

**AGENDA FOR THE KERRVILLE**  
**PLANNING & ZONING COMMISSION MEETING**  
**THURSDAY, MARCH 3, 2022, 4:30 P.M. CITY**  
**HALL COUNCIL CHAMBERS**  
**701 MAIN STREET, KERRVILLE, TEXAS**

## **The Community Vision**

*Kerrville will be a vibrant, welcoming and inclusive community that:*

- *Respects and protects the natural environment that surrounds it;*
- *Seeks to attract economic growth and development;*
- *Provides opportunities for prosperity, personal enrichment and intellectual growth for people of all ages; and*
- *Does so while preserving the small-town charm, heritage, arts and culture of the community.*



Kerrville2050



**PLANNING AND ZONING COMMISSION AGENDA**  
**MARCH 3, 2022, 4:30 PM**  
**CITY HALL COUNCIL CHAMBERS**  
**701 MAIN STREET, KERRVILLE, TEXAS**



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## **Planning and Zoning Commission**

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### **1 MINUTES**

#### **1.A. Approval of Meeting Minutes from January 6, 2022 regular meeting.**

Attachments:

PZ Minutes\_20220106\_draft.pdf

### **2 CONSIDERATION AND FINAL ACTION**

#### **2.A. Final Plat, Comanche Trace Phase 16, Albatross Way (Case 2022-007)**

A final plat being 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 971, Page 698 of the real property records of Kerr County, Texas.

Attachments:

2022-007 - Final Plat - Comanche Trace Ph 16.pdf

2022-007 - Conditions of Approval.pdf

#### **2.B. Preliminary Plat, Kuykendall Estates, 1900 Loop 534 (2022-008)**

A preliminary plat being an 8.45 acre tract of land out of a 21.05 acres being the remainder of a 28.24 acre tract out of the Thomas Hand Survey No. 115, Abstract No. 193, as described in a Warranty Deed with Vendor's Lien to Kerrville Church of Christ dated December 7, 2010 as recorded in Volume 1097, Page 727 of the Official Public Records of Kerr County, Texas.

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Attachments:

2022-008 - Preliminary Plat - Kuykendall Estates.pdf

2022-008 - Conditions of Approval.pdf

**3 PUBLIC HEARING, CONSIDERATION & ACTION**

**3.A. CUP for Short Term Rental, 213 Palmer Street (Case PZ-2021-35)**

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 19, Block 8, Lowry Addition; and more commonly known as 213 Palmer Street S, Kerrville, TX 78028.

Attachments:

PZ-2021-35-LocationMap.pdf

PZ-2021-35\_Site Plan.pdf

**3.B. CUP for Short Term Rental, 713 Harper Road (Case PZ-2022-1)**

A resolution to allow a Conditional Use Permit for a Short Term Rental on 0.84 acres out of the Fosgate Survey 120, Abstract 138; and more commonly known as 713 Harper Road N, Kerrville, TX 78028.

Attachments:

PZ-2022-1-LocationMap.pdf

PZ-2022-1 - Site Plan.pdf

**3.C. CUP for an Accessory Dwelling Unit, 167 Paramount View (Case PZ-2022-2)**

A resolution to allow a Conditional Use Permit for an Accessory Dwelling Unit on Lot 9-R, The Heights of Kerrville; and more commonly known as 167 Paramount View, Kerrville, TX 78028.

Attachments:

PZ-2022-2 - Applicant Site Plan.pdf

PZ-2022-2\_Andrews\_in favor.pdf

PZ-2022-2\_Lyons\_opposed.pdf

PZ-2022-2\_Heights of Kerrville Architectural Committee Approval  
Letter\_2021.12.30.pdf

**3.D. Zoning Change, R-1 to C-2, 601 Roy Street (Case PZ-2022-3)**

An ordinance to change the zoning from R-1 Single Family Residential District to C-2 Light Commercial District on 1.05 acres of land out of the Cage Survey 116, Abstract 106 Kerr County Texas; and more commonly known as 601 Roy St N, Kerrville, TX 78028.

Attachments:

PZ-2022-3-LocationMap.pdf

PZ-2022-3 - Current Zoning Map.pdf

**3.E. Zoning Change, C-2 to C-3, 534 Industrial Park Subdivision (Case PZ-2022-4)**

An ordinance to change the zoning from C-2 Light Commercial District to C-3 General Commercial District on 17.803 acres of land out of Sam L. Wallace Survey No. 112, Abstract 360 Kerr County, Texas; and generally located at the north east corner of Loop 534 and Landfill Road.

Attachments:

PZ-2022-4-LocationMap.pdf

PZ-2022-4 - Current Zoning Map.pdf

**3.F. CUP for Automobile Service & Repair, Major; Lot 8 of 534 Industrial Park Subdivision (Case PZ-2022-5)**

A resolution to allow a Conditional Use Permit for an Automobile Service and Repair, Major on parts of future Lot 8, 534 Industrial Park subdivision, a tract of land containing approximately 3 acres out of a 17.803 acres tract of land out of Sam L. Wallace Survey No. 112, Abstract 360 Kerr County, Texas; and generally located at the north east corner of Loop 534 and Landfill Road.

Attachments:

PZ-2022-5-LocationMap.pdf

PZ-2022-5\_plat with flood plain

PZ-2022-5\_Fritztown Off Road Builders preliminary site plan.pdf

**3.G. Annexation, 318 Mae Drive (Case PZ-2022-6)**

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-2 Medium Density Residential District the following parcels: part



of Lot 8, Block 1, Valley View; and more commonly known as 318 Mae Drive N, Kerrville, TX 78028.

Attachments:

PZ-2022-6-LocationMap.pdf

PZ-2022-6 - Annexation Petition.pdf

**4     STAFF REPORT**

**4.A   Election of Planning & Zoning Commission Chair and Vice-Chair.**

**5     EXECUTIVE SESSION**

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

**6     ADJOURNMENT**

The facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information. I hereby certify that this agenda was posted as notice of the meeting on the bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website on the following date and time: 2/25/2022 at 2:30 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting. Kesha Franchina Kesha Franchina, Deputy City Secretary, City of Kerrville, Texas  
Revised 2/28/2022, at 11:30 a.m., Kesha Franchina, Deputy City Secretary



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



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**SUBJECT:** Approval of Meeting Minutes from January 6, 2022 regular meeting.

**AGENDA DATE OF:** March 3, 2022

**DATE**

**SUBMITTED:**

**SUBMITTED BY:** Steve Melander

**EXHIBITS:** [PZ Minutes\\_20220106\\_draft.pdf](#)

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**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

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**SUMMARY STATEMENT:**

The February 3, 2022 Planning & Zoning Commission meeting was canceled due to inclement weather.

**RECOMMENDED ACTION:**

Approve or approve with revisions.

**PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS  
JANUARY 6, 2022**

**PLANNING & ZONING COMMISSIONERS PRESENT:**

Michael Sigerman  
David Jones  
Cliff Tuttle  
Jeff Harris  
Abram Bueche

**PLANNING & ZONING COMMISSIONERS ABSENT:**

John Bernhard

**CITY CORE STAFF PRESENT:**

Drew Paxton  
Guillermo Garcia  
Kyle Burow

**CALL TO ORDER**

Meeting called to order at 4:30pm by Mike Sigerman.

Introduction of new Commissioners.

Selection of Chair & Vice-Chair to be placed on next agenda.

**1) MINUTES**

**1.A Approval of Meeting Minutes from December 2, 2021 regular meeting.**

PZ Minutes\_20211202\_draft.pdf

Cliff Tuttle moved to approve the minutes as presented; Jeff Harris seconded the motion, and the motion carried 5-0.

Drew clarified that the minutes are action minutes.

**2) CONSIDERATION AND FINAL ACTION**

**2.A Preliminary Plat, 534 Industrial Park (Case 2021-078)**

A preliminary plat of a 17.083 acre tract of land out of Samuel L Wallace Survey No. 112, Abstract 360, Kerr County, Texas, which said 17.083 acres being a part or portion

of a certain 17.54 acre tract conveyed to Earnest W. Walker Family Limited Partnership recorded in Volume 1678, Page 525 of the Official Public Records of Kerr County, Texas; and generally located at the northeast corner of Loop 534 and Landfill Road (KerrCAD Property ID 17383).

2021-078 - Proposed Preliminary Plat.pdf

Drew Paxton presented the case.

David Jones was called to speak.

Cliff Tuttle moved to approve the preliminary plat; David Jones seconded the motion, and the motion carried 5-0.

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

#### **3.A Annexation & Zoning, Comanche Trace, 82.8 Acres (Case PZ-2021-34)**

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-2 Medium Density Residential District the following parcels: 62.062 acres located in the William Watt Survey No. 64, Abstract 363, the William Watt Survey No. 65, Abstract 364, the Thomas Jackson Survey No. 394, Abstract 212 & 20.8 acres located in the William Watt Survey No. 66, Abstract 365 and the William Watt Survey No. 65, Abstract 364, Kerr County, Texas, being a portion of a called 1131.78 acre tract of land of record in Volume 971, Page 698 of the Official Public Records of Kerr County, Texas; and generally located at Comanche Trace Drive and Lower Turtle Creek Road.

PZ-2021-34-LocationMap.pdf

PZ-2021-34\_Annexation Area Map.pdf

Drew Paxton presented the case.

Public hearing opened at 4:39pm.

Public hearing closed at 4:40pm.

Michael Sigerman was called to speak.

David Jones was called to speak.

Cliff Tuttle moved to approve the ordinance; Jeff Harris seconded the motion, and the motion carried 5-0.

4) **STAFF REPORT**

Mr. Hamilton requested to speak regarding 534 Industrial Park (Case 2021-078).

5) **EXECUTIVE SESSION**

No executive session.

6) **ADJOURNMENT**

Meeting adjourned at 4:49pm.

Submitted by:

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Steve Melander, Planner

Approved by:

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Mike Sigerman, Chair

Date Approved: \_\_\_\_\_



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



---

**SUBJECT:** Final Plat, Comanche Trace Phase 16, Albatross Way (Case 2022-007)

A final plat being 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 971, Page 698 of the real property records of Kerr County, Texas.

**AGENDA DATE OF:** March 3, 2022

**DATE**

**SUBMITTED:**

**SUBMITTED BY:** Steve Melander

**EXHIBITS:** [2022-007 - Final Plat - Comanche Trace Ph 16.pdf](#)  
[2022-007 - Conditions of Approval.pdf](#)

---

**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

---

**SUMMARY STATEMENT:**

The infrastructure for Comanche Trace Phase 16 is nearing completion. The developer has requested Final Plat approval. Staff recommends approval of this request with conditions. Conditions of Approval are attached.

**RECOMMENDED ACTION:**

Approve the final plat with conditions.

KNOW ALL MEN BY THESE PRESENTS:

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

KYLE L. PRESSLER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6568

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

CHAIRPERSON  
CITY OF KERRVILLE PLANNING & ZONING COMMISSION

IN ACCORDANCE WITH ART. 10-IV-2 OF THE CODE OF ORDINANCES OF THE CITY OF KERRVILLE, TEXAS, AND IN CONSIDERATION OF THE APPROVAL OF COMANCHE TRACE 16, HEREBY WAIVE ANY AND ALL CLAIMS FOR DAMAGES MADE AGAINST THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, OCCASIONED BY THE ESTABLISHMENT OF GRADES OF THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE ABOVE NAMED SUBDIVISION.

COMANCHE TRACE LLC, GENERAL PARTNER  
TREVOR HYDE, MANAGER

STATE OF TEXAS §  
COUNTY OF KERR §

THAT I, TREVOR HYDE, BEING A DULY AUTHORIZED REPRESENTATIVE FOR COMANCHE TRACE RANCH AND GOLF CLUB, L.L.P., THE OWNER OF THE LAND SHOWN AND PLATTED HEREON FOR SUBDIVISION, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL EASEMENTS FOR PURPOSES NOTED.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

COMANCHE TRACE LLC, GENERAL PARTNER  
TREVOR HYDE, MANAGER

STATE OF TEXAS §  
COUNTY OF KERR §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NOTARY PUBLIC FOR THE STATE OF TEXAS

I HEREBY CERTIFY THAT SUBDIVISION PLAN ENTITLED COMANCHE TRACE, PHASE 16 MEETS WITH APPROVAL BY THE POST OFFICE, REGARDING STREET NAMES AND ADDRESSES MEET THE CITY MASTER GRID SYSTEM FOR HOUSE NUMBERS ASSIGNED BY CITY OF KERRVILLE PLANNING DEPARTMENT.

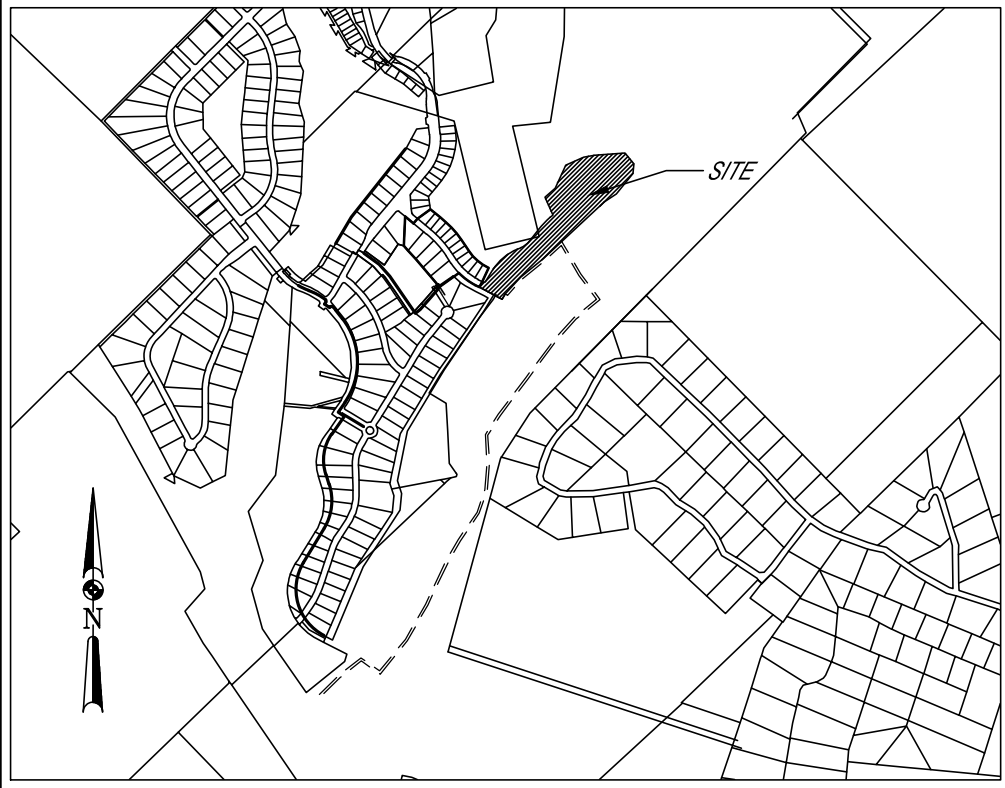
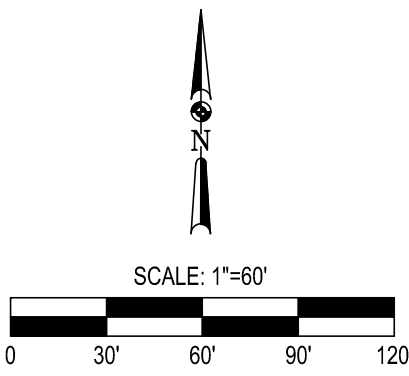
\_\_\_\_\_, 20\_\_  
CITY PLANNER OR APPROVED AGENT

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 \_\_\_\_\_, 20\_\_

KYLE BUROW  
CITY ENGINEER

A FINAL PLAT ESTABLISHING  
**COMANCHE TRACE, PHASE 16**  
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 971, PAGE 698 OF THE REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS.



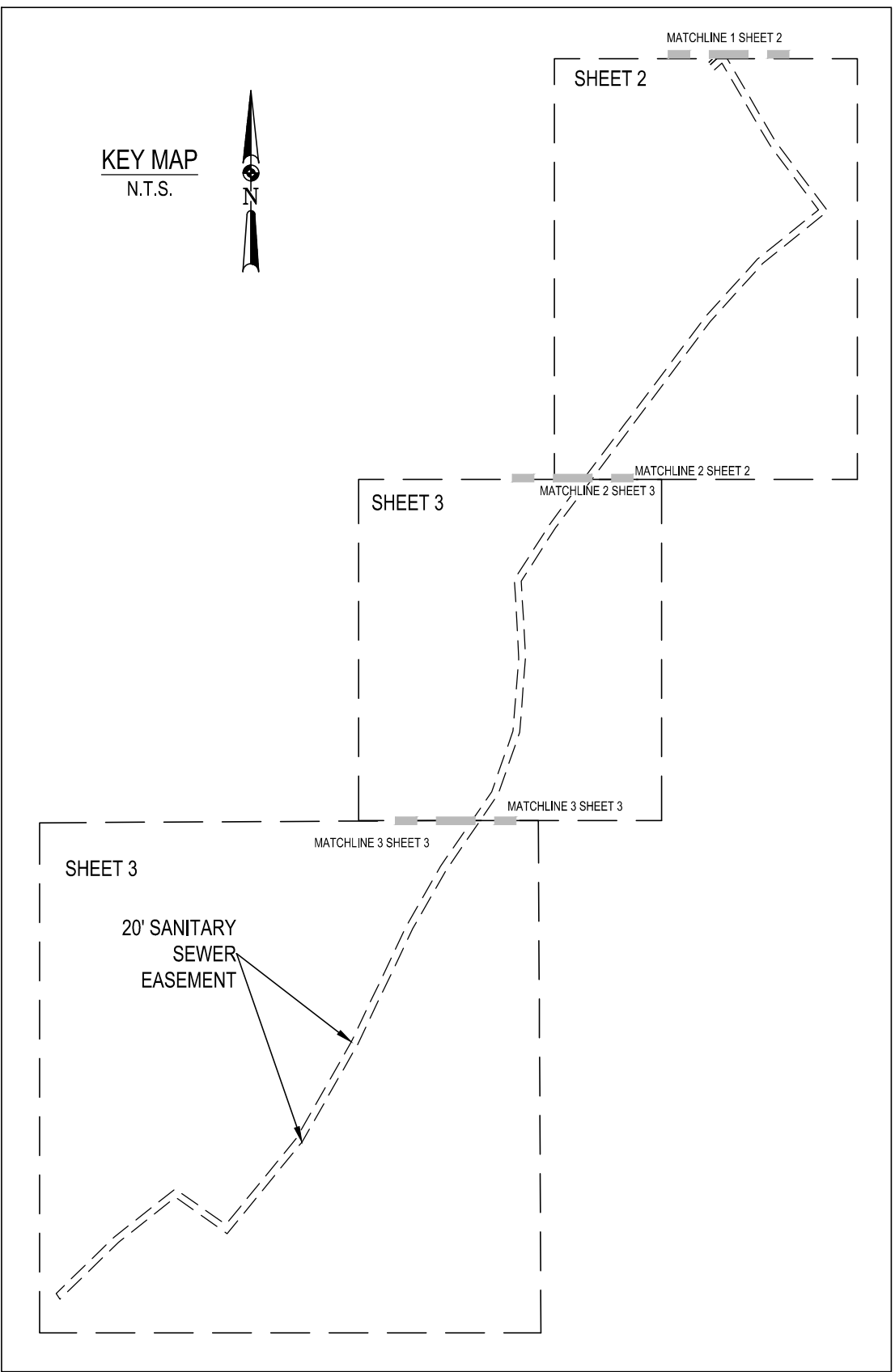
LOCATION MAP  
N.T.S.

- LEGEND**
- P.U.E.
  - ⊙ FOUND 1/2" IRON ROD "GROGAN"
  - FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
  - SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
  - ⊙ FOUND 1/2" IRON ROD
  - ⊗ FOUND PK NAIL
  - ⊙ POINT
  - ⊗ RECORD PER VOLUME 08, PAGES 57-59 PLAT RECORDS, KERR COUNTY, TEXAS.

**NOTES:**

- THE PRELIMINARY PLAT OF COMANCHE TRACE PHASE 16, WAS APPROVED BY THE CITY OF KERRVILLE PLANNING & ZONING COMMISSION ON FEBRUARY 22, 2021 (PRELIMINARY PLAT FILE #2021-004).
- THE PROPERTY SHOWN HEREON IS LOCATED COMPLETELY WITHIN ZONE X ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR KERR COUNTY, TEXAS (REF.: MAP NO.48265C0655F) MAP DATE: MARCH 03, 2011.
- VERTICAL DATUM IS BASED ON NAVD 88.
- BEARINGS AND DISTANCES SHOWN HEREON ARE EITHER NEWLY CREATED OR BEAR NO SIGNIFICANT DIFFERENCES FROM THE RECORD CALLS FOR THEIR RESPECTIVE LINES.
- BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE CITY OF KERRVILLE COMPREHENSIVE ZONING ORDINANCE AND ANY APPLICABLE RESTRICTIONS ESTABLISHED BY COMANCHE TRACE RANCH & GOLF CLUB.
- LOT A IS TO BE DEDICATED AS COMMON SPACE, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENTS.
- THE RECTANGULAR COORDINATES AND BEARINGS SHOWN HEREON (COK COORDS) 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.
- ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO LOCATE ORIGINAL SURVEY LINES.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00	32.42	69°37'05"	S14°46'01"W	29.39
C2	426.00	269.51	39°50'02"	S49°51'40"W	261.59
C3	175.00	88.86	29°53'31"	S53°14'21"W	87.91
C4	825.00	135.64	9°29'18"	S47°24'10"W	135.51
C5	475.00	23.19	2°47'34"	S81°02'29"E	23.19
C6	375.00	57.50	2°43'48"	N49°19'01"E	57.47
C7	325.00	123.03	2°14'22"	N59°13'49"E	122.30
C8	15.00	13.62	52°51'12"	N38°03'05"E	13.16
C9	50.00	347.81	384°02'29"	S52°58'29"E	61.54
C10	15.00	13.62	52°51'12"	N89°54'57"W	13.16
C11	275.00	104.19	2°14'22"	S53°13'49"W	103.48
C12	625.00	62.50	5°43'48"	S45°19'01"W	62.47
C13	775.00	127.44	9°29'18"	S45°24'10"W	127.30
C14	225.00	114.24	29°53'31"	S53°14'21"W	113.02
C15	375.00	234.83	39°50'02"	S49°51'40"W	230.82



FILED FOR RECORD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
AT \_\_\_\_ O'CLOCK \_\_\_\_ M.  
RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN FILE # \_\_\_\_ OF  
THE PLAT RECORDS OF KERR COUNTY, TEXAS

JACKIE DOWDY, KERR COUNTY CLERK

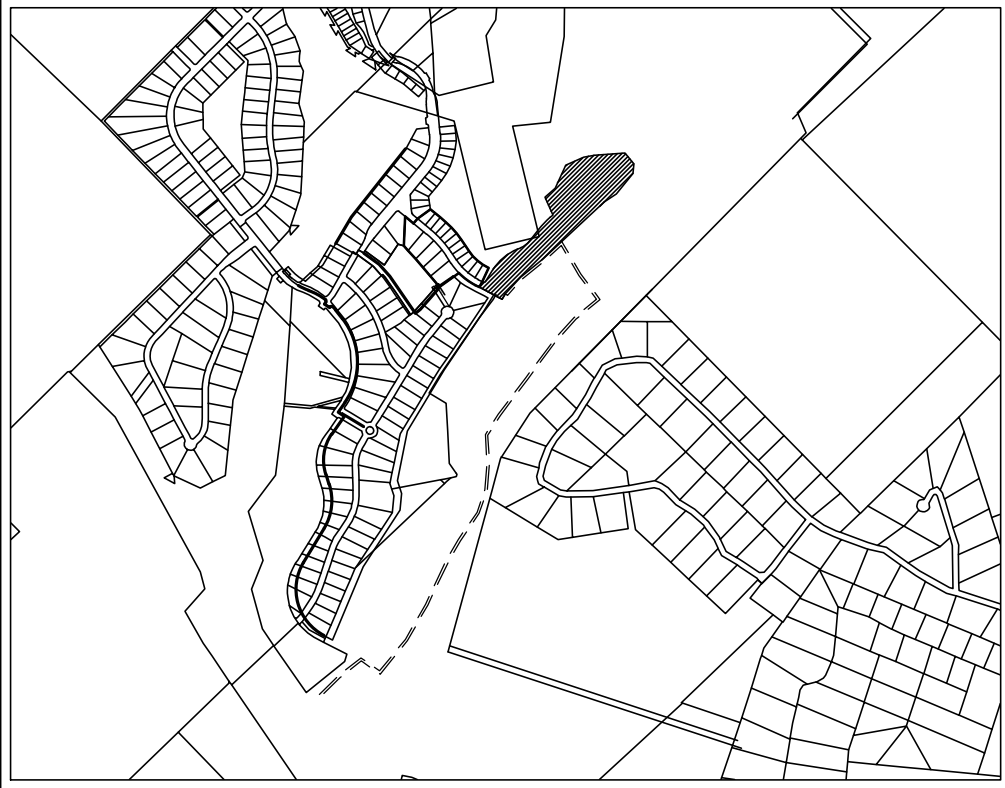
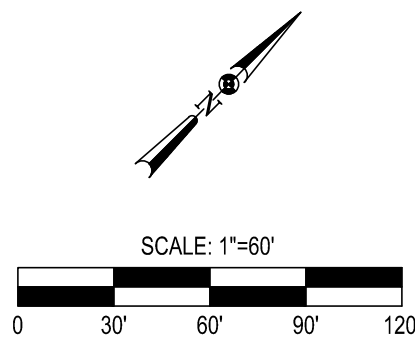
**MATKINHOOPER**  
ENGINEERING & SURVEYING  
P.O. BOX 84  
8 SPENCER ROAD, SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 817.260.0000 FAX: 817.260.0000  
TEXAS REGISTERED ENGINEERING FIRM F-004512  
TEXAS REGISTERED SURVEYING FIRM F-10024000  
CIVIL ENGINEERS, SURVEYORS, LAND PLANNERS, CONSTRUCTION MANAGERS, CONSULTANTS

DATE: DECEMBER 2021  
MHES JOB NO. - 17-4029  
CITY OF KERRVILLE  
PLAT FILE # 2021-004

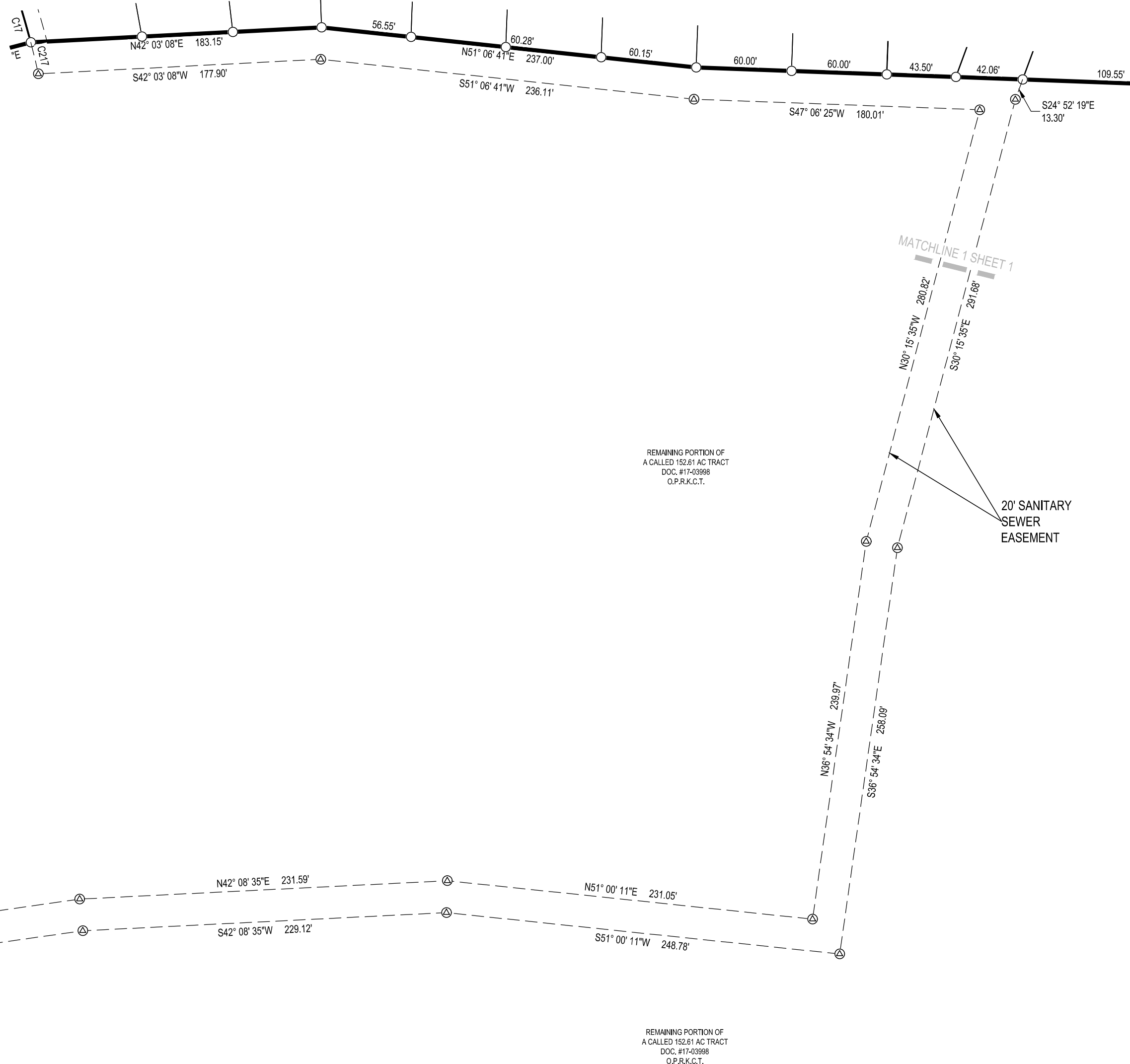
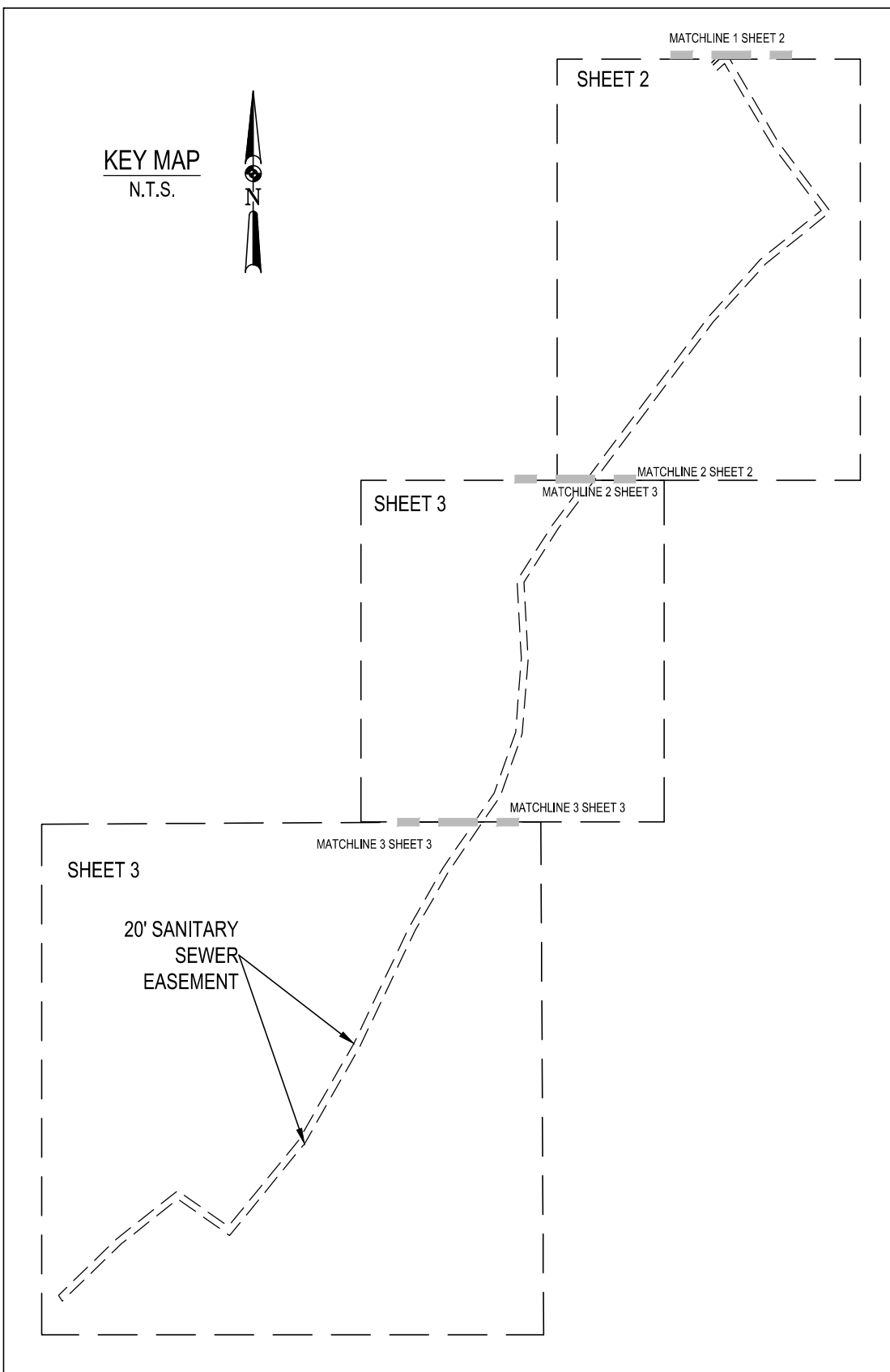
SHEET 1 OF 3

A FINAL PLAT ESTABLISHING  
COMANCHE TRACE, PHASE 16

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 971, PAGE 698 OF THE REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS.



LOCATION MAP  
N.T.S.



- LEGEND**
- P.U.E.  
⊙ PUBLIC UTILITY EASEMENT  
● FOUND 1/2" IRON ROD "BROGAN"  
○ FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP  
○ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP  
⊗ FOUND 1/2" IRON ROD  
⊗ FOUND PK NAIL  
( ) RECORD PER VOLUME 08, PAGES 57-59 PLAT RECORDS, KERR COUNTY, TEXAS.

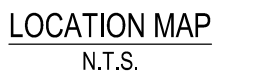
**MATKINHOOPER**  
ENGINEERING  
& SURVEYING

P.O. BOX 54  
8 SPENCER ROAD, SUITE 100  
BOERNE, TEXAS 78008  
OFFICE: (817) 261-0001 FAX: (817) 261-0002  
TEXAS REGISTERED ENGINEERING FIRM F-004512  
TEXAS REGISTERED SURVEYING FIRM F-10024000  
CIVIL ENGINEERS, SURVEYORS, LAND PLANNERS, CONSTRUCTION MANAGERS, CONSULTANTS

DATE: DECEMBER 2021  
MHES JOB NO. - 17-4029  
CITY OF KERRVILLE  
PLAT FILE # 2021-004

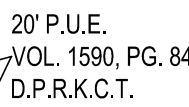


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LEGEND

- |        |  |
|--------|--|
| P.U.E. | PUBLIC UTILITY EASEMENT  |
| ⊙      | FOUND 1/2" IRON ROD "GROGAN"   |
| ●      | FOUND 1/2" IRON ROD WITH A RED<br>"MATKIN-HOOVER ENG. & SURVEY"; PLASTIC CAP |
| ○      | SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER<br>ENG. & SURVEY"; PLASTIC CAP   |
| ⊙      | FOUND 1/2" IRON ROD  |
| ⊗      | FOUND PK NAIL  |
| ( )    | RECORD PER VOLUME 08, PAGES 57-59<br>PLAT RECORDS, KERR COUNTY, TEXAS.       |



REMAINING PORTION OF  
A CALLED 152.61 AC TRACT  
DOC. #17-03993  
O.P.R.K.C.T.

# MATKINHOOVER

P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0000 FAX: 830.249.0099  
TEXAS REGISTERED ENGINEERING FIRM F-004512  
TEXAS REGISTERED SURVEYING FIRM F-10024000  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

DATE: DECEMBER 2021  
IHES JOB NO. - 17-4029

CITY OF KERRVILLE  
LAT FILE # 2021-004

SHEET 3 OF 3

# **Conditions of Approval**

## **Final Plat, Comanche Trace Phase 16, Albatross Way**

### **City of Kerrville Plat File No. 2022-007**

The following Conditions of Approval, referenced in current City Codes, shall be addressed by the applicant and confirmed by City staff prior to final plat signatures and recording:

1. Reference "City of Kerrville Plat File No. 2022-007" on the plat.
2. Complete the addressing table.
3. Address any comments related to survey data.
4. Complete infrastructure installation and obtain City acceptance.
5. Note how the parkland dedication requirement will be met.
6. Confirm that all required easements are properly identified.



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



---

**SUBJECT:** Preliminary Plat, Kuykendall Estates, 1900 Loop 534 (2022-008)

A preliminary plat being an 8.45 acre tract of land out of a 21.05 acres being the remainder of a 28.24 acre tract out of the Thomas Hand Survey No. 115, Abstract No. 193, as described in a Warranty Deed with Vendor's Lien to Kerrville Church of Christ dated December 7, 2010 as recorded in Volume 1097, Page 727 of the Official Public Records of Kerr County, Texas.

**AGENDA DATE OF:** March 3, 2022

**DATE**

**SUBMITTED:**

**SUBMITTED BY:** Steve Melander

**EXHIBITS:** [2022-008 - Preliminary Plat - Kuykendall Estates.pdf](#)  
[2022-008 - Conditions of Approval.pdf](#)

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**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

---

**SUMMARY STATEMENT:**

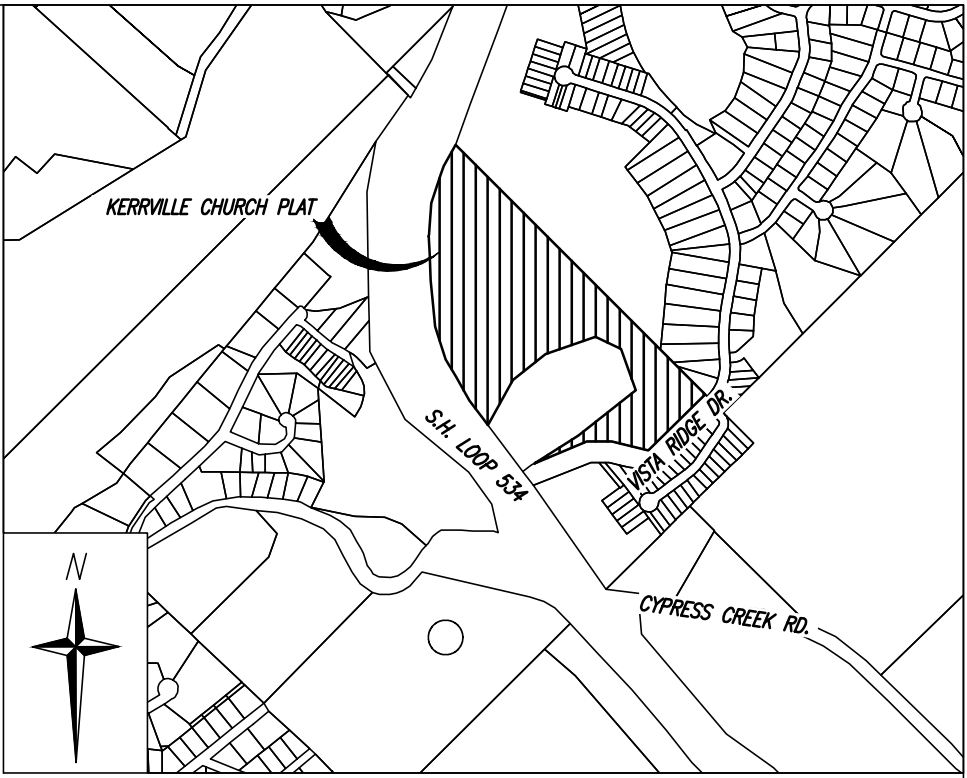
Applicant is proposing a single family residence on an 8.45 acres tract of land. Applicant has requested to utilize an existing well to serve the property in lieu of City water. This request will require a separate process for a Major Waiver and will be determined at City Council. Staff approves this request with conditions. Attached are Conditions of Approval.

**RECOMMENDED ACTION:**

Approve the preliminary plat with conditions.

PRELIMINARY PLAT OF  
**KUYKENDALL ESTATES**

Being a 8.45-Ac tract of land out of a 21.05 acres being the remainder of a 28.45 acre tract out of the Thomas Hand Survey No. 115, Abstract No. 193, as described in a Warranty Deed with Vendor's Lien to Kerrville Church of Christ dated December 7, 2010 as recorded in Volume 1097, Page 727 Official Public Records of Kerr County, Texas.



VICINITY MAP  
1"=1000'  
SOURCE: KERRVILLE GIS

\* SURVEYORS NOTES \*

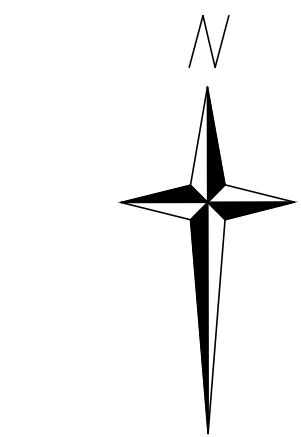
1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED ON GNSS RTK OBSERVATIONS REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE REDUCED TO HORIZONTAL GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET.
2. THIS SURVEY MEETS OR EXCEEDS TEXAS BOARD OF PROFESSIONAL ENGINEERS AND 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 KERRVILLE INDEPENDENT SCHOOL DISTRICT.
5. THIS PROPERTY IS CURRENTLY ZONED AS R-1.
6. CONTOUR INTERVALS=20'
7. BY GRAPHIC IDENTIFICATION THESE PARCELS ARE NOT WITHIN A SPECIAL FLOOD HAZARD AREA. REFERENCE FIRM PANEL 48265C0490F EFFECTIVE DATE 3/3/2011.
8. TOPOGRAPHIC CONTOURS SHOWN ON THIS PLAT WERE CREATED FROM KERR COUNTY 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 THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
CHAIR, CITY OF KERRVILLE PLANNING & ZONING COMMISSION

Curve Table									
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	((Length))	((Radius))	((Delta))	((Direction))
C1	152.01	280.00	031°06'22"	S46°30'11"W	1795.83	151.84'	280.00'	31°04'15"	S46°30'58"W
C2	44.18	185.00	013°40'54"	N86°46'11"W	44.07	44.00'	185.00'	13°37'36"	S86°53'09"E
C3	80.97	365.00	012°42'37"	N87°20'23"W	80.80	-	365.00'	-	-



0 100 200  
50 150  
SCALE: 1"=100'

\* LEGEND \*

- SET 5/8" STEEL ROD W/ CAP STAMPED "WES RPLS 5807"
- FOUND 1/2" STEEL ROD UNLESS OTHERWISE NOTED
- FOUND T&OT CONCRETE HIGHWAY MONUMENT
- (COURSE VALUE PER PLAT DOC. No. 19-07732 O.P.R.K.C.T.)
- [COURSE VALUE PER DEED V.1097, PG. 727 O.P.R.K.C.T.]
- [COURSE VALUE PER DEED DOC. No. 18-08047 O.P.R.K.C.T.]
- ((COURSE VALUE PER DEED DOC. No. 18-08048 O.P.R.K.C.T.))

PROPERTY LINE  
PLATTED LOT LINE  
EASEMENT LINE  
SAN. SEWER LINE  
CONTOUR LINES  
CURB & GUTTER  
EDGE OF PAVEMENT  
STORM DRAIN PIPE

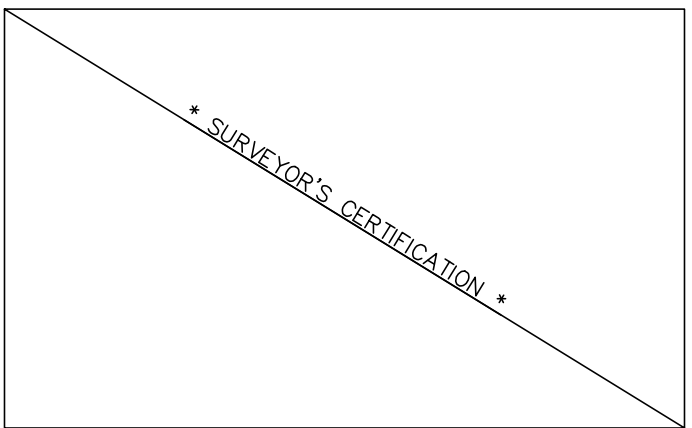
G31 WATER STREET  
KERRVILLE, TX 78028  
830-217-7100

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

**WELLBORN**  
ENGINEERING &  
SURVEYING

PROJECT: WES: 22-007  
SCALE: 1" = 100'  
FIELD: J5/CM  
LAST FIELD VISIT: 01.26.2022  
LAST DRAFT REVISION: 02.07.2022

DRAFTING: BM  
CHECKED: RSM  
SHEET NO. 1 of 1



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

# **Conditions of Approval**

## **Preliminary Plat, Kuykendall Estates, 1900 Loop 534**

### **City of Kerrville Plat File No. 2022-008**

The following Conditions of Approval, referenced in current City codes, shall be addressed by the applicant and confirmed by City staff prior to final plat signatures and recording:

1. Obtain an address for the new lot.
2. Obtain a Major Waiver from City Council to utilize well water in lieu of City domestic water.
3. Confirm with the Fire Marshal any requirements regarding emergency vehicle access and fire hydrants. If private, note on final plans. If public, improvement plans will need to be reviewed and approved by the City, and the improvements will need to be installed or bonded prior to final plat.
4. Note how the parkland dedication requirement will be met.
5. Confirm that all required easements are properly identified.





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



---

**SUBJECT:** CUP for Short Term Rental, 213 Palmer Street (Case PZ-2021-35)

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 19, Block 8, Lowry Addition; and more commonly known as 213 Palmer Street S, Kerrville, TX 78028.

**AGENDA DATE OF:** March 3, 2022

**DATE  
SUBMITTED:**

**SUBMITTED BY:** Drew Paxton

**EXHIBITS:** [PZ-2021-35-LocationMap.pdf](#)  
[PZ-2021-35\\_Site Plan.pdf](#)

---

**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

---

**SUMMARY STATEMENT:**

Proposal

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 19, Block 8, Lowry Addition; and more commonly known as 213 Palmer Street S, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 29 letters on 1/20/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 1/13/2022. 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-1A Single-family residential with accessory dwelling unit

Existing Land Use: Single Family Residence

Direction: North, South, West, East

Current Zoning: R-1A Single-family residential with accessory dwelling unit

Existing Land Uses: Single Family Residences

#### Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding residential areas are designated as Transitional Residential. Since the underlying zoning is not changing for the subject property, the request 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 off street parking space per bedroom and one additional off street parking space for a manager, if the manager does not live onsite. This property has 3 bedrooms and no onsite manager so 4 off-street parking spaces are required. The applicant has identified four available off-street parking spaces, meeting the off-street parking requirement.

#### 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.

The applicant has identified the following amenities as in close proximity to the proposed Short Term Rental: This location is within walking distance to the Kerrville River Trail, Louise Hayes Park, Arcadia Live!, the Downtown Farmers Market, and the entire downtown district for shopping, dining, and entertainment.

Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, and there are numerous amenities in close proximity to this proposed Short Term Rental location, staff recommends approval with consideration and inclusion of the attached Proposed CUP Conditions.

Proposed CUP Conditions for 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. Local Contact: The owner or operator of the Property shall provide the City with contact information for a local representative, within approximately a two hour distance.
- C. 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.
- D. 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.

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

F. 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.

G. 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.

**RECOMMENDED ACTION:**

Approve the Resolution





## Location Map

**Case # PZ-2021-35**

**Location:**  
**213 Palmer St**

### 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.



MANSFIELD SURVEYING  
P.O. BOX 3111  
BANDERA, TX 78003  
830-688-2786

SURVEY PREPARED FOR:  
Kerr Co. Asbt & Title Co.  
GF No. 44612

# SURVEY PLAT

LOT 19, BLOCK 8  
LOWRY ADDITION

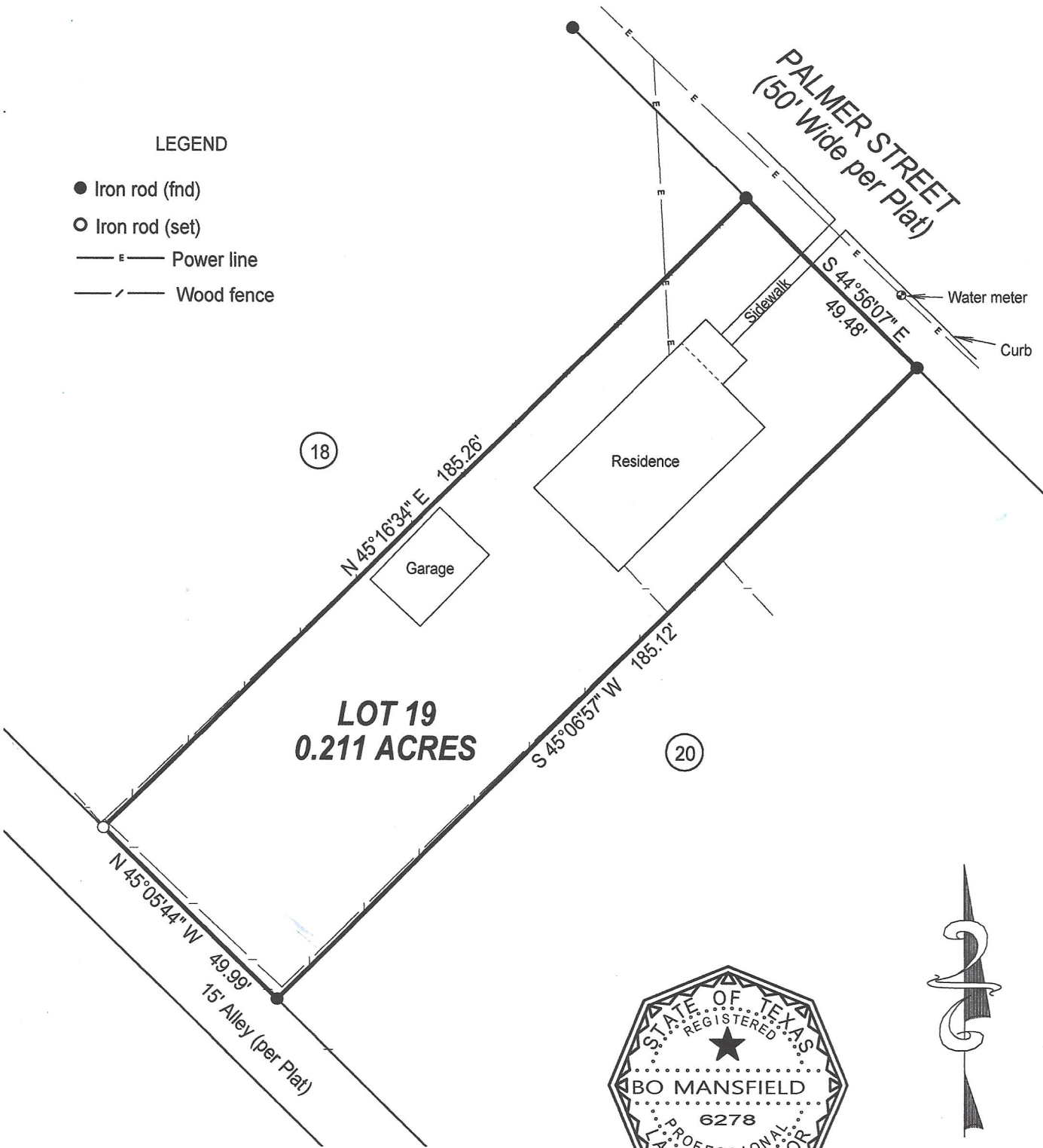
KERR COUNTY, TEXAS

VOLUME 28, PAGE 113, PLAT RECORDS

213 PALMER STREET  
KERRVILLE, TX 78028

LEGEND

- Iron rod (fnd)
- Iron rod (set)
- E — Power line
- / — Wood fence



Scale 1" = 30'

April 8, 2021



NOTE:  
All bearings are from GPS observations based  
on Texas State Plane Coordinate System,  
South Central Zone, NAD 83.

I hereby certify that this survey was made on the ground and that  
this plat correctly represents the facts found at the time of the survey,  
and that to the best of my knowledge there are no visible overlapping  
of improvements, visible easements of rights of way, boundary line conflicts,  
or encroachments except as shown hereon.

*Bo Mansfield*

Bo Mansfield RPLS No. 6278 FIRM No. 10193736



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



---

**SUBJECT:** CUP for Short Term Rental, 713 Harper Road (Case PZ-2022-1)

A resolution to allow a Conditional Use Permit for a Short Term Rental on 0.84 acres out of the Fosgate Survey 120, Abstract 138; and more commonly known as 713 Harper Road N, Kerrville, TX 78028.

**AGENDA DATE OF:** March 3, 2022

**DATE**

**SUBMITTED:**

**SUBMITTED BY:** Drew Paxton

**EXHIBITS:** [PZ-2022-1-LocationMap.pdf](#)

[PZ-2022-1 - Site Plan.pdf](#)

---

**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

---

**SUMMARY STATEMENT:**

Proposal

A resolution to allow a Conditional Use Permit for a Short Term Rental on 0.84 acres out of the Fosgate Survey 120, Abstract 138; and more commonly known as 713 Harper Road N, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 13 letters on 1/20/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 1/13/2022. 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, West

Current Zoning: R-1 Single-family residential

Existing Land Uses: Single Family Residences

Direction: East

Current Zoning: PI Public and Institutional

Existing Land Uses: Church

#### Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding residential areas are on the edge of Strategic Catalyst Area Number 5 (SCA) and outside of the SCA designated as Neighborhood Residential. Since the underlying zoning is not changing for the subject property, the request 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 off street parking space per bedroom and one

additional off street parking space for a manager, if the manager does not live onsite. This property has 2 bedrooms and no onsite manager so 3 off-street parking spaces are required. The applicant has identified 3 available off-street parking spaces, meeting the off-street parking requirement.

#### Case Summary:

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

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

The applicant has identified the following amenities as in close proximity to the proposed Short Term Rental: This location is near the Kerrville Sports Complex and a short drive to the core shopping and tourist areas across town by way of Harper Road and Holdsworth Drive.

#### Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, and there are numerous amenities in close proximity to this proposed Short Term Rental location, staff recommends approval with consideration and inclusion of the attached Proposed CUP Conditions.

#### Proposed CUP Conditions for 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. Local Contact: The owner or operator of the Property shall provide the City with contact information for a local representative, within approximately a two hour distance.

C. 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.

D. 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.

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

F. 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.

G. 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.

**RECOMMENDED ACTION:**

Approve the Resolution





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.



ISSUANCE DATE BGW 10-01-2018	REGISTERED BY BGW	REGISTERED BY PF
COUNTY & STATE KERR COUNTY, TEXAS	JOB NUMBER 18-3527	
LOCATION 713 HARPER ROAD NORTH KERRVILLE, TEXAS		
FOR 1/228 ORLAND 1804577 GP		
VIVIAN KLEIN HYDE		
0	50	100 150



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



---

**SUBJECT:** CUP for an Accessory Dwelling Unit, 167 Paramount View (Case PZ-2022-2)

A resolution to allow a Conditional Use Permit for an Accessory Dwelling Unit on Lot 9-R, The Heights of Kerrville; and more commonly known as 167 Paramount View, Kerrville, TX 78028.

**AGENDA DATE OF:** March 3, 2022

**DATE**

**SUBMITTED:**

**SUBMITTED BY:** Drew Paxton

**EXHIBITS:** [PZ-2022-2 - Applicant Site Plan.pdf](#)  
[PZ-2022-2\\_Andrews\\_in favor.pdf](#)  
[PZ-2022-2\\_Lyons\\_opposed.pdf](#)  
[PZ-2022-2\\_Heights of Kerrville Architectural Committee Approval Letter\\_2021.12.30.pdf](#)

---

**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

---

**SUMMARY STATEMENT:**

Proposal

A resolution to allow a Conditional Use Permit for an Accessory Dwelling Unit on Lot 9-R, The Heights of Kerrville; and more commonly known as 167 Paramount View, Kerrville, TX 78028.

Procedural Requirements

22 letters were mailed on 2/17/2022 to adjacent property owners. The public notice was published in the Kerrville Daily Times on 2/10/2021. At the time of drafting this Agenda Bill, two comments had been received. Comments attached.

## Staff Analysis and Recommendation

### Adjacent Zoning and Land Uses:

#### Subject Property

Current Zoning: RE Estate Residential

Existing Land Use: Single Family Residence (permitted)

Direction: North, South, West, East

Current Zoning: RE Estate Residential

Existing Land Uses: Estate single family Residences

### Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding area are designated Rural Living in the Kerrville 2050 Comprehensive Plan. Rural Living primarily allows for single-family detached homes on large lots. Since the underlying zoning is not changing, the request is consistent with the Kerrville 2050 Comprehensive Plan.

### Thoroughfare Plan:

The subject property is located on a private residential street.

### Traffic Impact:

No traffic impact is anticipated.

### Parking:

Approval of the CUP for Additional Dwelling Unit requires two (2) additional off-street parking spaces. Applicant has identified these locations on the attached site plan.

### Case Summary:

The applicant is proposing to construct an additional dwelling unit as a guest house. However, since it includes a full kitchen, it is considered an accessory dwelling unit and is required the CUP.

The subject property is located within an RE zoning district. As such, the addition of an accessory dwelling unit, or second dwelling, requires a Conditional Use Permit.

An accessory dwelling unit is defined in the zoning code as follows:

Dwelling Unit, Accessory: A room or set of rooms attached or detached to a building on the same lot as the single-family dwelling, established by permit and including a functioning kitchen and bathroom, and operates as a separate but secondary dwelling unit.

### Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, including off-street parking requirements, and does not change the existing zoning district, staff recommends approval with consideration and inclusion of the attached Proposed CUP Conditions.

Staff received two comments from adjacent property owners. One in favor and one in opposition. The comments in opposition appear to have been addressed through the Heights of Kerrville Architectural Review Committee approval of this project. A question of building height was addressed by the applicant with the Architectural Review Committee. The Heights of Kerrville allows a 40 foot height and City of Kerrville allows a 35 foot height. The proposed guest house is less than 30 feet, meeting both requirements. Attached are comments and Heights of Kerrville Architectural Committee approval.

### Accessory Dwelling Unit

- A. Site Plan: The development and use of the Property shall conform to the site plan.
- B. Maximum Building Height: Thirty five (35) feet for detached structure containing

accessory dwelling unit.

C. Maximum Area of Accessory Dwelling Unit: One half of the total floor area of the main dwelling unit; floor area of the house excludes the area of any attached garage. Maximum fifty (50%) percent of the rear yard area, bounded by the side property lines, the rear wall of the main building, and the rear property line.

D. Minimum Parking: Two (2) parking spaces per dwelling unit (four (4) spaces total for the main dwelling and an accessory dwelling unit).

**RECOMMENDED ACTION:**

Approve the Resolution.

PROJECT SUMMARY

ZONING: CITY OF KERRVILLE — RE  
USE: SINGLE FAMILY RESIDENCE

CODES

All construction must comply with the following regulatory agencies and codes with amendments adopted by the City of Kerrville

- 2018 International Residential Code
- 2018 International Plumbing Code
- 2018 National Electric Code
- 2018 International Mechanical Code
- 2015 International Energy Conservation Code

(NOTE: THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO THE 2015 IECC AND IS RESPONSIBLE FOR ALL REQUIRED TESTING, INSPECTIONS AND ALL ASSOCIATED FEES.)

Steckelberg Residence

165 Paramount View Kerrville, Texas

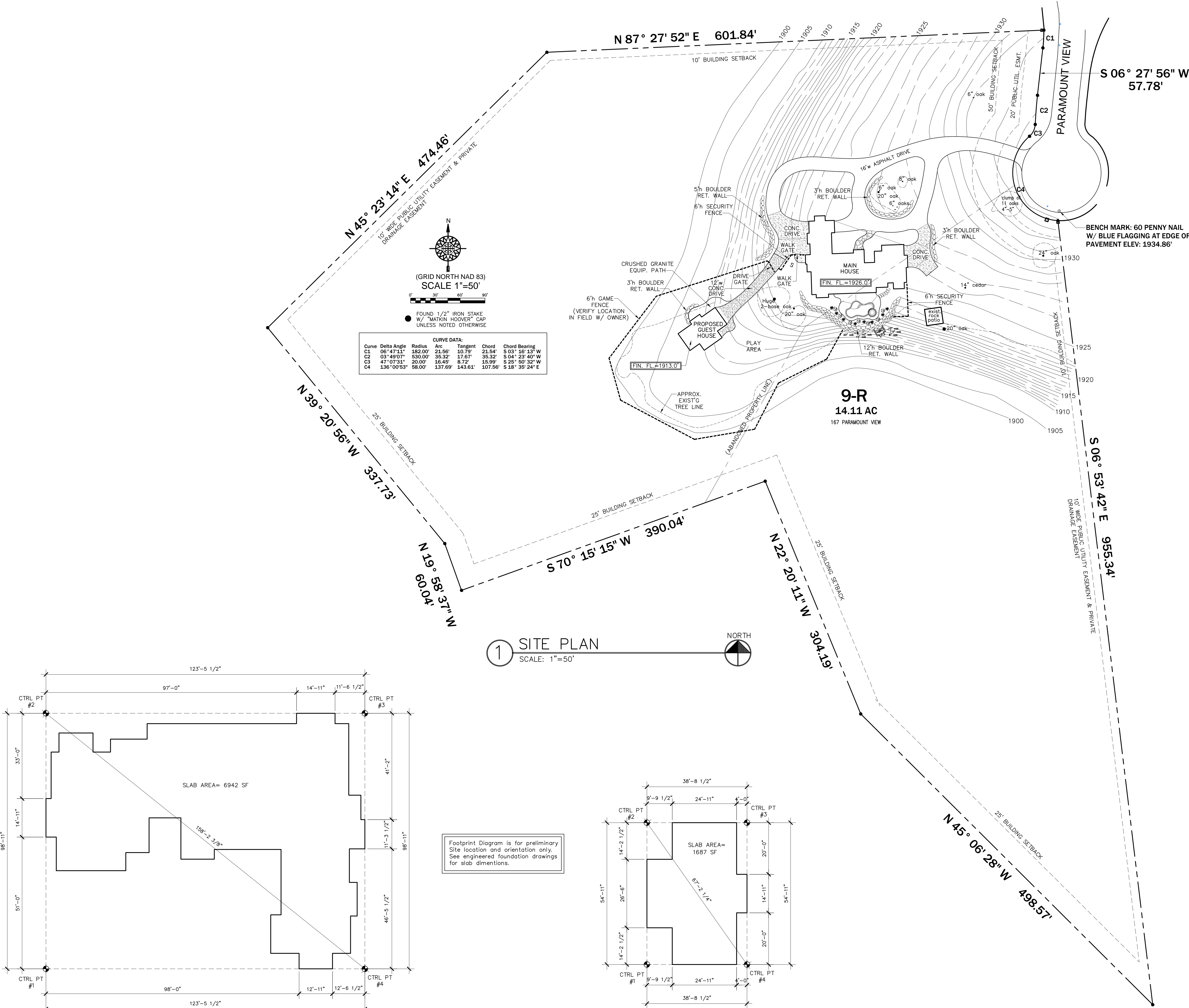
THESE DRAWINGS  
OF THE ARCHITECT.  
BY COPYRIGHTED  
DRAWINGS MAY NOT  
WITHOUT WRITTEN  
THE ARCHITECT.

harmontaylor  
architects, inc.  
701 Lee Street • Kerrville, Texas 78628 • (830) 895-4510

Job No.: 2023  
Date:  
February 22, 2022  
Sheet Title:

PROPERTY  
SITE  
PLAN

Sheet No.:  
A1.0



SITE NOTES

1. Verify location of all utility services with Owner/ Utility Co.
2. Verify removal of all trees with with Owner.
3. All landscaping under separate contract. Coordinate site excavation and development with Landscaping Contractor.
4. All utility trenching to be outside of dripline of existing trees to remain.
5. Septic system to be designed by licenced septic engineer. Septic tank and drain field location to be verified by engineer.



**From:** [Alan Andrews](#)  
**To:** [Drew Paxton](#)  
**Subject:** Ms. Steckleberg.  
**Date:** Tuesday, February 22, 2022 12:55:43 PM

---

**EXTERNAL EMAIL:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gentlemen:

My future neighbor's advisors inquired about our thoughts on her proposed guesthouse in the Heights of Kerrville. As the next-door neighbor on the property line, we do not have any concerns with her proposed planning and construction of a guest home. If you have any questions or need any additional information from me please contact me. Thank you.

Alan D. Andrews  
8708 S. Congress Blvd., Ste. B290  
Austin, TX 78745  
512-965-0489

View [Our Ingredient Portfolio](#)



**From:** [Jeff Lyon](#)  
**To:** [Steve Melander](#)  
**Cc:** [Drew Paxton](#)  
**Subject:** Re: Case PZ-2022-2 - 167 Paramount View - Accessory Dwelling Unit  
**Date:** Monday, February 21, 2022 5:14:06 PM

---

**EXTERNAL EMAIL:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Steve-

My wife Grace and I own the house on Lot 6; 166 Paramount View, and we object to granting a CUP to allow a guest house with kitchen (defined as an accessory dwelling unit) to be constructed at 167 Paramount View. We do not object to the construction of a guest house without a kitchen, ie., one which does not require a CUP.

One of the reasons why we built our home in The Heights was because of the strict building requirements in our CC&Rs.

Our CC&Rs state;

Each lot “shall be used exclusively for one single family.”

A guest house is permitted, but “no guest home shall be constructed prior to the construction of the main residential dwelling.”

We assume that any guest homes built in The Heights must meet the City of Kerrville building codes and not require a CUP.

There should not be two detached single family residences on any one lot.

Please let me know if you receive this email.

Sincerely,

Jeff Lyon





December 30, 2021

Kelly Steckelberg  
925 Prescott Street  
Kerrville, TX 78028

Re: ACC Request Lots 8 & 9

Dear Kelly,

Your request submitted to the Architectural Committee of The Heights of Kerrville HOA is hereby:

\_\_\_\_ APPROVED as submitted. You are clear to proceed with your project.

☒ APPROVED with the following conditions:

1) We ask that the height of the structure be confirmed.

\_\_\_\_ DISAPPROVED at this time for the following comments:

You may APPEAL this decision by notifying the Board President within 15 days of the date of this notice. A hearing will be scheduled, attended by members of both the HOA Board of Directors and the Architectural Committee. This is the only process permitted for appeal within the HOA.

With this notification, the 60-day approval period stipulated within Article 2.5 of the Declaration of Covenants, Conditions and Restrictions for The Heights of Kerrville is hereby expired. Resubmission of a corrected or updated request will begin a new 60-day approval period upon receipt of the new documents.

Please contact Mr. Jared Douthit should you have any questions.

Thank you!

The Board of Directors

Heights of Kerrville Homeowners' Association, Inc.  
815 Coronado Drive, Kerrville, Texas 78028



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



---

**SUBJECT:** Zoning Change, R-1 to C-2, 601 Roy Street (Case PZ-2022-3)

An ordinance to change the zoning from R-1 Single Family Residential District to C-2 Light Commercial District on 1.05 acres of land out of the Cage Survey 116, Abstract 106 Kerr County Texas; and more commonly known as 601 Roy St N, Kerrville, TX 78028.

**AGENDA DATE OF:** March 3, 2022

**DATE**

**SUBMITTED:**

**SUBMITTED BY:** Drew Paxton

**EXHIBITS:** [PZ-2022-3-LocationMap.pdf](#)  
[PZ-2022-3 - Current Zoning Map.pdf](#)

---

**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

---

**SUMMARY STATEMENT:**

Proposal

An ordinance to change the zoning from R-1 Single Family Residential District to C-2 Light Commercial District on 1.05 acres of land out of the Cage Survey 116, Abstract 106 Kerr County Texas; and more commonly known as 601 Roy St N, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 14 letters on 2/17/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 2/10/2022.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property and surrounding area are designated as Neighborhood Residential and immediately adjacent is the Strategic Catalyst Area 7, identified as the commercial corridor along Sidney Baker Street.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: R-2 Single Family District

Existing Land Uses: vacant

Direction: North, South, and East

Current Zoning: C-2 and C-3

Existing Land Uses: commercial

Direction: West

Current Zoning: R-3

Existing Land Uses: Multi-family apartments

Thoroughfare Plan: The property has existing access along a local street near an arterial.

Traffic Impact: To be determined

Parking: To be determined

Recommendation: Based on the current land uses and zoning of adjacent properties, staff supports the request to change the zoning.

**RECOMMENDED ACTION:**

Approve the Ordinance.





USGS, TNRIS, City of Kerrville, City of Kerrville, KPUB, USDA, TNRIS

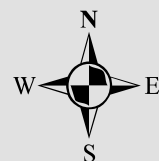
# Location Map

Case # PZ-2022-3

Location:  
601 Roy Street

## Legend

200' Notification Area  
Subject Properties

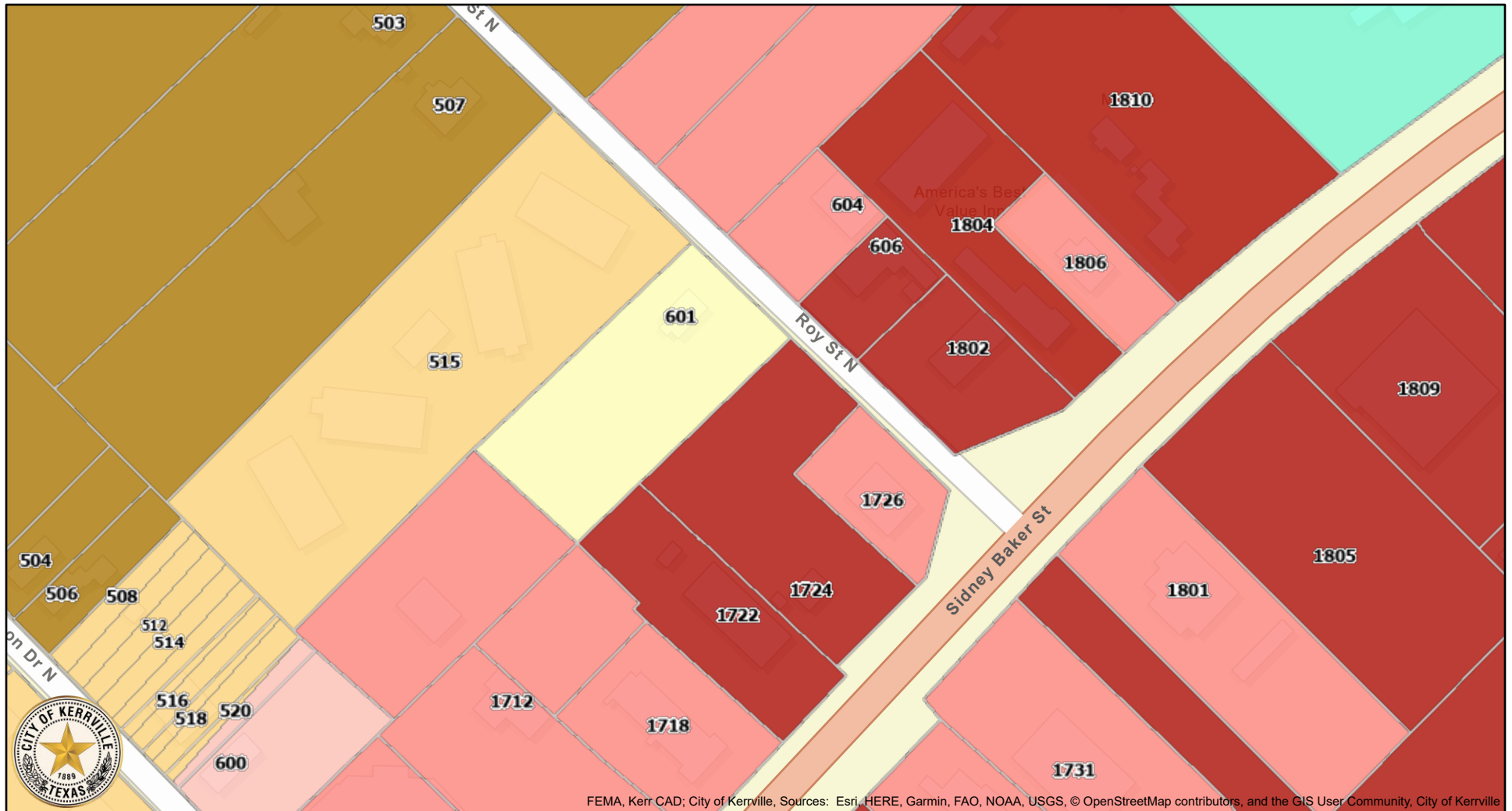


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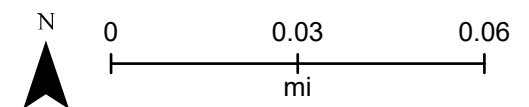
Scale In Feet

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.





## Development Services Map



02/25/2022 11:04 AM

Development Services

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.



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



---

**SUBJECT:** Zoning Change, C-2 to C-3, 534 Industrial Park Subdivision (Case PZ-2022-4)

An ordinance to change the zoning from C-2 Light Commercial District to C-3 General Commercial District on 17.803 acres of land out of Sam L. Wallace Survey No. 112, Abstract 360 Kerr County, Texas; and generally located at the north east corner of Loop 534 and Landfill Road.

**AGENDA DATE OF:** March 3, 2022

**DATE**

**SUBMITTED:**

**SUBMITTED BY:** Drew Paxton

**EXHIBITS:** [PZ-2022-4-LocationMap.pdf](#)

[PZ-2022-4 - Current Zoning Map.pdf](#)

---

**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

---

**SUMMARY STATEMENT:**

Proposal

An ordinance to change the zoning from C-2 Light Commercial District to C-3 General Commercial District on 17.803 acres of land out of Sam L. Wallace Survey No. 112, Abstract 360 Kerr County, Texas; and generally located at the north east corner of Loop 534 and Landfill Road.

Procedural Requirements

The City, in accordance with state law, mailed 15 letters on 2/17/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 2/10/2022.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property and surrounding area are included in the Strategic Catalyst Area 8, defined as the area around Loop 534, Tivy High School, and Hal Peterson Middle School. Appropriate land uses include

community commercial. The request is consistent with the catalyst area goals and the Kerrville 2050 Plan.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: C-2

Existing Land Uses: vacant

Direction: North

Current Zoning: R-1

Existing Land Uses: Existing single family homes

Direction: South

Current Zoning: Mixed Use and R-1 (across Loop 534)

Existing Land Uses: vacant and single family homes

Direction: East

Current Zoning: PI

Existing Land Uses: City Landfill

Direction: West

Current Zoning: C-2

Existing Land Uses: vacant

Thoroughfare Plan: The property is located along a major arterial, Loop 534

Traffic Impact: To be determined

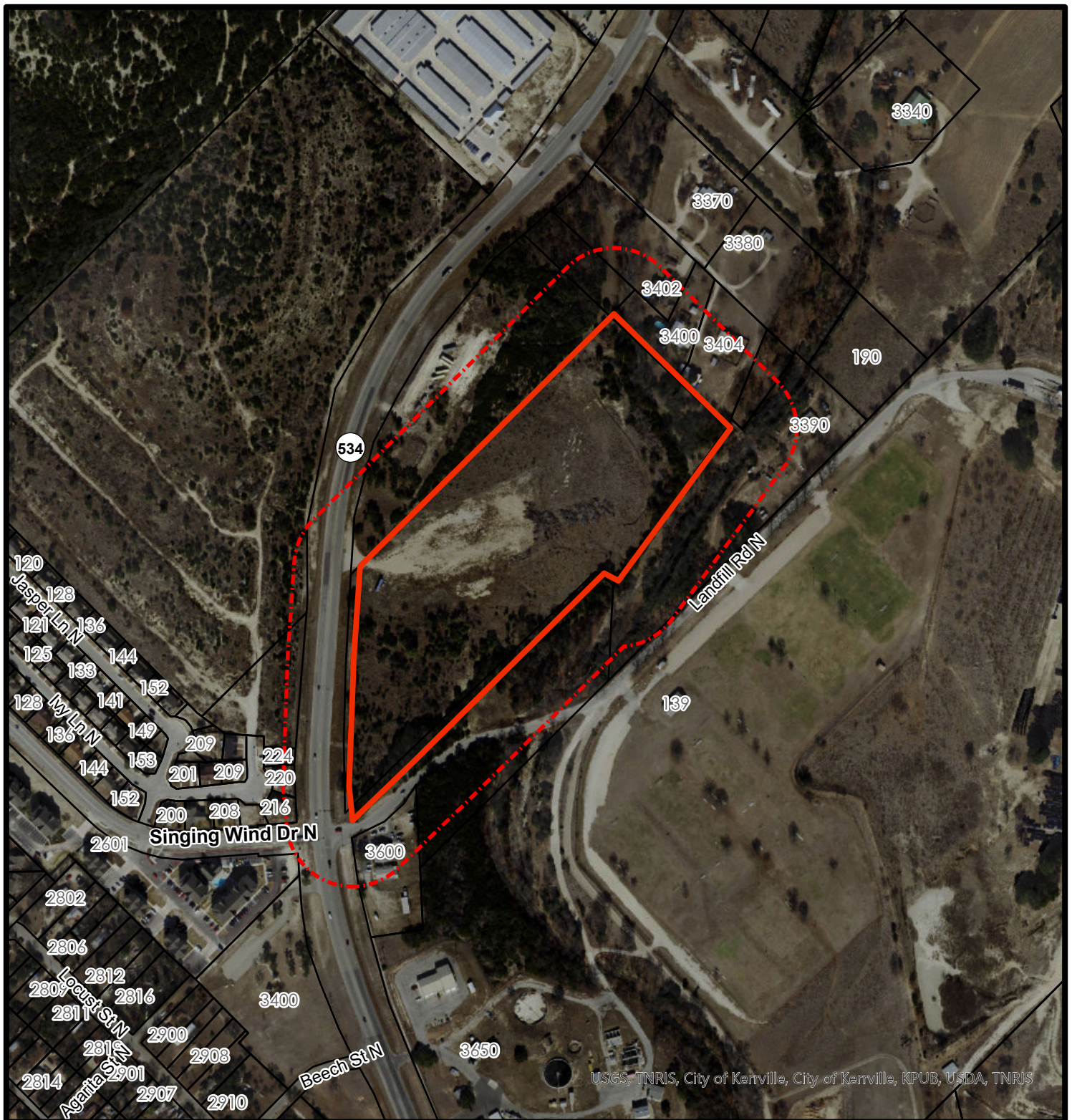
Parking: To be determined

Recommendation: Based on the consistency with the Kerrville 2050 Plan, staff recommends the case for approval.

**RECOMMENDED ACTION:**

Approve the Ordinance





## Location Map

Case # PZ-2022-4

Location:

534 Industrial Park

### Legend

200' Notification Area  
Subject Properties

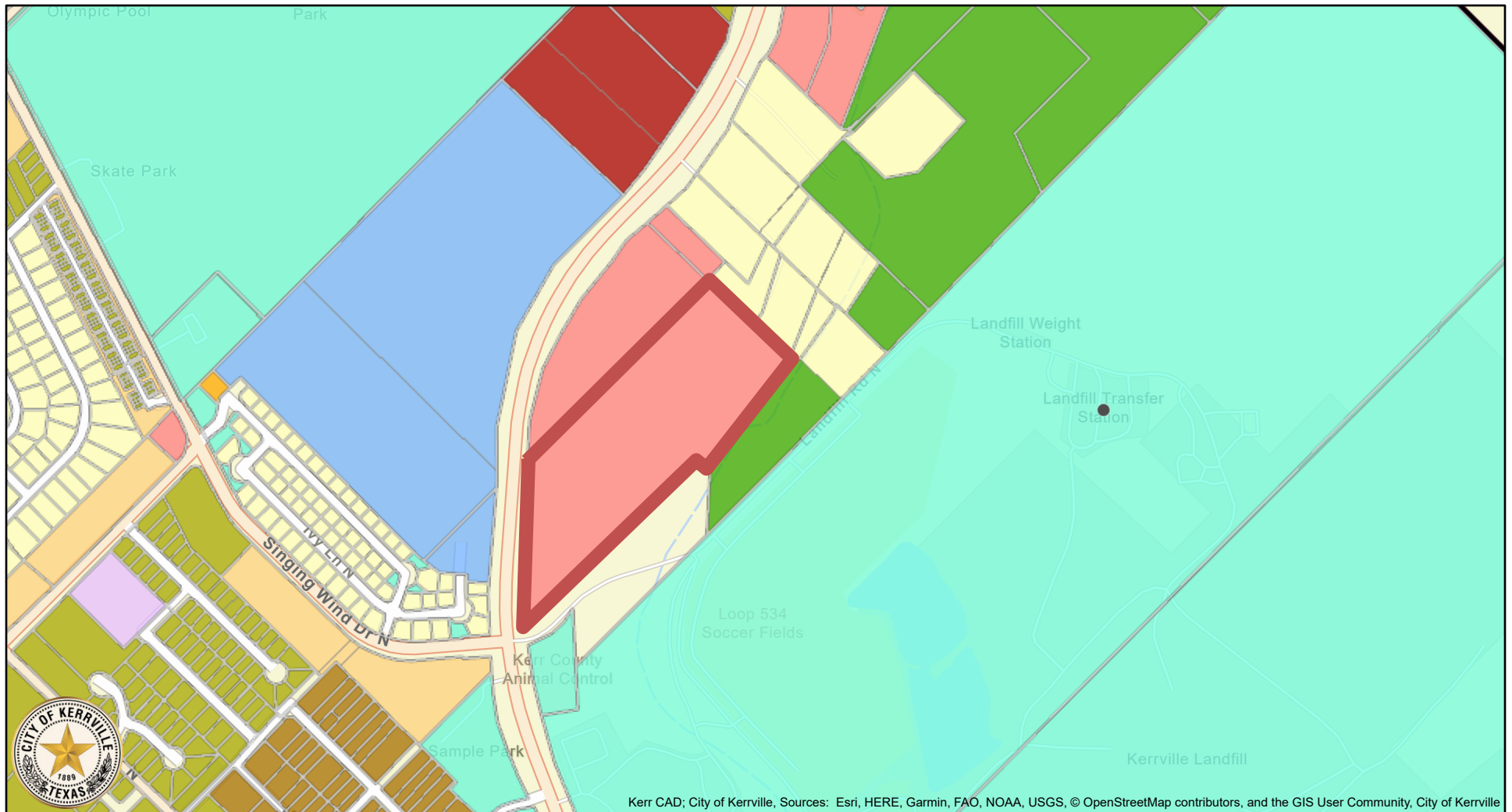


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Scale In Feet

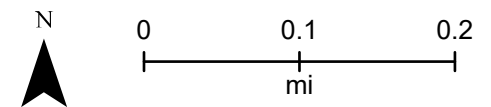
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.





- |                                |                             |
|--------------------------------|-----------------------------|
| Municipal Boundary             | RT Residential Transition   |
| Kerrville 1-Mile ETJ           | C-2 Light Commercial        |
| Tax Parcel 2021                | C-3 General Commercial      |
| R-1 Single-Family Residential  | MU Mixed Use                |
| R-2 Medium Density Residential | PD Planned Development      |
| R-3 Multifamily Residential    | PI Public and Institutional |
| RM Residential Mix             | AG Agriculture              |

## Development Services Map



02/25/2022 11:10 AM

Development Services

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.



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



---

**SUBJECT:** CUP for Automobile Service & Repair, Major; Lot 8 of 534 Industrial Park Subdivision (Case PZ-2022-5)

A resolution to allow a Conditional Use Permit for an Automobile Service and Repair, Major on parts of future Lot 8, 534 Industrial Park subdivision, a tract of land containing approximately 3 acres out of a 17.803 acres tract of land out of Sam L. Wallace Survey No. 112, Abstract 360 Kerr County, Texas; and generally located at the north east corner of Loop 534 and Landfill Road.

**AGENDA DATE OF:** March 3, 2022

**DATE  
SUBMITTED:**

**SUBMITTED BY:** Drew Paxton

**EXHIBITS:** [PZ-2022-5-LocationMap.pdf](#)  
[PZ-2022-5\\_plat with flood plain.pdf](#)  
[PZ-2022-5\\_Fritztown Off Road Builders preliminary site plan.pdf](#)

---

**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

---

**SUMMARY STATEMENT:**

Proposal

A resolution to allow a Conditional Use Permit for an Automobile Service and Repair, Major on parts of future Lot 8, 534 Industrial Park subdivision, a tract of land containing approximately 3 acres out of a 17.803 acres tract of land out of Sam L. Wallace Survey No. 112, Abstract 360 Kerr County, Texas; and generally located at the north east corner of Loop 534 and Landfill Road.

Procedural Requirements

The City, in accordance with state law, mailed 10 letters on 2/17/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 12/10/2021.

## Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property and surrounding area are included in the Strategic Catalyst Area 8, defined as the area around Loop 534, Tivy High School, and Hal Peterson Middle School. Appropriate land uses include community commercial. Based on the parallel zone change request, the CUP is consistent with the Kerrville 2050 Plan.

The Conditional Use Permit is required for this automotive shop due to the proximity of the 100 year flood plain. In the C-3 zoning district, major automotive service shops are permitted by right, however, when this use is within 500 feet of the 100 year flood plain, a CUP is required. Automotive shops are required to follow several additional requirements for the use of the property. These include:

- a. All maintenance shall be performed entirely within the bays of any maintenance facility.
- b. No outdoor storage of vehicle parts or supplies, including tires and petroleum products shall be permitted

Based on the supplemental requirements for the shop, the overall development plan, drainage plan, the development should easily mitigate any pollution concerns to the adjacent flood plain.

## Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: C-2

Existing Land Uses: vacant

Direction: North

Current Zoning: R-1

Existing Land Uses: Existing single family homes

Direction: South

Current Zoning: Mixed Use and R-1 (across Loop 534)

Existing Land Uses: vacant and single family homes

Direction: East

Current Zoning: PI

Existing Land Uses: City Landfill

Direction: West

Current Zoning: C-2

Existing Land Uses: vacant

Thoroughfare Plan: The property is located along a major arterial, Loop 534

Traffic Impact: To be determined

Parking: To be determined

Recommendation: Based on the consistency with the Kerrville 2050 Plan, staff recommends the CUP for approval.

**RECOMMENDED ACTION:**

Approve the Resolution





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THIS DRAWING IS  
FOR REVIEW PURPOSES  
ONLY AND SHALL  
NOT BE USED FOR  
BIDDING, PERMITTING  
OR CONSTRUCTION  
JOSE CANTU, P.E.  
TEXAS REG. NO.  
111313  
DATE 02-03-22

SUBDIVISION PLAT  
OF  
534 INDUSTRIAL PARK SUBDIVISION

BEING 17.046 ACRES OF LAND, ESTABLISHING LOTS 1 THROUGH  
8, BLOCK 1, NEW COUNTY BLOCK XXXX, AND BEING A PORTION  
OUT OF SAM L. WALLACE ORIGINAL SURVEY NO. 112, ABSTRACT  
360, KERR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT 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 SAN ANTONIO PLANNING COMMISSION.

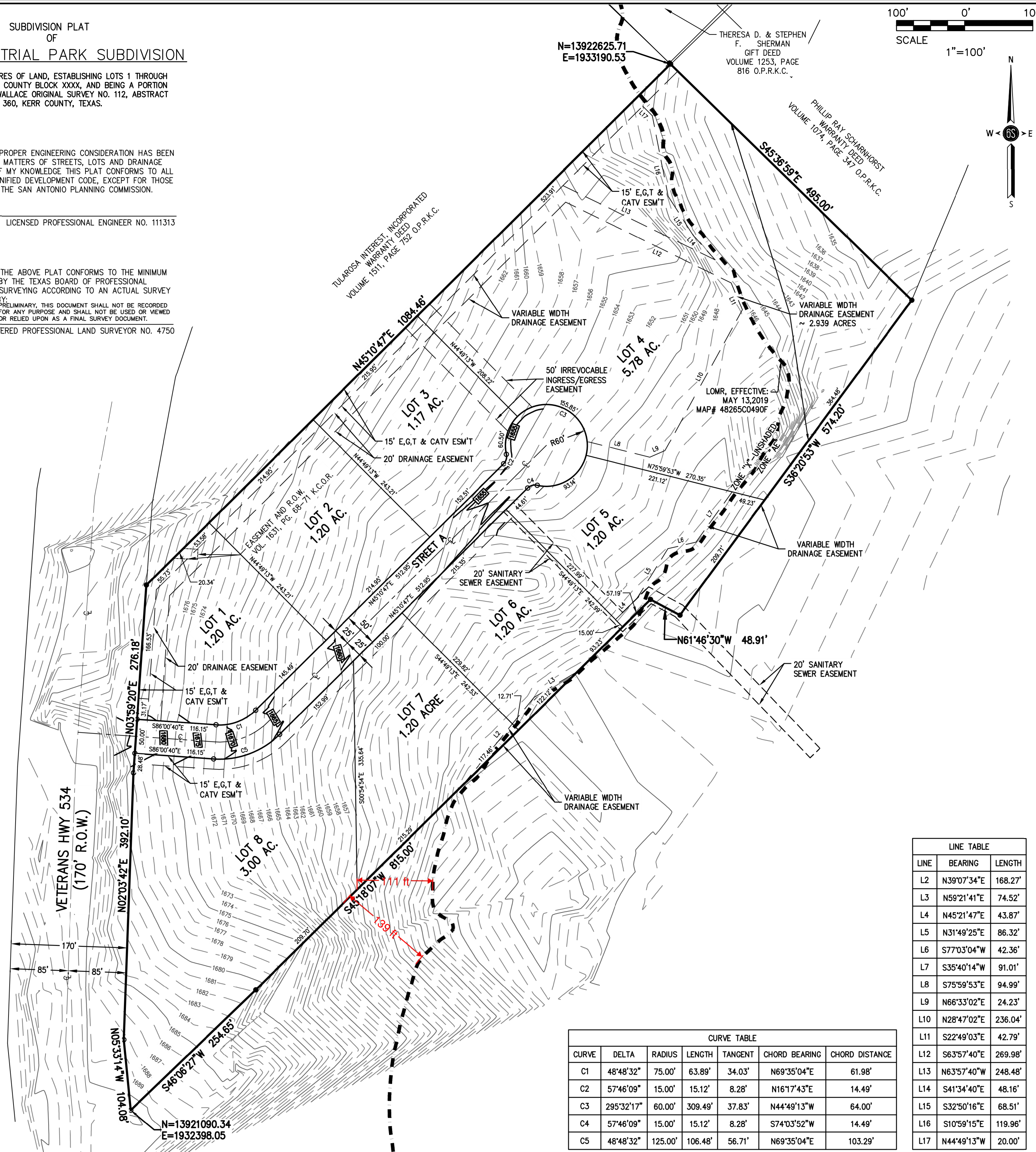
LICENSED PROFESSIONAL ENGINEER NO. 111313

STATE OF TEXAS  
COUNTY OF BEXAR

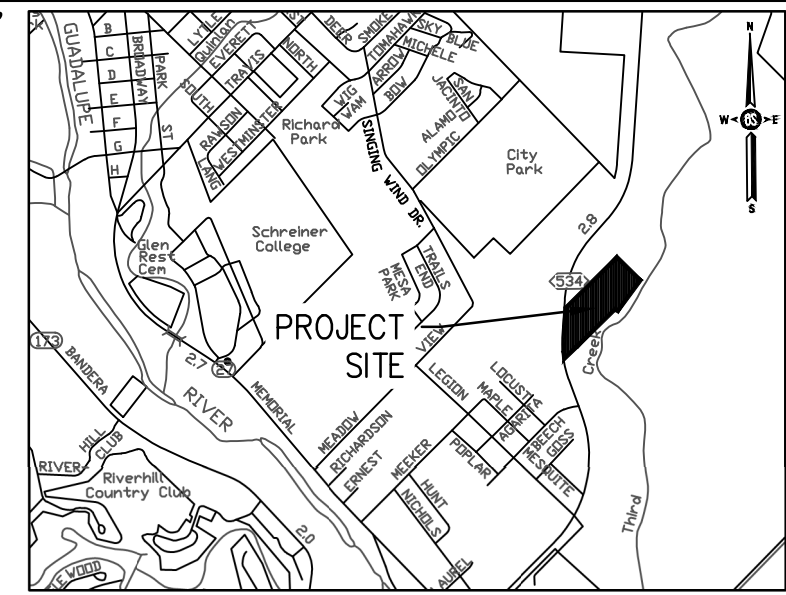
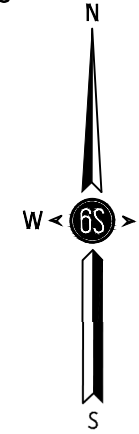
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM  
STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL  
ENGINEERING AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY  
MADE ON THE GROUND BY:

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED  
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED  
OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4750



100' 0' 100'  
SCALE  
1"=100'



LOCATION MAP  
NOT TO SCALE

LEGEND

- FOUND IRON ROD
- IRON ROD WITH 5520 CAP (UNLESS NOTED)
- CENTERLINE
- 655 — EXISTING CONTOURS MAJOR
- 656 — EXISTING CONTOURS MINOR
- 1255 — PROPOSED 5' CONTOURS
- EXISTING FLOOD ZONE LINE
- E.G.T & CATV ESM'T — ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
- R.O.W. — RIGHT-OF-WAY
- N.T.S. — NOT TO SCALE
- O.P.R.K.C. — OFFICIAL PUBLIC RECORDS KERR COUNTY, TEXAS
- AC. — ACRES
- VOL. — VOLUME
- PG. — PAGE
- K.C.O.R. — KERR COUNTY OFFICIAL RECORDS

STATE OF TEXAS  
COUNTY OF KERR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A  
DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC,  
EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR  
PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS,  
WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON  
SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MR. ED HAMILTON  
ONE SCHREINER CENTER MANAGEMENT, INC.  
819 WATER ST., SUITE 180  
KERRVILLE, TEXAS, 78028  
(830) 739-0056

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY  
APPEARED ED HAMILTON 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 CONSIDERATIONS THEREIN EXPRESSED  
AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND  
SEAL OF OFFICE  
THIS \_\_\_\_ DAY OF \_\_\_\_, A.D. \_\_\_\_

NOTARY PUBLIC, KERR COUNTY, TEXAS

THIS PLAT OF 534 INDUSTRIAL PARK SUBDIVISION HAS BEEN SUBMITTED  
TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF  
KERRVILLE, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN  
ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR  
WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN  
GRANTED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_, A.D., 20\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF KERR COUNTY, TEXAS AND  
PRESIDING OFFICER OF THE COMMISSIONERS COURT OF KERR COUNTY,  
DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FIELD WITH  
THE COMMISSIONERS COURT OF KERR COUNTY, TEXAS ON AND THAT  
AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY  
WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND  
THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

COUNTY JUDGE, KERR COUNTY, TEXAS

COUNTY CLERK, KERR COUNTY, TEXAS

SURVEYOR:



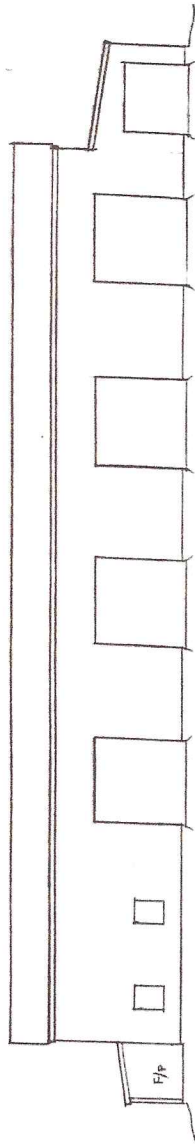
ENGINEER:



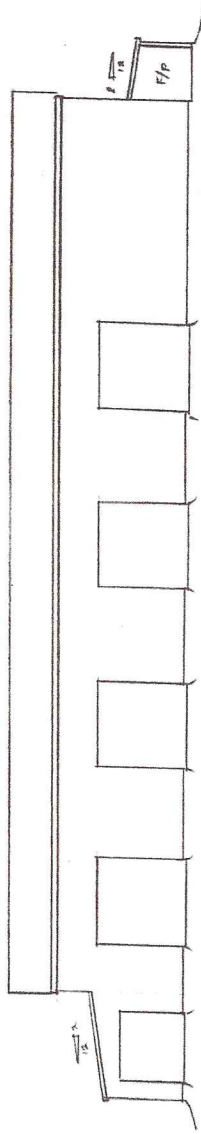
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	48°48'32"	75.00'	63.89'	34.03'	N69°35'04"E	61.98'
C2	57°46'09"	15.00'	15.12'	8.28'	N16°17'43"E	14.49'
C3	29°53'21"	60.00'	309.49'	37.83'	N44°49'13"W	64.00'
C4	57°46'09"	15.00'	15.12'	8.28'	S74°03'52"W	14.49'
C5	48°48'32"	125.00'	106.48'	56.71'	N69°35'04"E	103.29'

LINE TABLE		
LINE	BEARING	LENGTH
L2	N39°07'34"E	168.27'
L3	N59°21'41"E	74.52'
L4	N45°21'47"E	43.87'
L5	N31°49'25"E	86.32'
L6	S77°03'04"W	42.36'
L7	S35°40'14"W	91.01'
L8	S75°59'53"E	94.99'
L9	N66°33'02"E	24.23'
L10	N28°47'02"E	236.04'
L11	S22°49'03"E	42.79'
L12	S63°57'40"E	269.98'
L13	N63°57'40"W	248.48'
L14	S41°34'40"E	48.16'
L15	S32°50'16"E	68.51'
L16	S10°59'15"E	119.96'
L17	N44°49'13"W	20.00'

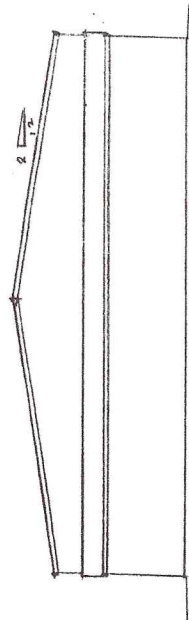
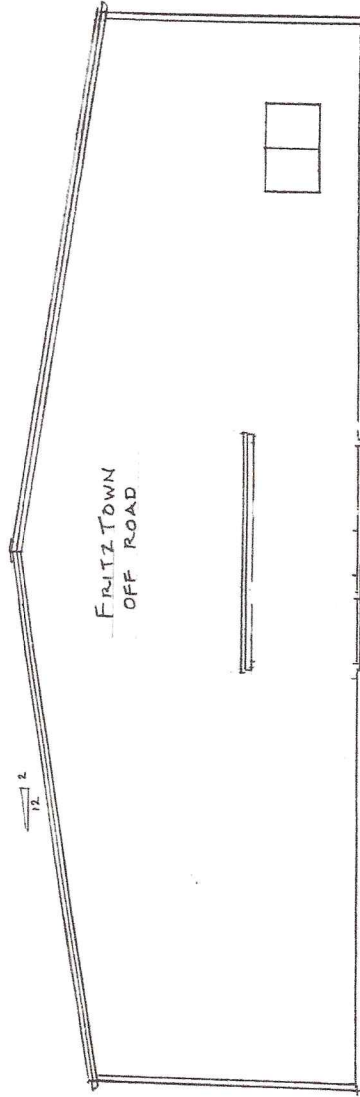




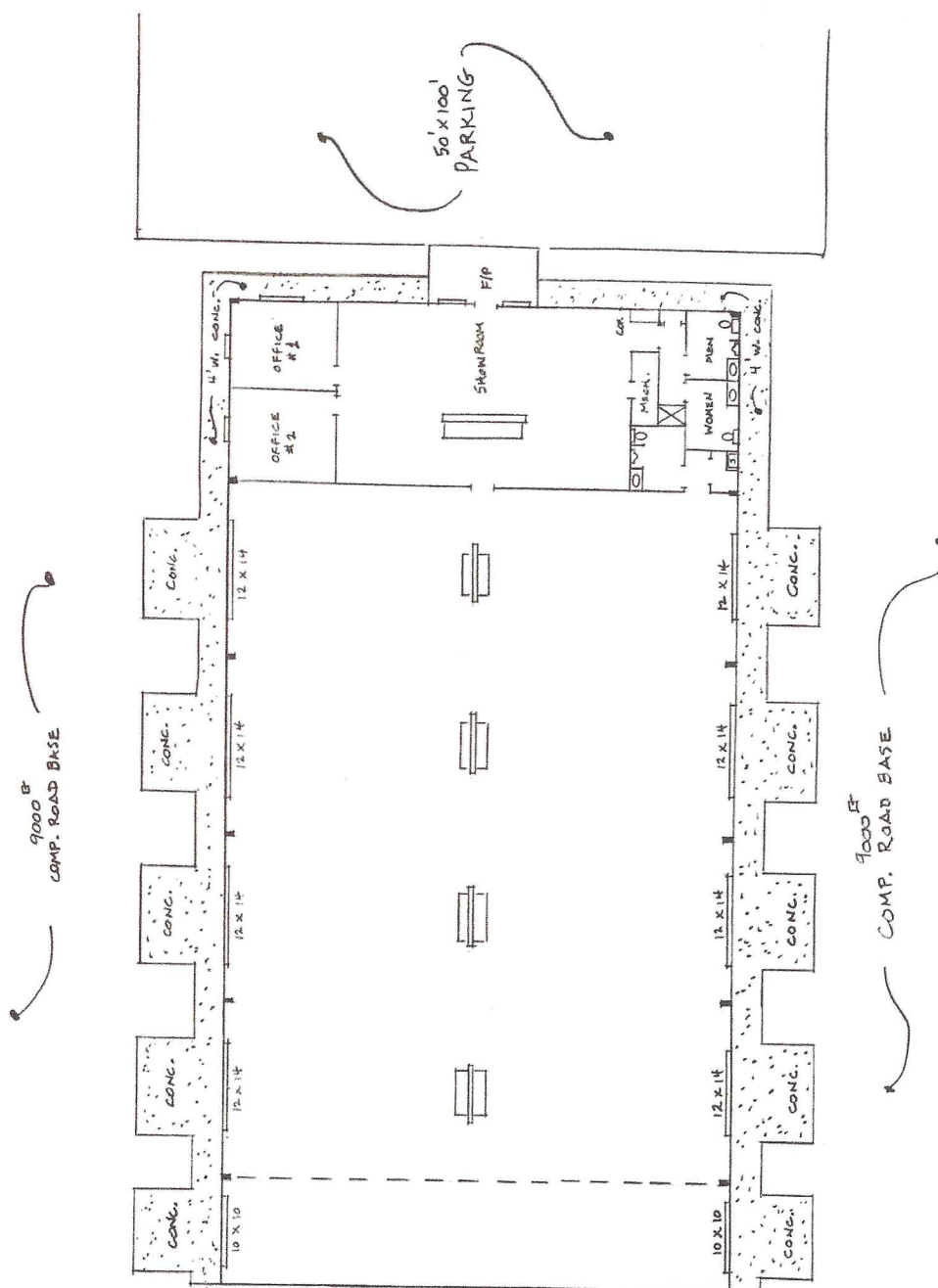
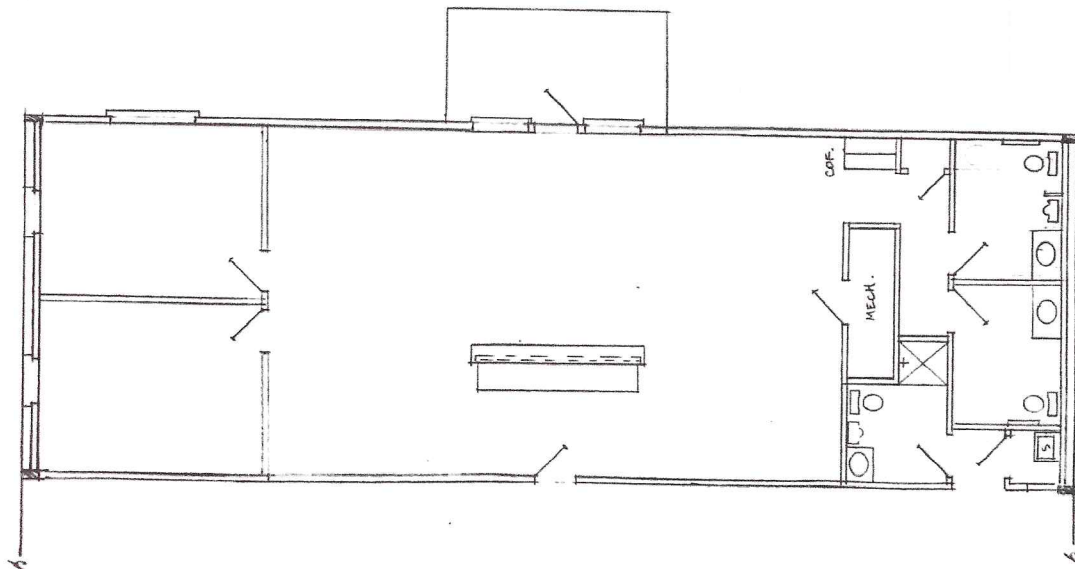
RIGHT SIDE  
 $\frac{1}{8}'' = 1'-0''$

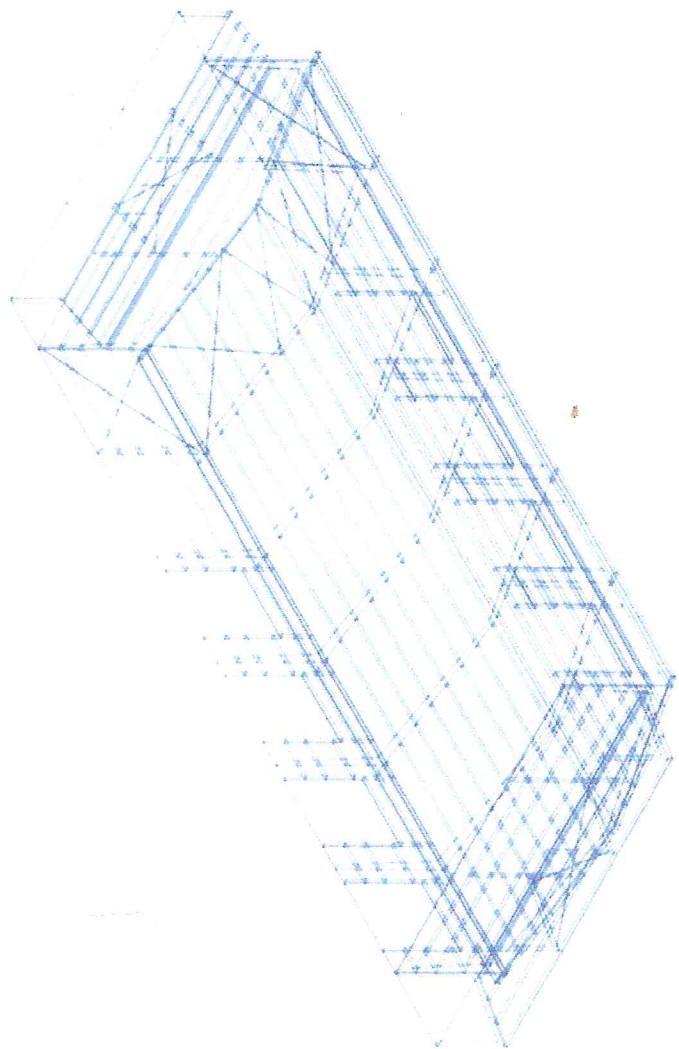


LEFT SIDE  
 $\frac{1}{8}'' = 1'-0''$



REAR ELEV.  
 $\frac{1}{8}'' = 1'-0''$





Sent from my iPhone

An aerial photograph of a property in North Carolina. A rectangular area is outlined and labeled 'STOP'. A line points from a box containing the number '600' to a specific location on the property. The map includes various boundary lines, some labeled with bearings and distances (e.g., 'S 45° 35' 06" W - 816.00', 'N 05° 18' 30" E - 104.00', 'S 48° 25' 42" W - 250.00'). There are also handwritten notes and numbers on the map, including '17 1997 ACT 11' and '1671', '1672', '1673', '1670', '1689', '1691', '1696', '1697', '1698', '1699', '1700', '1701', '1702', '1703', '1704', '1705', '1706', '1707', '1708', '1709', '1710', '1711', '1712', '1713', '1714', '1715', '1716', '1717', '1718', '1719', '1720', '1721', '1722', '1723', '1724', '1725', '1726', '1727', '1728', '1729', '1730', '1731', '1732', '1733', '1734', '1735', '1736', '1737', '1738', '1739', '1740', '1741', '1742', '1743', '1744', '1745', '1746', '1747', '1748', '1749', '1750', '1751', '1752', '1753', '1754', '1755', '1756', '1757', '1758', '1759', '1760', '1761', '1762', '1763', '1764', '1765', '1766', '1767', '1768', '1769', '1770', '1771', '1772', '1773', '1774', '1775', '1776', '1777', '1778', '1779', '1780', '1781', '1782', '1783', '1784', '1785', '1786', '1787', '1788', '1789', '1790', '1791', '1792', '1793', '1794', '1795', '1796', '1797', '1798', '1799', '1800'. The map is oriented with North at the top. The property is located in the center of the map. The 'STOP' sign is located in the center of the property. The '600' label is located at the bottom left of the map. The line points from the '600' label to a specific location on the property. The map includes various boundary lines, some labeled with bearings and distances. There are also handwritten notes and numbers on the map. The map is oriented with North at the top. The property is located in the center of the map. The 'STOP' sign is located in the center of the property. The '600' label is located at the bottom left of the map. The line points from the '600' label to a specific location on the property. The map includes various boundary lines, some labeled with bearings and distances. There are also handwritten notes and numbers on the map.





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



---

**SUBJECT:** Annexation, 318 Mae Drive (Case PZ-2022-6)

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-2 Medium Density Residential District the following parcels: part of Lot 8, Block 1, Valley View; and more commonly known as 318 Mae Drive N, Kerrville, TX 78028.

**AGENDA DATE OF:** March 3, 2022

**DATE**

**SUBMITTED:**

**SUBMITTED BY:** Drew Paxton

**EXHIBITS:** [PZ-2022-6-LocationMap.pdf](#)  
[PZ-2022-6 - Annexation Petition.pdf](#)

---

**Kerrville 2050 Item?** No

**Key Priority Area**

**Guiding Principle**

**Action Item**

---

**SUMMARY STATEMENT:**

Proposal

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-2 Medium Density Residential District the following parcels: part of Lot 8, Block 1, Valley View; and more commonly known as 318 Mae Drive N, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 13 letters on 12/21/2021 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 12/16/2021.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property and surrounding area are designated Neighborhood residential, which includes the primary land use of

single family homes. The adjacent properties are zoned R-2.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: N/A

Existing Land Uses: single family residential

Direction: North

Current Zoning: N/A (Kerr County)

Existing Land Uses: single family residential

Direction: South, East, and West

Current Zoning: R-2

Existing Land Uses: Single family residential

Thoroughfare Plan: The property has access to a local residential street.

Traffic Impact: No additional impact is anticipated.

Parking: Existing parking to remain, no additional impact anticipated.

Recommendation: Based on the consistency with the Kerrville 2050 Plan and the adjacent properties, staff recommends approval of the ordinance for annexation and recommends the R-2 zoning classification.

**RECOMMENDED ACTION:**

Approve the ordinance



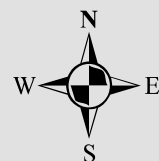
## Location Map

Case # PZ-2022-6

Location:  
318 Mae Drive

### Legend

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



0 50 100 200

Scale In Feet

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



**PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS**

TO THE MAYOR OF THE GOVERNING BODY OF KERRVILLE, TEXAS:

The undersigned owners of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby [if applicable: waive the requirement to be offered a development agreement pursuant to Section 43.016, and] petition your honorable Body to extend the present city limits so as to include as part of the City of Kerrville, Texas, the following described territory, to wit:

VALLEY VIEW BLOCK 1 LOT 8 PT (see attached)

We certify that the above described tract of land is contiguous and adjacent to the City of Kerrville, Texas, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

Signed: \_\_\_\_\_

Signed: \_\_\_\_\_

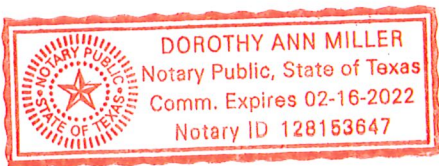
Signed: \_\_\_\_\_

THE STATE OF TEXAS

COUNTY OF KERR

BEFORE ME, the undersigned authority, on this day personally appeared Amy Williams, Jesus Munoz, III, and Jezebel Munoz, known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 17th day of January, 2022.



Dorothy A. Miller  
Notary Public in and for  
Kerr County, Texas.