



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



1 MINUTES

- 1A. Approval of Meeting Minutes from June 6, 2024 regular meeting.

Attachments:

[20240606_PZ Minutes_draft.pdf](#)

2 CONSIDERATION AND FINAL ACTION

No items on this agenda.

3 PUBLIC HEARING, CONSIDERATION & ACTION

- 3A. An ordinance to change the zoning from R-2 Medium Density Residential to a Planned Development District (PDD), that will retain all zoning requirements related to R-2 Medium Density Residential with the addition of Short Term Rentals being permitted within the PDD area on Comanche Trace Phase 13, Block D, Lots 1 through 6; more commonly known as 3001, 3003, 3005, 3007, 3009, and 3011 Club House Road, Kerrville, Texas; and on Comanche Trace Phase 18, Lots 7 through 28; more commonly known as 4528 Comanche Trace Drive, Units 7 through 28, Kerrville, Texas. (Case PZ-2024-16)

Attachments:

[PZ-2024-16_Location Map.pdf](#)

- 3B. An ordinance to amend the zoning and land use table for a Planned Development District, Ordinance 2021-25, located on a 58.74 acre tract of land; more commonly known as Lots 1-15 and Lots 900-904, The Landing Subdivision; and generally located in the 1000 to 1200 block of Thompson Drive (Spur 98), Kerrville, Texas. (Case PZ-2024-17)

Attachments:

[PZ-2024-17_Location Map.pdf](#)

[PZ-2024-17_The Landing Replat_PZ Approved_20240606.pdf](#)

[PZ-2024-17_The Landing Land Use Table_final edit.pdf](#)

4 KERRVILLE 2050 COMPREHENSIVE PLAN

4A. Comprehensive Plan Advisory Committee Discussion

5 STAFF REPORT

6 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.

7 ADJOURNMENT



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

SUBJECT: Approval of Meeting Minutes from June 6, 2024 regular meeting.

AGENDA DATE OF: July 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:

[*20240606_PZ Minutes_draft.pdf*](#)

**PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES**

**KERRVILLE, TEXAS
JUNE 6, 2024**

COMMISSIONERS PRESENT:

Mike Sigerman - Chair
David Lipscomb – Vice Chair
Kim Richards
Abram Bueche

COMMISSIONERS ABSENT:

Tabor McMillan
John Lovett
Kevin Bernhard

CITY CORE STAFF PRESENT:

Drew Paxton
Steve Melander
Dalton Rice
Mike Hayes
Michael Hornes
Kim Meisner
Stuart Barron
Anello Zaroni

CALL TO ORDER

Meeting called to order by Mike Sigerman at 4pm.

1) MINUTES

1.A Approval of Meeting Minutes from May 2, 2024 regular meeting.

20240502_PZ Minutes_draft.pdf

David Lipscomb moved to approve the minutes; Kim Richards seconded the motion, and the motion carried 4-0.

2) CONSIDERATION AND FINAL ACTION

2.A A replat without vacation of preceding plat of Lots 10, 11, 13 and 902 of “The Landing” and creating Lots 10R, 11R, 13R, 902R, and 904 being a 58.739 acre tract of land out of the Joseph S. Anderson Survey No. 141, Abstract No. 2, and the J.S. Sayder Survey No. 142, Abstract No. 290, Kerr County, Texas and being a portion of the called 27.52 acre tract recorded in Document No. 18-01649, Official Public Records of Kerr County, Texas, all of the called 21.16 acre tract designated as, “Tract One,” all of the called 6.03 acre tract designated as, “Tract Two,” and all of the called 4.01 acre

tract designated as, "Tract Three," recorded in document No. 18-01650, Official Records of Kerr County, Texas. (Case 2024-026)

2024-026_Proposed Replat_Updated 20240605.pdf

2019-017_Recorded Plat_July 2019.pdf

2024-026_The Landing Replat Conditions of Approval_final.pdf

Drew Paxton presented the case.

Mike Sigerman was called to speak.

Steve Schulte was called to speak.

Abram Bueche moved to approve the replat with conditions; David Lipscomb seconded the motion, and the motion carried 4-0.

3) PUBLIC HEARING, CONSIDERATION & ACTION

3.A An ordinance to annex into the City of Kerrville's incorporated limits with a zoning classification of IM Industrial and Manufacturing, all of a certain tract or parcel of land containing 2.02 acres, more or less, out of William Watt Survey No 69, Abstract No. 367 in Kerr County, Texas; and all of a certain parcel of land containing 7.10 acres, more or less, out of Original Patent Surveys in Kerr County, Texas as follows: William Watt Survey No. 69, Abstract No. 367, 6.54 acres; and W.T. Crook Survey No. 70, Abstract No. 113, 0.56 acres; located at the corner of Peterson Farm Road and Hwy 27 (KerrCAD Property ID 503437 and 503449), Kerr County, Texas. (Case No. PZ-2024-14)

PZ-2024-14_Location Map.pdf

PZ-2024-14_Annexation & Zoning Area Survey.pdf

PZ-2024-14_Current Future Land Use Map.pdf

PZ-2024-14_Current Zoning Map.pdf

PZ-2024-14_Case Location Clarification Map.pdf

Drew Paxton presented the case.

Mike Sigerman was called to speak.

Drew Paxton clarified permitted and conditional uses within the IM zoning district.

Open public hearing.

Joanne Hagemeyer was called to speak.

Tom Featherstone was called to speak.

Bruce Strake was called to speak.

Close public hearing.

General discussion occurred regarding existing utilities.

David Lipscomb was called to speak.

Mike Sigerman was called to speak.

Bruce Strake was called to speak.

Mike Sigerman was called to speak.

Abram Bueche moved to approve the ordinance; Kim Richards seconded the motion, and the motion carried 3-1. David Lipscomb opposed.

3.B An ordinance to change the zoning from AD Airport District to IM Industrial and Manufacturing on OLH Block 1 (St Ignatius Regional Catholic High School) Lot 1, 4.24 Acres, and Lot 2, 1.89 Acres; and more commonly known as 575 and 601 Peterson Farm Road (KerrCAD Property ID 68387 and 68388), Kerrville, Texas. (Case No. PZ-2024-15)

PZ-2024-15_Location Map.pdf

PZ-2024-15_Case Location Clarification Map.pdf

PZ-2024-15_Current Future Land Use Map.pdf

PZ-2024-15_Current Zoning Map.pdf

PZ-2024-15_Featherstone_Opposed.pdf

Drew Paxton presented the case.

Open public hearing.

Joanne Hagemeyer was called to speak.

Close public hearing.

Mike Sigerman was called to speak.

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

4) STAFF REPORT

Drew Paxton provided an update on the K2050 Comprehensive Plan update.

Next meeting July 2, 2024.

5) EXECUTIVE SESSION

None.

6) ADJOURNMENT

Meeting adjourned by Mike Sigerman at 4:37pm.

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: An ordinance to change the zoning from R-2 Medium Density Residential to a Planned Development District (PDD), that will retain all zoning requirements related to R-2 Medium Density Residential with the addition of Short Term Rentals being permitted within the PDD area on Comanche Trace Phase 13, Block D, Lots 1 through 6; more commonly known as 3001, 3003, 3005, 3007, 3009, and 3011 Club House Road, Kerrville, Texas; and on Comanche Trace Phase 18, Lots 7 through 28; more commonly known as 4528 Comanche Trace Drive, Units 7 through 28, Kerrville, Texas. (Case PZ-2024-16)

AGENDA DATE OF: July 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

An ordinance to change the zoning from R-2 Medium Density Residential to a Planned Development District (PDD), that will retain all zoning requirements related to R-2 Medium Density Residential with the addition of Short Term Rentals being permitted within the PDD area on Comanche Trace Phase 13, Block D, Lots 1 through 6; more commonly known as 3001, 3003, 3005, 3007, 3009, and 3011 Club House Road, Kerrville, Texas; and on Comanche Trace Phase 18, Lots 7 through 28; more commonly known as 4528 Comanche Trace Drive, Units 7 through 28, Kerrville, Texas. (Case PZ-2024-16)

The applicant requests a zoning change from R-2 Medium Density Residential to a Planned Development District (PDD). The PDD will allow a combination of uses not normally allowed

in R-2. The addition of Short Term Rentals (STR's) within the specific areas of the development fit within the construct of the overall development. All homeowners within these specific areas have all signed affidavits agreeing to the PDD. All R-2 zoning regulations will remain in full effect with only an allowance for STR's being granted through approval of this PDD. If approved, each property will need to obtain an annual license to operate an STR, as well as pay the appropriate Hotel Occupancy Tax (HOT) associated with each STR.

Procedural Requirements

The City, in accordance with state law, mailed 17 letters on 6/18/2024 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 6/11/2024. In addition, a public hearing notification sign was posted on the property frontage on 6/19/24. At the time of drafting this agenda bill, no public comments had been received.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: Comanche Trace is primarily designated as Estate Residential and Preservation Residential within the K2050 Comprehensive Plan. As such, the request to rezone the property from R-2 to a PDD that preserves the R-2 zoning and allows for STR's is consistent with the K2050 Plan.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: R-2 Medium Density Residential

Existing Land Uses: Single-Family Residences

Direction: North

Current Zoning: PDD for Single-Family Residential

Existing Land Uses: Single-Family Residences

Direction: South

Current Zoning: R-1 Single-Family and R-2 Medium Density Residential

Existing Land Uses: Single-Family Residences

Direction: West

Current Zoning: PDD for Single-Family and R-2 Medium Density Residential

Existing Land Uses: Single-Family Residences

Direction: East

Current Zoning: PDD for Single-Family and R-2 Medium Density Residential

Existing Land Uses: Single-Family Residences

Thoroughfare Plan: There is no impact on the thoroughfare system.

Traffic Impact: There should be no significant traffic impact.

Parking: Parking will comply with current off-street parking requirements and any additional parking requirements as provided during the STR licensing process.

Recommendation: Based on consistency with the Kerrville 2050 Plan, agreement from all affected property owners to allow the Short Term Rentals, and agreement from all property owners to comply with STR licensing and Hotel Occupancy Tax payment requirements, staff recommends the case for approval.

RECOMMENDED ACTION:

Approve the ordinance.

ATTACHMENTS:

[*PZ-2024-16_Location Map.pdf*](#)



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

SUBJECT:

An ordinance to amend the zoning and land use table for a Planned Development District, Ordinance 2021-25, located on a 58.74 acre tract of land; more commonly known as Lots 1-15 and Lots 900-904, The Landing Subdivision; and generally located in the 1000 to 1200 block of Thompson Drive (Spur 98), Kerrville, Texas. (Case PZ-2024-17)

AGENDA DATE OF: July 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

An ordinance to amend the zoning and land use table for a Planned Development District, Ordinance 2021-25, located on a 58.74 acre tract of land; more commonly known as Lots 1-15 and Lots 900-904, The Landing Subdivision; and generally located in the 1000 to 1200 block of Thompson Drive (Spur 98), Kerrville, Texas. (Case PZ-2024-17)

The applicant is proposing to amend/update the Land Use Table and zoning for the existing Planned Development District, approved as Ordinance 2021-25, and originally approved in 2019 as Ordinance 2019-4. The amendment is being requested so that the PDD Land Use Table and zoning become consistent with a recently approved replat of The Landing Subdivision. The new Land Use Table includes a similar mix of uses from the previous table and also updates the table to be consistent with current zoning designations. Additional lots

have also been added to the table for clarity of intended use.

Procedural Requirements

The City, in accordance with state law, mailed 15 letters on 6/18/2024 to adjacent property owners. The City published a similar notice in the Kerrville Daily Times on 6/11/2024. In addition, a public hearing notification sign was posted on the property frontage on 6/19/24. At the time of drafting this agenda bill, no public comments had been received.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property is located in Strategic Catalyst Area 3. The vision for this area is one that facilitates the creation of mixed-use, riverfront developments along its key corridor, Thompson Drive. Development should be oriented towards the River and engaged with adjacent businesses and structures. Entertainment/Mixed-Use and some Transitional Residential place types are appropriate around the lake.

The expanded land use table for the PD includes more options for mixed use by adding townhomes to several areas within the development and clarifying the intended use of greenbelts and parks.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: PD 21-25

Existing Land Uses: Multifamily residential, office building and commercial

Direction: North

Current Zoning: C-2 (across the Guadalupe River)

Existing Land Uses: Various commercial uses

Direction: South

Current Zoning: Outside the City Limits

Existing Land Uses: Single-family estate lots

Direction: East

Current Zoning: Mixed Use

Existing Land Uses: Vacant property

Direction: West

Current Zoning: Outside the City Limits

Existing Land Uses: Single-family estate lots

Thoroughfare Plan: This development has multiple access points to Thompson Drive, a secondary arterial.

Traffic Impact: To be determined based on each development project.

Parking: To be determined based on each development project.

Recommendation: Approve the ordinance including the updated Land Use Table. All other conditions from the previous PD Ordinance 2021-25 shall apply.

RECOMMENDED ACTION:

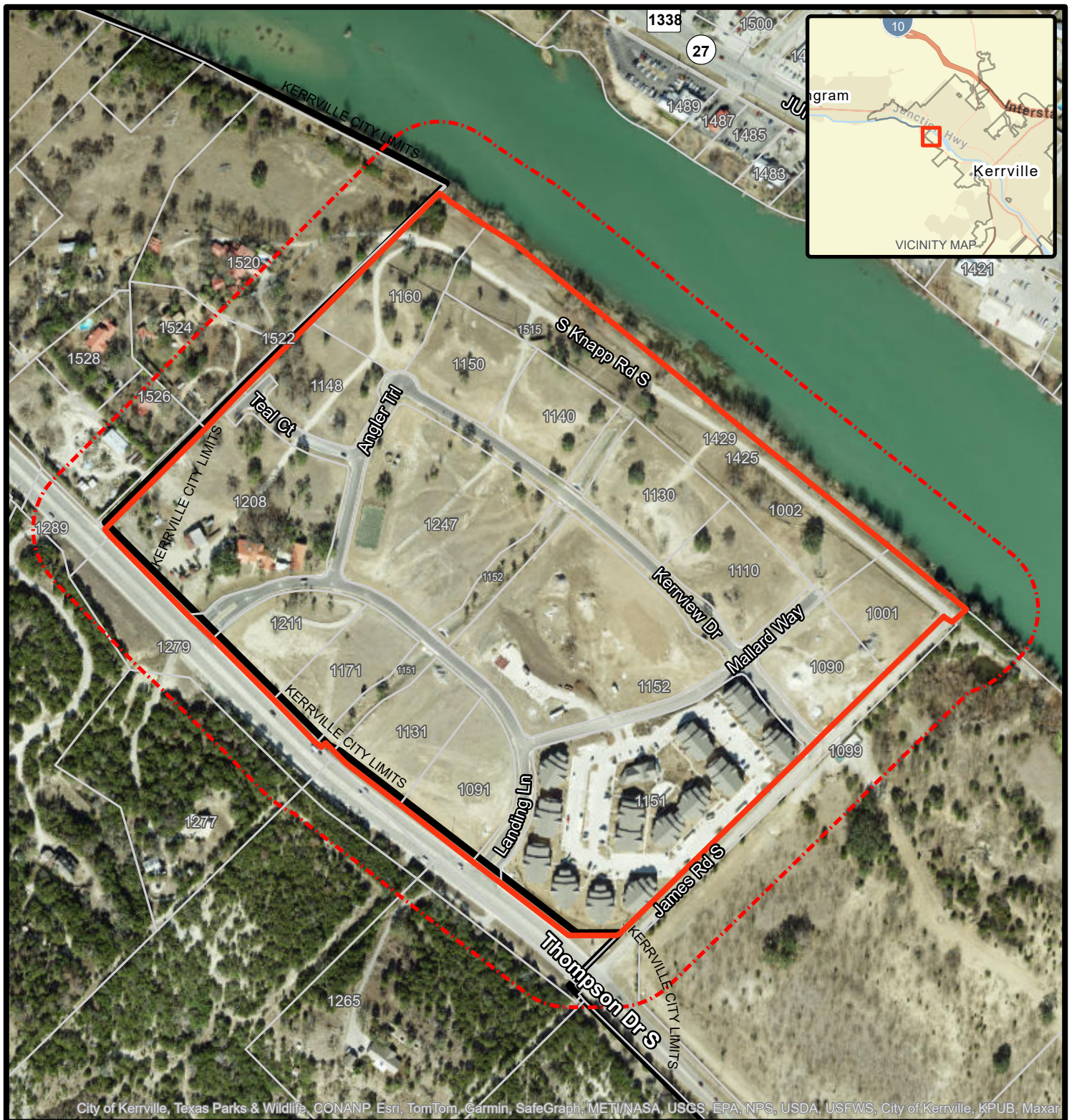
Approve the ordinance.

ATTACHMENTS:

[*PZ-2024-17_Location Map.pdf*](#)

[*PZ-2024-17_The Landing Replat_PZ Approved_20240606.pdf*](#)

[*PZ-2024-17_The Landing Land Use Table_final edit.pdf*](#)



Location Map

Case # PZ-2024-17

Location:

1001 Mallard Way; 1002 Mallard Way; 1090 Kerrview Dr; 1091 Landing Ln; 1110 Kerrview Dr; 1130 Kerrview Dr; 1131 Landing Ln; 1140 Kerrview Dr; 1148 Angler Trl; 1150 Kerrview Dr; 1151 Landing Ln; 1151 Mallard Way; 1152 Landing Ln; 1152 Mallard Way; 1160 Kerrview Dr; 1171 Landing Ln; 1208 Landing Ln; 1211 Landing Ln; 1247 Angler Trl; 1248 Angler Trl; 1425 S Knapp Rd S; 1429 S Knapp Rd S; 1515 S Knapp Rd S

Legend

- Subject Properties
- 200 Feet Notification Area



0 125 250 500

Scale In Feet

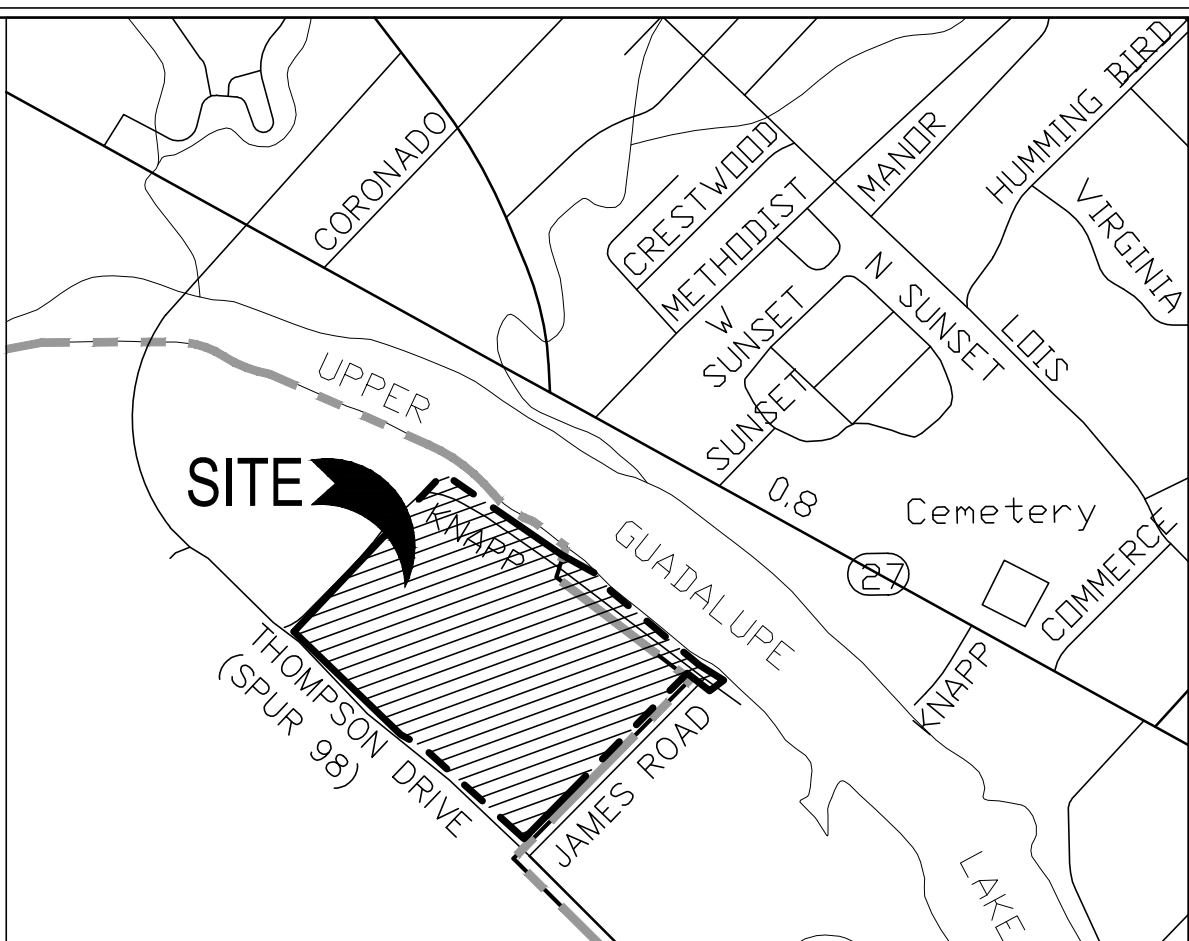
A REPLAT WITHOUT VACATION OF PRECEDING PLAT OF LOTS 10, 11, 13 AND 902 OF "THE LANDING" AND CREATING LOTS 10R, 11R, 13R, 902R, AND 904

BEING A 58.739 ACRE TRACT OF LAND OUT OF THE JOSEPH S. ANDERSON SURVEY NO. 141, ABSTRACT NO. 2, AND THE J.S. SAYDER SURVEY NO. 142, ABSTRACT NO. 290, KERR COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 27.62 ACRE TRACT DESIGNATED AS, "TRACT ONE", ALL OF THE CALLED 6.03 ACRE TRACT DESIGNATED AS, "TRACT TWO", AND ALL OF THE CALLED 4.01 ACRE TRACT DESIGNATED AS, "TRACT THREE", RECORDED IN DOCUMENT NO. 18-01650, OFFICIAL RECORDS OF KERR COUNTY, TEXAS.

SCALE: 1"=100'

0 50' 100' 150' 200'

ADDRESS TABLE		
LOT #	NUMBER	STREET
1	1211	LANDING LANE
2	1171	LANDING LANE
3	1131	LANDING LANE
4	1091	LANDING LANE
5	1247	ANGLER TRAIL
6	1152	MALLARD WAY
7	1151	MALLARD WAY
8	1090	KERRVIEW DRIVE
9	1110	KERRVIEW DRIVE
10	1130	KERRVIEW DRIVE
11	1140	KERRVIEW DRIVE
12	1150	KERRVIEW DRIVE
13	1160	KERRVIEW DRIVE
14	1148	ANGLER TRAIL
15	1248	ANGLER TRAIL
900	1151	LANDING LANE
901	1152	LANDING LANE
902	1002	MALLARD WAY
903	1001	MALLARD WAY



LOCATION MAP

SCALE: 1"=1,000'

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE L. PRESSLER DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY ON THE GROUND OF THE HEREON PLATTED LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KERRVILLE, TEXAS.

DATED THIS ____ DAY OF _____, 20__

KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6528



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

DATED THIS ____ DAY OF _____, 20__

CHAIRMAN, CITY OF KERRVILLE PLANNING & ZONING COMMISSION

IN ACCORDANCE WITH SEC. 82-33 (b) OF THE CODE OF ORDINANCE OF THE CITY OF KERRVILLE, TEXAS, AND IN CONSIDERATION OF THE APPROVAL OF "THE LANDING SUBDIVISION" JUSTIN MACDONALD DOES HEREBY WAIVE ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THAT THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE ABOVE NAMED SUBDIVISION.

OWNER
STATE OF TEXAS
COUNTY OF KERR

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL PUBLIC STREETS EXCLUDING KNAPP ROAD, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED.

DATE _____ JUSTIN MACDONALD, PARTNER,
THOMPSON DRIVE PARTNERS, L.L.C.

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 HE 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 _____, 20__

NOTARY PUBLIC FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KERR

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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC FOR THE STATE OF TEXAS

FILED FOR RECORD ON THE ____ DAY OF _____, 20__

AT _____ O'CLOCK _____ M.,

RECORDED ON THE ____ DAY OF _____, 20__

AT _____ O'CLOCK _____ M. UNDER FILE NUMBER _____ IN

THE PLAT RECORDS OF KERR COUNTY, TEXAS

JANNETT PIEPER, KERR COUNTY CLERK

MATKIN HOOVER
ENGINEERING & SURVEYING

8 SPENDER ROAD SUITE 100
BOERNE, TEXAS 78009
OFFICE: (817) 244-0600
FAX: (817) 244-0600
KYLE@MATKINHOOVER.COM

DATE: MAY 2024
MHE JOB NO. - 2739.40
MHS JOB NO. - 15-4148

PLAT FILE NO. 2024-026
SHEET 1 OF 1

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
(L99)	S51° 50' 36"W	104.56'
(L100)	N44° 41' 33"W	36.38'
(L101)	N40° 06' 40"E	20.10'
(L102)	N67° 59' 30"E	74.18'

CURVE TABLE		
CURVE	RADIUS	LENGTH
C1	25.00'	36.88'
C2	390.00'	57.03'
C3	113.00'	32.27'
C4	380.00'	278.46'
C5	380.00'	57.63'
C6	323.00'	28.61'
C7	325.00'	330.30'
C8	113.00'	62.78'
C9	137.00'	34.35'
C10	307.00'	32.89'
C11	25.00'	39.27'
C12	410.00'	162.00'
C13	20.00'	30.89'
C14	375.00'	117.61'
C15	20.00'	30.89'
C16	3440.00'	494.94'
C17	3440.00'	62.56'
C18	3440.00'	266.74'
C19	60.00'	16.41'
C20	130.00'	46.75'
C21	60.00'	19.37'
C22	3440.00'	20.21'
C23	20.00'	32.39'
C24	575.00'	243.39'
C25	20.00'	25.13'
C26	375.00'	163.69'
C27	25.00'	39.27'
C28	385.00'	35.38'
C29	135.00'	45.34'
C30	112.00'	12.97'
C31	196.19'	37.85'
C32	100.00'	5.98'
C33	375.00'	142.95'
C34	20.00'	26.11'
C35	625.00'	289.15'
C36	20.00'	31.27'
C37	3440.00'	126.80'
C38	625.00'	74.04'
C39	20.00'	36.28'
C40	25.00'	39.27'
C41	575.00'	68.11'
C42	3440.00'	130.47'
C43	20.00'	30.81'
C44	20.00'	31.41'
C45	3440.00'	20.80'
C46	90.00'	16.10'
C47	130.00'	53.86'
C48	90.00'	16.14'
C49	3440.00'	80.81'
C50	3440.00'	291.62'
C51	3440.00'	62.88'
C52	3440.00'	275.79'
C53	3440.00'	202.27'
C54	20.00'	16.09'
C55	60.00'	62.45'
C56	60.00'	42.84'
C57	60.00'	84.72'
C58	20.00'	16.20'
C59	425.00'	62.40'
C60	20.00'	26.39'
C61	375.00'	187.13'
C62	20.00'	31.42'
C63	19.99'	31.40'
C64	425.00'	212.07'
C65	20.00'	30.11'
C66	20.00'	28.03'
C67	410.00'	160.59'
C68	130.00'	1.97'
C69	100.00'	60.00'
C70	425.00'	41.25'
C71	25.00'	36.76'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S40° 47' 23"E	87.54'
L2	S50° 32' 38"E	72.89'
L3	S54° 52' 44"E	64.53'
L4	S41° 38' 49"W	51.30'
L5	N45° 04' 29"W	20.00'
L6	S40° 17' 03"W	4.81'
L7	S89° 58' 21"W	138.00'
L8	N61° 11' 52"W	38.07'
L9	S55° 41' 33"W	68.43'
L10	N49° 31' 21"W	84.63'
L11	N49° 31' 21"W	71.53'
L12	N49° 31' 21"W	138.00'
L13	N45° 42' 29"E	1.65'
L14	N07° 32' 38"E	15.20'
L15	S61° 11' 52"E	12.84'
L16	S61° 11' 52"E	25.63'
L17	S45° 04' 50"E	25.01'
L18	N45° 04' 50"E	53.14'
L19	N69° 07' 51"E	56.10'
L20	N48° 17' 32"E	46.25'
L21	N69° 07' 51"E	51.11'
L22	N69° 41' 25"E	40.07'
L23	S49° 31' 21"E	65.51'
L24	S30° 39' 44"W	85.12'
L25	N33° 05' 29"W	53.53'
L26	N54° 34' 43"W	53.53'
L27	S49° 31' 21"E	138.49'
L28	N69° 37' 17"E	81.32'
L29	N69° 34' 43"E	104.87'
L30	N67° 49' 03"E	66.01'
L31	N48° 16' 19"E	5.98'
L32	N47° 54' 23"E	60.37'
L33	N44° 12' 02"E	62.51'
L34	N45° 06' 59"E	62.26'
L35	S37° 32' 38"W	15.20'
L36	S17° 27' 54"W	23.60'
L37	N45° 04' 29"W	34.42'
L38	S44° 54' 29"W	31.50'
L39	S44° 50' 31"W	68.93'
L40	S45° 04' 29"E	34.42'
L41	S41° 34' 44"E	50.00'
L42	S31° 59' 29"E	56.59'
L43	S55° 43' 41"E	56.37'
L44	N49° 14' 58"E	43.49'
L45	S34° 28' 59"W	20.00'
L46	S22° 22' 19"W	20.23'
L47	S22° 22' 19"W	64.69'
L48	N30° 39' 44"E	60.65'
L49	S73° 33' 14"E	56.43'
L50	S47° 06' 23"W	80.18'
L51	S47° 06' 23"W	80.18'
L52	N07° 32' 38"E	50.15'
L53	N44° 57' 49"W	20.35'
L54	N47° 50' 14"W	158.54'

- NOTES:
- STREETS WITHIN THIS PHASE WILL BE BUILT ACCORDING TO CITY OF KERRVILLE STANDARD SPECIFICATIONS.
 - ALL CURB WITHIN THIS PHASE IS TO BE STANDARD CURB AND GUTTER PER CITY OF KERRVILLE STANDARD SPECIFICATIONS.
 - ORIGINAL LAND SURVEYS SHOWN AND REFERENCED HEREON ARE APPROXIMATE IN NATURE. PROVIDED BY THE GENERAL LAND OFFICE OF TEXAS.
 - BENCHMARK SET BY NAIL IN CONCRETE CURB APPROXIMATELY 124.28' FT. N53°50'00"E FROM A SOUTH CORNER OF LOT 7. ELEVATION = 1677.84'
 - THE PRELIMINARY PLAT OF "THE LANDING" WAS APPROVED BY THE CITY OF KERRVILLE PLANNING & ZONING COMMISSION ON AUGUST 02, 2018. (PRELIMINARY PLAT FILE # 18-04-07)
 - A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE AE ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR KERR COUNTY, TEXAS (REF. MAP NO. 4836520407) MAP DATE: MARCH 02, 2011.
 - BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE PLANNED DEVELOPMENT DISTRICT ESTABLISHED FOR THIS DEVELOPMENT AND ANY LARGER SETBACKS ESTABLISHED BY THE OWNER THROUGH RESTRICTIVE COVENANTS.
 - BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD83, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 US SURVEY FOOT, GRID.
 - UNLESS OTHERWISE NOTED ALL CORNERS, ANGLES, POINTS OF CURVATURE AND TANGENCY ARE MARKED WITH A 1/2" IRON ROD WITH A RED "MATHIN-HOOVER ENG & SURVEY" PLASTIC CAP.
 - 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.
 - PURSUANT TO THE PREVIOUS PLAT (FILE NO. 19-05337) APPROVED AND FILED FOR THIS PROPERTY AND IN COMPLIANCE WITH CONDITIONS FOUND WITHIN ORDINANCE NO. 2024-10, AS ADOPTED BY THE CITY OF KERRVILLE, A TWENTY-FIVE (25) FOOT WIDE RIVER TRAIL EASEMENT OR AN EQUIVALENT INTEREST SHALL BE CONVEYED OR OTHERWISE DEDICATED TO THE CITY ON LOT 902R (PREVIOUSLY LOT 902 AND A PORTION OF LOT 13, FILE NO. 19-05333), IN A MUTUALLY AGREED UPON LOCATION AND UPON REQUEST FROM THE CITY, SUCH INTEREST SHALL BE CONVEYED WITHIN ONE HUNDRED EIGHTY (180) DAYS FOLLOWING THE CITY'S REQUEST.
 - CITY COUNCIL, VIA ORDINANCE NO. 2024-10, VACATED, ABANDONED, AND CLOSED KNAPP RD., SUBJECT TO THE TERMS FOUND WITHIN THAT ORDINANCE.

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 ____ DAY OF _____, 20__

DREW PAXTON,
DIRECTOR OF DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE SUBDIVISION PLATTED HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KERRVILLE, TEXAS AND THAT IT IS EXISTING IN AN ACCEPTABLE MANNER AND IS CURRENTLY SERVED BY PUBLIC INFRASTRUCTURE.

DATED THIS ____ DAY OF _____, 20__

KYLE BURLOW, CITY ENGINEER

OWNER/DEVELOPER:
THOMPSON DRIVE PARTNERS, L.L.C.
C/O JUSTIN MACDONALD
2351 FALL CREEK ROAD
KERRVILLE, TEXAS 78028

SURVEYOR:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O KYLE L. PRESSLER, R.P.L.S.
8 SPENDER ROAD, SUITE 300
BOERNE, TEXAS 78006
OFF: (830) 249-0099
FAX: (830) 249-0099
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/PREPARER:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O KEN KOLACNY, P.E.
8 SPENDER ROAD, SUITE 100
BOERNE, TEXAS 78006
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FAX: (830) 249-0099
KKOLACNY@MATKINHOOVER.COM

DATE: MAY 2024
MHE JOB NO. - 2739.40
MHS JOB NO. - 15-4148
PLAT FILE NO. 2024-026
SHEET 1 OF 1

Land Use Table

Lot	Previous Land Use	Land Use
1	Retail Trade 2	C3
2	Retail Trade 2	C3
3	Retail Trade 2	C3
4	Retail Trade 2	C3
5	Retail Trade 2 or custom manu.	C3
6	R3	R3
7	R3	R3
8	Prof. office or restaurant, general	C3
9	Prof. office or restaurant, general	C3
10R	Prof. office or restaurant, general	C3
11R	Prof. office or restaurant, general	C3
12	Prof. office or restaurant, general	C3
13R	Prof. office	Prof. Office or R3 (incl. townhomes)
14	Prof. Office or R3 (incl. townhomes)	Prof. Office or R3 (incl. townhomes)
15	Prof. Office or R3 (incl. townhomes)	Prof. Office or R3 (incl. townhomes)
900	Greenbelt 1	Greenbelt 1
901	Greenbelt 2	Greenbelt 2
902R	Private Park	PI
903	Public Park	Public Park
904	N/A	Greenbelt 3



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

SUBJECT: Comprehensive Plan Advisory Committee Discussion

AGENDA DATE OF: July 2, 2024

DATE SUBMITTED:

SUBMITTED BY: Drew Paxton, Director of Development Services

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 N/A

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Discuss Kick-Off and Process