



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, SEPTEMBER 5, 2019 4:30 P.M.
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

CALL TO ORDER

1. CONSENT AGENDA

All items listed below on 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.

1A. Approval of the minutes from the August 15, 2019

2. PUBLIC HEARING, CONSIDERATION & ACTION

2A. Public hearing, consideration, and action concerning a request to vacate and replat Lot 145 and Lots 156-159 of the Meridian Subdivision, recorded in Volume 7, Pages 80-81, of the plat records of Kerr County, Texas generally located at 1833-1841 Lois Street. (File No. 2019-044)

3. CONSIDERATION AND FINAL ACTION

3A. Consideration and action concerning a Preliminary/Final Plat of the Kerrville Office Plaza, a subdivision containing approximately 4.27 acres of land out of the Patrick Fleming Survey No. 666, Abstract No. 145, within the City of Kerrville, Kerr County, Texas, generally located north of Leslie Drive and west of Easy Street (Case #2019-054)

3B. Consideration and action concerning a request for alternate screening pursuant to Article 11-1-18 (g) located on Lot 2-R, Block 1, Freeman Fritts Addition, located at 601 North Spur 100 (File No. 2019-058)

4. OTHER BUSINESS

4A. Approval of P&Z Schedule for remainder of 2019.

5. STAFF REPORT

6. ADJOURNMENT

The facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information.

I hereby certify that this agenda was posted as notice of the meeting on the bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website on the following date and time: Friday, August 30, 2019 at 11:30 a.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Shelley McElhannon

Shelley McElhannon, City Secretary, City of Kerrville, Texas



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 1A Minutes August 15, 2019 Commission meeting
Action: Approval, approval with specific changes
Representative: Staff

CITY OF KERRVILLE, TEXAS PLANNING AND ZONING COMMISSION

August 15, 2019

Members Present:

Bob Waller, Chair
Garrett Harmon, Vice-Chair
David Jones, Commissioner
Bill Morgan, Alternate

Members Absent:

Tricia Byrom, Commissioner
Rustin Zuber, Commissioner

City Staff Present:

Judy Eychner, Council Member
Delayne Sigerman, Council Member
Guillermo Garcia, Executive Director for Strategic Initiatives
Drew Paxton, Director of Planning
Stuart Cunyus, Public Information Officer
Dorothy Miller, Recording Secretary
Mike Hayes, City Attorney

CALL TO ORDER:

On August 15, 2019, Cmr. Waller called the Kerrville Planning and Zoning Commission regular meeting to order at 4:31 p.m. in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

1. 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.

1A. Approval of minutes for the August 1, 2019 meeting.

Cmr. Harmon moved to approve the minutes as presented; motion was seconded by Cmr. Jones and passed 4-0.

2. CONSIDERATION & ACTION

2A. Consideration and action to approve an ordinance amending the City of Kerrville, Texas, Sign Code known as Chapter 6 – Advertising of the City’s Code of Ordinances. (File No. 2019-051)

Mr. Paxton presented information in regards to proposed amendments to the sign code.

Mr. David Wampler spoke, asking why are we considering expanding the size of electronic signs? He said he believes that e-signs fit in with the ambiance of Kerrville and within the 2050 plan.

Ms. Kathleen Brinkman spoke, saying people she highly respects have expressed concerns regarding changes. They do not want Las Vegas in Kerrville and would like to be more like Fredericksburg and Austin. Ms. Brinkman Has read of many concerns regarding e-signs and asked Commissioners to proceed cautiously regarding changes, especially in regards to e-signs. She also asked Commissioners to consider what it brings and what it takes away.

Ms. Stacy Page, Director of Community Relations with Cailloux spoke saying she recognizes the importance of way-finding and signage, but also the desire for small town atmosphere. She also believes Fredericksburg is a good example. The internet and Google are available to locate businesses as well as to advertise.

Mr. Bruce Stracke spoke, saying there was some confusion in the draft ordinance regarding lighting in the downtown area. The code needs to differentiate between outline lighting and holiday lighting that must be taken down within 14 days. He has suggestions for better language to better clarify. He is concerned about sidewalk signs blocking the right-of-way and has concerns regarding the five foot limit. Kerrville is a wonderful place to live and we truly respect ourselves. To continue that, we need to seriously take a look at the International Darksky Association (IDA) and the recommendations they offer. We should be down lighting all signs and look more carefully at the IDA’s suggestions.

Mr. Walt Koenig, Chamber of Commerce, spoke saying COC membership is very concerned about this issue. Members are very supportive, but Mr. Koenig has heard arguments against permissive sign codes, one of which is safety. He said the change is unfair. He personally spoke to those who use this but do not feel that way. There has been a difference of opinion regarding aesthetics. The CoC fully supports changes made by the code review committee and believes changes will not take away from Kerrville.

Mr. Mark Stone spoke, saying he is not for e-signs and cannot state the reasons any better than has already been stated.

Mr. Mike Sigerman spoke, saying he served on the Planning and Zoning Commission for two years and the 2050 steering commission and did not hear anything about expanding

e-signs. They spoke of keeping the small town charm of Kerrville, but not about increasing size which is opposite of what was discussed. Residents of Kerrville are the strength of the community and their personal opinion about whether we should increase the size to double what it is now is important. We're protecting the downtown core against e-signs, why are we not protecting the city?

Mr. Bill Rector spoke, saying he has worked in Kerrville for 40 years. The sales taxes are increasing, property values are up, new residents are moving to Kerrville, and hotel/motel occupancy is up. The current formula is working, why change what is working? Businesses depend on tourism and new businesses coming to town and the formula works. We want to be more like Fredericksburg than Boerne. The 2050 plan notes what the community wants. We need clear and easy to understand rules that apply to all. Businesses should not be allowed a bigger sign just because their lot is bigger. They should compete on customer service, price, and quality of product. Continue working formula by correcting size of e-signs (not allowing bigger).

Mr. Richard Mosty spoke, saying he grew up in this community and has lived here 70 years. The day of crossroads is not about personal taste or the business community, but about vision. The community has a vision set out in the 2050 plan. The plan sets out all perimeters of the study and it says whatever we do we will preserve small town, heritage, arts, and cultural of the community. Does enlarging e-signs fit in with that vision? The vision is set forth, why are we considering doubling e-signage when we're waiting to hear the dark sky presentation?

Mr. Mike Walker spoke, saying this item should be tabled because there are things lacking and should be thoroughly reviewed. It does not make sense to look at dark sky separately as the two are related. There are things to be learned from Fredericksburg. If you attract attention to something you have to distract from something else. We do not need any more distractions as the community grows older. We do not need all the advertising. People who have invested in signs followed the rules. We need to stick to the 2050 plan and follow the rules.

Mr. Ed Wallace spoke, saying he is against expansion of e-signs or digital signs for all the reasons previously stated.

Mr. Bill Matthews spoke, saying most of his thoughts were already expressed by the previous speakers. He is not in favor of signage change for reasons already stated and hopes planning and zoning give this serious consideration.

Mr. Cory Traub spoke, saying that several pages of the ordinance need to be modified. He discussed the various pages and his concerns with each item.

Mrs. Carolyn Lipscomb spoke, saying she endorses everything that has been said by prior speakers regarding expansion of e-signs. She doesn't understand free standing signs (billboard type signs). As lots get wider, signs can be larger. As signs gets larger, setbacks for the sign should increase. Mr. Paxton stated we do not have required setback for signs, but they cannot be in the right-of-way. Current code does not require setbacks either. Off premise sign has a maximum 100 square feet. Current and proposed codes do not have increasing setbacks.

Mr. Calisto Griffith spoke, saying he is against the sign ordinance because he would like to keep the uniqueness of Kerrville. He has lived in big cities and loves Kerrville because it is not like a big city. People come here to get away (from Houston, San Antonio, Dallas, etc.). We should proceed with caution regarding e-signs. He loves the ability to see the stars and believes the hill country embraces not being like big cities. People want to get away and we do not need big e-signs to bring people in.

Ms. Vicky Love spoke, saying she has been a business owner for 30 years. Her parents love coming into Kerrville. People love to come here to get away. Ms. Love said she does not want anything to change when we are at a peak. Do not change our town to be lit up as that will make people not want to come. They come from surrounding cities and other states and countries and they love Kerrville.

Ms. Julie Lenard with the Kerr County Historical Commission spoke, saying their goal is protection of and preserving Kerr County history. E-signs do not have any place in Kerrville or Kerr County. She speaks for the majority of the mentors who have worked very hard to preserve history and urges commissioners to not allow e-signs in Kerrville.

Cmr. Harmon stated he moved to Kerrville 20 years ago and started a business. He agrees with Mr. Wampler's statements. He is fine with not having any e-signs, but it is hard to retract what already has been allowed. He wants to be reasonable and look at compromise. His recommendation is to put the maximum size at 32 square feet no matter what the overall size ends up being. The clarifications that Mr. Stracke made need to be addressed. In regards to Mr. Traub's comments, Cmr. Harmon agrees that being able to auto-shut down signs needs to be changed as well. The owner needs to be contacted if necessary. Overall, Cmr. Harmon said he agrees with all comments.

Cmr. Morgan stated the issue on monument signs needs to be addressed. He concurs with the maximum size being 32 square feet, citing that 14 speakers were against increasing the size and only two were for an increase. The greatest majority of people presented against the issue.

Cmr. Jones stated they all served on the 2050 panel. They cannot retract what already exists but they can fix issues. He concurs that 32 square feet is enough.

Cmr. Waller state he also concurs that the maximum e-sign size should be 32 square feet. If there is anywhere in the code that says anything other than 32 square feet, take it down to 32 square feet. Cmr. Waller said he also concurs with everything that has been said and that they need to address the issues discussed, notify owners, etc. They also need to clarify monument signs related to total size of the sign versus size of the unit.

Cmr. Harmon moved to recommend approval of the ordinance amending the sign code with the following amendments: 32 square feet maximum for any size sign; add words "wall" or "ceiling" to protruding sign; that we delete the requirement for auto-shut down on malfunctioning signs but keep requirement to contact owner of sign to shut it down if malfunctioning; add verbiage to frame or border to include vintage frame or some verbiage that gives detail of frame that surrounds that frame; current calculations for

monument sign; calculate channel sign per line; add minimize height of protruding sign to be 6'8". Motion was seconded by Cmr. Morgan and passed 4-0.

3. STAFF REPORT:

Mr. Paxton presented the staff report. September 10th will be the first reading 2018 Building Codes Adoption and the second reading will be on September 24th. The Dark Sky ordinance is pending discussion with the code review committee. They are working on different surveying and will have a draft proposed to them on September 29th and will come before the Commission later on this year. Landscape and tree ordinance will also come before the Commission later this year. Subdivision will be reviewed by the code review committee and also go before Planning and Zoning.

4. EXECUTIVE SESSION

No executive session was taken.

5. ADJOURNMENT

The meeting was adjourned at 6:10 p.m.



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 2A
Action: Public Hearing, Consideration and Action
Planning File #: 2019-044
Representative:

Proposal

Public hearing, consideration, and action concerning a request to vacate and replat Lot 145 and Lots 156-159 of the Meridian Subdivision, recorded in Volume 7, Pages 80-81, of the plat records of Kerr County, Texas generally located at 1833-1841 Lois Street. (File No. 2019-044)

Procedural Requirements

Seven letters were mailed August 19th, to adjacent property owners. The public notice was published in the Kerrville Daily Times on August 15th.

Staff Analysis and Recommendation

This replat includes the removal, or vacation, of some restrictions on Lot 145. Lot 145 was previously identified for open space, parking, and utility easement. The vacation also removes the previous setbacks identified on lots 156-159. The setbacks will be dictated by the zoning code rather than the plat. The replat is realigning the five lots to each be developed for single family housing.

Staff recommends the plat for approval.

Attachments

The Meridian Subdivision (original plat).
Replat of Lots 145, 156-159, The Meridian Subdivision.

File # 08452

Page 1 of 2

CITY LIMITS

8.00 ACRES
HANSUELI SCHLUNEGGER8.93 ACRES
CATERING OF CENTRAL TEXAS6.0 ACRES
LOUIS C. & MARLENE A. CONFER
VOLUME 146, PAGE 574 D.R.

CITY LIMITS

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, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED.

Sept. 13, 2000
LIZ VLASEK
Notary Public, State of Texas
My Commission Expires
NOV. 1, 2001

JACK MOORE, OWNER
Liz Vlasak
NOTARY PUBLIC

THAT I, JACK EVANS, 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.

Sept. 13, 2000
JACK EVANS
REGISTERED PUBLIC SURVEYOR

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

September 21, 2000
JACK EVANS
CHAIRMAN, CITY PLANNING COMMISSION

I HEREBY CERTIFY THAT:

(1) STREETS, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY OF KERRVILLE'S STANDARD SPECIFICATIONS IN THE SUBDIVISION ENTITLED THE MERIDIAN.

(2) THAT A SURETY BOND IN THE AMOUNT OF \$ 481,391.00 HAS BEEN DEPOSITED WITH THE CITY OF KERRVILLE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

October 2, 2000
Paul Knippel
CITY ENGINEER OR ACTING AGENT

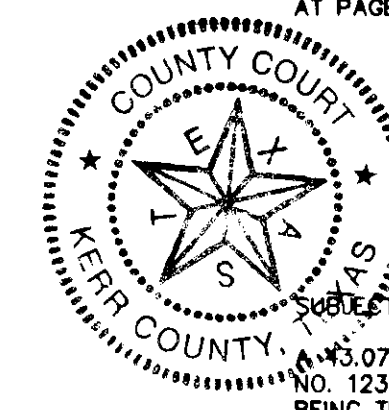
IN ACCORDANCE WITH ART. 10-IV-2 OF THE CODE OF ORDINANCES OF THE CITY OF KERRVILLE, TEXAS, AND IN CONSIDERATION OF THE APPROVAL OF THE MERIDIAN, JACK MOORE DOES HEREBY WAIVE ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, OCCASIONED BY THE ESTABLISHMENT OF GRADES OF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

Sept. 13, 2000
JACK MOORE, OWNER

I HEREBY CERTIFY THAT SUBDIVISION PLAT ENTITLED THE MERIDIAN 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.

October 4, 2000
Tim Dolan
POSTMASTER 9-1-1

THE MERIDIAN SUBDIVISION PLAT FILED FOR RECORD ON THE 17th DAY OF October A.D. 2000 AT 3:46 O'CLOCK P.M. AND WAS RECORDED ON THE 17th O'CLOCK 3:47 IN VOLUME 7 AT PAGE 80 OF THE PLAT RECORDS OF KERR COUNTY, TEXAS.



JANNETT PEEPER
JANNETT PEEPER, COUNTY CLERK OF KERR COUNTY, TEXAS
By: Margaret A. Baskin
SUBDIVISION PLAT OF
THE MERIDIAN

SUBJECT PROPERTY ZONED RC.

A 43.0723 ACRE TRACT OF LAND SITUATED IN THE FLORENTINE LARA SURVEY NO. 123, ABSTRACT NO. 225 IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED TO BMI PROPERTIES BY DEED RECORDED IN VOLUME 462 AT PAGE 255 OF THE DEED RECORDS OF KERR COUNTY, TEXAS.

HALLENBERGER
ENGINEERING, L.C.

ENGINEERS
PLANNERS
SURVEYORS
11322 SR WINSTON
SAN ANTONIO, TEXAS

(210) 349-8571
78216

OWNER/DEVELOPER:
JACK MOORE ENTERPRISES INC.
P.O. DRAWER M
INGRAM, TEXAS 78025

PREPARED: 7/31/2000
FILE: 9704PLT.DWG

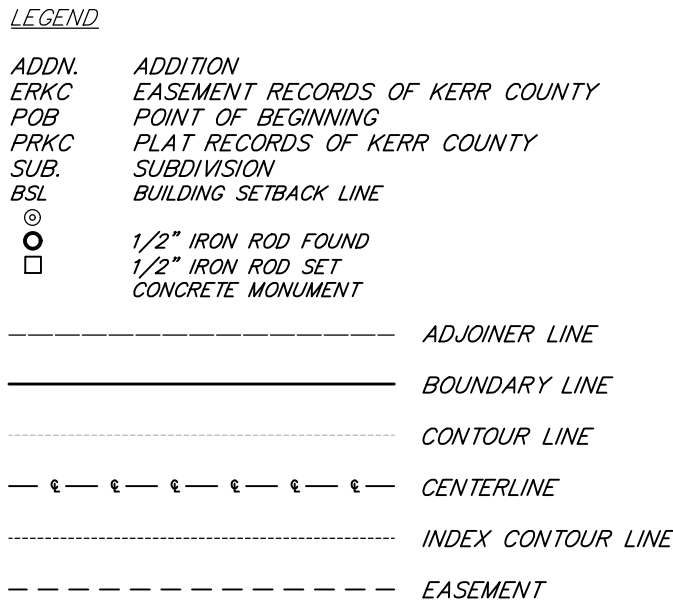
JOB NO: 99704 SHEET NO: 1 OF 2

NOTES:

BASIS OF BEARING:
SOUTHWEST BOUNDARY
LINE OF LOT 145.

1/2" IRON PINS SET AT ALL CORNERS.
(UNLESS NOTED OTHERWISE)





_____,²⁰ _____
CHIEF PLANNING OFFICER

KYLE BUROW
CITY ENGINEER, CITY OF KERRVILLE

PHIL MOODY (OWNER) _____ DATE _____

LOUISE MOODY (OWNER) DATE

DATED THIS _____ DAY OF _____.

CHAIRMAN, CITY OF KERRVILLE PLANNING AND ZONING

VACATING & RESUBDIVISION OF
THE MERIDIAN
SUBDIVISION
BEING
0.757 OF ONE ACRE
OUT OF THE
LARA FLORENTINE SURVEY, A-225
KERR COUNTY, TEXAS
JUNE 2019

PLAT FILE NO. 2019-044



JOB No. 19-065-00 | SURVEYORS: JB/LK | SHEET 1 OF 1

COUNTY OF KERR §

HILL COUNTRY PLM PROPERTIES, LLC, BUILDING LOAN SERIES, THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE AGENT IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO KERR COUNTY, TEXAS, FOR THE USE OF THE PUBLIC FOREVER ALL ROADS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. THE OWNERS OF THE WRITTEN COVENANTS AND EASEMENTS HEREIN SPECIFIED, THE WRITTEN COVENANTS, DRAINAGE STRUCTURES AND OTHER UTILITIES CONSTRUCTED HAVE BEEN BUILT IN ACCORDANCE WITH AN ENGINEERED DATA SUBMITTED AND PURSUANT TO THE STANDARD SET FORTH IN KERR COUNTY SUBDIVISION RULES & REGULATIONS.

PHIL MOODY (OWNER) _____ DATE _____

LOUISE MOODY (OWNER) _____ DATE _____

STATE OF TEXAS §
COUNTY OF KERR §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY
PERSONALLY APPEARED PHIL MOODY, AGENT, HILL COUNTRY P
PROPERTIES, LLC, BUILDING LOAN SERIES, KNOWN TO ME TO BE
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE EXECUTED
THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN
EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY
_____, 2019.

NOTARY PUBLIC KERR COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF KERR §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY
PERSONALLY APPEARED LOUISE MOODY, AGENT, HILL COUNTRY
PLM PROPERTIES, LLC, BUILDING LOAN SERIES, KNOWN TO ME
BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE
FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION
THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY
_____, 2019.

NOTARY PUBLIC KERR COUNTY, TEXAS.

VACATING PLAT

LOT 145, AND LOTS 156-159, THE MERIDIAN
SUBDIVISION, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 7, PAGES 80-81, PLAT
RECORDS OF KERR COUNTY, TEXAS.

LOT NUMBER	ADDRESS
145R	1841 Lois St
156R	1839 Lois St
157R	1837 Lois St
158R	1835 Lois St
159R	1833 Lois St

NOTES

1. BASIS OF BEARING WAS ESTABLISHED FROM TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (12).
2. FIELD SURVEY COMPLETED 04-02-2019.
3. 20' FRONT SETBACK LINE
15' REAR SETBACK LINE
5' SIDE SETBACK LINE
4. THIS SUBDIVISION IS IN IN THE KERRVILLE INDEPENDENT SCHOOL DISTRICT.
5. THIS SUBDIVISION IS ZONED RC.
6. THE PREVIOUS RESTRICTION RESTRICTING THE USE OF LOT 145 TO OPEN SPACE, PARKING, AND UTILITY EASEMENT IS BEING REMOVED WITH THE VACATION.
7. DUE TO IDENTIFICATION AS A COLLECTOR, PER ZONING CODE, ACCESS TO LOIS STREET SHALL BE LIMITED.

LINE	BEARING	DISTANCE
L1	N 45°47'14" E	111.95'
L2	N 45°47'14" E	130.27'
L3	N 45°47'14" E	142.19'
L4	N 45°47'14" E	148.39'
L5	S 45°11'01" E	131.41'
L6	S 45°11'01" E	44.01'
L7	S 45°11'01" E	44.01'
L8	S 45°11'01" E	44.01'
L9	S 45°11'01" E	44.01'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	365.00'	342.40'	329.98'	S 72°02'22"E	53°44'52"
C2	365.00'	175.76'	174.07'	S 85°12'06"E	27°35'23"
C3	365.00'	47.99'	47.95'	S 67°38'26"E	7°31'58"
C4	365.00'	45.82'	45.79'	S 60°16'40"E	7°11'32"
C5	365.00'	44.57'	44.54'	S 53°11'00"E	6°59'48"
C6	365.00'	28.26'	28.25'	S 47°28'01"E	4°26'10"
(C1)	365.00'	342.40'	329.99'	S 72°10'57"E	53°44'55"

REPLAT

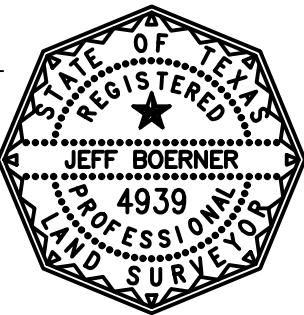
ESTABLISHING LOTS 12-16, BLOCK 4, THE
MERIDIAN SUBDIVISION.

STATE OF TEXAS §

COUNTY OF KERR §

I DO HEREBY CERTIFY:

THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY DESCRIBED AND PLATTED HEREON AS DETERMINED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4939 DATE

FILED FOR RECORD ON THE _____ DAY OF _____, 2018 A.D., AT _____ O'CLOCK _____.M.

RECORDED ON THE _____ DAY OF _____, 2018 A.D., AT _____ O'CLOCK _____ M.

IN DOCUMENT NO. _____ OF THE OFFICIAL
PUBLIC RECORDS OF KERR COUNTY, TEXAS.

JACKIE DOWDY
COUNTY CLERK OF KERR COUNTY, TEXAS



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 3A
Action: Consideration and Action
Planning File #: 2019-054
Representative:

Proposal

Consideration and action concerning a Preliminary/Final Plat of the Kerrville Office Plaza, a subdivision containing approximately 4.27 acres of land out of the Patrick Fleming Survey No. 666, Abstract No. 145, within the City of Kerrville, Kerr County, Texas, generally located north of Leslie Drive and west of Easy Street (Case #2019-054)

Procedural Requirements

n/a

Staff Analysis and Recommendation

The proposed plat includes the dedication of right of way for Easy Street, the balance previously dedicated by the adjacent property. This is before the Commission as both a preliminary plat and final plat for a single lot subdivision.

Staff recommends the plat for approval.

Attachments

Preliminary/Final Plat of Kerrville Office Plaza.

A FINAL PLAT ESTABLISHING
KERRVILLE OFFICE PLAZA

THIS SUBDIVISION, LYING AND BEING SITUATED IN THE COUNTY OF KERR: CITY OF KERRVILLE, STATE OF TEXAS; BEING OUT OF ORIGINAL SURVEY NO. 666, PATRICK FLEMING, ABSTRACT NO. 145; BEING ALL THAT 4.27 ACRE TRACT WHICH WAS CONVEYED FROM MINNIE M. WADDELL, TO INVERMEX LLC BY DEED RECORDED UNDER CLERK'S FILE NUMBER 18-03850, IN THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS, WHICH TRACT WAS PREVIOUSLY CONVEYED FROM MARK PRISLOVSKY, TRUSTEE, TO BOBBY WADDELL, BY DEED DATED SEPTEMBER 18, 2005, OF RECORD IN VOLUME 1468, PAGE 107, IN THE REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS; ACCORDING TO DEED VOLUME 1468, PAGE 107, THE TRACT IS THE SAME LAND CONVEYED AS TRACT I AND TRACT II, FROM D. MARSHALL EDWARDS AND MARGARET L. EDWARDS TO MARK PRISLOVSKY, TRUSTEE, BY DEED DATED THE 13TH DAY OF MARCH, 1987, OF RECORD IN VOLUME 421, PAGE 598, IN THE REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS; THE SUBDIVISION COMPRISES ONE LOT AND AREA DEDICATED FOR STREET WIDENING.

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

DATED THIS ____ DAY OF _____, 20__

CHAIRPERSON
CITY OF KERRVILLE PLANNING & ZONING COMMISSION

IN ACCORDANCE WITH ART. 10-IV-2 OF THE CODE OF ORDINANCES OF THE CITY OF KERRVILLE, TEXAS, AND IN CONSIDERATION OF THE APPROVAL OF **KERRVILLE OFFICE PLAZA** 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.

INVERMEX, LLC
PACO MONDRAGON, PRINCIPAL

STATE OF TEXAS
COUNTY OF KERR

THAT I, PACO MONDRAGON, BEING A DULY AUTHORIZED REPRESENTATIVE FOR INVERMEX, LLC, THE OWNER OF THE LAND SHOWN AND PLATTED HEREON FOR SUBDIVISION, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL EASEMENTS FOR PURPOSES NOTED.

WITNESS MY HAND THIS ____ DAY OF _____, 20__

INVERMEX, LLC
PACO MONDRAGON, PRINCIPAL

STATE OF TEXAS
COUNTY OF KERR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__

NOTARY PUBLIC FOR THE STATE OF TEXAS

I HEREBY CERTIFY THAT SUBDIVISION PLAT ENTITLED **KERRVILLE OFFICE PLAZA** 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:

- THAT STREETS, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY OF KERRVILLE STANDARDS SPECIFICATIONS IN THE SUBDIVISION ENTITLED.
- THAT A SURETY BOND IN THE AMOUNT OF \$_____ HAS BEEN DEPOSITED WITH THE CITY OF KERRVILLE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

_____, 20__ CITY ENGINEER OR APPROVING

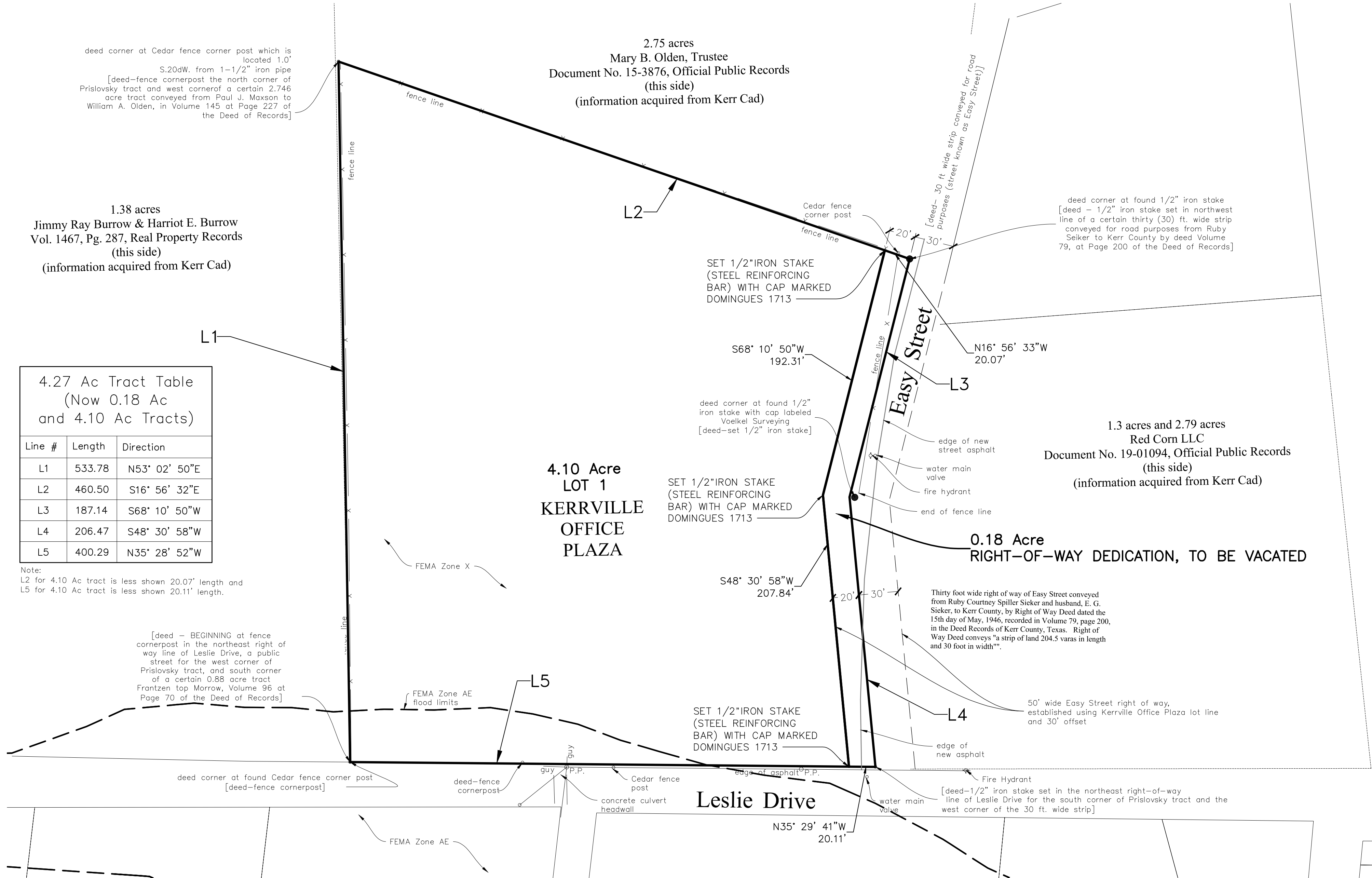
4.27 Ac Tract Table (Now 0.18 Ac and 4.10 Ac Tracts)		
Line #	Length	Direction
L1	533.78	N53° 02' 50"E
L2	460.50	S16° 56' 32"E
L3	187.14	S68° 10' 50"W
L4	206.47	S48° 30' 58"W
L5	400.29	N35° 28' 52"W

Note:
L2 for 4.10 Ac tract is less shown 20.07' length and
L5 for 4.10 Ac tract is less shown 20.11' length.

- NOTES:
- THE LOCATION OF ZONE "AE", THE 100 YEAR FLOOD HAZARD AREA AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY, 480420, MAP NO. 48265C, PANEL NO. 0460, SUFFIX F, EFFECTIVE REVISED DATE MARCH 3, 2011, IS AS INDICATED ON THE PLAT BY THE DASH LINE. FEMA ZONE AE WATER SURFACE ELEVATION WITHIN 4.27 AC TRACT SHOWN AS ELEVATION 1749 ON THE FIRM MAP.
 - 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.
 - BASIS OF BEARINGS WAS DERIVED FROM ASTRONOMIC NORTH OBSERVATIONS USING G.P.S. (TRIMBLE) R.T.K. SYSTEM.
 - BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE CITY OF KERVILLE COMPREHENSIVE ZONING ORDINANCE.
 - SIDEWALKS AS REQUIRED BY ZONING ORDINANCE SHALL BE CONSTRUCTED BY THE INDIVIDUAL LOT OWNER AND SHALL BE MADE PART OF THE BUILDING PERMIT, AND SHALL BE INSTALLED PRIOR TO OCCUPANCY.
 - A DRAINAGE STUDY CONFORMING TO THE APPLICABLE DRAINAGE SPECIFICATIONS SHALL BE SUBMITTED TO, AND APPROVED BY, THE CITY ENGINEER BEFORE A BUILDING PERMIT IS ISSUED FOR ANY LOT IN THIS SUBDIVISION. DRAINAGE IMPROVEMENTS WHICH ADEQUATELY ADDRESS THE FINDINGS OF THE STUDY SHALL BE MADE PART OF THE BUILDING PERMIT APPLICATION, AND SHALL BE CONSTRUCTED CONCURRENTLY WITH THE DEVELOPMENT OF THE SITE.
 - THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGEMENT BY THE SURVEYOR, WHICH IS BASED ON HIS KNOWLEDGE, AND INFORMATION FORMED IN THE COURSE OF HIS PERFORMING THE SURVEY IN COMPLIANCE WITH STANDARDS OF PRACTICE.
 - ANY ADJOINING DEED AND REFERENCES IS SHOWN FOR INFORMATION PURPOSES ONLY, OR MAY HAVE BEEN REFERENCED IN THE 4.27 ACRE PRISLOVSKY TO WADDELL DEED.

THE STATE OF TEXAS:
THE COUNTY OF KERR: KNOW ALL MEN BY THESE PRESENTS: THAT, CHARLES B. DOMINGUES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1713, DO HEREBY CERTIFY THAT I MADE AN ACTUAL SURVEY ON THE GROUND, IN COMPLIANCE WITH "THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING GENERAL RULES OF PRACTICE," OF THE HEREON PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

_____, DATED THIS ____ DAY OF _____, 20__
CHARLES B. DOMINGUES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1713
ONLY THOSE PRINTS CONTAINING THE RAISED SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY THE USER.

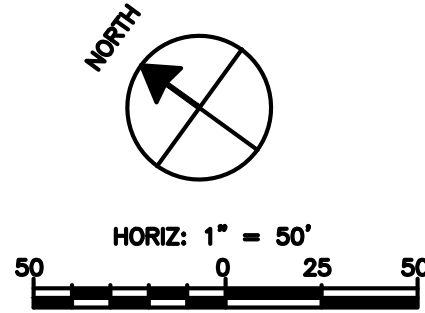


LEGEND

- SET 1/2" I.R.
- FOUND 1/2" I.R.
- ☀ EXIST. LUMINAIRE
- ☀ PROPOSED LUMINAIRE
- ⚡ EXIST. UTILITY POLE
- EXIST. EASEMENT
- PROPOSED EASEMENT
- PROPOSED SETBACK
- ⚡ EXIST. HYDRANT
- ⚡ PROPOSED HYDRANT
- EXIST. WATER LINE
- PROPOSED WATER LINE
- EXIST. SANITARY LINE
- PROPOSED SANITARY LINE
- Ⓢ EXIST. SANITARY MANHOLE
- Ⓢ PROP. SANITARY MANHOLE
- EXIST. FENCE CORNER
- EXIST. FENCE LINE
- FLOOD ZONE LIMITS

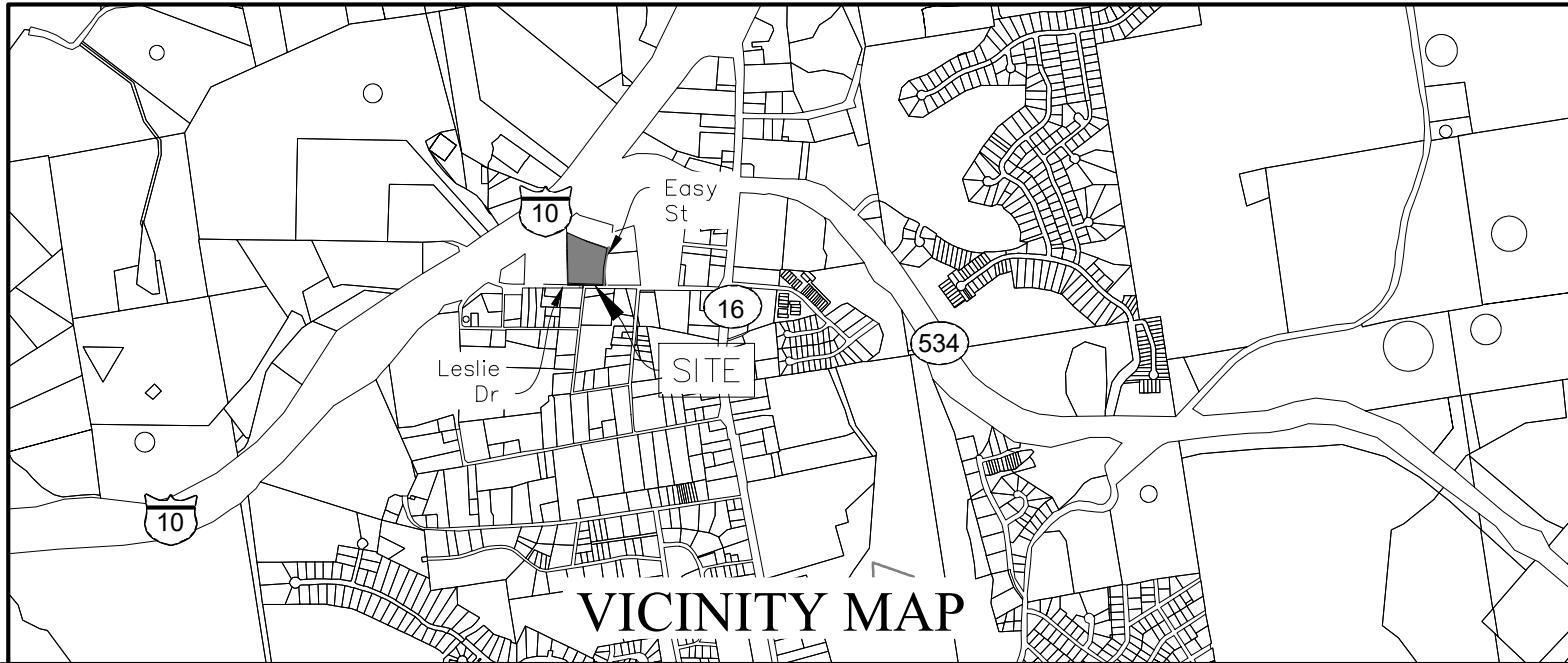
ABBREVIATIONS

D.L. DISTRIBUTION LINE
P.P. POWER POLE
S.L. SERVICE LINE
TEL. TELEPHONE



FILED FOR RECORD ON THE ____ DAY OF _____, 2019
AD, AT ____ O'CLOCK ____ M. RECORDED ON THE ____ DAY
OF _____, 2019 AD, AT ____ O'CLOCK ____ M. AS
FILE NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF KERR
COUNTY, TEXAS.

JACKIE DOWDY, COUNTY CLERK-KERR COUNTY



REVISIONS										DATE
10	9	8	7	6	5	4	3	2	1	REV.

This document is released for the purpose of interim review under the authority of Kevin Hammond, P.E., 98585, on 08/27/2019. It is not to be used for construction, bidding, or permit purposes.

KERRVILLE OFFICE PLAZA
Kerrville, TX

SITE & STREET ENGINEERS, LLC
Houston, TX 77059
(713) 240-3404
TBP Firm No. 16290

PREPARED ON: AUGUST 27, 2019
CITY OF KERRVILLE
PLAT FILE# 2019-054

DRAWING NO.

SHEET NO.
1 of 1

REV.



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 3B
Action: Consideration and Action
Planning File #: 2019-058
Representative:

Proposal

Consideration and action concerning a request for alternate screening pursuant to Article 11-1-18 (g) located on Lot 2-R, Block 1, Freeman Fritts Addition, located at 601 North Spur 100 (File No. 2019-058)

Procedural Requirements

n/a

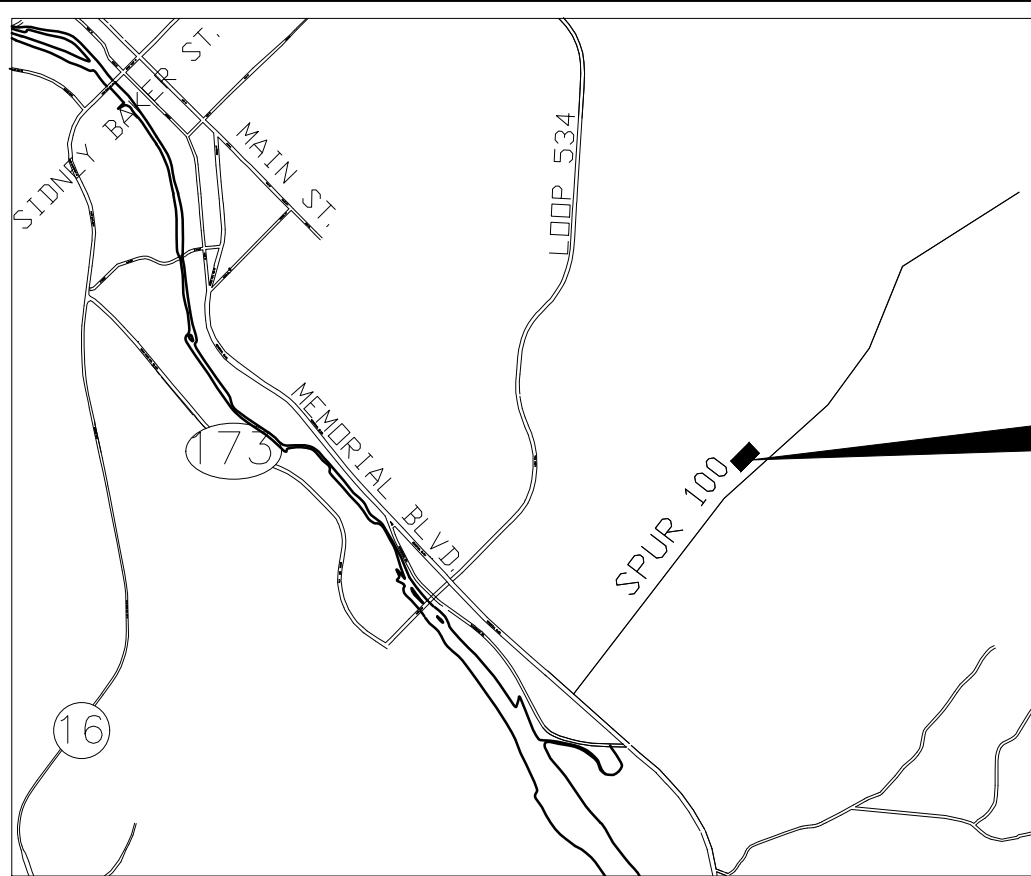
Staff Analysis and Recommendation

The property currently has a significant growth of cedar trees and brush. This section of trees and brush is situated between the VA Dogs project and the adjacent property as illustrated on the site plan. The applicant is requesting that the existing growth of trees be used in lieu of a 6 foot wooden screening fence.

Staff recommends approval of the request, with a condition that the majority of the trees and bushes within 30 feet of the property line remain.

Attachments

Site Plan for VA Dogs.

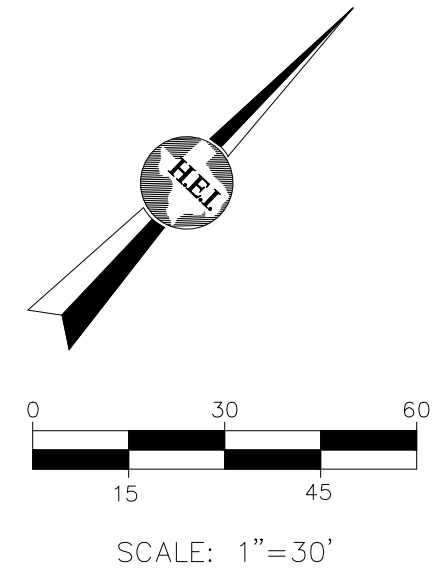


Project Location

03-20-17 FIRE FLOW TEST RESULTS AND CALCULATIONS		
AVAILABLE FIRE FLOW AT 20 PSI	1,292 GPM	
PRESSURE AT 1500 GPM FIRE FLOW	8 PSI	
RESIDUAL STATUS PRESSURE	54 PSI	

CITY OF KERRVILLE
VOL. 194, PG. 469
ZONE: E27

ZONING		
ZONING:	E-27	
PROPOSED USE:	AGRICULTURAL SERVICES BUILDING	
TOTAL LOT AREA:	217,800 SQUARE FEET (5.0 ACRES)	
BUILDING	NET FLOOR AREA (SF)	PARKING REQUIRED
COTTAGES (ONE-BEDROOM UNITS-4)	390	4
OFFICE	390	2
	TOTAL REQUIRED	6
	TOTAL PROVIDED	14
BUILDING SETBACKS:		
FRONT YARD	25'	
SIDE YARD	7.5'	
REAR YARD	25'	



SCALE: 1"=30'

BENCHMARK CBM (TIVY MOUNTAIN)- CITY OF KERRVILLE COORDINATE SYSTEM (COK).
COK COORDINATE SYSTEM: 1912.12 FEET NGVD-29

THE SUBJECT TRACT LIES IN UNSHADED ZONE "X" (DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR KERR COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48265C0490F DATED MARCH 3, 2011 AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

- == PROP. 6" CURB
- PROP. EDGE OF PAVEMENT
- DIRECTION OF SURFACE RUNOFF
- == PROP. FIRE LANE
- == PROP. 2 COARSE/HMAC PAVEMENT
- M = PROP. WATER METER
- PROP. WATER LINE
- PROP. SAN SEWER (BY OTHERS)
- == PROP. HOME/OFFICE COTTAGE
- == PROP. CONC. FLATWORK

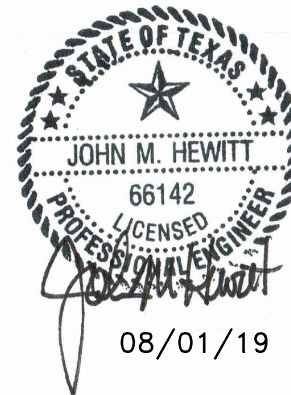
NOTES

- CITY OF KERRVILLE STAFF TO MAKE PROPOSED WATER CONNECTION TO EXISTING MAINS AT CONTRACTOR/OWNERS EXPENSE UNLESS APPROVED PRIOR.
- CONTRACTOR TO VERIFY INVERT ELEVATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION (PRIOR TO POURING BUILDING SLAB). CONTRACTOR SHALL IMMEDIATELY NOTIFY HEWITT ENGINEERING INC. OF ANY DISCREPANCIES.
- PROPOSED SANITARY SEWER SERVICES. REFER TO SEWER PLANS BY GUADALUPE WASTEWATER CO.
- CONTRACTOR WILL CONFIRM FINAL SIZE OF PROPOSED WATER METER AND DOMESTIC WATER LINE PRIOR TO INSTALLATION. PROPOSED METER AND WATER LINE SIZE WILL BE BASED ON APPROVED BUILDING PERMIT PLANS.
- REMOVE EXISTING FENCE. CONTRACTOR TO COORDINATE WITH OWNER.
- EXISTING FENCE TO REMAIN.
- PROPOSED FIRE LANE PAVEMENT IS REQUIRED TO SUPPORT 75,000 LBS OF IMPOSED LOAD. FIRE LANE MARKINGS SHALL MEET CITY OF KERRVILLE FIRE CODE.
- ALL IMPROVEMENTS, INCLUDING LANDSCAPING, LOCATED WITHIN THE CITY OF KERRVILLE RIGHT OF WAY MUST BE MAINTAINED BY THE PROPERTY OWNER. ALL IMPROVEMENTS IN THE R.O.W. MAY BE REMOVED, WITHOUT REPLACEMENT, OR REPAIR, AT ANY TIME BY THE CITY.

CITY APPROVAL

THIS APPROVAL SHALL BECOME VOID AFTER THREE YEARS FROM THE DATE OF APPROVAL UNLESS A BUILDING PERMIT OR EXTENSION HAS BEEN ISSUED IN ACCORDANCE WITH THE CITY OF KERRVILLE ZONING CODE, ARTICLE 11-1-15.11. G. WHILE EVERY EFFORT HAS BEEN MADE TO MAKE A COMPLETE AND COMPREHENSIVE REVIEW OF THE SUBMITTED PLANS, ANY OMISSION AND/OR DETENTION IN THIS PLAN DOES NOT RELIEVE THE CONTRACTORS, ARCHITECTS, ENGINEERS, OR OTHER INDIVIDUALS INVOLVED IN THIS PROJECT FROM THEIR RESPONSIBILITY TO FULLY COMPLY WITH THE APPLICABLE CODES, REGULATIONS AND ORDINANCES. THIS DEVELOPMENT SITE PLAN HAS BEEN APPROVED ON:

DATE BY CHIEF PLANNING OFFICER



AMENDED DEVELOPMENT SITE PLAN

VA DOG TRAINING CENTER

601 SPUR 100 NORTH

Hewitt Engineering Inc.

Consulting Engineering Services

716 Barnett Street • Kerrville, Texas 78028 • 830.315.8800
TBPE Registration No. F-10739 • www.hewitt-inc.com



Job No.: 14127

Date: 8/1/19

Drawn by: IR/BTR

Sheet:

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