



PLANNING AND ZONING COMMISSION AGENDA
THURSDAY, MAY 2, 2024, 4:00 PM
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS



1 MINUTES

- 1.A Approval of meeting minutes from April 4, 2024 regular meeting.

Attachments:

[*20240404_PZ Minutes_draft.pdf*](#)

2 CONSIDERATION AND FINAL ACTION

- 2.A

A preliminary plat of the Windridge Subdivision, a subdivision within the City of Kerrville, a 48.98 acre tract of land situated in the Samuel Wallace Survey Number 114, Abstract 348, and the Samuel Wallace Survey Number 113, Abstract 347, City of Kerrville, Kerr County, Texas, and being a portion of that called Tract 1; 184.304 acres as described in Volume 1369, Page 551 in the Official Public Records of Kerr County, and also being a portion of that called 711 acre tract of land as described in Volume 71, Page 573 in the Deed Records of Kerr County, Texas. (Case 2024-017)

Attachments:

[*2024-017_Full Prelim Plat Exhibit.pdf*](#)

[*2024-017_Draft Preliminary Plat.pdf*](#)

3 PUBLIC HEARING, CONSIDERATION & ACTION

- 3.A

A resolution to allow a Conditional Use Permit for an Automotive & Repair Shop, Minor, located within 500 feet of a floodplain; Lot 1-A (Replat), Block 1, South City; and more commonly known as 209 Sidney Baker Street South. (Case No. PZ-2024-11)

Attachments:

[*PZ-2024-11_Location Map.pdf*](#)

[*Case PZ-2024-11_Proximity to Floodplain Exhibit.pdf*](#)

[*PZ-2024-11_Proposed CUP Site Plan.pdf*](#)

[*PZ-2024-11_Proposed Exterior Elevations.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**

SUBJECT: Approval of meeting minutes from April 4, 2024 regular meeting.

AGENDA DATE OF: May 2, 2024

DATE SUBMITTED:

SUBMITTED BY: Steve Melander, City Planner

EXHIBITS:

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

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? No

Key Priority Area N/A

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Approve or approve with specific revisions.

ATTACHMENTS:

[20240404_PZ Minutes_draft.pdf](#)

PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES

**KERRVILLE, TEXAS
APRIL 4, 2024**

COMMISSIONERS PRESENT:

Mike Sigerman – Chair
Kim Richards
Tabor McMillan
John Lovett

COMMISSIONERS ABSENT:

David Lipscomb – Vice Chair
Abram Bueche
Kevin Bernhard

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander
Kim Meismer
Guillermo Garcia

CALL TO ORDER

Meeting called to order by Mike Sigerman at 4pm.

1) MINUTES

1.A Approval of meeting minutes from March 7, 2024 regular meeting.

20240307_PZ Minutes_draft.pdf

Tabor McMillan moved to approve the minutes; John Lovett seconded the motion, and the motion carried 4-0.

2) CONSIDERATION AND FINAL ACTION

No items on this agenda.

3) PUBLIC HEARING, CONSIDERATION & ACTION

3.A A resolution to terminate a Conditional Use Permit for an Expired CUP on Lot 29, Block 2, Sendero Ridge Unit 1; and more commonly known as 105 Jasper Lane. (Case No. PZ-2024-4)

PZ-2024-4_Location Map.pdf

Drew Paxton presented the case.

Open public hearing.

Close public hearing.

John Lovett moved to approve the resolution; Tabor McMillan seconded the motion, and the motion carried 4-0.

3.B A resolution to terminate a Conditional Use Permit for an Expired CUP on Lot 10, Block 3, Starkey Manor 7; and more commonly known as 604 Mockingbird Lane. (Case No. PZ-2024-5)

PZ-2024-5_Location Map.pdf

Drew Paxton presented the case.

Open public hearing.

Close public hearing.

Tabor McMillan moved to approve the resolution; John Lovett seconded the motion, and the motion carried 4-0.

3.C A resolution to terminate a Conditional Use Permit for an Expired CUP on Lot 6, Block 1, Riverside; and more commonly known as 337 Guadalupe Street. (Case No. PZ-2024-6)

PZ-2024-6_Location Map.pdf

Drew Paxton presented the case.

Open public hearing.

Close public hearing.

John Lovett moved to approve the resolution; Kim Richards seconded the motion, and the motion carried 4-0.

3.D A resolution to terminate a Conditional Use Permit for an Expired CUP on Lot H, Block 5, Pueblo Hills; and more commonly known as 1916 Leslie Drive. (Case No. PZ-2024-7)

PZ-2024-7_Location Map.pdf

Drew Paxton presented the case.

Open public hearing.

Jo Headrick was called to speak.

Close public hearing.

Tabor McMillan moved to approve the resolution; John Lovett seconded the motion, and the motion carried 4-0.

3.E A resolution to terminate a Conditional Use Permit for an Expired CUP on Lot F, Block 5, Pueblo Hills; and more commonly known as 1924 Leslie Drive. (Case No. PZ-2024-8)

PZ-2024-8_Location Map.pdf

Drew Paxton presented the case.

Open public hearing.

Jo Headrick was called to speak.

Close public hearing.

Tabor McMillan moved to approve the resolution; John Lovett seconded the motion, and the motion carried 4-0.

3.F An ordinance to change the zoning from R-1 Single-Family Residential to R-T Residential Transition on Lot 20, Block 39, Westland; and more commonly known as 601 Lois Street. (Case No. PZ-2024-9)

PZ-2024-9_Location Map.pdf

PZ-2024-9_Site Plan Aerial.pdf

PZ-2024-9_Site Plan.pdf

Drew Paxton presented the case.

Open public hearing.

Close public hearing.

Mike Sigerman was called to speak.

Tabor McMillan moved to approve the ordinance; John Lovett seconded the motion, and the motion carried 4-0.

3.G An ordinance to change the zoning from PI Public and Institutional to R-3 Multifamily Residential on 3.0 acres of land out of the V.A. Hospital Land off of State Hwy 27, Kerr County, Texas; and more commonly known as 3600 Memorial Blvd. (Case No. PZ-2024-10)

PZ-2024-10_Location Map.pdf

PZ-2024-10_Proposed Site Plan.pdf

PZ-2024-10_Noller_In Favor.pdf

Drew Paxton presented the case.

Open public hearing.

Gary Noller was called to speak.

Craig Carney was called to speak.

Close public hearing.

John Lovett moved to approve the ordinance; Kim Richards seconded the motion, and the motion carried 4-0.

4) STAFF REPORT

Drew Paxton made an announcement regarding the upcoming solar eclipse.

Next P&Z meeting will be held on May 2, 2024 at 4pm.

5) EXECUTIVE SESSION

None.

6) ADJOURNMENT

Meeting adjourned by Mike Sigerman at 4:16pm.

Submitted by:

Steve Melander, Planner

Approved by:

Mike Sigerman, Chair

Approval Date: _____



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

SUBJECT:

A preliminary plat of the Windridge Subdivision, a subdivision within the City of Kerrville, a 48.98 acre tract of land situated in the Samuel Wallace Survey Number 114, Abstract 348, and the Samuel Wallace Survey Number 113, Abstract 347, City of Kerrville, Kerr County, Texas, and being a portion of that called Tract 1; 184.304 acres as described in Volume 1369, Page 551 in the Official Public Records of Kerr County, and also being a portion of that called 711 acre tract of land as described in Volume 71, Page 573 in the Deed Records of Kerr County, Texas. (Case 2024-017)

AGENDA DATE OF: May 2, 2024

DATE SUBMITTED:

SUBMITTED BY: Steve Melander, City Planner

EXHIBITS:

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

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item? Yes

Key Priority Area H - Housing

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

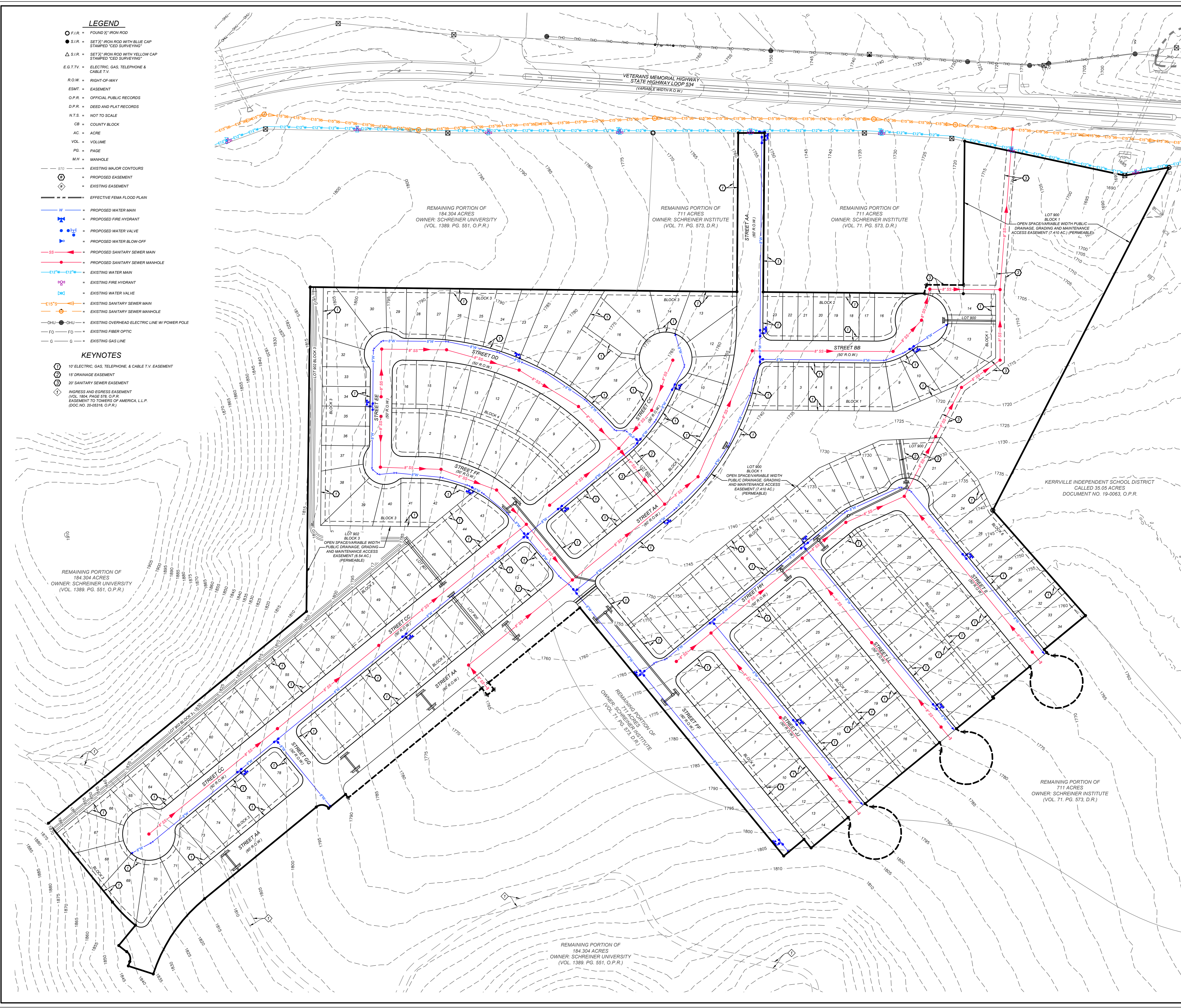
The Windridge Subdivision was annexed and zoned PDD Planned Development District through Ordinance No. 2023-29. This preliminary plat is the first phase of this two phase development, this first phase consisting of approximately 233 single-family homes. As the project moves forward, final plats will be brought before the Planning & Zoning Commission for approval prior to the issuance of building permits.

RECOMMENDED ACTION:

Approve the preliminary plat with conditions.

ATTACHMENTS:

[2024-017_Full Prelim Plat Exhibit.pdf](#)

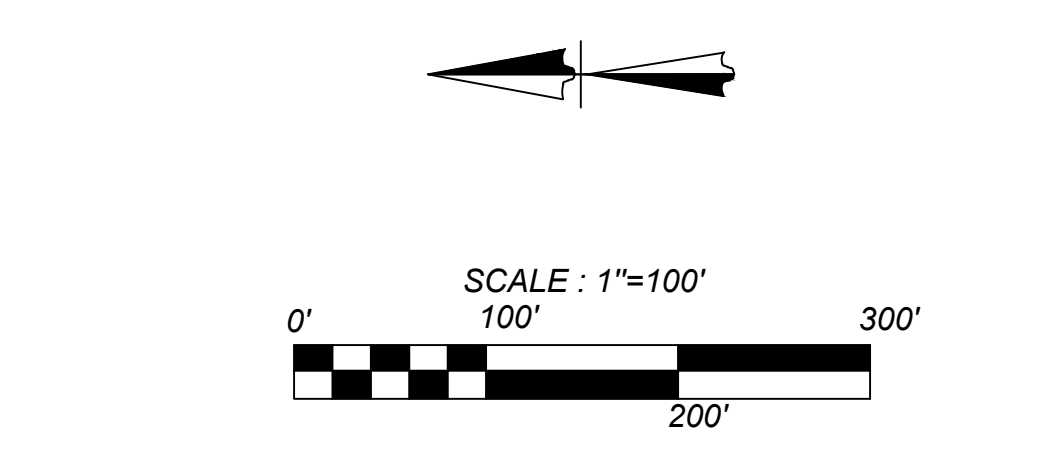
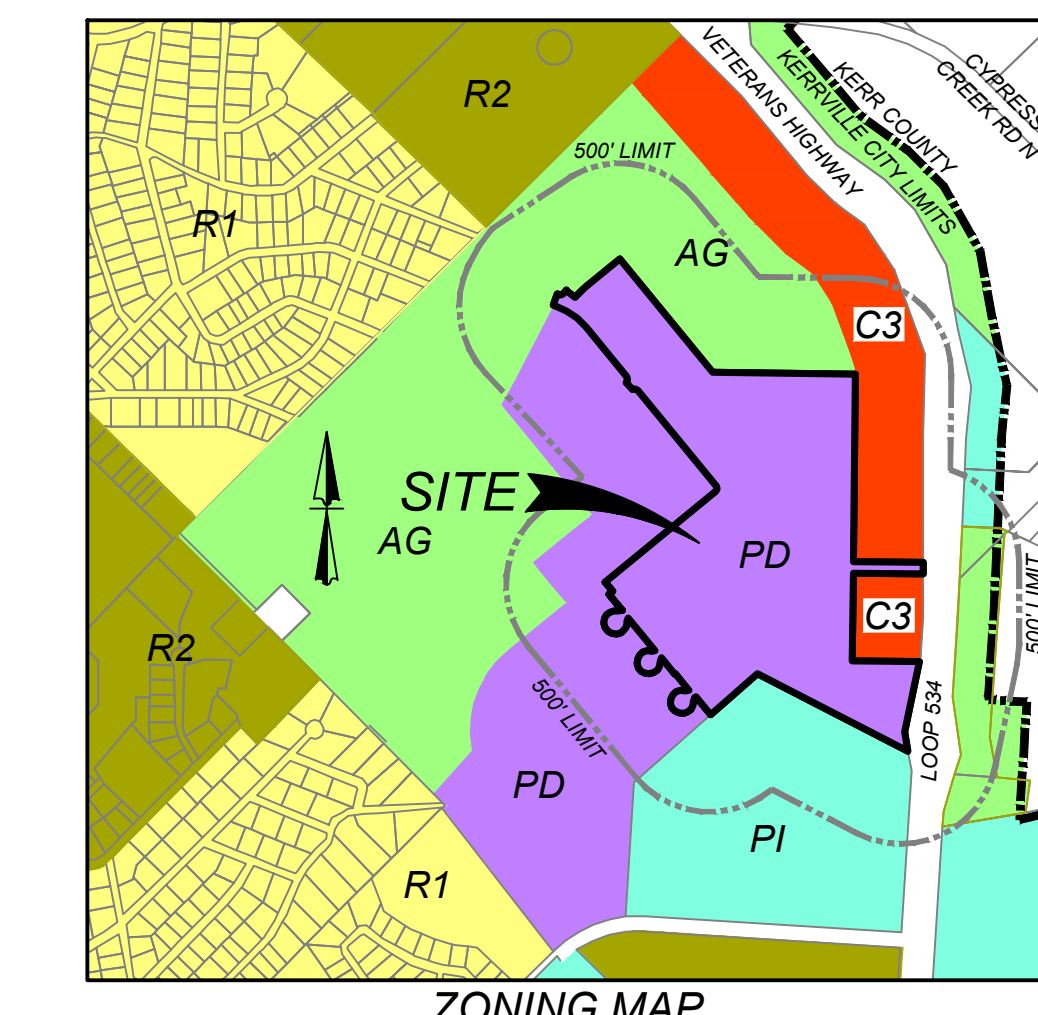
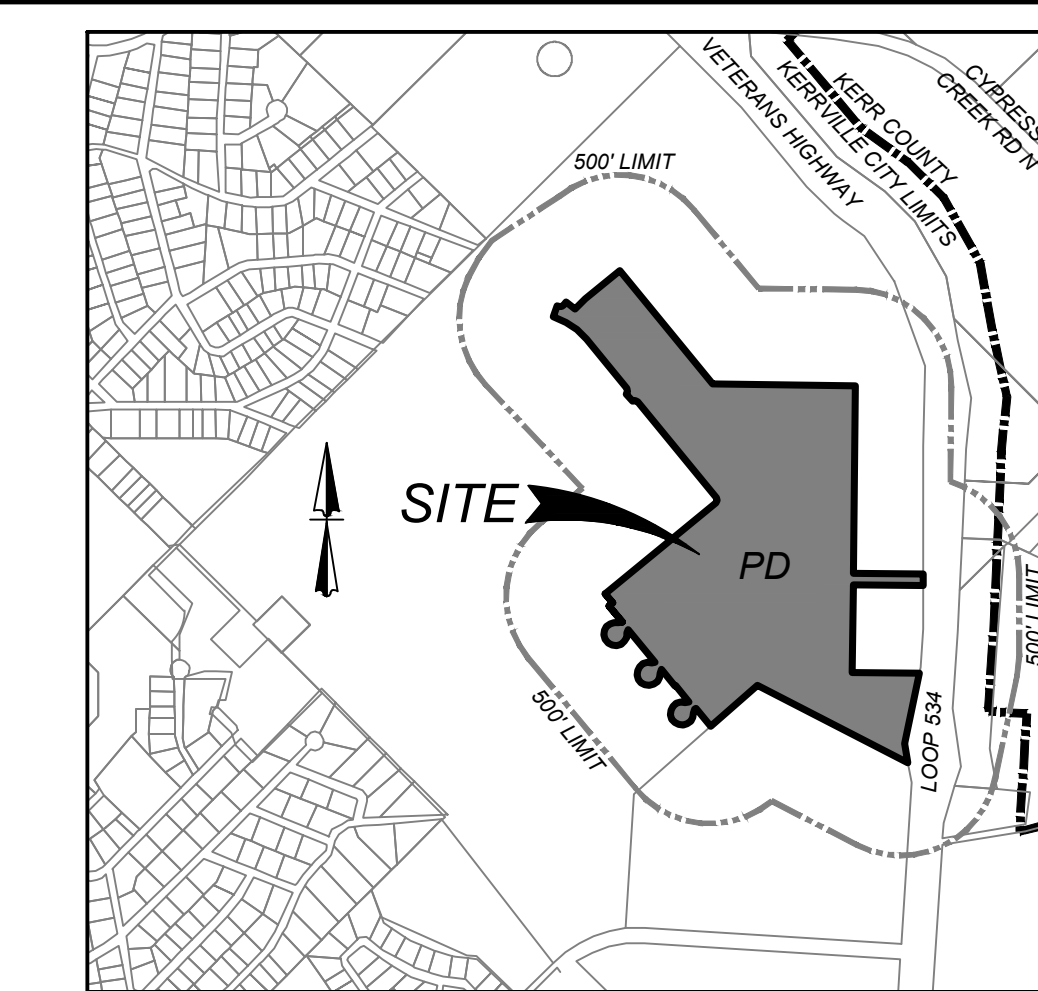


LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "CED SURVEYING"
- △ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "CED SURVEYING"
- E.G.T.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.
- R.O.W. = RIGHT-OF-WAY
- ESMT. = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS
- D.P.R. = DEED AND PLAT RECORDS
- N.T.S. = NOT TO SCALE
- CB = COUNTY BLOCK
- AC = ACRE
- VOL. = VOLUME
- PG. = PAGE
- M.H. = MANHOLE
- 10' --- = EXISTING MAJOR CONTOURS
- 5' --- = PROPOSED EASEMENT
- 10' --- = EXISTING EASEMENT
- 10' --- = EFFECTIVE FEMA FLOOD PLAIN
- 10' --- = PROPOSED WATER MAIN
- 10' --- = PROPOSED FIRE HYDRANT
- 10' --- = PROPOSED WATER VALVE
- 10' --- = PROPOSED WATER BLOW-OFF
- 10' --- = PROPOSED SANITARY SEWER MAIN
- 10' --- = PROPOSED SANITARY SEWER MANHOLE
- 10' --- = EXISTING WATER MAIN
- 10' --- = EXISTING FIRE HYDRANT
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- 10' --- = EXISTING SANITARY SEWER MAIN
- 10' --- = EXISTING SANITARY SEWER MANHOLE
- 10' --- = EXISTING OVERHEAD ELECTRIC LINE W/ POWER POLE
- 10' --- = EXISTING FIBER OPTIC
- 10' --- = EXISTING GAS LINE

KEYNOTES

- 1" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1" DRAINAGE EASEMENT
- 2" SANITARY SEWER EASEMENT
- INGRESS AND EGRESS EASEMENT VOL. 184, PAGE 578, O.P.R. EASEMENT TO TOWERS OF AMERICA, L.L.P. (DOC NO. 20-0376, O.P.R.)



"WINDRIDGE SUBDIVISION"
A SUBDIVISION WITHIN THE CITY OF KERRVILLE
A 48.98 ACRE TRACT OF LAND SITUATED IN THE SAMUEL WALLACE SURVEY NUMBER 114, ABSTRACT 348, AND THE SAMUEL WALLACE SURVEY NUMBER 113, ABSTRACT 347, CITY OF KERRVILLE, KERR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED TRACT 1, 184.304 ACRES AS DESCRIBED IN VOLUME 1389, PAGE 551 IN THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, AND ALSO BEING A PORTION OF THAT CALLED 711 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 71, PAGE 573 IN THE DEED RECORDS OF KERR COUNTY

OWNER/DEVELOPER
LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION LTD.
100 NE LOOP 410, STE. 1155
SAN ANTONIO, TX 78216
PHONE: (210) 403-6282

NEW BRAUNFELS
640 North Walnut Ave.
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPB Form: F-1-0909 TBPB Form: 10194550

WINDRIDGE SUBDIVISION
KERRVILLE, TEXAS
PRELIMINARY PLAT EXHIBIT

STATE OF TEXAS
COUNTY OF BEXAR

IN ACCORDANCE WITH ARTICLE 10-IV-2 OF THE CODE ORDINANCE OF THE CITY OF KERRVILLE, TEXAS AND IN CONSIDERATION OF THE APPROVAL OF "RIDGELAND SUBDIVISION", THE OWNERS DO HEREBY WAIVE ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERNATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE ABOVE NAMED SUBDIVISION.

BY: RICHARD MOTT
FOR: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL NOTED.

DATED: _____, 2024

BY:
FOR:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE AND
DATED THIS ____ DAY OF _____, 2024

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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

DATED THIS THE ____ DAY OF _____, 2024.

PLANNING & ZONING COMMISSION
CITY OF KERRVILLE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS EXISTING IN AN ACCEPTABLE MANNER ACCORDING TO THE CITY OF KERRVILLE STANDARD SPECIFICATIONS.

DATED THIS THE ____ DAY OF _____, 2024.

KYLE BUROW, PE., CITY ENGINEER
CITY OF KERRVILLE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE CITY MASTER GRID SYSTEM REGARDING STREET NAMES AND ADDRESSES ASSIGNED BY THE CITY OF KERRVILLE PLANNING DIVISION.

DATED THIS THE ____ DAY OF _____, 2024.

DREW PAXON, CHIEF PLANNING OFFICER
CITY OF KERRVILLE

I HEREBY CERTIFY THAT:
1.) THAT STREETS, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE CITY OF KERRVILLE STANDARDS SPECIFICATIONS IN THE SUBDIVISION ENTITLED "RIDGELAND SUBDIVISION".

_____, 2024

CITY ENGINEER OF APPROVING AGENT

STATE OF TEXAS
COUNTY OF BEXAR

KNOW ALL MEN BY THESE PRESENTS:
I, THE UNDERSIGNED TIM C. PAPPAS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

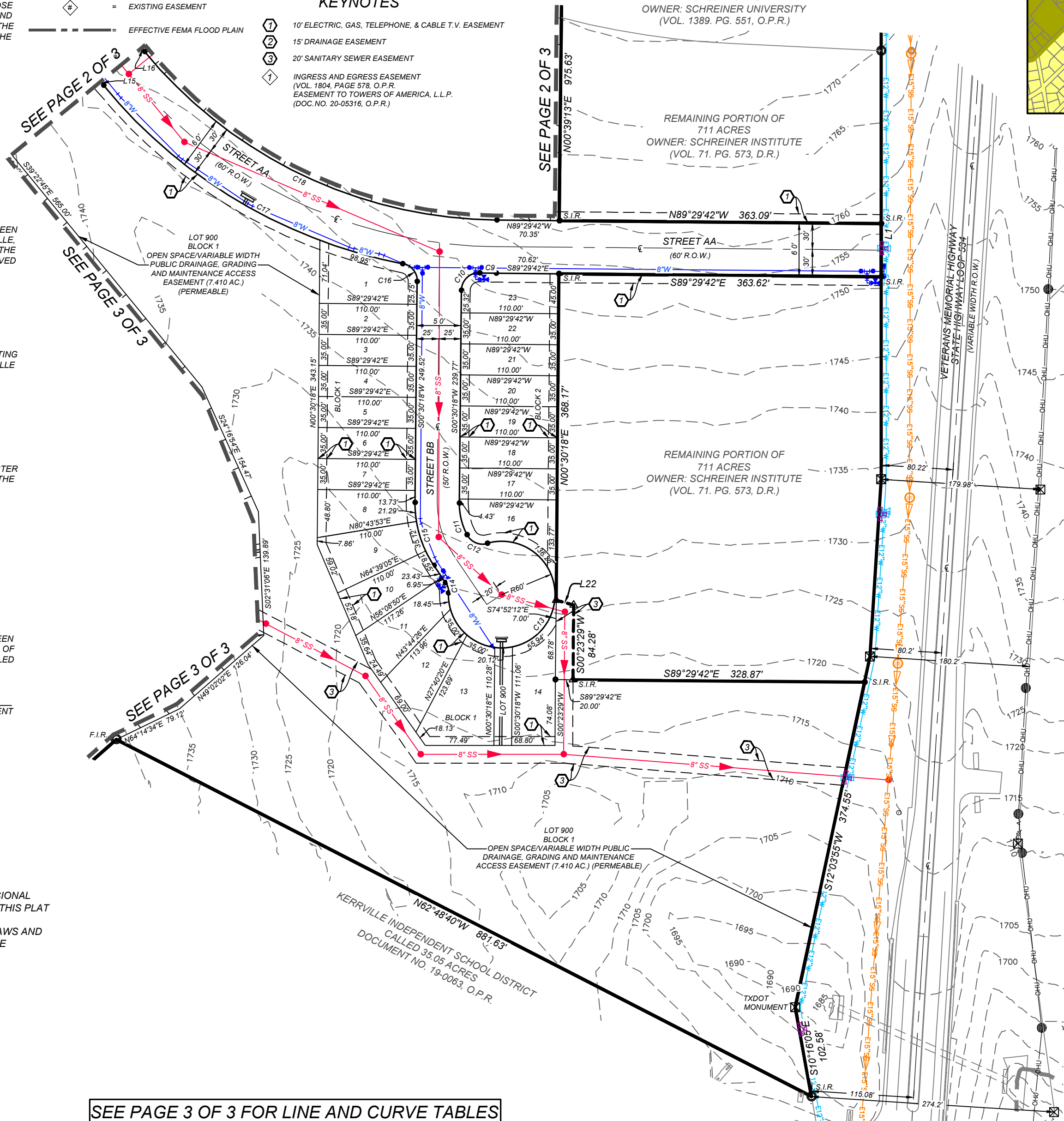
TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
CED SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

LEGEND

- | | |
|--|---|
| ○ F.I.R. = FOUND 1/2" IRON ROD | — W — = PROPOSED WATER MAIN |
| ● S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "CED SURVEYING" | — F — = PROPOSED FIRE HYDRANT |
| △ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "CED SURVEYING" | — V — = PROPOSED WATER VALVE |
| E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. | — B — = PROPOSED WATER BLOW-OFF |
| R.O.W. = RIGHT-OF-WAY | — SS — = PROPOSED SANITARY SEWER MAIN |
| ESMT. = EASEMENT | — E12"W—E12"W — = EXISTING WATER MAIN |
| O.P.R. = OFFICIAL PUBLIC RECORDS | — E12"W—E12"W — = EXISTING FIRE HYDRANT |
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| N.T.S. = NOT TO SCALE | — E15"S — = EXISTING SANITARY SEWER MAIN |
| CB = COUNTY BLOCK | — E15"S — = EXISTING SANITARY SEWER MANHOLE |
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| VOL. = VOLUME | — FO — FO — = EXISTING FIBER OPTIC |
| PG. = PAGE | — G — G — = EXISTING GAS LINE |
| M.H. = MANHOLE | |
| — 970 — = EXISTING MAJOR CONTOURS | |
| — E — = PROPOSED EASEMENT | |
| — E — = EXISTING EASEMENT | |
| — — — = EFFECTIVE FEMA FLOOD PLAIN | |

KEYNOTES

- | | |
|---|---|
| ① | 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT |
| ② | 15' DRAINAGE EASEMENT |
| ③ | 20' SANITARY SEWER EASEMENT |
| ④ | INGRESS AND EGRESS EASEMENT (VOL. 1804, PAGE 578, O.P.R. EASEMENT TO TOWERS OF AMERICA, L.L.P. (DOC. NO. 20-05316, O.P.R.)) |



SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLES

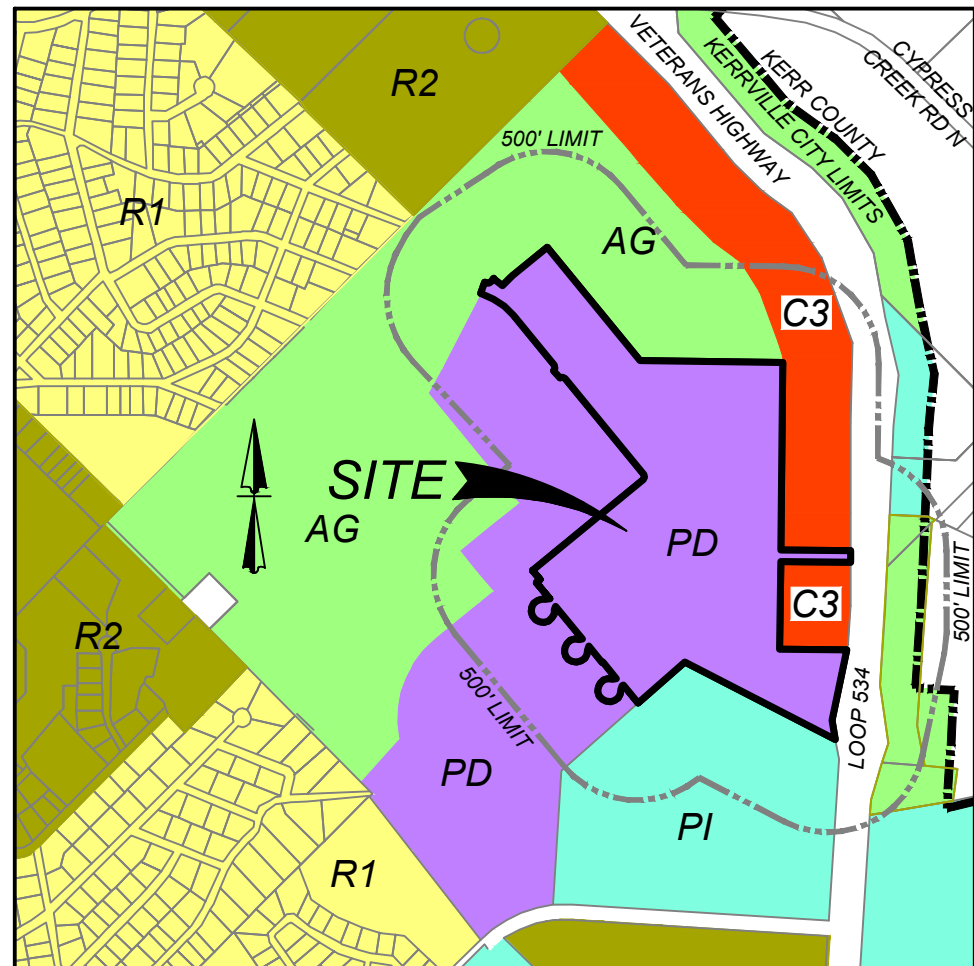
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Suite 1101
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Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBP# Firm#: F-14909 TPLS Firm#: 10194550



LOCATION MAP & ZONING MAP
SCALE: 1" = 1000'

PRILIMINARY PLAT
CITY OF KERRVILLE PLAT FILE No. 202X-0XX

"WINDRIDGE SUBDIVISION"

A SUBDIVISION WITHIN THE CITY OF KERRVILLE

A 48.98 ACRE TRACT OF LAND SITUATED IN THE SAMUEL WALLACE SURVEY NUMBER 114, ABSTRACT 348, AND THE SAMUEL WALLACE SURVEY NUMBER 113, ABSTRACT 347, CITY OF KERRVILLE, KERR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED TRACT 1: 184.304 ACRES AS DESCRIBED IN VOLUME 1369, PAGE 551 IN THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, AND ALSO BEING A PORTION OF THAT CALLED 711 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 71, PAGE 573 IN THE DEED RECORDS OF KERR COUNTY

NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.

2. EXCEPT AS SHOWN, REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP COMMUNITY PANEL NO. 48265C0490F, DATED MARCH 3, 2011.

3. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF KERRVILLE AND KERR COUNTY ORDINANCES AND RESTRICTIONS.

4. A METES AND BOUNDS DESCRIPTION WAS PREPARED FOR THIS SURVEY.

5. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "CED SURVEYING".

6. UNDERGROUND UTILITIES WERE PLACED USING PHYSICAL EVIDENCE VERIFIED IN THE FIELD.

7. ADJOINERS SHOWN HEREON ARE PER CURRENT KERR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE (3) ACCESS POINT(S) ALONG VETERANS MEMORIAL STATE HIGHWAY LOOP 534 BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF 1271.78 FEET.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.

MAINTENANCE NOTE:

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, TREE SAVE AREAS, INCLUDING LOTS 900, BLOCK 1; LOT 900, 901, 902, BLOCK 3; LOT 900, BLOCK 5; LOT 900, BLOCK 6, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF KERRVILLE OR KERR COUNTY.

PREPARED: Apr 04, 2024

PAGE 1 OF 3

DRAWN BY:

Date: Apr 04, 2024, 9:12am User ID: malachi.flores
File: U:\Projects\31414703\Design\Civil\PLAT\PL3144703.dwg

REMAINING PORTION OF
184.304 ACRES
OWNER: SCHREINER UNIVERSITY
(VOL. 1389, PG. 551, O.P.R.)

OWNER/DEVELOPER
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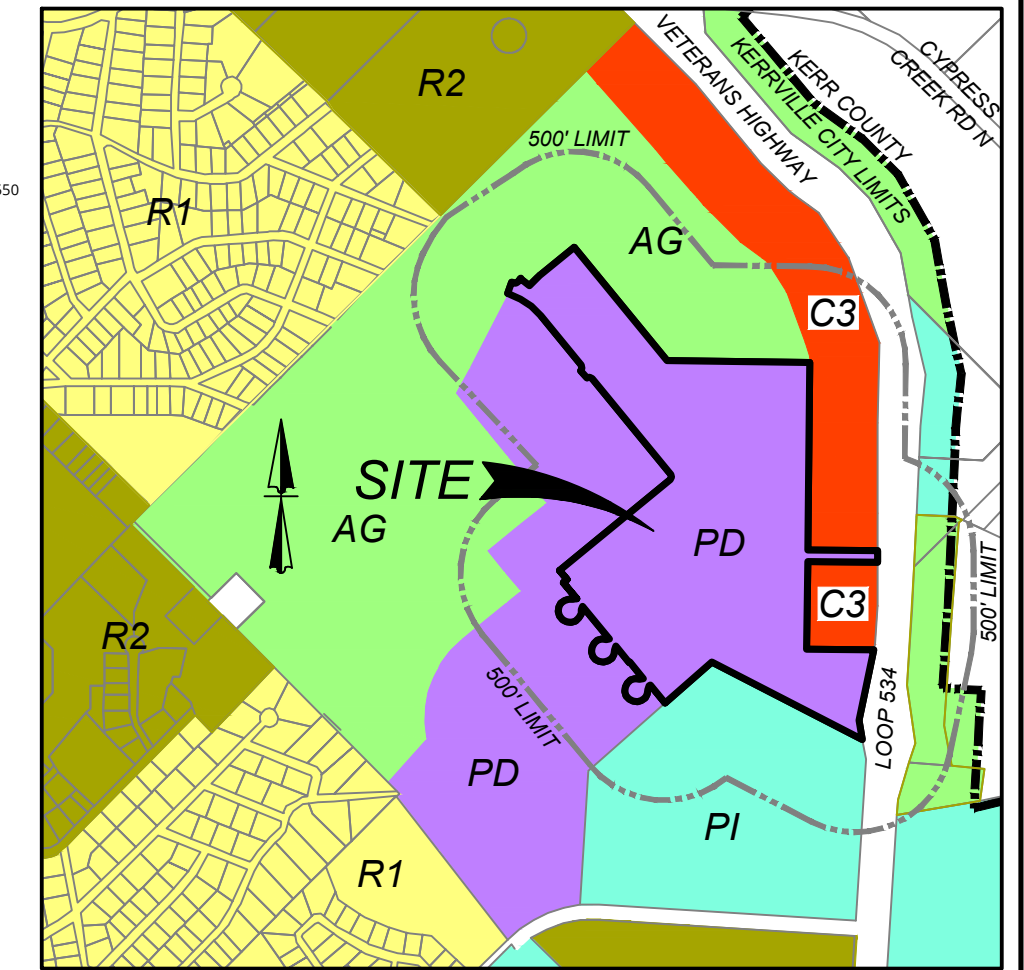
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"WINDRIDGE SUBDIVISION"

A SUBDIVISION WITHIN THE CITY OF KERRVILLE

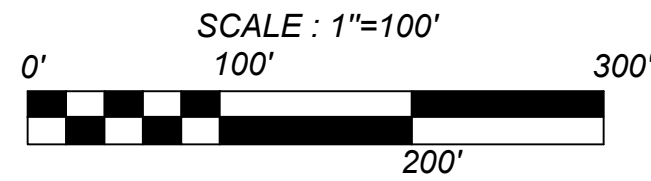
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REMAINING PORTION OF
184.304 ACRES
OWNER: SCHREINER UNIVERSITY
(VOL. 1389, PG. 551, O.P.R.)



LOCATION MAP & ZONING MAP
SCALE: 1" = 1000'

PRLIMINARY PLAT
CITY OF KERRVILLE PLAT FILE No. 202X-0XX



LEGEND

- | | |
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| CB = COUNTY BLOCK | — E15"S — = EXISTING SANITARY SEWER MAIN |
| AC. = ACRE | ● = EXISTING SANITARY SEWER MANHOLE |
| VOL. = VOLUME | — OHU — OHU — = EXISTING OVERHEAD ELECTRIC LINE W/ POWER POLE |
| PG. = PAGE | — FO — FO — = EXISTING FIBER OPTIC |
| M.H. = MANHOLE | — G — G — = EXISTING GAS LINE |
| — 970 — = EXISTING MAJOR CONTOURS | |
| ⬢ = PROPOSED EASEMENT | |
| ⬢ = EXISTING EASEMENT | |

KEYNOTES

- 1 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 2 15' DRAINAGE EASEMENT
- 3 20' SANITARY SEWER EASEMENT
- 4 30' DRAINAGE EASEMENT
- 5 INGRESS AND EGRESS EASEMENT (VOL. 1804, PAGE 578, O.P.R. EASEMENT TO TOWERS OF AMERICA, L.L.P. (DOC. NO. 20-05316, O.P.R.))

SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLES

PREPARED: Apr 04, 2024

PAGE 2 OF 3

DRAWN BY:

Date: Apr 04, 2024, 9:13am User ID: malachi.flores
File: U:\Projects\314147\03\Design\Civil\PLAT\PL3144703.dwg

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	74.90'	370.00'	37.58'	11°35'56"	74.78'	S45°15'47"W
C2	23.00'	430.00'	11.50'	3°03'53"	23.00'	S37°55'52"W
C3	25.46'	20.00'	14.78'	72°55'51"	23.77'	N72°51'52"E
C4	10.27'	430.00'	5.13'	1°22'06"	10.27'	N71°21'16"W
C5	210.91'	370.00'	108.40'	32°39'34"	208.06'	N55°42'32"W
C6	31.42'	20.00'	20.00'	90°00'00"	28.28'	N5°37'15"E
C7	31.42'	20.00'	20.00'	90°00'00"	28.28'	N84°22'45"W
C8	31.42'	20.00'	20.00'	90°00'00"	28.28'	N5°37'15"E
C9	18.74'	580.00'	9.37'	1°51'04"	18.74'	S88°34'10"E
C10	32.06'	20.00'	20.66'	91°51'04"	28.74'	S46°25'50"W
C11	37.02'	75.00'	18.90'	28°17'01"	36.65'	S13°38'12"E
C12	27.10'	20.00'	16.09'	77°37'52"	25.07'	S66°35'39"E
C13	300.77'	60.00'	44.22'	287°12'58"	71.20'	N38°11'54"E
C14	12.45'	20.00'	6.43'	35°39'33"	12.25'	N16°01'23"W
C15	74.96'	125.00'	38.64'	34°21'28"	73.84'	S16°40'26"E
C16	27.75'	20.00'	16.63'	79°29'46"	25.58'	N39°14'35"W
C17	402.36'	580.00'	209.66'	39°44'51"	394.34'	S59°15'10"E
C18	454.84'	520.00'	243.12'	50°06'57"	440.48'	S64°26'13"E
C19	31.42'	20.00'	20.00'	90°00'00"	28.28'	N84°22'45"W
C20	31.42'	20.00'	20.00'	90°00'00"	28.28'	S5°37'15"W
C21	31.42'	20.00'	20.00'	90°00'00"	28.28'	S84°22'45"E
C22	31.42'	20.00'	20.00'	90°00'00"	28.28'	N5°37'15"E
C23	31.42'	20.00'	20.00'	90°00'00"	28.28'	N84°22'45"W
C24	212.77'	410.00'	108.84'	29°44'02"	210.39'	S54°14'45"E
C25	12.46'	20.00'	6.44'	35°42'13"	12.26'	N51°15'40"W
C26	300.06'	60.00'	44.78'	286°32'08"	71.77'	N3°19'23"E
C27	26.43'	20.00'	15.54'	75°42'15"	24.55'	N77°54'27"E
C28	100.04'	360.00'	50.34'	15°55'16"	99.71'	S56°16'48"E
C29	33.69'	20.00'	22.42'	96°31'10"	29.85'	S0°03'35"E
C30	493.76'	595.00'	262.09'	47°32'47"	479.71'	N24°25'36"E
C31	13.06'	20.00'	6.77'	37°24'12"	12.83'	S19°21'18"W
C32	143.82'	50.00'	374.90'	164°48'23"	99.12'	N44°20'47"W
C33	13.06'	20.00'	6.77'	37°24'12"	12.83'	N71°57'07"E
C34	13.06'	20.00'	6.77'	37°24'12"	12.83'	S70°38'42"E
C35	143.82'	50.00'	374.90'	164°48'23"	99.12'	S45°39'13"W
C36	13.06'	20.00'	6.77'	37°24'12"	12.83'	N18°02'53"W
C37	216.24'	275.00'	114.06'	45°03'09"	210.71'	N23°10'47"E
C38	33.13'	20.00'	21.79'	94°54'54"	29.47'	S86°50'11"E
C39	30.15'	20.00'	18.77'	86°22'09"	27.37'	S3°48'20"W
C40	262.84'	325.00'	139.08'	46°20'12"	255.73'	N23°49'19"E
C41	39.27'	25.00'	25.00'	90°00'00"	35.36'	S45°39'13"W
C42	39.27'	25.00'	25.00'	90°00'00"	35.36'	N44°20'47"W
C43	452.61'	545.00'	240.27'	47°34'57"	439.71'	N24°26'41"E
C44	32.25'	20.00'	20.85'	92°23'06"	28.87'	S85°34'18"E
C45	19.47'	20.00'	10.58'	55°46'16"	18.71'	S11°29'37"E
C46	307.05'	60.00'	39.55'	293°12'48"	66.05'	S49°47'07"W
C47	19.47'	20.00'	10.58'	55°46'16"	18.71'	N67°15'53"W
C48	31.42'	20.00'	20.00'	90°00'00"	28.28'	N5°37'15"E
C49	31.42'	20.00'	20.00'	90°00'00"	28.28'	S84°22'45"E
C50	136.94'	430.00'	69.06'	18°14'49"	136.36'	N48°30'09"W
C51	33.89'	20.00'	22.64'	97°05'22"	29.98'	S9°04'53"E
C52	31.42'	20.00'	20.00'	90°00'00"	28.28'	S5°37'15"W
C53	31.42'	20.00'	20.00'	90°00'00"	28.28'	N84°22'45"W
C54	31.42'	20.00'	20.00'	90°00'00"	28.28'	S5°37'15"W
C55	32.94'	125.00'	16.56'	15°05'51"	32.84'	N31°49'49"W
C56	11.11'	20.00'	5.70'	31°48'57"	10.96'	S40°11'22"E
C57	136.76'	50.00'	242.65'	156°42'48"	97.94'	N22°15'33"E
C58	17.45'	20.00'	9.33'	49°59'41"	16.90'	S75°37'06"W
C59	32.68'	25.00'	19.15'	74°54'09"	30.40'	N13°10'11"E
C60	19.76'	75.00'	9.94'	15°05'51"	19.71'	N31°49'49"W
C61	31.42'	20.00'	20.00'	90°00'00"	28.28'	N84°22'45"W
C62	31.42'	20.00'	20.00'	90°00'00"	28.28'	N5°37'15"E
C63	31.42'	20.00'	20.00'	90°00'00"	28.28'	N84°22'45"W
C64	31.42'	20.00'	20.00'	90°00'00"	28.28'	N5°37'15"E
C65	31.42'	20.00'	20.00'	90°00'00"	28.28'	N84°22'45"W
C66	19.47'	20.00'	10.58'	55°46'16"	18.71'	N78°30'23"E
C67	305.30'	60.00'	40.82'	291°32'32"	67.50'	S39°22'45"E
C68	19.47'	20.00'	10.58'	55°46'16"	18.71'	S22°44'07"W
C69	19.47'	20.00'	10.58'	55°46'16"	18.71'	N78°30'23"E
C70	305.30'	60.00'	40.82'	291°32'32"	67.50'	S39°22'45"E
C71	19.47'	20.00'	10.58'	55°46'16"	18.71'	S22°44'07"W
C72	19.47'	20.00'	10.58'	55°46'16"	18.71'	N78°30'23"E
C73	305.30'	60.00'	40.82'	291°32'32"	67.50'	S39°22'45"E
C74	19.47'	20.00'	10.58'	55°46'16"	18.71'	S22°44'07"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.00'	S0°00'02"E
L2	60.00'	N50°32'11"W
L3	60.00'	N17°57'41"E
L4	50.00'	S39°22'45"E
L5	60.00'	S39°22'45"E
L6	25.53'	N50°37'15"E
L7	3.66'	N50°25'30"E
L8	8.94'	N50°37'15"E
L9	10.00'	S50°37'15"W
L10	20.00'	S50°37'15"W
L11	20.00'	S39°22'45"E
L13	20.00'	S50°37'15"W
L15	211.61'	S39°22'45"E
L16	216.62'	N39°22'45"W
L17	40.40'	N0°39'13"E
L18	43.53'	N0°39'13"E
L19	43.53'	N0°39'13"E
L20	40.40'	N0°39'13"E
L22	20.50'	N74°52'12"W

LEGEND

○ F.I.R. = FOUND 1/2" IRON ROD
● S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "CED SURVEYING"
△ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "CED SURVEYING"
E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.
R.O.W. = RIGHT-OF-WAY
ESMT. = EASEMENT
O.P.R. = OFFICIAL PUBLIC RECORDS
D.P.R. = DEED AND PLAT RECORDS
N.T.S. = NOT TO SCALE
CB = COUNTY BLOCK
AC. = ACRE
VOL. = VOLUME
PG. = PAGE
M.H. = MANHOLE
— 970 — = EXISTING MAJOR CONTOURS
◊ = PROPOSED EASEMENT
◊ = EXISTING EASEMENT

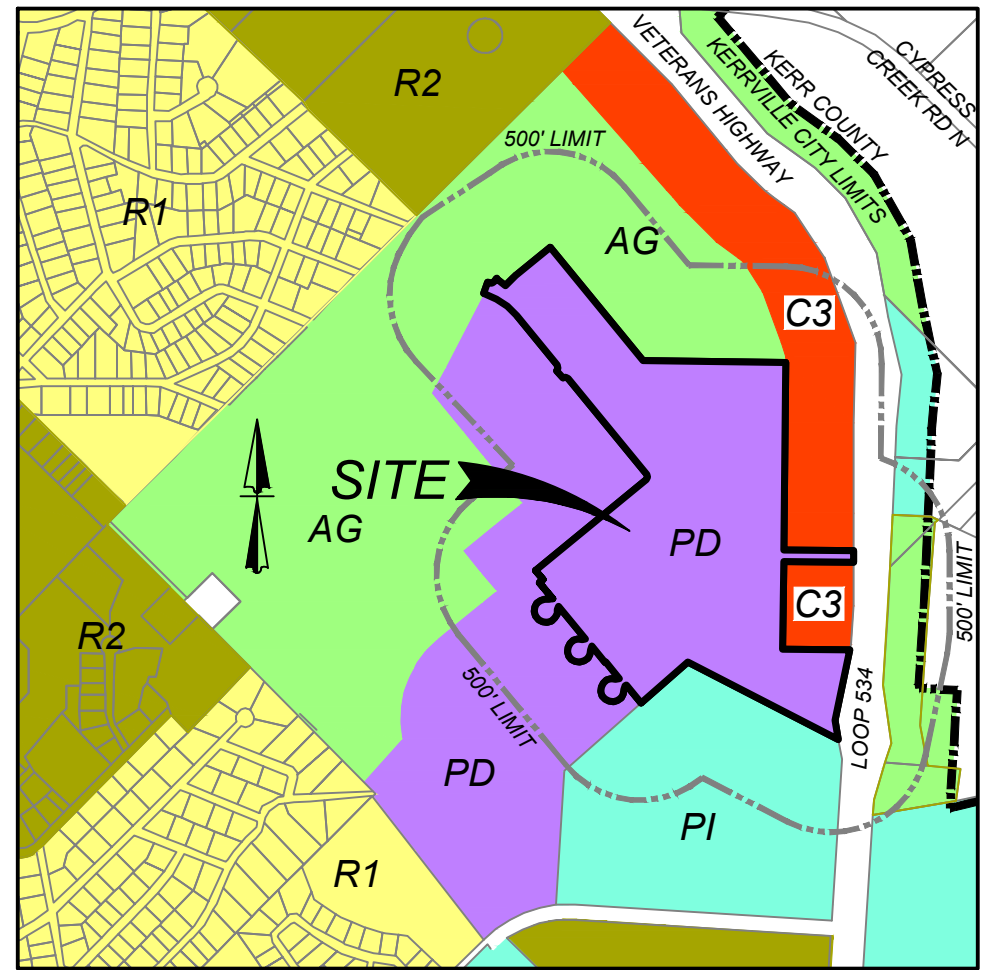
— W — = PROPOSED WATER MAIN
— F — = PROPOSED FIRE HYDRANT
— V — = PROPOSED WATER VALVE
— B — = PROPOSED WATER BLOW-OFF
— SS — = PROPOSED SANITARY SEWER MAIN
— S — = PROPOSED SANITARY SEWER MANHOLE
— E12" — = EXISTING WATER MAIN
— F12" — = EXISTING FIRE HYDRANT
— V12" — = EXISTING WATER VALVE
— S15" — = EXISTING SANITARY SEWER MAIN
— S15" — = EXISTING SANITARY SEWER MANHOLE
— OHU — = EXISTING OVERHEAD ELECTRIC LINE W/ POWER POLE
— FO — = EXISTING FIBER OPTIC
— G — = EXISTING GAS LINE

KEYNOTES

① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
② 15' DRAINAGE EASEMENT
③ 20' SANITARY SEWER EASEMENT
④ INGRESS AND EGRESS EASEMENT (VOL. 1804, PAGE 578, O.P.R. EASEMENT TO TOWERS OF AMERICA, L.L.P. (DOC. NO. 20-05316, O.P.R.))

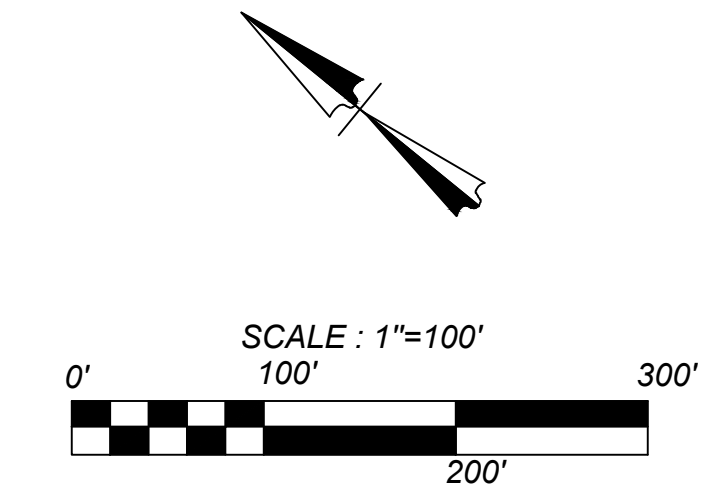
NEW BRAUNFELS
640 North Walnut Ave.
Suite 1101
New Braunfels, TX 78130
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COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909 TBPLS Firm#: 10194550
www.colliersengineering.com

OWNER/DEVELOPER
LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION LTD.
100 NE LOOP 410, STE. 1155
SAN ANTONIO, TX 78216
PHONE: (210) 403-6282

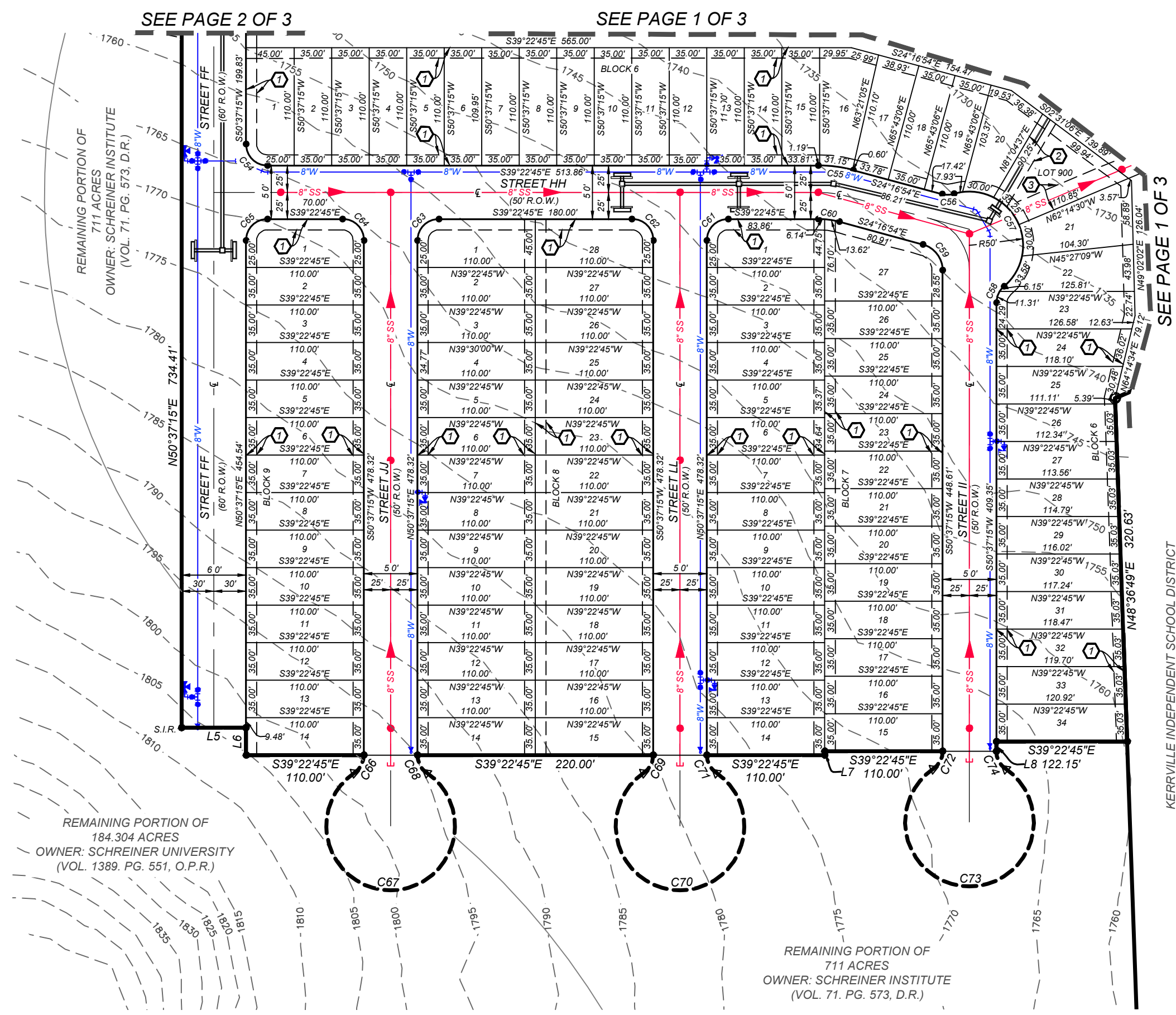


LOCATION MAP & ZONING MAP
SCALE: 1" = 100'

PRILINARY PLAT
CITY OF KERRVILLE PLAT FILE No. 202X-0XX



"WINDRIDGE SUBDIVISION"
A SUBDIVISION WITHIN THE CITY OF KERRVILLE
A 48.98 ACRE TRACT OF LAND SITUATED IN THE SAMUEL WALLACE SURVEY NUMBER 114, ABSTRACT 348, AND THE SAMUEL WALLACE SURVEY NUMBER 113, ABSTRACT 347, CITY OF KERRVILLE, KERR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED TRACT 1, 184.304 ACRES AS DESCRIBED IN VOLUME 1369, PAGE 551 IN THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, AND ALSO BEING A PORTION OF THAT CALLED 711 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 71, PAGE 573 IN THE DEED RECORDS OF KERR COUNTY





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

SUBJECT:

A resolution to allow a Conditional Use Permit for an Automotive & Repair Shop, Minor, located within 500 feet of a floodplain; Lot 1-A (Replat), Block 1, South City; and more commonly known as 209 Sidney Baker Street South. (Case No. PZ-2024-11)

AGENDA DATE OF: May 2, 2024

DATE SUBMITTED:

SUBMITTED BY: Steve Melander, City Planner

EXHIBITS:

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

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

Proposal

A resolution to allow a Conditional Use Permit for an Automotive & Repair Shop, Minor, located within 500 feet of a floodplain; Lot 1-A (Replat), Block 1, South City; and more commonly known as 209 Sidney Baker Street South. (Case No. PZ-2024-11)

Valvoline Instant Oil Change is proposing to develop a .80 acre site at 209 Sidney Baker Street South with a two bay oil change facility. They are requesting a Conditional Use Permit for this use within a C-2 zoning district because the location is less than 500 feet (approximately 335 feet) from a recognized floodplain. Code requires a CUP for this use at this location. Oil and waste are contained in a basement component of the building. There is an oil and water separator (OWS) which is skimmed once per week and pumped out yearly to minimize onsite oil hazards. In the event of an oil spill, Valvoline employees are continuously trained to handle the spills and mitigate as necessary. A project representative

will be at the P&Z meeting to answer any additional questions.

Valvoline Instant Oil Change has a business model where customers remain in their vehicles while minor automotive repair services are performed, usually taking 15-20 minutes per vehicle. Due to this, Valvoline is a low traffic producer. They have included a site plan to show the flow of traffic. No vehicles are left overnight for on-site storage, and parking is typically for employees only. The building will provide two bays and is approximately 1,600 square feet. The proposed development meets all zoning requirements other than the CUP.

Procedural Requirements

The City, in accordance with state law, mailed 15 letters on 4/18/2024 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 4/11/2024. An informational sign regarding the public hearing was posted on the property on 4/19/24. At the time of drafting this Agenda Bill, no comments had been received.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding area are designated as Strategic Catalyst Area 2 (SCA 2), the primary land use at this location being a strong focus on commercial development. Since the underlying zoning is not changing and the proposed development remains commercial, the request is consistent with the Kerrville 2050 Comprehensive Plan.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: C-2 Light Commercial

Existing Land Use: Vacant Commercial Building

Direction: **North, South**

Current Zoning: C-2, Light Commercial

Existing Land Uses: Various commercial businesses

Direction: **West, East**

Current Zoning: C-3, General Commercial

Existing Land Uses: Various commercial businesses

Thoroughfare Plan:

The subject property is located on Hwy 16, a primary arterial.

Traffic Impact:

No traffic impact is anticipated.

Parking:

The proposed site plan includes the required off-street parking.

Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, does not change the existing zoning district, and appears to be a mitigatable risk regarding business operations, staff recommends approval.

RECOMMENDED ACTION:

Approve the resolution with possible conditions.

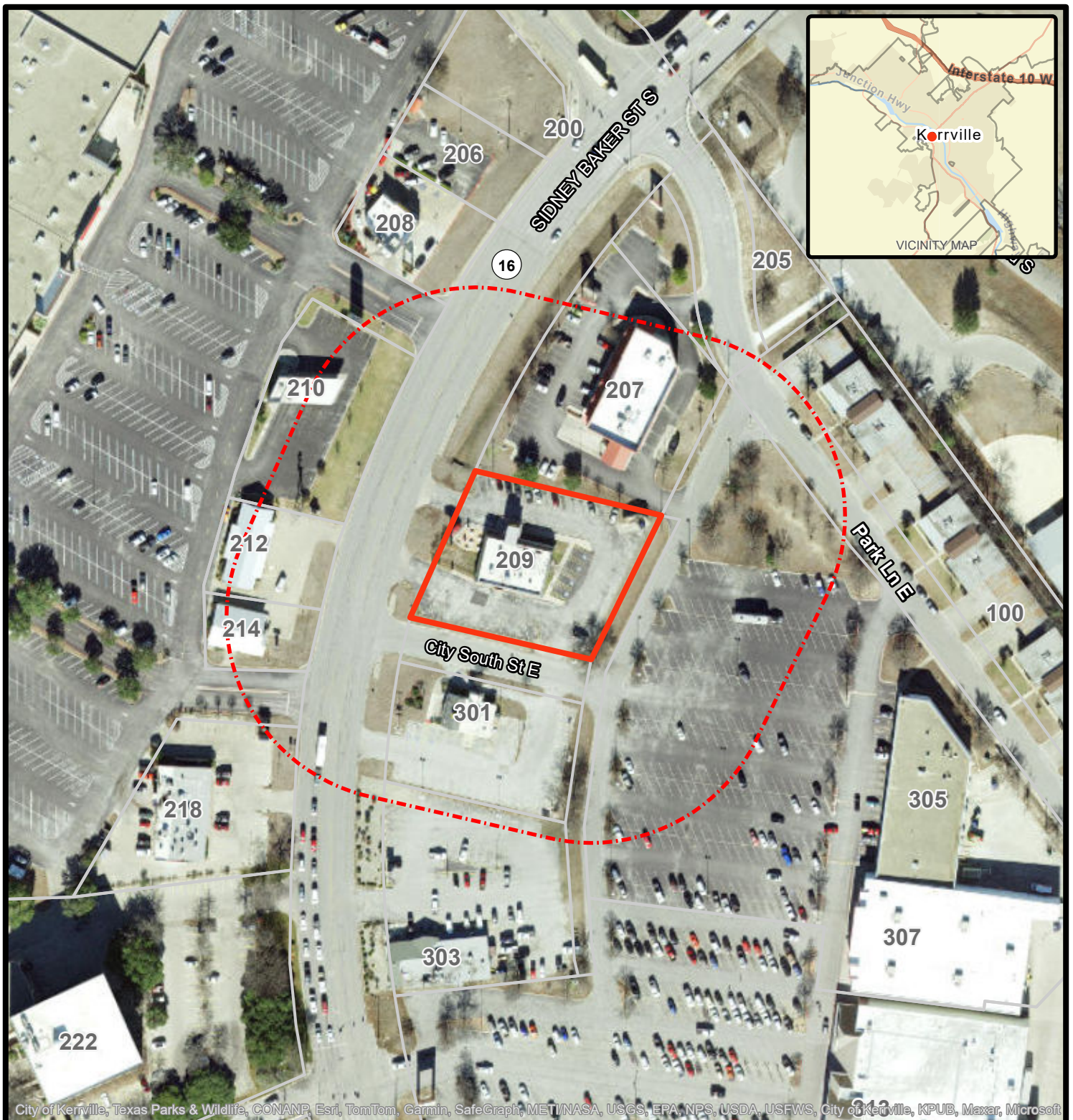
ATTACHMENTS:

[*PZ-2024-11_Location Map.pdf*](#)

[*Case PZ-2024-11_Proximity to Floodplain Exhibit.pdf*](#)

[*PZ-2024-11_Proposed CUP Site Plan.pdf*](#)

[*PZ-2024-11_Proposed Exterior Elevations.pdf*](#)




Location Map

Case # PZ-2024-11

Location:

209 Sidney Baker St S

Legend

-  Subject Properties
-  200 Feet Notification Area



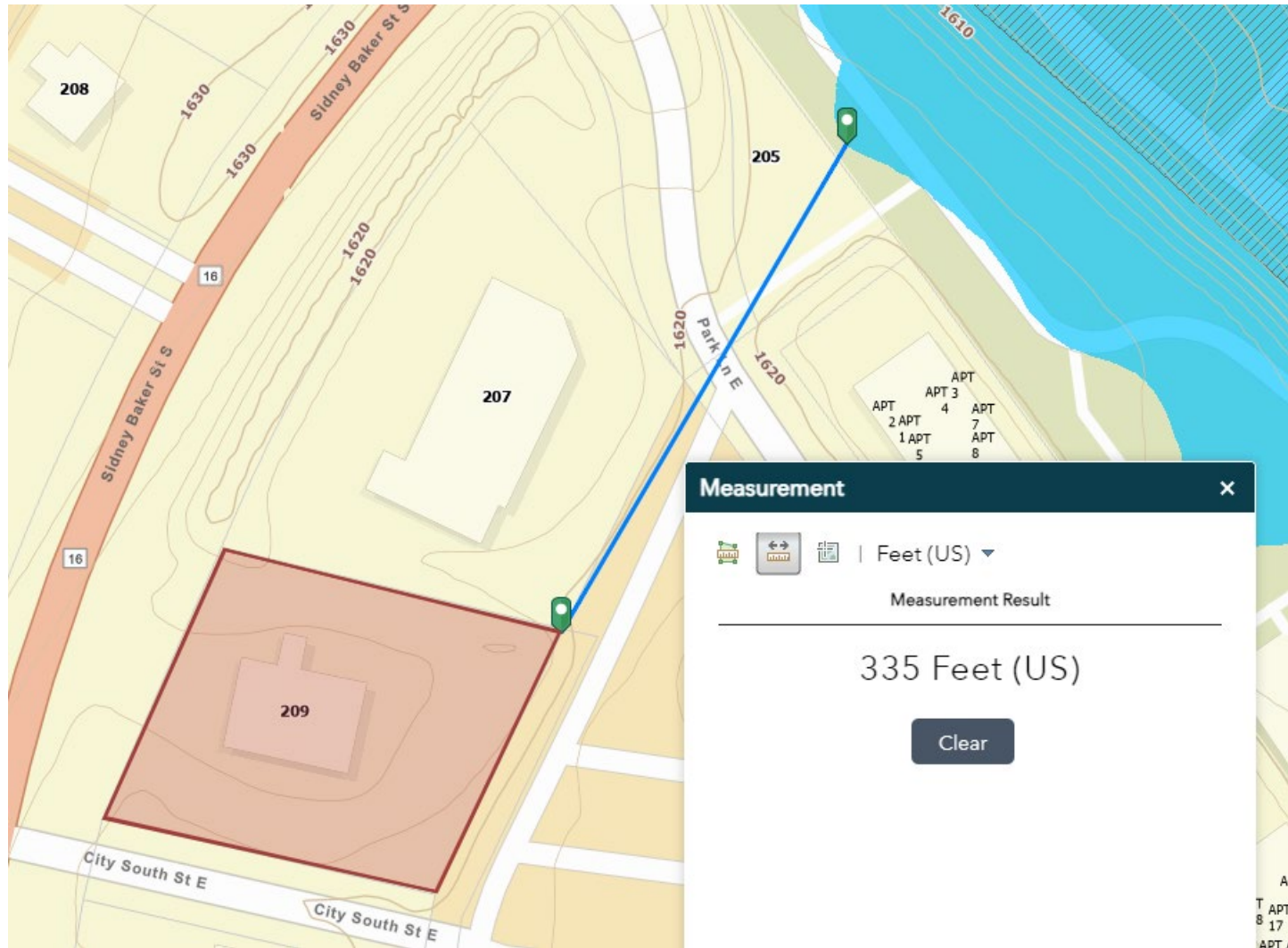
0 50 100 200

Scale In Feet

04/16/2024

Case PZ-2024-11

Proximity to Floodplain Exhibit





VALVOLINE
INSTANT
OIL CHANGE

SIDNEY BAKER ST. S
& CITY S ST.
KERRVILLE, TX 78028

PROJECT NUMBER
06-23-20023

SHEET NAME
CUP SITE PLAN

SHEET #

GENERAL SITE NOTES:

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. TRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
14. STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY GILES ENGINEERING, DATED JANUARY 9, 2024
15. ALL CURB RADI SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.

PROPOSED LEGEND:

---	PROPERTY LINE
- - - - -	PROPOSED CURB
- - - - -	PROPOSED SERVICE BELL HOSE
●	PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
○	PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
WM	WATER METER, (SEE UTILITY PLAN)
B	WATER METER, (SEE UTILITY PLAN)
○	SEWER STRUCTURES, (SEE UTILITY PLAN)
→	DIRECTIONAL PAVEMENT MARKING
- - - - -	BUILDING SETBACK LINE
SAW	PROPOSED SAW CUT
[Pattern]	PROPOSED HEAVY DUTY CONCRETE PAVEMENT.
[Pattern]	PROPOSED CONCRETE SIDEWALK PAVEMENT.
[Pattern]	PROPOSED BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS.
[Pattern]	PROPOSED STANDARD DUTY ASPHALT PAVEMENT.
[Pattern]	PROPOSED LANDSCAPE AREA.

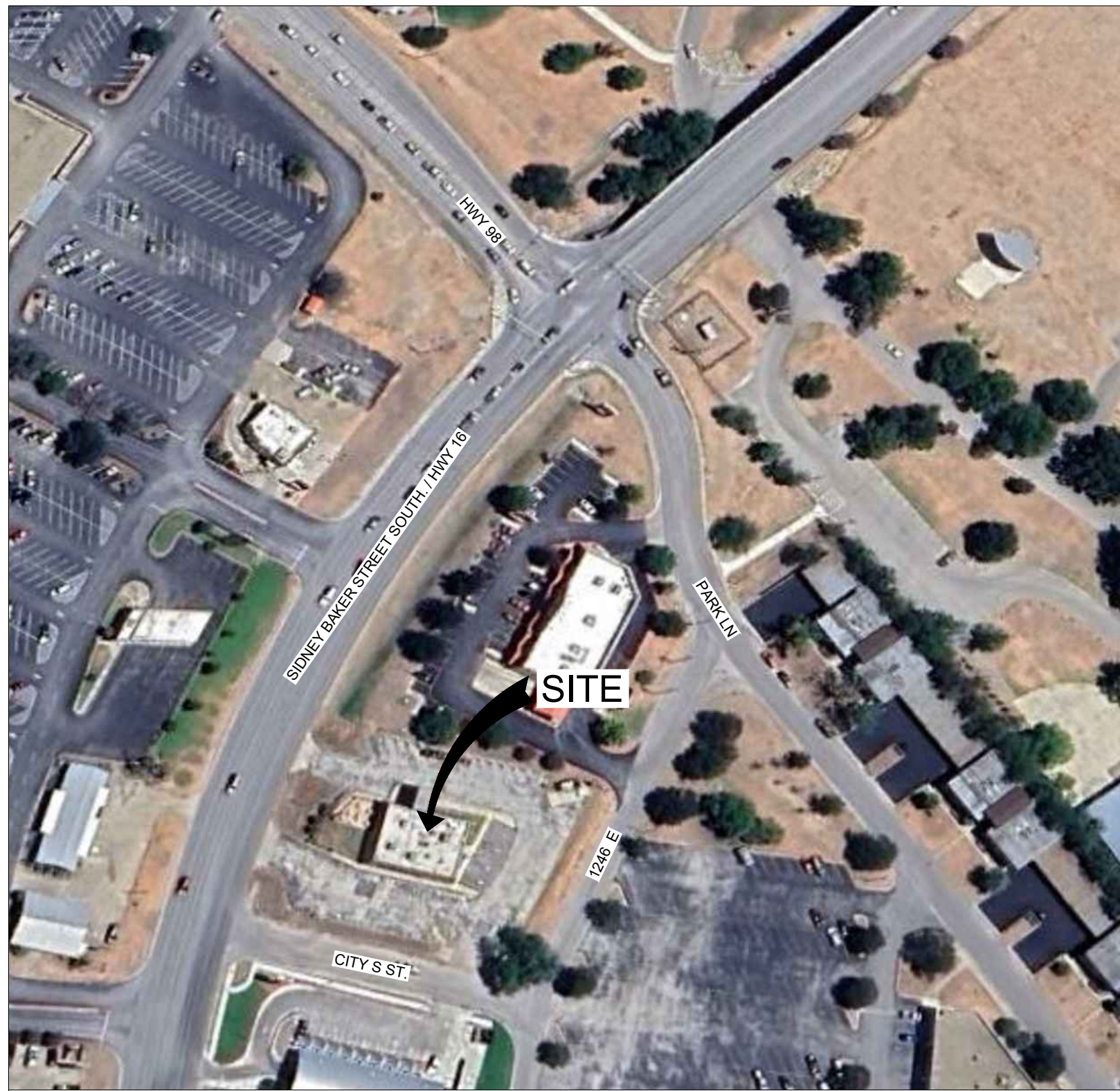
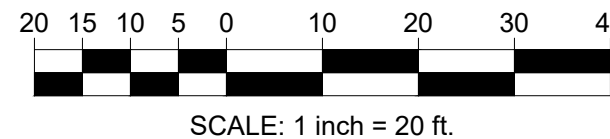
EXISTING LEGEND:

●	1/2" IRON ROD FOUND
○	20K MONUMENT FOUND
○	5/8" IRON ROD SET W/CAP
○	QUANTITY END
○	BENCHMARK
+	SIGN
+	FIRE HYDRANT
+	WATER VALVE
+	WATER METER
+	IRRIGATION CONTROL VALVE
+	STORM MANHOLE
+	WASTEWATER MANHOLE
+	WASTEWATER CLEANOUT
+	GAS VALVE
+	ELECTRIC CONTROL BOX
+	LIGHT POLE
+	UTILITY POLE
+	GOY AND/OR
+	OVERHEAD UTILITIES
+	STORM LINE
+	UNDERGROUND WASTEWATER LINE
+	UNDERGROUND WATERLINE
+	UNDERGROUND GAS UTILITIES
+	UNDERGROUND ELECTRIC UTILITIES
+	METAL FENCE
+	EDGS OF ASPHALT
+	AREA OF CONCRETE
+	AREA OF TILE
+	WALLS
+	A.D.A. PARKING SPACE
+	NUMBER OF PARKING SPACES
+	TREE NO. & LOCATION
+	CRITICAL ROOT ZONE
+	O.P.R.R.P.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF KERR COUNTY, TEXAS
+	O.P.R.R.P.C.T. OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS

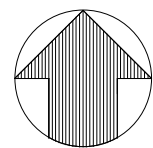
SURVEY PROVIDED BY:

GILES ENGINEERING ASSOCIATES, INC.
2626 LOMBARDY LANE, SUITE 105
DALLAS, TX 75220
(214) 358-5885

DATED: 01-09-2024



LOCATION MAP
SCALE: 1" = 100'



SITE DATA SUMMARY

VALVOLINE TRACT:	2.6 ACRES/ 113,2561 SF
ZONING:	C-2: LIGHT COMMERCIAL
BUILDING SF:	1,674 SF
MAX HEIGHT	NONE
F.A.R. (FLOOR/AREA RATIO):	NONE
REQUIRED SETBACKS FRONT SIDE REAR	25' 0' (NORTH) & 15' (SOUTH) 0'
PARKING REQUIRED:	TOTAL: 7 SPACES REQUIRED AUTOMOTIVE: 2 BAYS X 3 SPACES = 6 SPACES OFFICE/GEN: (1) SPACE PER 300 SF GROSS FLOOR AREA -> 250 OFFICE SF = 1 SPACE 9 SPACES (8 + 1 ADA SPACE)
PARKING PROVIDED:	9 SPACES (8 + 1 ADA SPACE)
REQUIRED BICYCLE PARKING:	NONE
PROVIDED BICYCLE PARKING:	4

NOTE:

PROPOSED USE DOES NOT
REQUIRE ANY TYPE OF STATE
OR FEDERAL LICENSE OR
PERMIT TO OPERATE

C-3 GENERAL COMMERCIAL
USE: PARKING FOR ADJACENT
SUPERMARKET (HEB) SHOPPING
CENTER

C-2 LIGHT COMMERCIAL
USE: FINANCIAL/RETAIL

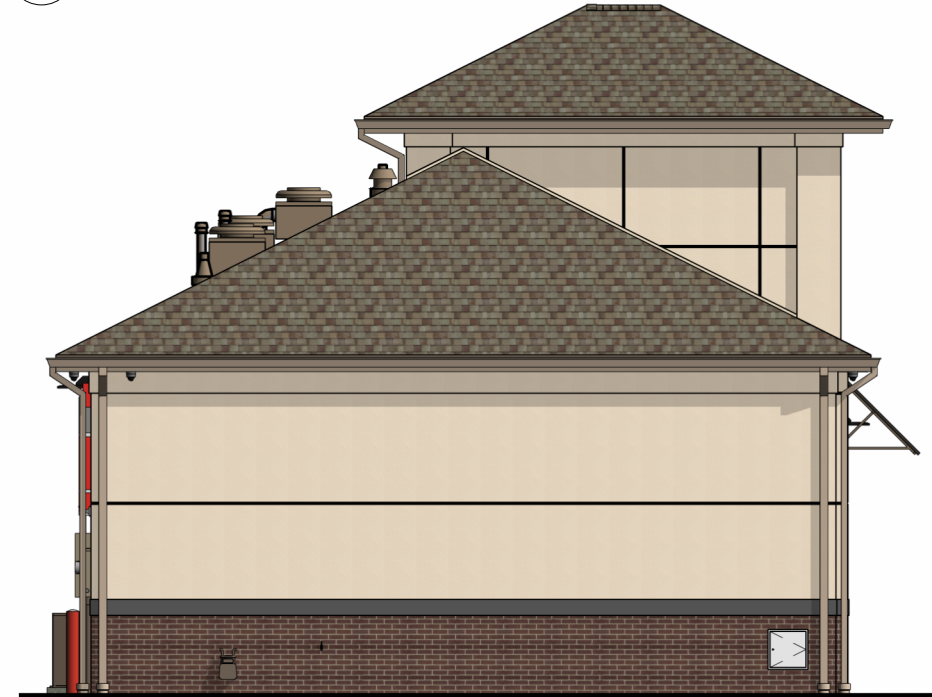
C-2 LIGHT COMMERCIAL
USE: CAR WASH

C-3 GENERAL COMMERCIAL
USE: OFFICE

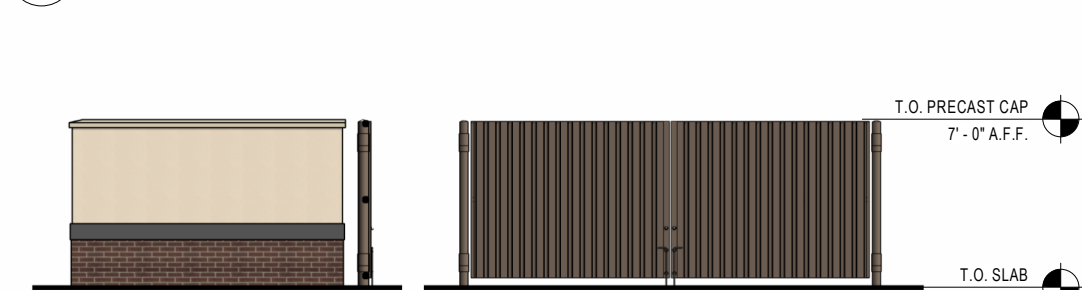
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2 OVERALL RIGHT SIDE
EXTERIOR ELEVATION (RIGHT)
Scale: 1/8" = 1'-0"



4 OVERALL LEFT SIDE
EXTERIOR ELEVATION (LEFT)
Scale: 1/8" = 1'-0"



5 OVERALL FRONT & SIDE
TRASH ENCLOSURE ELEVATIONS
Scale: 1/8" = 1'-0"



1 OVERALL BACK
EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"



3 OVERALL FRONT
EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"

EXTERIOR FINISHES - BRICK / EIFS

EXTERIOR INSULATED FINISH SYSTEM:	DRYVIT (SANDPEBBLE FINE) COLOR: E.I.F.S. 1 = #113 AMARILLO WHITE	STANDING SEAM AWNING:	FIRESTONE UNA-CLAD KYNAR 500 / HYLAR METAL 5000 FLUOROCARBON STEEL "CHAMPAGNE METALLIC", UNDERSIDE & FRAME TO BE PAINTED SW 6152 "SUPERIOR BRONZE"	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLAZING.
FACE BRICK : (WAINSCOT)	BELDEN - "MODULAR MIDLAND BLEND"	ROOF SHINGLES:	OWENS CORNING DURATION SERIES "DRIFTWOOD"	H.M. DOORS & FRAMES:	FIELD PAINT SHERWIN-WILLIAMS SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/OWNER.
PRECAST CAP :	CUSTOM CAST STONE - "LIGHT BUFF"	MISC. ROOF VENTS, FANS, ETC.	FIELD PAINT SHERWIN-WILLIAMS SW7046 "ANONYMOUS"	O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM
MORTAR:	LEHIGH STANDARD KIT - "BEIGE"	GUTTER, DOWNSPOUTS, FASCIA, EXTERIOR SOFFIT, & EXPOSED TRIM	DIMENSIONAL METALS, INC. - "BEIGE"		
MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.				

T.O. ROOF
± 28' - 11"

T.O. ROOF
± 22' - 7"

B.O. SOFFIT
13' - 5 3/4"

T.O. WAINSCOT
4' - 0"

UPPER LEVEL
0' - 0"

T.O. ROOF
± 28' - 11"

B.O. SOFFIT
23' - 4 3/4"

B.O. SOFFIT
13' - 5 3/4"

T.O. WAINSCOT
4' - 0"

UPPER LEVEL
0' - 0"

ISSUE RECORD

DATE

HFA

HFA-AE, L T D.

VALVOLINE INSTANT OIL CHANGE

SIDNEY BAKER STREET SOUTH &

CITY SOUTH STREET

KERRVILLE, TX, 78208



Project No: 06-23-20023