

AGENDA FOR THE KERRVILLE

PLANNING & ZONING COMMISSION MEETING

THURSDAY, FEBRUARY 3, 2022, 4:30 P.M.

CITY HALL COUNCIL CHAMBERS

701 MAIN STREET, KERRVILLE, TEXAS

The Community Vision

Kerrville will be a vibrant, welcoming and inclusive community that:

- *Respects and protects the natural environment that surrounds it;*
- *Seeks to attract economic growth and development;*
- *Provides opportunities for prosperity, personal enrichment and intellectual growth for people of all ages; and*
- *Does so while preserving the small-town charm, heritage, arts and culture of the community.*



Kerrville2050



PLANNING AND ZONING COMMISSION AGENDA
FEBRUARY 3, 2022, 4:30 PM
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS



Planning and Zoning Commission

1 MINUTES

1.A. Approval of Meeting Minutes from January 6, 2022 regular meeting.

Attachments:

PZ Minutes _20220106_draft.pdf

2 CONSIDERATION AND FINAL ACTION

2.A. Preliminary Plat, Peterson Regional Medical Center, 195 Lehmann Drive (Case 2022-002)

A preliminary plat being 20.63 acres comprised of a 23.85 acre tract designated as "Lot 1-E, Block 1" of the Peterson Regional Medical Center, a subdivision of Kerr County, Texas according to the plat recorded in Volume 8, Page 69, plat records of Kerr County, being a replat of a portion of a plat recorded in Volume 7, Page 348, plat records of Kerr County, Texas, and 6.78 acres out of a 157.291 acre tract according to a deed in File No. 09-7631, official public record, Kerr County, Texas.

Attachments:

PRMC Preliminary Plat_2022-01-07.pdf

PrelimSitePlan-PRMC OffSiteParking_2022-01-07.pdf

2.B. Preliminary Plat, Mystic Ridge Estates, 1275 Cypress Creek Road (Case 2022-003)

A preliminary plat of Mystic Ridge Estates being 697.855 acres being comprised of Tract A, Tract B, Tract Two, and Tract C as described in a Special Warranty Deed with Vendor's Lien to Jimmy Branch and Jennifer Branch dated August 6, 2021 as recorded in Document No. 21-07159, Official Public Records of Kerr County, Texas and being all or parts of various original patent surveys.

Attachments:

Mystic Ridge Estates - Preliminary Plat_2022-01-07.pdf

3 PUBLIC HEARING, CONSIDERATION & ACTION

3.A. CUP for Short Term Rental, 213 Palmer Street (Case PZ-2021-35)

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 19, Block 8, Lowry Addition; and more commonly known as 213 Palmer Street S, Kerrville, TX 78028.

Attachments:

PZ-2021-35-LocationMap.pdf

PZ-2021-35_Site Plan.pdf

3.B. CUP for Short Term Rental, 713 Harper Road (Case PZ-2022-1)

A resolution to allow a Conditional Use Permit for a Short Term Rental on 0.84 acres out of the Fosgate Survey 120, Abstract 138; and more commonly known as 713 Harper Road N, Kerrville, TX 78028.

Attachments:

PZ-2022-1-LocationMap.pdf

PZ-2022-1 - Site Plan.pdf

4 STAFF REPORT

4.A. Election of Planning & Zoning Commission Chair and Vice-Chair.

5 EXECUTIVE SESSION

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

6 ADJOURNMENT

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 830-254-1117 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: 1/28/2022 at 10:30 am and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Kesha Franchina

Deputy City Secretary, City of Kerrville, Texas

CANCELED

The Planning & Zoning meeting has been canceled February 3, 2022 at 11:15am, due to inclement weather. This meeting will be rescheduled at a later date.

Shelley McElhannon, City Secretary 2/3/22 11:30am



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



SUBJECT: Approval of Meeting Minutes from January 6, 2022 regular meeting.

AGENDA DATE OF: February 3, 2022 **DATE**
SUBMITTED:

SUBMITTED BY: Steve Melander

EXHIBITS: [PZ Minutes_20220106_draft.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Approve or Approve with Revisions.

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS
JANUARY 6, 2022**

PLANNING & ZONING COMMISSIONERS PRESENT:

Michael Sigerman
David Jones
Cliff Tuttle
Jeff Harris
Abram Bueche

PLANNING & ZONING COMMISSIONERS ABSENT:

John Bernhard

CITY CORE STAFF PRESENT:

Drew Paxton
Guillermo Garcia
Kyle Burow

CALL TO ORDER

Meeting called to order at 4:30pm by Mike Sigerman.

Introduction of new Commissioners.

Selection of Chair & Vice-Chair to be placed on next agenda.

1) MINUTES

1.A Approval of Meeting Minutes from December 2, 2021 regular meeting.

PZ Minutes_20211202_draft.pdf

Cliff Tuttle moved to approve the minutes as presented; Jeff Harris seconded the motion, and the motion carried 5-0.

Drew clarified that the minutes are action minutes.

2) CONSIDERATION AND FINAL ACTION

2.A Preliminary Plat, 534 Industrial Park (Case 2021-078)

A preliminary plat of a 17.083 acre tract of land out of Samuel L Wallace Survey No. 112, Abstract 360, Kerr County, Texas, which said 17.083 acres being a part or portion

of a certain 17.54 acre tract conveyed to Earnest W. Walker Family Limited Partnership recorded in Volume 1678, Page 525 of the Official Public Records of Kerr County, Texas; and generally located at the northeast corner of Loop 534 and Landfill Road (KerrCAD Property ID 17383).

2021-078 - Proposed Preliminary Plat.pdf

Drew Paxton presented the case.

David Jones was called to speak.

Cliff Tuttle moved to approve the preliminary plat; David Jones seconded the motion, and the motion carried 5-0.

3) PUBLIC HEARING, CONSIDERATION & ACTION

3.A Annexation & Zoning, Comanche Trace, 82.8 Acres (Case PZ-2021-34)

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of R-2 Medium Density Residential District the following parcels: 62.062 acres located in the William Watt Survey No. 64, Abstract 363, the William Watt Survey No. 65, Abstract 364, the Thomas Jackson Survey No. 394, Abstract 212 & 20.8 acres located in the William Watt Survey No. 66, Abstract 365 and the William Watt Survey No. 65, Abstract 364, Kerr County, Texas, being a portion of a called 1131.78 acre tract of land of record in Volume 971, Page 698 of the Official Public Records of Kerr County, Texas; and generally located at Comanche Trace Drive and Lower Turtle Creek Road.

PZ-2021-34-LocationMap.pdf

PZ-2021-34_Annexation Area Map.pdf

Drew Paxton presented the case.

Public hearing opened at 4:39pm.

Public hearing closed at 4:40pm.

Michael Sigerman was called to speak.

David Jones was called to speak.

Cliff Tuttle moved to approve the ordinance; Jeff Harris seconded the motion, and the motion carried 5-0.

4) STAFF REPORT

Mr. Hamilton requested to speak regarding 534 Industrial Park (Case 2021-078).

5) EXECUTIVE SESSION

No executive session.

6) ADJOURNMENT

Meeting adjourned at 4:49pm.

Submitted by:

Steve Melander, Planner

Approved by:

Mike Sigerman, Chair

Date Approved: _____



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



SUBJECT: Preliminary Plat, Peterson Regional Medical Center, 195 Lehmann Drive (Case 2022-002)

A preliminary plat being 30.63 acres comprised of a 23.85 acre tract designated as "Lot 1-R," Block 1 of the Peterson Regional Medical Center, a subdivision of Kerr County, Texas according to the plat recorded in Volume 8, Page 69, plat records of Kerr County, being a replat of a portion of a plat recorded in Volume 7, Page 348, plat records of Kerr County, Texas, and 6.78 acres out of a 157.291 acre tract according to a deed in File No. 09-7631, official public record, Kerr County, Texas.

AGENDA DATE OF: February 3, 2022 **DATE**
SUBMITTED:

SUBMITTED BY: Steve Melander

EXHIBITS: [PRMC Preliminary Plat_2022-01-07.pdf](#)
[PrelimSitePlan-PRMC OffSiteParking_2022-01-07.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

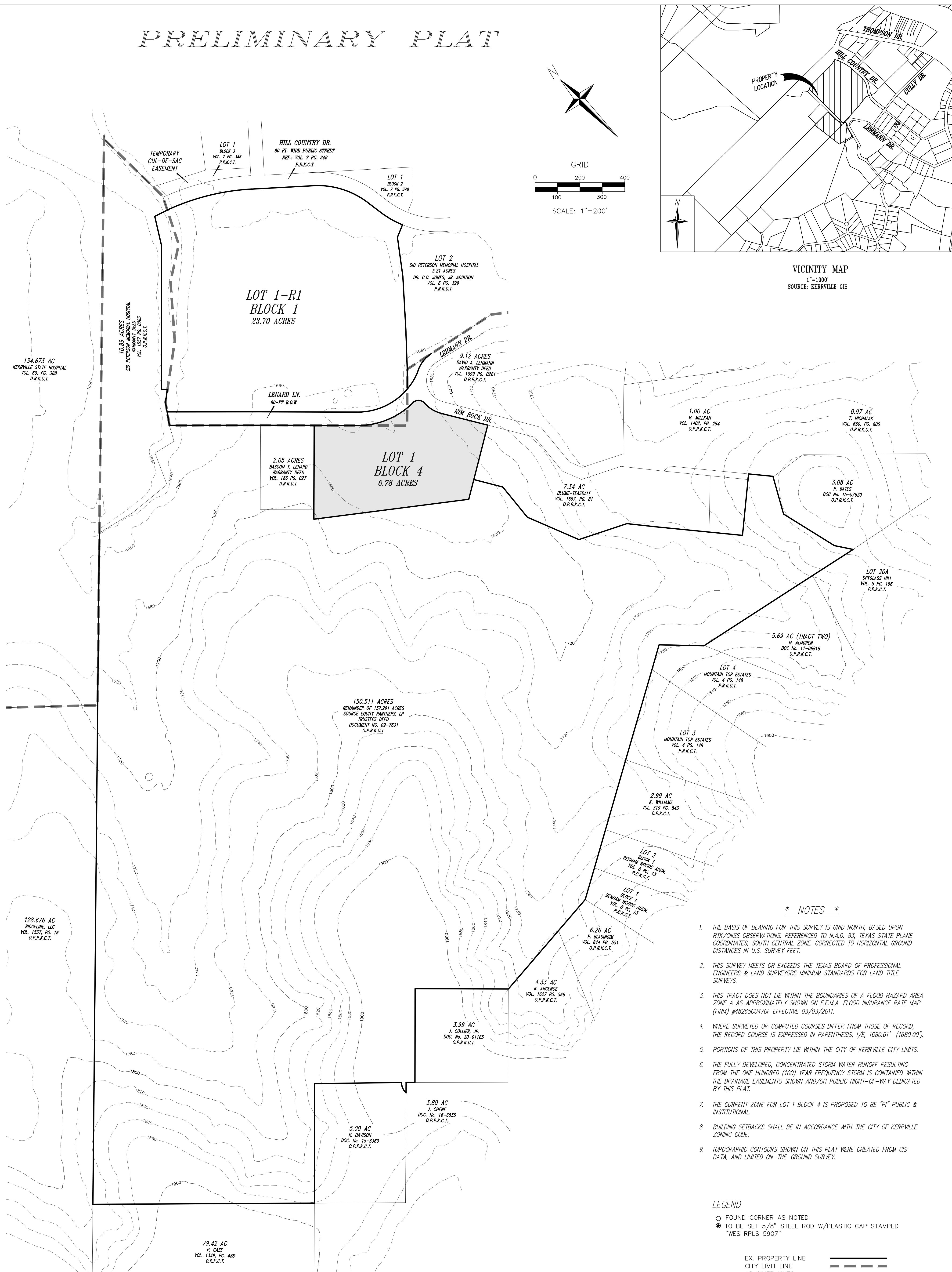
SUMMARY STATEMENT:

Applicant has met all requirements for preliminary plat approval. The realignment of Lenard Lane to Lehmann Drive may require City Council action to close a portion of the previously dedicated Lenard Lane. This shall be completed prior to final plat being submitted. Staff recommends approval of the preliminary plat.

RECOMMENDED ACTION:

Approve the Preliminary Plat. The realignment of Lenard Lane to Lehmann Drive may require City Council action to close a portion of the previously dedicated Lenard Lane. This shall be completed prior to final plat being submitted. Staff recommends approval of the preliminary plat.

PRELIMINARY PLATE



LEGEND

LEGEND

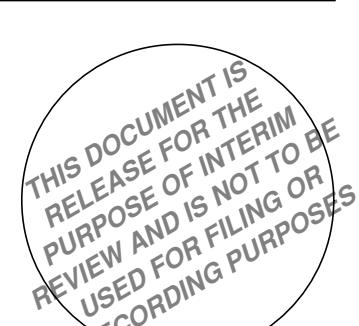
- FOUND CORNER AS NOTED
- TO BE SET 5/8" STEEL ROD W/PLASTIC CAP STAMPED

EX. PROPERTY LINE
CITY LIMIT LINE
ADJOINER LINES

1700

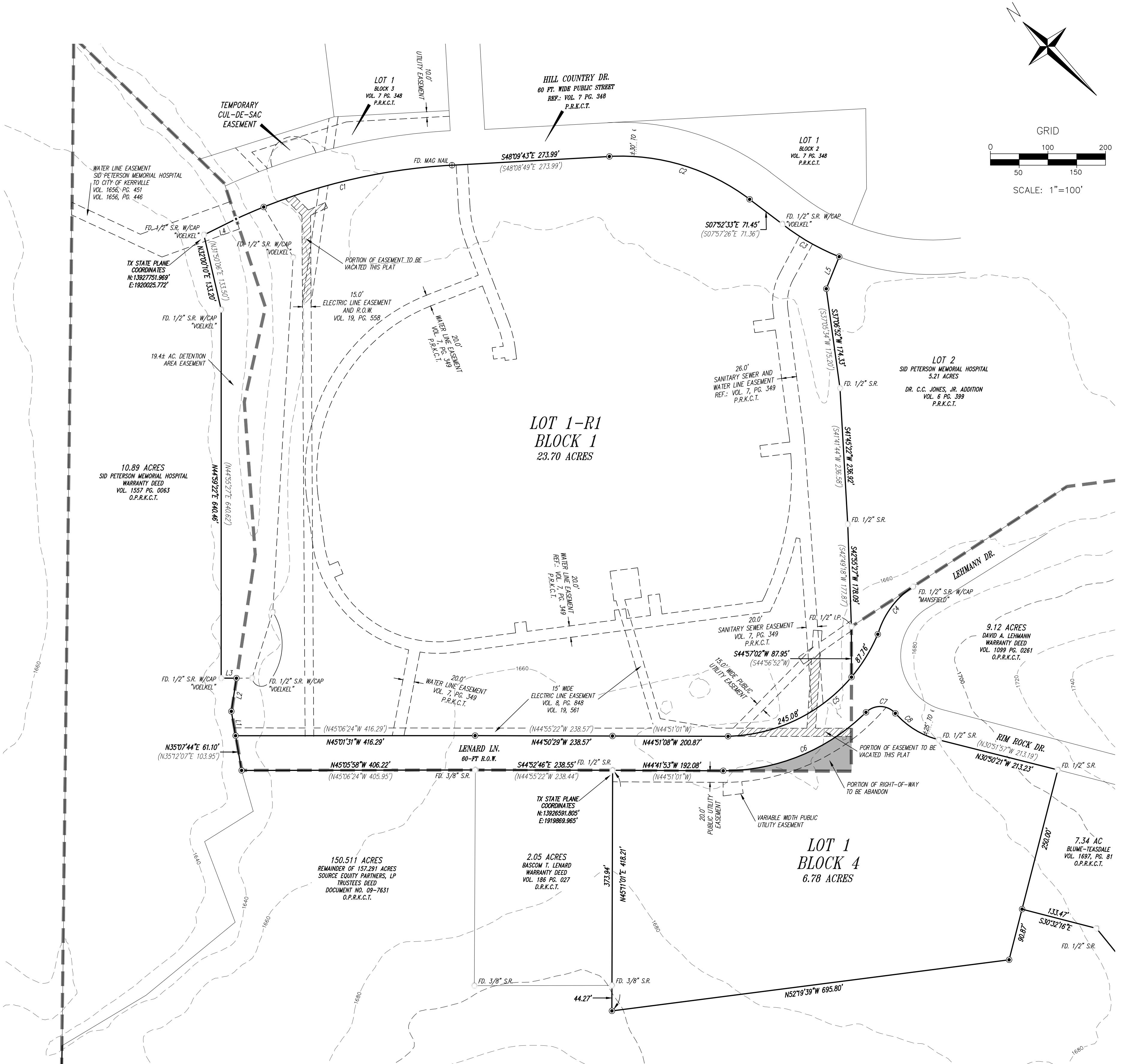
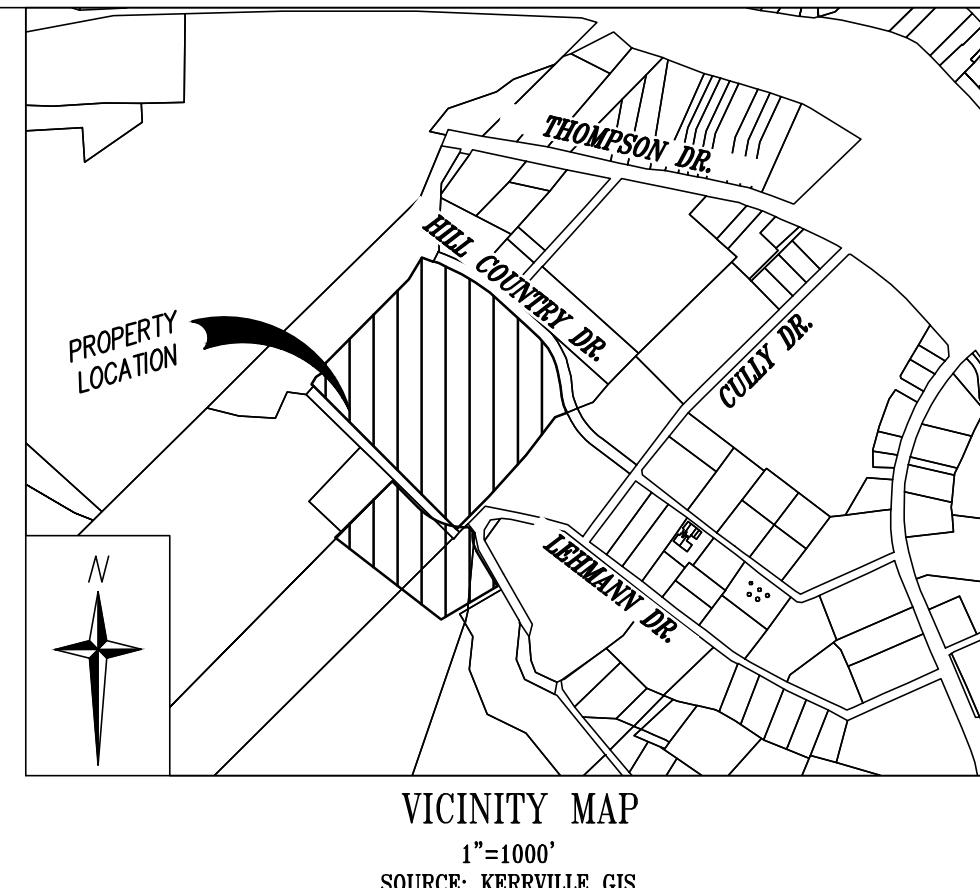
*PETERSON REGIONAL
MEDICAL CENTER
BLOCK 4, LOT 1*

BEING 30.63 ACRES COMPRISED OF 23.85 ACRE TRACT DESIGNATED AS "LOT 1-R", BLOCK 1 OF THE PETERSON REGIONAL MEDICAL CENTER, A SUBDIVISION OF KERR COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 69, PLAT RECORDS OF KERR COUNTY, BEING A REPLAT OF A PORTION OF A PLAT RECORDED IN VOLUME 7, PAGE 348, PLAT RECORDS OF KERR COUNTY, TEXAS, & 6.78 ACRES OUT OF A 157.291 ACRE TRACT ACCORDING TO DEED IN FILE NO. 09-7631, OFFICIAL PUBLIC RECORD, KERR COUNTY, TEXAS



OFFICIAL PUBLIC RECORD, KERR COUNTY, TEXAS				
631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.E.L.S.		
PROJECT: WES: 21-064	SCALE: 1" = 100'	FIELD: JS/CM	DRAFTING: JSM	CHECKED: RSM
LAST FIELD VISIT: 07.23.2021 LAST DRAFT REVISION: 01.07.2022			SHEET NO. 1 of 2	

PRELIMINARY PLAT



Curve Table

Curve Table							
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	(Chord Direction)	(Chord Length)
C1	388.80	1028.30	21°39'49"	S58°59'08"E	386.49	(S59°01'08"E)	(386.81)
C2	260.07	370.36	40°13'58"	S28°00'21"E	254.76	(S28°03'07"E)	(254.49)
C3	114.07	400.89	16°18'10"	S15°08'37"E	113.68	(S15°32'58"E)	(113.60)

Curve Table

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C4	105.81	147.15	41°11'52"	S81°37'54"W	103.54
C5	332.83	290.00	65°45'31"	S79°17'08"E	314.87
C6	275.19	350.00	45°02'59"	S67°18'25"E	268.16
C7	57.25	35.00	93°43'02"	N42°58'23"W	51.08
C8	89.86	147.15	34°59'24"	N13°36'34"W	88.47

Links Tables

Line Table

Line #	Length	Direction	(Length)	(Direction)
L1	43.08	N35°17'00"E	(43.08)	(N35°12'07"E)
L2	58.20	N53°39'53"E	(58.20)	(N53°35'00"E)
L3	26.37	N44°22'02"W	(26.68)	(N44°22'02"W)
L4	62.51	S71°27'36"E	(62.46)	(S71°34'06"E)
L5	60.11	S66°56'35"W	(60.11)	(S66°51'42"W)

LEGEND

LEGEND

- FOUND CORNER AS NOTED
- TO BE SET 5/8" STEEL ROD W/PLASTIC CAP STAMPED
"WES RPLS 5907"

(COURSE VALUE PER PLAT RECORDED IN VOL. 8 PG. 69 P.R.K.C.T.)
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS KERR COUNTY TEXAS
D R K C T. = DEED RECORDS KERR COUNTY TEXAS

EX. PROPERTY LINE
CITY LIMIT LINE
ADJOINER LINES
EX EASEMENT LINES

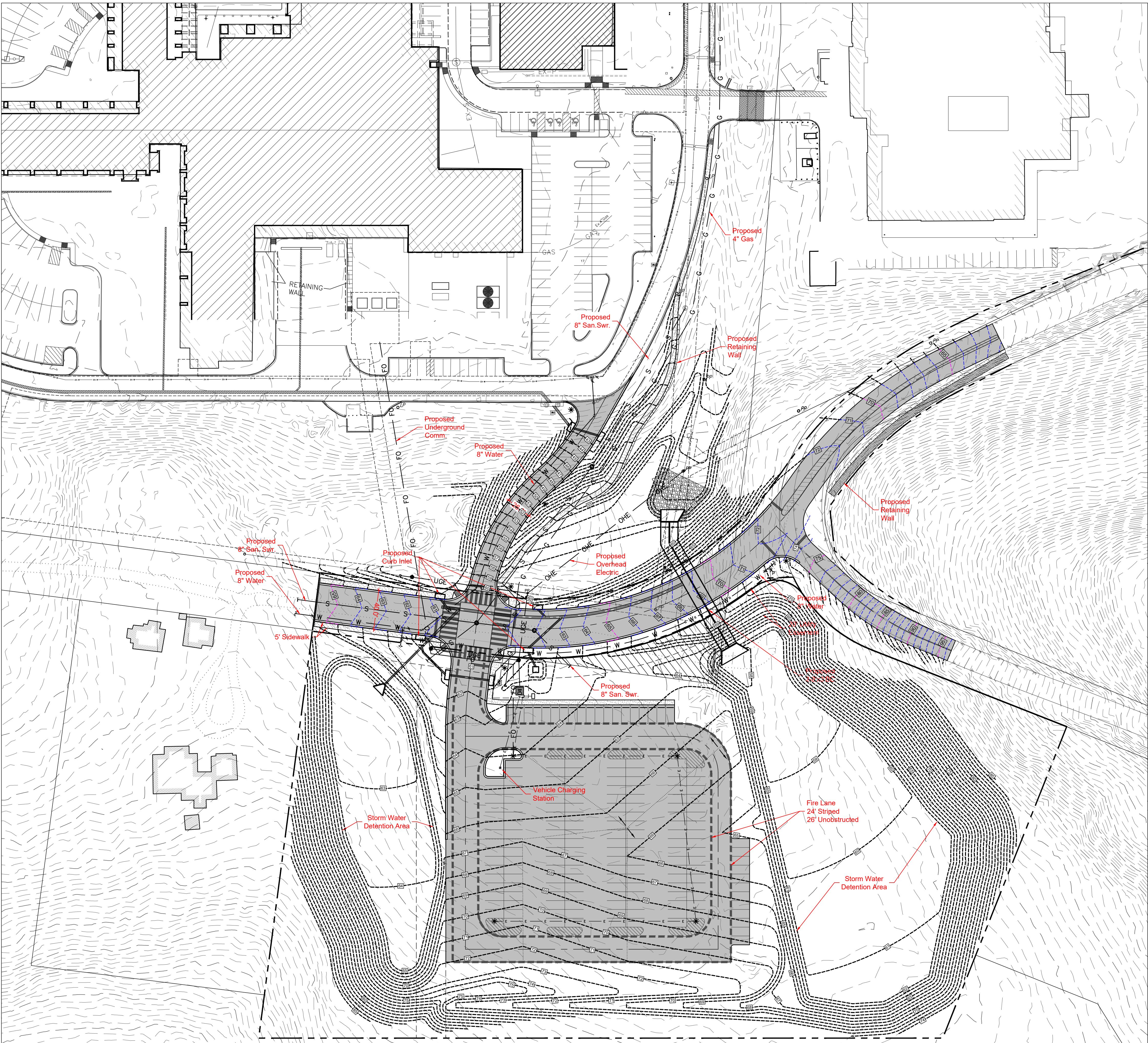
* SURVEYOR'S CERTIFICATE *

THIS DOCUMENT IS
RELEASE FOR THE
PURPOSE OF INTERIM
REVIEW AND IS NOT TO BE
USED FOR FILING OR
CORDING PURPOSES

*PETERSON REGIONAL
MEDICAL CENTER
BLOCK 4, LOT 1*

BEING 30.63 ACRES COMPRISED OF 23.85 ACRE TRACT DESIGNATED AS "LOT 1-R", BLOCK 1 OF THE PETERSON REGIONAL MEDICAL CENTER, A SUBDIVISION OF KERR COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 69, PLAT RECORDS OF KERR COUNTY, BEING A REPLAT OF A PORTION OF A PLAT RECORDED IN VOLUME 7, PAGE 348, PLAT RECORDS OF KERR COUNTY, TEXAS, & 6.78 ACRES OUT OF A 157.291 ACRE TRACT ACCORDING TO DEED IN FILE NO. 00-7631, OFFICIAL PUBLIC RECORD, KERR COUNTY, TEXAS.

 <p>WELLBORN ENGINEERING & SURVEYING</p>	<p>631 WATER STREET KERRVILLE, TX 78028 830-217-7100</p>	<p>wellbornengineering.com FIRM# 10194410 T.B.P.E.L.S.</p>								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">PROJECT:</th> <th style="width: 25%;">SCALE:</th> <th style="width: 25%;">FIELD:</th> <th style="width: 25%;">DRAFTING:</th> </tr> </thead> <tbody> <tr> <td>WES: 21-064</td> <td>1" = 100'</td> <td>JS/CM</td> <td>JSM</td> </tr> </tbody> </table>		PROJECT:	SCALE:	FIELD:	DRAFTING:	WES: 21-064	1" = 100'	JS/CM	JSM	<p>LAST FIELD VISIT: 07.23.2021 LAST DRAFT REVISION: 01.07.2021</p>
PROJECT:	SCALE:	FIELD:	DRAFTING:							
WES: 21-064	1" = 100'	JS/CM	JSM							
		<p>SHEET NO 2 of 2</p>								



PARKING DATA TABLE	
Total Spaces Provided	178

The features shown on this plan/exhibit/drawing were created from data provided by others (Adams, PRMC, City of Kerrville), aerial photography, LIDAR data from TNRIS, and/or GIS data. The existing conditions including boundary lines were not field verified for accuracy by an on-the-ground land survey. Therefore, the distances, dimensions, locations, elevations, and quantities identified on this sheet are only approximate and may not be suitable for legal, engineering, or survey purposes.

Revisions	No.	Date	Description
	1	1-7-2022	Preliminary Site Plan

Scale 1"=50' for 22"x34" sheets
WES Project No. WES-21-189
Sheet No. SP-1



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



SUBJECT: Preliminary Plat, Mystic Ridge Estates, 1275 Cypress Creek Road (Case 2022-003)

A preliminary plat of Mystic Ridge Estates being 697.855 acres being comprised of Tract A, Tract B, Tract Two, and Tract C as described in a Special Warranty Deed with Vendor's Lien to Jimmy Branch and Jennifer Branch dated August 6, 2021 as recorded in Document No. 21-07159, Official Public Records of Kerr County, Texas and being all or parts of various original patent surveys.

AGENDA DATE OF: February 3, 2022 **DATE**
SUBMITTED:

SUBMITTED BY: Steve Melander

EXHIBITS: [Mystic Ridge Estates - Preliminary Plat_2022-01-07.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Applicant has met all preliminary plat requirements.

Staff recommends approval of the preliminary plat with the following condition:

1. The 60' access easement between Lots 13 and 14 shall intersect with proposed street "B" as perpendicular as possible. This condition shall be addressed in the Construction Plans and Final Plat. (Section 82-53(i))

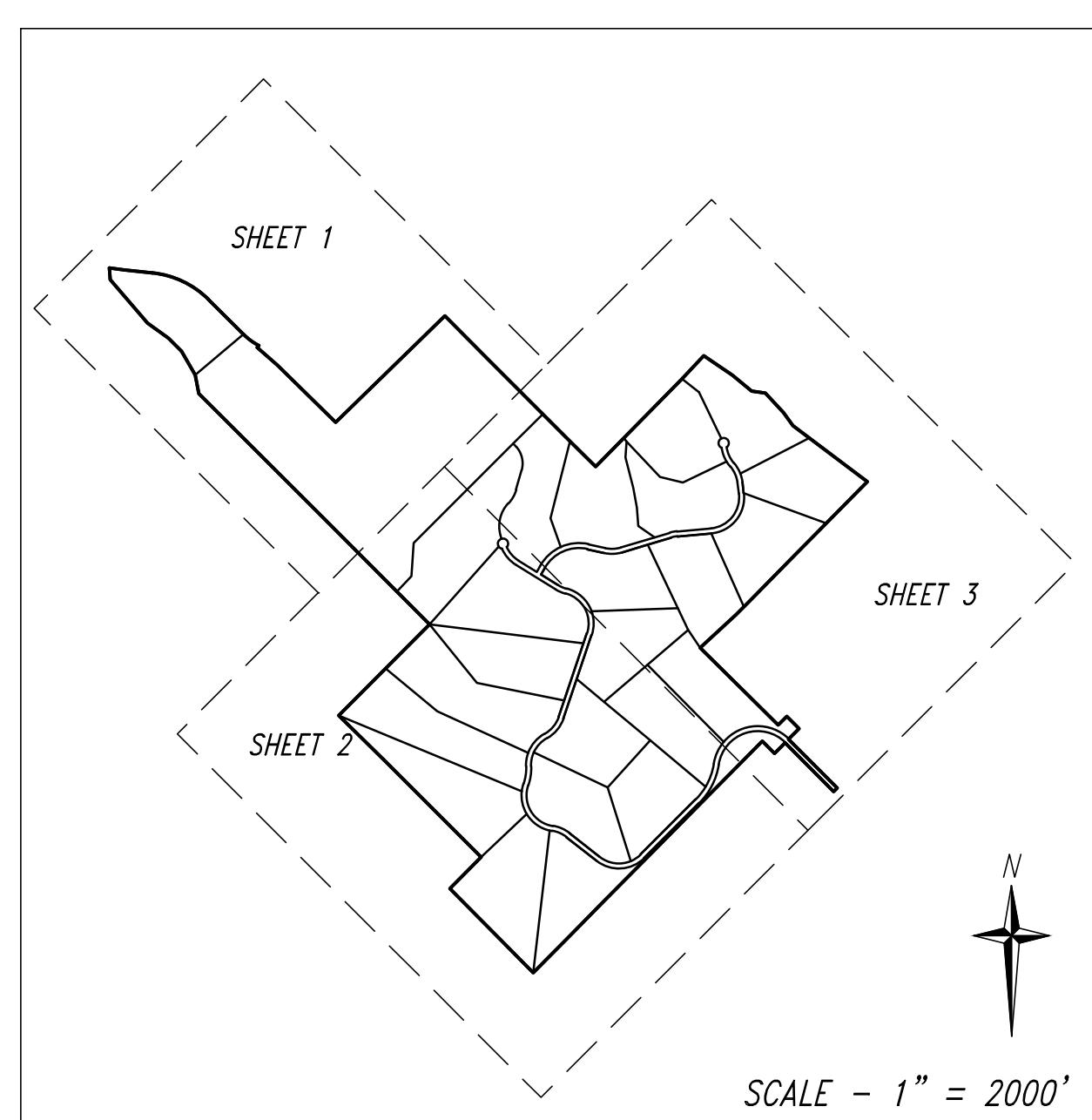
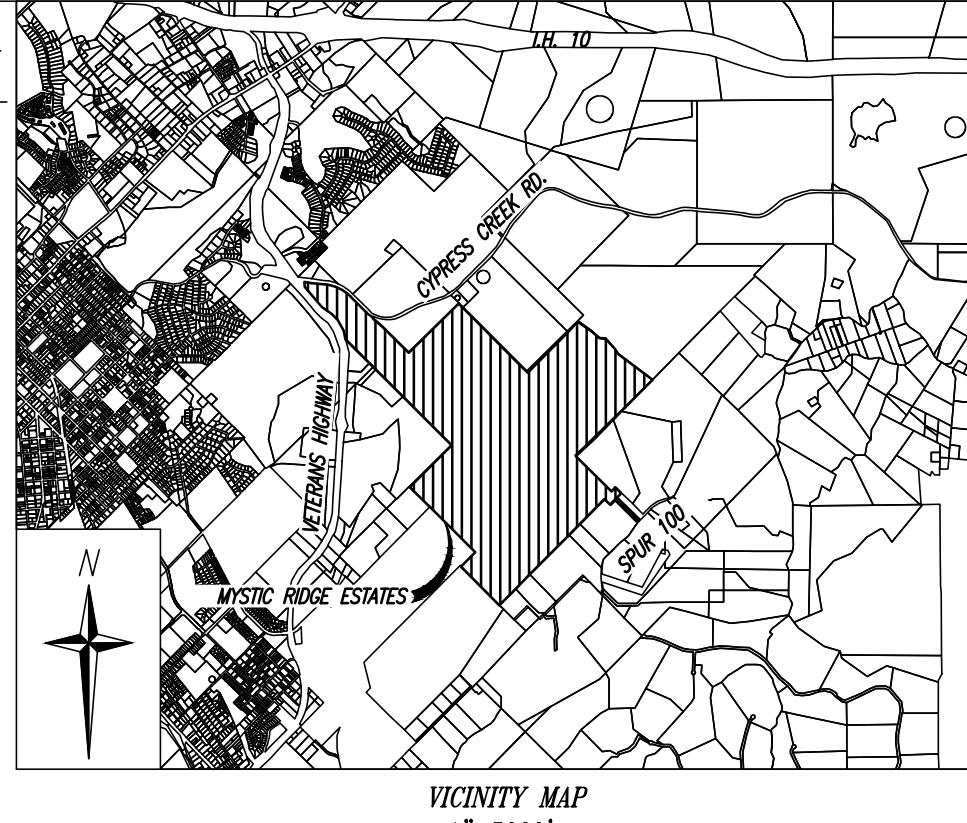
RECOMMENDED ACTION:

Approve the Preliminary Plat. Staff recommends approval of the preliminary plat with the following condition: 1. The 60' access easement between Lots 13 and 14 shall intersect with proposed street "B" as perpendicular as possible. This condition shall be addressed in the Construction Plans and Final Plat. (Section 82-53(i))

PRELIMINARY PLAT OF
MYSTIC RIDGE ESTATES

Being 697.855 acres (Called 697.855 acres) being comprised
Tract A, Tract B, Tract Two, and Tract C as described in a
Special Warranty Deed with Vendor's Lien to Jimmy Branch and
Jennifer Branch dated August 6, 2021 as recorded in Document
No. 21-07159 Official Public Records of Kerr County, Texas and
being all or parts of the following original patent surveys:

TAX CERT. FILE NO. _____
FILE NO. _____



H.E.&W.T. RR. Co. Survey No. 1426, Abstract No. 1450
H.E.&W.T. RR. Co. Survey No. 1426, Abstract No. 1927
Emile Josse Survey No. 1377, Abstract No. 695
G.W.T.&P. RR. Co. Survey No. 2, Abstract No. 1505
H.E.&W.T. RR. Co. Survey No. 1425, Abstract No. 687
Bertran Michon Survey No. 675, Abstract No. 261
Samuel Wallace Survey No. 112, Abstract No. 360
Samuel Wallace Survey No. 113, Abstract No. 347
Samuel Wallace Survey No. 114, Abstract No. 348

UTILITY EASEMENT NOTE:

It is understood and agreed that perpetual easements are reserved for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in the air, upon the surface or underground, along and within ten (10) feet of the rear, front and side lines of all lots/or tracts and in the streets, alleys, lanes, and roads of this subdivision, and ten (10) feet along the out boundaries of all streets, alleys, boulevards, lanes and roads where subdivision lines or lots of individual tracts are deeded to the center line of the roadway. Nothing shall be placed or permitted to remain within this easement areas which may damage or interfere with the use and maintenance of the roadway or which may damage lot and all improvements within it shall be maintained by the owner of the lot, except for those facilities for which an authority or utility company is responsible. Utility companies or their employees shall have all of the rights and benefits necessary or convenient for the full enjoyment of the rights herein granted, including but not limited to the free right of ingress to and egress from the property for the purpose of the right-of-way easement and to keep clear of all brush, trees, structures, and other obstructions, including the right to cut all weak, leaning or dangerous trees located outside the easement area which are tall enough to strike the electric facilities in falling. The easement rights herein reserved include the privilege of clearing a right-of-way for and anchoring of any support cables or other devices outside said easement when deemed necessary by the utility to support equipment within said easement and the right to use the right-of-way for the purpose of the right-of-way easement and to maintain the right-of-way easement so long as such items do not prevent the construction of buildings on any of the lots and/or tracts of this subdivision. Utilities shall have the right to install and maintain locks in gates as necessary or appropriate for the right of ingress to and egress from the easement area. The foregoing notwithstanding, the utility may relocate its facilities and right-of-way over the premises to conform to any future highway or street relocation, widening, or improvement.

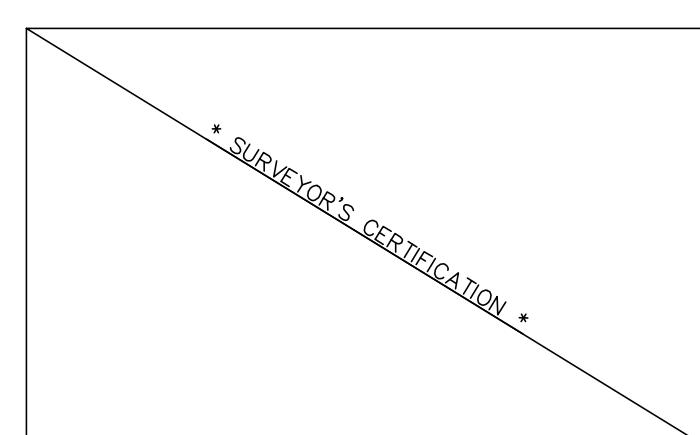
* SURVEYORS NOTES *

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED ON GNSS RTK OBSERVATIONS REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE REDUCED TO HORIZONTAL GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET.
2. THIS SURVEY MEETS OR EXCEEDS TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS MINIMUM STANDARDS.
3. WHERE SURVEYED OR COMPUTED COORDINATES DIFFER FROM THOSE OF RECORD, THE RECORD COORDINATE IS EXPRESSED IN PARENTHESIS. I.E. 1680.61' (1680.00').
4. THIS PROPERTY LIES COMPLETELY WITHIN THE KERRVILLE INDEPENDENT SCHOOL DISTRICT.
5. BY GRAPHIC IDENTIFICATION THESE PARCELS APPEAR TO BE LOCATED IN FLOOD "ZONE A" AN AREA OF 1.0% ANNUAL CHANCE OF FLOOD HAZARD. REFERENCE FIRM PANEL 4826500490F EFFECTIVE DATE 3/3/2011.
6. TOPOGRAPHIC CONTOURS SHOWN ON THIS PLAT WERE CREATED FROM KERR COUNTY GIS DATA AND LIMITED ON-THE-GROUND SURVEY.
7. "PRIOR TO CONSTRUCTION ON ANY LOT THE OWNER OF SAID LOT SHALL CONTACT KERR COUNTY OSM PERMITTING DEPARTMENT AT (830) 896-2200 TO DETERMINE THE APPROPRIATE PERMITTING WITH ALL CURRENT AND FUTURE OSM REGULATIONS ADOPTED BY KERR COUNTY. INDIVIDUAL OSM SYSTEMS SELECTION MUST BE MADE IN CONJUNCTION WITH THE SITE EVALUATION WITH RESPECT TO THE INDIVIDUAL SITE PERMITTING PROCESS, IN ACCORDANCE WITH THE 30 TAC 285 OSM RULES"
8. A 5/8" DIAMETER STEEL ROD WITH PLASTIC CAP STAMPED "WES RPLS 5907" WILL BE PLACED AT ALL OBLITERATED EXTERIOR BOUNDARY CORNERS AND AT EACH BOUNDARY POINT OF THE INDIVIDUAL LOTS.

I HEREBY CERTIFY THAT THE PRELIMINARY 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 & ZONING COMMISSION AND THAT IT HAD BEEN APPROVED.

DATED THIS THE ____ DAY OF _____, 2021

CHAIR, CITY OF KERRVILLE PLANNING & ZONING COMMISSION

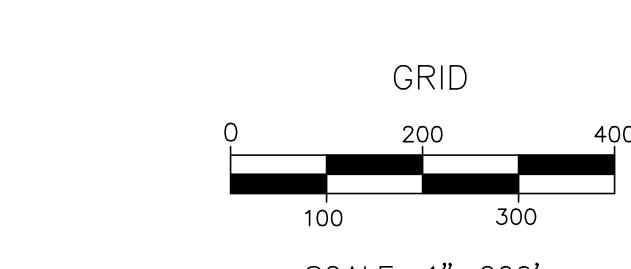


THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF
INTERVIEW, REVIEW AND FOR FILING OR
RECORDING PURPOSES
OR
TO BE USED FOR FILING OR
RECORDING PURPOSES

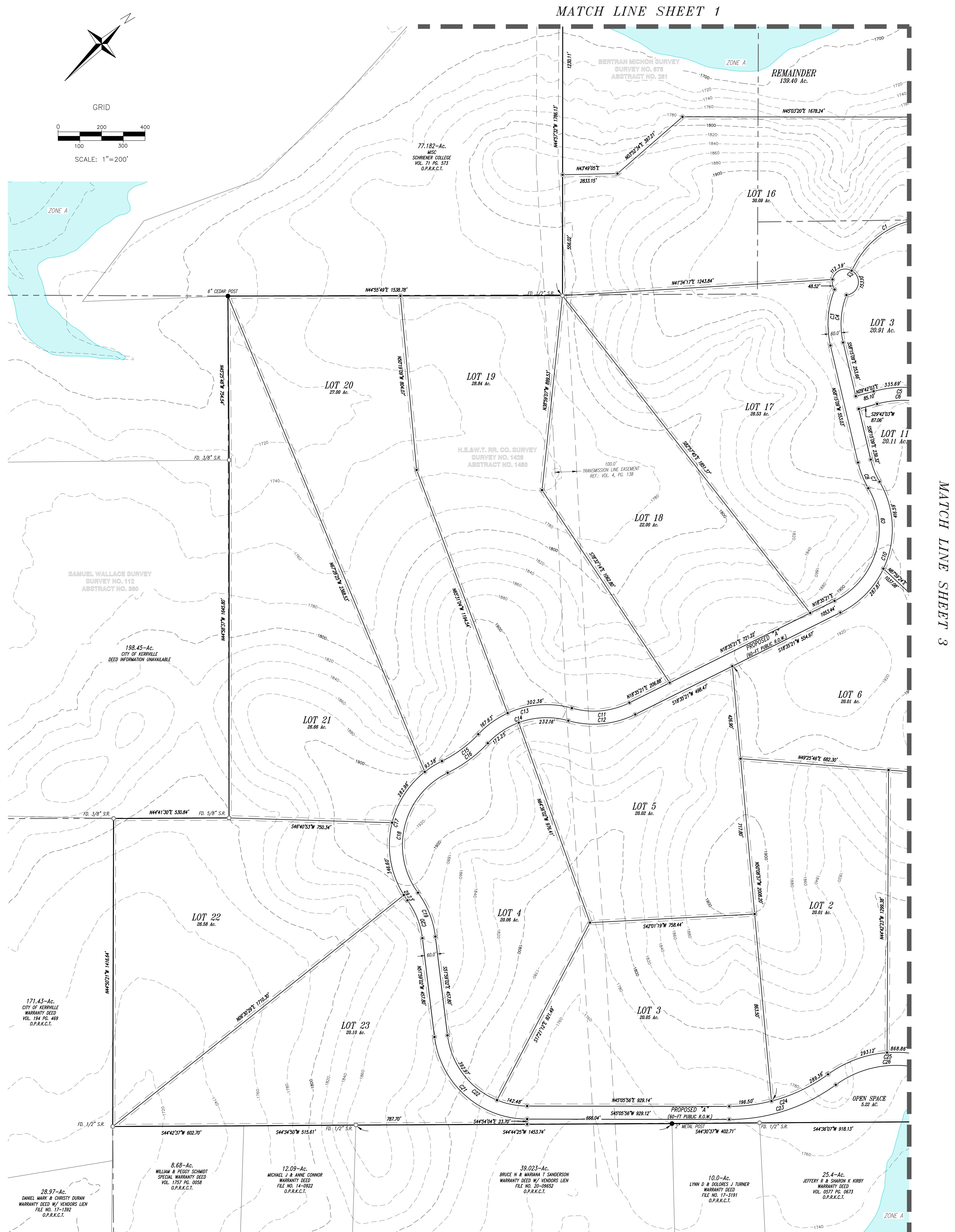
* LEGEND *

- FOUND CORNER AS NOTED
- FOUND FENCE CORNER AS NOTED
- FOUND 6'x6' CONCRETE HIGHWAY MONUMENT
- FOUND MAGNETIC NAIL
- TO BE SET 5/8" STEEL ROD W/ PLASTIC CAP STAMPED "WES RPLS 5907"

PROPERTY LINE
PROPOSED LOT LINE
APPROX. CITY LIMIT LINE
APPROX. SURVEY LINE
EASEMENT LINE
CONTOUR LINES
CONTOUR INTERVALS = 20'
100-YR FLOODPLAIN



MATCH LINE SHEET 2 MATCH LINE SHEET 3



MATCH LINE SHEET 3

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	413.12	400.00	59°10'28"	N13°28'24"E	395.00
C2	314.01	60.00	299°51'35"	N70°09'34"E	60.13
C3	262.34	430.00	34°57'19"	S40°46'29"E	258.29
C4	222.11	370.00	34°23'38"	S41°03'19"E	218.79
C5	673.51	530.00	72°48'35"	N66°06'20"E	629.10
C6	597.26	470.00	72°48'35"	S66°06'20"W	557.88
C7	109.94	370.00	17°01'26"	S66°45'58"E	109.53
C8	127.76	430.00	17°01'26"	S66°45'58"E	127.29
C9	606.17	370.00	93°52'02"	N28°20'40"W	540.62
C10	704.46	430.00	93°52'02"	S28°20'40"E	628.28

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C11	271.91	370.00	42°06'22"	N39°38'32"E	265.83
C12	316.00	430.00	42°06'22"	N39°38'32"E	308.94
C13	469.99	430.00	62°37'28"	S29°22'59"W	446.94
C14	404.41	370.00	62°37'28"	S29°22'59"W	384.58
C15	208.76	570.00	20°59'04"	N08°33'46"E	207.60
C16	230.74	630.00	20°59'04"	N08°33'46"E	229.45
C17	752.67	430.00	100°17'24"	N31°05'24"W	660.19
C18	647.64	370.00	100°17'24"	S31°05'24"E	568.07
C19	219.53	430.00	29°15'03"	N66°36'34"W	217.15
C20	188.89	370.00	29°15'03"	N66°36'34"W	186.85

Curve Table

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	622.29	430.00	82°55'02"	N86°33'27"E	569.39
C22	535.46	370.00	82°55'02"	N86°33'27"E	489.94
C23	523.87	830.00	36°09'47"	N27°01'02"E	515.21
C24	485.86	770.00	36°09'11"	N27°01'20"E	477.84
C25	1161.98	530.00	125°36'57"	N71°45'13"E	942.85
C26	1030.52	470.00	125°37'34"	S71°44'55"W	836.15

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND IS NOT TO BE USED FOR FILING OR RECORDING PURPOSES OR

* LEGEND *

- FOUND CORNER AS NOTED
- FOUND FENCE CORNER AS NOTED
- FOUND TXDOT CONCRETE HIGHWAY MONUMENT
- FOUND MAGNETIC NAIL
- TO BE SET 5/8" STEEL ROD W/ PLASTIC CAP STAMPED "WES RPLS 5907"

PROPERTY LINE 

PROPOSED LOT LINE 

APPROX. SURVEY LINE 

EASEMENT LINE 

CONTOUR LINES 

CONTOUR INTERVALS = 20' 

MATCH LINE SHEET 1

BERTHAN MICHON SURVEY
SURVEY NO. 675
ABSTRACT NO. 281

LOT 2
139.40 Ac.

LOT 25
30.09 Ac.

LOT 15
21.14 Ac.

LOT 14
23.00 Ac.

LOT 7
20.01 Ac.

LOT 12
20.01 Ac.

LOT 1
20.02 Ac.

REMAINDER OF 127.0-Ac.
WARRANTY DEED W/ VENDORS LIEN
TOMMY J DREBRODT
VOL. 971 PG. 847
O.P.R.K.C.T.

60.0'

REF.: VOL. 12, PG. 7832

ROAD EASEMENT

FD. 1/2" S.R.

1780'

1800

1820

1840

1860

1880

1900

1920

1940

1960

1980

2000

2020

2040

2060

2080

2100

2120

2140

2160

2180

2200

2220

2240

2260

2280

2300

2320

2340

2360

2380

2400

2420

2440

2460

2480

2500

2520

2540

2560

2580

2600

2620

2640

2660

2680

2700

2720

2740

2760

2780

2800

2820

2840

2860

2880

2900

2920

2940

2960

2980

2000'

1800'

1600'

1400'

1200'

1000'

800'

600'

400'

200'

0'

100'

200'

300'

400'

500'

600'

700'

800'

900'

1000'

1100'

1200'

1300'

1400'

1500'

1600'

1700'

1800'

1900'

2000'

2100'

2200'

2300'

2400'

2500'

2600'

2700'

2800'

2900'

3000'

3100'

3200'

3300'

3400'

3500'

3600'

3700'

3800'

3900'

4000'

4100'

4200'

4300'

4400'

4500'

4600'

4700'

4800'

4900'

5000'

5100'

5200'

5300'

5400'

5500'

5600'

5700'

5800'

5900'

6000'

6100'

6200'

6300'

6400'

6500'

6600'

6700'

6800'

6900'

7000'

7100'

7200'

7300'

7400'

7500'

7600'

7700'

7800'

7900'

8000'

8100'

8200'

8300'

8400'

8500'

8600'

8700'

8800'

8900'

9000'

9100'

9200'

9300'

9400'

9500'

9600'

9700'

9800'

9900'

10000'

10100'

10200'

10300'

10400'

10500'

10600'

10700'

10800'

10900'



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



SUBJECT: CUP for Short Term Rental, 213 Palmer Street (Case PZ-2021-35)

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 19, Block 8, Lowry Addition; and more commonly known as 213 Palmer Street S, Kerrville, TX 78028.

AGENDA DATE OF: February 3, 2022 **DATE SUBMITTED:**

SUBMITTED BY: Drew Paxton

EXHIBITS: [PZ-2021-35-LocationMap.pdf](#)
[PZ-2021-35_Site Plan.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Proposal

A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 19, Block 8, Lowry Addition; and more commonly known as 213 Palmer Street S, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 29 letters on 1/20/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 1/13/2022. At the time of drafting this Agenda Bill, no comments had been received.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: R-1A Single-family residential with accessory dwelling unit

Existing Land Use: Single Family Residence

Direction: North, South, West, East

Current Zoning: R-1A Single-family residential with accessory dwelling unit

Existing Land Uses: Single Family Residences

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding residential areas are designated as Transitional Residential. Since the underlying zoning is not changing for the subject property, the request is consistent with the Kerrville 2050 Comprehensive Plan.

Thoroughfare Plan:

The subject property is located on a residential street.

Traffic Impact:

No traffic impact is anticipated.

Parking:

A Short Term Rental requires one off street parking space per bedroom and one additional off street parking space for a manager, if the manager does not live onsite. This property has 3 bedrooms and no onsite manager so 4 off-street parking spaces are required. The applicant has identified four available off-street parking spaces, meeting the off-street parking requirement.

Case Summary:

The applicant is proposing to use an existing home as a Short Term Rental.

The subject property is located within an R-1A zoning district. As such, a Short Term Rental requires a Conditional Use Permit.

The applicant has identified the following amenities as in close proximity to the proposed Short Term Rental: This location is within walking distance to the Kerrville River Trail, Louise Hayes Park, Arcadia Live!, the Downtown Farmers Market, and the entire downtown district for shopping, dining, and entertainment.

Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, and there are numerous amenities in close proximity to this proposed Short Term Rental location, staff recommends approval with consideration and inclusion of the attached Proposed CUP Conditions.

Proposed CUP Conditions for Short Term Rental

A. Guest Notification: The owner or operator of the Property shall post "Guest Notification" in a conspicuous place within the rental unit on the Property. Guest Notification is shown on the following page.

B. Local Contact: The owner or operator of the Property shall provide the City with contact information for a local representative, within approximately a two hour distance.

C. Occupancy Taxes: The owner or operator of the Property shall comply with the City's occupancy tax requirements as found within Ch. 94, Division III, of the City's Code of Ordinances.

D. Sign: The Property may not use more than one non-illuminated, on-site sign, in conjunction with its Short Term Rental unit. The sign may either be: (i) flush-mounted to one of the residential structures and may not exceed one-square foot in size; or, (ii) freestanding and placed in the front yard but no closer than 20 feet to any property line and not exceeding six square feet in size and three feet in height. Any such sign shall comply

with the City's Sign Code.

E. Minimum Off-Street Parking: One space per bedroom, plus parking required for the manager, if living off-site.

F. Maximum Occupancy: The maximum occupancy for any Short Term Rental is ten (10) guests. Short term rental owner / operator may set occupancy limits at less than ten (10) guests, however, in no case shall occupancy limits exceed ten (10) guests.

G. Other Zoning Regulations: The regulations set forth in this Resolution are in addition to those set forth in the Zoning Code, as may be amended or superseded. In the event of any irreconcilable conflict between this Resolution and the regulations set forth in the Zoning Code, the provisions of this Resolution will prevail.

RECOMMENDED ACTION:

Approve the Resolution



Location Map

Case # PZ-2021-35

Location:
213 Palmer St

Legend

200' Notification Area
Subject Properties



0 75 150 300

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.

MANSFIELD SURVEYING
P.O. BOX 3111
BANDERA, TX 78003
830-688-2786

SURVEY PREPARED FOR:
Kerr Co. Asbt & Title Co.
GF No. 44612

SURVEY PLAT

LOT 19, BLOCK 8 LOWRY ADDITION

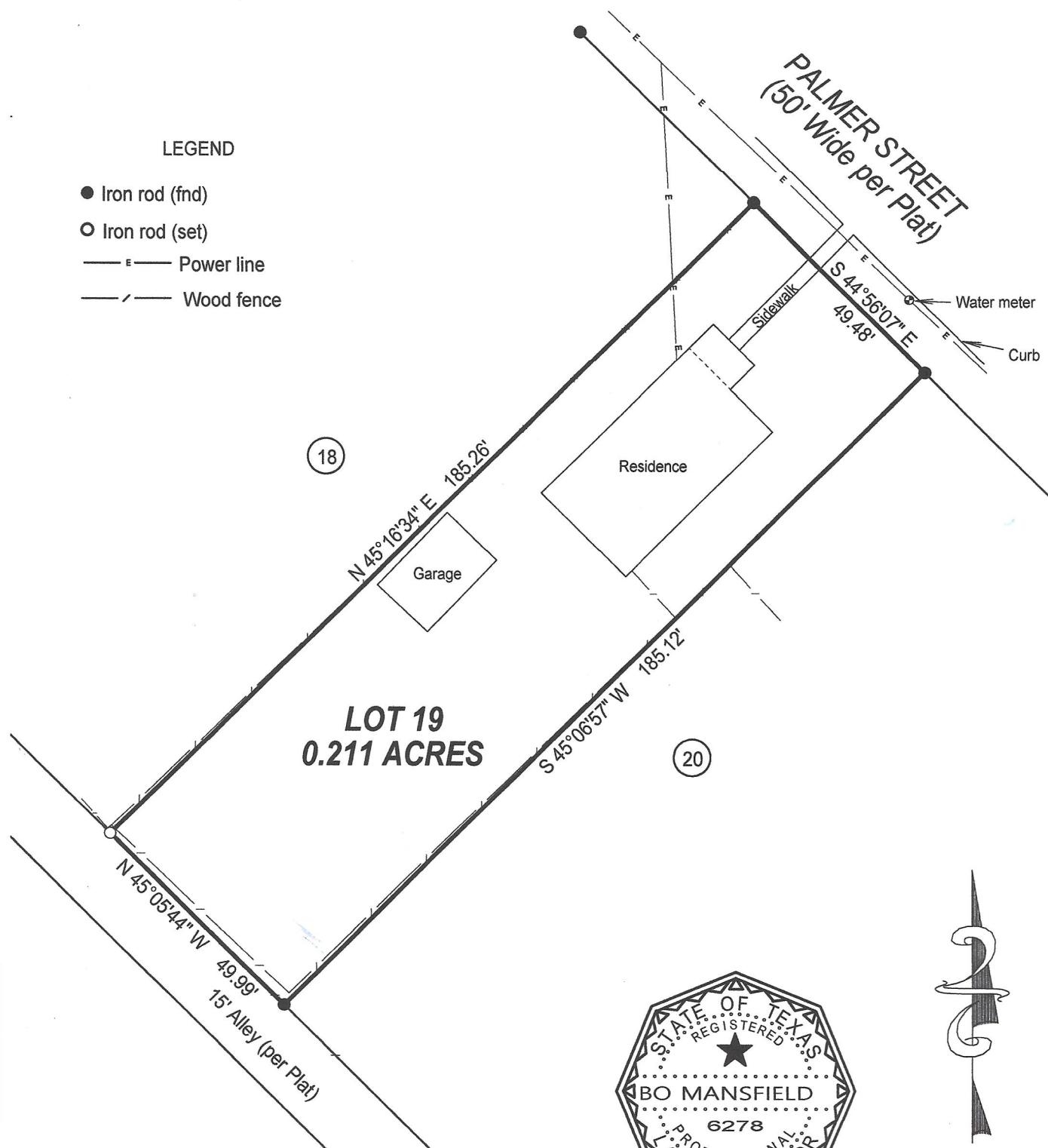
KERR COUNTY, TEXAS

213 PALMER STREET
KERRVILLE, TX 78028

VOLUME 28, PAGE 113, PLAT RECORDS

LEGEND

- Iron rod (fnd)
- Iron rod (set)
- E — Power line
- / — Wood fence



April 8, 2021

I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of the survey, and that to the best of my knowledge there are no visible overlapping of improvements, visible easements of rights of way, boundary line conflicts, or encroachments except as shown hereon.

R

NOTE:
All bearings are from GPS observations based
on Texas State Plane Coordinate System,
South Central Zone, NAD 83.



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



SUBJECT: CUP for Short Term Rental, 713 Harper Road (Case PZ-2022-1)

A resolution to allow a Conditional Use Permit for a Short Term Rental on 0.84 acres out of the Fosgate Survey 120, Abstract 138; and more commonly known as 713 Harper Road N, Kerrville, TX 78028.

AGENDA DATE OF: February 3, 2022 **DATE**
SUBMITTED:

SUBMITTED BY: Drew Paxton

EXHIBITS: [PZ-2022-1-LocationMap.pdf](#)
[PZ-2022-1 - Site Plan.pdf](#)

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

Proposal

A resolution to allow a Conditional Use Permit for a Short Term Rental on 0.84 acres out of the Fosgate Survey 120, Abstract 138; and more commonly known as 713 Harper Road N, Kerrville, TX 78028.

Procedural Requirements

The City, in accordance with state law, mailed 13 letters on 1/20/2022 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 1/13/2022. At the time of drafting this Agenda Bill, no comments had been received.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: R-1 Single-family residential

Existing Land Use: Single Family Residence

Direction: North, South, West

Current Zoning: R-1 Single-family residential

Existing Land Uses: Single Family Residences

Direction: East

Current Zoning: PI Public and Institutional

Existing Land Uses: Church

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding residential areas are on the edge of Strategic Catalyst Area Number 5 (SCA) and outside of the SCA designated as Neighborhood Residential. Since the underlying zoning is not changing for the subject property, the request is consistent with the Kerrville 2050 Comprehensive Plan.

Thoroughfare Plan:

The subject property is located on a residential street.

Traffic Impact:

No traffic impact is anticipated.

Parking:

A Short Term Rental requires one off street parking space per bedroom and one

additional off street parking space for a manager, if the manager does not live onsite. This property has 2 bedrooms and no onsite manager so 3 off-street parking spaces are required. The applicant has identified 3 available off-street parking spaces, meeting the off-street parking requirement.

Case Summary:

The applicant is proposing to use an existing home as a Short Term Rental.

The subject property is located within an R-1 zoning district. As such, a Short Term Rental requires a Conditional Use Permit.

The applicant has identified the following amenities as in close proximity to the proposed Short Term Rental: This location is near the Kerrville Sports Complex and a short drive to the core shopping and tourist areas across town by way of Harper Road and Holdsworth Drive.

Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, and there are numerous amenities in close proximity to this proposed Short Term Rental location, staff recommends approval with consideration and inclusion of the attached Proposed CUP Conditions.

Proposed CUP Conditions for Short Term Rental

A. Guest Notification: The owner or operator of the Property shall post “Guest Notification” in a conspicuous place within the rental unit on the Property. Guest Notification is shown on the following page.

B. Local Contact: The owner or operator of the Property shall provide the City with contact information for a local representative, within approximately a two hour distance.

C. Occupancy Taxes: The owner or operator of the Property shall comply with the

City's occupancy tax requirements as found within Ch. 94, Division III, of the City's Code of Ordinances.

D. Sign: The Property may not use more than one non-illuminated, on-site sign, in conjunction with its Short Term Rental unit. The sign may either be: (i) flush-mounted to one of the residential structures and may not exceed one-square foot in size; or, (ii) freestanding and placed in the front yard but no closer than 20 feet to any property line and not exceeding six square feet in size and three feet in height. Any such sign shall comply with the City's Sign Code.

E. Minimum Off-Street Parking: One space per bedroom, plus parking required for the manager, if living off-site.

F. Maximum Occupancy: The maximum occupancy for any Short Term Rental is ten (10) guests. Short term rental owner / operator may set occupancy limits at less than ten (10) guests, however, in no case shall occupancy limits exceed ten (10) guests.

G. Other Zoning Regulations: The regulations set forth in this Resolution are in addition to those set forth in the Zoning Code, as may be amended or superseded. In the event of any irreconcilable conflict between this Resolution and the regulations set forth in the Zoning Code, the provisions of this Resolution will prevail.

RECOMMENDED ACTION:

Approve the Resolution



Location Map

Case # PZ-2022-1

Location:

713 Harper Rd

Legend

200' Notification Area Subject Properties



0 75 150 300

Scale In Feet

Title Legal Description

LAND SITUATED IN THE CITY OF KERRVILLE IN THE COUNTY OF KERR IN THE STATE OF TEXAS.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE COUNTY OF KERR, STATE OF TEXAS, AND BEING 1.64 ACRES OF LAND LOCATED IN SURVEY NO. 13, W. F. FOGGAT, ABSTRACT NO. 13, DESCRIBED AS FOLLOWS:

RECORDED AT A POINT IN THE SOUTHEAST LINE OF THE HARPER ROAD, SET 25 FEET NORTH 45 EAST FROM THE WEST CORNER OF A. P. BROWN 2.5 ACRES TRACT; THENCE, SOUTH 45 EAST 338 FEET TO AN IRON STAKE; THENCE, NORTH 35 EAST 104 FEET TO CORNER; THENCE, NORTH 45 WEST, 85 FEET TO STAKE IN SAD ROAD LINE; THENCE, SOUTH 45 WEST 127 FEET TO THE PLACE OF BEGINNING.

Client Information



PropLogix

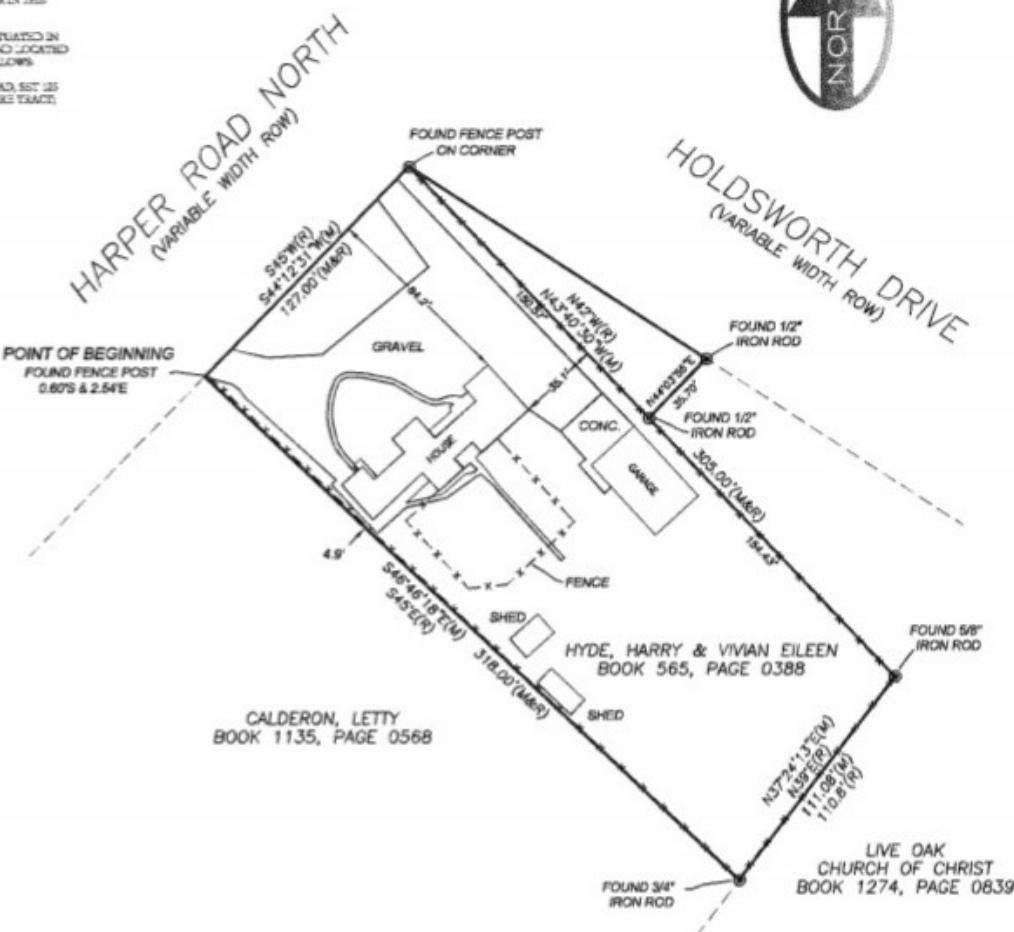
PROLOGIX
148 WILDFIELD AVE, #101
SARASOTA, FL 34231
727-935-1742
INFO@PROLOGIX.COM

Certified Tax

PROLOGIX
OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY
QUICKEN LOANS, INC.

Surveyor Information

BRADLEY WELLS, A.S.C.E.
STATE OF TEXAS
LICENSURE NO. 3469



Flood Information

BY GRAPHIC FLOATING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4025504607, WHICH BEARS AN EFFECTIVE DATE OF 09/03/2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. SUBJECT PROPERTY IS LOCATED WITHIN ZONE X.

Legend of Symbols & Abbreviations

- FOUND MONUMENT AS NOTED
- (Q) INDICATES RECORD VALUE
- (M) INDICATES MEASURED VALUE

Notes

1. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREIN. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSUMED.
2. THE BASIS OF SURVEYING FOR THE SUBJECT PROPERTY IS THE NORTHEASTARY LINE WHICH LIES BETWEEN TWO FOUND MONUMENTS AND BEARS N45°45'30" W PER THE TEXAS STATE PLANE COORDINATE SYSTEM.

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

3825 N SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

DRAWN BY & DATE	ENGINERED BY	MONITORED BY
BGW 10-01-2018	BGW	PF
COUNTY & STATE	JO NUMBER	
KERR COUNTY, TEXAS	18-3527	
LOCATION	713 HARPER ROAD NORTH	
	KERRVILLE, TEXAS	
FOR USE ON LAND OWNED OR VIVIAN ELLEN HYDE		
0	50	100
150		
SCALe: 1" = 50'		



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



SUBJECT: Election of Planning & Zoning Commission Chair and Vice-Chair.

AGENDA DATE OF: February 3, 2022 **DATE**
SUBMITTED:

SUBMITTED BY: Steve Melander

EXHIBITS:

Kerrville 2050 Item? No

Key Priority Area

Guiding Principle

Action Item

SUMMARY STATEMENT:

New commissioners have been appointed to the Planning & Zoning Commission. Election is required to identify the Chair and Vice-Chair.

RECOMMENDED ACTION:

Conduct election for Commission Chair and Vice-Chair.