CITY OF KERRVILLE ZONING BOARD OF ADJUSTMENT AGENDA
REGULAR MEETING, THURSDAY, OCTOBER 26, 2017 3:00 P.M.
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

CALL TO ORDER

1. VISITORS/CITIZENS FORUM:

Any person with business not scheduled on the agenda is encouraged to briefly speak their ideas to the Commission. Please fill out the SPEAKER REQUEST FORM and give it to the Commission's Secretary prior to the meeting. The number of speakers will be limited to the first ten speakers and each speaker is limited to three minutes. (No formal action can be taken on these items as the Open Meetings Act requires formal action items be posted on an agenda no later than 72 hours before the meeting. If formal action is required, the items will be placed on an agenda for a future meeting.)

2. CONSENT AGENDA:

All items listed below in the consent agenda are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a Commissioner or citizen so requests; in which case the item(s) will be removed from the consent agenda and considered separately. **Pg. 2**

2A. Approval of the minutes from the September 7, 2017 meeting.

3. PUBLIC HEARINGS AND ACTION

3A. **Public Hearing & Action, Variance Request** – Public hearing, consideration, and action concerning a request for a variance from the side 15' setback for a residential corner lot and the 19' setback for the garage in an RC (Residential Cluster) District in accordance with Chapter I, "The City of Kerrville Zoning Code" Article 11-1-10 (Residential Zoning Districts) for an approximate 0.19 acre tract. Legal Description The Meridian Subdivision, Lot 78, located at 1804 Valencia Drive North; on the northwest side of Valencia Drive North, between Villa Drive North and Bordeaux Drive North. (File No. 2016-069) **Pg. 4**

4. STAFF REPORTS

5. ADJOURNMENT

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-258-1117 for further information.
I do hereby certify that this notice of meeting was posted on the bulletin board at the city hall of the city of Kerrville, Texas, and said notice was posted on the following date and time: October 23, 2017 at 9:00 a.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Cheryl Brown
Deputy City Secretary, City of Kerrville, Texas

City of Kerrville
Planning Department
Report

To:	Zoning Board of Adjustment
Agenda Item:	2A
Hearing Date:	October 26, 2017
Representative:	Staff

Proposal
Approval of the minutes from the September 7, 2017 Zoning Board of Adjustment meeting.

MEMBERS PRESENT:
Peter Lewis, Vice-Chair
Danny Almond, Member
Judy Eychner, Member
Robert Parks, Alternate

MEMBERS ABSENT:
Linda Stilwell, Chair
Sam Ligon, Member

STAFF PRESENT:
Sabine Kuenzel, Interim Executive Director of Development Services
Dorothy Miller, Recording Secretary

CALL TO ORDER
On September 7, 2017 the Zoning Board of Adjustment meeting was called to order at 3:00 p.m. in the City Hall Council Chambers, 701 Main Street.

1. VISITORS/CITIZENS FORUM
No one spoke.

2. CONSENT AGENDA

2A. Approval of the minutes from the June 15, 2017 meeting.
Ms. Eychner moved to approve the minutes as presented, motion seconded by Mr. Almond and passed 4-0.

3. PUBLIC HEARING S AND ACTION

3. PUBLIC HEARINGS AND ACTION

3A. **Public Hearing & Action, Variance Request** – Public hearing, consideration, and action concerning a request for a variance for building setback requirement. In accordance with Chapter 1, “Residential Zoning Districts” Article 11-1-10 (Density, Lot Size, and Setback Requirements) for an approximate 0.32 acre tract. Legal Description S&S Addition, a subdivision of Kerr County, Texas, Lot 4, located at 1320 Paragon Place North, on the northeast side of Paragon Place North and Quinlan Creek Drive, North. (File No. 2017-048)

Ms. Kuenzel presented the findings of fact.

Mr. Lewis opened the public hearing 3:11 p.m. Mr. Darren Smith spoke and discussed the current issue and reasons for the variance request.

Hearing no one else speak, Mr. Lewis closed the public hearing at 3:16 p.m.

Mr. Almond moved to approve the variance as presented; motion was seconded by Ms. Eychner and passed 4-0.

4. STAFF REPORTS

Ms. Kuenzel announced there is nothing to report at this time.

5. ADJOURNMENT

The meeting adjourned at 3:17 p.m.

City of Kerrville
Planning Department
Report

To:	Zoning Board of Adjustment
Agenda Item:	3A
Planning File #:	2017-069
Hearing Date:	October 26, 2017
Representative:	Susan Gregory
Location:	1804 Valencia Drive North
Zoning:	RC, Residential Cluster
Legal Description:	The Meridian Subdivision, Lot 78
Total Acreage:	0.19

Proposal

A request for a variance from the side 15' setback for a residential corner lot and the 19' setback for the garage in an RC (Residential Cluster) District in accordance with Chapter I, "The City of Kerrville Zoning Code" Article 11-1-10 (Residential Zoning Districts) for an approximate 0.19 acre tract.

Procedural Requirements

The application was published in The Kerrville Daily Times, an official newspaper of general circulation. Notices were sent to property owners within two hundred (200) feet of the subject property. Additionally, notice of this meeting was posted at city hall and on the city's internet website, in accordance with the Texas Local Government Code.

Recommended Action

Staff recommends that the Board hold the required public hearing, receive public comments and vote to either approve with findings or deny.

Notices Mailed

Owners of Property within 200 feet: 15

Adjacent Zoning and Land Uses

Current Base Zoning: RC (Residential Cluster District)
Current Land Uses: Single-Family Residential

Criteria for Review

According to Article 11-I-23(b)(3) of Chapter I, “The City of Kerrville Zoning Code”, in order for a variance to be granted, the applicant must demonstrate all of the following:

(1) That there are exceptional circumstances or conditions applicable to the property on which the application is made related to size, shape, area, topography, surrounding condition or location that do not apply generally to other property in the same area and the same zoning district;

In the application and in discussions with City Staff, the applicant offers two property conditions for consideration by the Board: the topography and the existence of a fire hydrant.

(2) That the exceptional circumstances or conditions are such that literal enforcement of the provisions of this Chapter would result in an unnecessary hardship inconsistent with the general purpose and intent of this Chapter;

The property appears to be somewhat at a disadvantage when the required setbacks are imposed in addition to the topography and the added constraint of the fire hydrant location.

(3) That the granting of such variance will not be contrary to the public interest, materially detrimental to the public welfare, or injurious to the property or improvements in the zoning district or area in which the property is located;

Several of the lots in this area are developed with lesser setbacks than the RC setbacks currently require. Therefore it does not appear that the requested variance would be detrimental to the health, safety, and welfare of the public or surrounding properties.

(4) That the granting of such variance will not be contrary to the objectives and principles contained in the comprehensive plan, as amended;

The variance if allowed does not appear to be contrary to the objectives and principles contained in the comprehensive plan.

(5) That the variance to be granted is the minimum variance that will relieve the proven hardship;

The applicant appears to have designed the site for a structure that would be similar in size to those of the surrounding neighborhood.

(6) That the variance is not being granted to relieve the applicant of conditions or circumstances:

(a) **Which are not inherent in the property itself, but are the result of the use or development of the property, or**

Of particular consideration in this case is the topography, the fire hydrant location, and the relatively small buildable area of the lot itself.

(b) **Which are caused by a division of land on or after June 16, 1997, other than a division of land resulting from the sale of a property interest to a governmental entity, which division of land caused the property to be unusable for any reasonable development under the existing regulations, or**

Not applicable.

***(c)* Which were otherwise self-imposed by the present or a previous owner;**

The lot dimensions have been in existence prior to the applicant's purchase.

(7) That the variance is not grounded solely upon the opportunity to make the property more profitable or to reduce expense to the current or any future owner;

The variance will not intentionally make the property more profitable, and/or reduce expenses to the current or any future owner.

(8) That the variance would not modify or effectively repeal any development or use regulations set forth in a Conditional Use Permit or an ordinance or resolution adopting a Development Site Plan or establishing a Special Use District or Planned Development District which are in addition to the generally applicable use and development regulations set forth in this Chapter;

The variance will not appeal any development regulations.

(9) That the variance would only affect a specific parcel of property and is not of such a general nature as to effectively constitute a change in zoning of said parcel or a larger area without following the procedures set forth in Article 11-1-21.

A change in zoning would not change the need for a variance.

Attachments:

Exhibit A Location Map

Exhibit A Location Map

Location Map

Case # 2017-069

Location:
1804 Valencia Drive

Legend

Subject Properties
200' Notification Area

N
W E
S

0 20 40 80
Scale In Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not

#2017-069

Master Application

City of Kerrville - Planning Department

Required Information:

1. **Applicant/Owner contact information**

Name of Owner: C.W. & Linda Minter Email: lindajminter@yahoo.com

Mailing Address: P.O. Box 522 Hunt TX 78024 Phone: 830-285-1619

Name of Applicant (*if different than owner*): Susan Gregory Email: hgbuildersinc@gmail.com

Mailing Address: 218 Quinlan St PMB 573 Kerrville, TX 78028 Phone: 409-682-4453

2. **Subject Property**

Project Name: Minter Residence

Street address (approximate): 1804 Valencia Drive Kerrville TX 78028

Tax/Property ID Number: _____

Legal description of property

Subdivision Name: Meridian

Block: N/A Lot: 78

Zoning Districts: RC Comprehensive Plan Designation: _____

3. **Please check all that apply**

Transaction Code: 840.01-6236

Attach completed checklists for all projects

☐ Annexation (*2 copies /2 petitions*)	No Fee	☐ Preliminary Plat (20 *copies*) *$300 + $20/lot or $10/acre (which ever is greater)*	_____
☑ Administrative Appeal	$150	☐ Final Plat *(20 copies)* *$150 + $10/lot*	_____
☐ Preliminary Site Plan (20 copies)	No Fee	☐ Preliminary Minor Plat *(20 copies)* *$150 + 10/lot*	_____
☐ Final Site Plan (20 copies)	No Fee	☐ Final Minor Plat *(20 copies)* *$150 + 10/lot*	_____
☐ Concept Plan (20 copies)	$500	☐ Replat (20 copies) *$150 +10/lot*	_____
☐ Alternative Screening Request (P&Z Commission)	No Fee		
☐ Development Site Plan (20 copies)	*$200*		

Note: All Plat related fees will be collected once the application is deemed complete. Once the application has been deemed complete and all fees have been paid, the Platting process will begin. (The application completeness review process may take up to a maximum of ten (10) business days).

For plats in the ETJ: (Payment due at the time of final plat, $200.00 per lot)

☐Parkland Fee (East)_____ 08-6242

☐Parkland Fee (West) _____ 08-6243

Owner's Affidavit Required for: *(Must attach to this Master Application Form)*

☐Conditional Use Permit (CUP) Request _____
840. 01-6236 $300

☑Variance Request _____
840. 01-6236 $150

☐Planned Development District Request _____
840 .01-6236 $300

☐Zoning Change Request _____
840. 01-6236 $300

☐Comp. Plan Amendment Request _____
840. 01-6236 $300

☐Specific Use Permit (SUP) Request _____
840. 01-6236 $300

4. **Please provide a basic description of the proposed request/project:**_____
see attached.

5. **Submit all completed applications and forms to our office located at 200 Sidney Baker Street North, Kerrville, Texas 78028 or via email buildings@kerrvilletx.gov . If you have any questions please call (830)258-1170.**

I hereby certify that I am the owner of the subject property. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the application may be denied and/or the permit or approval may be revoked.

Owner Signature: Linda Minter Date: 9-15-17

I hereby certify that I am the duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the application may be denied and/or the permit or approval may be revoked.

Applicant Signature (*if different than owner*): Susan Gregory Date: 9-15-17

4.) **Please provide a basic description of the proposed request/project:** I am asking for a variance from the side 15' setback for a residential corner lot to the 10' setback as shown on survey and original plat and for a variance from the 19' setback for the garage to a 15' setback as shown on the site plan attached on the basis of what is shown on the original plat, is recorded at the Kerr County and the precedent set with many existing structures in the Meridian subdivision. In my opinion, these setbacks leave this lot unbuildable.

Remedies Discussed Prior to filing for Variance:

1. Move garage on the side of the house to the front of the house (entering on Villa Street). There is a fire hydrant on the corner that would end up in the middle of the driveway.

2. Move the garage on the side of the house to the front of the house (entering on Valencia Drive. There would be a 7' – 8' rise on the driveway. This is a 55 and up community and is not an acceptable rise on the driveway for everyday living. The garage as shown on the Site Plan submitted for Building Permit has a 1' – 2' rise.

3. I am submitting a revised site plan that shows the house as drawn as close to the requirements as possible without redrawing the plan.

3

Variance Checklist/Application

City of Kerrville - Planning Department

Required Information:

1) **Submittal Checklist:**
Complete

- ☑ Master Application
- ☑ Variance Checklist/Application
- ☑ A drawing depicting the request on 81/2 x 11 or 11 x 17-inch paper and a digital copy.
  - Needs to be to scale
  - Indicate lot boundaries, dimensions, existing and proposed buildings, structures, fences, front, side and rear setbacks (required and proposed) and any applicable features related to the request.
  - Dimensions should be shown from property lines. (The curb or pavement line of a street is generally not the property line.)
  - Show elevations if applicable.
- ☑ Variance Application Fee ($150)
- ☑ Review Chapter I, "The City of Kerrville Zoning Code" Articles 11-1-22 & 11-1-23, and "The City of Kerrville Code of Ordinances Chapter 6 Advertising Section 6-44.

AN INCOMPLETE APPLICATION SUBMITTAL WILL NOT BE PROCESSED AND RETURNED.

2) **Check Appropriate Request**

Main Structure	Accessory Structure	Sign	Other
☐ Room Addition	☐ Carport	☐ Continue In Use	1. Sidesetback
☐ Garage Addition	☐ Storage Building	☐ Location	2. garagesetback
☐ New Residence	☐ Detached Garage	☐ Construct	
		☐ Place	

Affected Part(s) of the Property

- ☐ Interior Side Yard
- ☐ Front Yard
- ☑ Exterior Side Yard
- ☐ Rear Yard
- ☐ Height

Status

- ☐ Existing
- ☑ Proposed

3) **Describe the request:**
See attached

Are there special conditions and circumstances that exist on the property that are peculiar to the land or improvements thereto and which are not applicable to other lands or improvements in the same area. If so, explain:

No

Will the literal interpretation of the Zoning Code result in an unnecessary hardship to the owner of the property? How?

see attached.

Are the special conditions and circumstances on the property self-imposed?

No

I hereby certify that I am the owner or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the application may be denied and/or the permit or approval may be revoked.

Susan Gregory

Notarized Signature of Applicant

STATE OF TEXAS
COUNTY OF KERR

Before me, the undersigned, personally appeared Susan Gregory,
Who on his/her oath certifies that the above/attached statements are true and correct.

Given under my hand and seal of office, this 15 day of September, 20 17.

01168467

VIRGINIA G. BULL
MY COMMISSION EXPIRES
July 23, 2019

Virginia G Bull

Notary Public, State of Texas

3.) **Describe the Request** – I am asking for a variance from the side 15' setback for a residential corner lot to the 10' setback as shown on survey and original plat and for a variance from the 19' setback for the garage to a 15' setback as shown on the site plan submitted for a Building Permit on the basis of what is shown on the original plat, is recorded at the Kerr County and the precedent set with many existing structures in the Meridian subdivision. In my opinion, these setbacks leave this lot unbuildable.

Will the literal interpretation of the Zoning Code result in an unnecessary hardship to the owner of the property? Yes **How?** If required to follow setbacks as described by the Planning Department are enforced, in my opinion, the owner will not be able to build a home on this lot.

6

Revised Site Plan

for 1804 Valencia Dr.

Revised to show location of

residence as close to the requirements

without redraw of the project.

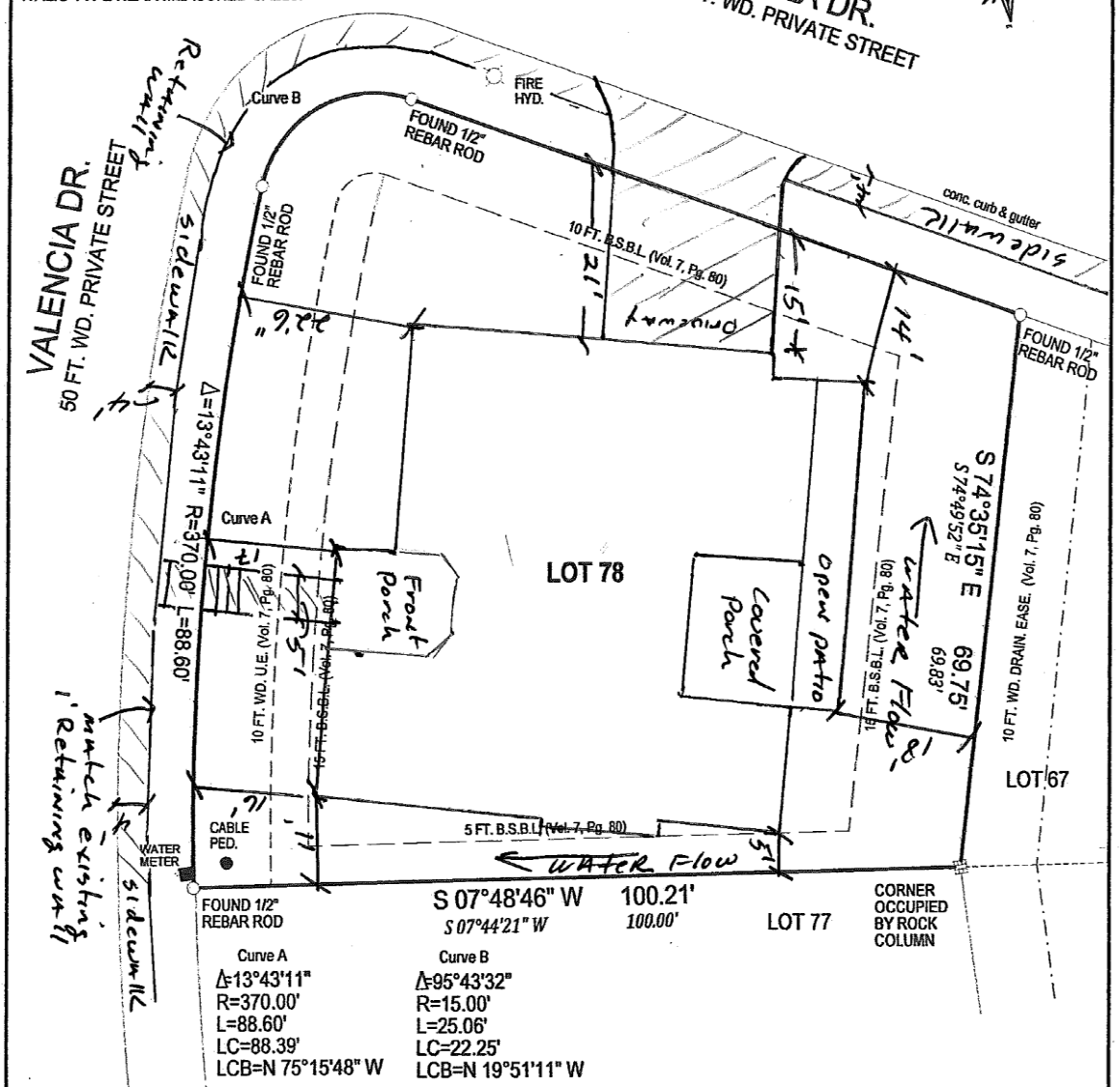
7

SURVEY PLAT OF LOT 78, THE MERIDIAN, A SUBDIVISION OF KERR COUNTY, TEXAS, OF RECORD IN VOLUME 7, PAGE 80, PLAT RECORDS OF KERR COUNTY, TEXAS.

SCALE: 1" = 20 FEET

NOTES:

RECORD PLAT/DEED CALLS SHOWN IN SMALLER ITALIC TYPE NEAR MEASURED CALLS.



Curve A	Curve B
Δ=13°43'11"	Δ=95°43'32"
R=370.00'	R=15.00'
L=88.60'	L=25.06'
LC=88.39'	LC=22.25'
LCB=N 75°15'48" W	LCB=N 19°51'11" W

SUBJECT TO:

RESTRICTIONS AND MATTERS IN:

VOL. 246, PG. 127 D.R.K.C. TX.
VOL. 1450, PG. 75 R.P.R.K.C. TX.
VOL. 1534 PG. 80 O.P.R.K.C. TX.
VOL. 1589, PG. 268 O.P.R.K.C. TX.
VOL. 1606, PG. 234 O.P.R.K.C. TX.
VOL. 1718, PG. 61 O.P.R.K.C. TX.
VOL. 7, PG. 80 P.R.K.C. TX.
VOL. 504, PG. 13 R.P.R.K.C. TX.
VOL. 10, PG. 275 E.R.K.C. TX.
VOL. 12, PG. 626 E.R.K.C. TX.
VOL. 1041, PG. 833 R.P.R.K.C. TX.
VOL. 3, PG. 157 E.R.K.C. TX.
VOL. 1185, PG. 50 R.P.R.K.C. TX.

JOB NO. GMB-299

I, Gary Max Brandenburg, Registered Professional Land Surveyor No. 5164 hereby certify that this plat represents a survey made on the ground under my direct supervision and direction on June 28, 2017.

7A

Garage Locations on

Site Plan for Residence

at 1804 Valencia

using 15’ side setback

and 19’ setback for garage

Line #1 shows 19’ garage set back

Line #2 shows typical 24’ garage

8

SURVEY PLAT OF LOT 78, THE MERIDIAN, A SUBDIVISION OF KERR COUNTY, TEXAS, OF RECORD IN VOLUME 7, PAGE 80, PLAT RECORDS OF KERR COUNTY, TEXAS.

SCALE: 1" = 20 FEET

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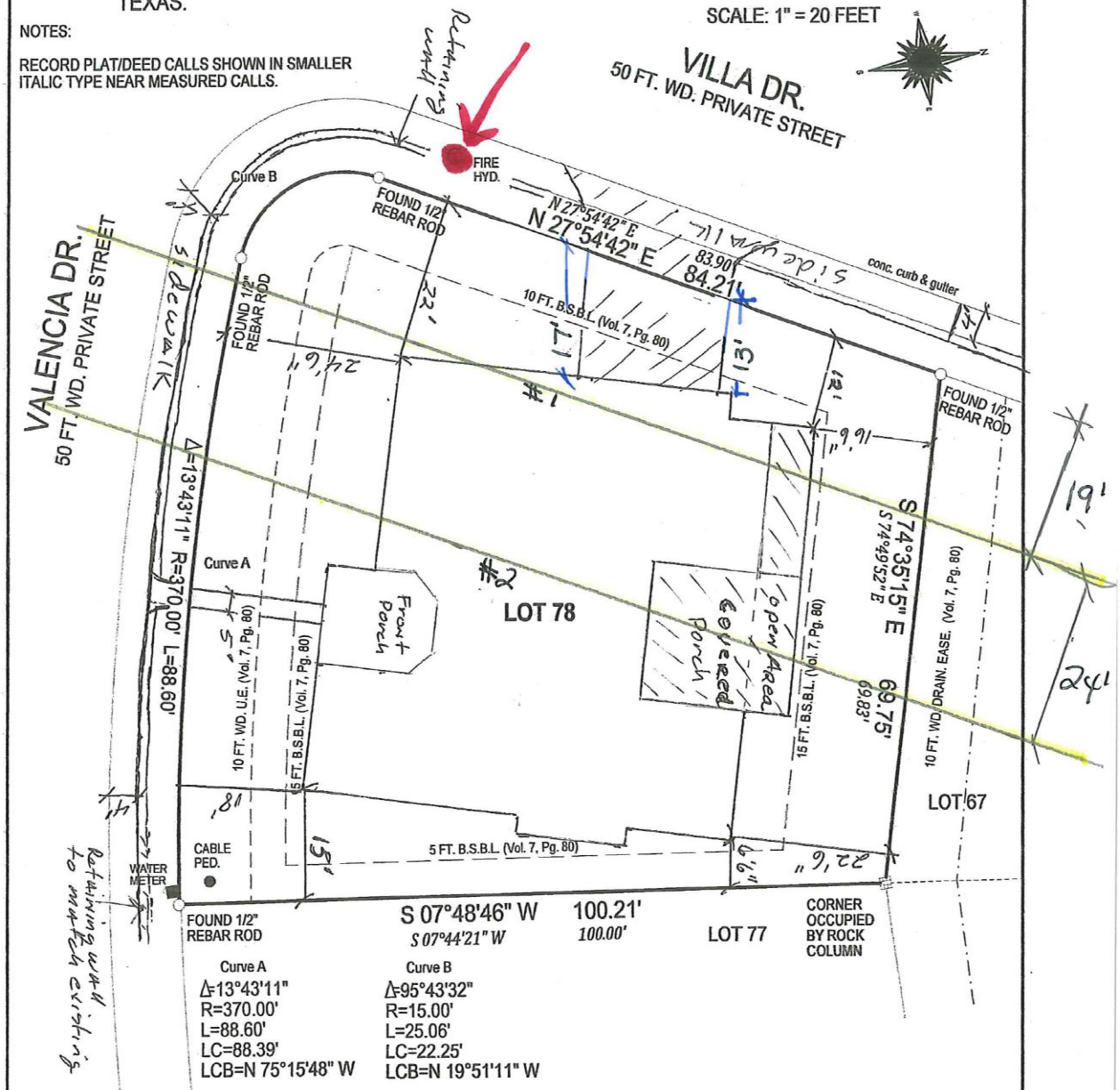

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JOB NO. GMB-299

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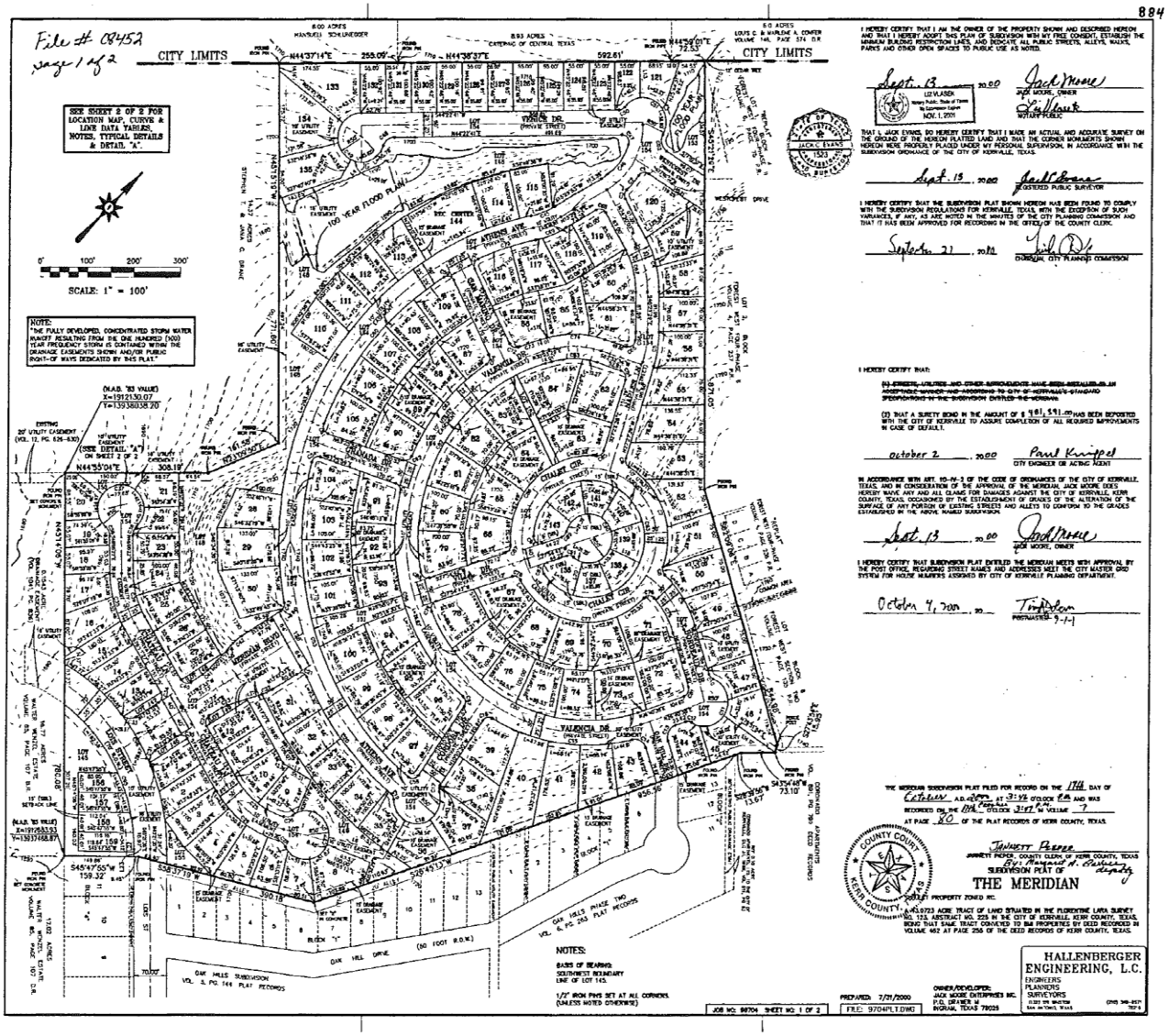
9

Original Subdivision Plat

Dated June, 2000

10


884
File # 08452
page 1 of 2
CITY LIMITS
CITY LIMITS
SEE SHEET 2 OF 2 FOR LOCATION MAP, CURVE & LINE DATA TABLES, NOTES, TYPICAL DETAILS & DETAIL "A".
SCALE: 1" = 100'
NOTE: "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 RIGHT-OF WAYS DEDICATED BY THIS PLAT."
100 YEAR FLOOD PLAIN
VALENCIA DR.
OAK HILL DRIVE
OAK HILLS SUBDIVISION
NOTES:
BASIS OF BEARING: SOUTHWEST BOUNDARY LINE OF LOT 145.
1/2" IRON PINS SET AT ALL CORNERS (UNLESS NOTED OTHERWISE)
JOB NO. 9704 SHEET NO. 1 OF 2
PREPARED: 7/21/2000
FILE: 9704PLT.DWG
OWNER/DEVELOPER: JACK MOORE ENTERPRISES INC. P.O. DRAWER 8 INGRAM, TEXAS 78025
HALLENBERGER ENGINEERING, L.C.
ENGINEERS
PLANNERS
SURVEYORS
THE MERIDIAN

885

File # 08452 page 2 of 2

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	22.64'	14.11'	20.55'	N33°05'57"E	86°29'50"
C2	175.00'	39.18'	19.67'	39.10'	S03°04'06"E	12°49'28"
C3	15.00'	26.38'	17.11'	18.85'	N32°34'17"W	97°52'48"
C4	225.00'	114.43'	58.49'	113.22'	S59°55'48"E	29°08'35"
C5	325.00'	70.30'	35.44'	70.01'	S30°24'09"E	12°34'00"
C6	15.00'	20.22'	12.04'	18.78'	N68°12'50"W	77°30'47"
C7	170.00'	278.31'	141.75'	317.74'	S65°08'51"E	79°38'46"
C8	18.00'	17.81'	10.20'	18.88'	N39°31'12"W	69°21'27"
C9	275.00'	124.02'	63.63'	122.45'	S17°56'20"E	31°31'50"
C10	15.00'	13.62'	7.32'	13.16'	N85°09'43"W	52°01'12"
C11	50.00'	168.32'	443.05'	99.37'	N17°43'58"W	192°52'38"
C12	15.00'	13.62'	7.32'	13.16'	N57°41'50"E	52°01'12"
C13	25.00'	39.27'	25.00'	35.36'	N88°18'22"W	90°00'00"
C14	25.00'	37.06'	22.83'	33.78'	N14°52'34"E	84°56'10"
C15	425.00'	313.76'	164.61'	306.51'	S23°08'22"W	42°18'08"
C16	15.00'	22.18'	13.68'	20.21'	N37°05'51"E	84°43'26"
C17	15.00'	13.62'	7.32'	13.16'	N36°11'26"W	52°01'12"
C18	50.00'	179.29'	349.52'	96.93'	N35°50'15"E	205°16'56"
C19	15.00'	13.06'	6.87'	12.64'	S70°50'27"E	49°50'41"
C20	870.00'	201.64'	153.95'	201.08'	N82°46'22"W	13°32'51"
C21	15.00'	23.24'	16.73'	22.37'	N61°54'48"E	96°24'31"
C22	150.00'	25.13'	12.63'	25.05'	S20°54'28"W	14°23'50"
C23	50.00'	12.56'	6.32'	12.53'	N39°54'28"E	14°23'50"
C24	15.00'	23.56'	15.00'	21.21'	N31°17'27"W	90°00'00"
C25	175.00'	136.00'	68.17'	127.04'	S87°25'55"W	47°33'58"
C26	25.00'	22.90'	11.77'	21.30'	S35°50'32"W	52°23.4"
C27	50.00'	241.14'	44.78'	68.70'	S51°00'53"E	276°19'52"
C28	25.00'	20.43'	10.82'	19.86'	N83°28'42"E	46°18'58"
C29	225.00'	170.70'	89.70'	166.64'	S81°28'28"W	43°28'19"
C30	15.00'	23.56'	15.00'	21.21'	N58°42'33"E	90°00'00"
C31	25.00'	35.73'	21.68'	32.78'	N37°17'45"W	81°52'38"
C32	25.00'	35.73'	21.68'	32.78'	N54°34'53"E	81°52'38"
C33	15.00'	23.56'	15.00'	21.21'	N31°17'27"W	90°00'00"
C35	225.00'	118.60'	60.71'	117.22'	N11°11'24"W	30°12'05"
C36	25.00'	39.27'	25.00'	35.36'	S70°11'03"E	45°11'23"
C37	50.00'	241.19'	44.72'	66.67'	N43°54'38"E	276°22'48"
C38	25.00'	37.03'	19.18'	20.41'	N31°52'40"W	68°11'23"
C39	175.00'	88.05'	47.22'	91.18'	N41°11'23"W	30°12'05"
C40	15.00'	23.56'	15.00'	21.21'	N58°42'33"E	90°00'00"
C41	50.00'	12.56'	6.32'	12.53'	N00°00'08"E	14°23'50"
C42	100.00'	29.13'	12.63'	29.06'	N06°30'30"E	14°23'50"
C43	15.00'	18.30'	10.50'	17.20'	S31°18'58"E	69°59'04"
C44	670.00'	1064.10'	671.66'	948.70'	N11°12'18"W	90°08'32"
C45	175.00'	56.10'	28.29'	55.86'	S24°40'57"W	18°22'07"
C46	125.00'	93.10'	48.83'	90.97'	S05°50'22"E	42°40'31"
C47	15.00'	28.79'	20.82'	24.54'	S81°23'05"E	109°56'43"
C48	25.00'	30.31'	17.66'	28.67'	N09°06'18"E	70°31'44"
C49	53.00'	218.83'	70.71'	81.65'	S80°53'11"E	236°31'44"
C50	15.00'	13.62'	7.32'	13.16'	S18°22'05"W	52°01'12"
C51	55.00'	150.34'	740.43'	99.77'	N35°29'41"E	172°16'24"
C52	25.00'	38.23'	23.98'	34.61'	S38°10'38"W	87°37'00"
C53	620.00'	214.53'	409.80'	675.64'	N45°22'25"W	66°01'04"
C54	15.00'	24.55'	16.03'	21.90'	N18°32'13"E	93°47'27"
C55	15.00'	22.18'	13.68'	20.21'	S14°52'18"E	84°43'26"
C56	420.00'	462.27'	257.69'	438.28'	N82°22'28"W	63°03'42"
C57	15.00'	22.18'	13.68'	20.21'	S52°32'33"E	84°43'38"
C58	15.00'	24.55'	16.03'	21.90'	S30°43'54"W	93°47'27"
C59	15.00'	24.55'	16.03'	21.90'	N51°05'02"E	93°47'27"
C60	620.00'	400.17'	207.34'	393.28'	N64°17'08"W	36°58'53"
C61	15.00'	24.55'	16.03'	21.90'	N69°42'17"W	93°47'27"
C62	15.00'	22.18'	13.68'	20.21'	S21°04'18"W	84°43'26"
C63	430.00'	249.31'	128.45'	245.87'	N04°17'03"W	34°00'00"
C64	15.00'	22.18'	13.68'	20.21'	S39°38'31"E	84°43'26"
C65	15.00'	62.95'	18.12'	23.41'	S01°11'39"W	240°34'18"
C66	175.00'	16.30'	8.17'	16.19'	S42°42'22"E	05°18'14"
C67	175.00'	89.04'	45.49'	88.06'	S58°36'48"E	29°08'35"
C68	15.00'	23.56'	15.00'	21.21'	N60°29'33"E	90°00'00"
C69	225.00'	72.13'	36.38'	71.82'	S34°40'57"W	18°22'07"
C70	600.00'	130.37'	65.60'	130.13'	N17°49'27"E	12°04'47"
C71	15.00'	24.55'	16.03'	21.90'	N33°06'31"W	93°47'27"
C72	15.00'	22.18'	13.68'	20.21'	S83°38'02"W	84°43'26"
C73	425.00'	49.74'	24.90'	49.72'	N39°39'54"E	06°42'10"
C74	225.00'	127.13'	65.35'	125.86'	N46°18'01"E	32°22'05"
C75	175.00'	82.30'	42.14'	81.53'	S79°01'33"E	27°56'35"
C76	15.00'	23.72'	15.17'	21.33'	N43°26'26"E	90°32'24"
C77	170.00'	313.48'	223.79'	270.30'	S52°46'19"W	105°18'33"
C78	15.00'	20.22'	12.04'	18.78'	N68°12'50"E	77°30'47"
C79	15.00'	25.26'	16.80'	22.96'	N30°19'24"W	96°28'11"
C80	370.00'	538.13'	330.13'	492.68'	S69°41'58"W	83°29'06"
C81	15.00'	23.56'	15.00'	21.21'	S17°44'14"E	90°00'44"
C82	370.00'	553.28'	343.09'	503.15'	N12°16'50"W	85°40'37"
C83	175.00'	99.03'	50.94'	97.69'	N46°18'01"E	32°22'05"
C84	15.00'	23.56'	15.00'	21.21'	S73°27'28"E	90°00'00"
C85	15.00'	20.29'	12.04'	18.78'	S01°17'37"W	77°30'47"
C86	170.00'	295.69'	201.37'	259.87'	N00°13'27"E	99°39'28"
C87	15.00'	20.29'	12.04'	18.78'	S10°50'42"E	77°30'49"
C88	15.00'	25.26'	16.80'	22.96'	S76°08'47"W	96°28'10"
C89	15.00'	15.00'	8.22'	14.41'	S00°47'58"E	57°28.21"
C90	50.00'	357.30'	31.95'	53.85'	S83°05'33"W	394°50'31"
C91	15.00'	15.00'	8.22'	14.41'	N56°37'12"E	57°28.10"
C92	15.00'	28.68'	21.31'	24.50'	N39°49'18"W	109°28'20"
C93	100.00'	672.42'	42.43'	80.00'	S62°05'21"E	321°02'27"
C94	15.00'	28.65'	21.31'	24.49'	S82°35'43"W	109°28'13"
C95	365.00'	242.40'	124.97'	329.99'	S72°14'03"E	53°44'55"
C96	435.00'	457.24'	252.29'	436.43'	S75°28'21"E	60°13'32"

LINE	BEARING	DISTANCE
L1	N74°22'44"E	69.22'
L2	S09°32'19"W	10.00'
L3	S72°28'24"E	69.95'
L4	S04°31'37"W	55.84'
L5	S81°04'53"E	11.30'
L6	N58°46'35"E	112.64'
L7	N16°43'13"W	7.00'
L8	S14°41'43"E	17.03'
L9	S58°46'38"W	118.02'
L10	N40°07'22"W	3.99'
L11	N44°55'04"E	10.00'
L12	S40°07'22"E	5.66'
L13	N45°22'46"W	73.69'
L14	N85°07'17"E	70.00'
L15	S35°47'33"E	70.00'
L16	S12°53'18"E	70.00'
L17	S28°01'04"W	70.00'
L18	S49°07'27"W	70.00'
L19	N69°58'10"W	70.00'
L20	N29°57'49"W	70.00'
L21	N28°08'23"E	77.56'
L22	S45°21'35"E	5.97'
L23	S45°21'35"E	10.00'
L24	N09°18'13"W	42.04'

NOTES:

1.) LOT 154 IS A PRIVATE STREET. ALL PRIVATE STREETS ARE GAS, ELECTRIC, TELEPHONE, CABLE TV, DRAINAGE, WATER AND SANITARY SEWER EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF THESE UTILITIES. ALL PRIVATE STREETS ARE POSTAL EASEMENTS.

2.) LOT 145 IS AN OPEN SPACE, PARKING & UTILITY EASEMENT.

3.) LOTS 148, 147, 151 ARE OPEN SPACES.

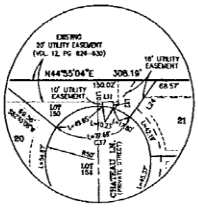
4.) LOTS 148, 149, 150, 152, 153 & 155 ARE OPEN SPACES AND VARIABLE WIDTH DRAINAGE EASEMENTS.

5.) LOIS STREET IS DEDICATED TO THE CITY OF KERRVILLE.

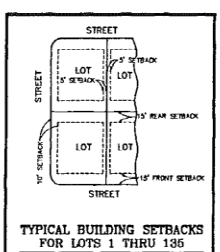
6.) THE TEXAS STATE PLANE COORDINATES FOR SOUTH CENTRAL ZONE WERE ADJUSTED TO N.A.D. '83 (NORTH AMERICAN DATUM 1983).

TAX Certs: 08450
08451

PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON THURSDAY, JUNE 15, 2000.



DETAIL "A"
N.T.S.



TYPICAL BUILDING SETBACKS FOR LOTS 1 THRU 135

NOT TO SCALE

LOT #	ADDRESS	LOT #	ADDRESS
1	1800 Chisholm Lane	37	1800 Warrick Drive
2	1810 Chisholm Lane	38	1804 Warrick Drive
3	1820 Chisholm Lane	39	1808 Warrick Drive
4	1830 Chisholm Lane	40	1812 Warrick Drive
5	1840 Chisholm Lane	41	1816 Warrick Drive
6	1850 Chisholm Lane	42	1820 Warrick Drive
7	1860 Chisholm Lane	43	1824 Warrick Drive
8	1870 Chisholm Lane	44	1828 Warrick Drive
9	1880 Chisholm Lane	45	1832 Warrick Drive
10	1890 Chisholm Lane	46	1836 Warrick Drive
11	1900 Chisholm Lane	47	1840 Warrick Drive
12	1910 Chisholm Lane	48	1844 Warrick Drive
13	1920 Chisholm Lane	49	1848 Warrick Drive
14	1930 Chisholm Lane	50	1852 Warrick Drive
15	1940 Chisholm Lane	51	1856 Warrick Drive
16	1950 Chisholm Lane	52	1860 Warrick Drive
17	1960 Chisholm Lane	53	1864 Warrick Drive
18	1970 Chisholm Lane	54	1868 Warrick Drive
19	1980 Chisholm Lane	55	1872 Warrick Drive
20	1990 Chisholm Lane	56	1876 Warrick Drive
21	1910 Chisholm Lane	57	1880 Warrick Drive
22	1920 Chisholm Lane	58	1884 Warrick Drive
23	1930 Chisholm Lane	59	1888 Warrick Drive
24	1940 Chisholm Lane	60	1892 Warrick Drive
25	1950 Chisholm Lane	61	1896 Warrick Drive
26	1960 Chisholm Lane	62	1900 Warrick Drive
27	1970 Chisholm Lane	63	1904 Warrick Drive
28	1980 Chisholm Lane	64	1908 Warrick Drive
29	1990 Chisholm Lane	65	1912 Warrick Drive
30	1800 Warrick Drive	66	1916 Warrick Drive
31	1804 Warrick Drive	67	1920 Warrick Drive
32	1808 Warrick Drive

Pictures with addresses

and garage locations in relation to the streets

of existing homes

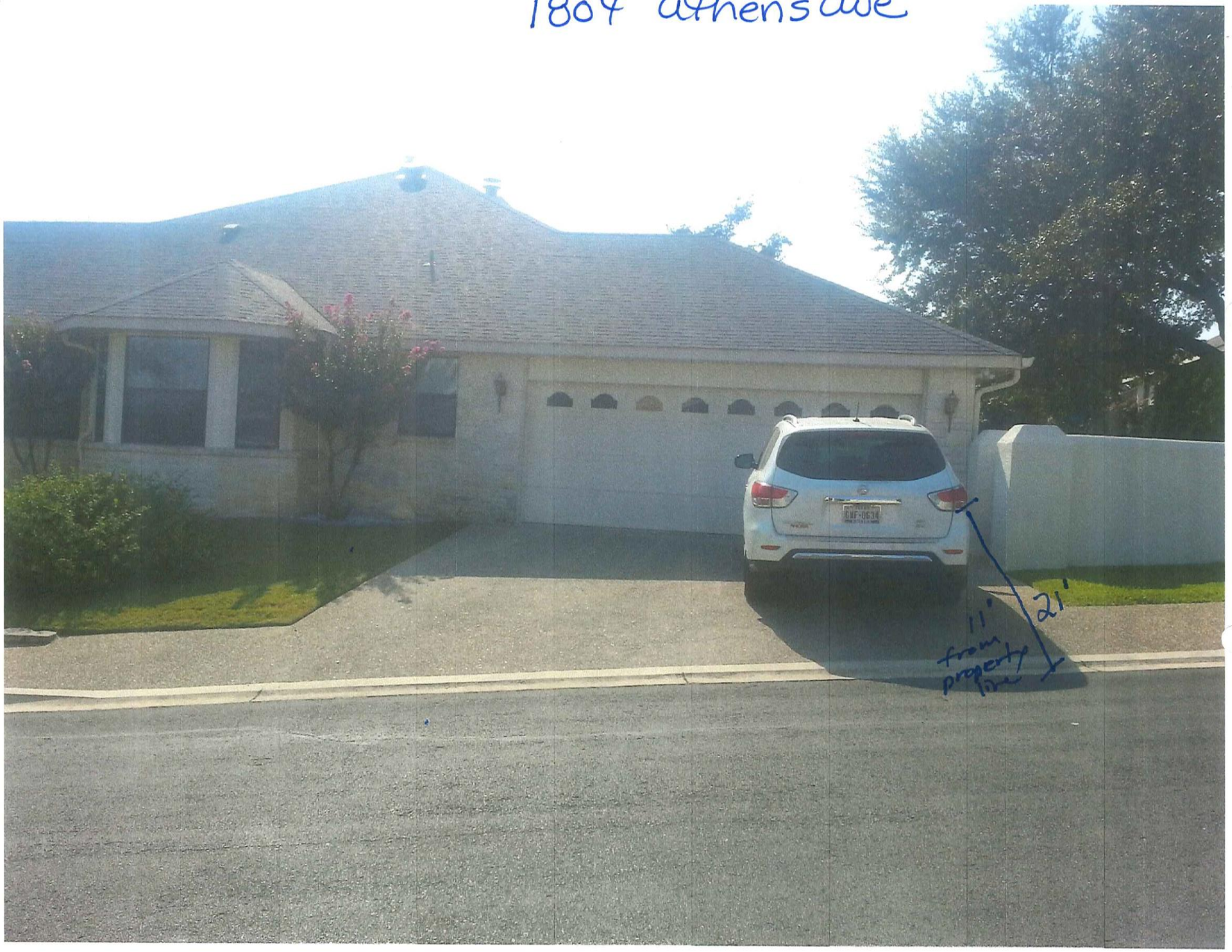
in the Meridian Subdivision.

13

14

1905 Valencia Dr.
25'
15' from property line
10'
9

1804 athens Ave



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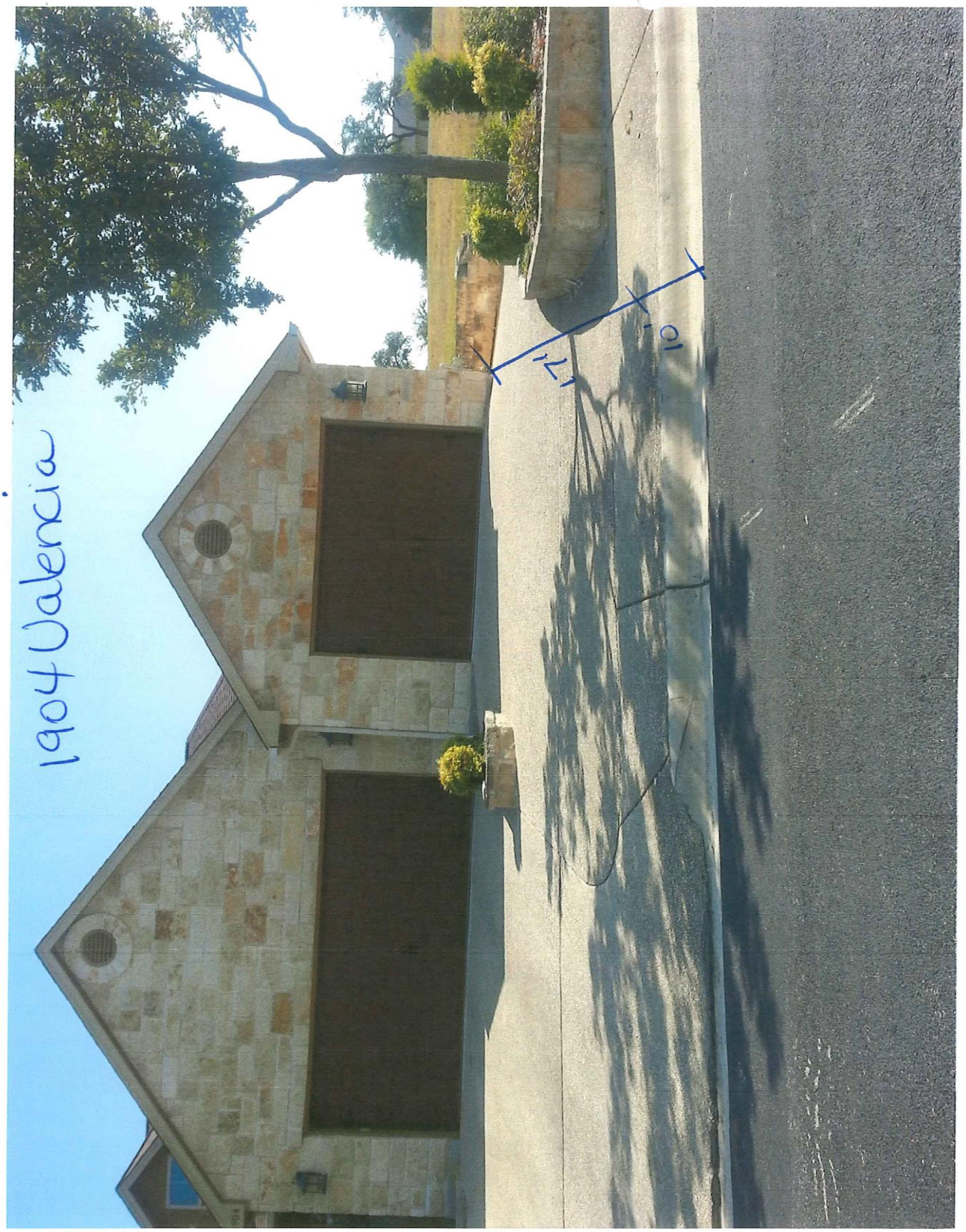
17

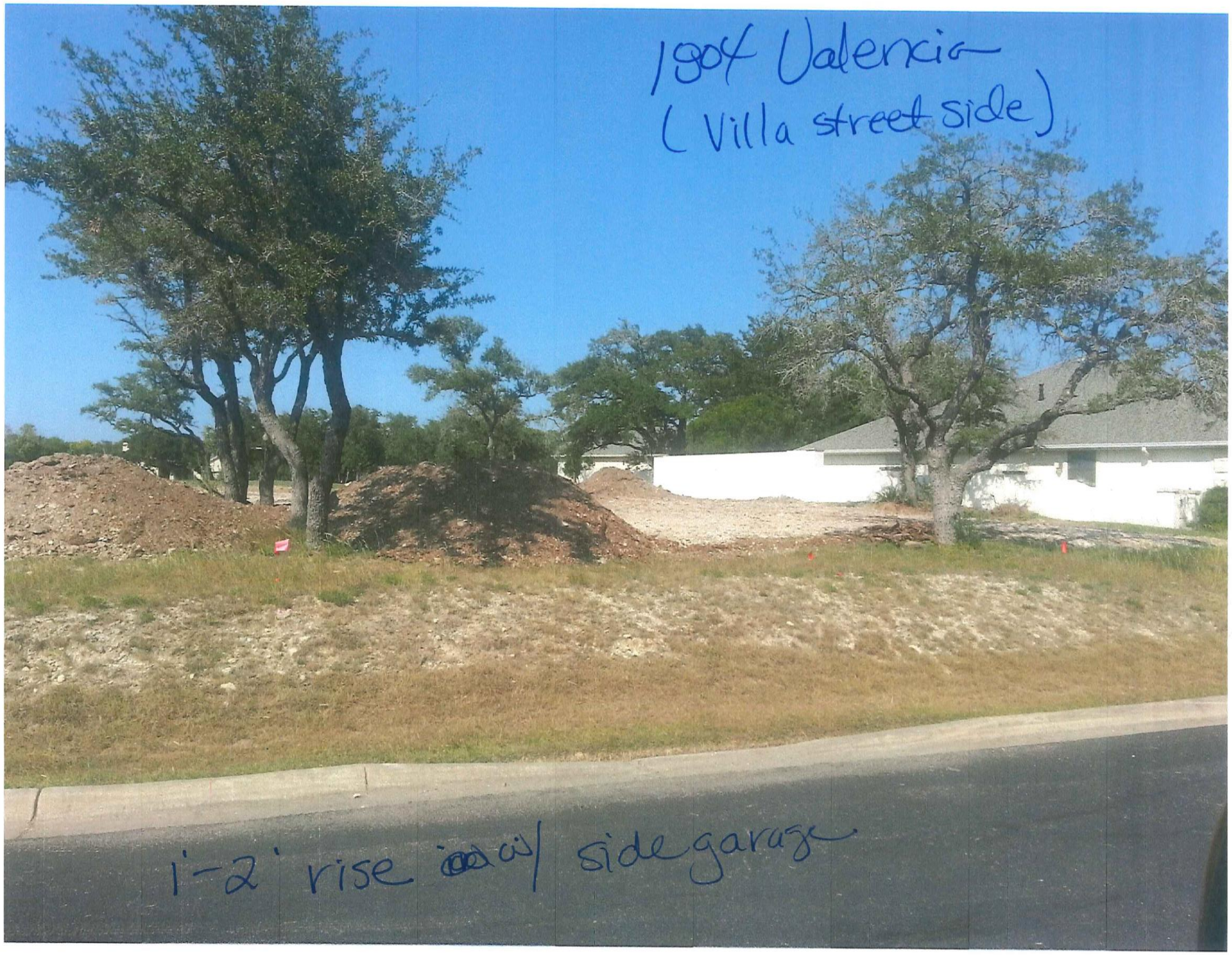


10

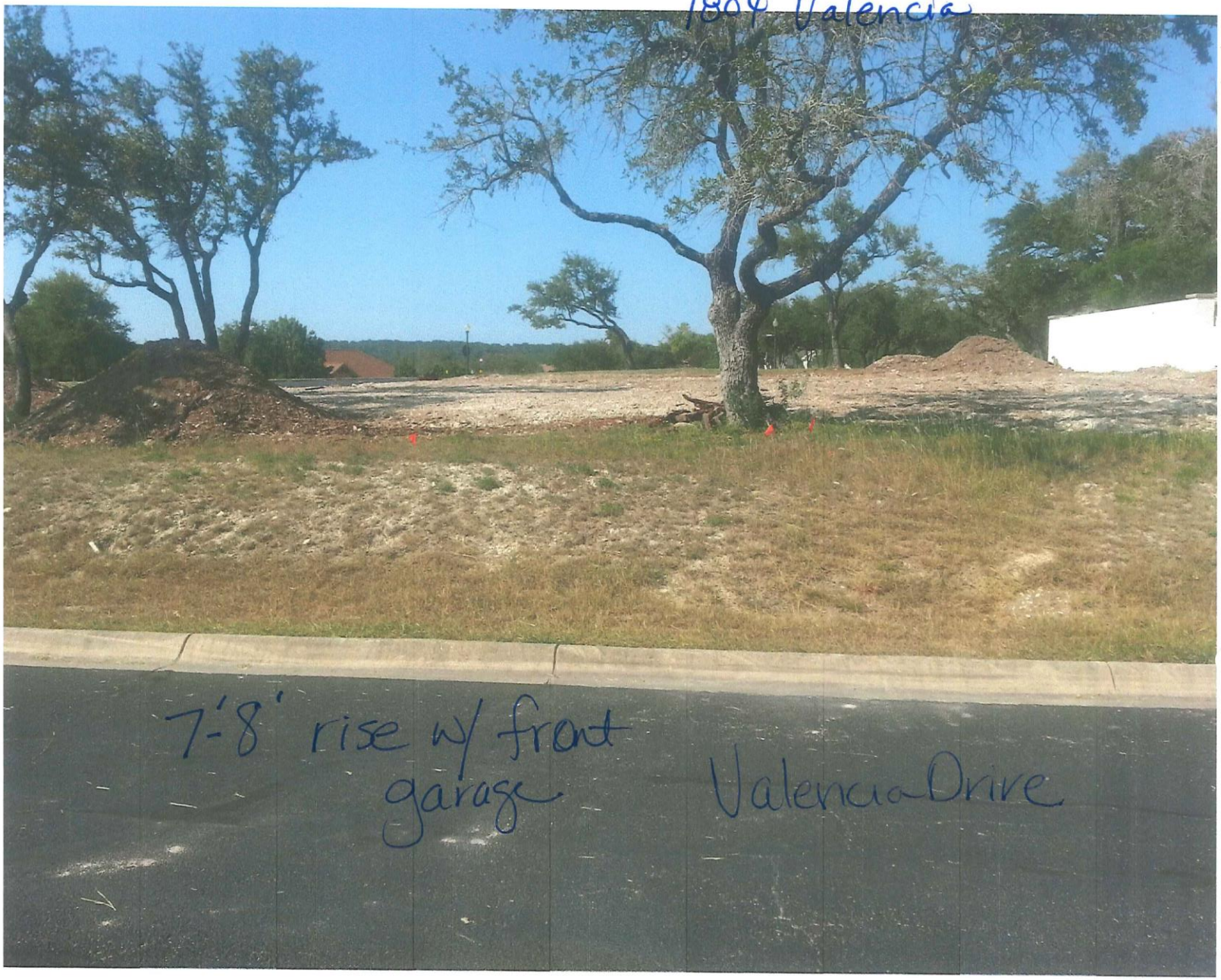
Pictures of the lot at

1804 Valencia Dr.

19



28


1804 Valencia
7'-8' rise w/ front garage
Valencia Drive