



PLANNING AND ZONING COMMISSION AGENDA
THURSDAY, JUNE 6, 2024, 4:00 PM
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS



1 MINUTES

- 1.A Approval of Meeting Minutes from May 2, 2024 regular meeting.

Attachments:

[*20240502_PZ Minutes_draft.pdf*](#)

2 CONSIDERATION AND FINAL ACTION

- 2.A A revision of plat of Lots 10, 11, 13 and 902 of "The Landing" and creating Lots 10R, 11R, 13R, 902R, and 904 being a 58.739 acre tract of land out of the Joseph S. Anderson Survey No. 141, Abstract No. 2, and the J.S. Sayder Survey No. 142, Abstract No. 290, Kerr County, Texas and being a portion of the called 27.52 acre tract recorded in Document No. 18-01649, Official Public Records of Kerr County, Texas, all of the called 21.16 acre tract designated as, "Tract One," all of the called 6.03 acre tract designated as, "Tract Two," and all of the called 4.01 acre tract designated as, "Tract Three," recorded in document No. 18-01650, Official Records of Kerr County, Texas.

Attachments:

[*2024-026_Proposed Replat of The Landing.pdf*](#)

[*2019-017_Recorded Plat_July 2019.pdf*](#)

3 PUBLIC HEARING, CONSIDERATION & ACTION

- 3.A An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of IM Industrial and Manufacturing, all of a certain tract or parcel of land containing 2.02 acres, more or less, out of William Watt Survey No 69, Abstract No. 367 in Kerr County, Texas; and all of a certain parcel of land containing 7.10 acres, more or less, out of Original Patent Surveys in Kerr County, Texas as follows: William Watt Survey No. 69, Abstract No. 367, 6.54 acres; and W.T. Crook Survey No. 70, Abstract No. 113, 0.56 acres; located at the corner of Peterson Farm Road and Hwy 27 (KerrCAD Property ID 503437 and 503449), Kerr County, Texas. (Case No. PZ-2024-14)

Attachments:

[PZ-2024-14_Location Map.pdf](#)

[PZ-2024-14_Annexation & Zoning Area Survey.pdf](#)

[PZ-2024-14_Current Future Land Use Map.pdf](#)

[PZ-2024-14_Current Zoning Map.pdf](#)

[PZ-2024-14_Case Location Clarification Map.pdf](#)

- 3.B An ordinance to change the zoning from AD Airport District to IM Industrial and Manufacturing on OLH Block 1 (St Ignatius Regional Catholic High School) Lot 1, 4.24 Acres, and Lot 2, 1.89 Acres; and more commonly known as 575 and 601 Peterson Farm Road (KerrCAD Property ID 68387 and 68388), Kerrville, Texas. (Case No. PZ-2024-15)

Attachments:

[PZ-2024-15_Location Map.pdf](#)

[PZ-2024-15_Case Location Clarification Map.pdf](#)

[PZ-2024-15_Current Future Land Use Map.pdf](#)

[PZ-2024-15_Current Zoning Map.pdf](#)

4 STAFF REPORT

5 EXECUTIVE SESSION

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

6 ADJOURNMENT



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

SUBJECT: Approval of Meeting Minutes from May 2, 2024 regular meeting.

AGENDA DATE OF: June 6, 2024

DATE SUBMITTED:

SUBMITTED BY: Steve Melander, City Planner

EXHIBITS:

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

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? No

Key Priority Area N/A

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Approve or approve with specific revisions.

ATTACHMENTS:

[*20240502_PZ Minutes_draft.pdf*](#)

PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES

**KERRVILLE, TEXAS
MAY 2, 2024**

COMMISSIONERS PRESENT:

David Lipscomb – Vice Chair
Kim Richards
Kevin Bernhard
Abram Bueche
John Lovett

COMMISSIONERS ABSENT:

Mike Sigerman – Chair
Tabor McMillan

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander
Kyle Burow

CALL TO ORDER

Meeting called to order by David Lipscomb at 4pm.

1) MINUTES

1.A Approval of Meeting Minutes from April 4, 2024 regular meeting.

20240404_PZ Minutes_draft.pdf

John Lovett moved to approve the minutes; Kevin Bernhard seconded the motion, and the motion carried 5-0.

2) CONSIDERATION AND FINAL ACTION

2.A A preliminary plat of the Windridge Subdivision, a subdivision within the City of Kerrville, a 48.98 acre tract of land situated in the Samuel Wallace Survey Number 114, Abstract 348, and the Samuel Wallace Survey Number 113, Abstract 347, City of Kerrville, Kerr County, Texas, and being a portion of that called Tract 1; 184.304 acres as described in Volume 1369, Page 551 in the Official Public Records of Kerr County, and also being a portion of that called 711 acre tract of land as described in Volume 71, Page 573 in the Deed Records of Kerr County, Texas. (Case 2024-017)

2024-017_Full Prelim Plat Exhibit.pdf

2024-017_Draft Preliminary Plat.pdf

2024-017_Windridge Subdivision Conditions.pdf

Steve Melander presented the case.

John Lovett was called to speak.

General discussion occurred regarding project specifics.

John Lovett moved to approve the preliminary plat with conditions; Abram Bueche seconded the motion, and the motion carried 5-0.

3) PUBLIC HEARING, CONSIDERATION & ACTION

3.A A resolution to allow a Conditional Use Permit for an Automotive & Repair Shop, Minor, located within 500 feet of a floodplain; Lot 1-A (Replat), Block 1, South City; and more commonly known as 209 Sidney Baker Street South. (Case No. PZ-2024-11)

PZ-2024-11_Location Map.pdf

PZ-2024-11_Proximity to Floodplain Exhibit.pdf

PZ-2024-11_Proposed CUP Site Plan.pdf

PZ-2024-11_Proposed Exterior Elevations.pdf

Steve Melander presented the case.

Open public hearing.

Close public hearing as there were no speakers.

Garrett Small was called to speak.

James Boutchyard was called to speak.

John Lovett was called to speak.

David Lipscomb was called to speak.

John Lovett was called to speak.

Kevin Bernhard was called to speak.

John Lovett moved to approve the resolution with a condition; Abram Bueche seconded the motion, and the motion carried 5-0.

4) **STAFF REPORT**

Next meeting June 6, 2024.

5) **EXECUTIVE SESSION**

None.

6) **ADJOURNMENT**

Meeting adjourned by David Lipscomb at 4:14pm.

Submitted by:

Steve Melander, Planner

Approved by:

Mike Sigerman, Chair

Approval Date:_____



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

SUBJECT: A revision of plat of Lots 10, 11, 13 and 902 of "The Landing" and creating Lots 10R, 11R, 13R, 902R, and 904 being a 58.739 acre tract of land out of the Joseph S. Anderson Survey No. 141, Abstract No. 2, and the J.S. Sayder Survey No. 142, Abstract No. 290, Kerr County, Texas and being a portion of the called 27.52 acre tract recorded in Document No. 18-01649, Official Public Records of Kerr County, Texas, all of the called 21.16 acre tract designated as, "Tract One," all of the called 6.03 acre tract designated as, "Tract Two," and all of the called 4.01 acre tract designated as, "Tract Three," recorded in document No. 18-01650, Official Records of Kerr County, Texas.

AGENDA DATE OF: June 6, 2024

DATE SUBMITTED:

SUBMITTED BY: Steve Melander, City Planner

EXHIBITS:

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

PAYMENT TO BE MADE TO: N/A

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

SUMMARY STATEMENT:

This replat of The Landing is documenting the vacating of Knapp Road within the plat limits (City of Kerrville Ordinance 2024-10), making minor adjustments to the layout of certain lots, and adding in variable width access easements to adjacent property. The plat has been reviewed by staff, meets subdivision requirements, and is recommended for approval.

RECOMMENDED ACTION:

Approve the plat.

ATTACHMENTS:

[2024-026_Proposed Replat of The Landing.pdf](#)
[2019-017_Recorded Plat_July 2019.pdf](#)

A REVISION OF PLAT OF LOTS 10, 11, 13 AND 902 OF "THE LANDING" AND CREATING LOTS 10R, 11R, 13R, 902R, AND 904

BEING A 58.739 ACRE TRACT OF LAND OUT OF THE JOSEPH S. ANDERSON SURVEY NO. 141, ABSTRACT NO. 2, AND THE J.S. SAYDER SURVEY NO. 142, ABSTRACT NO. 290, KERR COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 27.62 ACRE TRACT RECORDED IN DOCUMENT NO. 18-01649, OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS, ALL OF THE CALLED 21.16 ACRE TRACT DESIGNATED AS, "TRACT ONE", ALL OF THE CALLED 6.03 ACRE TRACT DESIGNATED AS, "TRACT TWO", AND ALL OF THE CALLED 4.01 ACRE TRACT DESIGNATED AS, "TRACT THREE", RECORDED IN DOCUMENT NO. 18-01650, OFFICIAL RECORDS OF KERR COUNTY, TEXAS.

SCALE: 1"=100'

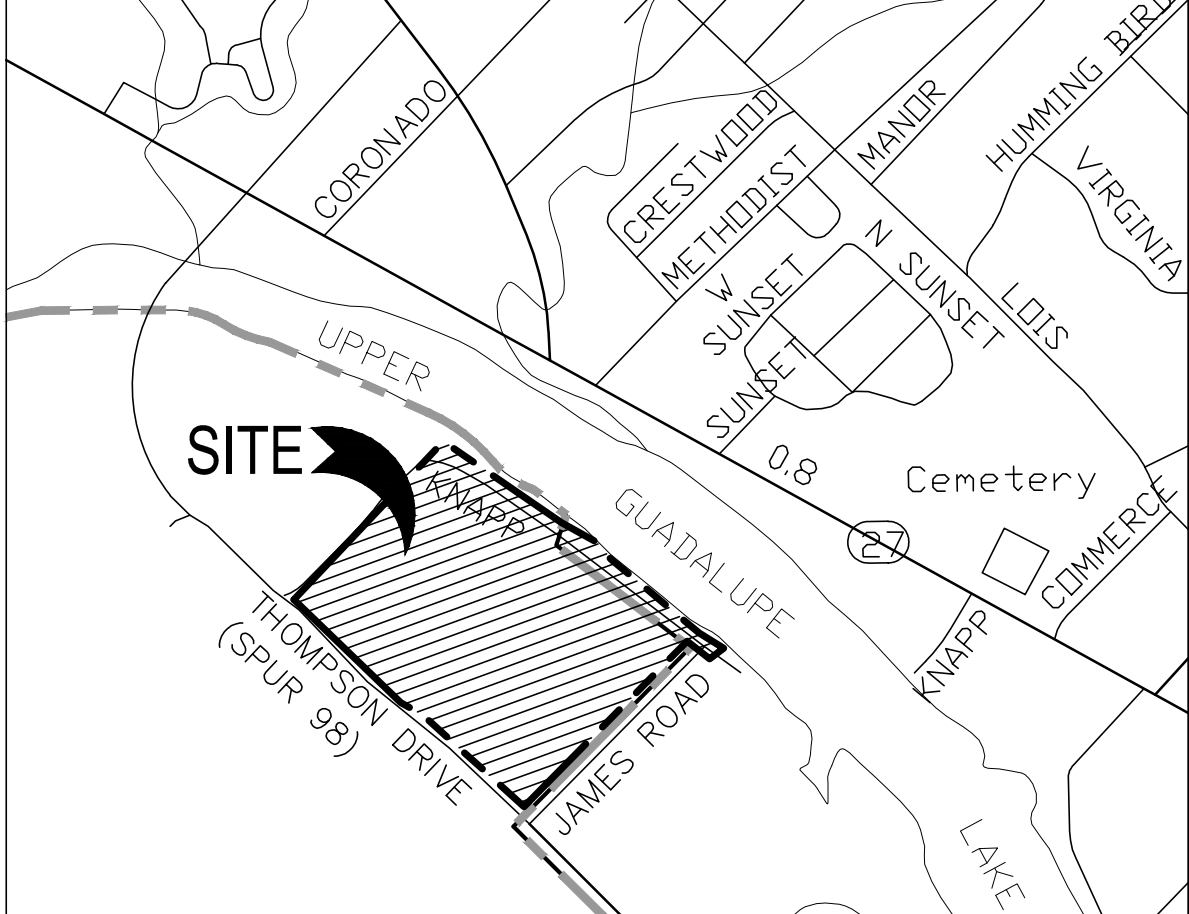
0 50' 100' 150' 200'

ADDRESS TABLE		
LOT #	NUMBER	STREET
1	1211	LANDING LANE
2	1171	LANDING LANE
3	1131	LANDING LANE
4	1091	LANDING LANE
5	1247	ANGLER TRAIL
6	1152	MALLARD WAY
7	1151	MALLARD WAY
8	1090	KERRVIEW DRIVE
9	1110	KERRVIEW DRIVE
10	1130	KERRVIEW DRIVE
11	1140	KERRVIEW DRIVE
12	1150	KERRVIEW DRIVE
13	1160	KERRVIEW DRIVE
14	1148	ANGLER TRAIL
15	1248	ANGLER TRAIL
900	1151	LANDING LANE
901	1152	LANDING LANE
902	1002	MALLARD WAY
903	1001	MALLARD WAY

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
(L10)	S51° 50' 36"W	104.56'
(L100)	N44° 41' 33"W	36.38'
(L111)	N40° 00' 45"E	20.10'
(L113)	N47° 59' 50"E	74.18'

CURVE TABLE		
CURVE	RADIUS	LENGTH
C1	25.00'	36.88'
C2	390.00'	97.03'
C3	113.00'	32.27'
C4	380.00'	278.46'
C5	380.00'	97.83'
C6	323.00'	28.61'
C7	323.00'	330.30'
C8	113.00'	62.78'
C9	137.00'	34.35'
C10	307.00'	32.89'
C11	25.00'	39.27'
C12	410.00'	162.00'
C13	20.00'	30.80'
C14	374.00'	111.61'
C15	20.00'	30.89'
C16	3440.00'	494.94'
C17	3440.00'	62.86'
C18	3440.00'	66.74'
C19	90.00'	16.41'
C20	130.00'	46.75'
C21	90.00'	19.37'
C22	3440.00'	20.21'
C23	20.00'	32.39'
C24	974.00'	243.39'
C25	20.00'	26.13'
C26	374.00'	163.69'
C27	25.00'	39.27'
C28	386.00'	35.38'
C29	136.00'	45.34'
C30	112.00'	12.97'
C31	196.19'	37.85'
C32	100.00'	5.98'
C33	374.00'	142.86'
C34	20.00'	26.11'
C35	629.00'	289.15'
C36	20.00'	31.27'
C37	3440.00'	126.80'
C38	629.00'	74.04'
C39	20.00'	36.28'
C40	25.00'	39.27'
C41	374.00'	130.47'
C42	20.00'	30.81'
C43	340.00'	130.47'
C44	20.00'	31.41'
C45	340.00'	20.80'
C46	90.00'	16.10'
C47	130.00'	53.86'
C48	90.00'	16.14'
C49	340.00'	80.81'
C50	340.00'	291.62'
C51	340.00'	62.88'
C52	340.00'	275.79'
C53	340.00'	202.27'
C54	20.00'	16.09'
C55	60.00'	62.45'
C56	60.00'	42.84'
C57	60.00'	84.72'
C58	20.00'	16.20'
C59	429.00'	62.40'
C60	20.00'	26.39'
C61	374.00'	187.13'
C62	20.00'	31.42'
C63	19.99'	31.40'
C64	429.00'	212.07'
C65	20.00'	30.11'
C66	20.00'	28.03'
C67	419.20'	146.03'
C68	136.00'	1.97'
C69	162.00'	60.20'
C70	429.00'	41.25'
C71	25.00'	36.76'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S40° 47' 23"E	87.54'
L2	S50° 32' 38"E	72.89'
L3	S54° 52' 44"E	64.53'
L4	S41° 38' 49"W	51.20'
L5	N45° 04' 29"W	2.01'
L6	S40° 17' 03"W	4.81'
L7	S89° 58' 21"W	138.00'
L8	N61° 11' 52"W	38.07'
L9	S55° 41' 33"W	68.43'
L10	N49° 31' 21"W	84.63'
L11	N49° 31' 21"W	71.53'
L12	N49° 31' 21"W	138.00'
L13	N45° 42' 29"E	1.65'
L14	N67° 32' 38"E	15.20'
L15	S61° 11' 52"E	12.84'
L16	S61° 11' 52"E	25.63'
L17	S45° 04' 50"E	25.01'
L18	N48° 17' 32"E	53.14'
L19	N59° 07' 51"E	56.10'
L20	N48° 17' 32"E	46.25'
L21	N59° 07' 51"E	51.11'
L22	N59° 41' 25"E	40.07'
L23	S49° 31' 21"E	65.51'
L24	S30° 39' 44"W	85.12'
L25	N33° 08' 29"W	53.33'
L26	N54° 34' 43"W	53.53'
L27	S49° 31' 21"E	138.49'
L28	N69° 37' 17"E	81.32'
L29	N69° 34' 43"E	104.87'
L30	N67° 04' 03"E	95.01'
L31	N49° 40' 19"E	9.39'
L32	N44° 54' 22"E	60.37'
L33	N41° 12' 02"E	82.51'
L34	N42° 58' 09"E	62.26'
L35	S37° 32' 38"W	15.20'
L36	S17° 54' 54"W	23.60'
L37	N45° 04' 29"W	34.42'
L38	S41° 54' 29"W	31.07'
L39	S40° 52' 31"W	68.07'
L40	S45° 04' 29"E	34.42'
L41	S41° 34' 44"E	50.00'
L42	S31° 09' 29"E	56.59'
L43	S55° 43' 41"E	65.37'
L44	N49° 14' 58"E	43.49'
L45	S34° 28' 59"W	20.00'
L46	S22° 22' 18"W	20.23'
L47	N30° 39' 44"E	60.65'
L48	N30° 39' 44"E	56.43'
L49	S73° 33' 14"E	56.43'
L50	S47° 57' 47"E	20.32'
L51	S47° 57' 47"E	40.00'
L52	S47° 57' 47"E	40.00'
L53	S47° 57' 47"E	40.00'
L54	N45° 02' 13"E	85.00'
L55	N44° 57' 47"W	8.77'
L56	N44° 06' 47"W	177.32'
L57	S45° 06' 23"W	80.18'
L58	N45° 02' 13"E	85.00'
L59	N44° 57' 47"W	40.00'
L60	S47° 02' 13"W	40.00'
L61	N44° 57' 47"W	20.39'
L62	N70° 33' 14"W	50.15'
L63	N70° 49' 39"E	89.87'
L64	S47° 57' 47"W	158.54'



LOCATION MAP

SCALE: 1"=1,000'

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-A-2 OF THE CODE OF ORDINANCES OF THE CITY OF KERRVILLE, TEXAS, AND IN CONSIDERATION OF THE APPROVAL OF THE LANDING SUBDIVISION, HEREBY EXCLUDING KNAPP ROAD, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED.

OWNER
STATE OF TEXAS
COUNTY OF KERR

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL PUBLIC STREETS EXCLUDING KNAPP ROAD, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED.

OWNER
JUSTIN MACDONALD, PARTNER,
THOMPSON DRIVE PARTNERS, L.L.C.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT 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 AND DATED
THIS ____ DAY OF _____, 20__

NOTARY PUBLIC FOR THE STATE OF TEXAS
STATE OF TEXAS
COUNTY OF KERR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT 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

FILED FOR RECORD ON THE ____ DAY OF _____, 20__
AT ____ O'CLOCK ____ M.
RECORDED ON THE ____ DAY OF _____, 20__
AT ____ O'CLOCK ____ M. UNDER FILE NUMBER ____ IN
THE PLAT RECORDS OF KERR COUNTY, TEXAS.

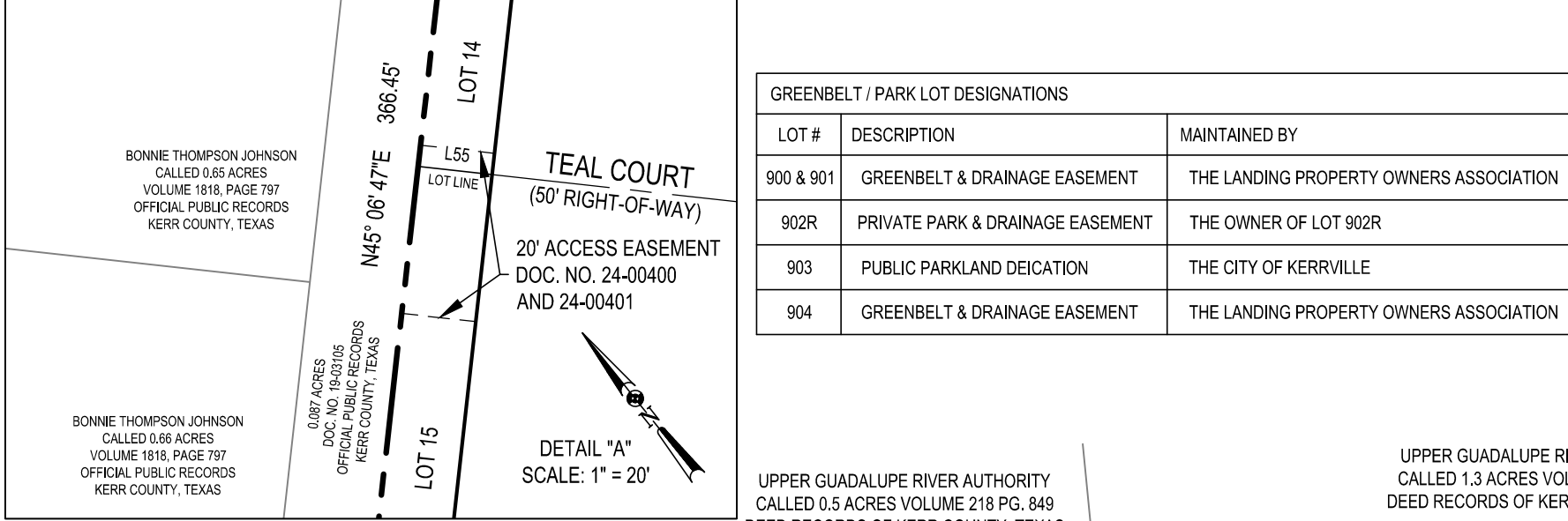
JANNETT PIEPER, KERR COUNTY CLERK

MATKIN HOOVER
ENGINEERING & SURVEYING

8 SPENDER ROAD SUITE 100
BOERNE, TEXAS 78009
OFFICE: (817) 244-0600
FAX: (817) 244-0600
KYLE@MATKINHOOVER.COM

DATE: MAY 2024
MHE JOB NO. - 2739.40
MHS JOB NO. - 15-4148

PLAT FILE NO. _____
SHEET 1 OF 1

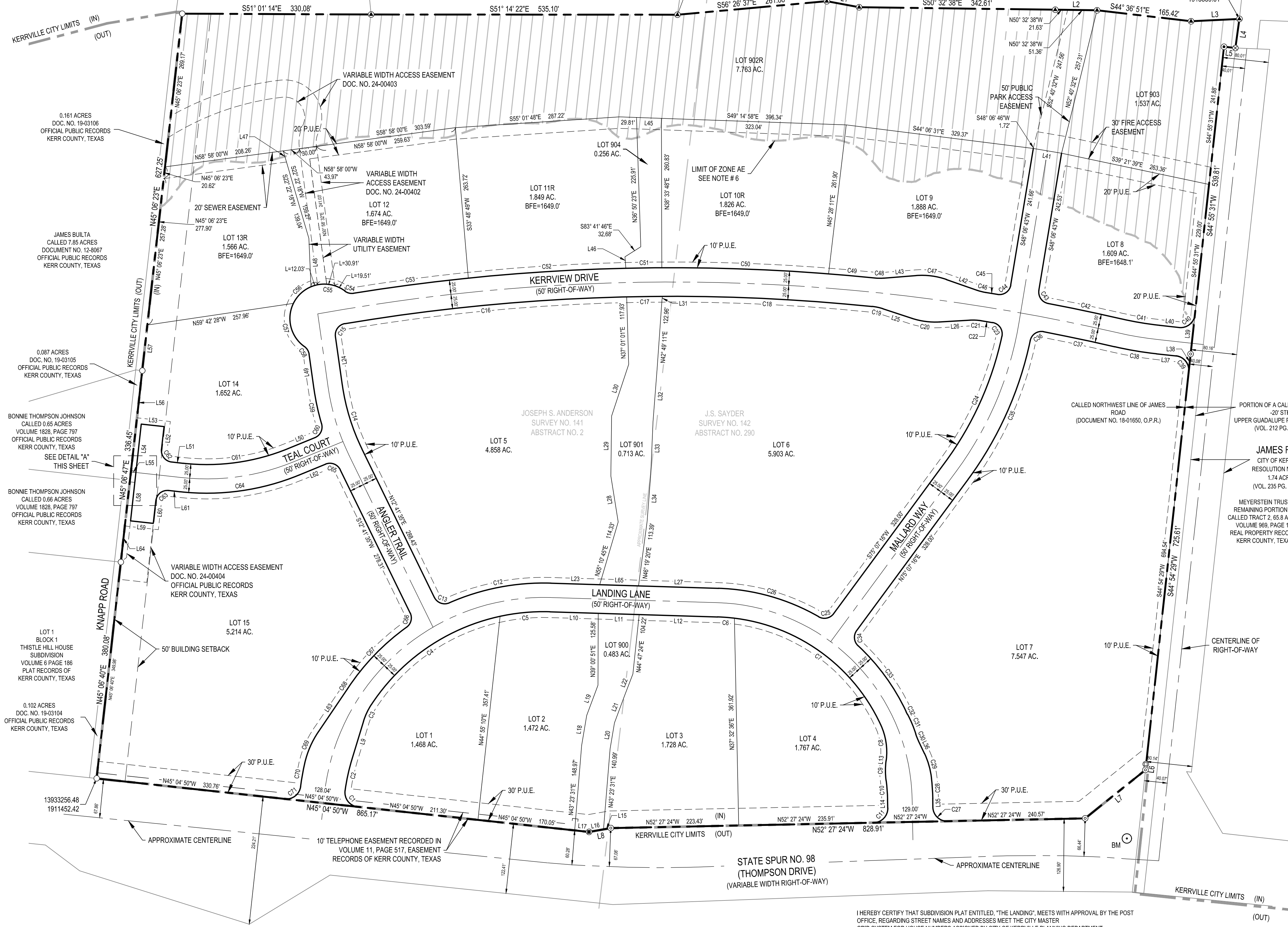


GREENBELT / PARK LOT DESIGNATIONS		
LOT #	DESCRIPTION	MAINTAINED BY
900 & 901	GREENBELT & DRAINAGE EASEMENT	THE LANDING PROPERTY OWNERS ASSOCIATION
902R	PRIVATE PARK & DRAINAGE EASEMENT	THE OWNER OF LOT 902R
903	PUBLIC PARKLAND DEICATION	THE CITY OF KERRVILLE
904	GREENBELT & DRAINAGE EASEMENT	THE LANDING PROPERTY OWNERS ASSOCIATION

UPPER GUADALUPE RIVER AUTHORITY
CALLED 0.5 ACRES VOLUME 218 PG. 849
DEED RECORDS OF KERR COUNTY, TEXAS

UPPER GUADALUPE RIVER AUTHORITY
CALLED 1.3 ACRES VOLUME 233 PG. 175
DEED RECORDS OF KERR COUNTY, TEXAS

UPPER GUADALUPE RIVER AUTHORITY
CALLED 5.98 ACRES VOLUME 212 PG. 559
DEED RECORDS OF KERR COUNTY, TEXAS



SYMBOL LEGEND

- FOUND 1/2" IRON ROD WITH A RED "C" PLASTIC CAP
- FOUND 1/2" IRON ROD
- FOUND COTTON SPINDLE
- SET COTTON SPINDLE
- CALCULATED POINT
- FOUND TYPE 1 CONCRETE MARKER
- SET 1/2" IRON ROD WITH A RED "C" PLASTIC CAP
- ENG. & SURVEY "PLASTIC CAP"
- VERTICAL CONTROL POINT - BM (BENCHMARK)

LINE-TYPE LEGEND

- KERRVILLE CITY LIMITS
- PROJECT BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PUBLIC UTILITY EASEMENT

NOTES

- STREETS WITHIN THIS PHASE WILL BE BUILT ACCORDING TO CITY OF KERRVILLE STANDARD SPECIFICATIONS.
- ALL CURB WITHIN THIS PHASE IS TO BE STANDARD CURB AND GUTTER PER CITY OF KERRVILLE STANDARD SPECIFICATIONS.
- ORIGINAL LAND SURVEYS SHOWN AND REFERENCED HEREON ARE APPROXIMATE IN NATURE, PROVIDED BY THE GENERAL LAND OFFICE OF TEXAS.
- BENCHMARK SET IN CONCRETE CURB APPROXIMATELY 124.26 FT. N53°50'0"E FROM A SOUTH CORNER OF LOT 7, ELEVATION 1167.24.
- THE PRELIMINARY PLAT OF "THE LANDING" WAS APPROVED BY THE CITY OF KERRVILLE PLANNING & ZONING COMMISSION ON AUGUST 02, 2018. (PRELIMINARY PLAT FILE # 2018-047)
- A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE AE ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR KERR COUNTY, TEXAS (REF. MAP NO. 48862CAT01) MAP DATE: MARCH 02, 2011.
- BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE PLANNED DEVELOPMENT DISTRICT ESTABLISHED FOR THIS DEVELOPMENT AND ANY LARGER SETBACKS ESTABLISHED BY THE OWNER THROUGH RESTRICTIVE COVENANTS.
- THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.
- A 25 FOOT WIDE RIVER TRAIL EASEMENT IS TO BE DEDICATED TO THE CITY ON LOT 902R UPON CITY'S REQUEST.
- KNAPP ROAD, WITHIN THE LIMITS OF THIS PLAT HAS BEEN VACATED AND ABANDONED BY THE CITY OF KERRVILLE BY CITY ORDINANCE NO. 2024-10.

I HEREBY CERTIFY THAT SUBDIVISION PLAT ENTITLED, "THE LANDING", 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 HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KERRVILLE, TEXAS AND THAT IT IS EXISTING IN AN ACCEPTABLE MANNER AND IS CURRENTLY SERVED BY PUBLIC INFRASTRUCTURE.

DATED THIS ____ DAY OF _____, 20__

KYLE BURROW, CITY ENGINEER

OWNER/DEVELOPER:
THOMPSON DRIVE PARTNERS, L.L.C.
C/O JUSTIN MACDONALD
23951 FALM CREEK ROAD
KERRVILLE, TEXAS 78028

SURVEYOR:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O KEN KOLACNY, P.E.
8 SPENDER ROAD, SUITE 300
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/PREPARER:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O KEN KOLACNY, P.E.
8 SPENDER ROAD, SUITE 300
BOERNE, TEXAS 78006
OFF: (830) 249-0600
FAX: (830) 249-0099
KKOLACNY@MATKINHOOVER.COM

8 SPENDER ROAD SUITE 100
BOERNE, TEXAS 78009
OFFICE: (817) 244-0600
FAX: (817) 244-0600
KYLE@MATKINHOOVER.COM

DATE: MAY 2024
MHE JOB NO. - 2739.40
MHS JOB NO. - 15-4148
PLAT FILE NO. _____
SHEET 1 OF 1

FINAL PLAT OF "THE LANDING"

BEING A 58.739 ACRE TRACT OF LAND OUT OF THE JOSEPH S. ANDERSON SURVEY NO. 141, ABSTRACT NO. 2, AND THE J.S. SAYDER SURVEY NO. 142, ABSTRACT NO. 290, KERR COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 27.52 ACRE TRACT RECORDED IN DOCUMENT NO. 18-01649, OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS, ALL OF THE CALLED 21.16 ACRE TRACT DESIGNATED AS "TRACT ONE", ALL OF THE CALLED 6.03 ACRE TRACT DESIGNATED AS "TRACT TWO", AND ALL OF THE CALLED 4.01 ACRE TRACT DESIGNATED AS "TRACT THREE", RECORDED IN DOCUMENT NO. 18-01650, OFFICIAL RECORDS OF KERR COUNTY, TEXAS.

SCALE: 1"=100'

LOT #	NUMBER	STREET
1	1211	LANDING LANE
2	1171	LANDING LANE
3	1131	LANDING LANE
4	1091	LANDING LANE
5	1247	LANDING LANE
6	1152	MALLARD WAY
7	1151	MALLARD WAY
8	1090	KERRVIEW DRIVE
9	1110	KERRVIEW DRIVE
10	1130	KERRVIEW DRIVE
11	1140	KERRVIEW DRIVE
12	1150	KERRVIEW DRIVE
13	1160	KERRVIEW DRIVE
14	1148	LANDING LANE
15	1248	LANDING LANE
900	1151	LANDING LANE
901	1152	LANDING LANE
902	1002	MALLARD WAY
903	1001	MALLARD WAY

LINE	BEARING	DISTANCE
6.86	S51° 58' 36" W	104.58
6.100	N44° 41' 32" W	36.38
6.101	N45° 06' 42" E	30.10
6.102	N61° 58' 36" E	74.18

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00	36.88	91° 32' 12"	S60° 43' 54" W	35.85
C2	360.00	57.03	9° 20' 12"	S51° 12' 43" W	56.87
C3	113.00	32.27	16° 21' 36"	S60° 52' 22" W	32.16
C4	360.00	27.45	44° 28' 42"	N58° 42' 28" W	27.50
C5	360.00	87.83	13° 56' 41"	N58° 29' 45" W	87.41
C6	360.00	29.61	81° 31' 01"	N48° 54' 48" W	29.60
C7	360.00	338.39	8° 13' 12"	N15° 11' 16" W	318.27
C8	113.00	62.78	31° 48' 48"	N58° 50' 34" E	61.97
C9	137.00	34.35	142° 54'	N38° 34' 32" E	34.26
C10	307.00	32.88	6° 08' 01"	N34° 28' 55" E	32.84
C11	25.00	36.88	91° 32' 12"	N42° 22' 36" E	35.86
C12	410.00	102.88	2° 20' 00"	S62° 14' 36" E	102.88
C13	20.00	30.00	89° 59' 59"	S31° 58' 00" E	29.70
C14	375.00	117.61	17° 58' 00"	S21° 40' 40" W	117.12
C15	20.00	30.00	89° 59' 59"	S74° 54' 47" W	29.91
C16	340.00	404.84	8° 14' 31"	N58° 43' 00" W	404.51
C17	340.00	42.86	170° 31'	N52° 54' 25" W	42.86
C18	340.00	368.14	8° 14' 31"	N58° 28' 58" W	368.08
C19	32.00	19.41	122° 10' 31"	N58° 18' 06" W	19.37
C20	130.00	48.73	21° 29' 14"	N45° 58' 06" W	48.47
C21	90.00	19.37	121° 05' 00"	N48° 24' 45" W	19.35
C22	340.00	20.21	170° 31'	N42° 54' 42" W	20.21
C23	20.00	12.39	82° 46' 40"	N41° 28' 47" E	12.36
C24	575.00	243.38	24° 15' 01"	N52° 58' 43" E	241.57
C25	20.00	29.13	89° 59' 59"	S57° 08' 58" E	29.02
C26	375.00	183.83	28° 00' 00"	S53° 28' 17" E	182.89
C27	25.00	36.87	90° 00' 00"	S57° 27' 24" E	36.38
C28	360.00	35.38	81° 00' 00"	S34° 50' 00" W	35.37
C29	138.00	45.34	18° 48' 48"	S22° 52' 42" W	45.14
C30	112.00	12.87	6° 38' 00"	S15° 48' 57" W	12.86
C31	196.19	37.85	11° 50' 00"	S15° 58' 22" W	37.89
C32	100.00	5.36	37° 48' 00"	S11° 57' 57" W	5.36
C33	375.00	142.85	21° 50' 30"	S52° 34' 47" W	142.89
C34	20.00	25.11	89° 59' 59"	S53° 28' 43" W	25.61
C35	625.00	267.63	24° 32' 04"	S62° 51' 14" W	265.59
C36	20.00	31.07	89° 59' 59"	N54° 54' 28" W	28.04
C37	340.00	126.90	27° 06' 49"	N39° 20' 42" W	126.89
C38	625.00	14.84	6° 47' 14"	N41° 40' 52" W	7.89
C39	25.00	36.38	89° 58' 58"	N58° 08' 00" W	35.85
C40	25.00	36.27	90° 00' 00"	N58° 08' 18" E	35.96
C41	575.00	68.11	6° 47' 14"	S41° 40' 52" E	68.07
C42	340.00	158.47	27° 06' 49"	S39° 21' 51" E	158.46
C43	20.00	35.81	89° 59' 59"	S39° 10' 28" W	35.82
C44	20.00	31.41	89° 59' 59"	S38° 53' 37" E	28.28
C45	340.00	20.80	0° 00' 00"	S42° 58' 48" E	20.90
C46	50.00	16.10	10° 14' 53"	S37° 08' 48" E	16.08
C47	130.00	33.86	22° 44' 21"	S45° 51' 30" E	33.48
C48	50.00	16.14	10° 18' 22"	S50° 38' 28" E	16.12
C49	340.00	80.81	11° 50' 00"	S47° 07' 00" E	80.81
C50	340.00	291.82	47° 47' 15"	S49° 10' 31" E	291.54
C51	340.00	62.88	17° 01' 00"	S52° 58' 07" E	62.88
C52	340.00	275.75	47° 38' 00"	S54° 51' 45" E	275.68
C53	340.00	202.27	51° 14' 14"	S58° 47' 19" E	202.24
C54	20.00	16.09	48° 00' 00"	S37° 34' 12" E	15.86
C55	60.00	62.63	59° 00' 00"	S44° 10' 32" E	59.67
C56	60.00	42.94	41° 00' 00"	N51° 30' 00" E	42.00
C57	60.00	64.72	60° 00' 00"	N51° 34' 47" E	77.86
C58	20.00	16.26	48° 34' 00"	N57° 22' 42" E	15.81
C59	425.00	62.40	8° 24' 44"	N58° 27' 22" E	62.34
C60	20.00	29.39	84° 11' 48"	N54° 20' 53" E	28.82
C61	375.00	187.13	28° 30' 28"	S58° 15' 30" E	185.19
C62	20.00	31.42	90° 00' 00"	S50° 02' 14" W	28.28
C63	19.89	31.42	90° 00' 00"	N58° 58' 45" W	28.27
C64	425.00	212.07	28° 30' 28"	N58° 15' 31" W	209.88
C65	20.00	30.11	86° 14' 59"	N58° 25' 49" W	27.34
C66	20.00	28.03	80° 18' 13"	N52° 58' 42" E	25.79
C67	410.00	146.19	30° 49' 49"	N52° 34' 58" E	148.22
C68	138.00	1.59	0° 00' 00"	N72° 28' 51" E	1.59
C69	162.00	60.00	21° 13' 14"	N52° 13' 02" E	58.66
C70	428.00	41.25	53° 17' 00"	N48° 58' 49" E	41.24
C71	25.00	36.16	89° 59' 59"	S58° 28' 53" E	34.99

LINE	BEARING	DISTANCE
L1	S47° 47' 20" E	57.54
L2	S50° 32' 38" E	72.99
L3	S54° 03' 44" E	64.53
L4	S48° 38' 49" W	51.20
L5	N45° 06' 29" W	25.00
L6	S48° 17' 03" W	4.81
L7	S58° 58' 27" W	135.09
L8	N58° 11' 52" W	38.87
L9	S58° 41' 23" W	86.40
L10	N48° 51' 57" W	64.09
L11	N48° 51' 57" W	71.53
L12	N48° 51' 57" W	136.80
L13	N48° 45' 58" E	1.60
L14	N52° 32' 38" E	15.20
L15	S48° 17' 03" W	12.84
L16	S48° 17' 03" W	25.37
L17	S48° 04' 50" E	25.37
L18	N48° 17' 32" E	53.14
L19	N48° 07' 51" E	55.17
L20	N48° 17' 32" E	45.25
L21	N58° 07' 51" E	51.11
L22	N58° 41' 23" E	40.07
L23	S48° 31' 21" E	65.51
L24	S38° 38' 44" W	65.12
L25	N38° 05' 28" W	53.33
L26	N54° 34' 43" W	53.53
L27	S48° 31' 21" E	139.48
L28	N28° 57' 17" E	61.32
L29	N28° 24' 42" E	104.87
L30	N58° 04' 50" E	55.01
L31	N48° 45' 18" E	5.96
L32	N43° 04' 22" E	90.47
L33	N41° 12' 02" E	92.51
L34	N43° 08' 08" E	62.28
L35	S38° 52' 38" W	15.20
L36	S18° 27' 54" W	25.65
L37	N45° 06' 29" W	34.42
L38	S44° 54' 29" W	31.07
L39	S44° 54' 29" W	88.00
L40	S48° 04' 50" E	34.42
L41	S47° 34' 44" E	10.00
L42	S31° 58' 28" E	56.55
L43	S58° 42' 47" E	56.57
L44	N48° 52' 37" E	80.93
L45	N48° 52' 37" E	25.00
L46	N48° 52' 37" E	65.45
L47	S22° 22' 18" W	66.46
L48	N38° 14' 00" E	64.69
L49	N38° 58' 44" E	60.90
L50	S73° 33' 14" E	50.43
L51	S44° 57' 47" E	20.32
L52	S48° 02' 14" W	40.00
L53	S44° 57' 47" E	45.00
L54	N45° 02' 13" E	65.00
L55	N44° 57' 47" W	6.77
L56	S48° 08' 47" W	177.92
L57	S48° 08' 22" W	80.18
L58	N45° 02' 13" E	65.00
L59	N44° 57' 47" W	40.00
L60	S48° 02' 13" E	40.00
L61	N44° 57' 47" W	20.35
L62	N72° 22' 14" W	50.15
L63	N72° 49' 30" E	86.97
L64	S48° 08' 47" W	158.54
L65	S48° 31' 21" E	67.98

LOCATION MAP

SCALE: 1"=1.000'

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 HERON 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 2 DAY OF May, 2019

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 2 DAY OF May, 2019

Robert J. Macdonald
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 THE LANDING SUBDIVISION, 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.

OWNER
STATE OF TEXAS
COUNTY OF KERR

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL PUBLIC STREETS (EXCLUDING KNAPP ROAD), ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED.

OWNER
GRANGER MACDONALD, PARTNER
THOMPSON DRIVE PARTNERS, L.L.C.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Granger Macdonald (NAME 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 AND DATED THIS 2nd DAY OF May, 2019

NOTARY PUBLIC FOR THE STATE OF TEXAS
STATE OF TEXAS
COUNTY OF KERR

ANGELA M. FAJARDO
My Notary ID # 4686953
Expires March 28, 2022

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Granger Macdonald 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 2nd DAY OF May, 2019

NOTARY PUBLIC FOR THE STATE OF TEXAS
STATE OF TEXAS
COUNTY OF KERR

ANGELA M. FAJARDO
My Notary ID # 4686953
Expires March 28, 2022

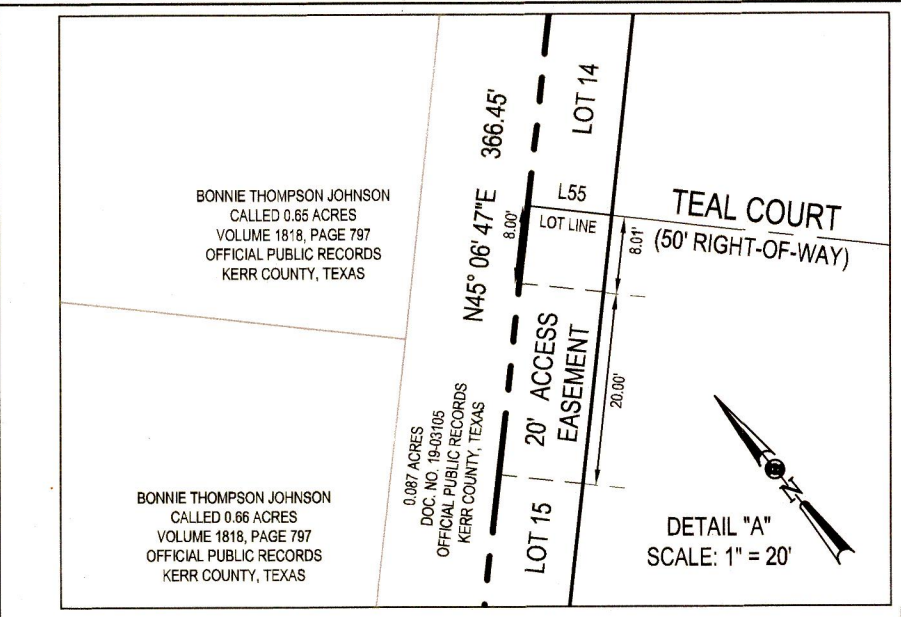
FILED FOR RECORD ON THE 26th DAY OF July, 2019
AT 3:18 O'CLOCK P. M.

RECORDED ON THE 26th DAY OF July, 2019
AT 3:19 O'CLOCK P. M. UNDER FILE NUMBER 19-05337

THE PLAT RECORDS OF KERR COUNTY, TEXAS
JAMES H. HOOVER
COUNTY CLERK

DATE: APRIL 30, 2019
MHE JOB NO. - 2739.10
MHS JOB NO. - 15-148

PLAT FILE NO. 2019-017
SHEET 1 OF 1

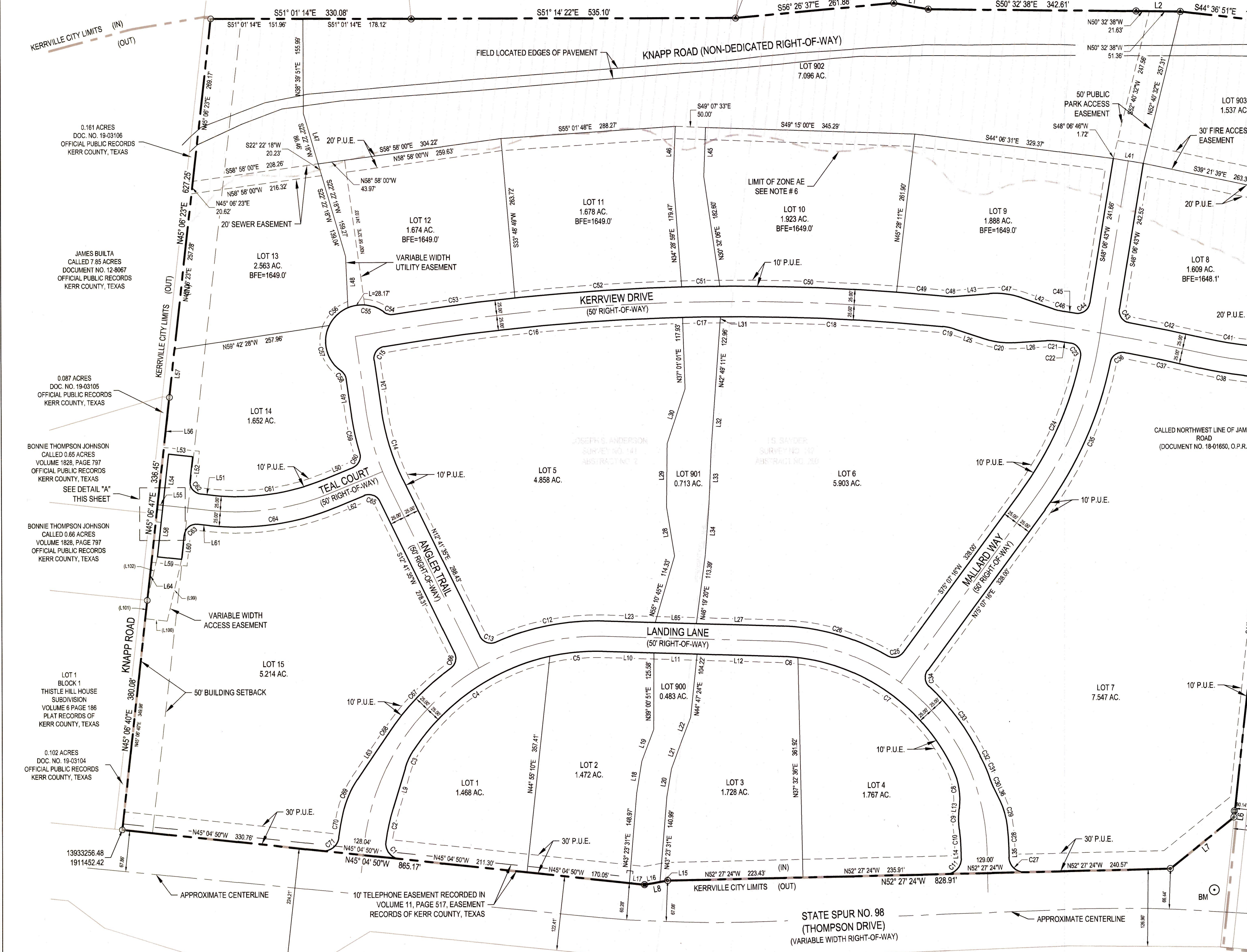


LOT #	DESCRIPTION	MAINTAINED BY
900 & 901	GREENBELT & DRAINAGE EASEMENT	THE LANDING PROPERTY OWNERS ASSOCIATION
902	PRIVATE PARK & DRAINAGE EASEMENT	THE LANDING PROPERTY OWNERS ASSOCIATION
903	PUBLIC PARKLAND DEDICATION	THE CITY OF KERRVILLE

UPPER GUADALUPE RIVER AUTHORITY
CALLED 0.5 ACRES VOLUME 218 PG. 849
DEED RECORDS OF KERR COUNTY, TEXAS

UPPER GUADALUPE RIVER AUTHORITY
CALLED 1.3 ACRES VOLUME 212 PG. 175
DEED RECORDS OF KERR COUNTY, TEXAS

UPPER GUADALUPE RIVER AUTHORITY
CALLED 5.98 ACRES VOLUME 212 PG. 559
DEED RECORDS OF KERR COUNTY, TEXAS



<u>SYMBOL LEGEND</u>		<u>LINE-TYPE LEGEND</u>
●	FOUND 1/2" IRON ROD WITH A RED "OJDE" PLASTIC CAP	KERRVILLE CITY LIMIT
○	FOUND 1/2" IRON ROD	PROJECT BOUNDARY
⊙	FOUND COTTON SPINDLE	RIGHT OF WAY
⊙	SET COTTON SPINDLE	LOT LINE
⊙	CALCULATED POINT	PUBLIC UTILITY E
⊙	FOUND TYPE 1 CONCRETE MARKER	
⊙	FOUND TYPE 2 CONCRETE MARKER	
⊙	SET 1/2" IRON ROD WITH A RED "MATION/HOOVER	
○	ENG. & SURVEY: PLASTIC CAP	
⊙	VERTICAL CONTROL POINT - BM (BENCHMARK)	
FEMA ZONE AE - 100 YEAR FLOOD RISK		



**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 IM Industrial and Manufacturing, all of a certain tract or parcel of land containing 2.02 acres, more or less, out of William Watt Survey No 69, Abstract No. 367 in Kerr County, Texas; and all of a certain parcel of land containing 7.10 acres, more or less, out of Original Patent Surveys in Kerr County, Texas as follows: William Watt Survey No. 69, Abstract No. 367, 6.54 acres; and W.T. Crook Survey No. 70, Abstract No. 113, 0.56 acres; located at the corner of Peterson Farm Road and Hwy 27 (KerrCAD Property ID 503437 and 503449), Kerr County, Texas. (Case No. PZ-2024-14)

AGENDA DATE OF: June 6, 2024

DATE SUBMITTED:

SUBMITTED BY: Steve Melander, City Planner

EXHIBITS:

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

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
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 IM Industrial and Manufacturing, all of a certain tract or parcel of land containing 2.02 acres, more or less, out of William Watt Survey No 69, Abstract No. 367 in Kerr County, Texas; and all of a certain parcel of land containing 7.10 acres, more or less, out of Original Patent Surveys in Kerr County, Texas as follows: William Watt Survey No. 69, Abstract No. 367, 6.54 acres; and W.T. Crook Survey No. 70, Abstract No. 113, 0.56 acres; located at the corner of Peterson Farm Road and Hwy 27 (KerrCAD Property ID 503437 and 503449), Kerr County, Texas.

(Case No. PZ-2024-14)

Procedural Requirements

The City, in accordance with state law, mailed 30 letters on 5/23/2024 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 5/16/2024. An informational sign was posted on the property on 5/24/2024. At the time of drafting this agenda bill, no public comment had been received.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property is located within the Strategic Catalyst Area No. 11, characterized by the Kerrville Municipal Airport and Hwy 27. Future growth will capitalize on the airport and its industrial space while keeping a careful eye on the effect of these activities on nearby neighborhoods. Allowable place types in this location are Heavy Commercial and Light Industrial. In areas further from the airport and Hwy 27, and closer to the Guadalupe River, agriculture and outdoor tourism are recommended. SCA 11 appears to support the requested annexation and zoning. As such, this request is consistent with the goals of the Future Land Use Plan of the Kerrville 2050 Comprehensive Plan.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: None (County)

Existing Land Uses: Vacant

Direction: North

Current Zoning: None (County)

Existing Land Uses: Power Distribution; Rural Residential

Direction: West

Current Zoning: None (County)

Existing Land Uses: Hwy 27 and Residential

Direction: South

Current Zoning: AD Airport District and PDD (Our Lady of the Hills)

Existing Land Uses: Vacant and Our Lady of the Hills

Direction: East

Current Zoning: None (County) and AD Airport District

Existing Land Uses: Vacant and Rural Residential

Thoroughfare Plan: There should be no impact to the thoroughfare plan as these developments are anticipated on the Thoroughfare Plan, adjacent Hwy 27.

Traffic Impact: With much of the property fronting Hwy 27, TxDOT will most likely request a Traffic Impact Analysis as part of any future development. Any improvements necessary for the build out of the development are required to be built/installed at the development's expense.

Parking: To be determined, per project, at the time of the building permit.

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

RECOMMENDED ACTION:

Approve the ordinance.

ATTACHMENTS:

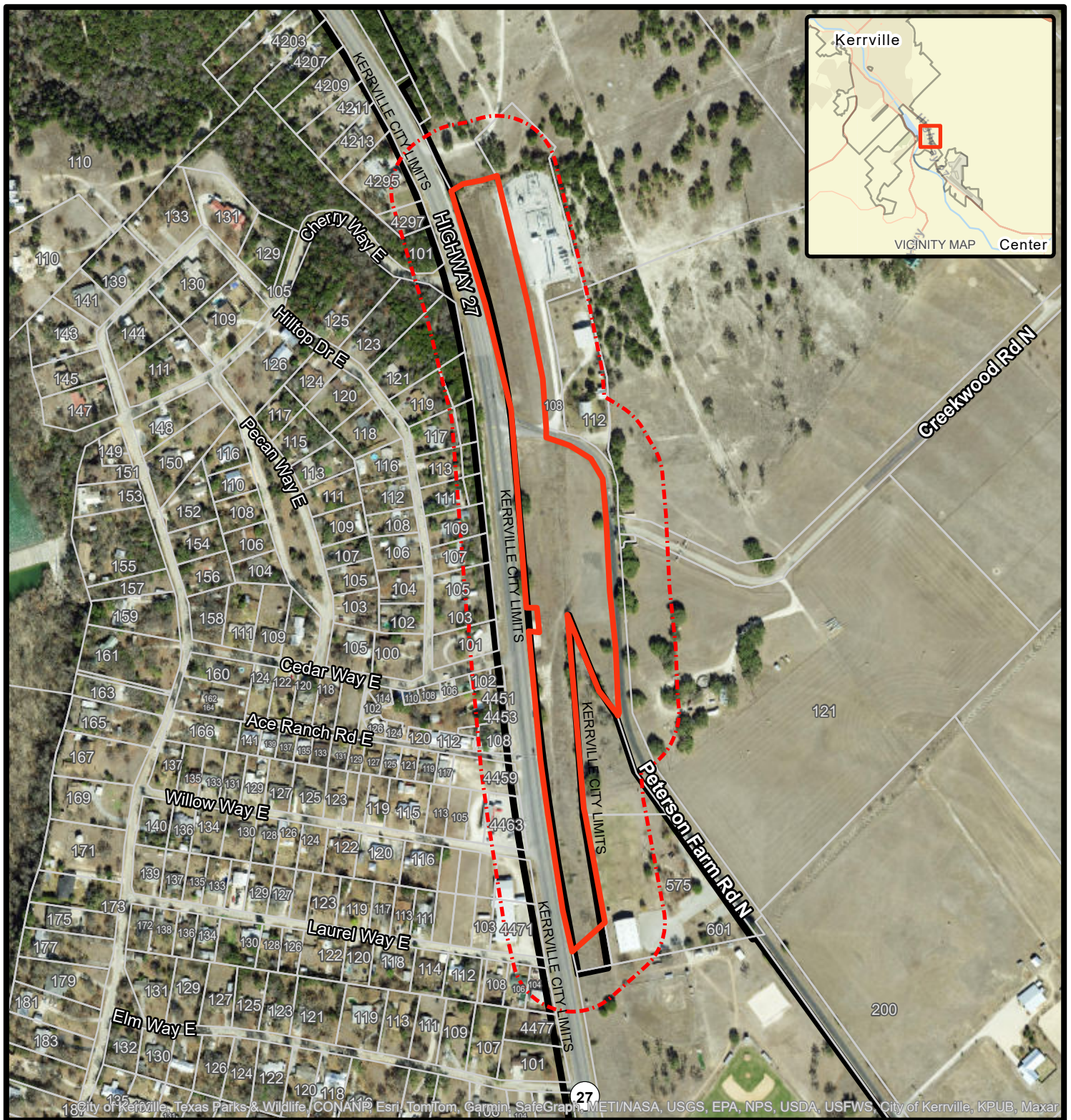
[*PZ-2024-14_Location Map.pdf*](#)

[*PZ-2024-14_Annexation & Zoning Area Survey.pdf*](#)

[*PZ-2024-14_Current Future Land Use Map.pdf*](#)

[*PZ-2024-14_Current Zoning Map.pdf*](#)

[*PZ-2024-14_Case Location Clarification Map.pdf*](#)



Location Map

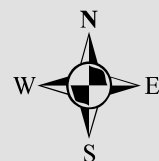
Case # PZ-2024-14

Location:

Annexation & Zoning Notification Area

Legend

- ▭ Subject Properties
- - - 200 Feet Notification Area



0 150 300 600

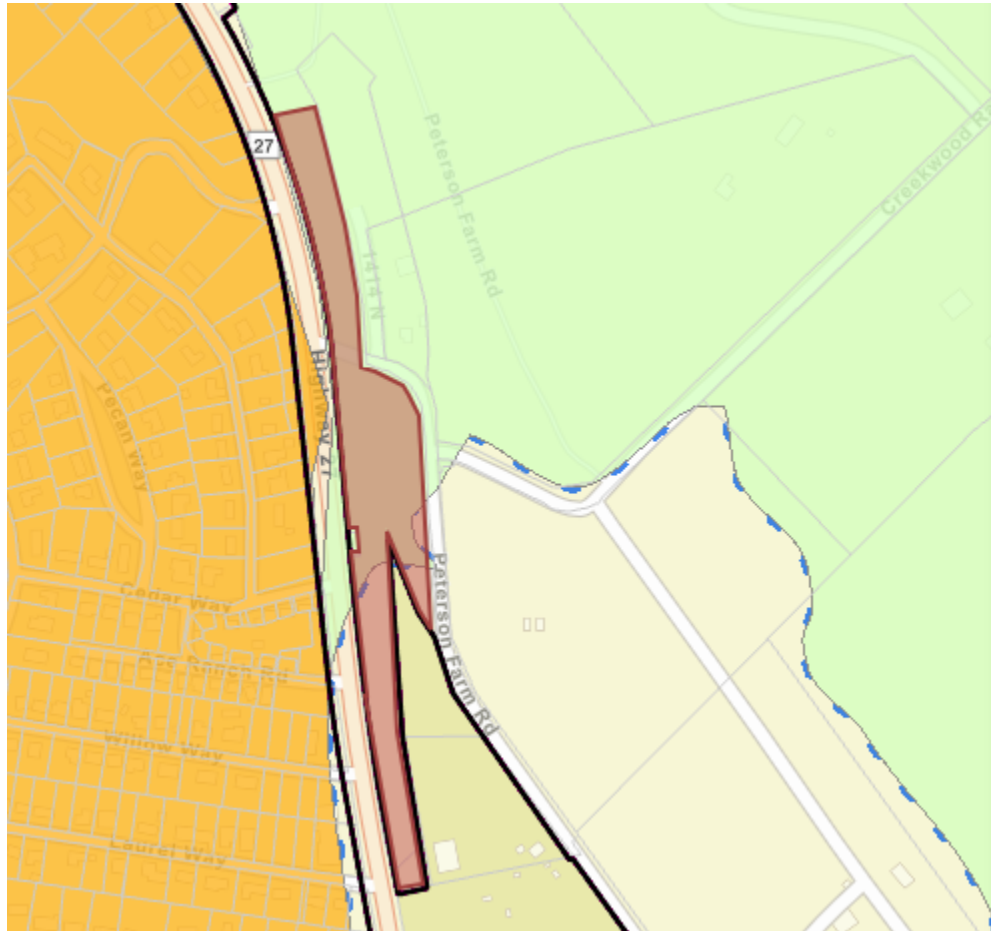
Scale In Feet

05/20/2024

Current Future Land Use Map (K2050)

Case PZ-2024-14

Annexation & Zoning to IM Industrial & Manufacturing



Current Future Land Use

Current Future Land Use

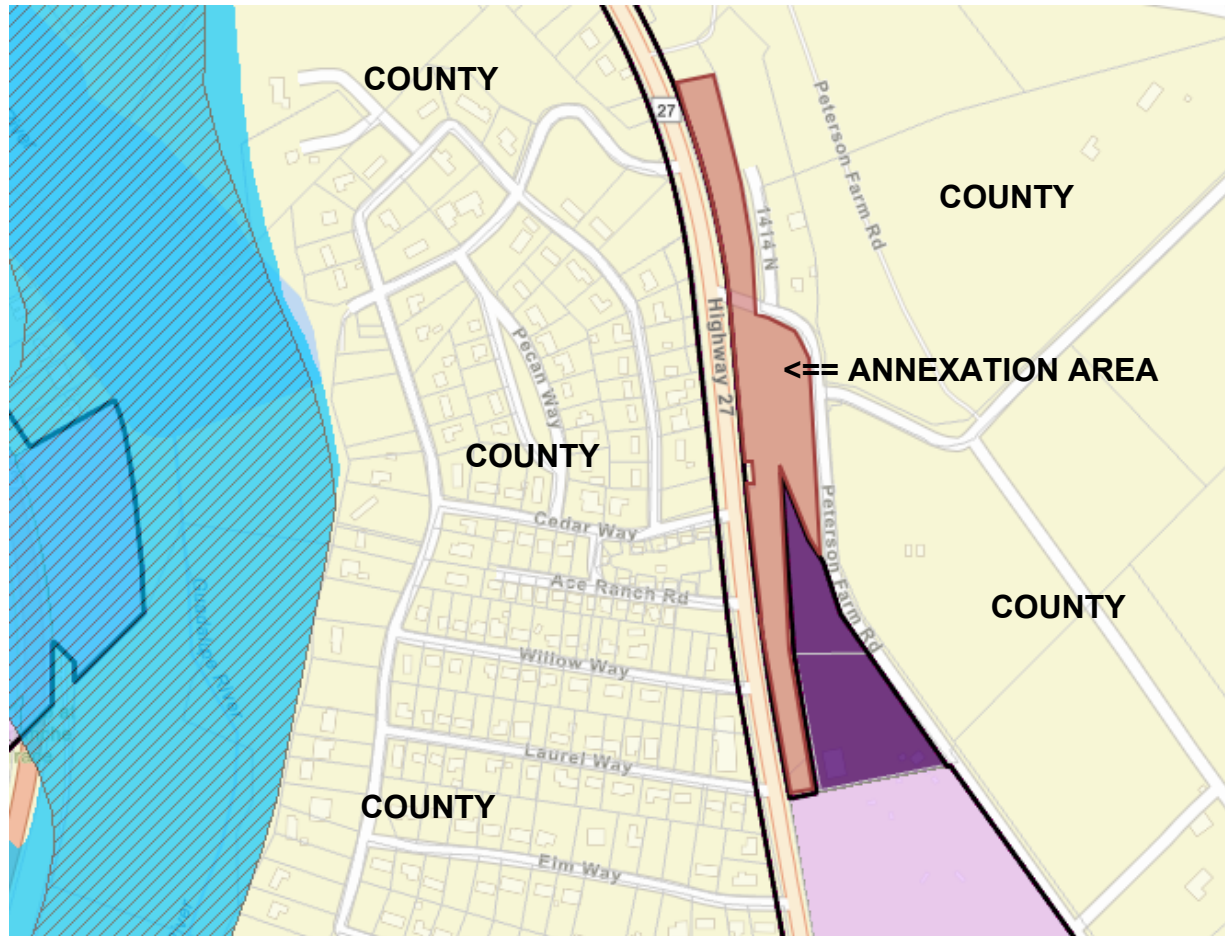
Place Type

- Strategic Catalyst Area
- Park and Open Space
- Public Use
- Agriculture and Outdoor Tourism
- Rural Living
- Estate Residential
- Neighborhood Residential
- Preservation Residential
- Transitional Residential
- Downtown
- Community Commercial
- Regional Commercial
- Entertainment/Mixed Use
- Professional Services
- Heavy Commercial/Light Industrial

Current Zoning

Case PZ-2024-14

Annexation & Zoning to IM Industrial & Manufacturing

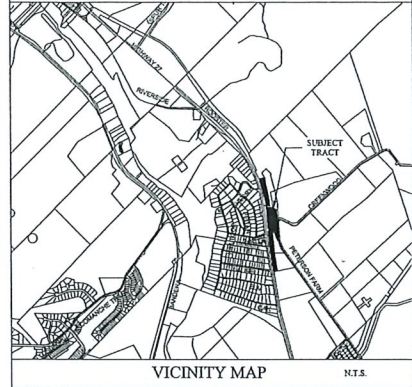


Current Zoning District

Current Zoning District

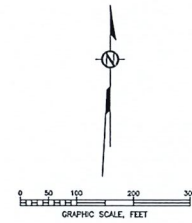
- RE Estate Residential
- R-1 Single-Family Residential
- R-1A Single-Family Residential with Accessory Dwelling Unit
- R-2 Medium Density Residential
- R-3 Multifamily Residential
- RM Residential Mix
- RT Residential Transition
- C-1 Neighborhood Commercial
- C-2 Light Commercial
- C-3 General Commercial
- IM Industrial and Manufacturing
- DAC Downtown Arts and Culture
- MU Mixed Use
- PD Planned Development
- PI Public and Institutional
- AD Airport
- AG Agriculture
- DC Downtown Core

FILE NO.



**Yellow Area is Case PZ-2024-14
Annexation & Zoning to IM**

**Green Area is Case PZ-2024-15
Rezone from AD to IM**



SCALE: 1" = 100'

LEGEND

- FENCEPOST
- 5" x 8" S. IRON STAKE
- 1" x 4" S. IRON STAKE
- PAINT SURVEY LINE
- WHITE FENCE
- CHAINLINK FENCE
- WELL HEAD
- FIRE HYDRANT

NOTE: ALL SET "X" IRON STAKES MARKED WITH RED PLASTIC CAP INScribed WITH "VOLKEL SURVEYING"

I hereby certify that this plat and accompanying field notes description are accurate representations of the property shown and described herein as determined by a survey made on the ground under my direction and supervision, except the survey was made to reestablish. Patent Survey lines or corners, and that all property corners are as shown. (Bearing basis = True North based on GPS observation)

Date Surveyed March 11, 2024

Dated this 26th day of April, 2024

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



LOT 7 LOS FRIEDMANS ESTATES Vol. 6 Pg. 233

BEGINNING POINT bears
approximately 5674 ft. South and
5566 ft. West from the north corner
of Survey No. 70

SURVEY PLAT FOR TWO TRACTS OF LAND AS FOLLOWS: 1) 2.02 ACRES OUT OF WM. WATT SURVEY NO. 69, ABSTRACT NO. 367 IN KERR COUNTY, TEXAS; THAT SAME LAND CONVEYED AS TRACT ONE - 2.02 ACRES FROM JAMES S. ERNST AND JAN ERNST TO SABINAS PROPERTIES LLC BY A SPECIAL WARRANTY DEED WITH THIRD PARTY VENDORS LIEN EXECUTED THE 13TH DAY OF SEPTEMBER, 2018 AND RECORDED IN FILE NO. 18-05998 OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS; AND 2) 7.10 ACRES COMPRISING APPROXIMATELY 6.54 ACRES OUT OF WM. WATT SURVEY NO. 69, ABSTRACT NO. 367 AND 0.56 ACRE OUT OF W.T. CROOK SURVEY NO. 70, ABSTRACT NO. 113, BOTH SURVEYS IN KERR COUNTY, TEXAS; PART OF A CERTAIN TRACT CONVEYED AS TRACT TWO - 6.99 ACRES FROM JAMES S. ERNST AND JAN ERNST TO SABINAS PROPERTIES LLC BY A SPECIAL WARRANTY DEED WITH THIRD PARTY VENDORS LIEN EXECUTED THE 13TH DAY OF SEPTEMBER, 2018 AND RECORDED IN FILE NO. 18-05998 OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS

APRIL 2024

VOLKEL
LAND SURVEYING, PLLC
210 BLAY STREET, NEW PALTZ, NEW YORK 12561-2373-3913
FED. REGISTRATION NO. 00028-08

DATE: APR 14, 2024
JOB NO.: 18-7123
BY: LCV
SHEET: 1 OF 1



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

SUBJECT: An ordinance to change the zoning from AD Airport District to IM Industrial and Manufacturing on OLH Block 1 (St Ignatius Regional Catholic High School) Lot 1, 4.24 Acres, and Lot 2, 1.89 Acres; and more commonly known as 575 and 601 Peterson Farm Road (KerrCAD Property ID 68387 and 68388), Kerrville, Texas. (Case No. PZ-2024-15)

AGENDA DATE OF: June 6, 2024

DATE SUBMITTED:

SUBMITTED BY: Steve Melander, City Planner

EXHIBITS:

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

PAYMENT TO BE MADE TO: N/A

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

SUMMARY STATEMENT:

Proposal

An ordinance to change the zoning from AD Airport District to IM Industrial and Manufacturing on OLH Block 1 (St Ignatius Regional Catholic High School) Lot 1, 4.24 Acres, and Lot 2, 1.89 Acres; and more commonly known as 575 and 601 Peterson Farm Road (KerrCAD Property ID 68387 and 68388), Kerrville, Texas.

(Case No. PZ-2024-15)

The applicant requests a zoning change from AD Airport District to IM Industrial and Manufacturing to allow more flexibility with future development and to be consistent with the annexation and zoning request for the adjacent property (Case PZ-2024-14). If both the annexation and zoning of adjacent property (Case PZ-2024-14) are approved along with the rezoning of this property (Case PZ-2024-15), the combined properties will be platted into developable lots for future development under the IM Industrial and Manufacturing zoning

regulations.

Procedural Requirements

The City, in accordance with state law, mailed 8 letters on 5/23/2024 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 5/16/2024. In addition, a public hearing notification sign was posted on the property frontage on 5/24/2024. 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 located within the Strategic Catalyst Area No. 11 (SCA 11), characterized by the Kerrville Municipal Airport and Hwy 27. Future growth will capitalize on the airport and its industrial space while keeping a careful eye on the effect of these activities on nearby neighborhoods. Allowable place types in this location are Heavy Commercial and Light Industrial, both of which fall under IM Industrial and Manufacturing. SCA 11 appears to support the requested zoning change. As such, this request is consistent with the goals of the Kerrville 2050 Comprehensive Plan.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: AD Airport District

Existing Land Uses: Vacant

Direction: North

Current Zoning: None (County); Annexation & Zoning (Case PZ-2024-14)

Existing Land Uses: Vacant

Direction: South

Current Zoning: PDD (Our Lady of the Hills)

Existing Land Uses: Our Lady of the Hills

Direction: West

Current Zoning: None (County); Annexation & Zoning (Case PZ-2024-14)

Existing Land Uses: Vacant

Direction: East

Current Zoning: None (County)

Existing Land Uses: Rural Residential

Thoroughfare Plan: There is no impact on the thoroughfare system.

Traffic Impact: There should be no traffic impact, however, a traffic study may be required as part of the final project development. Any costs associated with traffic impact mitigation will be the responsibility of the developer.

Parking: To be determined and consistent with zoning regulations once a final site plan has been submitted for review and approval.

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

RECOMMENDED ACTION:

Approve the ordinance.

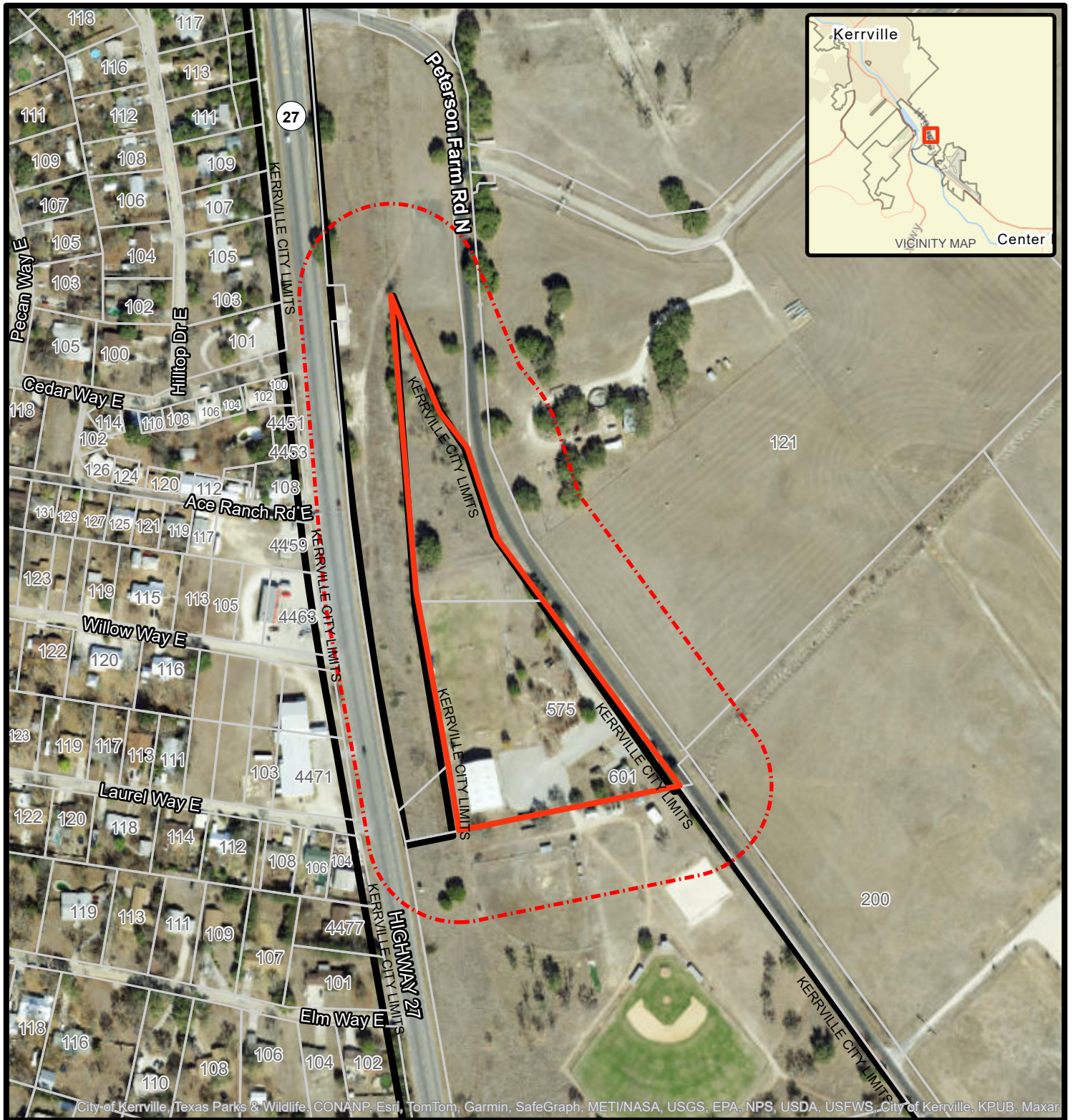
ATTACHMENTS:

[*PZ-2024-15_Location Map.pdf*](#)

[*PZ-2024-15_Case Location Clarification Map.pdf*](#)

[*PZ-2024-15_Current Future Land Use Map.pdf*](#)

[*PZ-2024-15_Current Zoning Map.pdf*](#)



Location Map

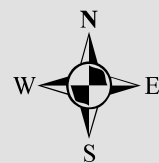
Case # PZ-2024-15

Location:

AD to IM Notification Area

Legend

- ▬ Subject Properties
- - - 200 Feet Notification Area



0 100 200 400

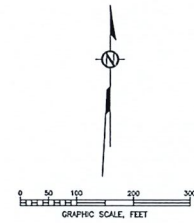
Scale In Feet

05/20/2024

VICINITY MAP

N.T.S.

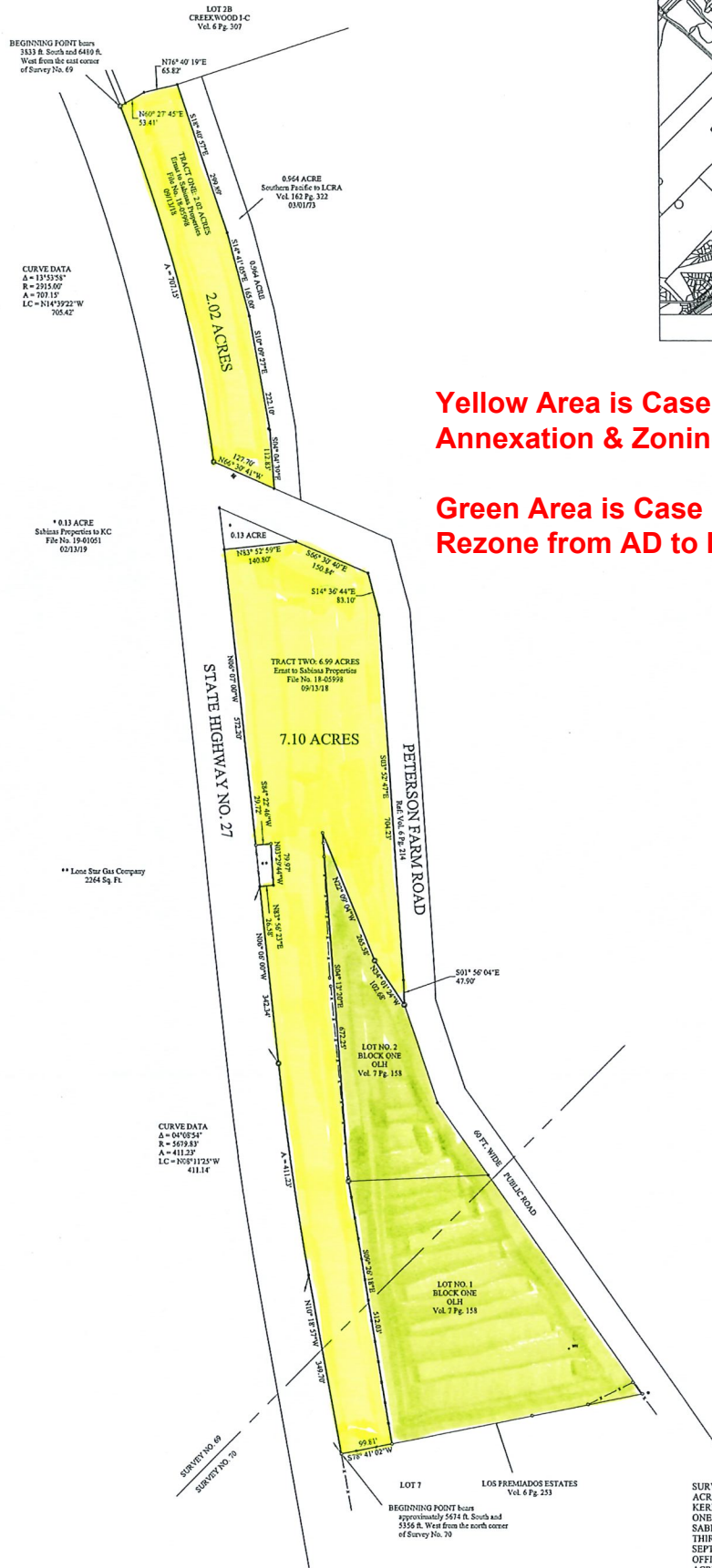
**Green Area is Case PZ-2024-15
Rezone from AD to IM**



LEGEND

○	FENCEPOST
●	FOUND 1/2" IRON STAKE
⊙	SET 1/2" IRON STAKE
---	PATENT SURVEY LINE
-x-x-	WIRE FENCE
-"-	CHAINLINK FENCE
W+	WELL HEAD
+	FIRE HYDRANT

NOTE: ALL SET $\frac{1}{2}$ " IRON STAKES MARKED
WITH RED PLASTIC CAP INSCRIBED WITH
"VOELKEL SURVEYING"



I hereby certify that this plat and accompanying field notes description are accurate representations of the property shown and described hereon as determined by a survey made on the ground under my direction and supervision, except so survey was made to reestablish Patent Survey lines or corners; and that all property corners are as shown. (Bearing basis = True North based on GPS observations)

Date Surveyed: March 11, 2024

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



SURVEY PLAN FOR TWO TRACTS OF LAND AS FOLLOWS: 1) 2.02 ACRES OUT OF WM. WATT SURVEY NO. 69, ABSTRACT NO. 367 IN KERR COUNTY, TEXAS; THAT SAME LAND CONVEYED AS TRACTS 1 AND 2 OF ABSTRACT NO. 367 BY DEED DATED 11/11/1998 TO SABINAS PROPERTIES LLC BY A SPECIAL WARRANTY DEED WITH THIRD PARTY VENDOR'S LIEN EXECUTED THE 13TH DAY OF JANUARY 1999 AND FILED IN PUBLIC RECORDS OF KERR COUNTY, TEXAS, AND 2) 7.10 ACRES COMPRISING APPROXIMATELY 6.54 ACRES OUT OF WM. W. CROOK SURVEY NO. 70, ABSTRACT NO. 113, BOTH SURVEYS IN KERR COUNTY, TEXAS; PART OF A CERTAIN TRACT CONVEYED AS TRACTS 1 AND 2 OF ABSTRACT NO. 113 BY DEED DATED 11/11/1998 TO SABINAS PROPERTIES LLC BY A SPECIAL WARRANTY DEED WITH THIRD PARTY VENDOR'S LIEN EXECUTED THE 13TH DAY OF JANUARY 1999 AND FILED IN PUBLIC RECORDS OF KERR COUNTY, TEXAS.

APRIL 2024

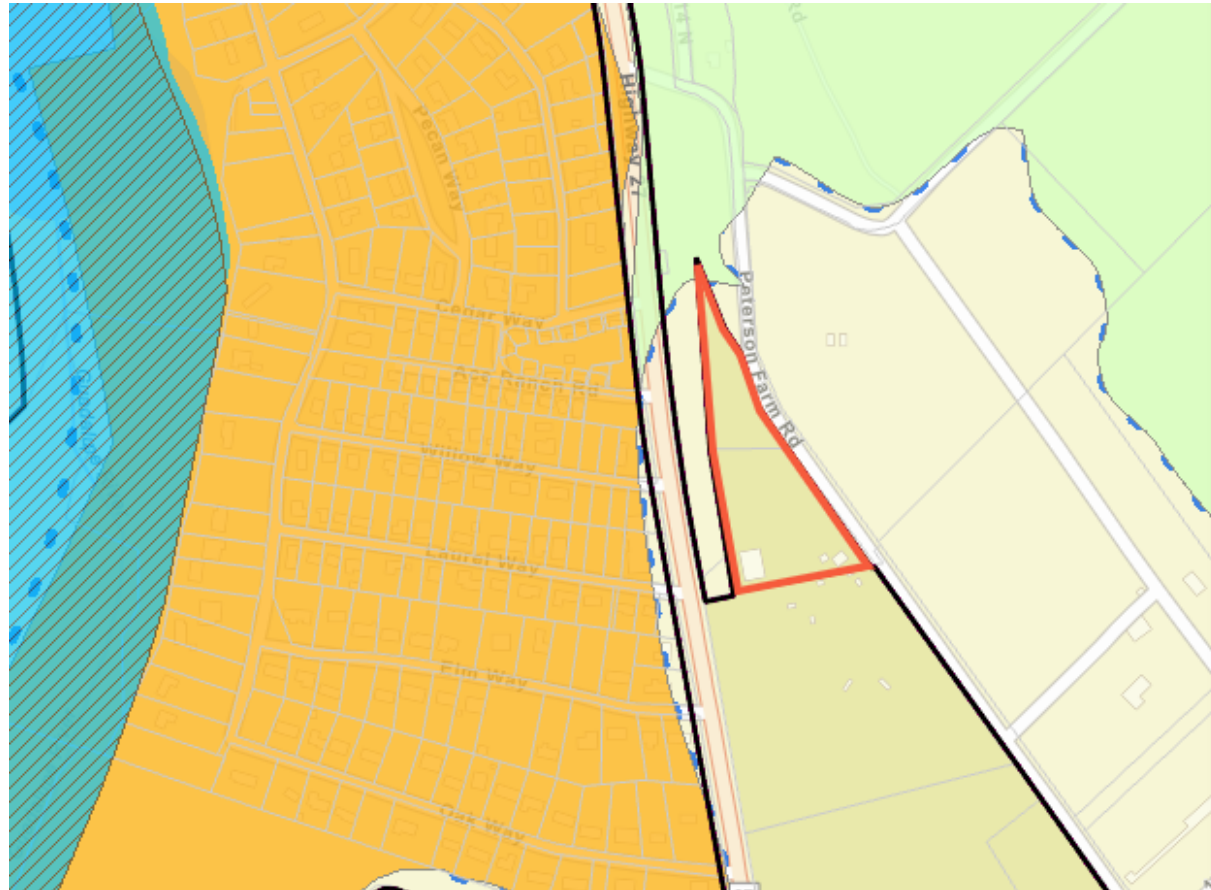


Date:	Apr 14, 2024
Job No:	W-7-23
Est:	000
By:	

Current Future Land Use (K2050)

PZ-2024-15

Zone Change Request from AD Airport District to IM Industrial & Manufacturing



Current Future Land Use

Current Future Land Use

Place Type

- Strategic Catalyst Area
- Park and Open Space
- Public Use
- Agriculture and Outdoor Tourism
- Rural Living
- Estate Residential
- Neighborhood Residential
- Preservation Residential
- Transitional Residential
- Downtown
- Community Commercial
- Regional Commercial
- Entertainment/Mixed Use
- Professional Services
- Heavy Commercial/Light Industrial

Current Zoning Map

PZ-2024-15

Zone Change Request from AD Airport District to IM Industrial & Manufacturing

