.97'  |
| L6   | S 80°55'10" W | 219.42'  |
| L7   | S 08°05'47" E | 415.93'  |
| L8   | S 71°12'00" W | 670.06'  |
| L9   | S 16°11'36" E | 480.78'  |
| L10  | S 05°40'04" E | 336.43'  |
| L11  | S 02°08'07" E | 415.46'  |
| L12  | S 15°37'27" W | 453.06'  |
| L13  | S 18°49'59" W | 532.39'  |
| L14  | N 85°08'21" W | 74.50'   |
| L15  | S 54°22'39" W | 15.66'   |
| L16  | S 12°03'39" W | 123.59'  |
| L17  | S 02°07'21" E | 144.12'  |
| L18  | S 86°16'36" W | 440.56'  |
| L19  | S 11°46'25" E | 333.57'  |
| L20  | S 54°42'09" W | 72.66'   |
| L21  | N 48°38'56" W | 387.83'  |
| L22  | S 73°41'15" W | 123.18'  |
| L23  | N 06°28'23" W | 168.03'  |
| L24  | N 48°53'59" W | 84.27'   |
| L25  | N 86°31'37" W | 89.74'   |
| L26  | N 51°19'27" W | 367.40'  |
| L27  | N 25°39'54" W | 493.74'  |
| L28  | N 44°58'01" E | 684.48'  |
| L29  | N 44°55'43" W | 1245.78' |
| L30  | N 60°23'54" E | 98.96'   |
| L31  | N 44°46'32" E | 77.42'   |
| L32  | N 52°41'43" E | 123.37'  |
| L33  | N 36°51'36" E | 170.62'  |
| L34  | N 25°44'09" E | 587.17'  |
| L35  | N 41°18'44" E | 166.79'  |
| L36  | S 76°21'15" E | 139.11'  |
| L37  | N 65°55'59" E | 192.23'  |
| L38  | N 42°03'59" E | 79.16'   |
| L39  | N 21°23'26" E | 100.71'  |
| L40  | N 28°13'40" E | 76.63'   |
| L41  | N 04°07'38" W | 63.85'   |
| L42  | N 74°13'46" W | 69.98'   |
| L43  | S 80°22'43" W | 96.75'   |
| L44  | N 84°14'37" W | 173.68'  |
| L45  | N 83°14'05" W | 72.07'   |
| L46  | N 31°47'11" W | 88.80'   |
| L47  | N 07°44'42" W | 308.27'  |
| L48  | N 48°39'54" W | 56.46'   |
| L49  | N 45°29'32" E | 524.93'  |
| L50  | S 32°57'14" E | 146.11'  |
| L51  | S 89°18'00" E | 300.00'  |
| L52  | S 78°45'00" E | 197.00'  |
| L53  | N 60°00'00" E | 26.00'   |
| L54  | S 71°36'02" E | 121.27'  |
| L55  | S 52°04'49" E | 181.60'  |
| L56  | S 33°53'17" E | 360.50'  |
| L57  | N 44°38'17" E | 120.00'  |
| L58  | N 38°23'43" E | 66.06'   |
| L59  | N 63°37'48" E | 74.32'   |
| L60  | N 78°39'02" E | 100.41'  |
| L61  | S 86°24'52" E | 100.57'  |
| L62  | S 86°09'30" E | 89.70'   |
| L63  | N 14°15'30" E | 583.93'  |
| L64  | N 67°19'30" E | 298.05'  |
| L65  | N 56°02'10" E | 751.96'  |
| L66  | S 10°49'59" E | 889.69'  |
| L67  | S 02°09'23" E | 303.35'  |
| L68  | S 13°58'07" E | 111.53'  |

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 121.67' | 64.57'     | 63.81'       | N 69°56'09" W | 30°24'24"   |
| C2    | 232.53' | 164.30'    | 160.90'      | S 74°37'10" W | 40°29'02"   |
| C3    | 227.75' | 168.21'    | 164.41'      | S 33°13'10" W | 42°19'02"   |
| C4    | 439.48' | 108.71'    | 108.43'      | S 04°57'50" W | 14°10'22"   |

CERTIFICATE

D. G. Smyth & Company, Inc. a Texas Corporation and the president of which is Mark E. Logbrinck, a Registered Professional Land Surveyor #6418 Does hereby certify to:

The Principal Parties of This Transaction.



STATE OF TEXAS:  
COUNTY OF UVALDE:

I, MARK E. LOGBRINCK, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY MEN WORKING UNDER MY SUPERVISION AND THAT SAME IS TRUE AND CORRECT ACCORDING TO SAID SURVEY. THE PLAT AS PREPARED HAS A LIKENESS OF MY SEAL, IN THE COLOR RED, HEREON, AND IS ALSO EMBOSSED WITH MY IMPRESSION SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED, IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEALS AND SIGNATURE.

COMPLETED: MARCH 24, 2021

Mark E. Logbrinck  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 6418

COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:  
TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
1917 S IH 35 FRONTAGE ROAD  
AUSTIN, TEXAS 78741

|             |                |           |
|-------------|----------------|-----------|
| PROJECT NO. | 20-0412        | CHK'D BY: |
| DRAWING NO. | 20-0412        |           |
| DATE:       | MARCH 24, 2021 |           |

NOTE:  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS, RESTRICTIONS, APPURTENANCES, AND ENCUMBRANCES MAY EXIST IN ADDITION TO THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO REVISION UPON RECEIPT OF A TITLE INSURANCE COMMITMENT OR ATTORNEY'S TITLE OPINION.

NOTES:

IMPROVEMENTS SHOWN ARE LIMITED TO MAJOR STRUCTURES AND VISIBLE SALIENT FEATURES. SEE CORRESPONDING FIELD NOTES FOR FURTHER DESCRIPTION. BEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE. AREA IS SHOWN IN GRID ACRES.  
1/2" DIAMETER REBAR WITH IDENTIFICATION CAPS STAMPED "RPLS/6418" SET AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN.

PREPARED FOR:  
KATHLEEN BRINKMAN  
katbird@me.com

PURPOSE OF SURVEY:  
BOUNDARY

WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY.

D. G. Smyth & Co. Inc. FIRM #10008800

235 N. GETTY ST.  
SUITE B  
UVALDE, TEXAS 78801  
PHONE 830-591-0858

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY D. G. SMYTH & CO., INC. SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON AND FOR THE PURPOSE SHOWN ABOVE. THE GRAPHIC REPRESENTATION SHOWN HEREON DEPICTS CERTAIN CONDITIONS FOUND EXISTING AS OF THE DATE OF THE ACTUAL SURVEY AND IS LIMITED TO THESE CONDITIONS FOUND AT THAT TIME. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THIS GRAPHIC WORK. ALL RIGHTS RESERVED, COPYRIGHT 2021, D.G. SMYTH AND CO., INC. ©

PLAT SHOWING:  
Being a Boundary Retracement and Improvement Survey of 203.35 acres, more or less, lying in Kerr County, Texas, being out of and a part of William C. Francis Survey 146, Abstract No. 137 and Nathaniel Hoyt Survey 147, Abstract No. 178, and also being out of and part of that same certain tract called 328.0119 acres described in conveyance document to LDB Corporation, recorded in Volume 1149, Page 213 of the Kerr County Real Property Records, Kerr County, Texas.





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

---

**SUBJECT:** Preliminary Plat, Bluebell Estates Phase II (Case 2021-058)

**AGENDA DATE OF:** September 2,  
2021

**DATE SUBMITTED:**

**SUBMITTED BY:** Steve Melander

**EXHIBITS:** [2021-058\\_Prelim Plat\\_Bluebell Estates Ph II.pdf](#)  
[2021-058\\_Prelim Site Plan\\_Bluebell Estates Ph II.pdf](#)

---

|                                  |                                                     |                         |                        |
|----------------------------------|-----------------------------------------------------|-------------------------|------------------------|
| <b>Expenditure<br/>Required:</b> | <b>Remaining Budget<br/>Balance in<br/>Account:</b> | <b>Amount Budgeted:</b> | <b>Account Number:</b> |
|----------------------------------|-----------------------------------------------------|-------------------------|------------------------|

**PAYMENT TO BE MADE TO:**

---

**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

---

**SUMMARY STATEMENT:**

A preliminary plat of Bluebell Estates Phase II, being 14.21 acres, more or less, comprised of 1.71 acres of land, more or less, as described in that certain cash warranty deed Document No. 21-06114 real property records of Kerr County, Texas and 12.50 acres, more or less, as described in that certain cash warranty deed Document No. 21-06115 real property records of Kerr County, Texas, out of Walter Fosgate Survey No. 120, Abstract No. 138, within the City of Kerrville; and generally located at the north end of Creek Run and Elm Ridge Road.

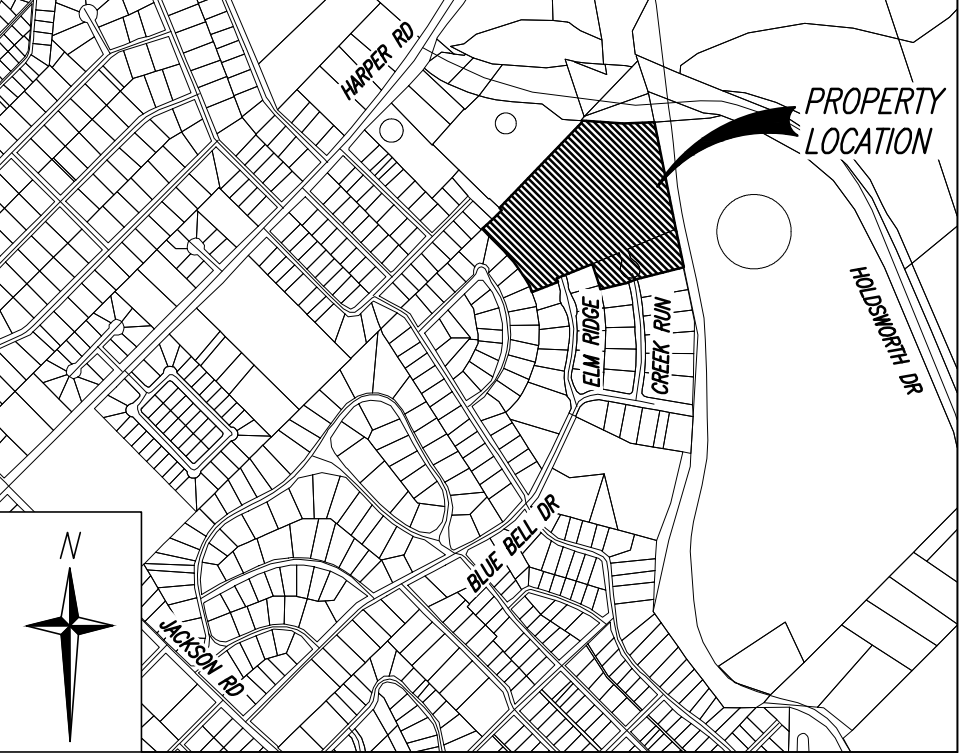
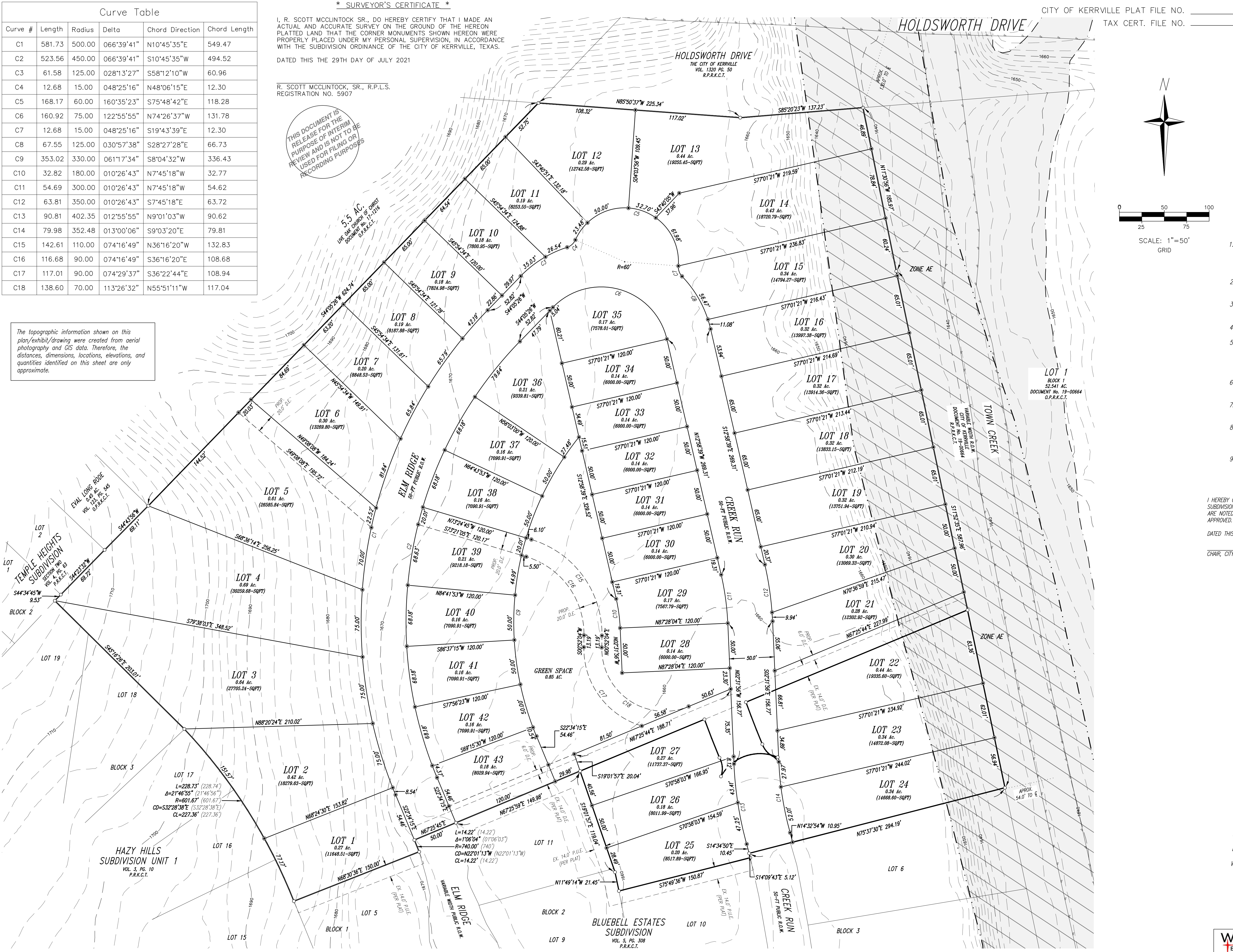
**RECOMMENDED ACTION:**

Approve Preliminary Plat

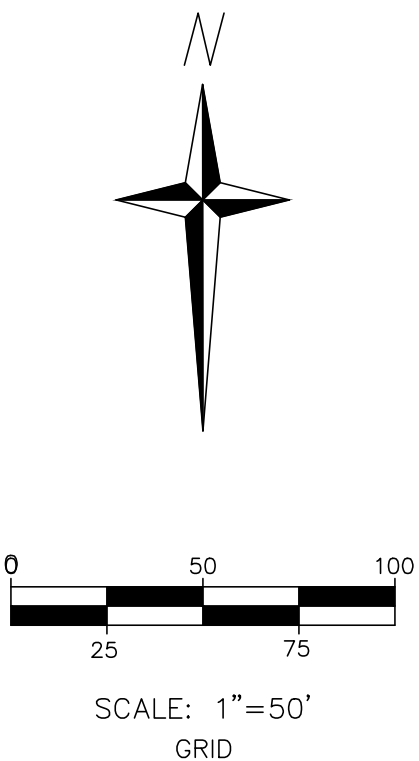


| Curve Table |        |        |            |                 |              |
|-------------|--------|--------|------------|-----------------|--------------|
| Curve #     | Length | Radius | Delta      | Chord Direction | Chord Length |
| C1          | 581.73 | 500.00 | 066°39'41" | N10°45'35"E     | 549.47       |
| C2          | 523.56 | 450.00 | 066°39'41" | S10°45'35"W     | 494.52       |
| C3          | 61.58  | 125.00 | 028°13'27" | S58°12'10"W     | 60.96        |
| C4          | 12.68  | 15.00  | 048°25'16" | N48°06'15"E     | 12.30        |
| C5          | 168.17 | 60.00  | 160°35'23" | S75°48'42"E     | 118.28       |
| C6          | 160.92 | 75.00  | 122°55'55" | N74°26'37"W     | 131.78       |
| C7          | 12.68  | 15.00  | 048°25'16" | S19°43'39"E     | 12.30        |
| C8          | 67.55  | 125.00 | 030°57'38" | S28°27'28"E     | 66.73        |
| C9          | 353.02 | 330.00 | 061°17'34" | S8°04'32"W      | 336.43       |
| C10         | 32.82  | 180.00 | 010°26'43" | N7°45'18"W      | 32.77        |
| C11         | 54.69  | 300.00 | 010°26'43" | N7°45'18"W      | 54.62        |
| C12         | 63.81  | 350.00 | 010°26'43" | S7°45'18"E      | 63.72        |
| C13         | 90.81  | 402.35 | 012°55'55" | N9°01'03"W      | 90.62        |
| C14         | 79.98  | 352.48 | 013°00'06" | S9°03'20"E      | 79.81        |
| C15         | 142.61 | 110.00 | 074°16'49" | N36°16'20"W     | 132.83       |
| C16         | 116.68 | 90.00  | 074°16'49" | S36°16'20"E     | 108.68       |
| C17         | 117.01 | 90.00  | 074°29'37" | S36°22'44"E     | 108.94       |
| C18         | 138.60 | 70.00  | 113°26'32" | N55°51'11"W     | 117.04       |

The topographic information shown on this plan/exhibit/drawing was created from aerial photography and GIS data. Therefore, the distances, dimensions, locations, elevations, and quantities identified on this sheet are only approximate.



VICINITY MAP  
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 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 "R1" SINGLE FAMILY 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" AN AREA OF 1% 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.

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 \_\_\_\_ DAY OF \_\_\_\_\_, 2021

CHAIR, CITY OF KERRVILLE PLANNING & ZONING COMMISSION

LEGEND

- FOUND STEEL ROD AS NOTED
  - SET 5/8" STEEL ROD W/PLASTIC CAP STAMPED "WES RPLS 5907"
- (COURSE VALUE PER DEED DOC. No. 21-06114 O.P.R.K.C.T.)  
(COURSE VALUE PER DEED DOC. No. 21-06115 O.P.R.K.C.T.)  
O.P.R.K.C.T. = OFFICIAL PUBLIC RECORDS KERR COUNTY TEXAS  
D.E. = DRAINAGE EASEMENT  
P.U.E. = PUBLIC UTILITY EASEMENT
- EX. PROPERTY LINE  
EX. PLATTED LOT LINE  
EX. EASEMENT  
CONTOUR LINES  
PROP. LOT LINE  
PROP. EASEMENT  
100-YR FLOODPLAIN LINE  
FLOODWAY  
100-YEAR FLOODPLAIN AREA  
FLOODWAY AREA

PRELIMINARY PLAT OF  
**BLUEBELL ESTATES PHASE II**  
A RESIDENTIAL SUBDIVISION WITHIN THE CITY OF KERRVILLE

BEING 14.21 ACRES MORE OR LESS, COMPRISED OF 1.71 ACRES OF LAND, MORE OR LESS AS DESCRIBED IN THAT CERTAIN CASH WARRANTY DEED DOCUMENT No. 21-06114 REAL PROPERTY RECORDS KERR COUNTY, TEXAS AND 12.50 ACRES, MORE OR LESS AS DESCRIBED IN THAT CERTAIN CASH WARRANTY DEED DOCUMENT No. 21-06115 REAL PROPERTY RECORDS KERR COUNTY, TEXAS, OUT OF WALTER FOSGATE SURVEY No. 120, ABSTRACT No. 138, WITHIN THE CITY OF KERRVILLE.

**WELLBORN**  
ENGINEERING &  
SURVEYING

G31 WATER STREET  
KERRVILLE, TX 78028  
830-217-7100

wellbornengineering.com  
FIRM# 10194410  
T.B.P.E.L.S.

PROJECT:  
WES: 21-1-08

SCALE:  
1" = 50'

FIELD:  
J5/CM

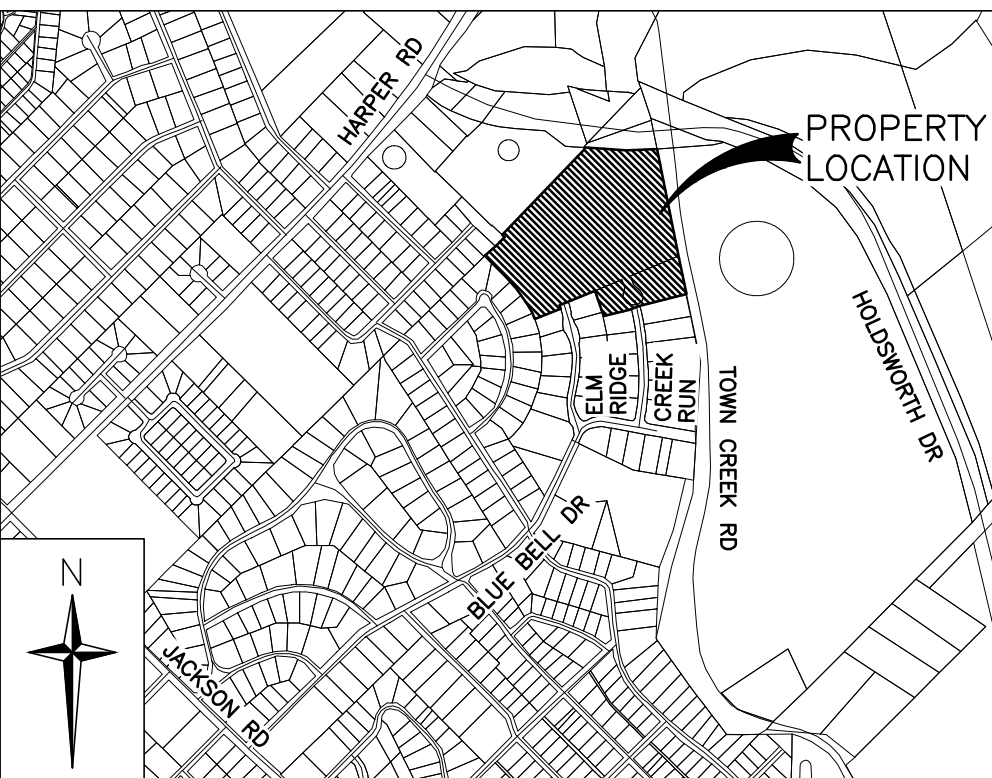
DRAFTING:  
JSM

CHECKED:  
RSM

LAST FIELD VISIT: 07.26.2021  
LAST DRAFT REVISION: 07.29.2021

SHEET NO.  
1 of 1

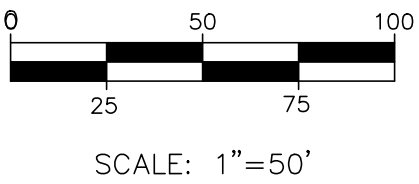




VICINITY MAP  
1"=1000'  
SOURCE: KERRVILLE GIS

LEGEND

- = PROPERTY BOUNDARY LINES
- = PLATTED LOT LINES
- = EXISTING EASEMENT (AS NOTED)
- 1700--- = EXISTING CONTOUR LINE
- ⊙ = EXISTING SEWER MANHOLE
- ⊙ = EXISTING POWER POLE
- ⊙ = EXISTING WATER VALVE
- EX-S = EXISTING SEWER LINE
- EX-W = EXISTING WATER LINE
- = EXISTING FLOODWAY
- = EXISTING 100 YEAR FLOOD ZONE AE
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED LOT LINES
- = PROPOSED STORM SEWER PIPE
- = PROPOSED CURB & GUTTER
- = PROPOSED EASEMENT (AS NOTED)
- S = PROPOSED SANITARY SEWER
- W = PROPOSED WATER LINE
- E = PROPOSED PRIMARY UG ELECTRIC
- E = PROPOSED SECONDARY UG ELECTRIC
- = PROPOSED SEWER MANHOLE
- ⊙ = PROPOSED FIRE HYDRANT ASSEMBLY
- ⊙ = PROPOSED PAD MOUNTED TRANSFORMER
- = PROPOSED ELECTRIC HAND HOLE
- \* = PROPOSED STREET LIGHT



The features shown on this plan/exhibit/drawing were created from aerial photography and GIS data. Therefore, the distances, dimensions, locations, elevations, and quantities identified on this sheet are only approximate.

Preliminary Site Plan  
for  
Bluebell Estates Phase II  
Kerrville, TX

| Revisions | No. | Date       | Description                            |
|-----------|-----|------------|----------------------------------------|
|           | 1   | 07/29/2021 | Preliminary Site Plan (City Submittal) |

Scale  
1"=50' for 22"x34" sheets

WEL Project No.  
WES-21-108

Sheet No.





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

---

**SUBJECT:** Preliminary Plat, Weston Homeplace Phase II (Case 2021-059)

**AGENDA DATE OF:** September 2,  
2021

**DATE SUBMITTED:**

**SUBMITTED BY:** Steve Melander

**EXHIBITS:** [2021-059\\_Prelim Plat\\_Weston Homeplace Ph II.pdf](#)  
[2021-059\\_Prelim Site Plan\\_Weston Homplace Ph II.pdf](#)

---

|                                  |                                                     |                         |                        |
|----------------------------------|-----------------------------------------------------|-------------------------|------------------------|
| <b>Expenditure<br/>Required:</b> | <b>Remaining Budget<br/>Balance in<br/>Account:</b> | <b>Amount Budgeted:</b> | <b>Account Number:</b> |
|----------------------------------|-----------------------------------------------------|-------------------------|------------------------|

**PAYMENT TO BE MADE TO:**

---

**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

---

**SUMMARY STATEMENT:**

A preliminary plat of Weston Homeplace Phase II, being all of a certain tract or parcel comprised of 8.57 acres out of the Samuel Wallace Survey No. 114, Abstract No. 348, City of Kerrville, Kerr County, Texas; said 8.57 acres tract being part of a certain 51.07 acre tract of land recorded in Volume 522, Page 721 of real property records of Kerr County, Texas; and generally located at Weston Loop.

**RECOMMENDED ACTION:**

Approve Preliminary Plat



\* 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 ON SHADED" AN AREA OF MINIMAL FLOOD HAZARD. REFERENCE FIRM PANEL 48265C0470F & 48265C0490F EFFECTIVE DATE 3/3/2011..
9. TOPOGRAPHIC CONTOURS SHOWN ON THIS PLAT WERE CREATED FROM GIS DATA, AND LIMITED ON-THE-GROUND SURVEY.

0.79 ACRE  
DEDICATED TO THE CITY OF KERRVILLE  
VOL. 3, PG. 151 (P.R.K.C.T.)

FD. 1/2" S.R.  
POINT PURPORTEDLY  
BEARS, MORE OR LESS  
N80°33'32"W 1642.3  
FEET FROM THE SOUTH  
OR LOWER RIVER  
CORNER OF SURVEY NO.  
114 ABSTRACT NO. 348  
NAD 83 STATE PLANE COORDINATE SYSTEM  
N:13924730.08  
E:1920256.80

| Curve Table |        |        |            |                 |              |
|-------------|--------|--------|------------|-----------------|--------------|
| Curve #     | Length | Radius | Delta      | Chord Direction | Chord Length |
| C1          | 20.26  | 30.00  | 38°41'58"  | N25°31'48"E     | 19.88        |
| C2          | 175.68 | 60.00  | 167°45'39" | S89°56'22"E     | 119.32       |
| C3          | 20.39  | 30.00  | 38°56'33"  | S25°31'48"E     | 20.00        |
| C4          | 20.39  | 30.00  | 38°56'33"  | S64°28'21"E     | 20.00        |
| C5          | 175.60 | 60.00  | 167°41'03" | S00°06'06"E     | 119.31       |
| C6          | 20.39  | 30.00  | 38°56'33"  | S64°16'09"W     | 20.00        |
| C7          | 19.56  | 77.21  | 14°31'05"  | N52°03'25"E     | 19.51        |
| C8          | 47.02  | 30.00  | 89°47'57"  | N00°06'06"W     | 42.35        |
| C9          | 47.12  | 30.00  | 90°00'00"  | S89°59'55"W     | 42.43        |
| C10         | 23.55  | 25.00  | 53°58'05"  | S18°00'53"W     | 22.69        |
| C11         | 301.53 | 60.00  | 287°56'10" | S45°00'05"E     | 70.59        |
| C12         | 23.55  | 25.00  | 53°58'05"  | N71°58'58"E     | 22.69        |
| C13         | 47.12  | 30.00  | 90°00'00"  | N00°00'05"W     | 42.43        |
| C14         | 47.19  | 30.00  | 90°07'06"  | S89°56'22"W     | 42.47        |

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

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

\* 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.

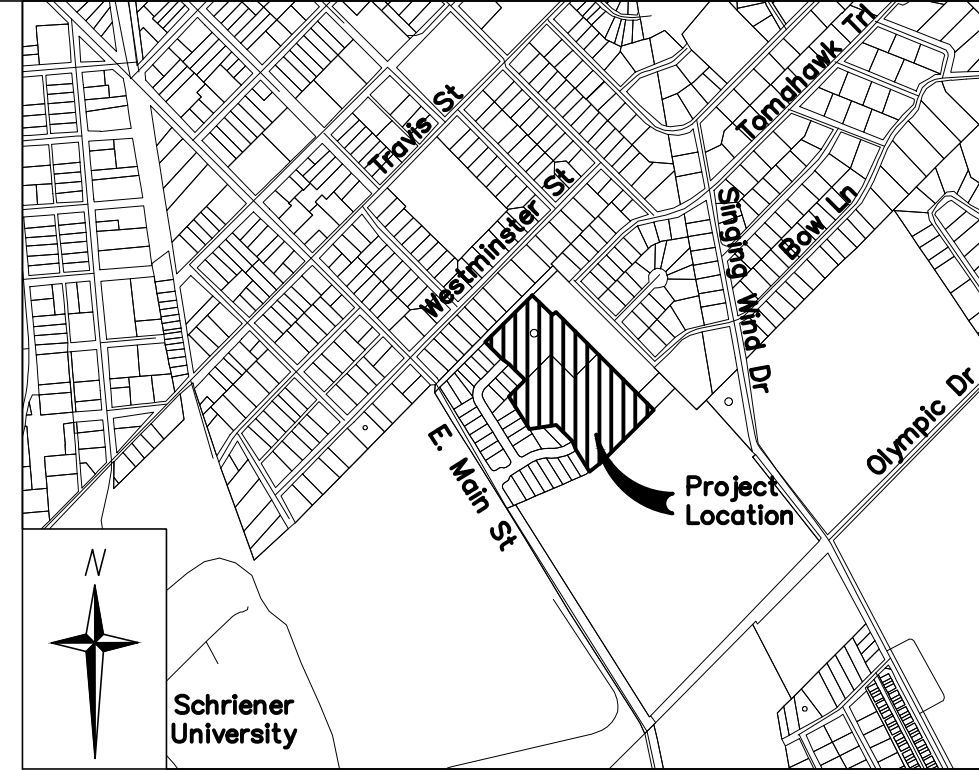
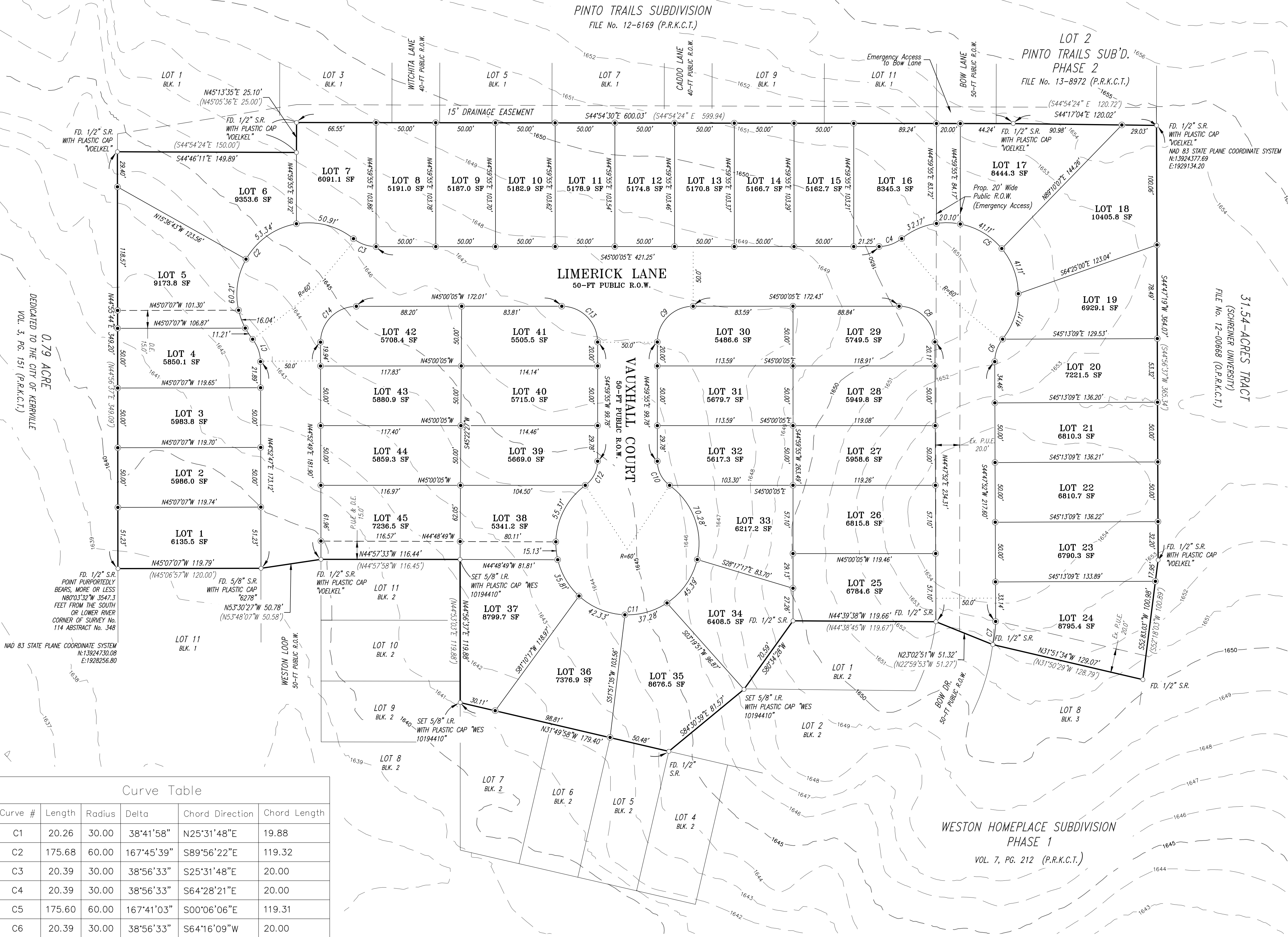
DATED THIS THE 9TH DAY OF AUGUST 2021

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

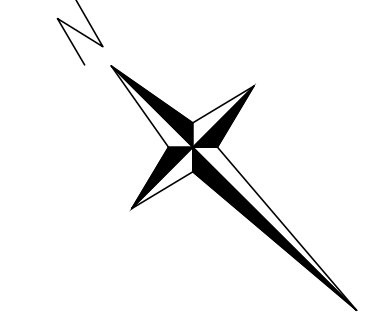
PRELIMINARY  
THIS DOCUMENT SHALL  
NOT BE RECORDED  
FOR ANY PURPOSE

**WELLBORN**  
ENGINEERING &  
SURVEYING

|                                                                 |                    |                                                           |                 |
|-----------------------------------------------------------------|--------------------|-----------------------------------------------------------|-----------------|
| 631 WATER STREET<br>KERRVILLE, TX 78028<br>830-217-7100         |                    | wellbornengineering.com<br>FIRM# 10194410<br>T.B.P.E.L.S. |                 |
| PROJECT:<br>WES: 21-141                                         | SCALE:<br>1" = 50' | FIELD:<br>RSM                                             | CHECKED:<br>RSM |
| LAST FIELD VISIT: 08.02.2019<br>LAST DRAFT REVISION: 08.09.2021 |                    | SHEET NO.<br>1 of 1                                       |                 |



VICINITY MAP  
1" = 1000'  
SOURCE: KERRVILLE GIS



0 50 100  
25 75  
SCALE: 1" = 50'

LEGEND

- FOUND STEEL ROD AS NOTED
- SET 5/8" STEEL ROD W/PLASTIC CAP STAMPED
- "WES RPLS 5907"

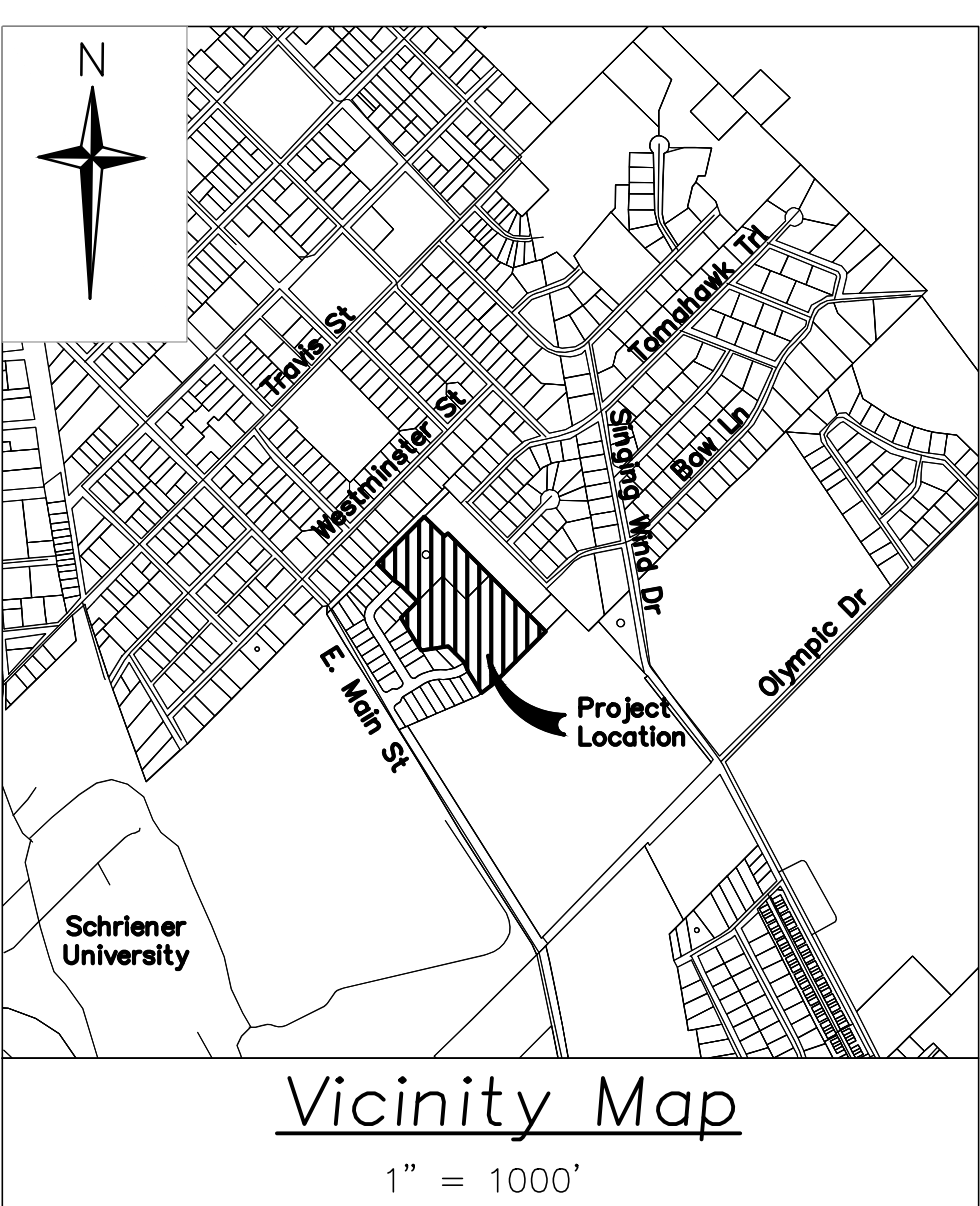
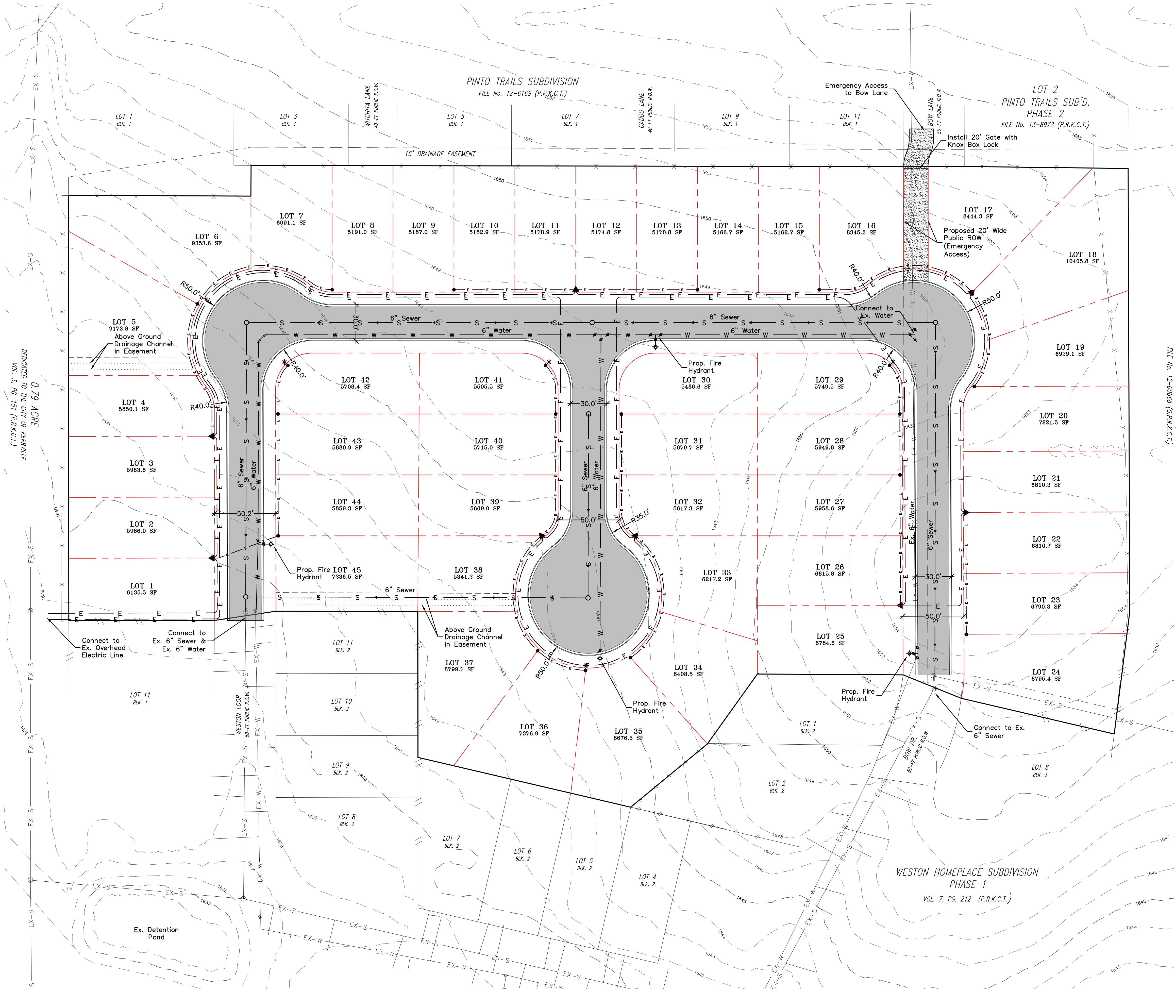
O.P.R.K.C.T. = OFFICIAL PUBLIC RECORDS KERR COUNTY TEXAS  
P.R.K.C.T. = PLAT RECORDS KERR COUNTY TEXAS  
D.E. = DRAINAGE EASEMENT  
P.U.E. = PUBLIC UTILITY EASEMENT

EX. PROPERTY LINE  
EX. PLATTED LOT LINE  
EX. EASEMENT  
CONTOUR LINES  
PROP. LOT LINE  
PROP. EASEMENT

PRELIMINARY PLAT  
WESTON HOMEPLACE PHASE II

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



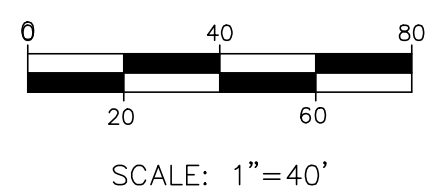


31.54-ACRES TRACT  
(SCHRIENER UNIVERSITY)  
FILE No. 12-00668 (P.R.K.C.T.)

### LEGEND

- = PROPERTY BOUNDARY LINES
- = PLATTED LOT LINES
- 2917 --- = EXISTING CONTOUR LINE
- EX-W --- = EXISTING WATER LINE
- EX-S --- = EXISTING SEWER LINE
- = EXISTING EASEMENT
- (S) = EXISTING SEWER MANHOLE
- (H) = EXISTING FIRE HYDRANT
- (V) = EXISTING WATER VALVE
- = PROPOSED CURB & GUTTER
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED ALL WEATHER SURFACE
- = PROPOSED PROPERTY LINES
- = PROPOSED EASEMENT
- = PROPOSED BUILDING SETBACK
- S --- S --- = PROPOSED SEWER LINES
- W --- W --- = PROPOSED WATER LINES
- E --- E --- = PROPOSED PRIMARY ELECTRIC
- = PROPOSED SECONDARY ELECTRIC
- O --- = PROPOSED WATER LINES
- (H) = PROPOSED FIRE HYDRANT ASSY.
- (V) = PROPOSED WATER VALVES
- (T) = PROPOSED TRANSFORMER
- (H) = PROPOSED HANDHOLE
- (\*) = PROPOSED STREET LIGHT POLE

The features shown on this plan/exhibit/drawing were developed from aerial photography and limited GIS data and does not represent an on-the-ground survey. Therefore, the distances, dimensions, locations, elevations, and quantities identified on this sheet & accompanying documents are only approximate.



631 Water Street  
Kerrville, TX 78028  
Phone: 830-217-7100  
Texas Registration No. F-7761  
[wellbornengineering.com](http://wellbornengineering.com)

This document is released for interim purposes only. It is incomplete and may not be used for regulatory approval, permit, or construction.  
Michael Wellborn, P.E.  
License # 88685

| Revisions |            | Description               |  |
|-----------|------------|---------------------------|--|
| No.       | Date       | Preliminary Civil Exhibit |  |
| 1         | 08.09.2021 |                           |  |

Scale  
1"=40' for 22"x34" sheets  
WEL Project No.  
WES-21-141  
Sheet No.





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



---

**SUBJECT:** An ordinance to change the zoning from C-1 Neighborhood Commercial District to R-1 Single Family Residential District on a portion of Lot 1 Overlook Hill Subdivision; and generally located at 1478 Bandera Highway. (Case No. PZ-2021-19)

**AGENDA DATE OF:** September 2, 2021      **DATE  
SUBMITTED:**

**SUBMITTED BY:** Drew Paxton

**EXHIBITS:** [PZ-2021-19\\_Location Map.pdf](#)

---

**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

---

**SUMMARY STATEMENT:**

Proposal

Public hearing, consideration, and action to recommend an ordinance to change the zoning from C-1 Neighborhood Commercial District to R-1 Single Family Residential District on a portion of Lot 1 Overlook Hill Subdivision, and generally located at 1478 Bandera Highway.

The applicant is proposing a future commercial development accessible only from Bandera Hwy. This is a portion of the recently rezoned commercial area that will not be used for any commercial development. The applicant is proposing to rezone this portion of Lot 1 back to R-1 and replat it as part of his residential lot behind the property.

Procedural Requirements

12 letters were mailed on 7/19/2021 to adjacent property owners. The public notice was published in the Kerrville Daily Times on 8/12/2021. At the time of drafting this Agenda Bill,



no comments have been received.

## Staff Analysis and Recommendation

### Adjacent Zoning and Land Uses:

#### Subject Property

Current Zoning: C-1 Neighborhood Commercial District

Existing Land Uses: Vacant Land

Direction: North

Current Zoning: C-3 General Commercial

Existing Land Uses: Movie Theater

Direction: East

Current Zoning: R-3 Multifamily Residential

Existing Land Uses: Assisted Living and Retirement Communities

Direction: South and West

Current Zoning: R-1 Single Family Residential

Existing Land Uses: Single Family Homes

### Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and land directly adjacent to the south and west are designated Neighborhood Residential (NR) in the Kerrville 2050 Comprehensive Plan. Neighborhood Residential designates single family detached homes as the primary land use. This zoning change request is consistent with the Comprehensive Plan.

### Thoroughfare Plan:



The subject property is located on Bandera Hwy, a primary arterial. This portion of the lot will be accessed from the residential property on Overlook Drive.

Traffic Impact:

No traffic impact is anticipated.

Parking:

No parking need is anticipated for this vacant portion of the lot.

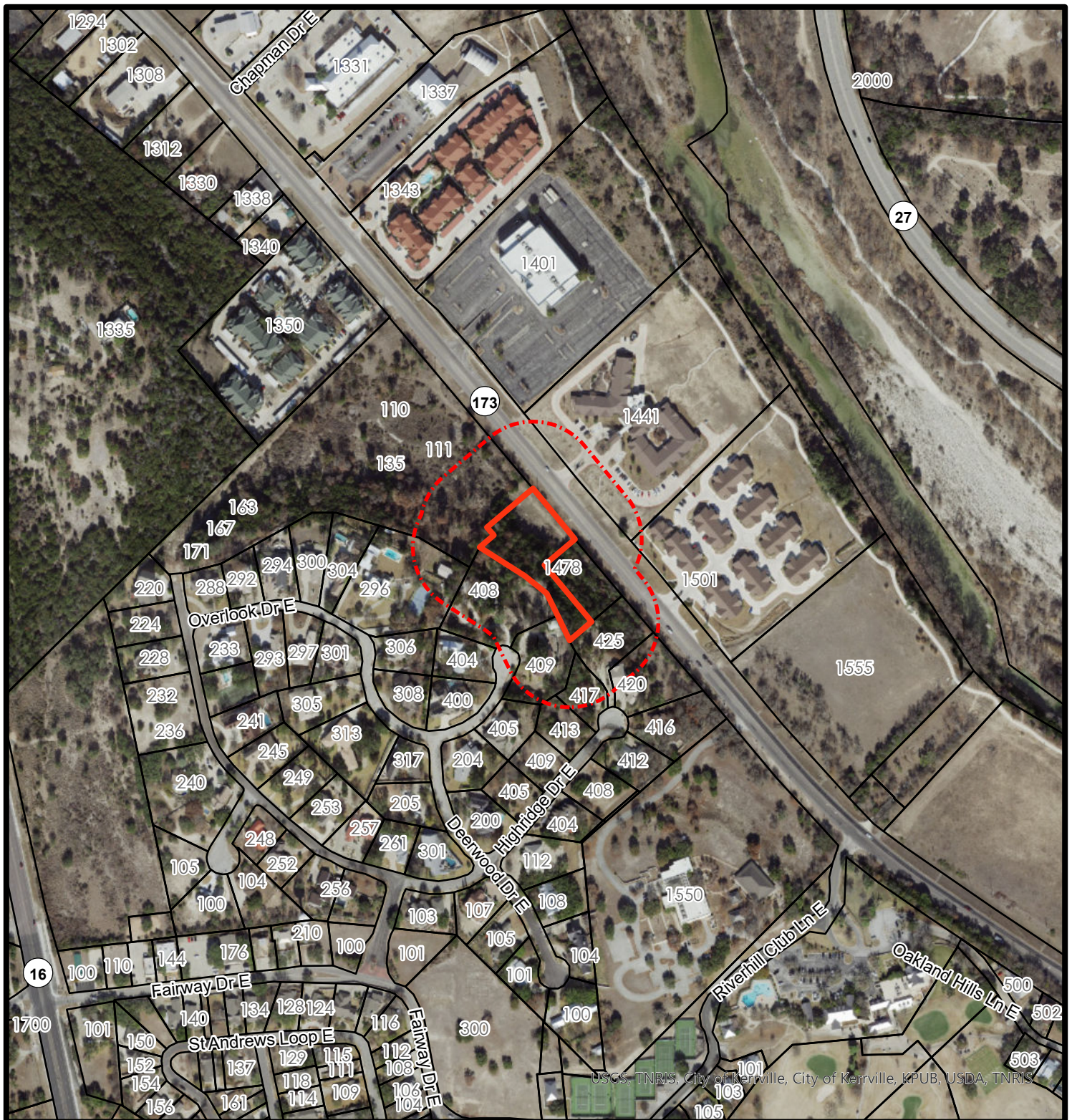
Recommendation:

Based on the consistency with the Kerrville 2050 Plan, staff recommends the rezoning request from C-1 to R-1.

**RECOMMENDED ACTION:**

Approve the ordinance.





# Location Map

Case # PZ-2021-19

Location:

Overlook Hill Lot 1

## Legend

200' Notification Area  
Subject Properties



0 150 300 600

Scale In Feet





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



---

**SUBJECT:** An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-1 Single Family Residential District the following parcels; approximately 15.925 acres of land within that certain 328.55 acre tract of land situated in the Florentine Lara Survey No. 123, Abstract No. 225, Kerr County, Texas, and approximately 0.651 acre out of Lot 61 of The Heights of Kerrville Subdivision, Kerr County, Texas, and approximately 0.274 acre for Right-of-Way for Coronado Drive; and to change the zoning on approximately 1.499 acres of a portion of Lot 61 of The Heights of Kerrville Subdivision from RE Residential Estates to R-1 Single Family Residential; consisting of the property generally located at 700 and 701 Coronado Drive. (Case No. PZ-2021-20)

**AGENDA DATE OF:** September 2, 2021      **DATE  
SUBMITTED:**

**SUBMITTED BY:** Drew Paxton

**EXHIBITS:** [PZ-2021-20\\_Location Map.pdf](#)  
[PZ-2021-20\\_Cibola Trails Annexation & Zoning Exhibit\\_2021.08.23.pdf](#)  
[2021-045\\_Preliminary Site Plan.pdf](#)

---

**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

---

**SUMMARY STATEMENT:**

Proposal

Public hearing, consideration, and action to recommend an ordinance for the City of Kerrville to annex into its incorporated limits with a zoning classification of R-1, Single Family Residential for approximately 16.85 acres of land; consisting of the property generally located at 700 and 701 Coronado Drive and a portion of Coronado Drive right-of-way.

Procedural Requirements



47 letters were mailed on 8/19/2021 to adjacent property owners. The public notice was published in the Kerrville Daily Times on 8/12/2021. 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: County

Existing Land Use: Vacant Land

Direction: North & East

Current Zoning: RE

Existing Land Uses: Single family homes

Direction: West, South

Current Zoning: R-1

Existing Land Uses: Single family homes

### Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property is designated as Rural Living. The surrounding area is designated as Rural Living and Neighborhood Residential. This request is a minor change to the Kerrville 2050 Comprehensive Plan to change this area from Rural Living to Neighborhood Residential. This change matches the adjacent existing neighborhood to the southwest.

### Thoroughfare Plan:

The subject property is located on Coronado Drive and has two existing street stubs to Mountain Laurel View. These two street stubs are Glen View Drive and Laurelwood Drive.



Traffic Impact:

No traffic impact is anticipated.

Parking:

All off-street parking requirements will be met through final project design and approval.

Case Summary:

The applicant is requesting annexation to allow for the use of City services. A request is also being made to zone the annexed property R-1 Single Family Residential for a 44 lot subdivision.

Required legal and public notices have been sent. No comments have been received.

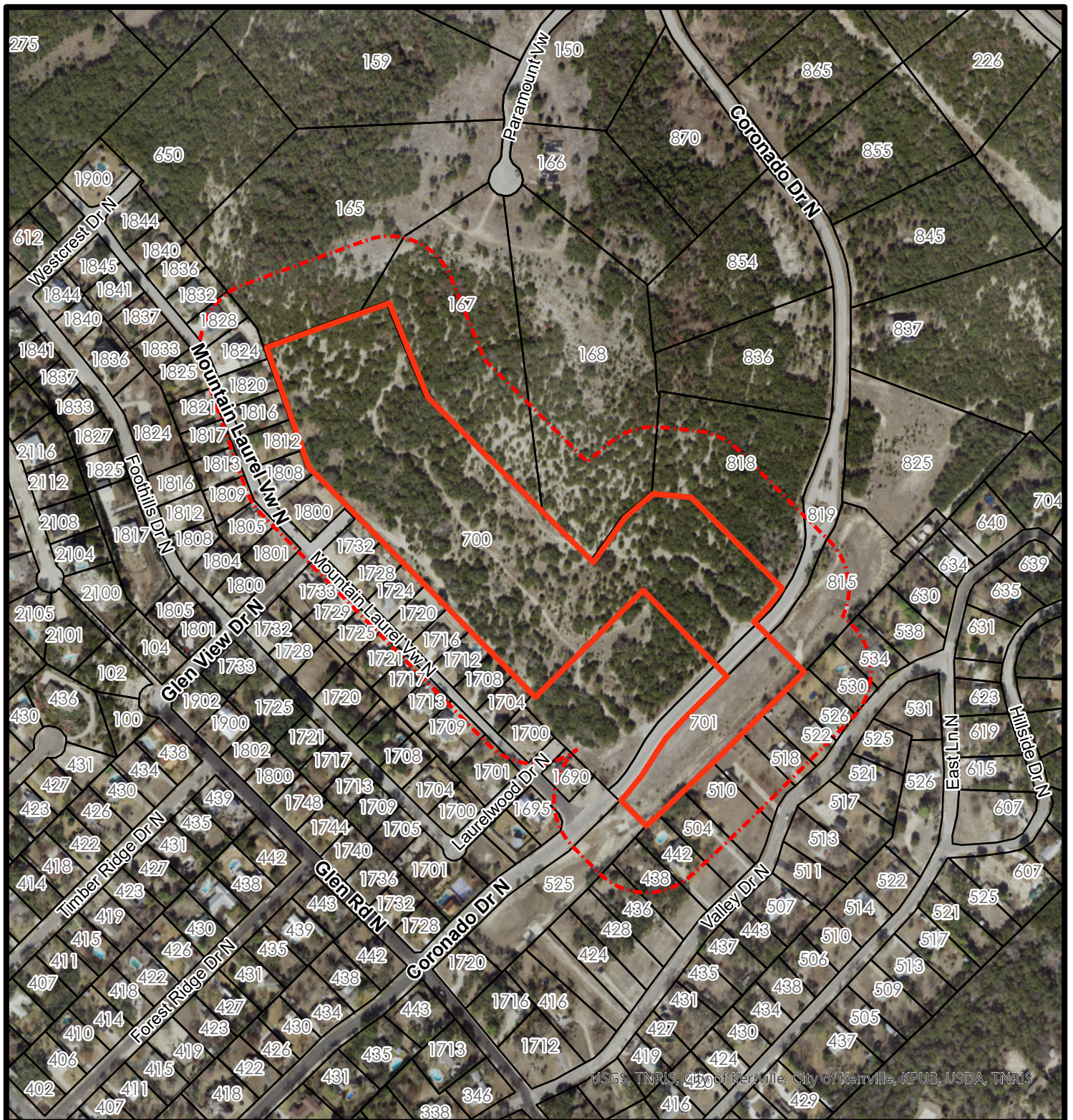
Recommendation:

Because the request is consistent with the adjacent development and the objectives of the Kerrville 2050 Plan, staff recommends approval of the Future Land Use Plan amendment, annexation, and zoning change request.

**RECOMMENDED ACTION:**

Approve the ordinance.





## Location Map

**Case # PZ-2021-20**

**Location:**  
700 & 701 Coronado Drive

### Legend

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

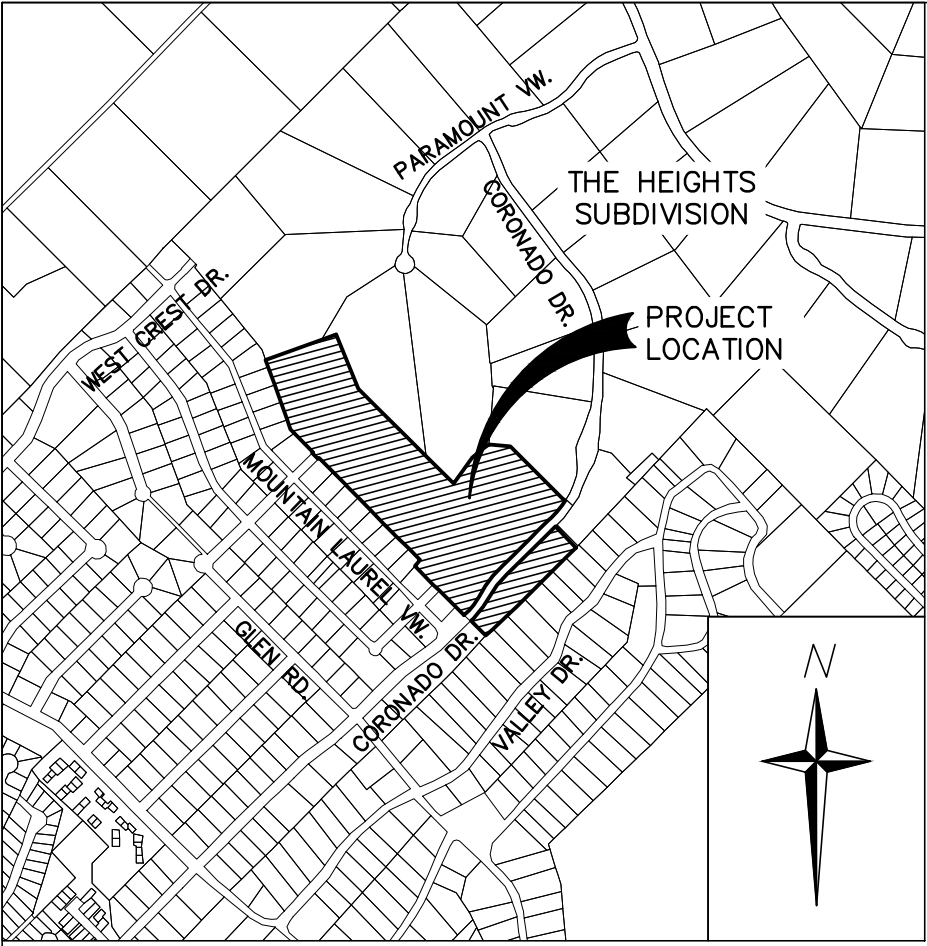


0 150 300 600

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.

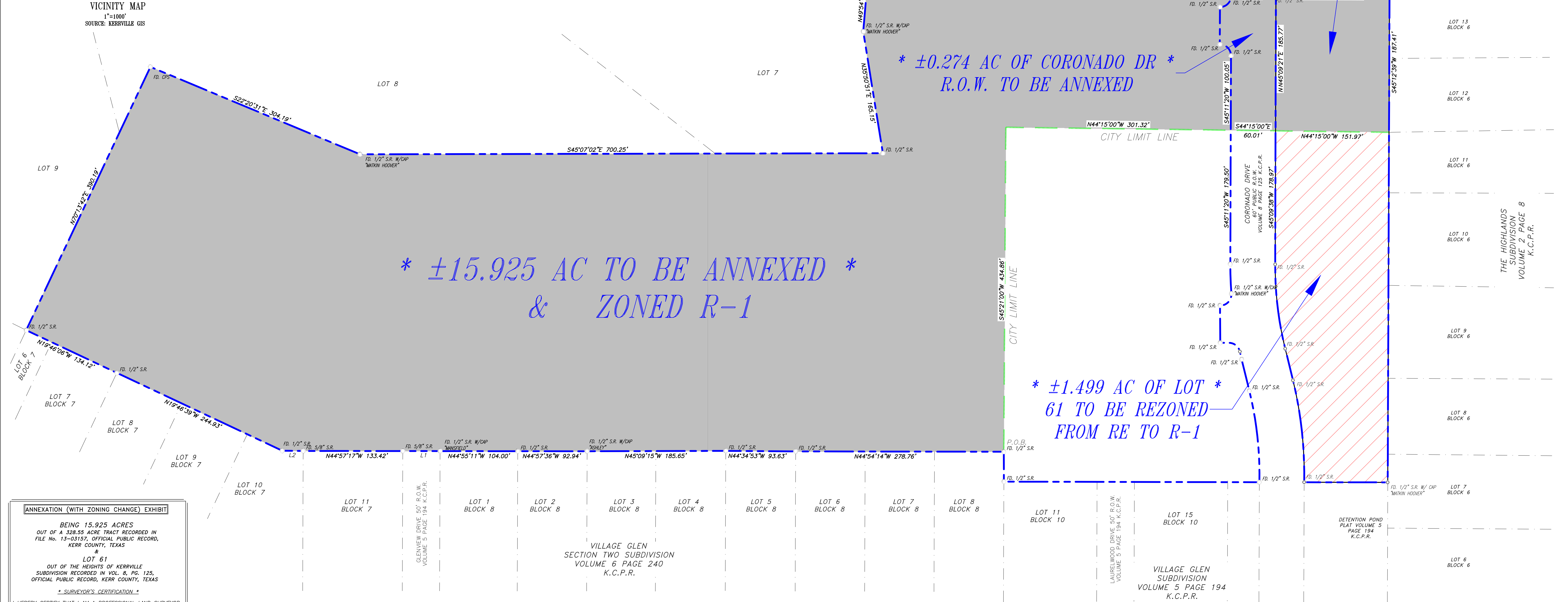




VICINITY MAP  
1"=1000'  
SOURCE: KERRVILLE GIS

| Parcel Line Table |        |               |
|-------------------|--------|---------------|
| Line #            | Length | Direction     |
| L1                | 49.97  | N44° 55' 12"W |
| L2                | 28.00  | N44° 24' 39"W |

| Curve Table |        |        |           |                 |              |
|-------------|--------|--------|-----------|-----------------|--------------|
| Curve #     | Length | Radius | Delta     | Chord Direction | Chord Length |
| C1          | 111.16 | 570.00 | 11°10'25" | S39° 35' 00"W   | 110.98       |



**ANNEXATION (WITH ZONING CHANGE) EXHIBIT**

BEING 15.925 ACRES  
OUT OF A 328.55 ACRE TRACT RECORDED IN  
FILE No. 13-03157, OFFICIAL PUBLIC RECORD,  
KERR COUNTY, TEXAS

LOT 61  
OUT OF THE HEIGHTS OF KERRVILLE  
SUBDIVISION RECORDED IN VOL. 8, PG. 125,  
OFFICIAL PUBLIC RECORD, KERR COUNTY, TEXAS

\* SURVEYOR'S CERTIFICATION \*

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR,  
LICENSED AND REGISTERED IN THE STATE OF TEXAS, AND THAT  
THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY  
DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS AND  
RELATIVE BEARINGS ARE CORRECT AS SHOWN, ALL EASEMENTS  
AND RIGHTS OF WAY OF RECORD ARE AS SHOWN, AND THERE  
ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS,  
EXCEPT AS NOTED HEREON.

DATED: August 23, 2021

R. Scott McClintock, Sr., R.P.L.S.  
Registration No. 5907

\* NOTES \*

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID  
NORTH, BASED UPON RTK/GNSS OBSERVATIONS.  
REFERENCED TO N.A.D. 83, TEXAS STATE PLANE  
COORDINATES, SOUTH CENTRAL ZONE, CORRECTED TO  
HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.

\* LEGEND \*

○ FOUND CORNER AS NOTED

PROPERTY LINE ————

ADJOINER LINE - - - - -

CITY LIMIT LINE ————

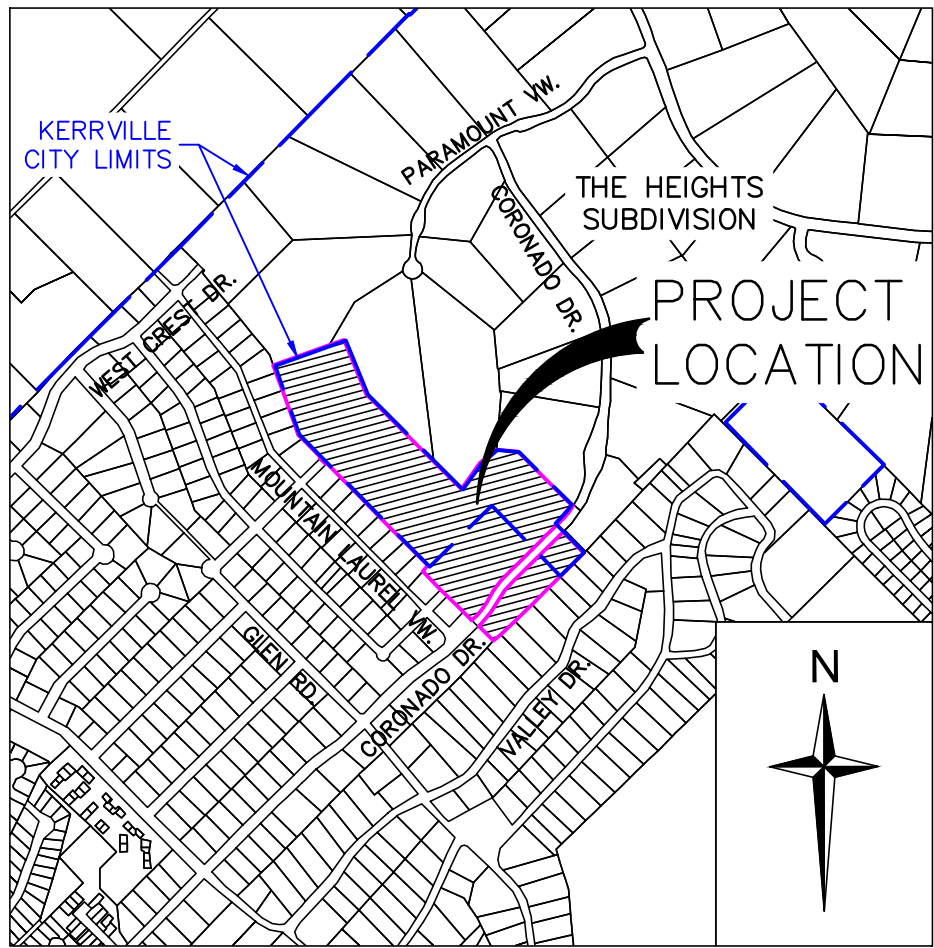
AREA TO BE ANNEXED [Shaded Area]

AREA TO BE REZONED [Hatched Area]

|                                                         |                                                           |            |                  |              |
|---------------------------------------------------------|-----------------------------------------------------------|------------|------------------|--------------|
| 631 WATER STREET<br>KERRVILLE, TX 78028<br>830-217-7100 | wellbornengineering.com<br>FIRM# 10194410<br>T.B.P.E.L.S. |            |                  |              |
| PROJECT: WES-21-060                                     | SCALE: 1"=60'                                             | FIELD: JSM | DRAFTING: JSM    | CHECKED: RSM |
| LAST FIELD VISIT: 07.09.2021                            |                                                           |            | SHEET NO. 1 of 1 |              |
| LAST DRAFT REVISION: 08.23.2021                         |                                                           |            |                  |              |

**WELLBORN**  
ENGINEERING &  
SURVEYING

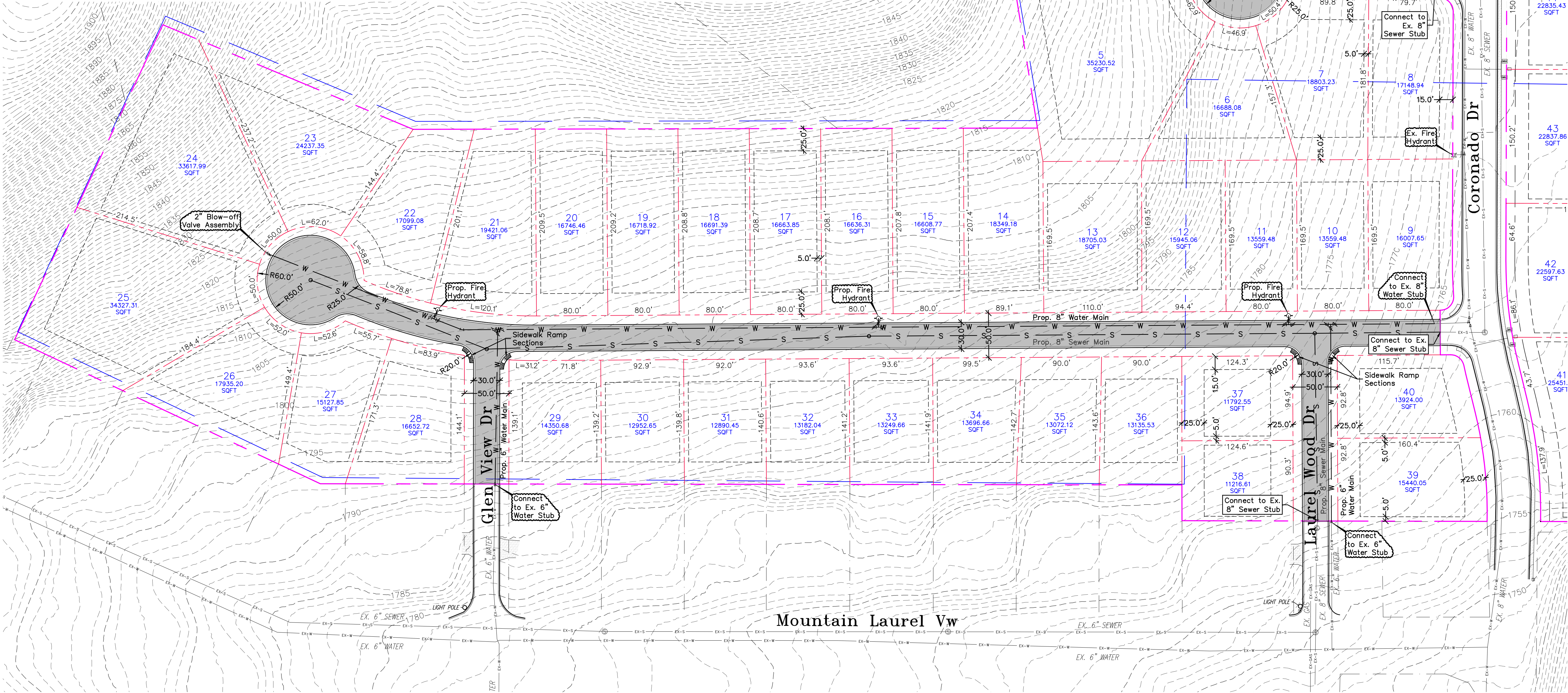




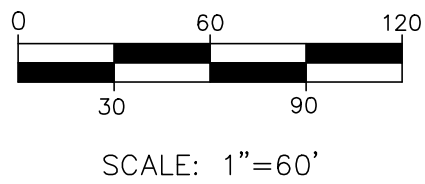
Vicinity Map

LEGEND

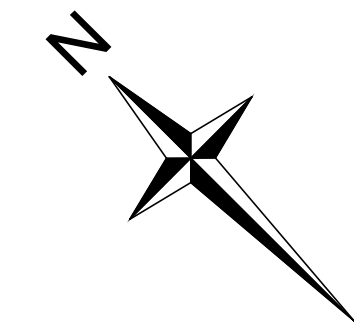
- PROPERTY BOUNDARY LINES
- KERRVILLE CITY LIMITS
- PROPOSED LOT LINES
- PLATTED LOT LINES
- EXISTING EASEMENT LINES
- EXISTING CURB & GUTTER
- EXISTING CONTOUR LINE
- EXISTING WATER METER
- EXISTING CLEANOUT
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING FENCE
- EXISTING CONCRETE SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CURB & GUTTER
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SEWER MANHOLE



Mountain Laurel Vw



The features shown on this plan/exhibit/drawing were created from aerial photography, GIS data, and limited on-the-ground survey. Therefore, the distances, dimensions, locations, elevations, and quantities identified on this sheet are only approximate.



631 Water Street  
Kerrville, TX 78028  
Phone: 830-217-7100  
Texas Registration No. F-7761  
[wellbornengineering.com](http://wellbornengineering.com)

This document is released for interim purposes only. It is incomplete and may not be used for regulatory approval, permit, or construction.  
Michael Wellborn, P.E.  
License # 88685

Preliminary Site Plan  
for  
Cibola Trails  
Coronado Drive  
Kerrville, Texas

| Revisions |            |                                        |
|-----------|------------|----------------------------------------|
| No.       | Date       | Description                            |
| 1         | 06.04.2021 | Preliminary Site Plan (City Submittal) |
|           |            |                                        |
|           |            |                                        |
|           |            |                                        |

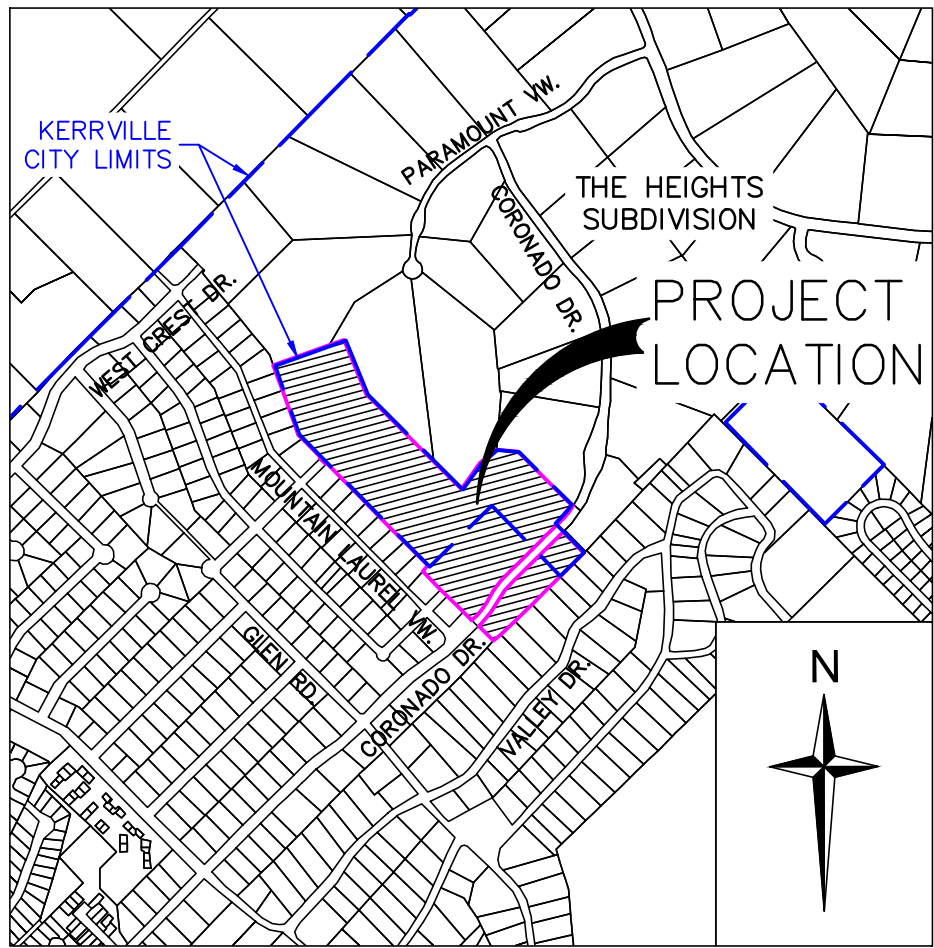
Scale  
1"=60' for 22"x34" sheets

WES Project No.  
WES-21-060

Sheet No.

PSP-1.1



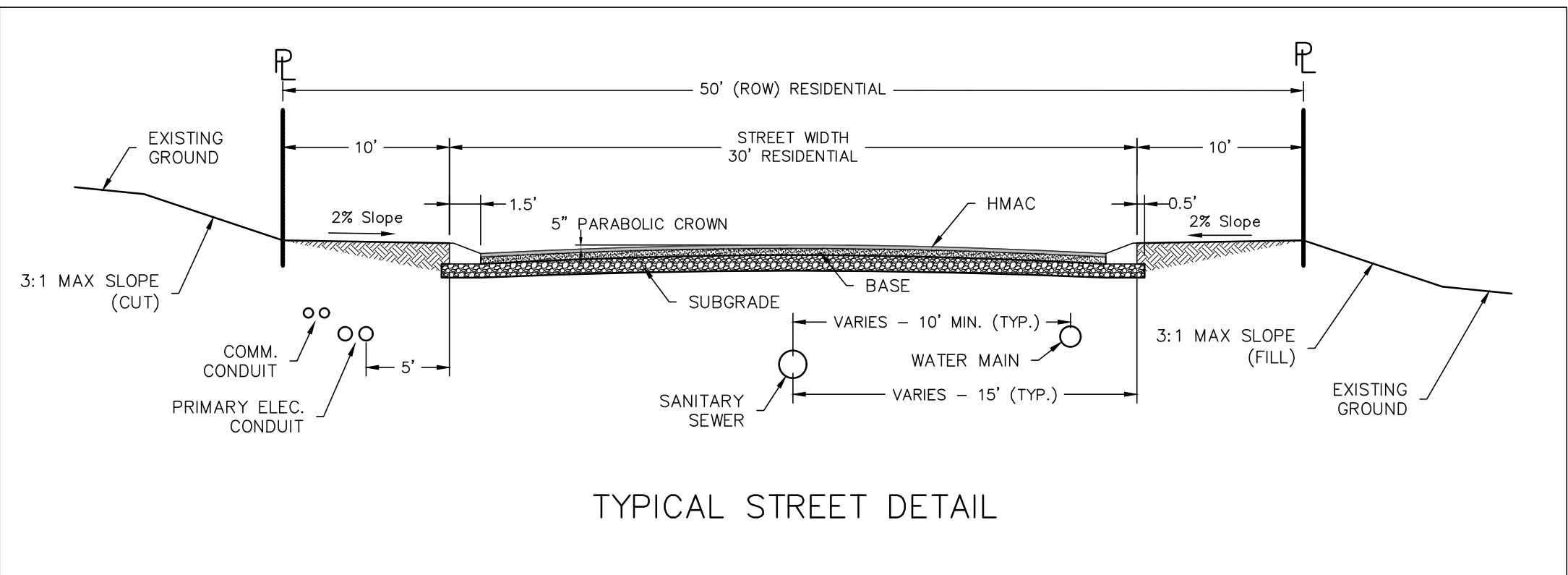


Vicinity Map

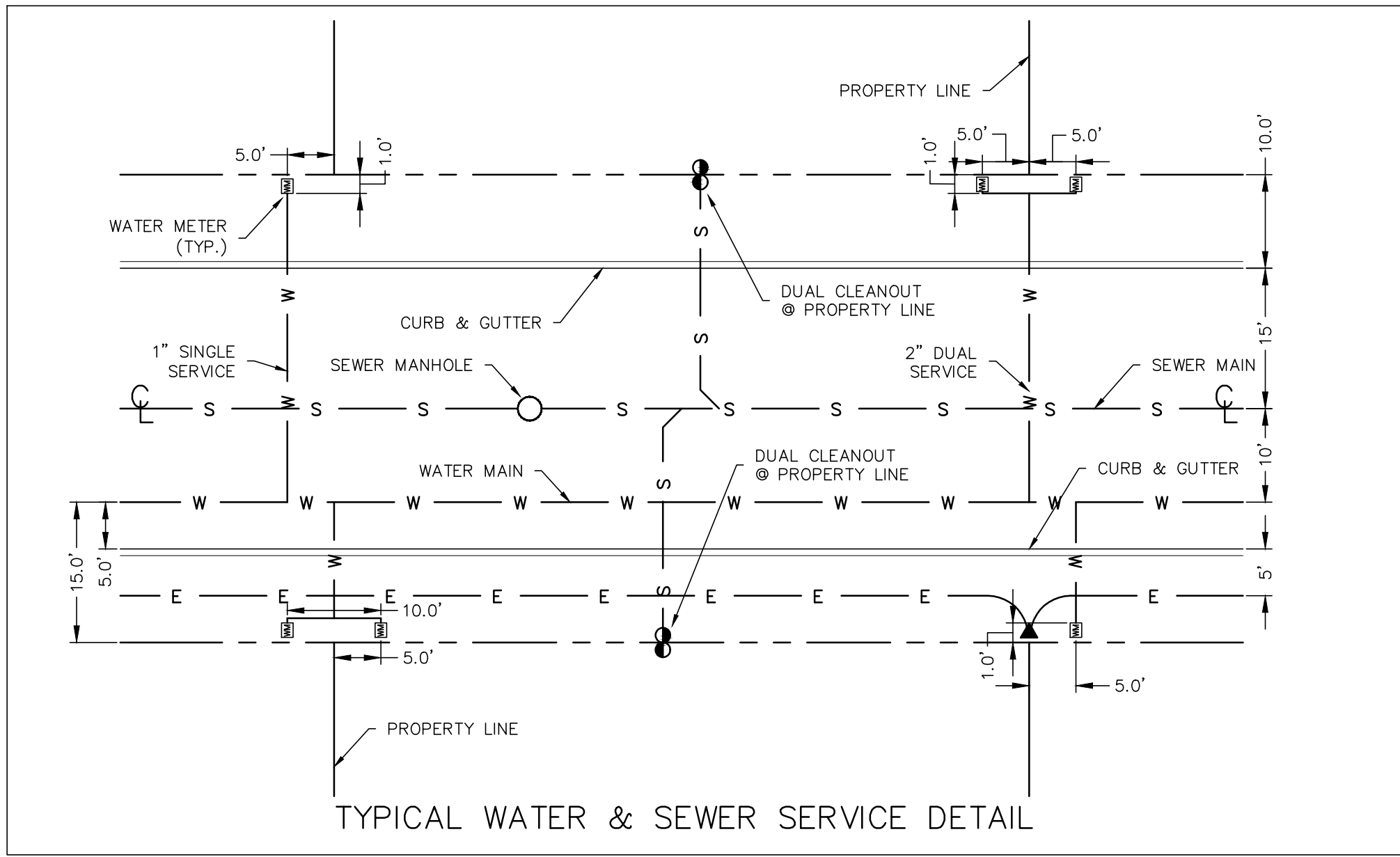
1" = 1000'

LEGEND

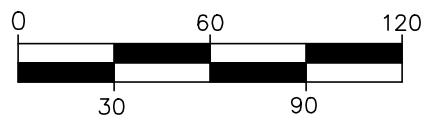
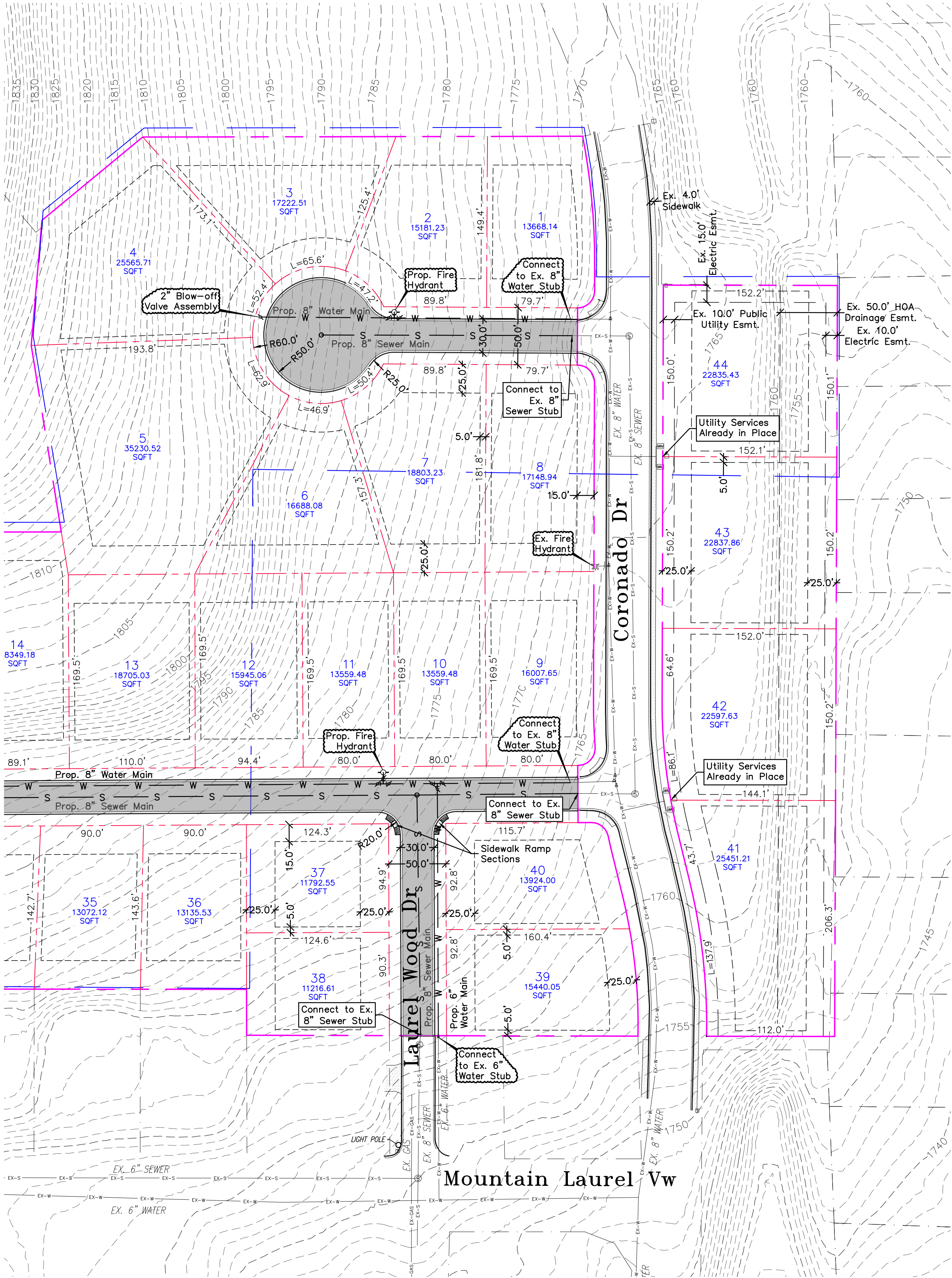
- PROPERTY BOUNDARY LINES
- KERRVILLE CITY LIMITS
- PROPOSED LOT LINES
- PLATTED LOT LINES
- EXISTING EASEMENT LINES
- EXISTING CURB & GUTTER
- EXISTING CONTOUR LINE
- EXISTING WATER METER
- EXISTING CLEANOUT
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING FENCE
- EXISTING CONCRETE SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CURB & GUTTER
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SEWER MANHOLE



TYPICAL STREET DETAIL

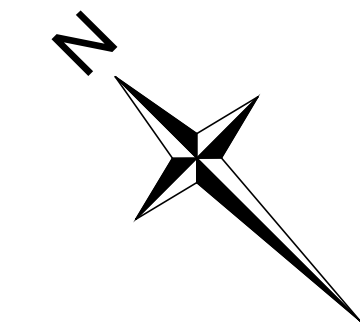


TYPICAL WATER & SEWER SERVICE DETAIL



SCALE: 1"=60'

The features shown on this plan/exhibit/drawing were created from aerial photography, GIS data, and limited on-the-ground survey. Therefore, the distances, dimensions, locations, elevations, and quantities identified on this sheet are only approximate.



631 Water Street  
Kerrville, TX 78028  
Phone: 830-217-7100  
Texas Registration No. F-7761  
wellbornengineering.com

This document is released for interim purposes only. It is incomplete and may not be used for regulatory approval, permit, or construction. Michael Wellborn, P.E. License # 88685

Preliminary Site Plan  
for  
Cibola Trails  
Coronado Drive  
Kerrville, Texas

| Revisions | No. | Date       | Description                            |
|-----------|-----|------------|----------------------------------------|
|           | 1   | 06.04.2021 | Preliminary Site Plan (City Submittal) |

Scale  
1"=60' for 22"x34" sheets

WES Project No.  
WES-21-060

Sheet No.

PSP-1.2