



## PLANNING AND ZONING COMMISSION AGENDA

THURSDAY, DECEMBER 1, 2022, 4:00 PM

CITY HALL COUNCIL CHAMBERS

701 MAIN STREET, KERRVILLE, TEXAS



### **1 MINUTES**

1.A Approval of Meeting Minutes from November 3, 2022 regular meeting.

Attachments:

*PZ Minutes-20221103-draft.pdf*

### **2 CONSIDERATION AND FINAL ACTION**

2.A

A final plat of Creekside Apartments Phase 1A, a residential subdivision within the City of Kerrville, being 37.10 acres out of that certain 204.08 acres out of the William C. Francis Survey No. 16, Abstract No. 137 and the Nathaniel Hoyt Survey No. 147, Abstract No. 178, also being the remainder of that same certain tract called 328.0119 acres described in the conveyance document to LDB Corporation, recorded in Volume 1149, Page 213 of Official Public Records of Kerr County, Texas. (Case 2022-081)

Attachments:

*2022-081\_Final Plat Creekside Apartments Phase 1A\_20221102.pdf*

*2022-081\_Conditions of Approval.pdf*

### **3 PUBLIC HEARING, CONSIDERATION & ACTION**

3.A An ordinance to change the zoning from R-1A Single Family Residential with an Accessory Dwelling Unit to R-T Residential Transitional on Lots 9-14 Block 16 and Lots 1-7 Block 17, Westland; and more commonly known as 402, 405, 406, 407, 409, 410, 411, 413, 414, 415 W Water St N, Kerrville, TX 78028. (Case No. PZ-2022-70)

Attachments:

*PZ-2022-70\_Notification Map.pdf*

3.B

An ordinance to change the zoning from R-2 Medium Density Residential to C-2 Light commercial on Lot 1, Block 5, Legion Hills; located southwest of Fire Station #3 and northwest of Loop 534. (Case No. PZ-2022-71)

Attachments:

[PZ-2022-71\\_Notification Map.pdf](#)

[PZ-2022-71\\_Proposed Site Plan.pdf](#)

3.C

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of PI Public and Institutional Use on 0.08 acres of land out of the James A Cocke Survey No 144, Abstract No 95, Kerr County; near the intersection Lehmann Drive and Lenard Drive. (Case No. PZ-2022-72)

Attachments:

[PZ-2022-72\\_Notification Map.pdf](#)

[PZ-2022-72\\_Annexation Exhibit.pdf](#)

[PZ-2022-72\\_Annexation Request.pdf](#)

**4 STAFF REPORT**

**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**



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

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**SUBJECT:** Approval of Meeting Minutes from November 3, 2022 regular meeting.

**AGENDA DATE OF:** December 1, 2022      **DATE SUBMITTED:**

**SUBMITTED BY:** Steve Melander, Development Services

**EXHIBITS:**

<b>Expenditure Required:</b>	<b>Remaining Budget Balance in Account:</b>	<b>Amount Budgeted:</b>	<b>Account Number:</b>
N/A	N/A	N/A	N/A

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**PAYMENT TO BE MADE TO:** N/A

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**Kerrville 2050 Item?** No

**Key Priority Area**      N/A

**Guiding Principle**      N/A

**Action Item**      N/A

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**SUMMARY STATEMENT:**

**RECOMMENDED ACTION:**

Approve or approve with revisions.

**ATTACHMENTS:**

*PZ Minutes-20221103-draft.pdf*

**PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS  
NOVEMBER 3, 2022**

**COMMISSIONERS PRESENT:**

Jeff Harris  
Cliff Tuttle  
David Lipscomb – Vice Chair  
Kevin Bernhard  
Abram Bueche  
Tabor McMillan

**COMMISSIONERS ABSENT:**

Mike Sigerman - Chair

**CITY CORE STAFF PRESENT:**

Drew Paxton  
Steve Melander  
Kim Meismer  
Michael Hornes

**CALL TO ORDER**

Meeting called to order by David Lipscomb at 4:00pm.

**1) MINUTES**

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

PZ Minutes \_20221006 \_draft.pdf

Jeff Harris moved to approve the minutes; Cliff Tuttle seconded the motion, and the motion carried 6-0.

**2) CONSIDERATION AND FINAL ACTION**

No cases for this meeting.

**3) PUBLIC HEARING, CONSIDERATION & ACTION**

**3.A** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 3, Block 1, Jenkins; and more commonly known as 3410 Riverside Dr E, Kerrville, TX 78028. (Case No. PZ-2022-63)

PZ-2022-63-LocationMap.pdf

PZ-2022-63\_Site Plan with Parking\_4 bed with 5 parking.pdf

PZ-2022-63\_Andrus\_in favor.pdf

PZ-2022-63\_Arredondo\_opposed.pdf

Drew Paxton presented the case.

Open public hearing.

Close public hearing.

David Lipscomb was called to speak.

Drew Paxton was called to make clarifications.

Kevin Bernhard moved to approve the resolution; Tabor McMillan seconded the motion, and the motion carried 4-2. David Lipscomb and Cliff Tuttle voted to deny.

**3.B** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 6, Block 2, Crestwood Phase 3; and more commonly known as 125 Erin Dr N, Kerrville, TX 78028. (Case No. PZ-2022-64)

PZ-2022-64-LocationMap.pdf

PZ-2022-64\_Parking Exhibit\_4 bed with 5 parking.pdf

PZ-2022-64\_Bolton\_opposed.pdf

PZ-2022-64\_Cordell\_opposed.pdf

PZ-2022-64\_Hamilton\_opposed.pdf

PZ-2022-64\_Smith\_opposed.pdf

Drew Paxton presented the case.

Tracy Martinez was called to speak.

Open public hearing.

Jean Bolton was called to speak.

Bob Banks was called to speak.

Julie Shearhart was called to speak.

Sherry Smith was called to speak.

Alicia Neuhaus was called to speak.

Joshua Sullivan was called to speak.

Close public hearing.

Jeff Harris was called to speak.

Cliff Tuttle made a motion to deny the resolution; Jeff Harris seconded the motion, and the motion carried 6-0. Applicant can appeal in writing to City Council within 10 days of this decision.

**3.C** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot 14, Block 2, Galleria Estates; and more commonly known as 811 Lloyd Dr N, Kerrville, TX 78028. (Case No. PZ-2022-65)

PZ-2022-65-LocationMap.pdf

PZ-2022-65\_Parking Plan\_4 bed with 6 parking.pdf

PZ-2022-65\_Schwartzkopf\_in favor.pdf

Drew Paxton presented the case.

Karen Gerrity was called to speak.

Peter Gerrity was called to speak.

Open public hearing.

Denise Morris was called to speak.

Claudio Castillo was called to speak.

Close public hearing.

David Lipscomb was called to speak.

Tabor McMillan moved to approve the resolution; Jeff Harris seconded the motion, and the motion carried 4-2. David Lipscomb and Cliff Tuttle voted to deny.

**3.D** A resolution to allow a Conditional Use Permit for a Short Term Rental on parts of Lots 4, 5, & 6, Block 8 Hillcrest, Kerrville; and more commonly known as 1001 Prescott St., Kerrville, TX 78028. (Case No. PZ-2022-66)

PZ-2022-66-LocationMap.pdf

PZ-2022-66\_Parking Exhibit\_2 bed with 4 parking.pdf

Drew Paxton presented the case.

Kelly Steckelberg was called to speak.

Drew Paxton was called to clarify the number of exiting STR's in the neighborhood.

Open public hearing.

Mary K LaMont was called to speak.

Bruce Stracke was called to speak.

Close public hearing.

David Lipscomb was called to speak.

Tabor McMillan moved to approve the resolution; Abram Bueche seconded the motion, and the motion carried 4-2. David Lipscomb and Cliff Tuttle voted to deny.

**3.E** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot F, Block 5, Pueblo Hills; and more commonly known as 1924 Leslie Dr N, Kerrville, TX 78028. (Case No. PZ-2022-67)

PZ-2022-67-LocationMap.pdf

PZ-2022-67\_Parking\_3 bed with 4 parking.pdf

PZ-2022-67\_Ivy\_opposed.pdf

PZ-2022-67\_Schwethelm\_opposed.pdf

PZ-2022-67\_Anderson\_opposed.pdf

PZ-2022-67\_Bierschwale Prop\_opposed.pdf

PZ-2022-67\_Field-Himes\_opposed.pdf

Drew Paxton presented the case.

Somer Tinsley was called to speak.

Open public hearing.

Norma Leonard was called to speak.

Brittney Koch was called to speak.

Anette Evett was called to speak.

Bruce Stracke was called to speak.

Patricia Anderson was called to speak.

Drew Paxton was called to make clarifications.

Close public hearing.

Jeff Harris was called to speak.

Kevin Bernhard moved to approve the resolution; Tabor McMillan seconded the motion, and the motion carried 4-2. David Lipscomb and Cliff Tuttle voted to deny.

**3.F** A resolution to allow a Conditional Use Permit for a Short Term Rental on Lot H, Block 5, Pueblo Hills; and more commonly known as 1916 Leslie Dr N, Kerrville, TX 78028. (Case No. PZ-2022-68)

PZ-2022-68-LocationMap.pdf  
PZ-2022-68\_Parking\_3 bed with 4 parking.pdf  
PZ-2022-68\_Schwethelm\_opposed.pdf  
PZ-2022-68\_Anderson\_opposed.pdf  
PZ-2022-68\_Bierschwale Prop\_opposed.pdf

Drew Paxton presented the case.

Brittney Koch was called to speak.

Open public hearing.

Roger Palmer was called to speak.

Norma's husband was called to speak.

Brittney Koch was called to speak.

Jo Hedrick was called to speak.

Close public hearing.

Tabor McMillan moved to approve the resolution; Kevin Bernhard seconded the motion, and the motion carried 4-2. David Lipscomb and Cliff Tuttle voted to deny.

**3.G** An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of MU Mixed Use on 4.45 acres of land out of the David Schuchard Survey No. 67, Abstract No. 299; and more commonly known as 2511 Bandera Hwy, Kerrville, TX 78028. (Case No. PZ-2022-60)

PZ-2022-60-LocationMap.pdf  
PZ-2022-60-survey.pdf  
PZ-2022-60-metes & bounds.pdf

Drew Paxton presented the case.

James McKnight was called to speak.

Drew Paxton was called to speak.

Open public hearing.

T. Beck Gipson was called to speak.

Close public hearing.

Cliff Tuttle moved to approve the ordinance; Jeff Harris seconded the motion, and the motion carried 6-0.

**3.H** A resolution to allow a Conditional Use Permit for an Independent Living Facility for Seniors on 0.53 acres of land out of Wallace Survey No. 112, Abstract No. 360; and more commonly known as 2916 Memorial Blvd, Kerrville, TX 78028. (Case No. PZ-2022-61)

PZ-2022-61-LocationMap.pdf  
PZ-2022-61-site plan.pdf

Drew Paxton presented the case.

Richard Perry was called to speak.

Drew Paxton was called to speak.

Open public hearing.

Nikki Canes was called to speak.

Close public hearing.

Drew Paxton was called to make some clarifications.

Tabor McMillan moved to approve the resolution; Jeff Harris seconded the motion, and the motion carried 6-0.

**3.I** An ordinance to change the zoning from PDD Planned Development District to C-2 Light commercial on 0.63 acre of land out of John Young Survey No. 118, Abstract No. 375; and more commonly known as 226 & 228 W Main St N, Kerrville, TX 78028. (Case No. PZ-2022-62)

PZ-2022-62-LocationMap.pdf

Drew Paxton was called to present the case.

Bruce Stracke was called to speak.

Drew Paxton was called to speak.

Open public hearing.

Close public hearing.

Cliff Tuttle moved to approve the ordinance; Tabor McMillan seconded the motion, and the motion carried 6-0.

**4) STAFF REPORT**

Next meeting December 1, 2022.

**5) EXECUTIVE SESSION**

None

**6) ADJOURNMENT**

Meeting adjourned by David Lipscomb at 5:46pm.

Submitted by:

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Steve Melander, Planning

Approved by:

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David Lipscomb, Vice Chair

Approval Date: \_\_\_\_\_



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

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**SUBJECT:**

A final plat of Creekside Apartments Phase 1A, a residential subdivision within the City of Kerrville, being 37.10 acres out of that certain 204.08 acres out of the William C. Francis Survey No. 16, Abstract No. 137 and the Nathaniel Hoyt Survey No. 147, Abstract No. 178, also being the remainder of that same certain tract called 328.0119 acres described in the conveyance document to LDB Corporation, recorded in Volume 1149, Page 213 of Official Public Records of Kerr County, Texas. (Case 2022-081)

**AGENDA DATE OF:** December 1, 2022      **DATE SUBMITTED:**

**SUBMITTED BY:** Steve Melander, Development Services

**EXHIBITS:**

<b>Expenditure Required:</b>	<b>Remaining Budget Balance in Account:</b>	<b>Amount Budgeted:</b>	<b>Account Number:</b>
N/A	N/A	N/A	N/A

**PAYMENT TO BE MADE TO:** N/A

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**Kerrville 2050 Item?** No

**Key Priority Area** N/A

**Guiding Principle** N/A

**Action Item** N/A

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**SUMMARY STATEMENT:**

**RECOMMENDED ACTION:**

Approve the final plat with conditions.

**ATTACHMENTS:**

[2022-081\\_Final Plat Creekside Apartments Phase 1A\\_20221102.pdf](#)  
[2022-081\\_Conditions of Approval.pdf](#)

## LEGEND

- FOUND 5/8" STEEL ROD OR AS OTHERWISE NOTED
- FOUND 1/2" STEEL ROD OR AS OTHERWISE NOTED
- TO BE SET 5/8" STEEL ROD W/PLASTIC CAP STAMPED "WES #10194410"
- (COURSE VALUE PER DEED VOL. 1149, PG. 213 O.P.R.K.C.T.)
- (COURSE VALUE PER TXDOT MAP CONTROL # 291-3-21)
- ((COURSE VALUE PER PLAT FILE NO. 146669 O.P.R.K.C.T.)
- O.P.R.K.C.T. = OFFICIAL PUBLIC RECORDS KERR COUNTY, TEXAS
- PROPERTY LINE
- EX. PLATED LOT LINE
- APPROX. PATENT LINES
- CITY LIMIT LINE/ETJ LINE
- CURRENT ZONING LINE
- LOT LINE
- EASEMENT
- 100-YR FLOODPLAIN AREA
- FLOODWAY AREA
- 100-YR FLOOD PLAIN LINE
- FLOODWAY

## 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/TRACTS AND IN THE STREETS, ALLEYS, LANES, AND ROADS OF THIS SUBDIVISION, AND TEN (10) FEET ALONG THE OUT BOUNDARIES OF ALL LOTS, EYES BARS, LINES AND ROADS WHERE SUBDIVISION LINES OR LINES OF INDIVIDUAL TRACTS ARE DEEDED TO THE CENTER LINE OF THE ROAD, NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES SHALL EMPLOY THE USE OF ALL NECESSARY RIGHTS AND METHODS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HERIN GRANTED, INCLUDING, BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE RIGHT-OF-WAY AND EASEMENT, THE RIGHT TO CLEAR THE EASEMENT AREA AND TO KEEP IT CLEAR OF ALL BRUSH, TREES, STRUCTURES, AND OTHER OBSTRUCTIONS, INCLUDING THE RIGHT TO CUT AND BREAK, LEANING OR DANGEROUS TREES, LOW HANGING CABLES, AND CABLES WHICH ARE THOUGHT UNWISE TO STRIKE THE ELECTRIC FACILITIES IN FAILING, 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 AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS IN ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION. IT SHALL NOT BE RIGHT TO FELL AND MAINTAIN LOGS 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 GRU NRG, 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 COORDINATES ARE EXPRESSED IN PARENTHESES. I.E. 1680.61' (1680.00').
4. THIS PROPERTY LIES COMPLETELY WITHIN THE CITY OF KERRVILLE CITY LIMITS.
5. 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.
6. THE CURRENT ZONING FOR THIS TRACT IS "MU" MIXED USE, AND "R2" MEDIUM DENSITY RESIDENTIAL.
7. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KERRVILLE ZONING CODE.
8. BY GRAPHIC IDENTIFICATION THESE PARCELS APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA DESIGNATED AS "ZONE AE" & "ZONE A", AN AREA OF 1.0% ANNUAL CHANCE OF FLOOD HAZARD. REFERENCE FIRM PANEL 48265C0470F EFFECTIVE DATE 3/3/2011.
9. A 5/8" DIAMETER STEEL ROD WITH PLASTIC CAP STAMPED "WES #10194410" WILL BE PLACED AT ALL OBLITERATED EXTERIOR BOUNDARY CORNERS AND AT EACH BOUNDARY POINT OF THE INDIVIDUAL LOTS.
10. PRELIMINARY PLAT APPROVED BY THE CITY OF KERRVILLE COMMISSION 09-02-2022, REF: CASE #2021-057.

## Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	132.71	440.00	17°16'53"	S70°32'41"W	132.21
C2	102.55	340.00	17°16'53"	S70°32'41"W	102.16
C3	181.28	225.00	46°09'42"	S38°49'24"W	176.41
C4	140.99	175.00	46°09'42"	S38°49'24"W	137.21
C5	31.46	20.00	90°08'12"	N60°40'27"E	28.32
C6	31.96	20.00	91°33'14"	S30°02'04"E	28.67
C7	31.42	20.00	90°00'00"	N29°15'27"W	28.28
C9	30.70	20.00	87°56'56"	S59°43'01"W	27.77
C10	122.41	275.00	25°30'13"	S89°03'38"E	121.40
C11	102.11	225.00	26°00'04"	S88°48'43"E	101.23

## Esmt. Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
[C1]	75.74	50.23	86°23'52"	N80°27'11"W	68.77

## Line Table

Line #	Length	Direction
L1	30.46	N87°06'35"E
L2	50.25	S21°27'11"W
L3	60.00	S74°26'17"E
L4	251.41	N78°11'15"E

## Esmt. Line Table

Line #	Length	Direction
[L1]	243.62	S04°35'41"E
[L2]	117.08	S05°45'46"W
[L3]	352.28	S09°44'10"E
[L4]	448.88	S10°47'46"E
[L5]	15.00	N34°03'04"W
[L6]	658.78	N55°56'56"E
[L7]	292.32	N67°18'44"E
[L8]	649.99	N14°18'42"E
[L9]	15.00	S75°41'18"E
[L10]	73.22	S14°18'42"W
[L12]	26.25	N08°05'15"W
[L13]	223.04	N71°11'19"E
[L14]	48.91	S78°11'15"W
[L15]	77.34	N22°03'23"W
[L16]	63.20	S67°56'37"W
[L17]	65.92	S22°03'23"E

FINAL PLAT OF  
CREEKSIDER APARTMENTS PHASE 1A

## A RESIDENTIAL SUBDIVISION WITHIN THE CITY OF KERRVILLE

BEING 37.10 ACRES OUT OF THAT CERTAIN 204.08 ACRES OUT OF THE WILLIAM C. FRANCIS SURVEY NO. 16, ABSTRACT NO. 137 AND THE NATHANIEL HOYT SURVEY NO. 147, ABSTRACT NO. 178, ALSO BEING THE REMAINDER OF THAT SAME CERTAIN TRACT CALLED 328.0119 ACRES DESCRIBED IN CONVEYANCE DOCUMENT TO LDB CORPORATION, RECORDED IN VOL. 1149, PG. 213 OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS

CITY OF KERRVILLE PLAT FILE NO. 2021-057

TAX CERT. FILE NO. \_\_\_\_\_

FILE NO. \_\_\_\_\_

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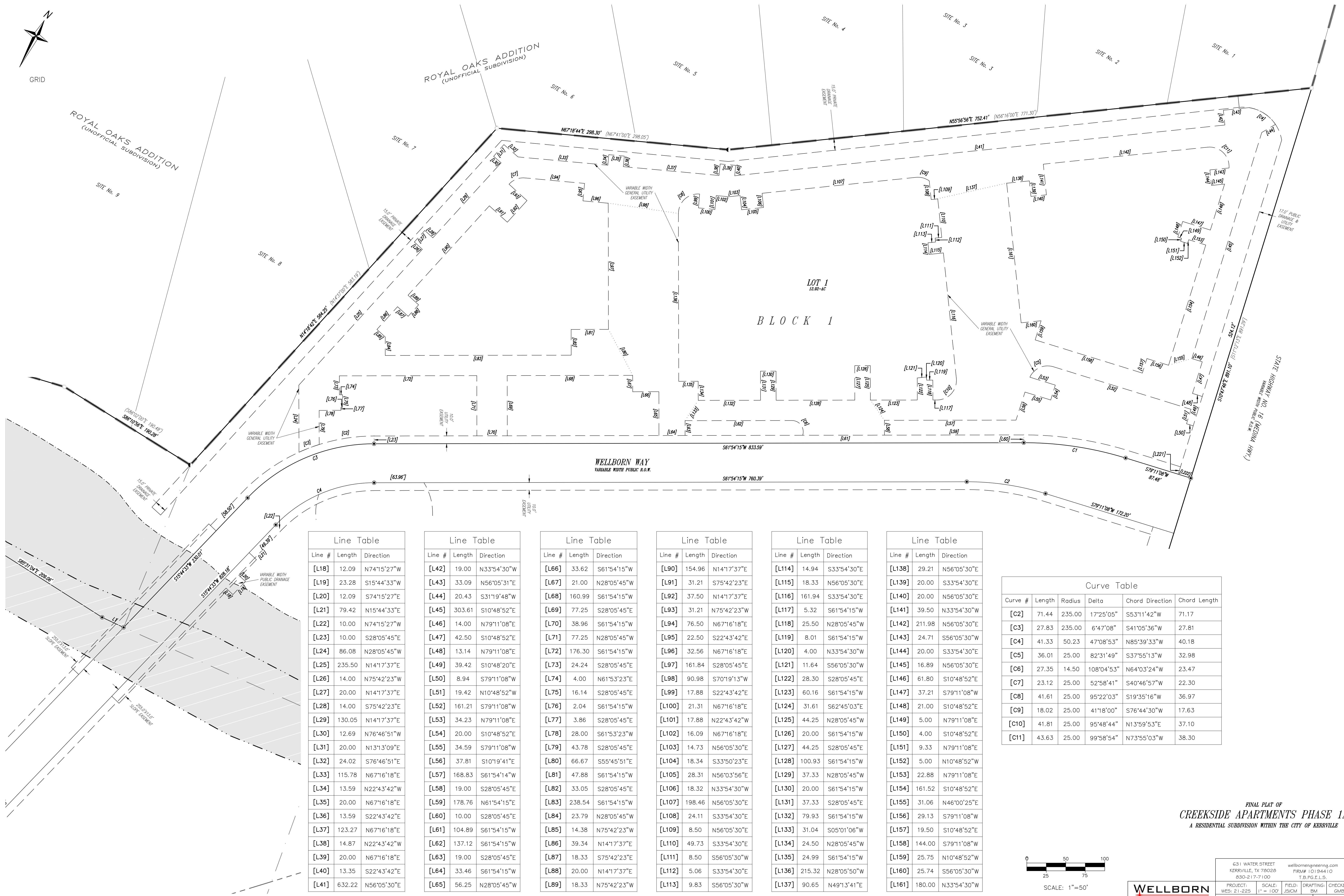
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**Case 2022-081**

**Creekside Apartments**

**Conditions of Approval for Final Plat**

Comply with Chapter 82 – Subdivision Code:

1. Sec. 82-20. - Stages of subdivision approval.
  - (a) Platting sequence. Except for minor plats, amending plats, and certain replats described in article III, the city's review and, where appropriate, approval of a subdivision is subject to three or four separate stages. Approval is required for each stage before the city will accept an application for the next stage of the sequence for filing. The stages occur in the following sequence:
    - (1) Adequate facilities plan (AFP): Complete
    - (2) Preliminary plat: Complete
    - (3) Construction plans: In process; applicant has requested concurrent review
    - (4) **Final plat: Issued with Conditions of Approval** due to concurrent review
2. Sec. 82-22. - Alternative procedures.
  - (a) Purpose. The alternative procedures in this section are intended to facilitate the development of a complete subdivision application for each stage of subdivision approval. This process will allow an applicant to have components of their submittal reviewed ahead of an application for a plat or subdivision plan to assure that prerequisites to subdivision approval have been met and that a subdivision application is complete for commission or responsible official review before the time periods in section 82-21 begin to run.
  - (b) Initial stage procedures. At the time of the pre-application conference and submittal of an adequate facilities plan or preliminary plat application, an applicant may notify the director in writing that he or she desires to utilize the alternative procedures provided in this section. If the request to utilize the alternative procedures is approved by the director, an applicant may submit simultaneously an application for an AFP, where required, and an application for preliminary plat approval.

(c) Staff review and application processing. The director shall convene necessary staff and others to review the application(s) in order to identify any prerequisites to completeness of the application(s) and shall assist the applicant in satisfying such requirements. To the extent reasonably possible, the responsible official shall expedite approval of any prerequisites to completing the application(s). When the application(s) is complete in accordance with application standards, the responsible official shall accept the application(s) for filing on the next official submittal date. Thereafter, the procedures in subsections 82-21 (d) and (e), above, apply.

(d) Second stage procedures. Following approval or conditional approval of the adequate facilities plan and/or preliminary plat, the applicant may elect in writing to utilize the alternative procedures for applications for construction plans and final plat approval at the pre-application conference for construction plans or on any official submittal date. Thereafter, an applicant may submit simultaneously an application for construction plans approval and an application for final plat approval. The procedures in subsection (c), above, apply to review and processing of these applications.

3. Sec. 82-33. - Platting procedures; final plat.

(e) Criteria for approval of final plat. The commission shall use the following criteria to determine whether the application for a final plat shall be approved, approved with conditions, or disapproved:

- (1) The final plat conforms to the approved preliminary plat and may be approved without the necessity of revising the approved preliminary plat;
- (2) All conditions imposed at the time of approval of the preliminary plat have been satisfied;
- (3) Construction plans have been approved by the city engineer;
- (4) **Where public infrastructure have been installed, the infrastructure conforms to the approved construction plans and have been approved for acceptance by the city engineer; APPLICANT MUST INSTALL PUBLIC IMPROVEMENTS PRIOR TO PLAT RECORDATION.**
- (5) Where the city engineer has authorized public infrastructure to be deferred, an improvement agreement has been executed and submitted by the property owner, and security and/or escrow in conformity with these regulations has been provided to the city;
- (6) The final layout of the subdivision or development meets all standards for adequacy of public infrastructure to comply with these subdivision regulations;



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

---

**SUBJECT:** An ordinance to change the zoning from R-1A Single Family Residential with an Accessory Dwelling Unit to R-T Residential Transitional on Lots 9-14 Block 16 and Lots 1-7 Block 17, Westland; and more commonly known as 402, 405, 406, 407, 409, 410, 411, 413, 414, 415 W Water St N, Kerrville, TX 78028. (Case No. PZ-2022-70)

**AGENDA DATE OF:** December 1, 2022      **DATE SUBMITTED:**

**SUBMITTED BY:** Steve Melander, Development Services

**EXHIBITS:**

<b>Expenditure Required:</b>	<b>Remaining Budget Balance in Account:</b>	<b>Amount Budgeted:</b>	<b>Account Number:</b>
N/A	N/A	N/A	N/A

---

**PAYMENT TO BE MADE TO:**      N/A

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**Kerrville 2050 Item?** No

**Key Priority Area**      N/A

**Guiding Principle**      N/A

**Action Item**      N/A

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**SUMMARY STATEMENT:**

**RECOMMENDED ACTION:**

Approve the ordinance.

**ATTACHMENTS:**

[PZ-2022-70\\_Notification Map.pdf](#)



## Location Map

Case # PZ-2022-70

### Location:

402 W Water St N; 405 W Water St N; 406 W Water St N; 407 W Water St N;  
 409 W Water St N; 410 W Water St N; 411 W Water St N; 413 W Water St N;  
 414 W Water St N; 415 W Water St N

### Legend

- Subject Properties (Solid Red Box)
- 200 Feet Notification Area (Dashed Red Line)



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.

11/10/2022



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

---

**SUBJECT:**

An ordinance to change the zoning from R-2 Medium Density Residential to C-2 Light commercial on Lot 1, Block 5, Legion Hills; located southwest of Fire Station #3 and northwest of Loop 534. (Case No. PZ-2022-71)

**AGENDA DATE OF:** December 1, 2022      **DATE SUBMITTED:**

**SUBMITTED BY:** Steve Melander, Development Services

**EXHIBITS:**

<b>Expenditure Required:</b>	<b>Remaining Budget Balance in Account:</b>	<b>Amount Budgeted:</b>	<b>Account Number:</b>
N/A	N/A	N/A	N/A

**PAYMENT TO BE MADE TO:** N/A

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**Kerrville 2050 Item?** No

**Key Priority Area** N/A

**Guiding Principle** N/A

**Action Item** N/A

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**SUMMARY STATEMENT:**

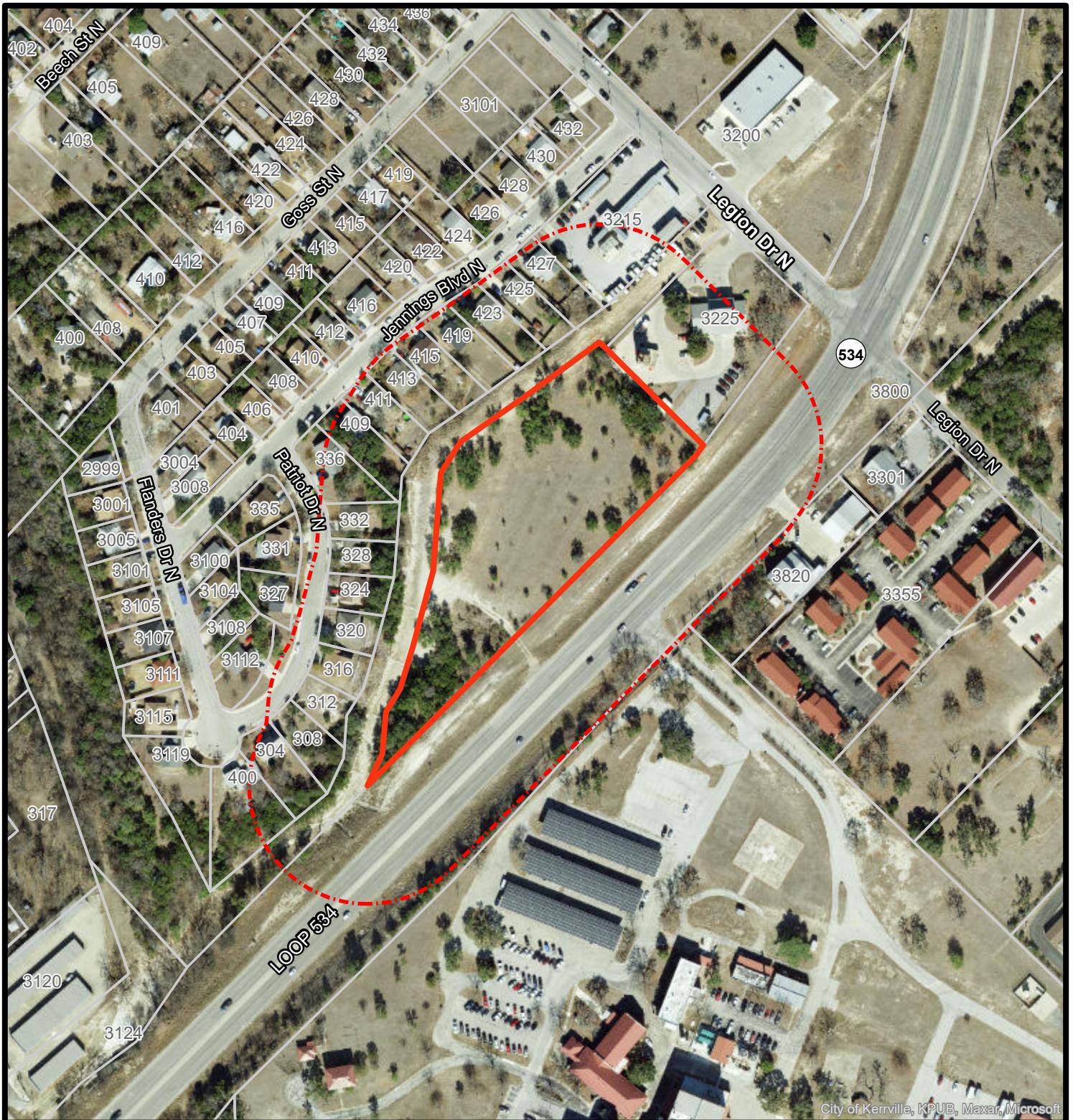
**RECOMMENDED ACTION:**

Approve the ordinance.

**ATTACHMENTS:**

[\*PZ-2022-71\\_Notification Map.pdf\*](#)

[\*PZ-2022-71\\_Proposed Site Plan.pdf\*](#)



## Location Map

Case # PZ-2022-71

Location:

KCAD ID# 71535

### Legend

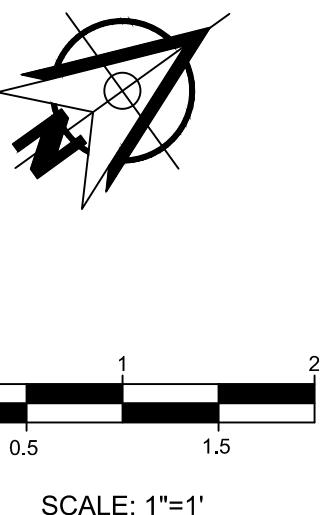
- Subject Properties (Red Solid Line)
- 200 Feet Notification Area (Red Dashed Line)



0 75 150 300

Scale In Feet

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**POOL AREA AND PARKING LAYOUT**  
3625 TEXAS LOOP 534

Architectural Services • Engineering Services • Construction Services • Land Surveying Services

10000 N. Loop 534 • Suite 100 • Carrollton, TX 75006 • (972) 240-0000



Job No.: .....

Date: 01/25/2022

Drawn by: BTR

Sheet: .....

Revisions: .....



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

---

**SUBJECT:**

An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of PI Public and Institutional Use on 0.08 acres of land out of the James A Cocke Survey No 144, Abstract No 95, Kerr County; near the intersection Lehmann Drive and Lenard Drive. (Case No. PZ-2022-72)

**AGENDA DATE OF:** December 1, 2022      **DATE SUBMITTED:**

**SUBMITTED BY:** Steve Melander, Development Services

**EXHIBITS:**

<b>Expenditure Required:</b>	<b>Remaining Budget Balance in Account:</b>	<b>Amount Budgeted:</b>	<b>Account Number:</b>
N/A	N/A	N/A	N/A

**PAYMENT TO BE MADE TO:** N/A

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**Kerrville 2050 Item?** No

**Key Priority Area** N/A

**Guiding Principle** N/A

**Action Item** N/A

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**SUMMARY STATEMENT:**

**RECOMMENDED ACTION:**

Approve the ordinance.

**ATTACHMENTS:**

[PZ-2022-72\\_Notification Map.pdf](#)

[PZ-2022-72\\_Annexation Exhibit.pdf](#)

[PZ-2022-72\\_Annexation Request.pdf](#)



# Location Map

Case # PZ-2022-72

Location:

KCAD ID# 529291

## Legend

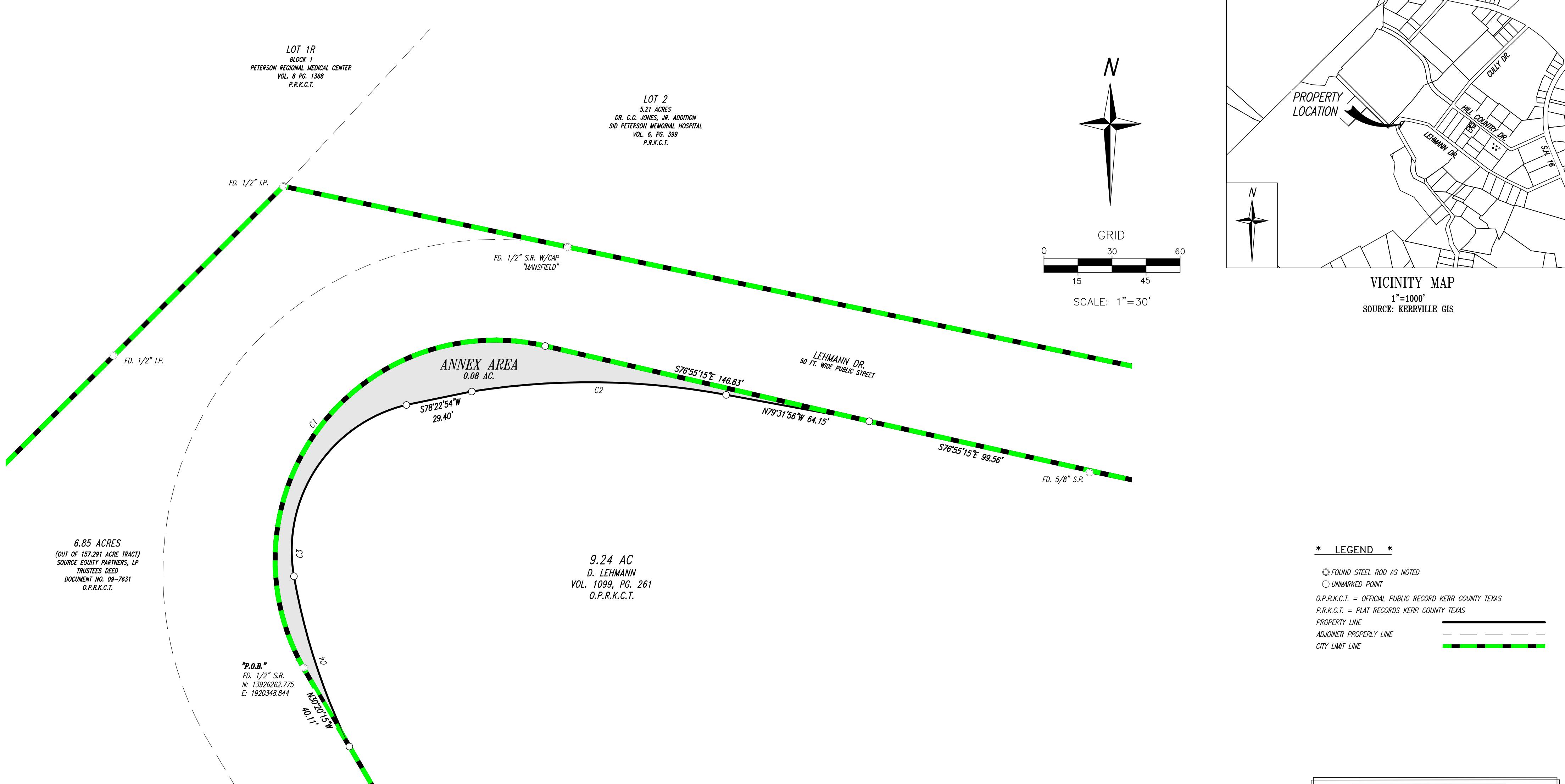
- Subject Properties
- 200 Feet Notification Area



0 50 100 200

Scale In Feet

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Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	224.23	96.90	132°35'05"	N36°54'31"E	177.44
C2	112.66	332.00	019°26'36"	N89°15'14"W	112.12
C3	99.44	66.00	086°19'29"	S33°17'17"W	90.30
C4	79.18	278.00	016°19'08"	S18°02'02"E	78.91

ANNEXATION EXHIBIT

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED IN THE STATE OF TEXAS, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS AND RELATIVE BEARINGS ARE CORRECT AS SHOWN, ALL EASEMENTS AND RIGHTS OF WAY OF RECORD ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS.

DATED: JUNE 22, 2022

---

R.Scott McClintock, Sr., R.P.L.S.  
Registration No. 5907



631 WATER STREET  
KERRVILLE, TX 78028

**WELLBORN**  
ENGINEERING &  
SURVEYING

 <b>WELLBORN</b> <small>Engineering &amp; Surveying</small>	PROJECT: WES: 21-189	SCALE: 1" = 30'	FIELD: JS/CM	DRAFTING: BM	CHECKED: RSM
	LAST FIELD VISIT: 10.21.2021			SHEET NO. 1 of 1	

**PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS**

**TO THE MAYOR OF THE GOVERNING BODY OF KERRVILLE, TEXAS:**

The undersigned owners of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby waive the requirement to be offered a development agreement pursuant to Section 43.016 of the Texas Local Government Code (where applicable); and petition your honorable Body to extend the present City limits so as to include as part of the City of Kerrville, Texas, the following described territory, to wit:

*See Exhibit A*

We certify that the above described tract of land is contiguous and adjacent to the City of Kerrville, Texas, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

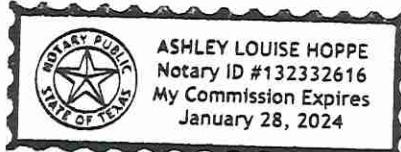
Signed: Joseph Piszcior

**THE STATE OF TEXAS**

**COUNTY OF KERR**

BEFORE ME, the undersigned authority, on this day personally appeared JOSEPH PISZCZOR, known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 26<sup>th</sup> day of OCTOBER 2022.



ASHLEY LOUISE HOPPE  
Notary ID #132332616  
My Commission Expires  
January 28, 2024

Amelia Hoppe  
Notary Public in and for  
Kerr County, Texas