

**CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2024-20**

AN ORDINANCE AMENDING ORDINANCE NOS. 2019-14 AND 2021-25 WHICH CREATED AND THEN AMENDED A PLANNED DEVELOPMENT DISTRICT ON AN APPROXIMATE 58.74 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; GENERALLY LOCATED NORTH OF AND IN THE 1000 TO 1200 BLOCK OF THOMPSON DRIVE (SPUR 98); THIS AMENDMENT TO REVISE THE PREVIOUSLY ADOPTED LAND USE TABLE; AND PROVIDING OTHER MATTERS RELATING TO THE SUBJECT

WHEREAS, on July 9, 2019, City Council approved Ordinance No. 2019-14 to create a Planned Development (Zoning) District (PDD) on an approximate 58.74 acre tract of land out of the Joseph S. Anderson Survey Number 141, Abstract No. 2, and the J.S. Sayder Survey No. 142, Abstract No. 290, generally located north of and in the 1000 to 1200 block of Thompson Drive (the Property), to allow for a mixed use development, such development subject to a concept plan and land use table pursuant to the PDD; and

WHEREAS, on September 28, 2021, City Council, through the adoption of Ordinance No. 2021-25, approved amendments to the PDD, which updated the PDD's concept plan and land use table; and

WHEREAS, the owner of the Property seeks to amend the PDD by revising the land use table to in part, align it with a recent replat of the Property; and

WHEREAS, the Planning and Zoning Commission and City Council, in compliance with the laws of the State of Texas and the ordinances of the City of Kerrville, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, City Council, in the exercise of its legislative discretion, has concluded that the Zoning Code should be amended as provided herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KERRVILLE, KERR COUNTY, TEXAS:

SECTION ONE. The PDD adopted by Ordinance No. 2019-14 and then amended by Ordinance No. 2021-25 is amended as follows:

Land Use Table: the uses permitted for the PDD are as specified on the land use table for the Property, which is included as part of the Master

PUBLISHED 9/04/2024
EFFECTIVE 9/14/2024

Plan, attached as **Exhibit A**, and titled "*The Landing: Land Use Summary*".

SECTION TWO. Except as amended by this Ordinance, the provisions of Ordinance Nos. 2019-14 and 2021-25 remain in full force and effect.

SECTION THREE. The provisions of this Ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided however, to the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION FOUR. If any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this Ordinance. City Council declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION FIVE. The penalty for violation of this Ordinance shall be in accordance with the general penalty provisions contained in Section 1-7, Chapter 1 of the Code of Ordinances of the City of Kerrville, Texas.

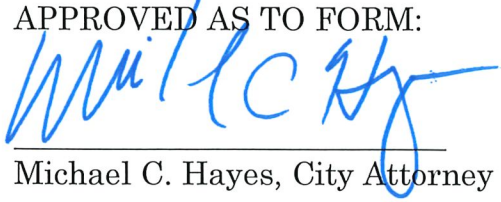
SECTION SIX. In accordance with Section 3.07 of the City Charter and Texas Local Government Code §52.013(a), the City Secretary is hereby authorized and directed to publish the descriptive caption of this Ordinance in the manner and for the length of time prescribed by the law as an alternative method of publication.

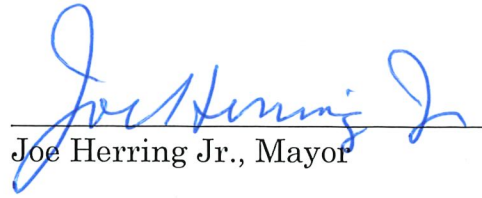
SECTION SEVEN. This Ordinance shall become effective immediately upon the expiration of ten days following publication, as provided for by Section 3.07b. of the City Charter.

PASSED AND APPROVED ON FIRST READING, this the 13 day of August, A.D., 2024.

PASSED AND APPROVED ON SECOND AND FINAL READING, this the 27 day of August, A.D., 2024.

APPROVED AS TO FORM:


Michael C. Hayes, City Attorney

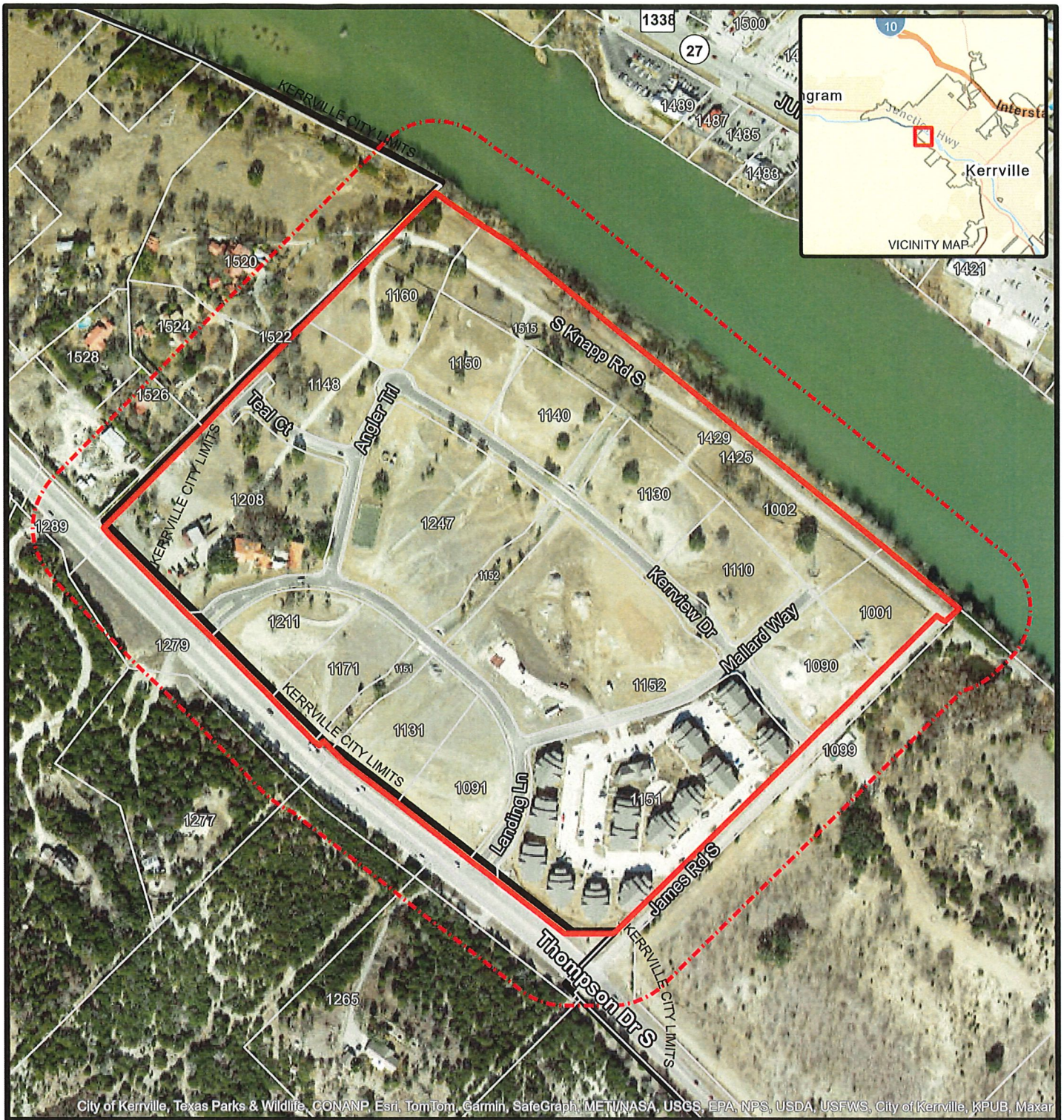

Joe Herring Jr., Mayor

ATTEST:


Shelley McElhannon, City Secretary

Land Use Table

Lot	Previous Land Use	Land Use
1	Retail Trade 2	C3
2	Retail Trade 2	C3
3	Retail Trade 2	C3
4	Retail Trade 2	C3
5	Retail Trade 2 or custom manu.	C3
6	R3	R3
7	R3	R3
8	Prof. office or restaurant, general	C3
9	Prof. office or restaurant, general	C3
10R	Prof. office or restaurant, general	C3
11R	Prof. office or restaurant, general	C3
12	Prof. office or restaurant, general	C3
13R	Prof. office	Prof. Office or R3 (incl. townhomes)
14	Prof. Office or R3 (incl. townhomes)	Prof. Office or R3 (incl. townhomes)
15	Prof. Office or R3 (incl. townhomes)	Prof. Office or R3 (incl. townhomes)
900	Greenbelt 1	Greenbelt 1
901	Greenbelt 2	Greenbelt 2
902R	Private Park	PI
903	Public Park	Public Park
904	N/A	Greenbelt 3



Location Map

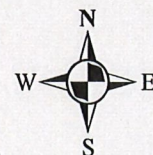
Case # PZ-2024-17

Location:

1001 Mallard Way; 1002 Mallard Way; 1090 Kerrview Dr; 1091 Landing Ln; 1110 Kerrview Dr; 1130 Kerrview Dr; 1131 Landing Ln; 1140 Kerrview Dr; 1148 Angler Trl; 1150 Kerrview Dr; 1151 Landing Ln; 1151 Mallard Way; 1152 Landing Ln; 1152 Mallard Way; 1160 Kerrview Dr; 1171 Landing Ln; 1208 Landing Ln; 1211 Landing Ln; 1247 Angler Trl; 1248 Angler Trl; 1425 S Knapp Rd S; 1429 S Knapp Rd S; 1515 S Knapp Rd S

Legend

- ▬ Subject Properties
- - - 200 Feet Notification Area



0 125 250 500

Scale In Feet

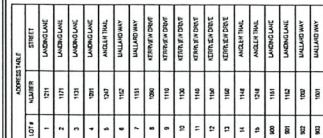
06/10/2024

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.

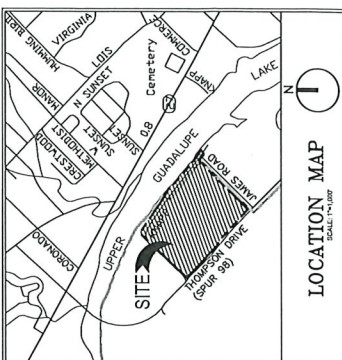
CONCRETE / PINK LOT ELECTION POS	LOT #	DESCRIPTION	MARKED IN SP
905 & 907	905	CONCRETE / PINK LOT ELECTION POS	THE LAUNING PROPERTY OWNERS ASSOCIATION
906	906	PINK LOT ELECTION POS	TO BE OWNED AND MAINTAINED BY THE UPVU
907	907	PINK LOT ELECTION POS	QUALIFIED, PINK LOT ELECTION POS
908	908	PINK LOT ELECTION POS	CONCRETE / PINK LOT ELECTION POS
909	909	PINK LOT ELECTION POS	THE CITY OF RIVERDALE
910	910	PINK LOT ELECTION POS	THE LAUNING PROPERTY OWNERS ASSOCIATION

[illegible]

CONCRETE / PINK LOT ELECTION POS	LOT #	DESCRIPTION	MARKETED TO:
905 & 907	1	CONCRETE / PINK LOT CASULET	THE LAMING PROPERTY OWNERS ASSOCIATION
908	2	PINK LOT CASULET	TO BE OWNED AND MAINTAINED BY THE UPAH QUALIFICE, INC. AUTHORITY ON ITS ACCORDANCE INTERESTS
909	3	PINK LOT CASULET	THE CITY OF RIVERDALE
906	4	PINK LOT CASULET	THE LAMING PROPERTY OWNERS ASSOCIATION



ADDRESS TABLE		STREET	
LOT #	NUMBER	LANDSCAPE	LANDSCAPE
1	1271	LANDSCAPE	LANDSCAPE
2	1272	LANDSCAPE	LANDSCAPE
3	1273	LANDSCAPE	LANDSCAPE
4	1274	LANDSCAPE	LANDSCAPE
5	1275	ASPLEY HILL	ASPLEY HILL
6	1276	ASPLEY HILL	ASPLEY HILL
7	1277	ASPLEY HILL	ASPLEY HILL
8	1278	ASPLEY HILL	ASPLEY HILL
9	1279	ASPLEY HILL	ASPLEY HILL
10	1280	ASPLEY HILL	ASPLEY HILL
11	1281	ASPLEY HILL	ASPLEY HILL
12	1282	ASPLEY HILL	ASPLEY HILL
13	1283	ASPLEY HILL	ASPLEY HILL
14	1284	ASPLEY HILL	ASPLEY HILL
15	1285	ASPLEY HILL	ASPLEY HILL
16	1286	ASPLEY HILL	ASPLEY HILL
17	1287	ASPLEY HILL	ASPLEY HILL
18	1288	ASPLEY HILL	ASPLEY HILL
19	1289	ASPLEY HILL	ASPLEY HILL
20	1290	ASPLEY HILL	ASPLEY HILL
21	1291	ASPLEY HILL	ASPLEY HILL
22	1292	ASPLEY HILL	ASPLEY HILL
23	1293	ASPLEY HILL	ASPLEY HILL
24	1294	ASPLEY HILL	ASPLEY HILL
25	1295	ASPLEY HILL	ASPLEY HILL
26	1296	ASPLEY HILL	ASPLEY HILL
27	1297	ASPLEY HILL	ASPLEY HILL
28	1298	ASPLEY HILL	ASPLEY HILL
29	1299	ASPLEY HILL	ASPLEY HILL
30	1300	ASPLEY HILL	ASPLEY HILL
31	1301	ASPLEY HILL	ASPLEY HILL
32	1302	ASPLEY HILL	ASPLEY HILL
33	1303	ASPLEY HILL	ASPLEY HILL
34	1304	ASPLEY HILL	ASPLEY HILL
35	1305	ASPLEY HILL	ASPLEY HILL
36	1306	ASPLEY HILL	ASPLEY HILL
37	1307	ASPLEY HILL	ASPLEY HILL
38	1308	ASPLEY HILL	ASPLEY HILL
39	1309	ASPLEY HILL	ASPLEY HILL
40	1310	ASPLEY HILL	ASPLEY HILL
41	1311	ASPLEY HILL	ASPLEY HILL
42	1312	ASPLEY HILL	ASPLEY HILL
43	1313	ASPLEY HILL	ASPLEY HILL
44	1314	ASPLEY HILL	ASPLEY HILL
45	1315	ASPLEY HILL	ASPLEY HILL
46	1316	ASPLEY HILL	ASPLEY HILL
47	1317	ASPLEY HILL	ASPLEY HILL
48	1318	ASPLEY HILL	ASPLEY HILL
49	1319	ASPLEY HILL	ASPLEY HILL
50	1320	ASPLEY HILL	ASPLEY HILL
51	1321	ASPLEY HILL	ASPLEY HILL
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53	1323	ASPLEY HILL	ASPLEY HILL
54	1324	ASPLEY HILL	ASPLEY HILL
55	1325	ASPLEY HILL	ASPLEY HILL
56	1326	ASPLEY HILL	ASPLEY HILL
57	1327	ASPLEY HILL	ASPLEY HILL
58	1328	ASPLEY HILL	ASPLEY HILL
59	1329	ASPLEY HILL	ASPLEY HILL
60	1330	ASPLEY HILL	ASPLEY HILL
61	1331	ASPLEY HILL	ASPLEY HILL
62	1332	ASPLEY HILL	ASPLEY HILL
63	1333	ASPLEY HILL	ASPLEY HILL
64	1334	ASPLEY HILL	ASPLEY HILL
65	1335	ASPLEY HILL	ASPLEY HILL
66	1336	ASPLEY HILL	ASPLEY HILL
67	1337	ASPLEY HILL	ASPLEY HILL
68	1338	ASPLEY HILL	ASPLEY HILL
69	1339	ASPLEY HILL	ASPLEY HILL
70	1340	ASPLEY HILL	ASPLEY HILL
71	1341	ASPLEY HILL	ASPLEY HILL
72	1342	ASPLEY HILL	ASPLEY HILL
73	1343	ASPLEY HILL	ASPLEY HILL
74	1344	ASPLEY HILL	ASPLEY HILL
75	1345	ASPLEY HILL	ASPLEY HILL
76	1346	ASPLEY HILL	ASPLEY HILL
77	1347	ASPLEY HILL	ASPLEY HILL
78	1348	ASPLEY HILL	ASPLEY HILL
79	1349	ASPLEY HILL	ASPLEY HILL
80	1350	ASPLEY HILL	ASPLEY HILL
81	1351	ASPLEY HILL	ASPLEY HILL
82	1352	ASPLEY HILL	ASPLEY HILL
83	1353	ASPLEY HILL	ASPLEY HILL
84	1354	ASPLEY HILL	ASPLEY HILL
85	1355	ASPLEY HILL	ASPLEY HILL
86	1356	ASPLEY HILL	ASPLEY HILL



THAT I, M. L. PRESSLER DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY ON THE GROUND OF THE HEREIN PLATTED LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNLESS BY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUPERVISION ORDINANCE OF THE CITY OF KANSAS CITY, MO.

	DATE	AMOUNT	DEBIT	CREDIT
1	11	10.00		10.00
2	12	10.00		10.00
3	13	10.00		10.00
4	14	10.00		10.00
5	15	10.00		10.00
6	16	10.00		10.00
7	17	10.00		10.00
8	18	10.00		10.00
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77	25	10.00		10.00
78	26	10.00		10.00
79	27	10.00		10.00
80	28	10.00		10.00
81	29	10.00		10.00
82	30			

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO CONFORM TO THE REQUIREMENTS OF THE SUBDIVISION ACT, IN ACCORDANCE WITH THE PROVISIONS OF SUCH VARIOUS CHANGING LAWS, AS ARE LISTED IN THE MARGINS OF THIS PLAT, AND THAT THE SAME HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

DATED THIS _____ DAY OF _____, 19____

13.	Section 10	1000
14.	Section 11	1000
15.	Section 12	1000
16.	Section 13	1000
17.	Section 14	1000
18.	Section 15	1000
19.	Section 16	1000
20.	Section 17	1000
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94.	Section 91	1000
95.	Section 92	1000
96.	Section 93	1000
97.	Section 94	1000
98.	Section 95	1000
99.	Section 96	1000
100.	Section 97	1000
101.	Section 98	1000
102.	Section 99	1000
103.	Section 100	1000

CHARTMAN, CITY OF KERRVILLE PLANNING & ZONING COMMISSION

DATE	DESCRIPTION	AMOUNT	DATE	DESCRIPTION	AMOUNT
10/1/19	STATE OF TEXAS	100.00	10/1/19	STATE OF TEXAS	100.00
10/2/19	COUNTY OF KERR	100.00	10/2/19	COUNTY OF KERR	100.00
10/3/19			10/3/19		
10/4/19			10/4/19		
10/5/19			10/5/19		
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12/10/19			12/10/19		
12/11/19			12/11/19		
12/12/19			12/12/19		
12/13/19					

DATE _____ 26 _____
JUSTIN MACDONALD, PARTNER,
TROPICAN DRIVE PARTNERS, L.L.C.

[illegible]

THIS _____ DAY OF _____, 20____

NOTARY PUBLIC FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
KNOWN TO ME, TO BE THE PERSON WHOSE NAME
APPEARED,

IS SUBORDED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO HAVE BEEN EXECUTED FOR 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

Notary's Name	Notary's Commission Expires
Notary's Office Address	Notary's Office City
Notary's Office State	Notary's Office Zip
Notary's Office Phone	Notary's Office Fax
Notary's Office E-Mail	Notary's Office Website

FILED FOR RECORD ON THE _____ DAY OF _____, 20____
AT _____, COUNTY OF _____, TEXAS.

RECORDED ON THE _____ DAY OF _____, 20____
AT _____, COUNTY OF _____, TEXAS.

MATKINHOVER

JANNA L. MATKINHOVER, CLU, C&S

DATE MAY 22/04
MUE JOB NO. - 277462
MUE JOB NO. - 154148

THE PLAYERS OF KENT COUNTY, TEXAS

ENGINEERING & SURVEYING COMPANY, INC. 10000 W. 10th Ave., Suite 100 Denver, CO 80202 (303) 751-1000 FAX (303) 751-1001 WWW.ENR.COM	PLAT FILE NO. 2024-026 SHEET 1 OF 1
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