

CITY OF KERRVILLE, TEXAS  
ORDINANCE NO. 2021-25

AN ORDINANCE AMENDING ORDINANCE NO. 2019-14, WHICH CREATED 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); SAID AMENDMENT TO UPDATE THE PREVIOUSLY ADOPTED CONCEPT PLAN AND THE LAND USE TABLE; ESTABLISHING A PENALTY AND EFFECTIVE DATE; 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 applicable to the PDD; and

WHEREAS, the owner of the Property has requested to amend the PDD by updating the concept plan and land use table to in part, align with the current Zoning Code, which was adopted after the approval of the PDD; 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. Ordinance No. 2019-14 is amended as follows:

**A. Master Plan:** the Master Plan for the Property, formerly known as the “Concept Plan”, which was attached to Ordinance No. 2019-14 as an exhibit, is amended and replaced with the document attached hereto as **Exhibit A**.

**B. 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

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

**SECTION TWO.** Except as amended by this Ordinance, the provisions of Ordinance No. 2019-14 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.

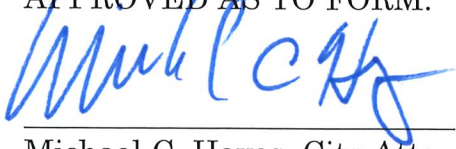
PASSED AND APPROVED ON FIRST READING, this the 14 day of SEPTEMBER, A.D., 2021.

PASSED AND APPROVED ON SECOND AND FINAL READING, this the 28 day of SEPTEMBER, A.D., 2021.



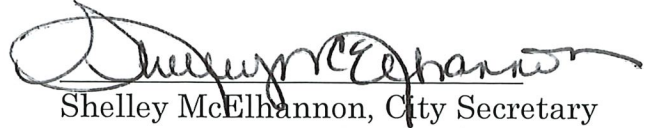
Bill Blackburn, Mayor

APPROVED AS TO FORM:



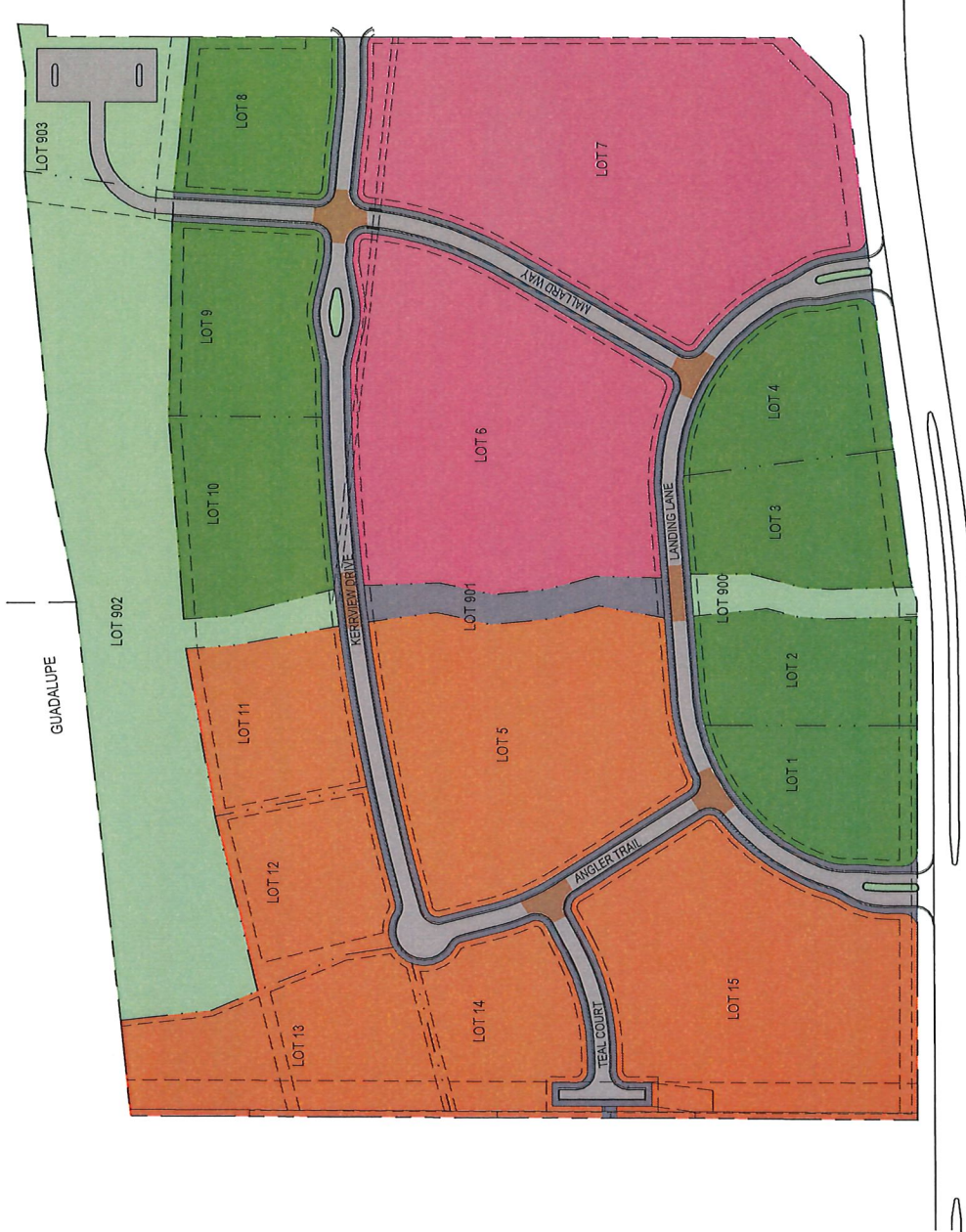
Michael C. Hayes, City Attorney

ATTEST:



Shelley McElhannon, City Secretary

# Exhibit A



- PDD Notes:
1. A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN FLOOD ZONE "AE" ACCORDING TO FLOOD INSURANCE RATE MAPS (FIRM) WAS NOS. 48265C0460F & 48265C0470F DATED MARCH 03, 2011.
  2. STREETS WITHIN THIS DEVELOPMENT WILL BE BUILT ACCORDING TO CITY OF KERRVILLE STANDARD SPECIFICATIONS.
  3. ALL CURB WITHIN THIS PHASE IS TO BE STANDARD CURB AND GUTTER PER CITY OF KERRVILLE STANDARD SPECIFICATIONS.
  4. STANDARDS FOR DEVELOPMENT WITHIN THIS PDD SHALL BE PER APPLICABLE CITY STANDARDS, EXCEPT AS OTHERWISE NOTED BELOW OR SHOWN HEREON.
  5. ALL BUILDING SETBACKS ARE AS SHOWN HEREON.
  6. MAXIMUM BUILDING HEIGHT WITHIN THIS PDD SHALL BE SIXTY (60) FEET.
  7. OFF-STREET PARKING REQUIREMENT SHALL BE 1.5 PARKING SPACES PER DWELLING UNIT FOR LIFE CARE DEVELOPMENT HOUSING AND ONE-BEDROOM SINGLE OR MULTI-FAMILY RESIDENTIAL OFF-STREET PARKING REQUIREMENTS FOR ALL OTHER LAND USES SHALL BE IN ACCORDANCE WITH THE CITY ZONING CODE.



## The Landing Master Plan

Kerrville, Texas



PETER LEWIS  
ARCHITECT + ASSOCIATES

**1** Site Plan  
Scale: 1" = 200'

Ordinance No. 2021-25

Exhibit A

The Landing Land Use Summary			
Lot No.	Land Use	Site Area (Acres)	Address
1	Retail Trade II	1.47	1211 Landing Lane
2	Retail Trade II	1.47	1171 Landing Lane
3	Retail Trade II	1.73	1131 Landing Lane
4	Retail Trade II	1.76	1091 Landing Lane
5	Retail Trade II or Artisan's / Craftsman's Workshop or R-3 (including Townhomes)	4.83	1247 Landing Lane
6	R-3	5.99	1152 Mallard Way
7	R-3	7.55	1151 Mallard Way
8	Professional Office or Restaurant, General	1.61	1090 Kerrview Drive
9	Professional Office or Restaurant, General	1.89	1110 Kerrview Drive
10	Professional Office or Restaurant, General	1.92	1130 Kerrview Drive
11	Professional Office or Restaurant, General or R-3 (including Townhomes)	1.68	1140 Kerrview Drive
12	Professional Office or Restaurant, General or R-3 (including Townhomes)	1.67	1150 Kerrview Drive
13	Professional Office or Restaurant, General or R-3 (including Townhomes)	2.56	1160 Kerrview Drive
14	Professional Office or R-3 (including Townhomes)	1.65	1148 Angler Trail
15	Professional Office or R-3 (including Townhomes)	5.22	1248 Angler Trail

ORDINANCE No. 2021-25

## Exhibit A

<b>Retail Trade II includes the following uses*</b>
alcoholic beverage sales for off-premise consumption
Book sales
businesses primarily engaged in the sale of storage buildings
businesses primarily engaged in the sale, rental, or repair of used furniture
Camera and photographic supply
Department, variety, and general merchandise stores
Drug stores
Florists
Food sales
Furniture, floor covering, upholstery, and curtain stores
Hardware, paint, glass, and wallpaper stores
Lawn and garden supply, nurseries, and landscaping
Limited Restaurants
Luggage and leather goods sales
Mail order and direct sale establishments
Sale of new auto parts
Sales of new household appliances
sales or rental of new or use merchandise, except used appliances
Sewing, needlework establishments
Specialty clothing and shoe stores
Sporting goods stores
Stationery stores
Tobacco products sale
Toy, gift, and novelty shops
*Businesses shall be limited to a building with a gross floor area not exceeding 100,000 square feet.
<b>Restaurant, Limited:</b> A building or part thereof used in the preparation and retail sale for on-premise consumption of food and beverages, excluding the sale of alcoholic beverages and restaurants with drive-through service.

ORDINANCE No. 2021-25





USGS, TNRIS, City of Kerrville, City of Kerrville, KPUB, USDA, TNRIS

## Location Map

Case # PZ-2021-18

Location:

The Landing Subdivision

### Legend

200' Notification Area  
Subject Properties



0 150 300 600

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 represent an on-the-ground survey and represents only approximate relative locations.

ORDINANCE No. 2021-25



The Kerrville

DAILY TIMES

CLASSIFIEDS

Tuesday, October 5, 2021

Call: 896-7777

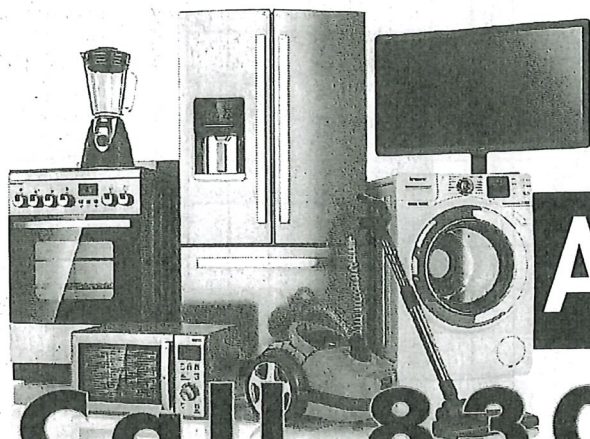
Fax: (830)896-1150

E-mail: classifieds@dailytimes.com

View your ad online at www.dailytimes.com

## October Classified Special

3 Lines \$17 for One Week  
\$2.00 each additional line



# APPLIANCES

Make your AD  
"POP"  
\$5 extra  
per week

# Call 830-896-7777

Or come by 429 Jefferson Street | View your ad online at www.dailytimes.com

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Public Notice

Public Notice

Public Notice

Public Notice

Public Notice

Public Notice

### MAINTENANCE CONTRACT BID:

The Comanche Trace Ranch Community Association will be bidding the service of maintaining the common areas, residential yards in maintained neighborhoods and vacant lots.

We will require that the successful bidder have the following insurance coverage:

General Liability of \$1,000,000  
Worker's Comp of \$500,000  
Chemical Spray Liability

**Note:** Pesticide applicators license will also be required.

If interested in bidding, please submit your request for a bid packet to:  
Comanche Trace Ranch Community Association Inc.  
2801 Comanche Trace Drive, Kerrville, TX, 78028.

The deadline for submission of your bid is  
October 19, 2021 by 2 PM.

If you have any questions, please feel free to contact me at (830) 895-8505 X229 or at drollow@comanchetrace.com

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### CITY OF KERRVILLE, TEXAS ORDINANCE NO. 2021-24

AN ORDINANCE ADOPTING THE CITY OF KERRVILLE, TEXAS, SUBDIVISION CODE, A COMPREHENSIVE REWRITE OF THE CITY'S SUBDIVISION REGULATIONS; SAID REWRITE TO BE KNOWN AS THE "CITY OF KERRVILLE, TEXAS SUBDIVISION CODE" AND FOUND WITHIN CHAPTER 82 OF THE CITY'S CODE OF ORDINANCES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT HERewith; PROVIDING AN EFFECTIVE DATE; AND PROVIDING OTHER MATTERS RELATED TO THIS SUBJECT. EFFECTIVE DATE 10/15/2021.

### Homes For Sale by Owner

Home For Sale  
2400Sf. 3/2  
3 car garage,  
separate cabin.  
903-644-6832

### Unfurnished Houses

224 Starkey  
Street Kerrville  
2B/1B \$1000/mo  
Avail. November.  
Text only  
214.762.8838

### Misc. For Rent

Attention Holistic  
Therapists;  
Seeking an  
office to call  
your own?  
Zen & Alchemy  
is opening soon  
in downtown  
Kerrville. We  
have four  
offices avail.  
Hourly and

### Full-time Employment

Are you ready  
to take the next  
step into your  
future?  
Japanica  
Water Well  
Service and Hill  
Country Water  
Well  
Drilling are  
hiring!  
No experience

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