



**PLANNING AND ZONING COMMISSION AGENDA**  
**THURSDAY, MAY 11, 2023, 4:00 PM**  
**CITY HALL COUNCIL CHAMBERS**  
**701 MAIN STREET, KERRVILLE, TEXAS**



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**1 MINUTES**

- 1.A Approval of Meeting Minutes from the April 6, 2023 regular meeting.

**2 CONSIDERATION AND FINAL ACTION**

- 2.A A preliminary plat establishing Gardens at Comanche Trace, a 111.806 acre tract of land located in the William Watt Survey No. 64, Abstract No. 363, and the William T Crook Survey No. 63, Abstract No. 116, Kerr County, Texas, and being a portion of a called 610.79 acre tract of land as described of record in Document No. 22-03728 of the Official Public Records of Kerr County, Texas.

**3 PUBLIC HEARING, CONSIDERATION & ACTION**

- 3.A An ordinance to change the zoning from RM (Residential Mix) to PI (Public and Institutional) on a 15.92 acre tract of land situated in Kerr County, Texas; being comprised of approximately 1.02 acres in the Thomas N. Minter Survey No. 110, Abstract No. 248 and 14.90 acres in the Samuel Wallace Survey No. 111, Abstract No. 359, Kerr County, Texas; being that same tract called 15.51 acres having been conveyed from John Bradley Roberson and Corrine M. Roberson to Brian McCarty and Maria McCarty by an Assumption Warranty Deed Executed the 28th day of September, 2001, recorded in Volume 1148, Page 610, Real Property Records Of Kerr County, Texas; and more commonly known as 199 Spur 100 N. (Case No. PZ-2023-3)
- 3.B An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-2 (Medium Density Residential) 111.806 acre tract of land, located in the William Watt Survey No. 64, Abs 363, and the William T Crook Survey No. 63, ABS 116, Kerr County, Texas; and generally located near the intersection of Comanche Trace Drive and Lower Turtle Creek Road. (Case No. PZ-2023-4)

- 3.C An ordinance to change the zoning from R-2 Medium Density Residential to C-2 Light Commercial on ABS A0106 Cage Addition, Survey 116, Acres .75; and more commonly known as 512 Yorktown Blvd. (Case No. PZ-2023-5)

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 AND ZONING  
COMMISSION  
CITY OF KERRVILLE, TEXAS**

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**SUBJECT:** Approval of Meeting Minutes from the April 6, 2023 regular meeting.

**AGENDA DATE OF:** May 11, 2023

**DATE SUBMITTED:**

**SUBMITTED BY:** Steve Melander, City Planner

**EXHIBITS:**

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<b>Expenditure Required:</b>	<b>Remaining Budget Balance in Account:</b>	<b>Amount Budgeted:</b>	<b>Account Number:</b>
N/A	N/A	N/A	N/A

**PAYMENT TO BE MADE TO:** N/A

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**Kerrville 2050 Item?** No

**Key Priority Area** N/A

**Guiding Principle** N/A

**Action Item** N/A

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**SUMMARY STATEMENT:**

**RECOMMENDED ACTION:**

Approve or approve with specific revisions.

**ATTACHMENTS:**

[20230406\\_PZ Meeting Minutes\\_draft.pdf](#)

**PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS  
APRIL 6, 2023**

COMMISSIONERS PRESENT:

Mike Sigerman – Chair  
David Lipscomb – Vice Chair  
Jeff Harris  
Tabor McMillan  
Kim Richards  
Abram Bueche  
Kevin Bernhard

COMMISSIONERS ABSENT:

None

CITY CORE STAFF PRESENT:

Drew Paxton  
Steve Melander  
Mike Hayes  
Michael Hornes  
Kyle Burow  
Stuart Barron  
Roman Garcia - Councilmember

**CALL TO ORDER**

Meeting called to order by Mike Sigerman at 4pm.

**1) MINUTES**

1.A Approval of Meeting Minutes from March 2, 2023 regular meeting.

Cover Page

20230302\_PZ Minutes\_draft.pdf

David Lipscomb moved to approve the minutes; Kim Richards seconded the motion, and the motion carried 7-0.

**2) CONSIDERATION AND FINAL ACTION**

No items on this agenda.



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

3.A An ordinance to annex into the City of Kerrville's incorporated limits with zoning classifications of R-1, R-2, R-3, C-2 and C-3 being all of a certain tract or parcel of land containing 263.28 acres, more or less, out of Original Patent Survey in Kerr County, Texas, comprised of 116.24 acres out of the William Watt Survey No. 66, Abstract No. 365, and 147.04 acres out of the David Schauchard Survey No. 67, Abstract No. 299; and more commonly known as 2650 Bandera Hwy. (Case No. PZ-2023-2)

Cover Page

PZ-2023-2\_Location Map.pdf

PZ-2023-2\_Zoning Plan.pdf

PZ-2023-2\_Zoning Map.pdf

PZ-2023-2\_Future Land Use Plan.pdf

PZ-2023-2\_Vinson\_Opposed\_20230403.pdf

PZ-2023-2\_Vinson2\_Opposed\_20230405.pdf

PZ-2023-2\_White\_Opposed\_20230406.pdf

Drew Paxton presented the case. Noted that there is no longer a request for R-1 zoning.

Gary Cochrane was called to speak.

Drew Paxton presented additional information.

Open public hearing.

Barbara Dewell Ferguson was called to speak.

Mike Sigerman was called to speak.

Fred Henneke was called to speak.

Michael Ross was called to speak.

Carolyn Young was called to speak.

Judith Vinson was called to speak.

Carl Meek was called to speak.

Al Cox was called to speak.

Mike Hayes was called to speak.

Mike Sigerman was called to speak.

General discussion occurred regarding public notification process.

Michael Grocke was called to speak.

Casey Janns was called to speak.

Barbara Dewell Ferguson was called to speak.

Close public hearing.

Gary Cochrane was called to speak.

Kim Richards was called to speak.

General Q&A occurred.

Jeff Harris was called to speak.

David Lipscomb was called to speak.

Mike Sigerman was called to speak.

Harriett Warren was called to speak.

General discussion occurred.

Kevin Bernhard moved to approve the ordinance; Tabor McMillan seconded the motion, and the motion failed 3-4. Sigerman, Lipscomb, Harris and Bueche opposed.

Jeff Harris moved to approve the ordinance with a change from C-3 to C-2 along Bandera Hwy and R-3 to R-2 on the riverfront property; David Lipscomb seconded the motion, and the motion carried 4-3. Bernhard, McMillan and Richards opposed.

#### **4) STAFF REPORT**

4.A Discuss amendments to Chapter 82, Subdivision Code, of the City of Kerrville Code of Ordinances.

Cover Page

Drew Paxton presented potential amendments to Subdivision Code.

General discussion occurred.

**5) EXECUTIVE SESSION**

None.

**6) ADJOURNMENT**

Meeting adjourned by Mike Sigerman at 5:31pm.

Submitted by:

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Steve Melander, Planning

Approved by:

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Mike Sigerman, Chair

Approval Date:

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

**SUBJECT:** A preliminary plat establishing Gardens at Comanche Trace, a 111.806 acre tract of land located in the William Watt Survey No. 64, Abstract No. 363, and the William T Crook Survey No. 63, Abstract No. 116, Kerr County, Texas, and being a portion of a called 610.79 acre tract of land as described of record in Document No. 22-03728 of the Official Public Records of Kerr County, Texas. (Case 2023-003)

**AGENDA DATE OF:** May 11, 2023

**DATE SUBMITTED:**

**SUBMITTED BY:** Steve Melander, City Planner

**EXHIBITS:**

<b>Expenditure Required:</b>	<b>Remaining Budget Balance in Account:</b>	<b>Amount Budgeted:</b>	<b>Account Number:</b>
N/A	N/A	N/A	N/A

**PAYMENT TO BE MADE TO:** N/A

**Kerrville 2050 Item?** Yes

**Key Priority Area** H - Housing

**Guiding Principle** N/A

**Action Item** N/A

**SUMMARY STATEMENT:**

The developer of Gardens at Comanche Trace (Comanche Trace Phase 19) has been through the Development Review Committee (DRC) process and has addressed a majority of the questions raised during that process. The attached Conditions of Approval require that the developer address any remaining comments prior to recordation of the final plat.

This request is consistent with current code and staff is recommending approval of the preliminary plat. Any final plat for this development will be presented to the Planning & Zoning Commission in the future prior to recording.

**RECOMMENDED ACTION:**

Approve the preliminary plat with conditions.

**ATTACHMENTS:**

[\*2023-003\\_Proposed Preliminary Plat\\_March 2023\\_low res.pdf\*](#)

[\*2023-003\\_Adequate Facilities Plan\\_April 2023\\_low res.pdf\*](#)





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. 6528

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

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

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 GARDENS AT COMANCHE TRACE, 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 DEVELOPMENT COMPANY, LP  
STEVEN C. HELD, PRESIDENT/CEO

STATE OF TEXAS §  
COUNTY OF KERR §

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

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

COMANCHE TRACE DEVELOPMENT COMPANY, LP  
STEVEN C. HELD, PRESIDENT/CEO

STATE OF TEXAS §  
COUNTY OF KERR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVEN HELD, 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 \_\_\_\_\_, 2023

NOTARY PUBLIC FOR THE STATE OF TEXAS

I HEREBY CERTIFY THAT SUBDIVISION PLAT ENTITLED GARDENS AT COMANCHE TRACE 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.

DATE \_\_\_\_\_, 2023

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 PRELIMINARY PLAT ESTABLISHING GARDENS AT COMANCHE TRACE

A 111.806 ACRE TRACT OF LAND LOCATED IN THE WILLIAM WATT SURVEY NO. 64, ABSTRACT NO. 383, AND THE WILLIAM T CROOK SURVEY NO. 63, ABSTRACT NO. 116 KERR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 610.79 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 22-03728 OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.

NUMBER OF RESIDENTIAL LOTS : 332  
TOTAL ACREAGE : 111.806 Ac  
AVERAGE DENSITY : 0.34 Ac / LOT



VICINITY MAP

1" = 1000'



SHEET INDEX

1" = 500'

### NOTES:

1. THE PRELIMINARY PLAT OF GARDENS AT COMANCHE TRACE WAS APPROVED BY THE CITY OF KERRVILLE PLANNING & ZONING COMMISSION ON \_\_\_\_\_. (PRELIMINARY PLAT FILE # \_\_\_\_\_).
2. 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.4826SC0655F) MAP DATE: MARCH 03, 2011.
3. VERTICAL DATUM IS BASED ON NAVD 88.
4. BEARINGS AND DISTANCES SHOWN HEREON ARE EITHER NEWLY CREATED OR BEAR NO SIGNIFICANT DIFFERENCES FROM THE RECORD CALLS FOR THEIR RESPECTIVE LINES.
5. 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.
6. LOTS A, B, C AND D IS TO BE DEDICATED AS COMMON SPACE, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT.
7. 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.
8. ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO LOCATE ORIGINAL SURVEY LINES.

### TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE REDUCTION.
2. THE DEVELOPER/OWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO THE STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS\*. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1X (ONE) ACCESS POINT(S) ALONG TX F.M. 2771 HIGHWAY BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF 5,954 FT ±.
4. IF SIDEWALKS ARE REQUIRED BY AN APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED TY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
5. ANY CURRENT OR FUTURE TRAFFIC CONTROL MEASURES AS A RESULT OF THIS DEVELOPMENT, (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
6. THE DEVELOPER WILL BE REQUIRED TO INSTALL AN APPROVED MAIL DELIVERY SYSTEM OUTSIDE OF THE STATE RIGHT-OF-WAY FOR POSTAL PATRONS OCCUPYING THE DEVELOPMENT/PROPERTY.

NOTES:  
SEE OVERALL UTILITY PLAN FOR PROPOSED WATER,  
GRAVITY SANITARY SEWER AND FORCE MAIN LAYOUT.

Land Summary Table			
	AREA (AC.)	RES. LOTS	LENGTH OF STREET
PHASE 19	20.88 Ac.	60	2593 LF
PHASE 20	23.84 Ac.	60	2092 LF
PHASE 21	17.89 Ac.	61	1853 LF
PHASE 22	18.44 Ac.	59	2693 LF
PHASE 23	23.54 Ac.	66	1342 LF
PHASE 24	8.00 Ac.	26	639 LF
TOTAL =	112.59 Ac.	332	11207 LF

FILED FOR RECORD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022

AT \_\_\_\_ O'CLOCK \_\_\_\_\_ M.

RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022

AT \_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN FILE # \_\_\_\_ OF \_\_\_\_

THE PLAT RECORDS OF KERR COUNTY, TEXAS.

JACKIE DOWDY, KERR COUNTY CLERK

DATE: MARCH 2023

JOB NO. 204119

SHEET 1 OF 3

### OWNER/DEVELOPER:

COMANCHE TRACE  
DEVELOPMENT COMPANY, LP  
C/O STEVEN HELD  
2801 COMANCHE TRACE DRIVE,  
KERRVILLE, TX 78028  
830.895.8505  
SHELD@COMANCHETRACE.COM

### AGENT/PREPARER:

KEN KOLACNY P.E.  
MATKIN HOOVER  
ENGINEERING & SURVEYING  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFF: (830) 249-0600  
FAX: (830) 249-0999  
KKOLACNY@MATKINHOOVER.COM

**MATKIN HOOVER**

ENGINEERING  
& SURVEYING  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS





SCALE: 1"=100'

LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- ⊙ FND. 3" METAL FENCE POST (UNLESS OTHERWISE NOTED)
- ⊙ FND. NAIL ON TOP OF FENCE POST
- ⊙ CALCULATED POINT
- ▶ DENOTES ZERO LOT LINE
- PROPERTY BOUNDARY
- X-X-X- WIRE FENCE
- PHASE LINE
- CITY LIMITS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N12° 08' 11"E	31.51'
L2	N14° 39' 41"W	48.17'
L3	S77° 11' 08"W	50.28'
L4	N12° 38' 11"W	88.02'
L5	N87° 38' 22"E	35.00'
L6	S19° 53' 21"E	309.01'
L7	S08° 57' 27"W	88.71'
L8	S00° 01' 04"E	42.24'
L9	S89° 58' 56"W	31.58'
L10	N90° 00' 00"W	34.32'
L11	N90° 00' 00"E	29.93'
L12	N89° 58' 56"E	60.87'
L13	S45° 59' 09"W	55.50'
L14	N45° 59' 09"E	59.18'
L15	N47° 21' 10"W	16.89'
L16	S47° 21' 10"E	16.89'
L17	N20° 03' 11"W	338.32'
L18	N60° 46' 50"E	39.74'
L19	N23° 26' 30"E	66.16'
L20	S77° 23' 49"W	36.89'
L21	S23° 26' 30"W	66.16'
L22	S89° 48' 50"W	39.74'
L23	S06° 01' 04"E	88.71'
L24	S00° 01' 04"E	43.83'
L25	N31° 51' 28"E	30.15'
L26	S31° 51' 28"W	30.15'
L27	S89° 04' 17"W	121.70'
L28	N89° 04' 17"E	138.19'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	23.24'	88°45'48"	N62° 24' 48"W	20.98'
C2	680.00'	82.43'	6°56'44"	N21° 30' 16"W	62.38'
C3	200.00'	98.34'	28°10'21"	N81° 36' 33"E	97.35'
C4	395.00'	444.08'	64°24'55"	S52° 05' 49"E	421.06'
C5	415.00'	414.42'	57°12'56"	S48° 29' 49"E	397.41'
C6	20.00'	29.34'	64°03'44"	S35° 04' 25"E	26.78'
C7	725.00'	338.68'	26°45'57"	S08° 29' 31"E	335.61'
C8	295.00'	101.90'	19°47'26"	S09° 54' 47"E	101.39'
C9	20.00'	31.42'	90°00'00"	S44° 58' 56"W	28.28'
C10	139.00'	40.24'	16°35'19"	N81° 43' 25"W	40.10'
C11	191.00'	55.24'	16°34'15"	N81° 42' 53"W	55.05'
C12	161.00'	65.25'	23°13'12"	N78° 23' 24"E	64.80'
C13	139.00'	56.29'	23°12'08"	N78° 22' 52"E	55.90'
C14	475.00'	445.64'	53°45'17"	S63° 08' 25"E	428.48'
C15	415.00'	29.94'	4°08'01"	S38° 19' 47"E	29.93'
C16	20.00'	30.15'	86°22'57"	S02° 47' 41"W	27.38'
C17	425.00'	425.84'	57°24'34"	S74° 41' 27"W	408.25'
C18	150.00'	69.82'	28°40'11"	N63° 16' 11"W	69.19'
C19	60.00'	267.52'	255°27'41"	S02° 20' 04"W	94.91'
C20	80.00'	66.53'	47°38'57"	N78° 29' 42"E	64.63'
C21	475.00'	466.47'	56°16'01"	N74° 07' 10"E	447.95'
C22	20.00'	28.53'	81°43'56"	N86° 51' 07"E	26.17'
C23	415.00'	1188.54'	164°05'31"	N45° 40' 20"E	822.01'
C24	385.00'	373.50'	55°35'01"	N68° 34' 55"W	358.02'
C25	355.00'	466.84'	75°20'48"	N18° 27' 46"W	433.92'
C26	20.00'	28.36'	81°14'49"	N15° 30' 48"W	26.04'
C27	325.00'	81.47'	14°21'46"	N17° 59' 43"E	81.26'
C28	275.00'	708.29'	147°33'47"	N84° 31' 44"E	528.11'
C29	70.00'	80.98'	66°17'10"	S11° 27' 13"W	76.54'
C30	250.00'	128.37'	29°25'10"	S29° 53' 13"W	126.96'
C31	65.00'	195.63'	172°28'36"	S71° 02' 40"E	129.72'
C32	325.00'	1089.01'	191°59'12"	N73° 19' 34"W	646.43'
C33	275.00'	65.79'	13°42'26"	S17° 36' 03"W	65.63'
C34	20.00'	29.89'	85°36'52"	S67° 19' 43"W	27.18'
C35	355.00'	375.04'	60°31'46"	S79° 48' 15"W	357.84'
C36	20.00'	29.01'	63°06'28"	N88° 54' 25"W	26.53'
C37	325.00'	333.98'	56°52'46"	N76° 47' 33"W	319.48'
C38	60.00'	44.41'	42°24'38"	N85° 01' 37"W	43.41'
C39	74.00'	361.36'	279°47'12"	S23° 42' 54"E	95.34'
C40	60.00'	66.37'	63°22'43"	N48° 04' 52"E	63.04'
C41	275.00'	253.79'	52°52'36"	S73° 47' 28"E	244.88'
C42	20.00'	29.01'	83°06'28"	S95° 47' 56"E	26.53'
C43	355.00'	73.95'	11°56'09"	S29° 47' 14"W	73.82'
C44	365.00'	888.24'	136°17'29"	N85° 02' 06"W	677.54'
C45	20.00'	29.48'	84°28'48"	N18° 33' 26"E	26.88'
C46	775.00'	99.46'	72°11'01"	N64° 27' 25"E	99.39'
C47	395.00'	169.77'	24°37'34"	N55° 49' 13"E	168.47'
C48	705.00'	246.90'	20°03'56"	N33° 38' 28"E	245.64'
C49	20.00'	30.17'	86°26'29"	N66° 39' 44"E	27.39'
C50	705.00'	286.84'	23°18'43"	S81° 46' 23"E	284.87'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C51	205.00'	128.49'	35°54'44"	S75° 28' 22"E	126.40'
C52	60.00'	75.82'	72°24'07"	S21° 18' 57"E	70.87'
C53	80.00'	378.28'	270°55'36"	N59° 29' 19"E	112.22'
C54	200.00'	84.25'	24°08'09"	N63° 58' 25"W	83.63'
C55	255.00'	184.80'	41°31'24"	N72° 40' 02"W	180.79'
C56	655.00'	505.20'	44°11'32"	N71° 19' 59"W	492.77'
C57	255.00'	484.59'	108°52'54"	S76° 19' 21"W	414.89'
C58	325.00'	179.68'	31°40'35"	S37° 43' 11"W	177.40'
C59	235.00'	141.30'	34°27'05"	S36° 19' 56"W	138.18'
C60	20.00'	27.59'	79°02'24"	S58° 37' 36"W	25.45'
C61	445.00'	53.68'	6°54'43"	N85° 18' 34"W	53.65'
C62	500.00'	65.06'	7°22'21"	N85° 01' 52"W	65.02'
C63	180.00'	66.92'	21°18'00"	S88° 02' 49"W	66.53'
C64	445.00'	278.80'	39°53'50"	N52° 43' 18"W	274.27'
C65	20.00'	32.37'	92°43'20"	N24° 18' 33"W	28.95'
C66	185.00'	101.73'	31°30'22"	N37° 48' 18"E	100.45'
C67	375.00'	207.32'	31°40'35"	N37° 43' 11"E	204.69'
C68	205.00'	369.57'	108°52'54"	N76° 19' 21"E	333.54'
C69	705.00'	169.35'	13°45'47"	S66° 07' 06"E	168.94'
C70	20.00'	30.17'	86°26'29"	S19° 46' 45"E	27.39'
C71	655.00'	229.39'	20°03'56"	S33° 38' 28"W	228.22'
C72	345.00'	148.28'	24°37'34"	S55° 49' 13"W	147.14'
C73	825.00'	105.87'	7°21'10"	S64° 27' 25"W	105.80'
C74	20.00'	29.48'	84°28'48"	N18° 59' 46"W	26.88'
C75	305.00'	933.65'	175°23'26"	N68° 29' 08"W	608.51'
C76	415.00'	486.74'	67°12'02"	S57° 25' 10"W	459.32'
C77	675.00'	315.33'	26°45'57"	S08° 29' 31"E	312.47'
C78	345.00'	119.17'	19°47'26"	S09° 54' 47"E	118.57'
C79	20.00'	29.89'	85°37'58"	S42° 50' 03"E	27.19'
C80	525.00'	208.66'	22°46'20"	S74° 15' 52"E	207.29'
C81	20.00'	29.76'	86°15'50"	N74° 29' 23"E	27.09'
C82	275.00'	387.30'	80°41'36"	N72° 12' 16"E	356.08'
C83	120.00'	56.82'	27°07'43"	S81° 00' 48"E	56.29'
C84	65.00'	300.47'	264°51'33"	S37° 51' 07"W	95.95'
C85	60.00'	68.23'	65°09'34"	N42° 17' 54"W	64.62'
C86	225.00'	287.71'	73°15'51"	S68° 29' 24"W	268.50'
C87	20.00'	29.76'	85°15'50"	S10° 46' 28"E	27.09'
C88	525.00'	157.08'	17°08'35"	S44° 50' 04"E	156.50'
C89	305.00'	1147.39'	180°06'39"	N53° 40' 54"E	730.00'
C90	435.00'	226.01'	29°46'10"	N21° 29' 21"W	223.48'
C91	20.00'	29.43'	84°19'27"	N48° 45' 59"W	26.85'
C92	120.00'	69.07'	32°58'42"	S72° 34' 56"W	66.12'
C93	140.00'	130.88'	53°33'50"	S82° 52' 30"W	126.17'
C94	68.94'	199.51'	165°48'14"	N12° 11' 17"E	136.83'
C95	150.00'	78.98'	30°09'36"	S70° 12' 03"E	76.05'
C96	120.00'	75.07'	35°48'28"	S73° 01' 28"E	73.78'
C97	20.00'	29.43'	84°19'27"	N48° 54' 34"E	26.85'
C98	435.00'	109.80'	14°27'45"	N11° 58' 43"E	109.51'
C99	955.13'	1673.69'	94°24'05"	N30° 13' 40"W	1401.63'
C100	20.00'	29.34'	84°03'44"	S48° 59' 19"W	26.78'

OWNER/DEVELOPER:  
COMANCHE TRACE  
DEVELOPMENT COMPANY, LP  
C/O STEVEN HELD  
2801 COMANCHE TRACE DRIVE,  
KERRVILLE, TX 78028  
330.895.5505  
SHELD@COMANCHETRACE.COM

AGENT/PREPARER:  
KEN KOLACNY P.E.  
MATKIN-HOOVER  
ENGINEERING & SURVEYING  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78009  
OFF: (830) 249-0600  
FAX: (830) 249-0999  
KKOLACNY@MATKINHOOVER.COM

**MATKINHOOVER**  
P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78009  
OFFICE: (830) 249-0600 FAX: (830) 249-0999  
TYPE FIRM NO. P-4512

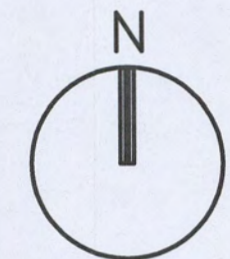
ENGINEERING  
& SURVEYING  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

DATE: MARCH 2023  
JOB NO. 20419  
SHEET 2 OF 3



CALLED 52.74 ACRES  
FIFTY TWO A PLUS, LLC  
(DOC NO. 21-01503, O.P.R.)

SEE SHEET 2 FOR LINE AND  
CURVE TABLES



SCALE: 1"=300'

### LEGEND

- SET 1/2" IRON ROD WITH A RED  
"MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- ⊙ FND. 3" METAL FENCE POST  
(UNLESS OTHERWISE NOTED)
- ⊙ FND. NAIL ON TOP OF FENCE POST  
CALCULATED POINT
- ▶ DENOTES ZERO LOT LINE
- PROPERTY BOUNDARY
- - - WIRE FENCE
- PHASE LINE



## A PRELIMINARY PLAT ESTABLISHING GARDENS AT COMANCHE TRACE

### OWNER/DEVELOPER:

COMANCHE TRACE  
DEVELOPMENT COMPANY, LP  
C/O STEVEN HELD  
2801 COMANCHE TRACE DRIVE,  
KERRVILLE, TX 78028  
830.685.8505  
SHELD@COMANCHETRACE.COM

### AGENT/PREPARER:

KEN KOLACNY P.E.  
MATKIN HOOVER  
ENGINEERING & SURVEYING  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78009  
OFF: (830) 249-0600  
FAX: (830) 249-0999  
KKOLACNY@MATKINHOOVER.COM

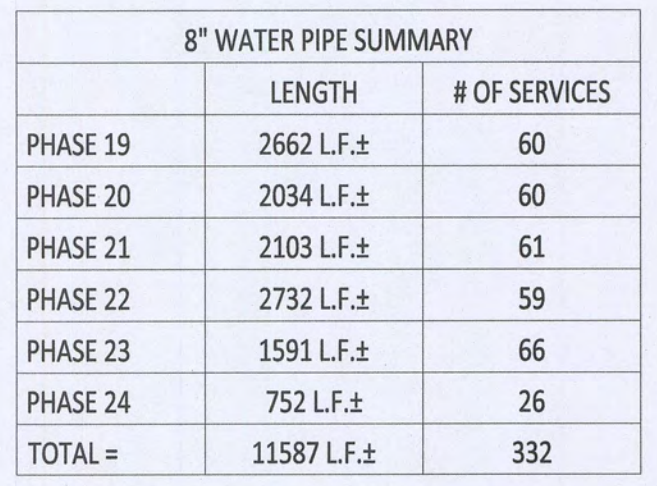
**MATKIN HOOVER**  
ENGINEERING & SURVEYING  
P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78009  
OFF: (830) 249-0600  
FAX: (830) 249-0999  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

DATE: APRIL 2023

JOB NO. 204119

SHEET 3 OF 3





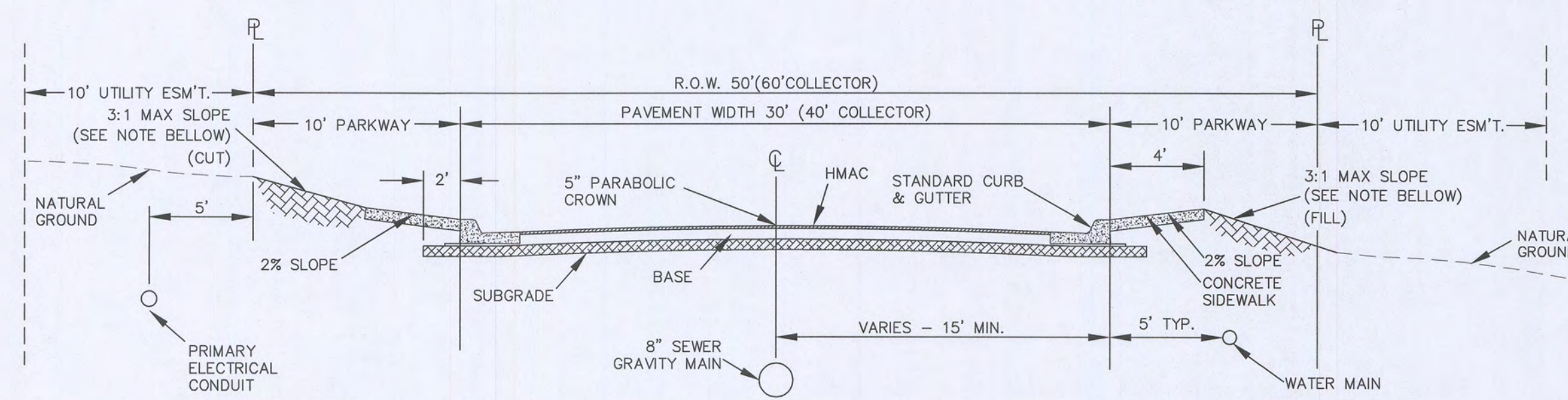
8" SANITARY SEWER PIPE SUMMARY		
	LENGTH	# OF SERVICES
PHASE 19	3902 L.F.±	60
PHASE 20	1342 L.F.±	60
PHASE 21	2741 L.F.±	61
PHASE 22	2365 L.F.±	59
PHASE 23	1557 L.F.±	66
PHASE 24	661 L.F.±	26
TOTAL =	12568 L.F.±	332

NOTE:  
ALL MATERIALS, CONSTRUCTION, TESTING, AND  
WORKMANSHIP SHALL CONFORM TO THESE  
CONSTRUCTION DRAWINGS AND THE APPLICABLE  
CITY OF KERRVILLE STANDARD SPECIFICATIONS  
FOR SUBDIVISION CONSTRUCTION, LATEST  
EDITION.

- SEWANTARY SEWER NOTES:**
1. NO VERTICAL STACKS ALLOWED FOR ANY LOTS UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.
  2. PIPE DESIGNATIONS ARE SDR 26 OR SCH 40 UNLESS OTHERWISE NOTED.
  3. SEWER PIPE WHERE WATER LINE CROSSES SHALL BE 150 P.S.I. DR18 C900 AND MEET THE REQUIREMENTS OF AWWA C900-18 WITH ONE JOINT CENTERED AT WATER MAIN.
  4. ALL RESIDENTIAL SEWER SERVICE LATERALS ARE 4" DIA. AND SHALL BE EXTENDED TO THE PROPERTY LINE AND CAPPED AND SEALED. CONTRACTOR SHALL INSTALL A 2-WAY CLEANOUT AT THE END OF ALL SERVICE LATERALS.
  5. PHASE(S) 19 & 20 WILL TIE TO THE EXISTING STUB-OUT FROM PHASE 18 AND GRAVITY TO THE EXISTING LOWER TURTLE CREEK RD SEWER LIFT STATION.
  6. PHASE(S) 21, 22, 23 & 24 WILL BE SERVED BY A NEW SEWER LIFT STATION THAT PUMPS TO THE EXISTING LOWER TURTLE CREEK RD SEWER LIFT STATION.

### TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE PROTECTION FOR TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS COVERING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATIONS.

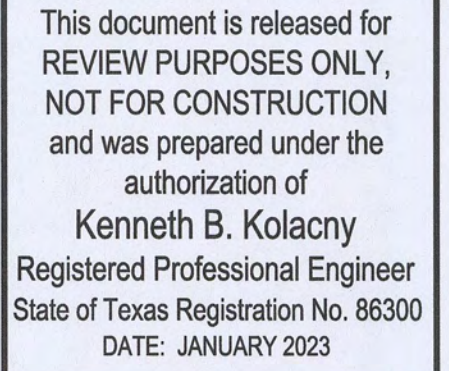


- NOTES:
1. SEE TYPICAL TRENCH SECTIONS FOR DETAILS ON WATER, SEWER, AND ELECTRICAL TRENCHES.
  2. SEE STREET AND DRAINAGE DETAIL SHEET FOR TYPICAL STREET AND PAVING CROSS SECTIONS.
  3. FLATTEN SLOPE (10% MAX) AS NECESSARY AT ELECTRICAL AND COMMUNICATION EQUIPMENT PAD LOCATIONS.

TYPICAL UTILITY ASSIGNMENT

---

SCALE: NONE

[illegible]

**MATKINHOVER**  
ENGINEERING  
& SURVEYING

8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0600  
CONTACT@MATKINHOOVER.COM

3303 SHELL ROAD SUITE 100  
GEORGETOWN, TEXAS 78628  
OFFICE: 512.868.2244

TEXAS REGISTERED ENGINEERING FIRM E-004512 SURVEYING FIRM F-100724000

PRELIMINARY OVERALL UTILITY PLAN  
FOR  
COMANCHE TRACE, PHASE 19  
KERRVILLE, TEXAS

JOB NO.	2041.19
DESIGNED BY:	CDK / DAP
DRAWN BY:	RJV / DAP
CHECKED BY:	KBK
SHEET #	OF



# Conditions of Approval

## Case 2023-003

### Preliminary Plat – Gardens at Comanche Trace (Comanche Trace Phase 19)

To meet current City code, the following Conditions of Approval must be met and confirmed by City staff prior to recordation of a final plat:

1. Adequate Facilities Plan (Section 82-50(c)): The Adequate Facilities Plan will be approved by City staff pending resolution of City Engineering comments dated 5/2/23. These conditions must be met prior to approval of construction plans and/or approval of a final plat, including requirements for undergrounding of utilities.
2. Parkland Dedication Fees: Any final plat shall include the following language on the plat to meet current City code regarding payment of parkland dedication fees:  
  
“Parkland Dedication Fees shall be paid at final plat in accordance with City of Kerrville Ordinance 2022-01.”
3. TxDOT Traffic Analysis (Section 82-53(r)): Prior to submittal of any final plat for Gardens at Comanche Trace, developer must submit an approved traffic analysis from TxDOT. Any recommendations in the traffic analysis must be incorporated into the construction plans prior to recordation of the final plat.
4. Final Plat Signature Blocks: Please update final plat signature blocks to most current versions for Planning, City Engineer, Planning & Zoning Commission and Waiver of Liability.

Please let us know if you have questions or require additional information. For additional information, please call Development Services at 830-258-1514.



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

**SUBJECT:** An ordinance to change the zoning from RM (Residential Mix) to PI (Public and Institutional) on a 15.92 acre tract of land situated in Kerr County, Texas; being comprised of approximately 1.02 acres in the Thomas N. Minter Survey No. 110, Abstract No. 248 and 14.90 acres in the Samuel Wallace Survey No. 111, Abstract No. 359, Kerr County, Texas; being that same tract called 15.51 acres having been conveyed from John Bradley Roberson and Corrine M. Roberson to Brian McCarty and Maria McCarty by an Assumption Warranty Deed Executed the 28th day of September, 2001, recorded in Volume 1148, Page 610, Real Property Records Of Kerr County, Texas; and more commonly known as 199 Spur 100 N. (Case No. PZ-2023-3)

**AGENDA DATE OF:** May 11, 2023

**DATE SUBMITTED:**

**SUBMITTED BY:** Drew Paxton, Planning Director

**EXHIBITS:**

<b>Expenditure Required:</b>	<b>Remaining Budget Balance in Account:</b>	<b>Amount Budgeted:</b>	<b>Account Number:</b>
N/A	N/A	N/A	N/A

**PAYMENT TO BE MADE TO:** N/A

<b>Kerrville 2050 Item?</b>	No
<b>Key Priority Area</b>	N/A
<b>Guiding Principle</b>	N/A
<b>Action Item</b>	N/A

**SUMMARY STATEMENT:**

**Proposal**

An ordinance to change the zoning from RM (Residential Mix) to PI (Public and Institutional) on a 15.92 acre tract of land situated in Kerr County, Texas; being comprised of approximately 1.02 acres in the Thomas N. Minter Survey No. 110, Abstract No. 248 and 14.90 acres in the Samuel Wallace Survey No. 111, Abstract No. 359, Kerr County, Texas; being that same tract called 15.51 acres having been conveyed from John Bradley Roberson and Corrine M. Roberson to Brian McCarty and Maria McCarty by an Assumption Warranty Deed Executed the 28th day of September, 2001, recorded in Volume 1148, Page 610, Real Property Records Of Kerr County, Texas; and more commonly known as 199 Spur 100 N. (Case No. PZ-2023-3)

## **Procedural Requirements**

The City, in accordance with state law, mailed 7 letters on 4/25/2023 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 4/20/2023. An information sign was also posted on the property frontage. At the time of drafting this agenda bill, no public comments had been received.

## **Staff Analysis and Recommendation**

**Consistency with the Kerrville 2050 Comprehensive Plan:** The property is designated as Agriculture and Outdoor Tourism. However, since this use is a Public and Institutional Use, it is appropriate in all place types as it serves to entire community. The addition of the Animal Control & Shelter facility will benefit Kerr County and Kerrville.

## **Adjacent Zoning and Land Uses:**

Subject Property

Current Zoning: RM

Existing Land Uses: Vacant

Direction: North, South, East, and West

Current Zoning: PI (Public and Institutional)

Existing Land Uses: Kerr County Road & Bridge, cemeteries, and VA Hospital

**Thoroughfare Plan:** There should be little to no impact on the thoroughfare system.

**Traffic Impact:** To be determined.

**Parking:** To be determined and consistent with zoning regulations.

**Recommendation:** Based on the consistency with the Kerrville 2050 Plan and adjacent land uses, staff recommends the case for approval.

## **RECOMMENDED ACTION:**

Approve the ordinance.

**ATTACHMENTS:**

[\*PZ-2023-3\\_Location Map.pdf\*](#)

[\*PZ-2023-3\\_Zoning Map.pdf\*](#)







# Location Map

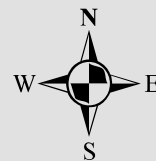
PZ-2023-3

## Location:

199 Spur 100 - Zoning Change Request (RM to PI)

## Legend

-  Subject Properties
-  200 Feet Notification Area

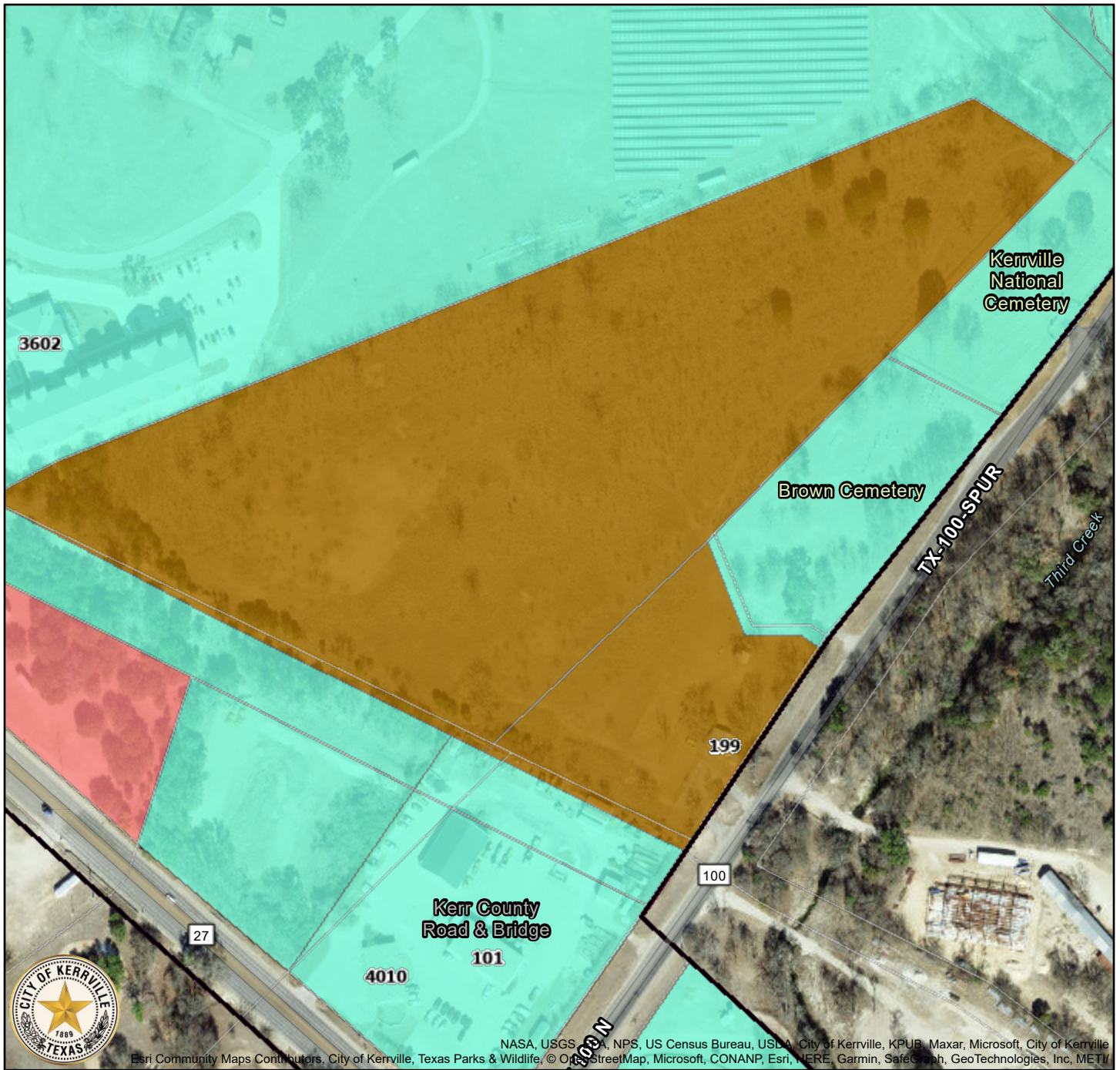


0 100 200 400

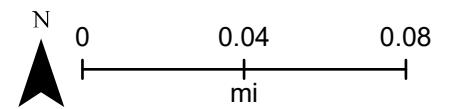
Scale In Feet

04/20/2023





PZ-2023-3 Zoning Map



05/03/2023 11:48 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:** An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-2 (Medium Density Residential) 111.806 acre tract of land, located in the William Watt Survey No. 64, Abs 363, and the William T Crook Survey No. 63, ABS 116, Kerr County, Texas; and generally located near the intersection of Comanche Trace Drive and Lower Turtle Creek Road. (Case No. PZ-2023-4)

**AGENDA DATE OF:** May 11, 2023

**DATE SUBMITTED:**

**SUBMITTED BY:** Drew Paxton, Planning Director

**EXHIBITS:**

<b>Expenditure Required:</b>	<b>Remaining Budget Balance in Account:</b>	<b>Amount Budgeted:</b>	<b>Account Number:</b>
N/A	N/A	N/A	N/A

**PAYMENT TO BE MADE TO:** N/A

**Kerrville 2050 Item?** Yes

**Key Priority Area** H - Housing

**Guiding Principle** N/A

**Action Item** N/A

**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) 111.806 acre tract of land, located in the William Watt Survey No. 64, Abs 363, and the William T Crook Survey No. 63, ABS 116, Kerr County, Texas; and generally located near the intersection of Comanche Trace Drive and Lower Turtle Creek Road. (Case No. PZ-2023-4)

**Procedural Requirements**

The City, in accordance with state law, mailed 27 letters on 4/25/2023 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 4/20/2023. An informational sign was also posted on the property frontage. At the time of drafting this agenda bill, no public comments had been received.



## **Staff Analysis and Recommendation**

**Consistency with the Kerrville 2050 Comprehensive Plan:** The property is designated as Estate Residential. The remainder of Comanche Trace is designated as Preservation Residential which is a balance of clustered homes and open space, such as the golf course. The existing neighborhood outside of the city limits is designated as Estate Residential. This existing neighborhood has a range of lot sizes, from ½ acre to 2.5 acres. Since this is an extension of the existing development, and the property is capable of being served by water and sewer, staff recommends the Land Use Plan be amended to Preservation Residential.

### **Adjacent Zoning and Land Uses:**

Subject Property

Current Zoning: None.

Existing Land Uses: Vacant

Direction: North, East, and South

Current Zoning: N/A; ETJ

Existing Land Uses: Residential

Direction: West

Current Zoning: R-1 and R-2

Existing Land Uses: Residential

**Thoroughfare Plan:** There should be no impact to the thoroughfare plan as these phases connect to an existing collector (Comanche Trace Drive) and an existing arterial (Lower Turtle Creek Road).

**Traffic Impact:** To be determined.

**Parking:** To be determined.

**Recommendation:** Based on the consistency with the existing development and the recommended amendment to the Kerrville 2050 Comprehensive Plan, staff recommends the

case for approval.

**RECOMMENDED ACTION:**

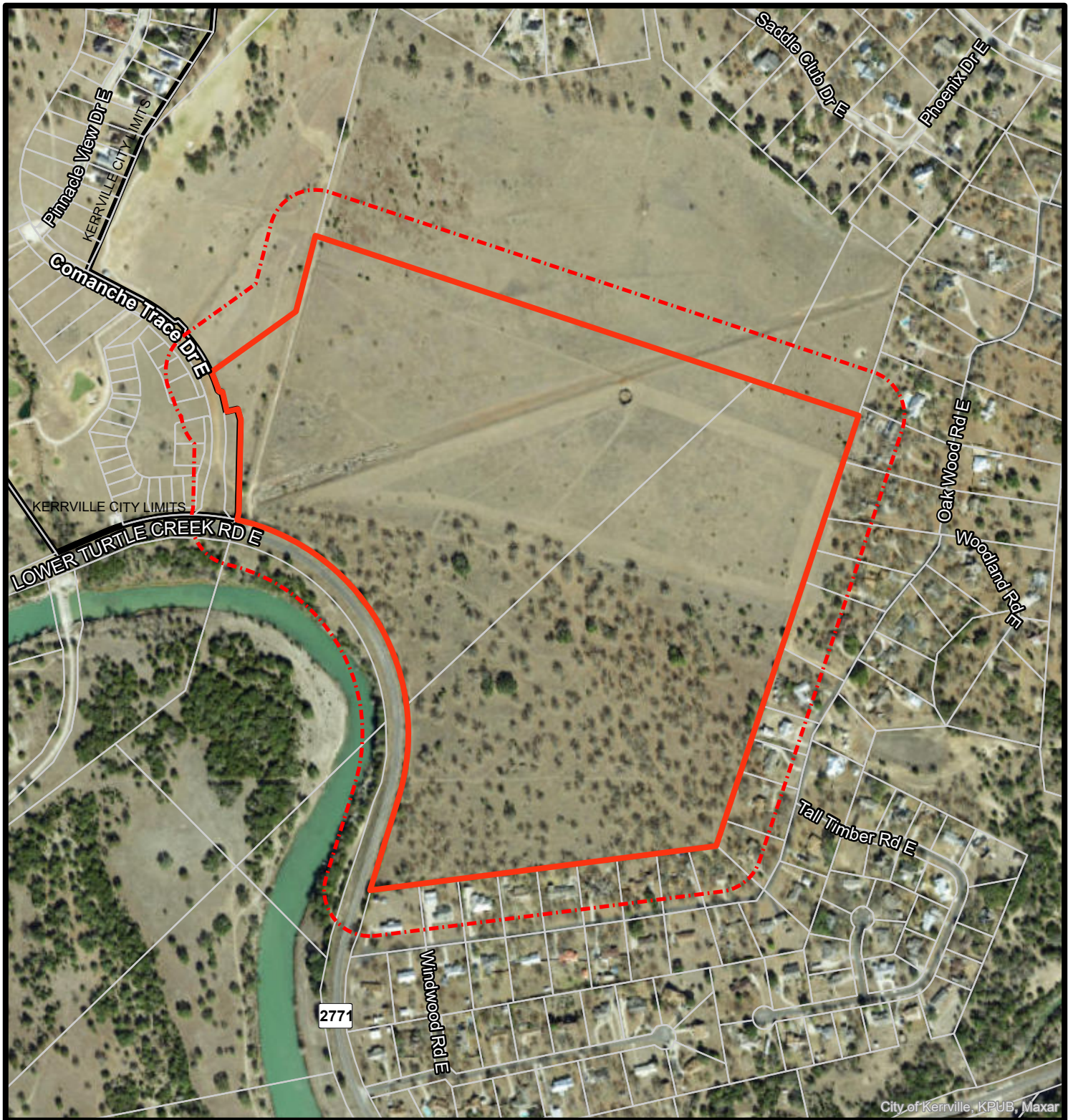
Approve the ordinance.

**ATTACHMENTS:**

*[PZ-2023-4\\_Location Map.pdf](#)*

*[PZ-2023-4\\_Annexation Survey & Field Notes.pdf](#)*

*[PZ-2023-4\\_Zoning Map.pdf](#)*





# Location Map

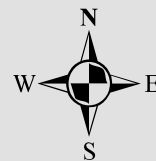
PZ-2023-4

## Location:

Comanche Trace Phase 19 - Annexation & Zoning

### Legend

-  Subject Properties
-  200 Feet Notification Area



0 200 400 800

Scale In Feet

04/24/2023

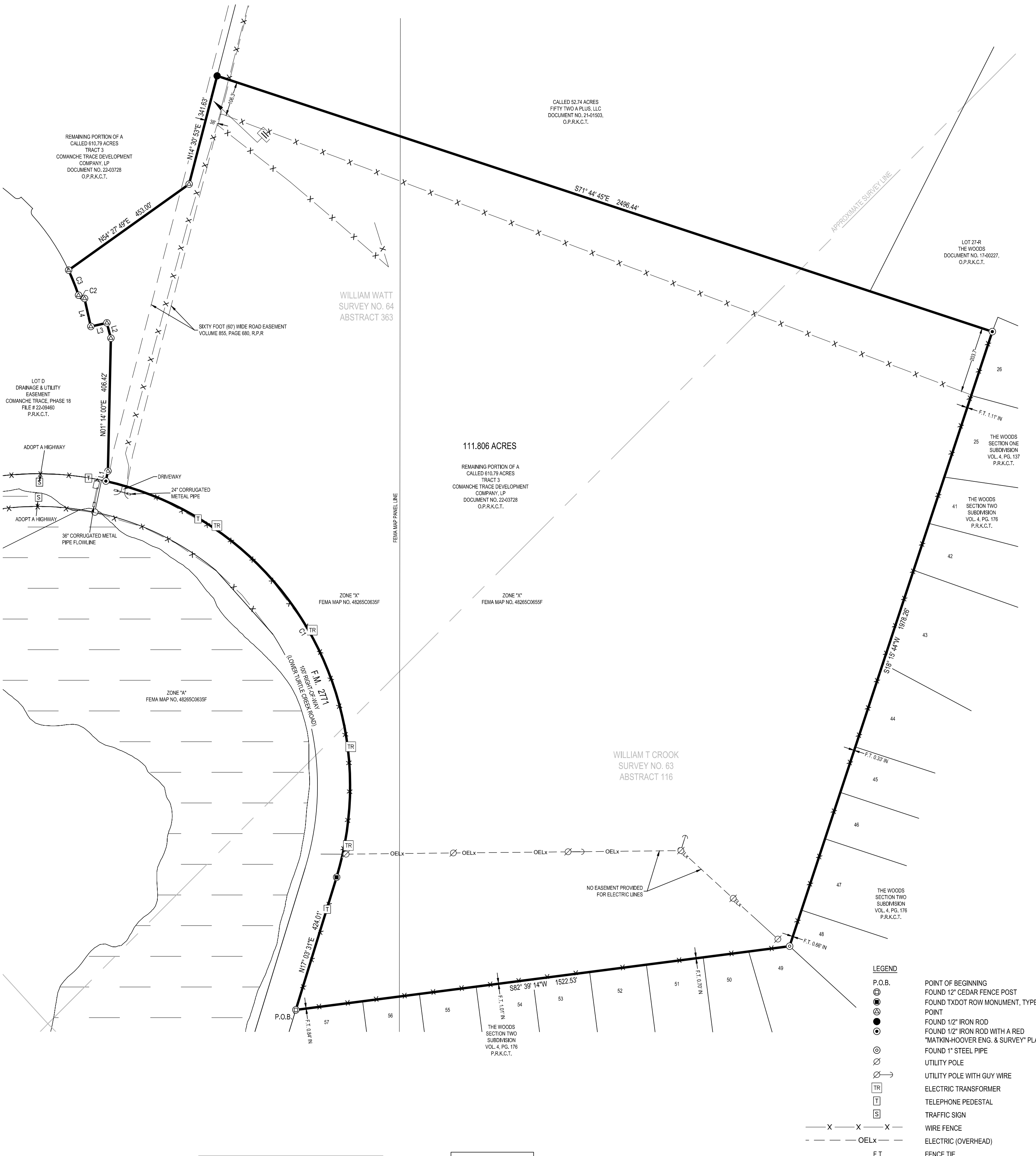
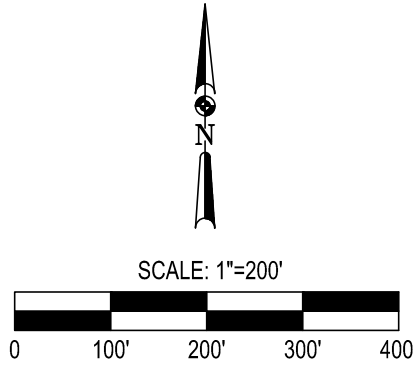
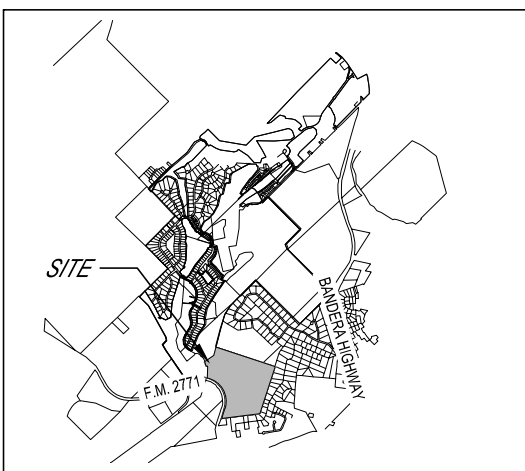




NOTES:  
1.) BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD83, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID.  
2.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.  
3.) ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO LOCATE ORIGINAL SURVEY LINES.  
4.) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.  
5.) ALL OF THIS TRACT LIES WITHIN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP 48265C0635F AND FLOOD INSURANCE RATE MAP 48265C0635F, BOTH HAVING AN EFFECTIVE DATE OF MARCH 03, 2011.  
6.) THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE § 138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

EXHIBIT OF  
A 111.806 ACRE TRACT OF LAND, LOCATED IN THE WILLIAM WATT SURVEY NO. 64, ABSTRACT 363, AND THE WILLIAM T CROOK SURVEY NO. 63, ABSTRACT 116 KERR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 610.79 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 22-03728 OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.

LOCATION MAP



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	955.13	1573.89	94°24'05"	N30°13'40"W	1401.63
C2	15.00	23.24	88°45'48"	N62°24'48"W	20.98
C3	680.00	82.43	6°56'44"	N21°30'16"W	82.38

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N12°08'11"E	31.51
L2	N14°39'41"W	48.17
L3	S77°11'08"W	50.28
L4	N12°36'12"W	88.02

- LEGEND
- P.O.B.
  - FOUND 12" CEDAR FENCE POST
  - FOUND TXDOT ROW MONUMENT, TYPE 1
  - POINT
  - FOUND 1/2" IRON ROD
  - FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
  - FOUND 1" STEEL PIPE
  - UTILITY POLE
  - UTILITY POLE WITH GUY WIRE
  - ELECTRIC TRANSFORMER
  - TELEPHONE PEDESTAL
  - TRAFFIC SIGN
  - WIRE FENCE
  - ELECTRIC (OVERHEAD)
  - F.T.
  - FENCE TIE

**MATKIN-HOOVER**  
ENGINEERING & SURVEYING  
HEADQUARTERS  
3000 RICHARD ROAD SUITE 300  
BOERNE, TEXAS 78006  
OFFICE: 817.260.6600 FAX: 817.260.0099  
3303 SHELL ROAD SUITE 3  
GEORGETOWN, TEXAS 76626  
OFFICE: 512.868.2244

BOERNE, TEXAS REGISTERED SURVEYING FIRM #1002400  
BOERNE, TEXAS REGISTERED ENGINEERING FIRM #004512  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS



KYLE L. PRESSLER DATE: MARCH 28, 2023  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6528  
KYLE.PRESSLER@MATKIN-HOOVER.COM  
JOB NO. 17-4029 111.806 ACRES - ANNEXATION

## FIELD NOTES FOR A 111.806 ACRE TRACT OF LAND

A **111.806 acre** tract of land, located in the William Watt Survey No. 64, Abstract 363, and the William T Crook Survey No. 63, Abstract 116, Kerr County, Texas, and being a portion of a called 610.79 acre tract of land as described of record in Document No. 22-03728 of the Official Public Records of Kerr County, Texas. Said **111.806 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 12" cedar fence post in the east right-of-way line of F.M. 2771, a 100' wide right-of-way as shown on the Texas Department of Transportation (TxDOT) Right-of-Way (ROW) Map, CSJ No. 856-2-1, at the northwest corner of Lot 57 of The Woods Section Two Subdivision of record in Volume 4, Page 176 of the Plat Records of Kerr County, Texas, for the most southerly corner of said 610.79 acre tract and the tract described herein;

**THENCE:** With the easterly and northerly right-of-way line of said F.M. 2771, and the southerly line of said 610.79 acre tract, the following two (2) courses:

1. **N 17° 03' 31" E**, a distance of **424.01 feet** to a found TxDOT ROW monument, Type I, for a point of curvature, and
2. With a non-tangent curve to the left having a radius of **955.13** an arc length of **1573.69** a delta angle of **094° 24' 05"** and a chord bears, **N 30° 13' 40" W**, a distance of **1401.63 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Surveying" at the southeast corner of Lot D of the Comanche Trace, Phase 18 Subdivision of record in File No. 22-09460 of the Plat Records of Kerr County, Texas, and for the southwest corner of the tract described herein;

**THENCE:** Departing said right-of-way line and with the easterly lines of said Comanche Trace, Phase 18 Subdivision, the following seven (7) courses:

1. **N 12° 08' 11" E**, a distance of **31.51 feet** to a point for angle,
2. **N 01° 14' 00" E**, a distance of **406.42 feet** to a point for angle,
3. **N 14° 39' 41" W**, a distance of **48.17 feet** to a point for interior corner,
4. **S 77° 11' 08" W**, a distance of **50.28 feet** to a point for exterior corner,
5. **N 12° 36' 12" W**, a distance of **88.02 feet** to a point of curvature,
6. With a non-tangent curve to the right having a radius of **15.00** an arc length of **23.24** a delta angle of **084° 45' 48"** and a chord bears, **N 62° 24' 48" W**, a distance of **20.98 feet** to a point of reverse curvature, and
7. With a non-tangent curve to the left having a radius of **680.00 feet** an arc length of **82.43** a delta angle of **006° 56' 44"** and a chord bears, **N 21° 30' 16" W**, a distance of **82.38 feet** to a point of non-tangency and for the most westerly corner of the tract described herein,

**THENCE:** Into said 610.79 acre tract, the following two (2) courses:

1. **N 54° 27' 49" E**, a distance of **453.00 feet** to a point for angle, and
2. **N 14° 30' 53" E**, a distance of **341.63 feet** to a found ½" iron rod for an interior corner of said 610.79 acre tract and for the northwest corner of the tract described herein;

**THENCE:** **S 71° 44' 45" E**, with the easterly lines of said 610.79 acre tract and the westerly lines Lot 27-R of The Woods Subdivision of record in Document No. 17-00227 of the Official Public Records of Kerr County, Texas, a distance of **2496.44 feet** to a found ½" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Surveying" at the southeast corner of said Lot 27-R, in the west line of Lot 26 of The Woods Section One Subdivision of record in Volume 4, Page 137 of the Plat Records of Kerr County, Texas, for an easterly corner of said 610.79 acre tract and the tract described herein;

**THENCE:** With the west line of said Woods Section One Subdivision, the west and north lines of The Woods Section Two Subdivision of record in Volume 4, Page 176 of the Plat Records of Kerr County, Texas, and the east and south lines of said 610.79 acre tract, the following two (2) courses:

1. **S 18° 15' 44" W**, a distance of **1978.26 feet** to a found 1" iron pipe for the southeast corner of said 610.79 acre tract and the tract described herein, and
2. **S 82° 39' 14" W**, a distance of **1522.53 feet** to the **POINT OF BEGINNING** and containing **111.806 acres** of land situated in Kerr County, Texas.

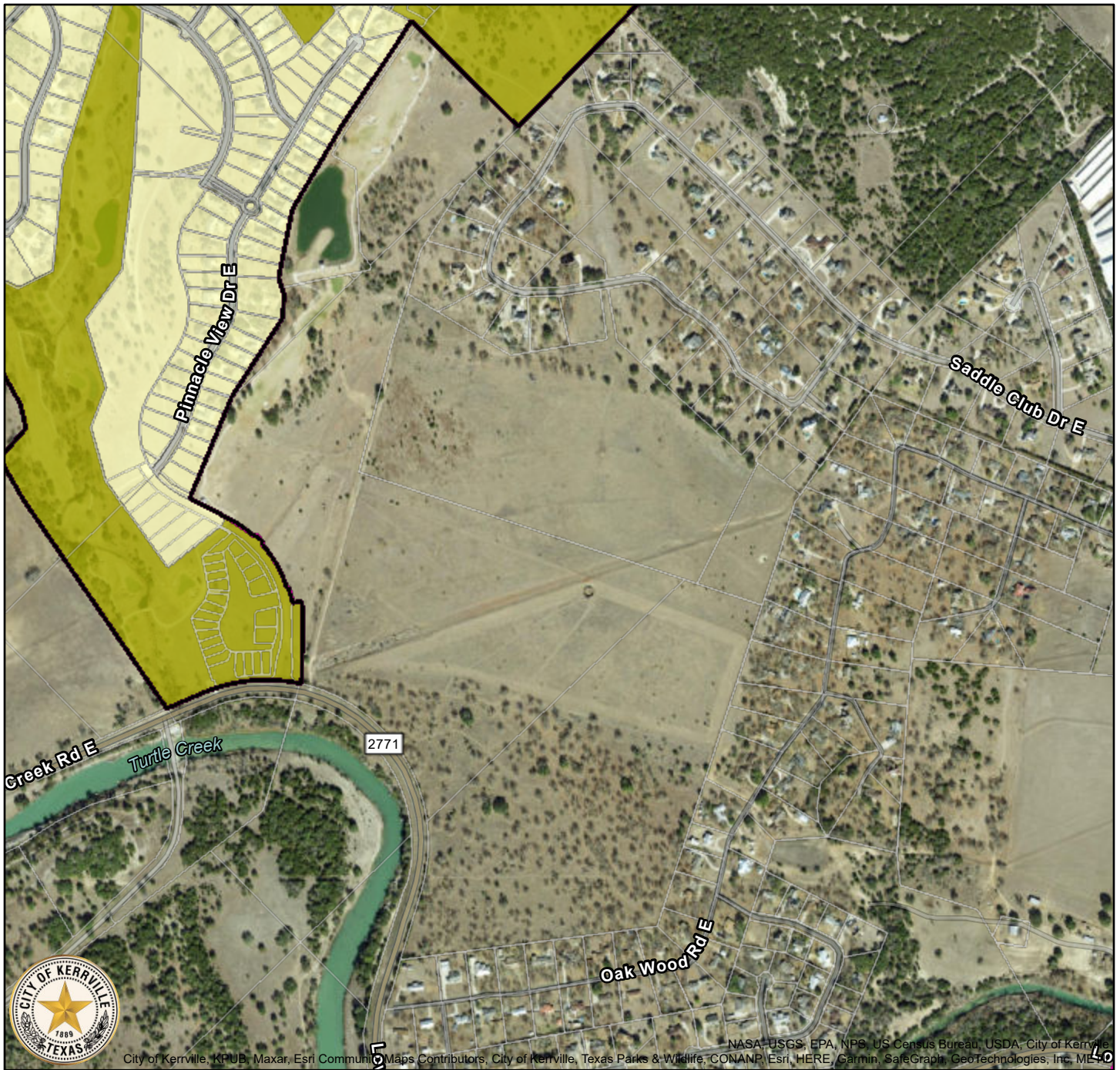
Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document. "This document was prepared under 22 Texas Administrative Code § 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the reconfiguration of the boundary of the political subdivision for which it was prepared."



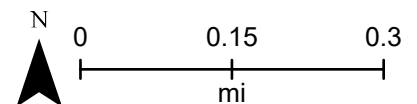
Job # 17-4029 111.806 ac

Date: March 29, 2023





## PZ-2023-4 - Zoning Map



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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**

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**SUBJECT:**

An ordinance to change the zoning from R-2 Medium Density Residential to C-2 Light Commercial on ABS A0106 Cage Addition, Survey 116, Acres .75; and more commonly known as 512 Yorktown Blvd. (Case No. PZ-2023-5)

**AGENDA DATE OF:** May 11, 2023

**DATE SUBMITTED:**

**SUBMITTED BY:** Drew Paxton, Planning Director

**EXHIBITS:**

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<b>Expenditure Required:</b>	<b>Remaining Budget Balance in Account:</b>	<b>Amount Budgeted:</b>	<b>Account Number:</b>
N/A	N/A	N/A	N/A

**PAYMENT TO BE MADE TO:** N/A

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<b>Kerrville 2050 Item?</b>	No
<b>Key Priority Area</b>	N/A
<b>Guiding Principle</b>	N/A
<b>Action Item</b>	N/A

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**SUMMARY STATEMENT:**

**Proposal**

An ordinance to change the zoning from R-2 Medium Density Residential to C-2 Light Commercial on ABS A0106 Cage Addition, Survey 116, Acres .75; and more commonly known as 512 Yorktown Blvd. (Case No. PZ-2023-5)

**Procedural Requirements**

The City, in accordance with state law, mailed 12 letters on 4/25/2023 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 4/20/2023. An information sign was also posted on the property frontage. At the time of drafting this agenda bill, no public comments had been received.



## **Staff Analysis and Recommendation**

During the 2019 zoning code and map overhaul, this property was, in staff's opinion, mistakenly zoned R-2. The zoning in 2002 was changed to a Planned Development District that never came to fruition. The property was then part of a Conditional Use Permit for the automotive (RV) repair shop in 2010. This lot was not developed with the repair shop. It is not clear how it was identified as R-2 in the overall zoning in 2019.

City staff, in conjunction with the current owner, is bringing this application to the P&Z for consideration to correct this mapping error.

**Consistency with the Kerrville 2050 Comprehensive Plan:** The property and surrounding area are part of the Strategic Catalyst Area #7 (SCA #7) which encompasses the areas between Interstate 10 and Downtown Kerrville. This area has many established regional and community commercial developments. This request is consistent with the SCA #7 and the Kerrville 2050 Plan.

## **Adjacent Zoning and Land Uses:**

Subject Property

Current Zoning: R-2

Existing Land Uses: Vacant land

Direction: North

Current Zoning: R-2

Existing Land Uses: Residential

Direction: South

Current Zoning: PI

Existing Land Uses: High School stadium

Direction: East

Current Zoning: C-2

Existing Land Uses: Vacant land

Direction: West

Current Zoning: C-2

Existing Land Uses: Automotive/RV repair shop

**Thoroughfare Plan:** There should be minimal impact to the thoroughfare system. Yorktown Boulevard is a local street that has a signaled intersection at Sidney Baker Street (major arterial).

**Traffic Impact:** To be determined.

**Parking:** To be determined.

**Recommendation:** Based on the consistency with the Strategic Catalyst Area in the Kerrville 2050 Comprehensive Plan and the adjacent zoning, staff recommends approval of the case.

**RECOMMENDED ACTION:**

Approve the ordinance.

**ATTACHMENTS:**

[\*PZ-2023-5\\_Location Map.pdf\*](#)

[\*PZ-2023-5\\_Zoning Map.pdf\*](#)







# Location Map

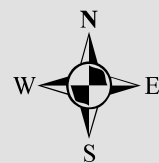
PZ-2023-5

## Location:

512 Yorktown Blvd - Zoning Correction - R2 to C2

## Legend

-  Subject Properties
-  200 Feet Notification Area

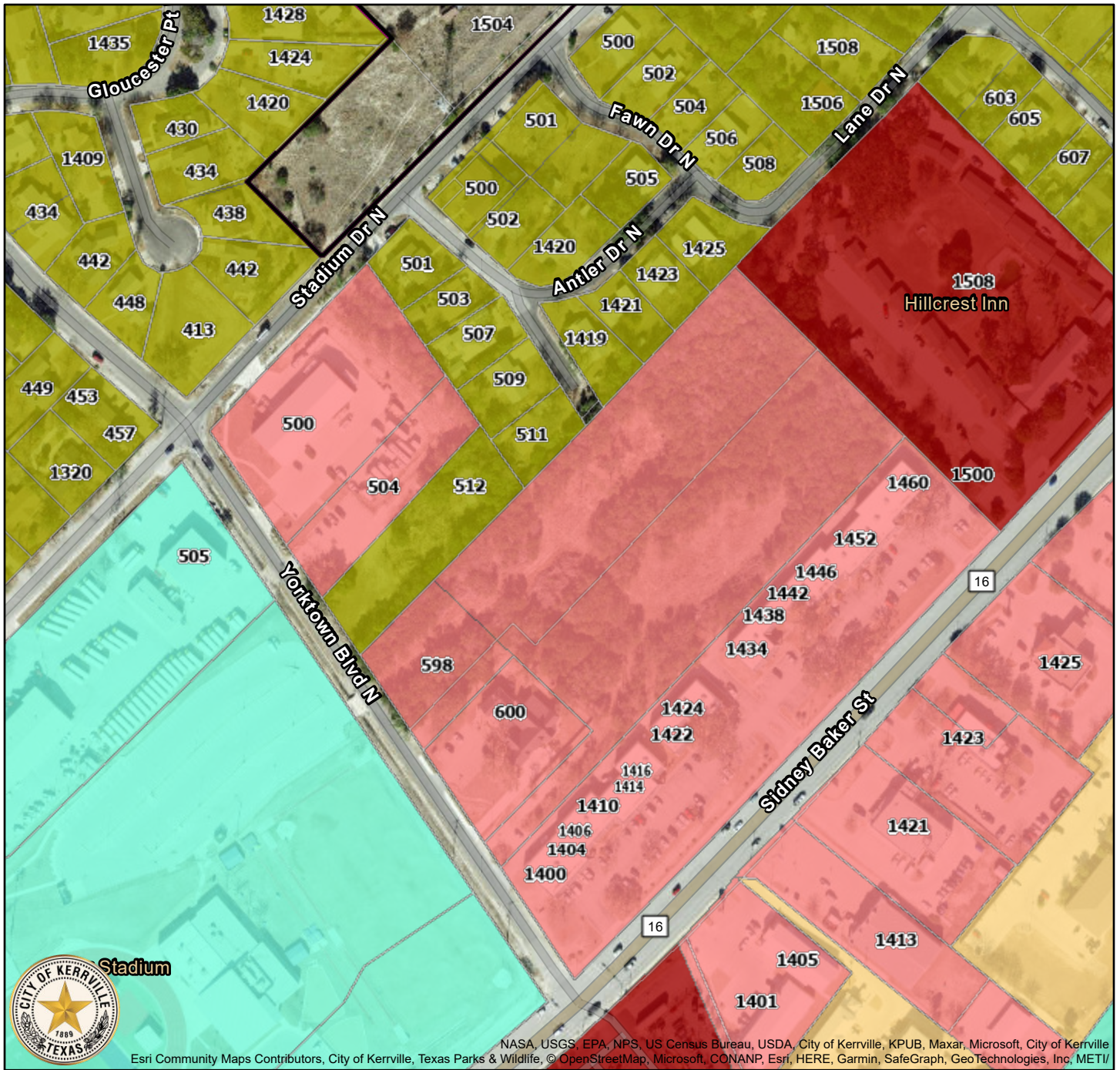


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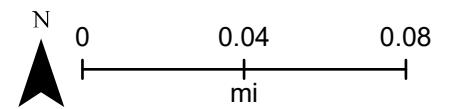
Scale In Feet

04/21/2023





PZ-2023-5 - Zoning Map



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Development Services

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