

**CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA**  
**REGULAR MEETING, THURSDAY, MAY 15, 2014 4:30 P.M.**  
**CITY HALL COUNCIL CHAMBERS**  
**701 MAIN STREET, KERRVILLE, TEXAS**

**CALL TO ORDER**

Pg.

**1. VISITORS/CITIZENS FORUM:**

Any person with business not scheduled on the agenda is encouraged to briefly speak their ideas to the Commission. Please fill out the SPEAKER REQUEST FORM and give it to the Commission's Secretary prior to the meeting. The number of speakers will be limited to the first ten speakers and each speaker is limited to three minutes. (No formal action can be taken on these items as the Open Meetings Act requires formal action items be posted on an agenda no later than 72 hours before the meeting. If formal action is required, the items will be placed on an agenda for a future meeting.)

**2. CONSENT AGENDA:**

All items listed below in the consent agenda are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a Commissioner or citizen so requests; in which case the item(s) will be removed from the consent agenda and considered separately.

2A. Approval of the minutes from the May 1, 2014 meeting.

3

**3. PUBLIC HEARING AND ACTION:**

**3A. Annexation & Zoning Recommendation** - Public hearing, consideration, and action concerning a proposed voluntary annexation and a recommendation for a zoning classification of (R-1) Single-Family Residential District, of The Heights of Kerrville Subdivision, consisting of a 308.841 acre tract of land out of the Florentine Lara Survey No. 123, Abstract No. 225, M.K. & T.E. R.R. Survey No. 1861, Abstract No. 1242 and the J.D. Leavell Survey No. 1862, Abstract No. 1435, Kerr County, Texas.

6

Planning File: 2014-008

**3B. Conditional Use Permit** – Public hearing, consideration, and action concerning a proposed Conditional Use Permit to allow the expansion of a facility with the land use of “Vehicle Maintenance and Repair” for Lot 1-R, Block 17 of the J. A. Tivy Addition, located at 1321 Broadway Street.

9

Planning File: 2014-015

**3C. Residential Replat & Variance Request** – Public hearing, consideration, and action concerning a proposed replat and a variance request for the minimum required lot frontage for Lots 65, 66, 67, 68, and part of 69, Block 16 of the G.R. Parsons Addition Subdivision, located at 208 W. Barnett St., 212 W. Barnett St., 700 Webster Ave., 706 Webster Ave., and 712 Webster Ave.

18

Planning File: 2014-016

4. STAFF REPORTS

24

5. ADJOURNMENT

24

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The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-258-1117 for further information.

I do hereby certify that this notice of meeting was posted on the bulletin board at the city hall of the city of Kerrville, Texas, and said notice was posted on the following date and time: \_\_\_\_at\_\_\_\_and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

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Deputy City Secretary, City of Kerrville, Texas

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Com. Harmon moved to approve the minutes as presented; motion was seconded by Com. Malone and passed 5-0.

### **3. CONSIDERATION AND ACTION:**

**3A. Final Plat** – Consideration and action concerning a final plat for an approximate 4.60 acre tract of land, establishing 17 Lots of Phase 6, Block 1, of the Comanche Trace Subdivision. (Planning File 2014-009)

Mr. Lutz presented the findings of fact and asked Commissioners to render a decision.

Com. Watterson opened the floor for comments at 4:35 p.m. Com. Harmon asked questions regarding the unused sewer being capped off and asked that warnings be given regarding this.

Hearing no one else speak, Com. Watterson closed the floor at 4:40 p.m.

Com. Waller moved to approve the final plat with conditions as presented; motion was seconded by Com. Harmon and passed 5-0.

### **4. PUBLIC HEARING AND ACTION:**

**4A. Subdivision Ordinance Amendments** - Public hearing, consideration, and action concerning an ordinance amending article 10-IV-1 of the City of Kerrville's Subdivision Ordinance, known as the City's "Subdivision Regulations", by amending Section 10-IV-1(B)(2) of the ordinance to exempt land controlled, administered, or under the jurisdiction of a federal agency from plat requirements. (File No. 2014-010)

Mr. Lutz presented the findings of fact and asked Commissioners to render a decision.

Com. Watterson opened the public hearing at 4:42 p.m. Com. Motheral asked is a recorded plat still need to be filed in the event plat requirements were exempt. Mr. Lutz stated he would have to look into the matter further.

Councilmember MacDonald asked what other properties would be exempt. My Lutz stated any property at the Kerrville Airport, any property dedicated for rights-of-way, any property conveyed to adjacent landowners, prop greater than 5 acres, has access and requires no dedication of public improvements, any property subdivided prior to 2012 that has been served by utilities and requires no further public improvements.

Com. Malone asked if the property is sold, does it refer back. Mr. Lutz stated as long as it's not exempted in any of the other criteria listed.

Hearing no one speak, Com. Watterson closed the floor at 4:43 p.m.

Com. Harmon moved to deny the subdivision ordinance amendments as presented; motion was seconded by Com. Motheral and passed 5-0.

### **5. STAFF REPORTS:**

5A. Report concerning future agenda items.

**6. ADJOURNMENT**

This meeting was adjourned at 5:03 p.m.



July 8, 2014

First ordinance reading by the City Council.

July 22, 2014

Second and final ordinance reading by the City Council.

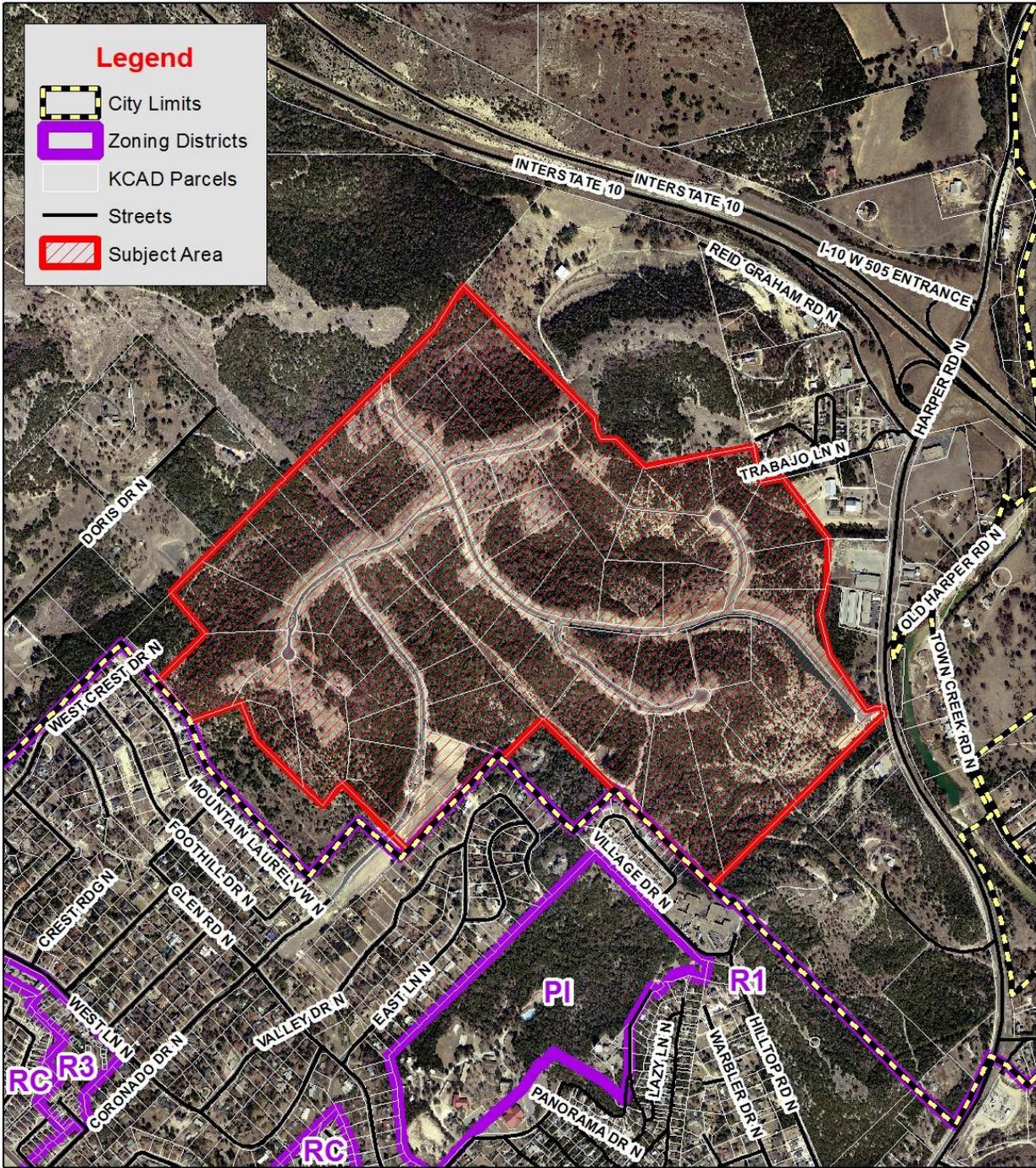
Based on the requirements found in the adopted development agreement, staff recommends approval of the annexation and the required zoning district of (R1) for The Heights of Kerrville subdivision.

At the time this packet was distributed 60 land owners within 200' were notified and no official protests were received.

### **RECOMMENDED ACTION**

1. Open the public hearing and receive comments.
2. Approve the annexation and recommended zoning classification of (R1) Single-Family Residential District as presented.

# P&Z Case #2014-008    Annexation    Location Map



**Legend**

-  City Limits
-  Zoning Districts
-  KCAD Parcels
-  Streets
-  Subject Area



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.



1 inch = 1,000 feet



**BUSINESS OF THE PLANNING AND ZONING COMMISSION  
CITY OF KERRVILLE, TEXAS**

**AGENDA ITEM:** 3B

**FOR AGENDA OF:**

May 15, 2014

**DESCRIPTION:** Public hearing, consideration, and action concerning a proposed Conditional Use Permit to allow the expansion of a facility with the land use of "Vehicle Maintenance and Repair" for Lot 1-R, Block 17 of the J. A. Tivy Addition, located at 1321 Broadway Street.

**APPLICANT(S):** Kenneth Fritz

**ATTACHMENT(S):** Location Map, Existing Resolution, and Proposed Exhibit (Site Plan)

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**SUMMARY STATEMENT**

The property was granted a conditional use permit in 2008 for the construction of a facility to be used for "Vehicle Maintenance and Repair". The applicant is seeking to repeal the existing resolution and replace with a new resolution in order to enlarge the facility. The facility is currently an L-shaped building in which the applicant would like to add additional square feet and square off the building.

During the permitting process it was discovered that the structure was built 10' from the interior side yard. The proposed addition, which would match the existing wall, would violate the required side setback that was granted in the original C.U.P.

The property was to be developed according to the provided site plan which called for a 15' interior side yard setback. During construction the building was built 10' from the side property line encroaching 5' into the setback. The City of Kerrville's adopted zoning code currently requires a 12.5' side setback.

A new resolution and exhibit must be approved before any permits can be issued.

The proposed resolution for this property has not been finalized at this time, but will be distributed to the Commissioners early next week. Below is the current resolution governing the property. The proposed resolution will seek to modify the following sections of the original resolution:

**Section 1:** Legal Description

The legal description has changed as the property (lots 1 & 2) were replatted into Lot 1-R.

**Section 2:**

**Site Plan:** Remove the word elevation. The development of the Property shall conform substantially with the site plan, which may be found in Exhibit A.

**Signs:** Shall conform to the City of Kerrville's adopted sign ordinance at the time of permitting.

**Landscaping Requirements:** To be deleted as the City of Kerrville does not have an adopted landscape ordinance.

**(Add Setbacks:)** Setbacks shall conform to the following:

1. Front and Rear setbacks shall be a minimum of 35' in width.
2. Corner side setbacks shall be a minimum of 15' in width.

3. Interior side yard setbacks shall be a minimum of 10' in width.

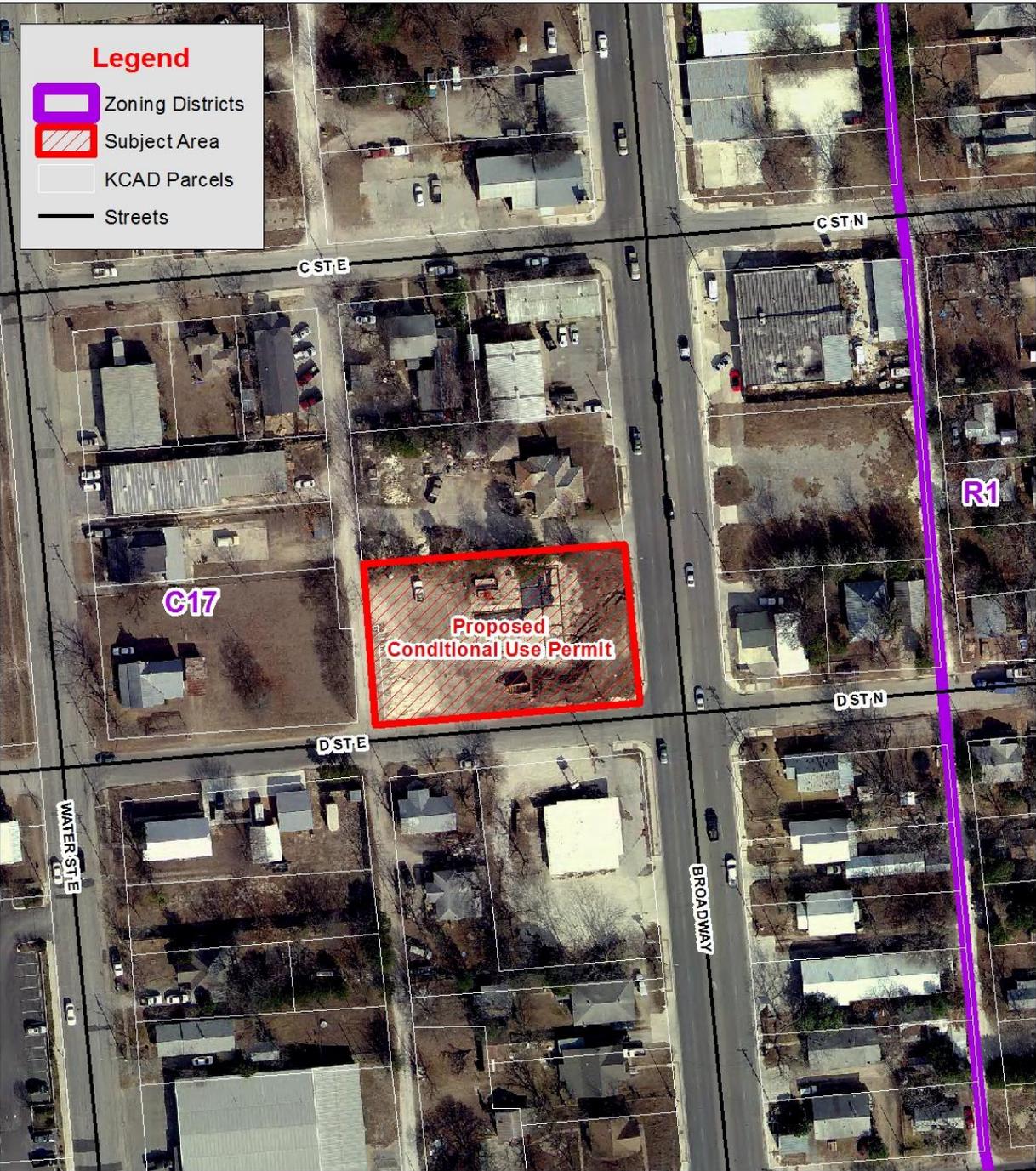
Based on the fact that the setback violation should have been identified by city staff and that the facility was allowed to be constructed in its current location, staff recommends approval of the C.U.P. as presented.

At the time this packet was distributed 21 landowners within 200' were notified and no official protests were received.

### **RECOMMENDED ACTION**

1. Open the Public Hearing and receive comments.
2. Render a decision on the requested C.U.P.

# P&Z Case #2014-015 Conditional Use Permit Site Map



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.

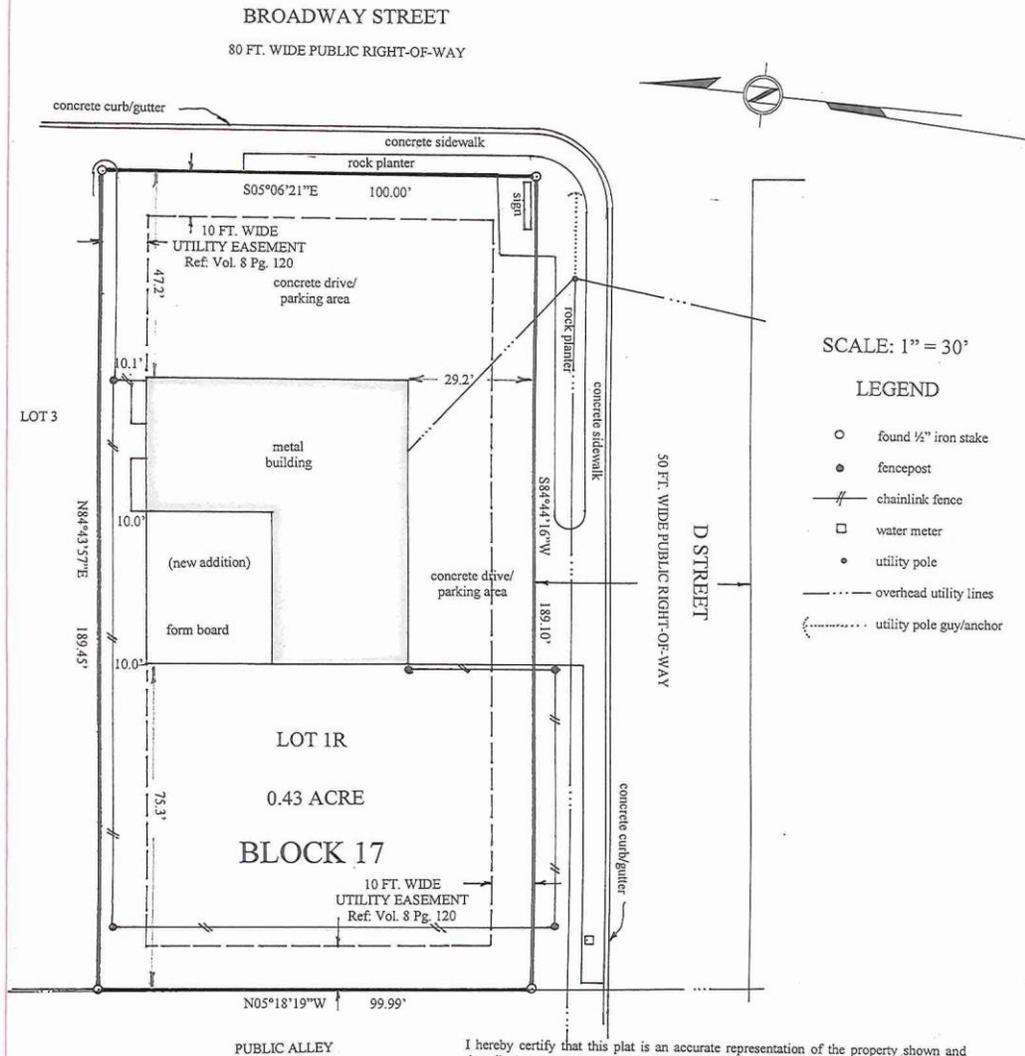
0 50 100 200 Feet



1 inch = 100 feet



AS-BUILT AND FORM BOARD SURVEY FOR LOT 1R IN BLOCK 17 OF THE J. A. TIVY ADDITION, A SUBDIVISION OF KERR COUNTY ACCORDING TO THE REPLAT OF RECORD IN VOLUME 8 AT PAGE 120 OF THE PLAT RECORDS OF KERR COUNTY, TEXAS



I hereby certify that this plat is an accurate representation of the property shown and described hereon as determined by a survey made on the ground under my direction and supervision, except no survey was made to reestablish Patent Survey lines or corners; all property corners are as shown. (Bearing basis = True north based on GPS observations)

Date Surveyed: April 16, 2014

Dated this 21<sup>st</sup> day of April, 2014

*Lee C. Voelkel*  
Lee C. Voelkel  
Registered Professional Land Surveyor No. 3909  
County Surveyor for Kerr County, Texas



## **Current Adopted Resolution**

### **CITY OF KERRVILLE, TEXAS RESOLUTION NO. 104-2008**

**A RESOLUTION GRANTING A CONDITIONAL USE PERMIT FOR AN APPROXIMATE 0.43 ACRE TRACT OF LAND, BEING LOTS 1 AND 2 AND BLOCK 17, J. A. TIVY ADDITION, WITHIN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, OTHERWISE KNOWN AS 1321 BROADWAY, AND LOCATED WITHIN THE C-17 (CENTRAL CITY) DISTRICT; BY PERMITTING SAID PROPERTY TO BE USED FOR A VEHICLE MAINTENANCE AND REPAIR FACILITY; AND MAKING SAID PERMIT SUBJECT TO CERTAIN CONDITIONS AND RESTRICTIONS**

**WHEREAS**, the City Planning and Zoning Commission and the City Council of the City of Kerrville, Texas, in compliance with the City Charter and state law with reference to the granting of conditional use permits under Title 11, Chapter I of the Code of Ordinances of the City of Kerrville, Texas, and the official zoning map adopted thereby, having given the requisite notices by United States mail, publication and otherwise; and after holding due hearings and affording a full and fair hearing to all of the property owners generally, and particularly to those interested persons situated in the affected area and in the vicinity thereof, the City Council of the City of Kerrville, Texas, finds that the health, safety and general welfare will be best served by the granting of a Conditional Use Permit, set out hereinafter, subject to the special conditions and restrictions set out hereinafter on the property described in Section One hereof;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KERRVILLE, KERR COUNTY, TEXAS:**

**SECTION ONE.** A Conditional Use Permit is granted to permit the property described below to be used for a Vehicle Maintenance and Repair Facility, as currently defined in Article 11-1-3 of the Code of Ordinances of the City of Kerrville, Texas, subject to the provisions of this Resolution and other applicable City ordinances and regulations:

**Lots 1 and 2, Block 17, J. A. Tivy Addition, which is approximately 0.43 acres, located within the City of Kerrville, Kerr County, Texas, as recorded in Volume P, Page 16 of the Real Property Records of Kerr County, Texas, and more commonly known as 1321 Broadway.**

Hereafter referred to as "the Property."

**SECTION TWO.** In addition to the use and development regulations currently applicable to the Property, the Property may be used and developed for a Vehicle Maintenance and Repair Facility and shall be subject to the following additional regulations:

- A. Site Plan and Elevation:** The development of the Property shall conform substantially with the site plan and elevations, which may be found in **Exhibits A and B**, and any additional development requirements as outlined herein.

B. **Signs:** The design, installation, location, operation and maintenance of signs shall comply with the City's ordinances regulating signs existing at the time of installation, subject to the following;

1. Only the following signs shall be permitted on the Property:

a. One free standing sign which:

- (1) has a sign area of not greater than twenty-four (24) square feet;
- (2) does not exceed six (6) feet in height above the ground; and
- (3) is not internally illuminated; and

b. Wall signs which:

- (1) may be installed only on the principal building that it identifies, and not on adjacent fences, wing walls, or other similar structures;
- (2) the maximum coverage of a sign shall not exceed twenty percent (20%) of the wall area on which it is attached; and
- (3) the size of the letters, symbols, and other graphics on the sign shall not exceed a height of four feet (4.0').

2. Roof signs are prohibited.

C. **Exterior Lighting:** Any exterior lighting shall be located, shielded and aimed in such a manner so as not to allow light to directly fall onto adjacent properties or streets.

D. **Landscaping Requirements:** The development and use of the Property shall comply with the following landscaping requirements:

1. Any plant materials planted on the Property shall be on the list of recommended plants set forth in the most recent edition of **Recommended Plants for the Kerrville Area** published by the City at the time of planting; provided, however, no variety of St. Augustine Grass (*Stenotaphrum Secundatum* (Water) Kuntze) may be planted at any location on the Property after the effective date of this Resolution.

2. A seven and one-half (7.5) foot wide landscape area shall be planted, parallel to and behind the sidewalk along Broadway and D Street. The plantings along Broadway shall consist of a continuous line of non-deciduous shrubs or bushes, no less than two (2) feet in height at maturity.

3. All landscaping, whether required herein or not, shall be maintained at all times in a healthy growing condition.

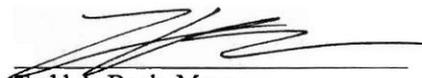
E. **Outside Storage:** The outside storage of any materials, equipment, or vehicles waiting for repair shall be behind the security fencing shown on the site plan.

F. **Building Location and Orientation:** The location of the building shall be as indicated on Exhibits A and B.

- G. **Parking:** The design and number of parking spaces shall be in accordance with the City's regulations in effect at the time building permits are submitted to the City. All required parking spaces shall be constructed of asphalt or concrete and shall be marked and kept available for customers and employees.
- H. **Visibility Triangles:** Visibility triangles shall be established and maintained pursuant to existing City regulations for the entrance to the Property from Broadway and D Street.
- I. **Trash and Other Solid Waste:** Solid waste collection bins and dumpsters shall be located behind the security fencing and at no time shall be located closer to the street than the face of the building.
- J. **Replatting:** The development of the Property shall be subject to the City's subdivision regulations, which includes submittal and approval of a replat of the Property.
- K. **Sidewalks:** A five foot (5.0') wide sidewalk, constructed in conformance with City specifications, shall be required across the entire length of the Property adjacent to Broadway and D Street, save and except driveway areas.
- L. **Other Zoning Regulations:** The regulations set forth in this Resolution are in addition to those set forth in Title 11, Chapter I of the Code of Ordinances of the City of Kerrville, as amended or superseded. In the event of any irreconcilable conflict between this Resolution and the regulations set forth in Title 11, Chapter I of the Code of Ordinances of the City of Kerrville, as amended or superseded, the provisions of this Resolution shall prevail.

**SECTION THREE.** This Resolution and the Conditional Use Permit granted herein shall be subject to termination in accordance with Article 11-I-13 of the Code of Ordinances of the City of Kerrville, Texas.

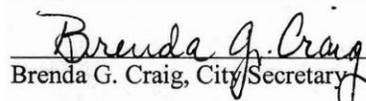
**PASSED AND APPROVED ON this the 28<sup>th</sup> day of October A.D., 2008.**

  
 \_\_\_\_\_  
 Todd A. Bock, Mayor

APPROVED AS TO FORM:

  
 \_\_\_\_\_  
 Michael C. Hayes, City Attorney

ATTEST:

  
 \_\_\_\_\_  
 Brenda G. Craig, City Secretary

1060 SRV3  
 H:\Legal\PLANNING\Zoning\CUP\1321 Broadway 092308.doc

Exhibit A

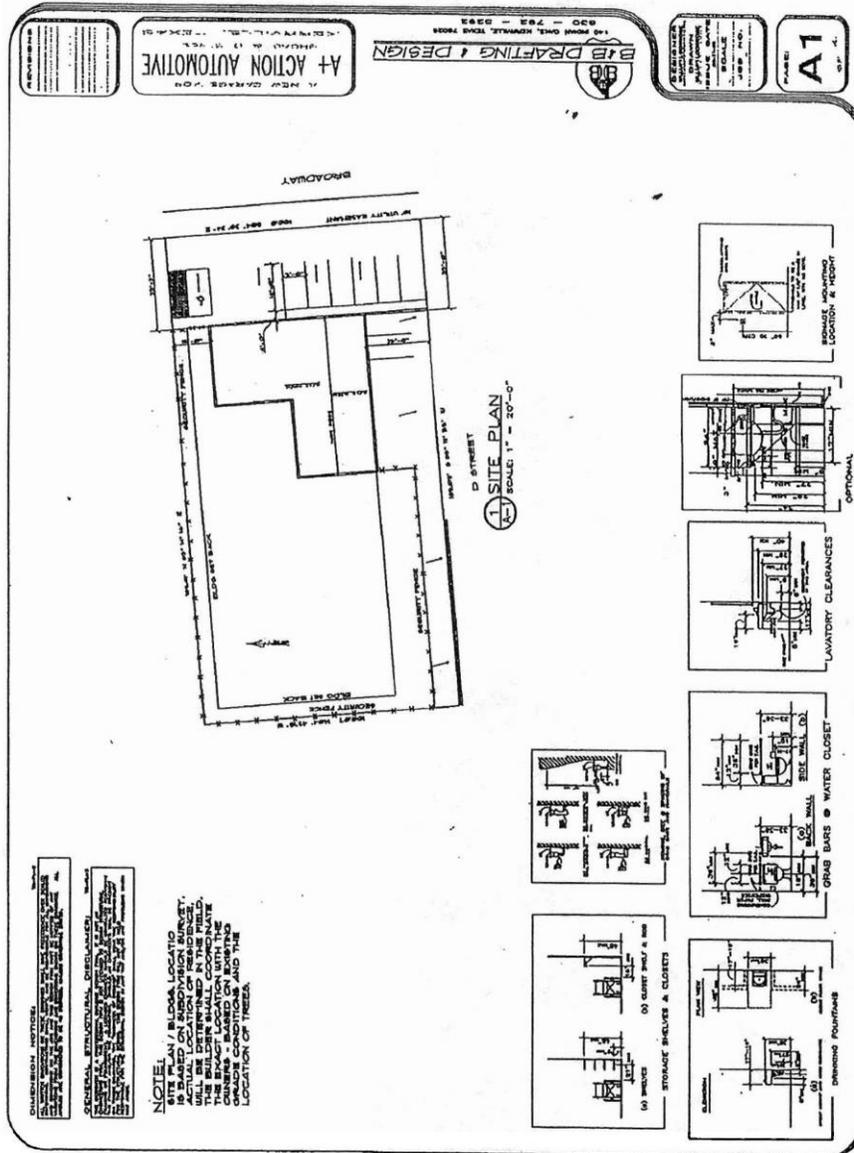


EXHIBIT A

Exhibit B

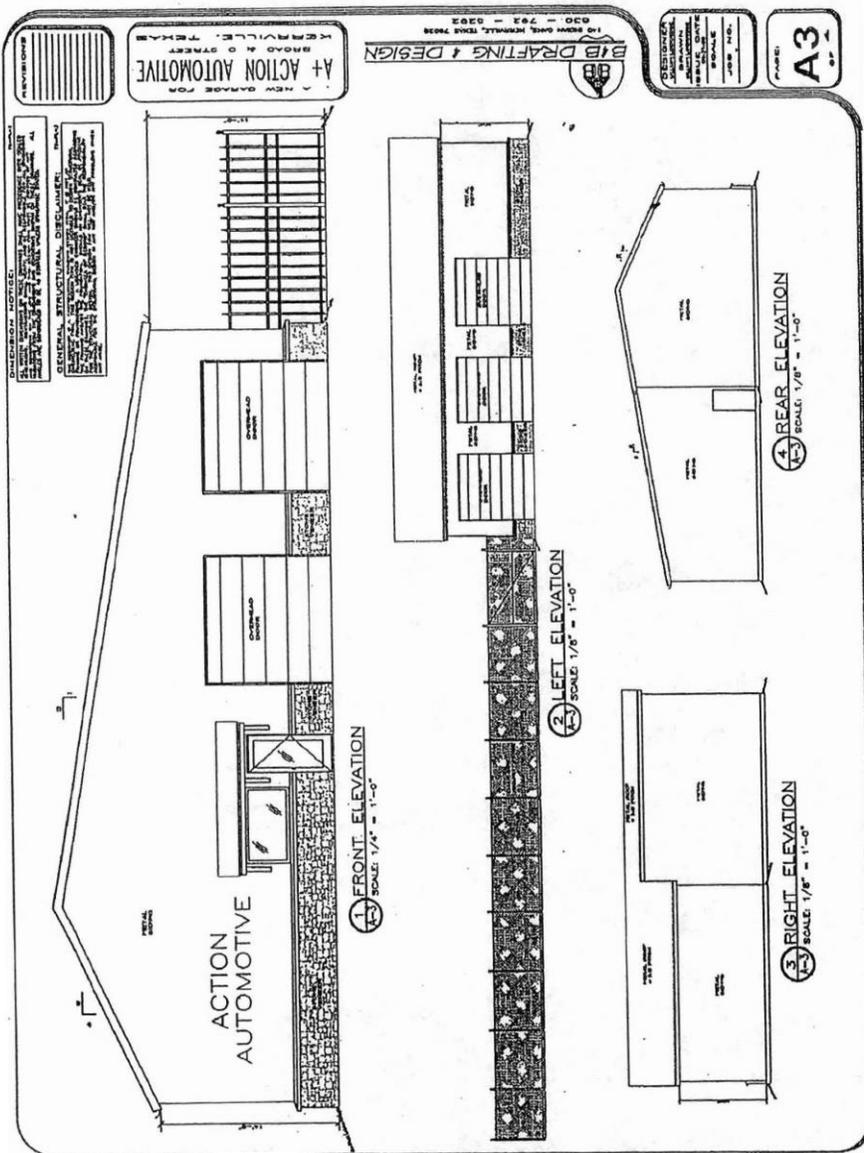


EXHIBIT B

**BUSINESS OF THE PLANNING AND ZONING COMMISSION  
CITY OF KERRVILLE, TEXAS**

**AGENDA ITEM:** 3C

**FOR AGENDA OF:**

May 15, 2014

**DESCRIPTION:** Public hearing, consideration, and action concerning a proposed replat and a variance request for the minimum required lot frontage for Lots 65, 66, 67, 68, and part of 69, Block 16 of the G.R. Parsons Addition Subdivision, located at 208 W. Barnett St., 212 W. Barnett St., 700 Webster Ave., 706 Webster Ave., and 712 Webster Ave.

**APPLICANT(S):** Lee Voelkel

**ATTACHMENT(S):** Location Map, Proposed Plat, Existing Conditions – Site Plan

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**SUMMARY STATEMENT**

The applicant is seeking the replat of the property in order to correct development deficiencies regarding setbacks and property lines in order to sell the properties.

Currently the land owner owns 5 platted lots that run in a NE to SW direction with each lot having 50' of frontage along Barnett St. There are 5 existing homes located on these properties; however they were developed across existing lot lines (see existing conditions – site plan, lot lines in black). Currently lots 65 & 66 have 3 homes located on the shared lot line. Lot 66 has 2 accessory structures that also cross the lot line between lots 66 and 67.

This proposed replat seeks to reconfigure the 5 existing lots in order to keep the 5 residential structures and ensure they are each located on a platted lot. The proposed lots will correct the issue of structures crossing lot lines, but will create setback issues for the structures located on proposed lot 69-A (side setback violation) and lot 67-A (rear setback violation). A variance must be granted by the Zoning Board of Adjustments prior to recording of the plat.

A portion of lot 69 is not included in this replat as it is being conveyed to an adjacent land owner and thus is exempt from the platting process. Before the plat can be signed and recorded this 20' wide strip must be conveyed to the adjacent land owner and the method and record of the conveyance must be cited on the proposed plat.

At this time the applicant is also verifying the location of water and sewer service connections to determine if any service lines will cross the proposed lot lines. If any service lines cross the proposed lot lines a private sanitary sewer service easement must be provided for each line. Based on the fact that there is no sewer located on Webster Street it is likely that lots 67-A and 66-A will require easements for the sewer lines that would serve lots 66-A and 65-A. In addition to the verification of service line locations, each dwelling unit must have its own service line.

The proposed replat does meet the requirements of the subdivision ordinance regarding minimum lot size, but the applicant is seeking a variance to the minimum required lot frontage. Lots 68-A (50' of frontage), 66-A (56.83' of frontage), and 65-A (46.27' of frontage) have less than the required 60'. Before a variance to the minimum required lot frontage can be granted one of the following findings must be made.

1. That there are special circumstances or conditions affecting the land involved that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of this land;
2. That the variance is necessary for the preservation of environmental features that would be affected by a strict application of the ordinance. These features would include tree preservation, geologic formations, steep slopes, springs, and other similar circumstances;
3. That the variance would enable a more efficient use of the land of previously subdivided parcels which meet or exceed the area requirements of the City zoning ordinance (deep lots, unusual shape);
4. That the granting of a variance would serve to minimize or correct previous development deficiencies (utility line placement, drainage courses, transmission line location, septic systems);
5. That the variance would enable the developer to orient his lots for greater solar advantage;
6. **That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.**

Staff finds that criteria number 6 has been satisfied as the property has existed in its current configuration for several years and that based on the fact that the entire original subdivision was platted with 50' lot frontages, the decreasing of the required lot frontage will not have a negative impact on the surrounding properties.

At the time this packet was distributed 26 landowners within 200' were notified and no official protests have been received.

Based on the findings staff recommends approval of the replat with the following conditions:

1. Easements & Utilities
  - a. That the location of utility service connections for water/wastewater be identified to determine if any service lines cross proposed lot lines.
  - b. Should any service lines cross proposed lot lines then "Private Service Line Easements" must be provided.
2. A variance for building setbacks must be approved by the Zoning Board of Adjustment before the plat may be filed for recording.
  - a. Please submit a variance application for the ZBA concerning building setback issues.
3. The 20' wide strip labeled "to be conveyed" to an adjacent property owner must be conveyed, recorded at the courthouse, and the instrument number/deed be cited on the plat.

### **RECOMMENDED ACTION**

1. Open the Public Hearing and receive comments.
2. Approve the replat as presented and with the conditions listed by staff.



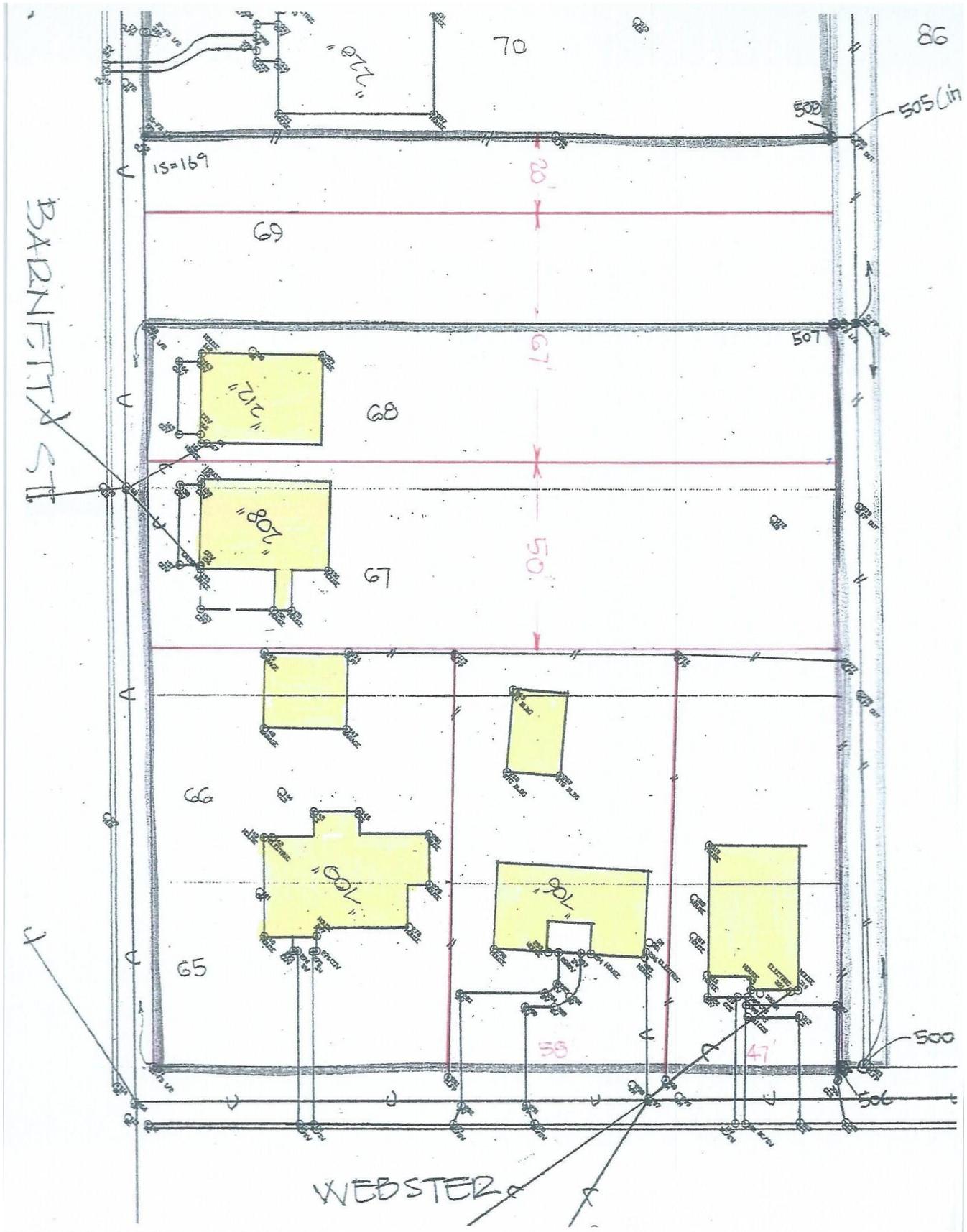
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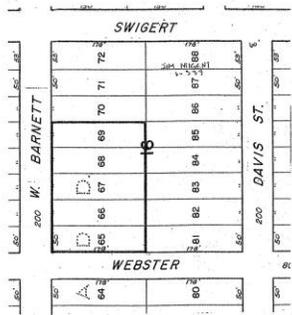
0 37.5 75 150 Feet



1 inch = 75 feet







AS PLATTED  
Volume P Page 8

STATE OF TEXAS  
COUNTY OF KERR

Know All Men By These Presents:

That A & D Properties #2 hereby certifies that it is the owner of the land shown and asked herein for subdivision, that it hereby adopts this plat of subdivision, establishes the minimum building restriction lines, and dedicates all easements for purposes stated.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_ 2014

A & D Properties #2, Owner  
By: \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to in the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

Notary Public for the State of Texas

I hereby certify that the subdivision plat shown herein 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 \_\_\_\_\_ 2014.

Chairman, City of Kerrville Planning and Zoning

I hereby certify that this plat is an accurate representation of the property shown and described hereon as determined by a survey made on the ground under my direction and supervision, except no survey was made to establish Patent Survey lines or corners and that all property corners are as shown. (bearing based - Grid north based on GPS observations)

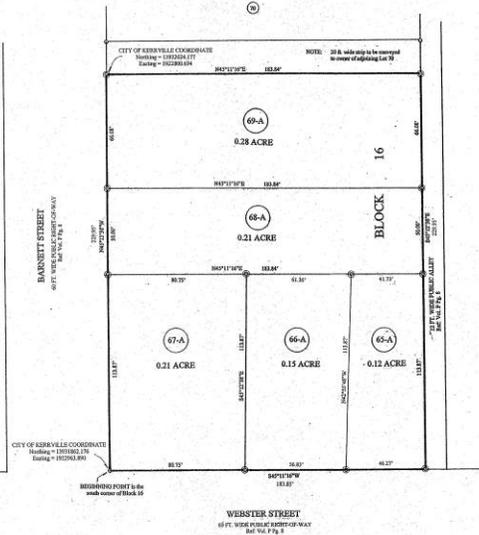
Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

Lee C. Voelkel  
Registered Professional Land Surveyor No. 3909  
County Surveyor for Kerr County, Texas

In accordance with Art. 10-14-C of the Code of Ordinances of the City of Kerrville, Texas, and in consideration of the approval of the Final Plat for Lots 65A, 66A, 67A, 68A and 69A in Block 16 of the G. R. Parsons Addition, A & D Properties #2 does hereby waive any and all claims for damages against the City of Kerrville, Kerr County, Texas, occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the above named subdivision.

A & D Properties #2, Owner  
By: \_\_\_\_\_

- GENERAL NOTES
1. This property is in Kerrville ISD.
  2. The property shown herein is in Zone X according to the FIRM for the City of Kerrville, Kerr County, Texas, Map No. 4825C0470P, Map Date March 3, 2011.
  3. The rectangular coordinates shown herein were calculated using the City of Kerrville Coordinate System. These coordinates are for the City of Kerrville mapping purposes only and are not to be used to replace missing corners on the ground.
  4. Building setbacks shall conform to the City of Kerrville's adopted zoning code.

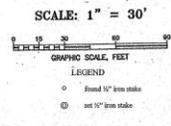
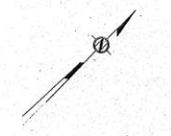
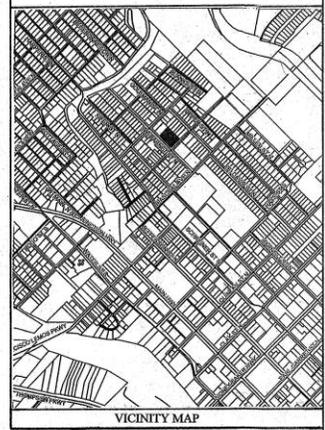


REPLAT

FILED for RECORD on the \_\_\_\_\_ day of \_\_\_\_\_ 2014, at \_\_\_\_\_ O'clock \_\_\_\_\_ M.

RECORDED on the \_\_\_\_\_ day of \_\_\_\_\_ 2014, at \_\_\_\_\_ O'clock \_\_\_\_\_ M. in File No. \_\_\_\_\_ of the Official Public Records of Kerr County, Texas

Janeel Pieper, Kerr County Clerk



**PRELIMINARY**

This document shall not be recorded for any purpose.

Released by: *Lee C. Voelkel*

RPLSN: *31204*

Date: *4/22/14*

Purpose: *REPLAT*

LOTS 65-A, 66-A, 67-A, 68-A AND 69-A  
BLOCK 16  
G. R. PARSONS ADDITION

A REPLAT OF LOTS 65, 66, 67, 68 AND PART OF LOT 69  
IN BLOCK 16 OF G. R. PARSONS ADDITION

A SUBDIVISION CONTAINING 0.97 ACRE OF LAND, MORE OR LESS,  
OUT OF JOHN YOUNG SURVEY NO. 118, ABSTRACT NO. 376 IN THE  
CITY OF KERRVILLE, KERR COUNTY, TEXAS

APRIL 2014

**VOELKEL**  
LAND SURVEYING, PLLC  
312 BAY STREET, KERRVILLE, TEXAS 78601-3303

DATE: APRIL 17, 2014  
JOB NO.: V-4959  
BY: \_\_\_\_\_  
SCALE: 1" = 30'



