



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, May 7, 2015 4:30 P.M.
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

CALL TO ORDER

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 April 16, 2015 meeting. **Pg. 3**

3. PUBLIC HEARINGS AND ACTION

3A. **Zoning Change Request** - Public hearing, consideration, and action concerning a requested zoning change from a (C-19) Central City-19 District to (CBD) Central Business District, for an approximate .403 acre tract of land, LOTS 1-2 BLK 10 of Chas Schreiner Addition, located at 414, 416 and 418 Clay Street. (File No. 2015-021). **Pg. 5**

4. CONSIDERATION AND ACTION

4A. **Preliminary Subdivision Plat** - Consideration and action concerning a proposed preliminary subdivision plat of The Heights at Sendero Ridge for 38.92 acre tract Kerr County, Texas in the S. Williams Survey No. 112, Abstract No. 347 and being a part or portion of the land conveyed to BDA Kerrville Properties, LP in Volume 1401, Page 563 of the real property records of Kerr County, Texas. Located on the north side of Jasper Lane North, between Olympic Drive and Loop 534. (File No. 2015-020). **Pg. 8**

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: May 1, 2015 at 4:30 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Brenda Craig
Deputy City Secretary, City of Kerrville, Texas

4B. **Preliminary Subdivision Plat** - Consideration and action concerning a proposed preliminary subdivision plat of Avery Airport Subdivision for 29.765 acre tract of land situated in the F. Rodriguez Survey No. 72, Abstract No. 280, Kerr County, Texas and being all of that of that certain 29.765 acre tract of land recorded in Doc. #14-07302, official public records, Kerr County, Texas. Located to the south of Al Mooney Road North, between State Highway 27 and Wharton Road East (File No. 2015-022). **Pg. 11**

4C. **Final Subdivision Plat** - Consideration and action concerning a proposed final subdivision plat establishing Scenic Valley Springs Phase 2 and a revision of Plat for Lot 1, Scenic Valley Springs comprising 5.08 acres of land, more or less, described in Document #11-04429, and two 5.08 acres of land, more or less, described as tracts 1 and 2 in Document #14-7834 O.P.R.K.C.TX. All situated in Kerr County, TX in the B.S. & F. Survey Number 3, Abstract 78. Tract 2 is also partially situated in the W. McCutcheon Survey Number 1660, Abstract 851 and Tract 2 is also the same as Lot 1, Block A, Scenic Valley Springs Volume 8, Page 81. (File No. 2015-024). **Pg. 13**

5. STAFF REPORTS

5A. May 21, 2015 Planning & Zoning Commission meeting.

6. ADJOURNMENT

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-258-1117 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: May 1, 2015 at 4:30 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Brenda Craig
Deputy City Secretary, City of Kerrville, Texas



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 2A
Hearing Date: May 7, 2015
Representative: Staff

Proposal

Approval of the minutes from the April 16, 2015 Planning & Zoning Commission meeting.

MEMBERS PRESENT:

David Watterson, Chairman
Garrett Harmon, Commissioner
R. Bruce Motheral, Commissioner
Doyle Malone, Alternate
Rustin Zuber, Alternate (*sat in for Cmr. Harmon*)

MEMBERS ABSENT:

Robert Waller, Vice Chairman
Bill Morgan, Commissioner

CITY COUNCIL LIASON

Gary Stork (present)

STAFF PRESENT:

Trent Robertson, City Planner
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On April 16, 2015, Cmr. Watterson called the Kerrville Planning and Zoning Commission regular meeting to order at 4:30 p.m. in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

1. VISITORS/CITIZENS FORUM:

No one spoke.

2. CONSENT AGENDA:

2A. Approval of the minutes from the April 2, 2015 meeting.

Cmr. Zuber moved to approve the minutes as amended. Motion was seconded by Cmr. Motheral and passed 5-0.

3. PUBLIC HEARINGS AND ACTION:

- 3A. **Consideration & Action, Preliminary Subdivision Plat and a Revision of a Plat** - Consideration and action concerning a proposed preliminary subdivision plat establishing Scenic Valley Springs Phase 2 and a revision of Plat for Lot 1, Scenic Valley Springs comprising 5.08 acres of land, more or less, described in Document #11-04429, and two 5.08 acres of land, more or less, described as tracts 1 and 2 in Document #14-7834 O.P.R.K.C.TX. All situated in Kerr County, TX in the B.S. & F. Survey Number 3, Abstract 78. Tract 2 is also partially situated in the W. McCutcheon Survey Number 1660, Abstract 851 and Tract 2 is also the same as Lot 1, Block A, Scenic Valley Springs Volume 8, Page 81. (File No. 2015-018).

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

Cmr. Zuber moved to approve the preliminary subdivision plat and a revision of a plat with the condition that a note stating the easement was abandoned is added. Motion was seconded by Cmr. Motheral and passed 5-0.

- 3B. **Consideration & Action, Final Plat** - Consideration and action concerning a proposed final subdivision plat of Green Hills Center by establishing Lots 1-2, Block 1 located in the City of Kerrville, Kerr County, Texas, being a portion of that certain 6.18 acre by Deed of Record in Document No. 13-03589 of the official Public Records of Kerr County, Texas. Located at 1002 Junction Highway. (File No. 2015-017).

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

Cmr. Harmon moved to approve the preliminary subdivision plat and a revision of a plat. Motion was seconded by Cmr. Malone and passed 5-0.

4. STAFF REPORTS:

Mr. Robertson reported zoning case #2015-021, a zoning change for 414, 416, and 418 ClayStreet, will be presented at the next Planning and Zoning Commission meeting that is scheduled for May 7, 2015.

5. ADJOURNMENT:

This meeting was adjourned at 4:46 p.m.

Recommended Action

The recording Secretary recommends approval of the minutes from the April 16, 2015 Planning & Zoning Commission meeting.



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 3A
Planning File #: 2015-021
Hearing Date: May 7, 2015
Representative: Dorsey L. Spaulding
Location: 414, 416 and 418 Clay Street
Legal Description: LOTS 1-2 BLK 10 of Chas Schreiner Addition
Total Acreage: .403

Proposal

Requesting zoning change from a (C-19) Central City-19 District to (CBD) Central Business District

Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on April 22, 2015. Notices were sent to property owners within two hundred (200) feet of the subject property on April 27, 2015. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 1, 2015, in accordance with Section 551.043(a) of the Texas Government Code.

Recommended Action

Staff recommends that the Commission hold the required public hearing to receive public comments and make a recommendation to the Council.

Notices Mailed

Owners of Property within 200 feet: 23

Topography

The majority of the subject property is developed being relatively flat with little vegetation.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "C-19"

Current Land Uses: Auto Glass Repair and Convenient Store (alcohol sales)

Direction: South, East and West

Current Base Zoning: "CBD"

Current Land Uses: Vacant Land, Events Hall, Nursery, Professional Office and Auto Parts Retail

Transportation

Thoroughfare: Clay Street North, Jefferson Street North and Schreiner Street North

Existing Character: One lane in each direction with partial sidewalks

Proposed Changes: None known

Parking Information: In accordance with Article 11-I-20 (A)(6)(b) of the City of Kerrville Zoning Code If the building is located in the Downtown Core or the Central Business District, as said terms are defined within Article 11-I-3, and the new use does not require an enlargement of that encompassed by the exterior walls of the building, the new use may commence without adding the off-street parking which would otherwise be required by this section.

Staff Analysis and Recommendation: Approval

1. Consistency:

The property's land use designation is Central Business District. The requested "CBD" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Surrounding properties are similarly zoned with a mixture of different land uses, ranging from retail to auto glass repair.

2. Suitability as Presently Zoned:

The existing "C-19" zoning district is not consistent with the surrounding area. Current planning practices discourage this type of "strip zoning" which exists on this block. The proposed "CBD" zoning district will allow for the property to be used reasonably without having to request a variance through the Board of Adjustment. Additionally, the requested "CBD" zoning will encourage solidarity and revitalization of both the Central Business District and the Downtown Core through the development regulations and standards associated with the "CBD" and "DC" Zoning Districts.

3. Health, Safety and Welfare:

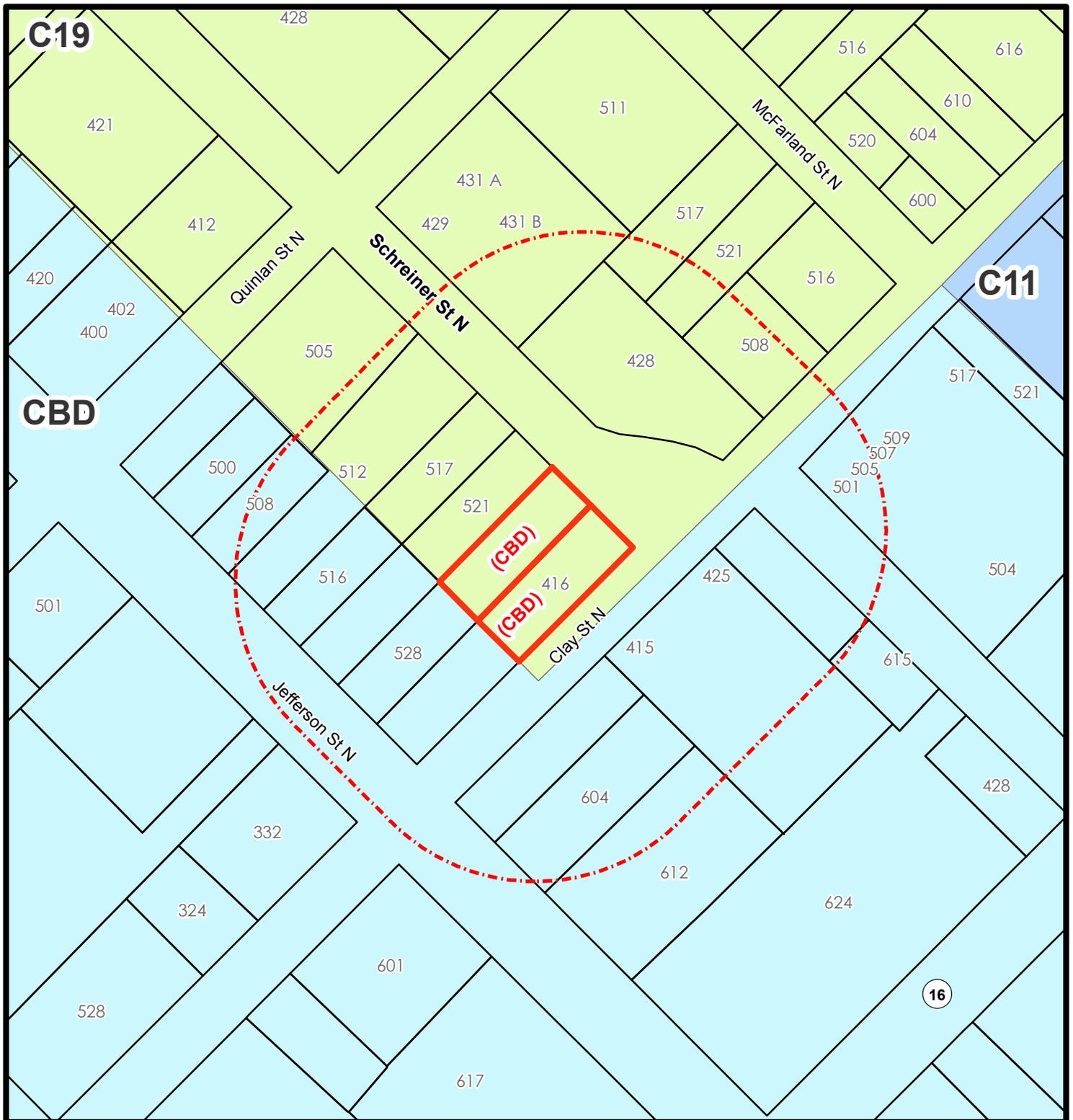
Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

4. Size of Tract:

The subject property is approximately .403 acres in size, which should be able to reasonably accommodate the proposed commercial use.

5. Other Factors:

None.



Zoning Case Location Map

Case 2015-021

**Location:
414, 416, 418 Clay St**

Legend

- 200' Notification Area - - - - -
- Subject Properties ▭
- Current Zoning **TEXT**
- Requested Zoning **(TEXT)**



0 50 100 200

Scale In Feet

City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 4A
Planning File #: 2015-020
Hearing Date: May 7, 2015
Representative: Huntington Communities/Wellborn Engineering
Location: On the north side of Jasper Lane North, between Olympic Drive and Loop 534
Legal Description: 38.92 acre tract Kerr County, Texas in the S. Williams Survey No. 112, Abstract No. 347 and being a part or portion of the land conveyed to BDA Kerrville Properties, LP in Volume 1401, Page 563 of the real property records of Kerr County, Texas.
Total Acreage: 38.92

Proposal

Preliminary subdivision plat of The Heights at Sendero Ridge

Procedural Requirements

Notice of this meeting was posted at city hall and on the city's internet website on May 1, 2015, in accordance with Section 551.043(a) of the Texas Government Code.

Recommended Action

Staff recommends that the Commission considers and takes action on the proposal.

Staff Analysis and Recommendation: Approval

1. Requirements and Guidelines:

Staff does recommend the following changes be made to the preliminary subdivision plat:

- Add note for Parkland Dedication**
- On Lots 144-146 (Common Areas) please add the word "Private"**
- Add note that topographic contours are on the Civil Plans**
- Add note that a utility models will be required**
- Add note where the regional drainage facility for the subject propoerty is located and that it will need to be verified/modeled for sufficient capacity**
- Change the note referring to zoning to read "SETBACKS AND EASEMENTS MUST CONFORM TO THE CITY OF KERRVILLE ZONING CODE AND REGULATIONS AT THE TIME THE PLAT IS BEING RECORDED"**
- Correct spelling in legal description from "BDA KERRILLE" to "BDA KERRVILLE"**

If the revisions are made the proposal will meet all requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance.

RONALD J. BRADLEY, ET AL
VOL. 719, PG. 473 RPR

COK
N: 13923006.322
E: 1932797.649

LINE	DISTANCE	BEARING
L1	63.08'	S 00°06'15" W
L2	141.66'	S 00°07'05" W
L3	95.00'	N 85°43'08" W
L4	33.28'	N 04°16'52" E
L5	120.48'	N 85°43'08" W
L6	103.94'	N 52°30'34" W
L7	60.01'	S 44°52'14" W
L8	95.00'	N 45°07'46" W
L9	64.81'	S 03°59'04" W

Line #	Length	Direction
L10	35.00	S53° 15' 06"E
L11	5.00	N36° 44' 54"E
L12	35.18	S53° 15' 06"E
L13	35.00	S68° 01' 36"E
L14	5.00	N21° 58' 24"E
L15	34.28	S68° 01' 36"E
L16	35.00	S74° 45' 21"E
L17	5.00	N15° 14' 39"E

Curve #	Arc Length	Radius	Delta	Cord Length	Tangent	Bearing
C1	39.27	25.0	90.00	35.36	25.00	N30° 12' 09"W
C2	39.27	25.0	90.00	35.36	25.00	S59° 47' 51"W
C3	44.99	25.0	103.11	39.16	31.49	N56° 12' 19"W
C4	23.55	25.0	53.99	22.69	12.73	S12° 59' 43"E
C5	23.55	25.0	53.95	22.69	12.73	N40° 58' 23"E
C6	32.14	25.0	73.65	29.97	18.72	N39° 42' 07"E
C7	23.55	25.0	53.97	22.69	12.73	N16° 55' 29"E
C8	23.55	25.0	53.97	22.69	12.73	S19° 06' 26"E
C9	39.27	25.0	90.00	35.36	25.00	S88° 54' 32"W
C10	39.27	25.0	90.00	35.36	25.00	N1° 05' 28"W
C11	23.55	25.0	53.97	22.69	12.73	S73° 04' 31"E
C12	23.55	25.0	53.97	22.69	12.73	S70° 53' 34"W
C15	39.88	25.0	91.40	35.78	25.62	N49° 58' 49"E
C16	38.83	25.0	89.00	35.05	24.57	N40° 13' 10"W
C17	39.27	25.0	90.00	35.36	25.00	N49° 16' 52"E
C18	23.55	25.0	53.97	22.69	12.73	S58° 44' 06"E
C19	23.55	25.0	53.97	22.69	12.73	S67° 17' 49"W
C20	39.27	25.0	90.00	35.36	25.00	N40° 43' 08"W
C21	132.02	240.0	31.52	130.37	67.73	S89° 02' 17"W

Chair, City Planning Commission DATE

In accordance with Art. 10-14-2 of the Code of Ordinances of the City of Kerrville, Texas, and in consideration of the approval of this plat, the owners hereof 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 alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the above named subdivision.

(owner)

I hereby certify that streets, utilities, and other improvements have been installed in an acceptable manner and according to City of Kerrville Standards and Specifications in the subdivision entitled The Heights at Sendero Ridge.

Dated this _____ day of _____, 2015.

City Engineer
City of Kerrville

STATE OF _____
COUNTY OF _____
CERTIFICATE OF OWNERSHIP AND DEDICATION

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 lines, and dedicate all public streets, alleys, walks, parks, and other open spaces to public use as noted. (Being the same land conveyed to BDA KERRVILLE PROPERTIES, LP in Volume 1401, Page 563 of the Real Property Records of Kerr County, Texas.)

_____, 2015.

STATE OF _____
COUNTY OF _____

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 _____, 2015.

Notary Public
County, _____

LEGEND

- = PROPERTY BOUNDARY LINES
- - - - - = PROPOSED EASEMENTS
- = PROPOSED LOT LINES
- = PROPOSED ROW CORNERS
- = FOUND CONCRETE ROW MARKER

NOTES:

- PRIOR TO ANY ADDITIONAL DEVELOPMENT OF THE SITE, A DRAINAGE STUDY CONFORMING TO THE CITY OF KERRVILLE STANDARD SPECIFICATIONS FOR SUBDIVISION CONSTRUCTION SHALL BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER. DRAINAGE IMPROVEMENTS WHICH ADEQUATELY ADDRESS THE FINDINGS OF THE STUDY SHALL BE CONSTRUCTED CONCURRENTLY WITH THE ADDITIONAL DEVELOPMENT OF THE SITE.
- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 48265C-0490-F, DATED 03/03/11, THIS PROPERTY LIES ENTIRELY WITHIN ZONE X.
- THE RECTANGULAR COORDINATES SHOWN HEREON (COK COORDS) 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.
- SET BACKS AND EASEMENTS MUST CONFORM TO COK ZONING THAT IS IN EFFECT AT THE TIME OF ADDITIONAL DEVELOPMENTS.
- THE BEARINGS ARE BASED ON TRUE NORTH DERIVED FROM TEXAS SOUTH CENTRAL ZONE STATE PLANE COORDINATES.

I, the undersigned, do hereby certify that this plat correctly represents a survey made upon the ground of the property in accordance with the Subdivision Ordinance of the City of Kerrville, Texas, and that there are no encroachments of visible improvements, except as shown hereon, and that this property adjoins a public roadway, except as shown hereon.

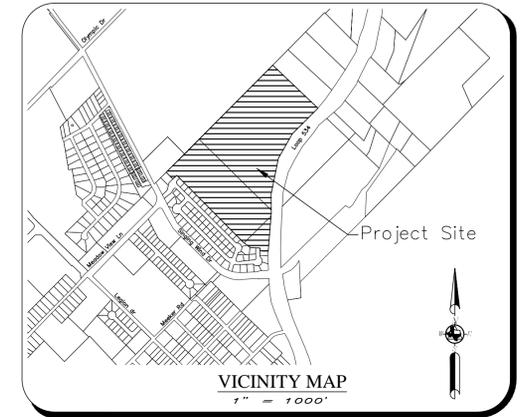


SCALE: 1"=100'



600 Cardinal Drive
Kerrville, TX 78028
phone: 830-928-9889
Texas Registration No. F-7761
wellbornengineering.com

INSTRUMENT NO. _____



COK
N: 13921305.402
E: 1932210.827

SENDERO RIDGE
LOT 5 BLK 1
COMMERCIAL

**PRELIMINARY PLAT OF
THE HEIGHTS AT
SENDERO RIDGE**

DESCRIPTION
SUBDIVISION PLAT OF A 38.92 ACRE TRACT KERR COUNTY, TEXAS IN THE S. WILLIAMS SURVEY NO. 112, ABSTRACT NO. 360 AND THE S. WILLIAMS SURVEY NO. 113, ABSTRACT NO. 347 AND BEING A PART OR PORTION OF THE LAND CONVEYED TO BDA KERRVILLE PROPERTIES, LP IN VOLUME 1401, PAGE 563 OF THE REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS.



CITY KERRVILLE STATE TX ZIP 78028
SCHOOL DIST. KERRVILLE I.S.D.
MARCH 2015
DRAWING INFORMATION
JOB NO. TLB2254-14
DRAWN BY S. PEARSON
DRAWING PEN TABLE: TLB.C19

City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 4B
Planning File #: 2015-022
Hearing Date: May 7, 2015
Representative: Christopher Jurica
Location: Located to the south of Al Mooney Road North, between State Highway 27 and Wharton Road East
Legal Description: 29.765 acre tract of land situated in the F. Rodriguez Survey No. 72, Abstract No. 280, Kerr County, Texas and being all of that of that certain 29.765 acre tract of land recorded in Doc. #14-07302, official public records, Kerr County, Texas.
Total Acreage: 29.765

Proposal

Preliminary subdivision plat of Avery Airport Subdivision

Procedural Requirements

Notice of this meeting was posted at city hall and on the city's internet website on May 1, 2015, in accordance with Section 551.043(a) of the Texas Government Code.

Recommended Action

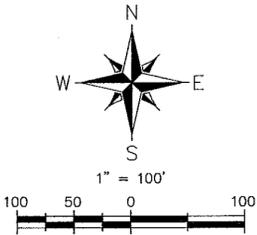
Staff recommends that the Commission considers and takes action on the proposal.

Staff Analysis and Recommendation: Approval

1. Requirements and Guidelines:

The proposal has met all requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance.

SURVEY SHOWING A 29.765 ACRE TRACT OF LAND SITUATED IN THE F. RODRIGUEZ SURVEY NO. 72, ABSTRACT NO. 280, KERR COUNTY, TEXAS AND ALSO BEING ALL OF THE REMAINDER OF A 43.73 ACRE TRACT OF LAND "TRACT I" RECORDED IN DOC. #13-02298, OFFICIAL PUBLIC RECORDS, KERR COUNTY, TEXAS



LEGEND	
POB	POINT OF BEGINNING
()	RECORD PER DOC. #13-02298
●	FOUND 1/2" IR (UNLESS OTHERWISE NOTED)
○	POWER POLE
—	GUY WIRE/POLE
⊕	WATER METER
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	SANITARY SEWER MANHOLE
⊕	SIGN
—	WIRE FENCE
—	OVERHEAD ELECTRIC
—	OVERHEAD ELECTRIC/COMMUNICATION
—	SANITARY SEWER
—	WATER
—	UNDERGROUND COMMUNICATION

LOT 1
CEN-KERR PARK
VOLUME 5, PAGE 376
PLAT RECORDS

AVIGATION AND CLEAR ZONE EASEMENT
VOLUME 6, PAGE 75 EASEMENT RECORDS

$L=506.90'$ (506.70')
 $R=2921.96'$ (2921.96')
 $\Delta=09^{\circ}56'23''$ (09^{\circ}56'09'')
 $B=S47^{\circ}14'52''E$ (S47^{\circ}16'07'E)
 $D=506.26'$ (506.07')

1/2" IRON ROD W/ A
YELLOW "TRAVERSE
POINT" PLASTIC CAP
ELEV.=1565.13'

GENERAL UTILITY EASEMENT
VOLUME 1209, PAGE 18
OFFICIAL PUBLIC RECORDS

"KERRVILLE
TELEPHONE
COMPANY -
UNDERGROUND
FIBER OPTICS"
"KERRVILLE
TELEPHONE
COMPANY -
UNDERGROUND
FIBER OPTIC
CONCRETE BOX"

CALCULATED POINT IN A
6" METAL FENCE POST

FOUND 1/2" IRON ROD
W/ A RED "VOEKEL
SURVEYING" PLASTIC CAP

$L=203.82'$ (203.82')
 $R=216.26'$ (216.26')
 $\Delta=54^{\circ}00'00''$ (54^{\circ}00'00'')
 $B=S10^{\circ}36'26''W$ (S10^{\circ}37'52''W)
 $D=196.36'$ (196.36')

FOUND 1/2" IRON ROD
W/ A RED "VOEKEL
SURVEYING" PLASTIC CAP

$L=152.27'$ (152.32')
 $R=241.20'$ (241.20')
 $\Delta=36^{\circ}10'17''$ (36^{\circ}10'55'')
 $B=S01^{\circ}41'34''W$ (S01^{\circ}43'20''W)
 $D=149.76'$ (149.80')

FOUND 1/2" IRON ROD
W/ A RED "VOEKEL
SURVEYING" PLASTIC CAP

JOHN ROUNTREE
CALLED 14.58 ACRES
"TRACT I"
VOLUME 1742, PAGE 857
OFFICIAL PUBLIC RECORDS

29.765 ACRES
F. RODRIGUEZ
SURVEY NO. 72
ABSTRACT NO. 280

KERRVILLE PUBLIC UTILITY BOARD SERVICE AREA
BANDERA ELECTRIC COOPERATIVE SERVICE AREA

FOUND 4" METAL
FENCE POST
CATE
 $S22^{\circ}22'34''W$ 16.11'
FOUND 5" METAL
FENCE POST

NOTES

- 1) FIELDWORK PERFORMED OCTOBER 8-15, 2014
- 2) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(2011)
- 3) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY, C.F. NUMBER 36096, EFFECTIVE DATE OF SEPTEMBER 23, 2014 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THERE MAY BE OTHER EASEMENTS, SETBACKS, RESTRICTIONS, COVENANTS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS THAT MAY APPLY BUT ARE NOT SHOWN ON THIS SURVEY SUCH AS UNRECORDED DOCUMENTS OR THOSE RECORDED BY SEPARATE INSTRUMENT. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 4) A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. FEMA FIRM MAP NUMBER 48265C0855F, REVISED DATE MARCH 3, 2011. ANY DEPICTION ON THIS PLAT OR ANY STATEMENT CONTAINED ON THIS PLAT CONCERNING THE 100 YEAR FLOOD PLAIN DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE SURVEYOR THAT FLOODING DOES NOT OCCUR ABOVE THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN.
- 5) ONLY APPARENT UTILITIES WERE LOCATED AND IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. A LOCATE REQUEST WAS SUBMITTED TO TEXAS11 FOR MARKING OF UNDERGROUND UTILITIES. THOSE MARKED AT THE TIME OF THIS SURVEY WERE LOCATED AND ARE SHOWN ON THIS SURVEY. UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. FOR ANY ADDITIONAL INFORMATION REGARDING UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
- 6) ADJACENT INFORMATION IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 7) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.

EASEMENTS OF RECORD

- VOLUME 2, PAGE 536 EASEMENT RECORDS
- EASEMENT (DOES NOT APPLY)
- VOLUME 6, PAGE 75 EASEMENT RECORDS
- AVIGATION AND CLEAR ZONE EASEMENT (SHOWN HEREON, DOES NOT APPLY TO THIS TRACT)
- VOLUME 6, PAGE 535 EASEMENT RECORDS
- EASEMENT (INSUFFICIENT/INADEQUATE DESCRIPTION, CANNOT BE PLOTTED WITH CERTAINTY AND MAY AFFECT THIS TRACT.)
- VOLUME 1209, PAGE 18 OFFICIAL PUBLIC RECORDS
- EASEMENT (SHOWN HEREON)

*THERE MAY BE OTHER EASEMENTS, SETBACKS, RESTRICTIONS, COVENANTS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS THAT MAY APPLY BUT ARE NOT SHOWN ON THIS SURVEY SUCH AS UNRECORDED DOCUMENTS OR THOSE RECORDED BY SEPARATE INSTRUMENT. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.



REVISIONS
R1 - 20141106 - CORRECTED GENERAL UTILITY EASEMENT
ADDED KPUB & BEC SERVICE AREA LINE

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYING, ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEY #6344
JOB NO. 14-131-00

MDS LAND SURVEYING CO., INC.
8 SPENCER RD. BOERNE, TEXAS 78006
PHONE: (830) 816-1818
TBPLS FIRM# 10019600

City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 4C
Planning File #: 2015-024
Hearing Date: May 7, 2015
Representative: Al Hargraves
Location: Scenic Valley Road
Legal Description: 5.08 acres of land, more or less, described in Document #11-04429, and two 5.08 acres of land, more or less, described as tracts 1 and 2 in Document #14-7834 O.P.R.K.C.TX. All situated in Kerr County, TX in the B.S. & F. Survey Number 3, Abstract 78. Tract 2 is also partially situated in the W. McCutcheon Survey Number 1660, Abstract 851 and Tract 2 is also the same as Lot 1, Block A, Scenic Valley Springs Volume 8, Page 81.
Total Acreage: 15.24

Proposal

Final Subdivision Plat establishing Scenic Valley Springs Phase 2 and a Revision of Plat for Lot 1, Scenic Valley Springs

Procedural Requirements

Notice of this meeting was posted at city hall and on the city's internet website on May 1, 2015, in accordance with Section 551.043(a) of the Texas Government Code.

Recommended Action

Staff recommends that the Commission considers and takes action on the proposal.

Staff Analysis and Recommendation: Approval

1. Requirements and Guidelines:

The proposal has met all requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance.

LOT 1 - Owner's Acknowledgement

STATE OF TEXAS X
COUNTY OF KERR X

The owners of the land shown on this plat, and whose names are subscribed hereto, and in person or through a duly authorized agent, dedicated to Kerr County, Texas, for the use of the public forever all roads, alleys, parks, water courses, drains, easements, in all of the aforesaid public places and all other public places thereon shown for the purpose and consideration therein expressed.

The owners have written consent of all lien holders (if any), and certifies that all roads, drainage structures and other items constructed have been built in accordance with all engineered data submitted and pursuant to the standards set forth in Kerr County Subdivision Rules & Regulations.

Harold G. Johnson and Linda S. Johnson Owners Date

STATE OF TEXAS X
COUNTY OF KERR X

BEFORE ME, the undersigned authority, on this day personally appeared known to me to be the persons whose names are subscribed to the foregoing instruments, 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 30 day of 2015

LOT 2 - Owner's Acknowledgement

STATE OF TEXAS X
COUNTY OF KERR X

The owner of the land shown on this plat, and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicated to Kerr County, Texas, for the use of the public forever all roads, alleys, parks, water courses, drains, easements, in all of the aforesaid public places and all other public places thereon shown for the purpose and consideration therein expressed.

The owner has written consent of all lien holders (if any), and certifies that all roads, drainage structures and other items constructed have been built in accordance with all engineered data submitted and pursuant to the standards set forth in Kerr County Subdivision Rules & Regulations.

Michelle Vinatieri Owner Date

STATE OF TEXAS X
COUNTY OF KERR X

BEFORE ME, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instruments, 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 30 day of 2015

DEVELOPERS:

LOT 1 Harold G. Johnson and Linda S. Johnson 322 Stacy Lane Kerrville, TX 78028 and LOT 2 Michelle Vinatieri 288 Scenic Valley Road Kerrville, TX 78028

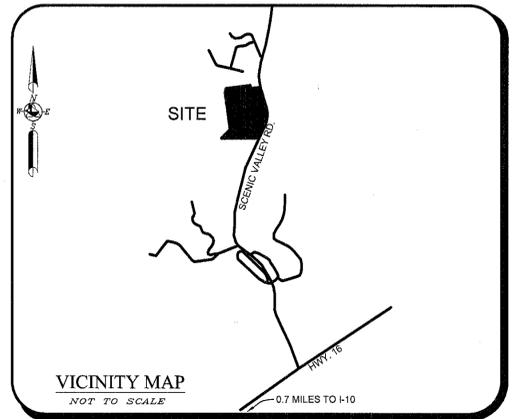
LEGEND

- 1/2" IRON ROD FOUND
5/8" IRON ROD FOUND
FEN. POST OCCUPIES CORNER
DATA FROM PLAT RECORDS
DATA FROM REAL PROPERTY RECORDS
DATA FROM OFFICIAL PUBLIC RECORDS

Table with 3 columns: LINE, DISTANCE, BEARING. Line 1: 59.64', S 06°20'21" E. Line 2: 184.69', N 82°20'59" E.

1820

INSTRUMENT NO.



I hereby certify that this proposed subdivision is subject to complying with the rules and regulations of the State of Texas and Kerr County Co-Site Sewage Facilities. Individual OSSF system selection will be made in conjunction with the site evaluation with respect to the individual site permitting process, in accordance with the 30TAC, Chapter 285, OSSF Rules.

Date Designated Representative For Kerr County OSSF

I do hereby certify that the subdivision platted hereon includes areas within a designated 100-year flood hazard zone according to Flood Insurance Rate Map Community Panel No. 48265C-0480-F, dated March 03, 2011, for Kerr County, Texas, and for which are represented on the plat as required by the Rules & Regulation.

And, I have reviewed and acknowledged the foregoing statement as applicable to the Kerr County Flood Damage Prevention Order.

John M. Hewitt, P.E., CFM Flood Plain Administrator

I hereby certify this subdivision plat of SCENIC VALLEY SPRINGS PHASE 2 conforms to all requirements of the Subdivision Rules & Regulations of Kerr County.

Date Leonard Odum, Jr. County Subdivision Representative

This plat of SCENIC VALLEY SPRINGS PHASE 2 has been submitted to and considered by the Commissioners Court of Kerr County, Texas, and is hereby approved by such Court.

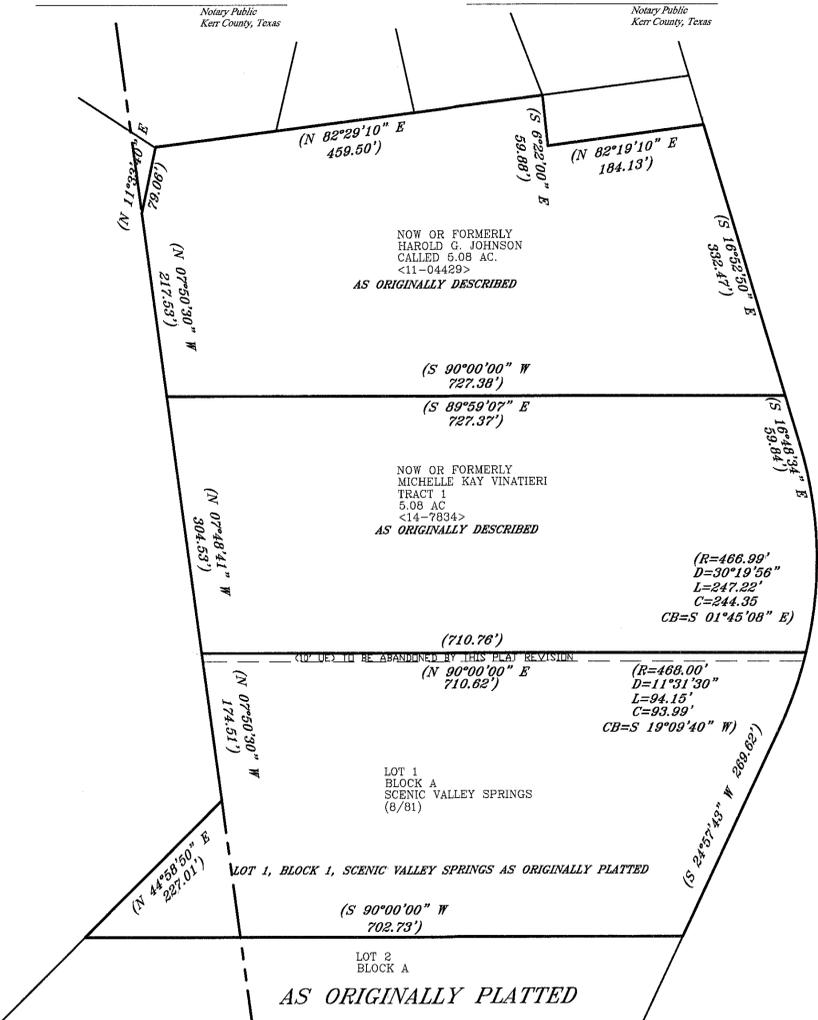
Tom Pollard County Judge

Approved by the Commissioners Court of Kerr County, Texas, on the day of 2015 A.D. by Order No. of said Court.

Filed for record on the day of 2015 A.D. at o'clock M.

Recorded on the day of 2015 A.D. at o'clock M. in Instrument No. of the Plat Records of Kerr County, Texas.

Rebecca Bolin County Clerk of Kerr County, Texas



I hereby certify that this plat is consistent with the requirements and complies with methods of the Parkland Dedication Ordinance No. 91-10 established by the City of Kerrville.

Dated this day of 2015.

Director, Parks and Recreation Department, City of Kerrville, Texas.

I certify that this plat is consistent with public safety and the Road Naming and Address Guidelines of Kerr 9-1-1.

Director Kerr 9-1-1 Date

NOTES:

CITY NOTES

The subject property is fully within the ETJ limits of the City of Kerrville, Texas, and therefore is not zoned.

Prior to any additional development of the site, a drainage study conforming to the City of Kerrville standard specifications for subdivision construction shall be submitted to, and approved by, the City Engineer. Drainage improvements which adequately address the findings of the study shall be constructed concurrently with the additional development of the site.

The rectangular coordinates shown hereina (COX COORDS) 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.

Set backs and easements must conform the COX zoning that is in effect at the time of additional developments.

A parkland dedication fee has been paid to the City of Kerrville, in the amount of \$400.00 (\$200.00 per lot), in lieu of parkland dedication as required by Ordinance No. 91-10.

It is the intention of the parties named herein to abandon the 10' utility easement along the North boundary line of Lot 1, Block A, SCENIC VALLEY SPRINGS as recorded in Volume 8, Page 81 of the Plat Records of Kerr County, Texas.

Preliminary Plat approved by the planning commission on April 16, 2015.

COUNTY NOTES

Prior to construction on any lot the owner of said lot shall contact Kerr County OSSF Designated Representative. All lots in this subdivision are required to comply with all current and future OSSF regulations adopted by Kerr County. Individual OSSF systems selection must be made in conjunction with the Site Evaluation with respect to the individual site permitting process, in accordance with the 30 TAC 285 OSSF rules.

This Subdivision is Located Partially Within 100-Year Flood Plain. A Kerr County Floodplain Development Permit is required prior to any development on any lot containing area with the 100-year flood hazard zone.

In accordance with Kerr County Subdivision Rules and Regulations this subdivision is permitted three lots.

Property owners may not utilize drainage easements for any purpose detrimental to their intended use. No objects including but not limited to, buildings, fences, or landscaping, shall be allowed in a drainage easement except as approved by the County Subdivision Administrator.

This property is located in the KPUB and Windstream Telephone jurisdictions and in the Kerrville Independent School District.

It is not the intention of the owners to coiningle their property.

B.S. & F. SURVEY #3 A-78 W. MCCUTCHEON SURVEY #1660, A-851

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 variations, if any are noted in the minutes of the City Planning Commission and that it has been approved for recording in the office of the County Clerk of Kerr County, Texas.

Chair, City Planning Commission DATE

In accordance with Art. 10-IV-2 of the Code of Ordinances of the City of Kerrville, Texas, and in consideration of the approval of this minor plat, the owners hereof 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 alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the above named subdivision.

(owner) (owner)



BEARING BASIS = NORTH BOUNDARY LINE OF LOT 1, BLOCK A, SCENIC VALLEY SPRINGS (8/81) (EAST)

STATE OF TEXAS X
COUNTY OF KERR X

I do hereby certify:

This plat is a true and accurate representation of the property described and platted hereon as determined from an actual survey of the property made on the ground under my direction and supervision. The subdivision platted hereon is partially within the 100 year flood plain, Flood Zone A, according to Flood Insurance Rate Map Community Panel No. 48265C-0480-F, dated March 03, 2011, for Kerr County, Texas.

A.L. HARGRAVES, JR. Registered Professional Land Surveyor No. 2075



GRANTED UNTO KERRVILLE PUBLIC UTILITY BOARD AND WIND STREAM COMMUNICATIONS

It is understood and agreed that perpetual easements are reserved for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in the air, upon the surface or underground, along and within ten feet (10') of the rear, front and side lines of all lots and/or tracts and in the streets, alleys, boulevards, lanes and roads of this subdivision. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with the installation and maintenance of utilities. The easement area of each lot and all improvements within it shall be maintained by the owner of the lot, except for those facilities for which an authority or utility company is responsible. Utility companies or their employees shall have all of the rights and benefits necessary or convenient for the full enjoyment of the rights herein granted, including but not limited to the free right of ingress to and egress from the right-of-way and easement and the right from time to time to cut all trees, underground and other obstructions that may injure, endanger or interfere with the operation of said utility facilities. The easement rights herein reserved include the privilege of anchoring any support cables or other devices outside said easement when deemed necessary by the utility to support equipment within said easement and the right to install wires and/or cables over some portions of said lots and/or tracts not within said easement so long as such items do not prevent the construction of buildings on any on the lots and/or tracts of this subdivision.

Kerrville Public Utility Board Date 2015

Windstream Communications Date 2015

FINAL SUBDIVISION PLAT ESTABLISHING

SCENIC VALLEY SPRINGS PHASE 2

AND A REVISION OF PLAT FOR LOT 1, SCENIC VALLEY SPRINGS

DESCRIPTION SUBDIVISION PLAT OF THE 5.08 ACRE TRACT DESCRIBED IN DOC. # 11-04429, AND TWO 5.08 ACRE TRACTS DESCRIBED AS TRACTS 1 AND 2 IN DOC. NO. 14-7834 O.P.R.K.C.TX. ALL SITUATED IN KERR COUNTY, TEXAS IN THE B.S. & F. SURVEY NO. 3, ABST. NO. 78. TRACT 2 IS ALSO PARTIALLY SITUATED IN THE W. MCCUTCHEON SURVEY NO. 1660, ABST. NO. 851 AND TRACT 2 IS ALSO THE SAME AS LOT 1, BLOCK A, SCENIC VALLEY SPRINGS AS RECORDED IN VOL. 8, PG. 81, P.R.K.C.TX.

CITY KERRVILLE STATE TX ZIP 78044 SCHOOL DIST. KERRVILLE ISD

FEBRUARY 2015

DRAWING INFORMATION JOB NO. 182208-15 DRAWN BY: J.A. HARGRAVES, JR. DRAWING PEN TABLE: 28A1.CTB

