



Planning and Zoning Commission Regular Meeting Agenda
March 6, 2025 at 4:00 PM
City Hall, 701 Main Street, Kerrville, Texas



1. **MINUTES:**

1.A Approval of Meeting Minutes from the February 6, 2025 regular meeting.

2. **CONSIDERATION AND FINAL ACTION:**

2.A Approval of Windridge Unit 1 Final Plat (Case No. 2025-009)

2.B Approval of Windridge Unit 2 Preliminary Plat (Case No. 2025-010)

3. **PUBLIC HEARING, CONSIDERATION & ACTION:**

3.A An ordinance to change the zoning from R-1A Single-Family Residential with Accessory Dwelling Unit to C-1 Neighborhood Commercial to accommodate a proposed bodega with a residential dwelling unit on Parsons Block 14, Parts of Lot 49, 50 and 51; and more commonly known as 620 Webster Ave, Kerrville, Texas. (Case No. PZ-2025-2)

3.B An ordinance to change the zoning from R-1 Single-Family Residential to R-2 Medium Density Residential on the Aransas Addition Subdivision Lots 1-R, 2 through 5, 6-R, 7-R, 8 through 10, 11-R and 12-R; and generally located north of Travis Street at Aransas Lane, Kerrville, Texas. (Case No. PZ-2025-3)

3.C An ordinance to amend the land use table and concept plan for a Planned Development District, Ordinance 2019-22, being a total of approximately 264.22 acres as defined in Ordinance 2019-22; and generally located southeast of the intersection of Farm to Market Road 783 (Harper Highway) and Interstate 10 and adjacent to and north of Holdsworth Drive, Kerrville, Texas. (Case No. PZ-2025-4)

4. **WORKSHOP:**

4.A Presentation and discussion regarding proposed Subdivision Code revisions.

5. **KERRVILLE 2050 COMPREHENSIVE PLAN:**

6. **STAFF REPORT:**

7. **ADJOURN.**

The facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-258-1118 for further information.

I hereby certify that this agenda was posted as notice of the meeting on the bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website on the following date and time: February 26, 2025 at 2:00pm, and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Shelley McElhannon, TRMC, City Secretary, City of Kerrville, Texas



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

CAPTION: Approval of Meeting Minutes from the February 6, 2025 regular meeting.

AGENDA DATE: March 6, 2025

DATE SUBMITTED: 02/18/2025

SUBMITTED BY:

EXHIBITS:

None

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

No

Key Priority Area:

SUMMARY:

Minutes to be provided prior to the meeting and also with the final meeting packet.

RECOMMENDED ACTION:

Approve or approve with specific revisions.



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

CAPTION: Approval of Windridge Unit 1 Final Plat (Case No. 2025-009)

AGENDA DATE: March 6, 2025

DATE SUBMITTED: 02/18/2025

SUBMITTED BY:

EXHIBITS:

1. 2025-009_Windridge Unit 1 Final Plat

Expenditure:
Account Number:
Payment to/Vendor
name:

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?
Yes

Key Priority Area:
H – Housing

SUMMARY:

Windridge Unit 1 is currently under construction. Engineering plans have been approved. The developer has requested approval of the Unit 1 Final Plat in order to work with staff directly on completing the remaining Conditions of Approval. Conditions of approval to be provided and reviewed with the Commission at the meeting.

RECOMMENDED ACTION:

Approve the Final Plat with Conditions.

STATE OF TEXAS
COUNTY OF KERR

IN ACCORDANCE WITH ARTICLE 10-IV-2 OF THE CODE ORDINANCE OF THE CITY OF KERRVILLE, TEXAS AND IN CONSIDERATION OF THE APPROVAL OF "WINDRIDGE SUBDIVISION - UNIT 1", THE OWNERS DO HEREBY WAIVE ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERNATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE ABOVE NAMED SUBDIVISION.

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

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

DATED: _____, 2025

BY: _____
FOR: _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE AND
DATED THIS ____ DAY OF _____, 2025

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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

DATED THIS THE ____ DAY OF _____, 2025.

PLANNING & ZONING COMMISSION
CITY OF KERRVILLE

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

DATED THIS THE ____ DAY OF _____, 2025.

KYLE BUROW, PE., CITY ENGINEER
CITY OF KERRVILLE

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

DATED THIS THE ____ DAY OF _____, 2025.

DREW PAXTON, CHIEF PLANNING OFFICER
CITY OF KERRVILLE

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

_____, 2025

CITY ENGINEER OF APPROVING AGENT

STATE OF TEXAS
COUNTY OF KERR

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED COREY CAMPBELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

COREY CAMPBELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
CED SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "CED SURVEYING"
- △ SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "CED EASEMENT"
- ⊠ TXDOT MONUMENT
- E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.
- R.O.W. = RIGHT-OF-WAY
- ESMT. = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF KERR COUNTY
- D.P.R. = DEED RECORDS OF KERR COUNTY
- N.T.S. = NOT TO SCALE
- AC. = ACRE
- VOL. = VOLUME
- PG. = PAGE
- ⬢ = PROPOSED EASEMENT
- ⬢ = EXISTING EASEMENT
- = CENTERLINE OF ROAD

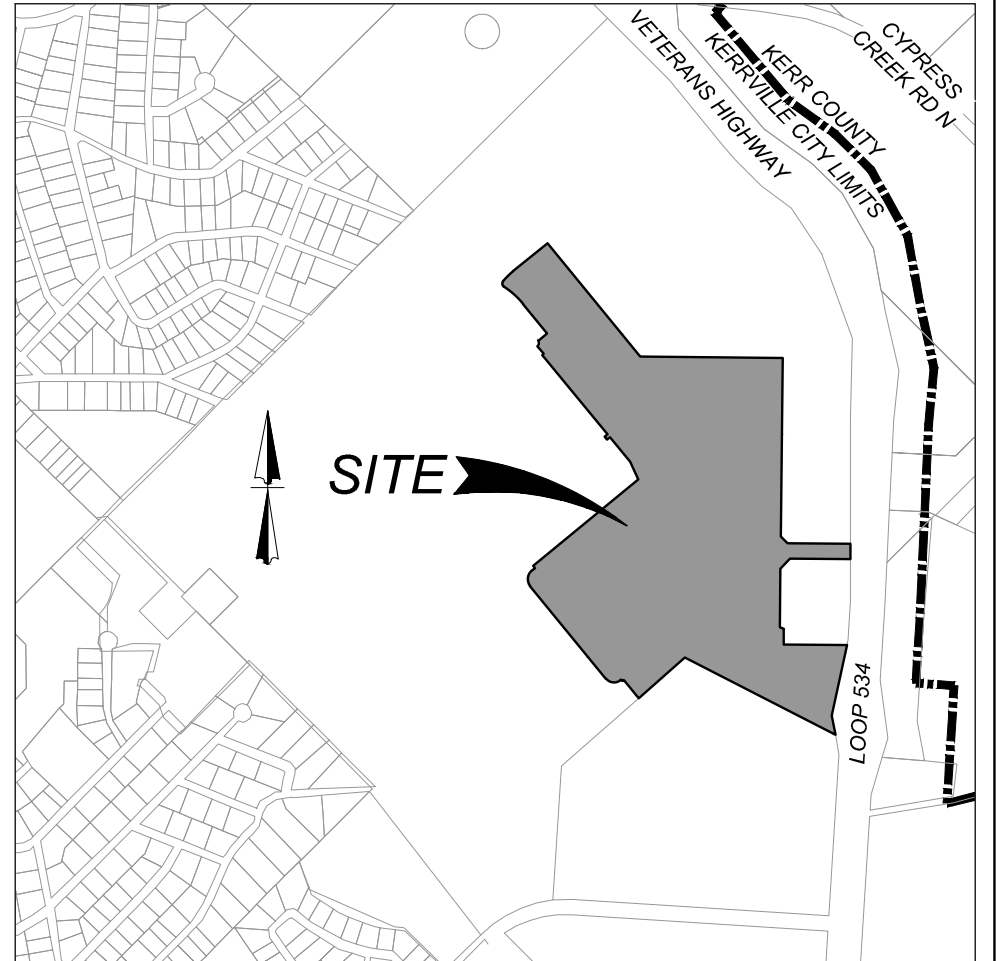
SCALE : 1"=100'
0' 100' 300'
200'

Colliers

Engineering
& Design

www.colliersengineering.com

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



LOCATION MAP
SCALE: 1" = 1000'

CITY OF KERRVILLE PLAT FILE No. 2025-0XX

"WINDRIDGE SUBDIVISION - UNIT 1"

A SUBDIVISION WITHIN THE CITY OF KERRVILLE

A 48.807 ACRE TRACT OF LAND SITUATED IN THE SAMUEL WALLACE SURVEY NUMBER 114, ABSTRACT 348, AND THE SAMUEL WALLACE SURVEY NUMBER 113, ABSTRACT 347, CITY OF KERRVILLE, KERR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED TRACT 1: 184.304 ACRES AS DESCRIBED IN VOLUME 1369, PAGE 551 IN THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, AND ALSO BEING A PORTION OF THAT CALLED 711 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 71, PAGE 573 IN THE DEED RECORDS OF KERR COUNTY

NOTES

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

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

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

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

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

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

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

TXDOT NOTES:

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

MAINTENANCE NOTE:

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, TREE SAVE AREAS, INCLUDING LOTS 900, 901, 902 BLOCK 1; LOT 900, BLOCK 2; LOT 900, 901, 902, 903, 904, BLOCK 3; LOT 900, BLOCK 5, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF KERRVILLE OR KERR COUNTY.

PREPARED: Feb 06, 2025

PAGE 1 OF 3

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Date: Feb 06, 2025, 4:37pm User ID: malachi.flores
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SEE PAGE 2 OF 3 FOR TYPICAL EASEMENT ON
INTERIOR PROPERTY LINE

SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLES

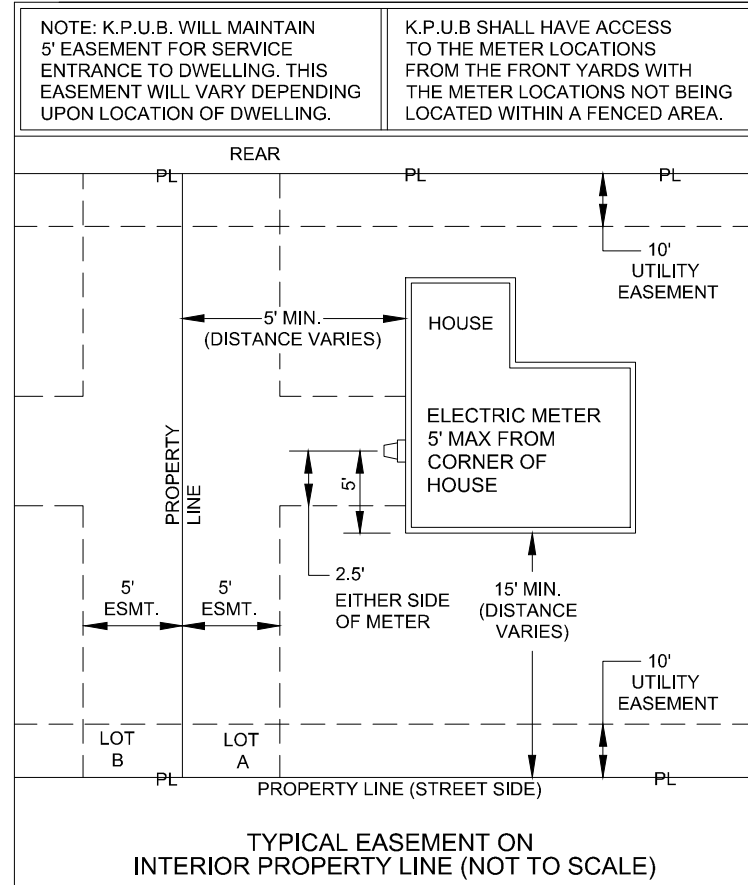
NOTE:
THE PRELIMINARY PLAT WAS APPROVED
BY THE PLANNING COMMISSION ON 5/20/24.

LEGEND

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⬢ = EXISTING EASEMENT
---+--- = CENTERLINE OF ROAD

KEYNOTES

- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
② 15' DRAINAGE EASEMENT
③ 20' SANITARY SEWER EASEMENT
④ VARIABLE WIDTH DRAINAGE EASEMENT
⑤ VARIABLE WIDTH PUBLIC ACCESS EASEMENT
⑥ VARIABLE WIDTH PUBLIC CLEAR VISION EASEMENT

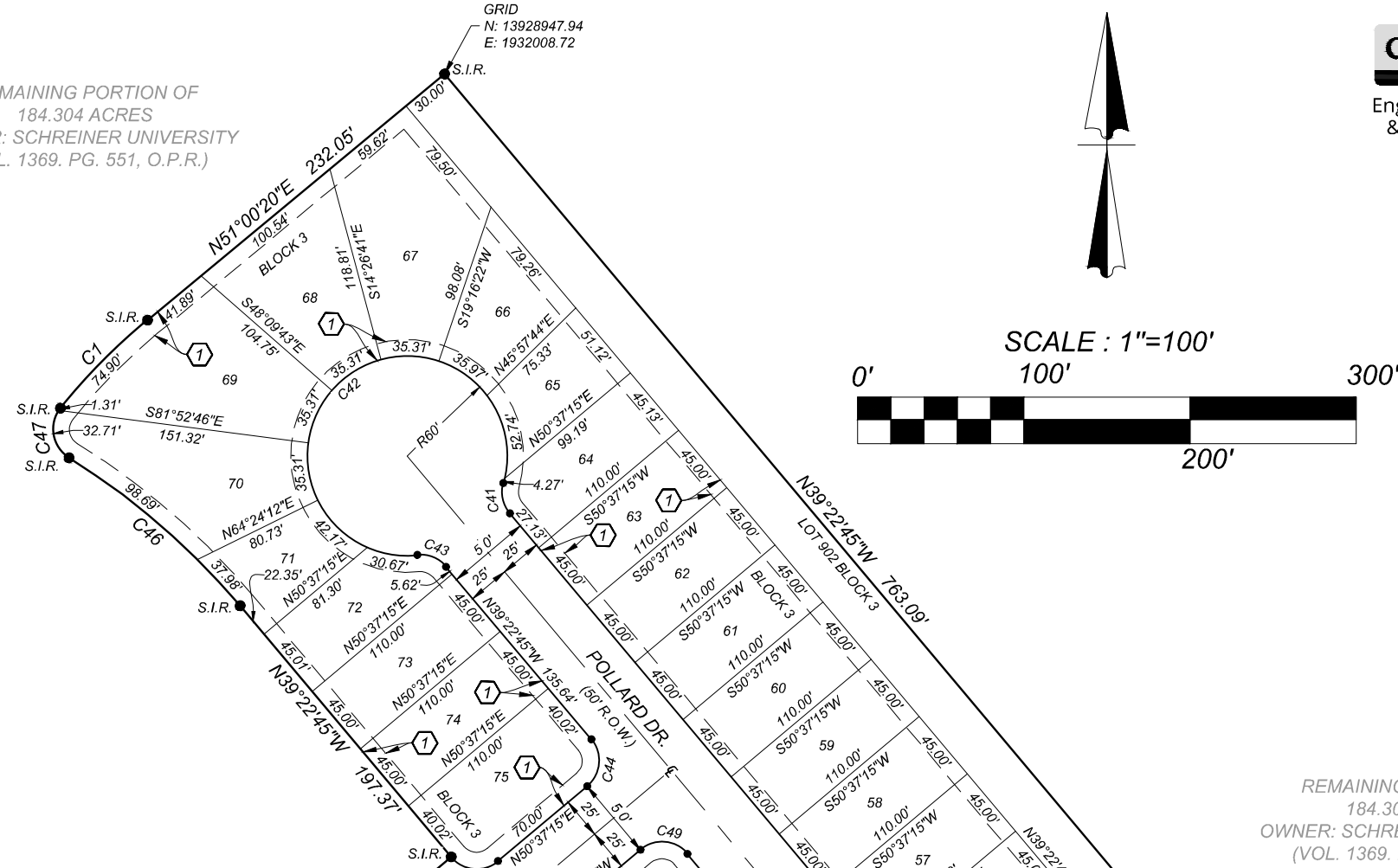


APPROVED BY THE COMMISSIONERS' COURT OF KERR COUNTY, TEXAS ON THE _____ DAY OF _____, 20____ A.D. BY ORDER NO. _____ OF SAID COURT.

FILED FOR RECORD ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____.
RECORDED ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ IN FILE NO. _____ OF THE OFFICIAL PUBLIC RECORDS IN KERR COUNTY, TEXAS

JACKIE DOWDY, KERR COUNTY CLERK

REMAINING PORTION OF 184.304 ACRES
OWNER: SCHREINER UNIVERSITY
(VOL. 1369, PG. 551, O.P.R.)

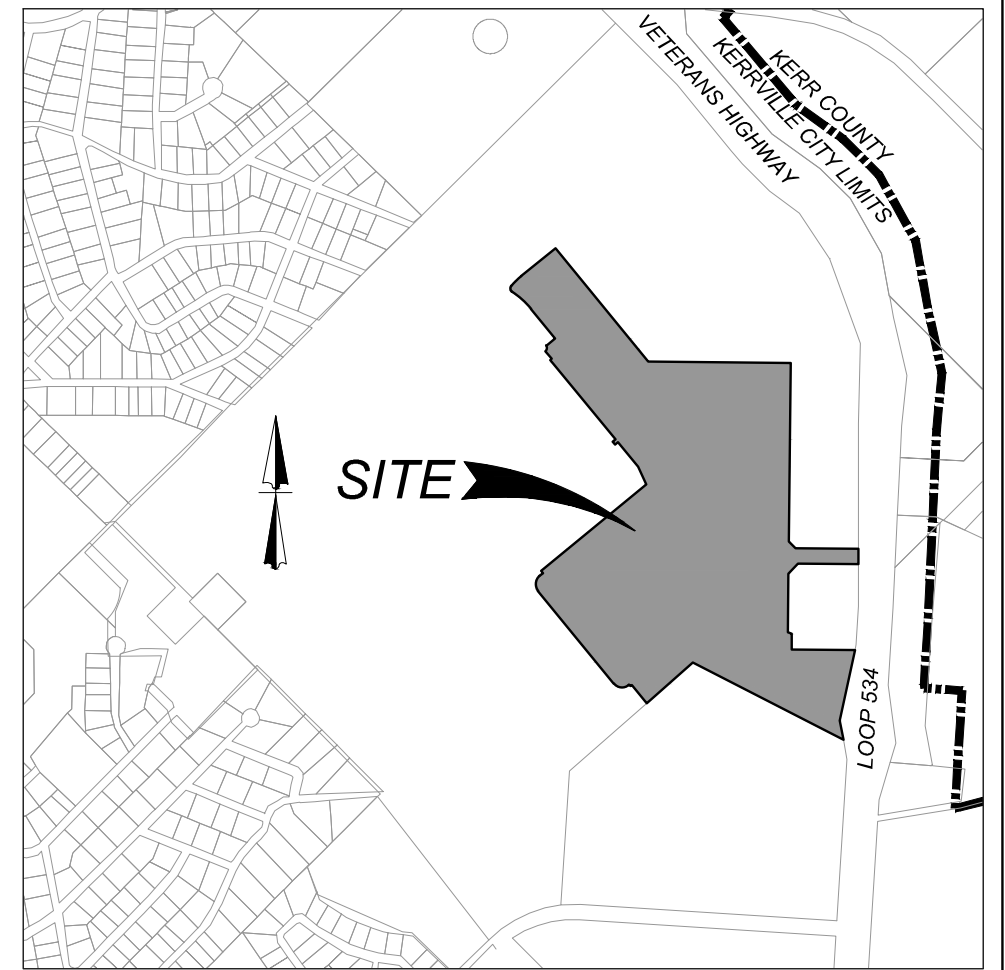


Engineering & Design

www.colliersengineering.com

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PHONE: (210) 403-6282

REMAINING PORTION OF 184.304 ACRES
OWNER: SCHREINER UNIVERSITY
(VOL. 1369, PG. 551, O.P.R.)



SITE

LOCATION MAP
SCALE: 1" = 1000'

CITY OF KERRVILLE PLAT FILE No. 2025-0XX

REMAINING PORTION OF 184.304 ACRES
OWNER: SCHREINER UNIVERSITY
(VOL. 1369, PG. 551, O.P.R.)

"WINDRIDGE SUBDIVISION - UNIT 1"
A SUBDIVISION WITHIN THE CITY OF KERRVILLE

A 48.807 ACRE TRACT OF LAND SITUATED IN THE SAMUEL WALLACE SURVEY NUMBER 114, ABSTRACT 348, AND THE SAMUEL WALLACE SURVEY NUMBER 113, ABSTRACT 347, CITY OF KERRVILLE, KERR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED TRACT 1: 184.304 ACRES AS DESCRIBED IN VOLUME 1369, PAGE 551 IN THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, AND ALSO BEING A PORTION OF THAT CALLED 711 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 71, PAGE 573 IN THE DEED RECORDS OF KERR COUNTY

REMAINING PORTION OF 711 ACRES
OWNER: SCHREINER INSTITUTE
(VOL. 71, PG. 573, D.R.)



SEE PAGE 1 OF 3

SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLES

PREPARED: Feb 06, 2025

PAGE 2 OF 3

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Date: Feb 06, 2025, 4:38pm User ID: malachi.flores
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CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	74.90'	370.00'	37.58'	11°35'56"	74.78'	S45°15'47"W
C2	31.42'	20.00'	20.00'	90°00'00"	28.28'	N5°37'15"E
C3	31.42'	20.00'	20.00'	90°00'00"	28.28'	N84°22'45"W
C4	31.81'	20.25'	20.25'	90°00'00"	28.64'	N5°37'15"E
C5	18.74'	580.00'	9.37'	1°51'04"	18.74'	S88°34'10"E
C6	32.06'	20.00'	20.66'	91°51'04"	28.74'	S46°25'50"W
C7	37.02'	75.00'	18.90'	28°17'01"	36.65'	S13°38'12"E
C8	27.10'	20.00'	16.09'	77°37'52"	25.07'	S66°35'39"E
C9	300.77'	60.00'	44.22'	287°12'58"	71.20'	N38°11'54"E
C10	12.45'	20.00'	6.43'	35°39'33"	12.25'	N16°01'23"W
C11	74.96'	125.00'	38.64'	34°21'28"	73.84'	S16°40'26"E
C12	27.75'	20.00'	16.63'	79°29'46"	25.58'	N39°14'35"W
C13	400.99'	580.00'	208.88'	39°36'43"	393.05'	S59°11'06"E
C14	31.81'	20.25'	20.25'	89°59'26"	28.64'	N84°22'45"W
C15	31.56'	20.25'	20.00'	89°16'54"	28.46'	S5°58'37"W
C16	31.56'	20.25'	20.00'	89°16'54"	28.46'	S84°44'06"E
C17	454.84'	520.00'	243.12'	50°06'56"	440.47'	S64°26'14"E
C18	31.42'	20.00'	20.00'	90°00'00"	28.28'	N5°37'15"E
C19	31.42'	20.00'	20.00'	90°00'00"	28.28'	N84°22'45"W
C20	212.77'	410.00'	108.84'	29°44'02"	210.39'	S54°14'45"E
C21	12.46'	20.00'	6.44'	35°42'13"	12.26'	N51°15'40"W
C22	300.06'	60.00'	44.78'	286°32'08"	71.77'	N3°19'23"E
C23	26.43'	20.00'	15.54'	75°42'15"	24.55'	N77°54'27"E
C24	100.04'	360.00'	50.34'	15°55'16"	99.71'	S56°16'48"E
C25	33.69'	20.00'	22.42'	96°31'10"	29.85'	S0°03'35"E
C26	493.76'	595.00'	262.09'	47°32'47"	479.71'	N24°25'36"E
C27	13.06'	20.00'	6.77'	37°24'12"	12.83'	S19°21'18"W
C28	143.82'	50.00'	374.90'	164°48'23"	99.12'	N44°20'47"W
C29	13.06'	20.00'	6.77'	37°24'12"	12.83'	N71°57'07"E
C30	13.06'	20.00'	6.77'	37°24'12"	12.83'	S70°38'42"E
C31	143.82'	50.00'	374.90'	164°48'23"	99.12'	S45°39'13"W
C32	13.06'	20.00'	6.77'	37°24'12"	12.83'	N18°02'53"W
C33	216.24'	275.00'	114.06'	45°03'09"	210.71'	N23°10'47"E
C34	33.13'	20.00'	21.79'	94°54'54"	29.47'	S86°50'11"E
C35	30.15'	20.00'	18.77'	86°22'09"	27.37'	S3°48'20"W
C36	262.84'	325.00'	139.08'	46°20'12"	255.73'	N23°49'19"E
C37	39.27'	25.00'	25.00'	90°00'00"	35.36'	S45°39'13"W
C38	39.27'	25.00'	25.00'	90°00'00"	35.36'	N44°20'47"W
C39	452.61'	545.00'	240.27'	47°34'57"	439.71'	N24°26'41"E
C40	32.25'	20.00'	20.85'	92°23'06"	28.87'	S85°34'18"E
C41	19.47'	20.00'	10.58'	55°46'16"	18.71'	S11°29'37"E
C42	307.05'	60.00'	39.55'	293°12'48"	66.05'	S49°47'07"W
C43	19.47'	20.00'	10.58'	55°46'16"	18.71'	N67°15'53"W
C44	31.42'	20.00'	20.00'	90°00'00"	28.28'	N5°37'15"E
C45	31.42'	20.00'	20.00'	90°00'00"	28.28'	S84°22'45"E
C46	136.67'	430.00'	68.92'	18°12'39"	136.10'	N48°29'04"W
C47	34.02'	20.25'	22.59'	96°14'23"	30.15'	N9°27'58"W
C48	31.42'	20.00'	20.00'	90°00'00"	28.28'	S5°37'15"W
C49	31.42'	20.00'	20.00'	90°00'00"	28.28'	N84°22'45"W
C50	31.42'	20.00'	20.00'	90°00'00"	28.28'	S5°37'15"W
C51	32.94'	125.00'	16.56'	15°05'51"	32.84'	N31°49'49"W
C52	11.11'	20.00'	5.70'	31°48'57"	10.96'	S40°11'22"E
C53	136.76'	50.00'	242.65'	156°42'48"	97.94'	N22°15'33"E
C54	17.45'	20.00'	9.33'	49°59'41"	16.90'	S75°37'06"W
C55	32.68'	25.00'	19.15'	74°54'09"	30.40'	N13°10'11"E
C56	19.76'	75.00'	9.94'	15°05'51"	19.71'	N31°49'49"W
C57	31.42'	20.00'	20.00'	90°00'00"	28.28'	N84°22'45"W
C58	31.42'	20.00'	20.00'	90°00'00"	28.28'	N5°37'15"E
C59	31.42'	20.00'	20.00'	90°00'00"	28.28'	N84°22'45"W
C60	31.42'	20.00'	20.00'	90°00'00"	28.28'	N5°37'15"E
C61	31.42'	20.00'	20.00'	90°00'00"	28.28'	N84°22'45"W
C62	86.39'	55.00'	55.00'	90°00'00"	77.78'	N5°37'15"E
C63	86.39'	55.00'	55.00'	90°00'00"	77.78'	N84°22'45"W
C64	10.52'	115.00'	5.26'	5°14'28"	10.52'	N53°14'29"E
C65	13.13'	134.75'	6.57'	5°35'02"	13.13'	S53°24'47"W
C66	10.52'	115.00'	5.26'	5°14'28"	10.52'	S48°00'02"W
C67	13.13'	134.75'	6.57'	5°35'02"	13.13'	N47°49'44"E
C68	377.50'	434.98'	201.56'	49°43'27"	365.77'	N25°30'56"E

GENERAL NOTE:

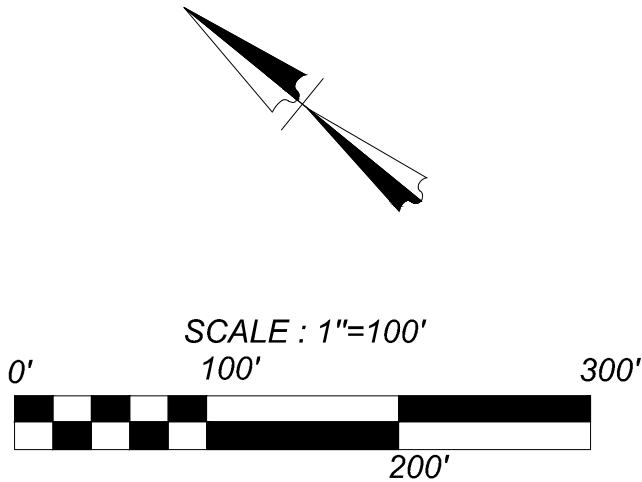
PARK FEES SHALL BE PAID AT BUILDING PERMIT IN-LIEU OF
PARKLAND DEDICATION PER CITY ORDINANCE 91-10

APPROVED BY THE COMMISSIONERS' COURT OF KERR
COUNTY, TEXAS ON THE _____ DAY OF _____,
20____ A.D. BY ORDER NO. _____ OF SAID COURT.

FILED FOR RECORD ON THE _____ DAY OF _____,
20____ A.D. AT _____ O'CLOCK _____,
RECORDED ON THE _____ DAY OF _____,
20____ A.D. AT _____ O'CLOCK _____ IN FILE
NO. _____ OF THE OFFICIAL PUBLIC RECORDS
IN KERR COUNTY, TEXAS

JACKIE DOWDY, KERR COUNTY CLERK

LINE TABLE		
LINE	LENGTH	BEARING
L1	80.00'	S0°00'03"E
L2	60.00'	N50°37'15"E
L3	50.00'	N39°22'45"W
L4	9.75'	N50°37'15"E
L5	15.00'	N39°22'45"W
L6	25.53'	N50°37'15"E
L7	3.66'	S50°37'15"W
L8	8.94'	S50°37'15"W
L9	3.66'	N50°37'15"E
L10	20.00'	N50°37'15"E
L11	20.00'	N39°22'45"W
L12	20.00'	S50°37'15"W
L13	211.36'	N39°22'45"E
L14	211.62'	N39°22'45"W
L15	40.40'	N0°39'13"E
L16	43.53'	N0°39'13"E
L17	43.53'	N0°39'13"E
L18	40.40'	N0°39'13"E
L19	10.00'	N39°22'45"W
L20	20.50'	S74°52'12"E

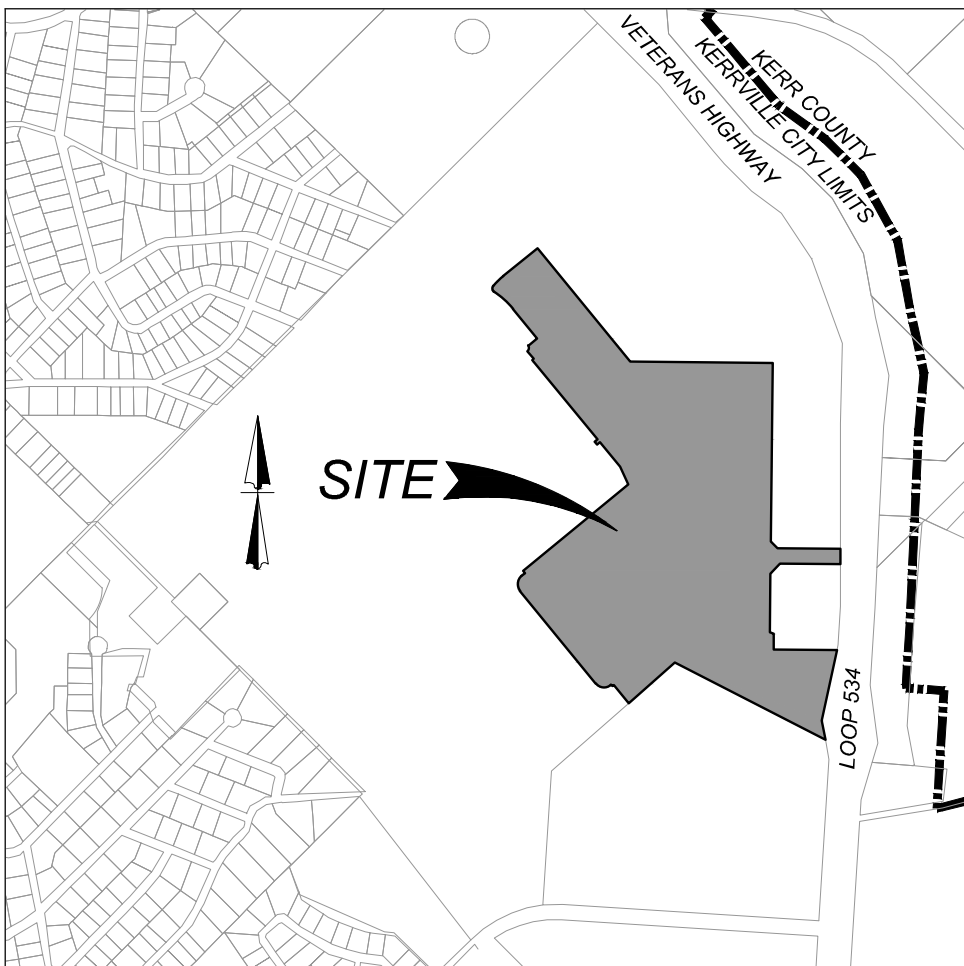


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SAN ANTONIO, TX 78216
PHONE: (210) 403-6282



LOCATION MAP
SCALE: 1" = 1000'

CITY OF KERRVILLE PLAT FILE No. 2025-0XX

"WINDRIDGE SUBDIVISION - UNIT 1"

A SUBDIVISION WITHIN THE CITY OF KERRVILLE

A 48.807 ACRE TRACT OF LAND SITUATED IN THE SAMUEL WALLACE SURVEY
NUMBER 114, ABSTRACT 348, AND THE SAMUEL WALLACE SURVEY NUMBER 113,
ABSTRACT 347, CITY OF KERRVILLE, KERR COUNTY, TEXAS, AND BEING A
PORTION OF THAT CALLED TRACT 1: 184.304 ACRES AS DESCRIBED IN VOLUME
1369, PAGE 551 IN THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, AND ALSO
BEING A PORTION OF THAT CALLED 711 ACRE TRACT OF LAND AS DESCRIBED IN
VOLUME 71, PAGE 573 IN THE DEED RECORDS OF KERR COUNTY

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP
STAMPED "CED SURVEYING"
- △ = SET 1/2" IRON ROD WITH YELLOW
CAP STAMPED "CED EASEMENT"
- ⊠ = TXDOT MONUMENT
- E.G.T.V. = ELECTRIC, GAS, TELEPHONE &
CABLE T.V.
- R.O.W. = RIGHT-OF-WAY
- ESMT. = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF
REAL PROPERTY OF KERR COUNTY
- D.P.R. = DEED RECORDS OF
KERR COUNTY
- N.T.S. = NOT TO SCALE
- AC. = ACRE
- VOL. = VOLUME
- PG. = PAGE
- ⊞ = PROPOSED EASEMENT
- ⊞ = EXISTING EASEMENT
- = CENTERLINE OF ROAD

KEYNOTES

- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ② 15' DRAINAGE EASEMENT
- ③ 20' SANITARY SEWER EASEMENT
- ④ VARIABLE WIDTH DRAINAGE EASEMENT
- ⑤ VARIABLE WIDTH PUBLIC ACCESS EASEMENT
- ⑥ VARIABLE WIDTH PUBLIC CLEAR VISION EASEMENT

SEE PAGE 2 OF 3 FOR TYPICAL EASEMENT ON
INTERIOR PROPERTY LINE

PREPARED: Feb 06, 2025

PAGE 3 OF 3

DRAWN BY:

Date: Feb 06, 2025, 4:38pm User ID: malachi flores
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**TO BE CONSIDERED BY THE PLANNING AND ZONING
COMMISSION
CITY OF KERRVILLE, TEXAS**

CAPTION: Approval of Windridge Unit 2 Preliminary Plat (Case No. 2025-010)

AGENDA DATE: March 6, 2025

DATE SUBMITTED: 02/18/2025

SUBMITTED BY:

EXHIBITS:

1. 2025-010_Windridge Unit 2 Preliminary Plat

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

Yes

Key Priority Area:

H – Housing

SUMMARY:

The developer is moving forward with Windridge Unit 2 planning. Approval of the Preliminary Plat is the first step in the process. An adequate facilities plan has been submitted along with the attached Preliminary Plat. Conditions of approval are being finalized and will be presented to the Commission at the meeting. Staff recommends approval of the Preliminary Plat with conditions.

RECOMMENDED ACTION:

Approve the Preliminary Plat with Conditions.

STATE OF TEXAS
COUNTY OF KERR

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

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

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

DATED: _____, 2025

BY:
FOR:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE AND
DATED THIS ____ DAY OF _____, 2025

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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

DATED THIS THE ____ DAY OF _____, 2025.

PLANNING & ZONING COMMISSION
CITY OF KERRVILLE

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

DATED THIS THE ____ DAY OF _____, 2025.

KYLE BUROW, PE., CITY ENGINEER
CITY OF KERRVILLE

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

DATED THIS THE ____ DAY OF _____, 2025.

DREW PAXTON, CHIEF PLANNING OFFICER
CITY OF KERRVILLE

I HEREBY CERTIFY THAT:
1.) THAT STREETS, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE CITY OF KERRVILLE STANDARDS SPECIFICATIONS IN THE SUBDIVISION ENTITLED "WINDRIDGE SUBDIVISION - UNIT 2".

_____, 2025

CITY ENGINEER OF APPROVING AGENT

STATE OF TEXAS
COUNTY OF KERR

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED COREY CAMPBELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

COREY CAMPBELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
CED SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

LEGEND

- | | |
|--|---|
| ○ F.I.R. = FOUND 1/2" IRON ROD | — W — = PROPOSED WATER MAIN |
| ● S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "CED SURVEYING" | ✕ = PROPOSED FIRE HYDRANT |
| △ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "CED SURVEYING" | ● = PROPOSED WATER VALVE |
| E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. | ⊕ = PROPOSED WATER BLOW-OFF |
| R.O.W. = RIGHT-OF-WAY | — SS — = PROPOSED SANITARY SEWER MAIN |
| ESMT. = EASEMENT | — E8"W — E8"W — = EXISTING WATER MAIN |
| O.P.R. = OFFICIAL PUBLIC RECORDS | ✕ = EXISTING FIRE HYDRANT |
| D.P.R. = DEED AND PLAT RECORDS | ⊕ = EXISTING WATER VALVE |
| N.T.S. = NOT TO SCALE | — E8"SS — E8"SS — = EXISTING SANITARY SEWER MAIN |
| CB = COUNTY BLOCK | — ○ — = EXISTING SANITARY SEWER MANHOLE |
| AC = ACRE | — OHU — OHU — = EXISTING OVERHEAD ELECTRIC LINE W/ POWER POLE |
| VOL. = VOLUME | — FO — FO — = EXISTING FIBER OPTIC |
| PG. = PAGE | — G — G — = EXISTING GAS LINE |
| M.H. = MANHOLE | |
| — 970 — = EXISTING MAJOR CONTOURS | |
| ⬢ = PROPOSED EASEMENT | |
| ⬢ = EXISTING EASEMENT | |
| — — — = EFFECTIVE FEMA FLOOD PLAIN | |

KEYNOTES

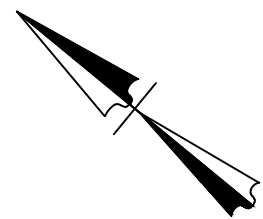
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' DRAINAGE EASEMENT
- 20' SANITARY SEWER EASEMENT
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. _____ PG. _____)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL. _____ PG. _____)
- 20' SANITARY SEWER EASEMENT (VOL. _____ PG. _____)
- 20' WIDE EASEMENT TO THE CITY OF KERRVILLE (VOL. 1077, PAGE 346, R.P.R. - JULY 17, 2000)

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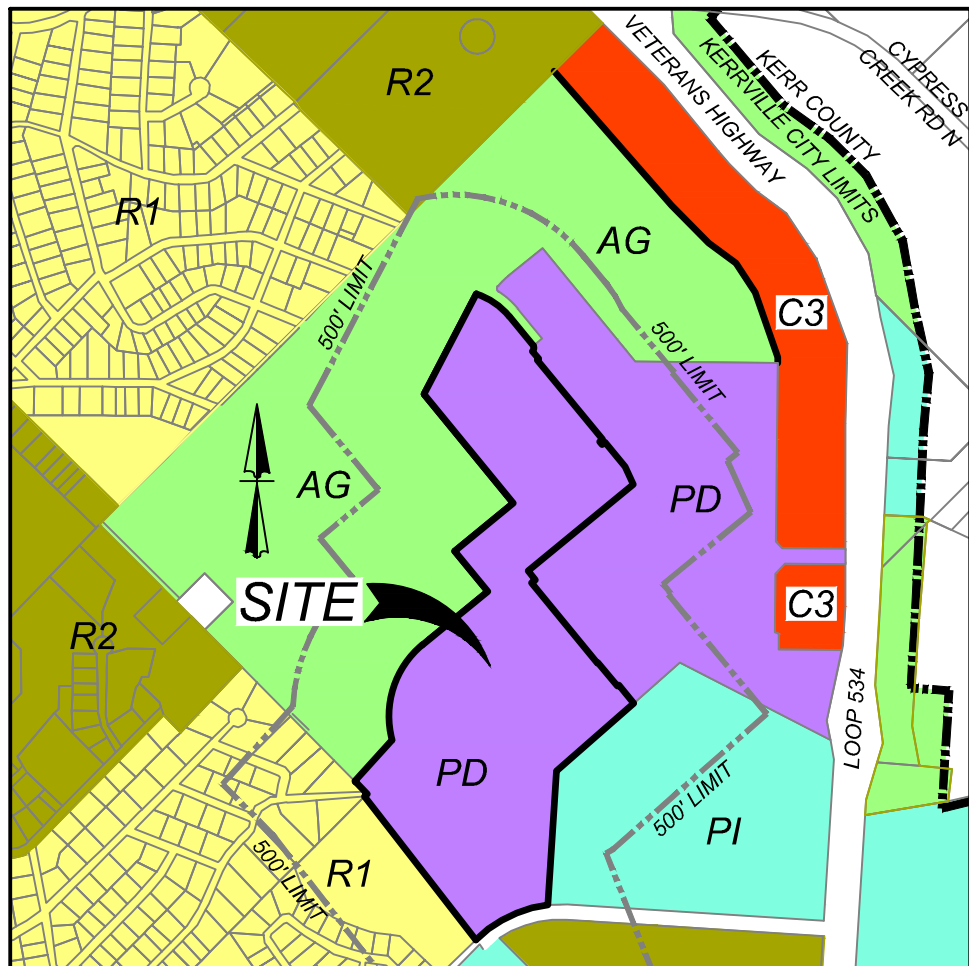
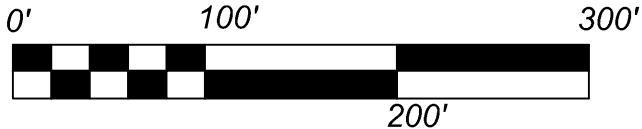
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PHONE: (210) 403-6282



SCALE: 1"=100'



ZONING MAP
SCALE: 1" = 1000'

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

"WINDRIDGE SUBDIVISION - UNIT 2" A SUBDIVISION WITHIN THE CITY OF KERRVILLE

A 52.299 ACRE TRACT OF LAND SITUATED IN THE SAMUEL WALLACE SURVEY NUMBER 114, ABSTRACT 348, AND THE SAMUEL WALLACE SURVEY NUMBER 113, ABSTRACT 347, CITY OF KERRVILLE, KERR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED TRACT 1: 184.304 ACRES AS DESCRIBED IN VOLUME 1369, PAGE 551 IN THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, AND ALSO BEING A PORTION OF THAT CALLED 711 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 71, PAGE 573 IN THE DEED RECORDS OF KERR COUNTY

NOTES

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

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

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

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

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

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

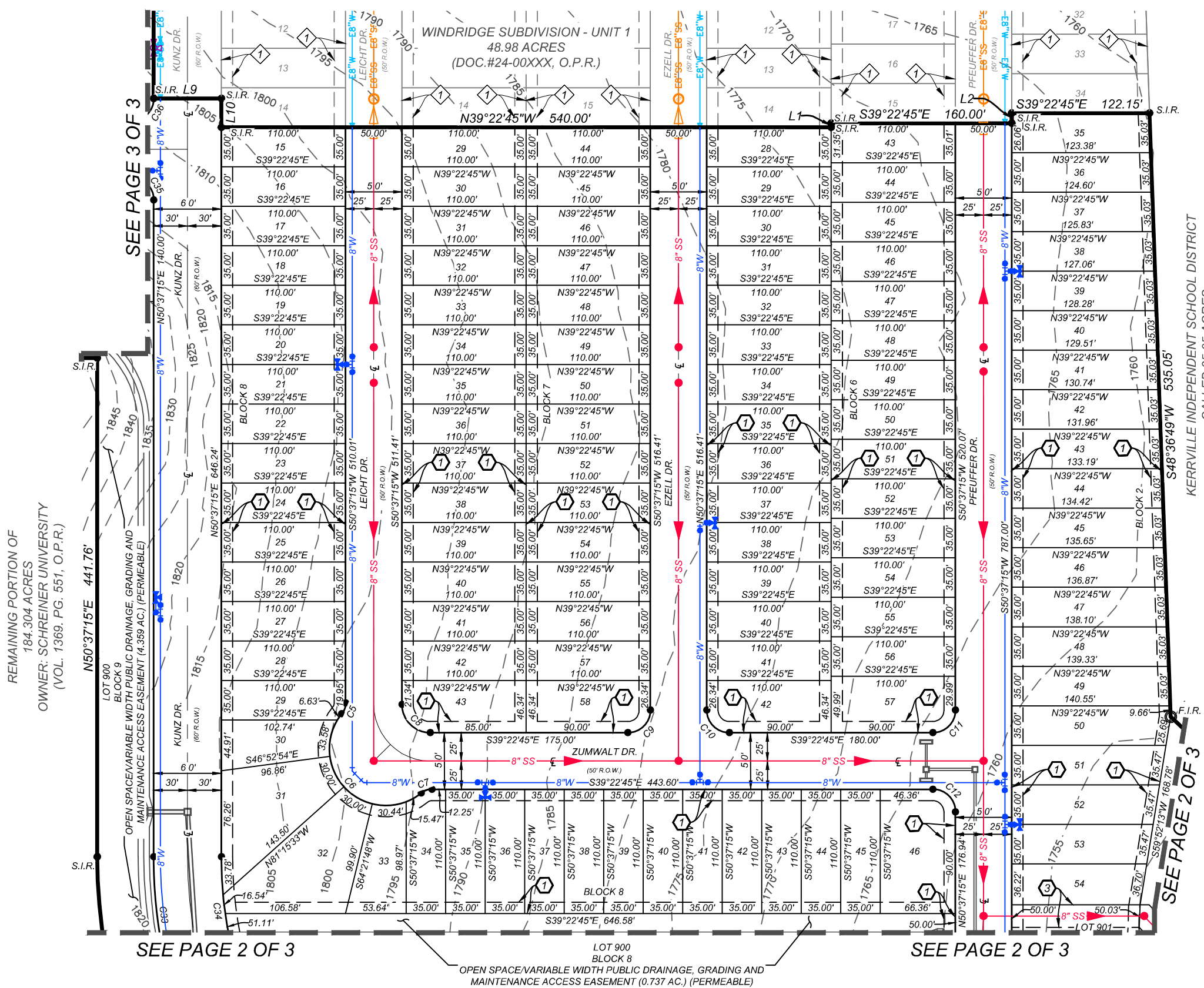
7. ADJOINERS SHOWN HEREON ARE PER CURRENT KERR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.

MAINTENANCE NOTE:

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 2; LOT 900, BLOCK 8; LOT 900, 901, 902, BLOCK 9; LOT 900, BLOCK 10, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF KERRVILLE OR KERR COUNTY.

GENERAL NOTE:

PARK FEES SHALL BE PAID AT BUILDING PERMIT IN-LIEU OF PARKLAND DEDICATION PER CITY ORDINANCE 91-10



REMAINING PORTION OF
184.304 ACRES
OWNER: SCHREINER UNIVERSITY
(VOL. 1369, PG. 551, O.P.R.)

SEE PAGE 2 OF 3

OPEN SPACE/VARIABLE WIDTH PUBLIC DRAINAGE, GRADING AND
MAINTENANCE ACCESS EASEMENT (0.737 AC.) (PERMEABLE)

SEE PAGE 2 OF 3

SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLES

PREPARED: Feb 05, 2025

PAGE 1 OF 3

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- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD
● S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "CED SURVEYING"
△ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "CED SURVEYING"
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R.O.W. = RIGHT-OF-WAY
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N.T.S. = NOT TO SCALE
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— 970 — = EXISTING MAJOR CONTOURS
⊕ = PROPOSED EASEMENT
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- — — = EFFECTIVE FEMA FLOOD PLAIN
— W — = PROPOSED WATER MAIN
— F — = PROPOSED FIRE HYDRANT
— V — = PROPOSED WATER VALVE
— B — = PROPOSED WATER BLOW-OFF
— SS — = PROPOSED SANITARY SEWER MAIN
— M — = PROPOSED SANITARY SEWER MANHOLE
— E8" — = EXISTING 8" WATER MAIN
— E12" — = EXISTING 12" WATER MAIN
— F — = EXISTING FIRE HYDRANT
— V — = EXISTING WATER VALVE
— M — = EXISTING SANITARY SEWER MAIN
— M — = EXISTING SANITARY SEWER MANHOLE
— OHU — = EXISTING OVERHEAD ELECTRIC LINE W/ POWER POLE
— FO — = EXISTING FIBER OPTIC
— G — = EXISTING GAS LINE

- KEYNOTES**
- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
② 15' DRAINAGE EASEMENT
③ 20' SANITARY SEWER EASEMENT
④ 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 1077, PG. 346)
⑤ VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 1077, PG. 346)
⑥ 20' SANITARY SEWER EASEMENT (VOL. 1077, PG. 346)
⑦ 20' WIDE EASEMENT TO THE CITY OF KERRVILLE (VOL. 1077, PAGE 346, R.P.R. - JULY 17, 2000)

"WINDRIDGE SUBDIVISION - UNIT 2"
A SUBDIVISION WITHIN THE CITY OF KERRVILLE

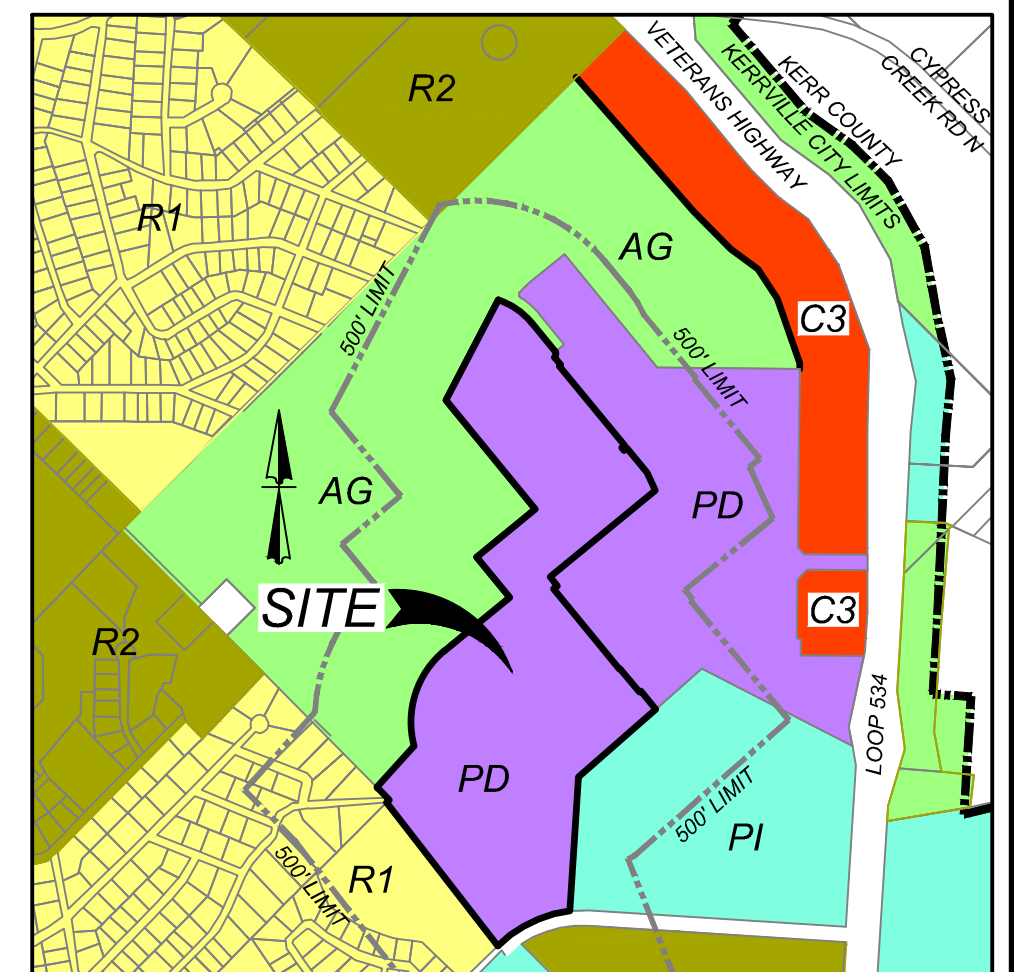
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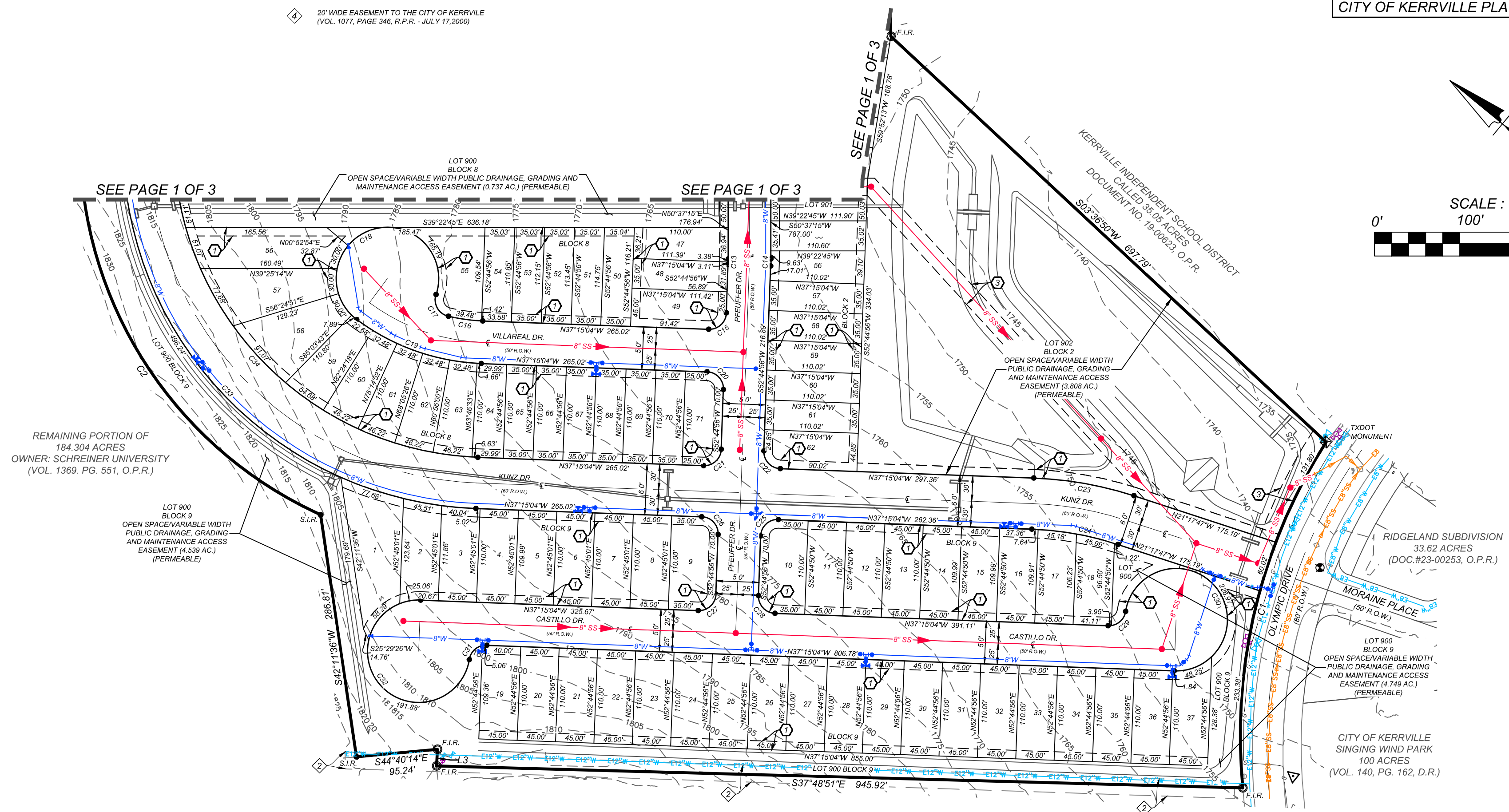
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PHONE: (210) 403-6282

AUSTIN
5901 Vega Avenue
Suite 100
Austin, TX 78735
Phone: 877.627.3772
COLLIERS ENGINEERING & DESIGN, INC.



ZONING MAP
SCALE: 1" = 100'

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



SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLES

PREPARED: Feb 05, 2025

PAGE 2 OF 3

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File: U:\Projects\314\4705\Design\Civil\PLAT\PRELIM_PL_3144705.dwg

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	425.20'	640.00'	220.78'	38°03'57"	417.43'	N64°09'25"E
C2	550.06'	480.00'	309.68'	65°39'30"	520.45'	S17°47'31"W
C3	210.91'	370.00'	108.40'	32°39'34"	208.06'	N55°42'32"W
C4	31.42'	20.00'	20.00'	90°00'00"	28.28'	N5°37'15"E
C5	10.18'	15.00'	5.29'	38°52'15"	9.98'	N70°03'23"E
C6	146.38'	50.00'	465.62'	167°44'30"	99.43'	S5°37'15"W
C7	10.18'	15.00'	5.29'	38°52'15"	9.98'	N58°48'52"W
C8	39.27'	25.00'	25.00'	90°00'00"	35.36'	S5°37'15"W
C9	31.42'	20.00'	20.00'	90°00'00"	28.28'	S84°22'45"E
C10	31.42'	20.00'	20.00'	90°00'00"	28.28'	S5°37'15"W
C11	31.42'	20.00'	20.00'	90°00'00"	28.28'	S84°22'45"E
C12	31.42'	20.00'	20.00'	90°00'00"	28.28'	N5°37'15"E
C13	6.50'	175.00'	3.25'	2°07'40"	6.50'	N51°41'05"E
C14	8.36'	225.00'	4.18'	2°07'40"	8.36'	N51°41'05"E
C15	31.42'	20.00'	20.00'	90°00'00"	28.28'	S82°15'04"E
C16	40.90'	210.00'	20.52'	11°09'33"	40.84'	S31°40'18"E
C17	33.06'	20.00'	21.72'	94°43'02"	29.42'	S21°16'00"W
C18	263.08'	60.00'	83.77'	251°13'25"	97.56'	N56°59'12"W
C19	157.25'	260.00'	81.11'	34°39'10"	154.86'	S19°55'30"E
C20	31.42'	20.00'	20.00'	90°00'00"	28.28'	N7°44'56"E
C21	31.42'	20.00'	20.00'	90°00'00"	28.28'	S82°15'04"E
C22	31.42'	20.00'	20.00'	90°00'00"	28.28'	S7°44'56"W
C23	119.74'	430.00'	60.26'	15°57'17"	119.35'	N29°16'26"W
C24	103.03'	370.00'	51.85'	15°57'17"	102.70'	N29°16'26"W
C25	31.42'	20.00'	20.00'	90°00'00"	28.28'	N82°15'04"W
C26	31.42'	20.00'	20.00'	90°00'00"	28.28'	N7°44'56"E
C27	31.42'	20.00'	20.00'	90°00'00"	28.29'	S82°15'04"E
C28	31.42'	20.00'	20.00'	90°00'00"	28.29'	S7°44'56"W
C29	28.91'	20.00'	17.64'	82°49'09"	26.46'	S78°39'39"E
C30	275.22'	60.00'	68.03'	262°49'09"	90.00'	N11°20'21"E
C31	28.91'	20.00'	17.64'	82°49'09"	26.46'	N78°39'39"W
C32	275.22'	60.00'	68.03'	262°49'09"	90.00'	S11°20'21"W
C33	659.47'	430.00'	414.32'	87°52'20"	596.72'	S6°41'05"W
C34	567.45'	370.00'	356.51'	87°52'20"	513.45'	S6°41'05"W
C35	31.42'	20.00'	20.00'	90°00'00"	28.28'	N5°37'15"E
C36	31.42'	20.00'	20.00'	90°00'00"	28.28'	S84°22'45"E
C37	39.27'	25.00'	25.00'	90°00'00"	35.36'	S5°37'15"W
C38	13.06'	20.00'	6.77'	37°24'12"	12.83'	N58°04'51"W
C39	143.82'	50.00'	374.90'	164°48'23"	99.12'	S5°37'15"W
C40	13.06'	20.00'	6.77'	37°24'12"	12.83'	N69°19'21"E
C41	31.42'	20.00'	20.00'	90°00'00"	28.28'	N5°37'15"E
C42	31.42'	20.00'	20.00'	90°00'00"	28.28'	S84°22'45"E
C43	31.42'	20.00'	20.00'	90°00'00"	28.28'	N5°37'15"E
C44	13.06'	20.00'	6.77'	37°24'12"	12.83'	S69°19'21"W
C45	143.82'	50.00'	374.90'	164°48'23"	99.12'	N5°37'15"E
C46	13.06'	20.00'	6.77'	37°24'12"	12.83'	S58°04'51"E
C47	31.42'	20.00'	20.00'	90°00'00"	28.28'	S5°37'15"W
C48	31.42'	20.00'	20.00'	90°00'00"	28.28'	S84°22'45"E
C49	10.18'	15.00'	5.29'	38°52'15"	9.98'	S19°56'37"E
C50	166.39'	50.00'	535.40'	190°40'14"	99.57'	S84°09'23"W
C51	10.18'	15.00'	5.29'	38°52'15"	9.98'	N8°15'24"E
C52	49.27'	25.00'	37.72'	112°55'44"	41.68'	S84°09'23"W
C53	9.46'	15.00'	4.89'	36°07'27"	9.30'	N45°45'15"E
C54	121.58'	50.00'	134.88'	138°19'11"	93.76'	S5°50'37"E
C55	9.46'	15.00'	4.89'	36°07'27"	9.30'	N57°26'28"W
C56	29.27'	25.00'	16.57'	67°04'16"	27.62'	S5°50'37"E
C57	168.65'	340.00'	86.10'	28°25'12"	166.92'	N53°35'21"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.66'	S50°37'15"W
L2	8.94'	N50°37'15"E
L3	19.48'	S53°36'09"W
L4	50.00'	N39°22'45"E
L5	9.75'	S50°37'15"W
L6	20.00'	S50°37'15"W
L7	20.00'	N39°22'45"E
L8	20.00'	S50°37'15"W
L9	60.00'	S39°22'45"E
L10	25.53'	N50°37'15"E

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
● S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "CED SURVEYING"
△ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "CED SURVEYING"
E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.
R.O.W. = RIGHT-OF-WAY
ESMT. = EASEMENT
O.P.R. = OFFICIAL PUBLIC RECORDS
D.P.R. = DEED AND PLAT RECORDS
N.T.S. = NOT TO SCALE
CB = COUNTY BLOCK
AC. = ACRE
VOL. = VOLUME
PG. = PAGE
M.H. = MANHOLE
— 970 — = EXISTING MAJOR CONTOURS
= PROPOSED EASEMENT
= EXISTING EASEMENT
— — — = EFFECTIVE FEMA FLOOD PLAIN
W = PROPOSED WATER MAIN
= PROPOSED FIRE HYDRANT
= PROPOSED WATER VALVE
= PROPOSED WATER BLOW-OFF
SS = PROPOSED SANITARY SEWER MAIN
= PROPOSED SANITARY SEWER MANHOLE
E8"W—E8"W = EXISTING WATER MAIN
= EXISTING FIRE HYDRANT
= EXISTING WATER VALVE
E8"SS—E8"SS = EXISTING SANITARY SEWER MAIN
= EXISTING SANITARY SEWER MANHOLE
OHU—OHU = EXISTING OVERHEAD ELECTRIC LINE W/ POWER POLE
FO—FO = EXISTING FIBER OPTIC
G—G = EXISTING GAS LINE

KEYNOTES

- ⑦ 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
② 15' DRAINAGE EASEMENT
② 20' SANITARY SEWER EASEMENT
① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. __, PG. __)
② VARIABLE WIDTH DRAINAGE EASEMENT (VOL. __, PG. __)
③ 20' SANITARY SEWER EASEMENT (VOL. __, PG. __)
④ 20' WIDE EASEMENT TO THE CITY OF KERRVILLE (VOL. 1077, PAGE 346, R.P.R. - JULY 17, 2000)

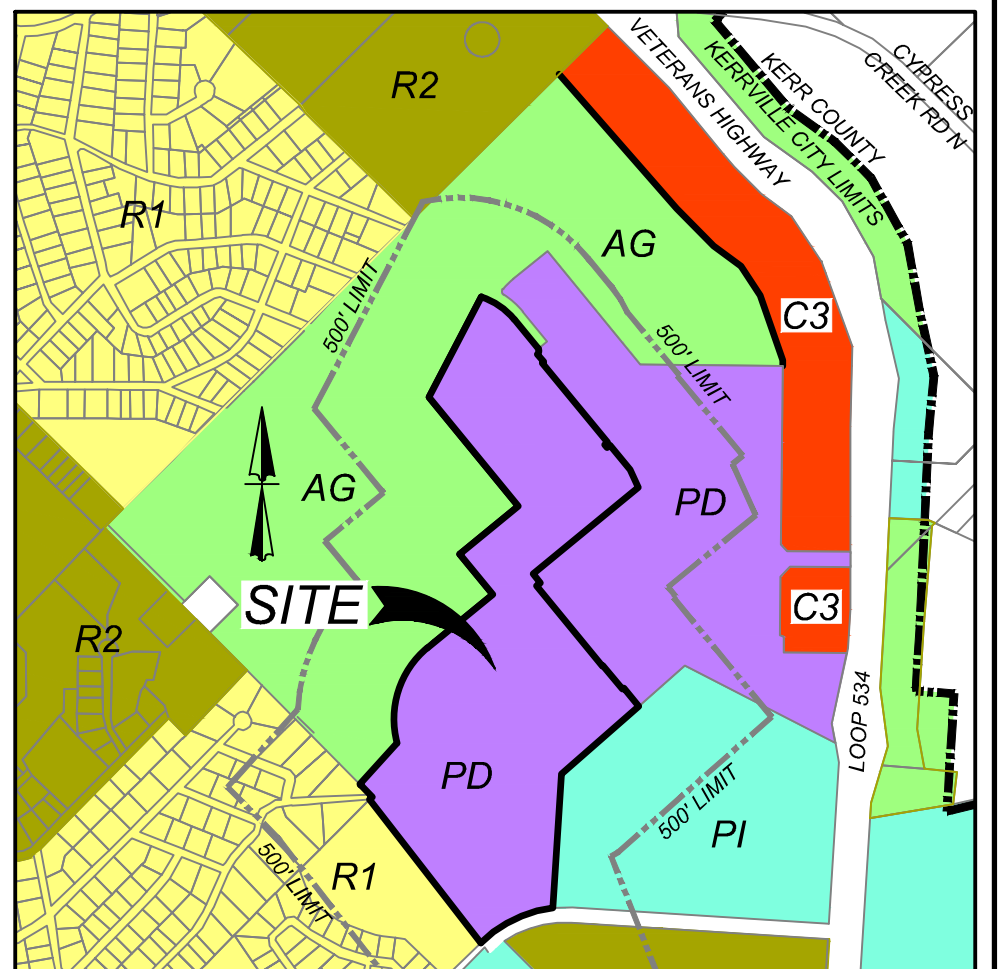
Colliers

Engineering
& Design

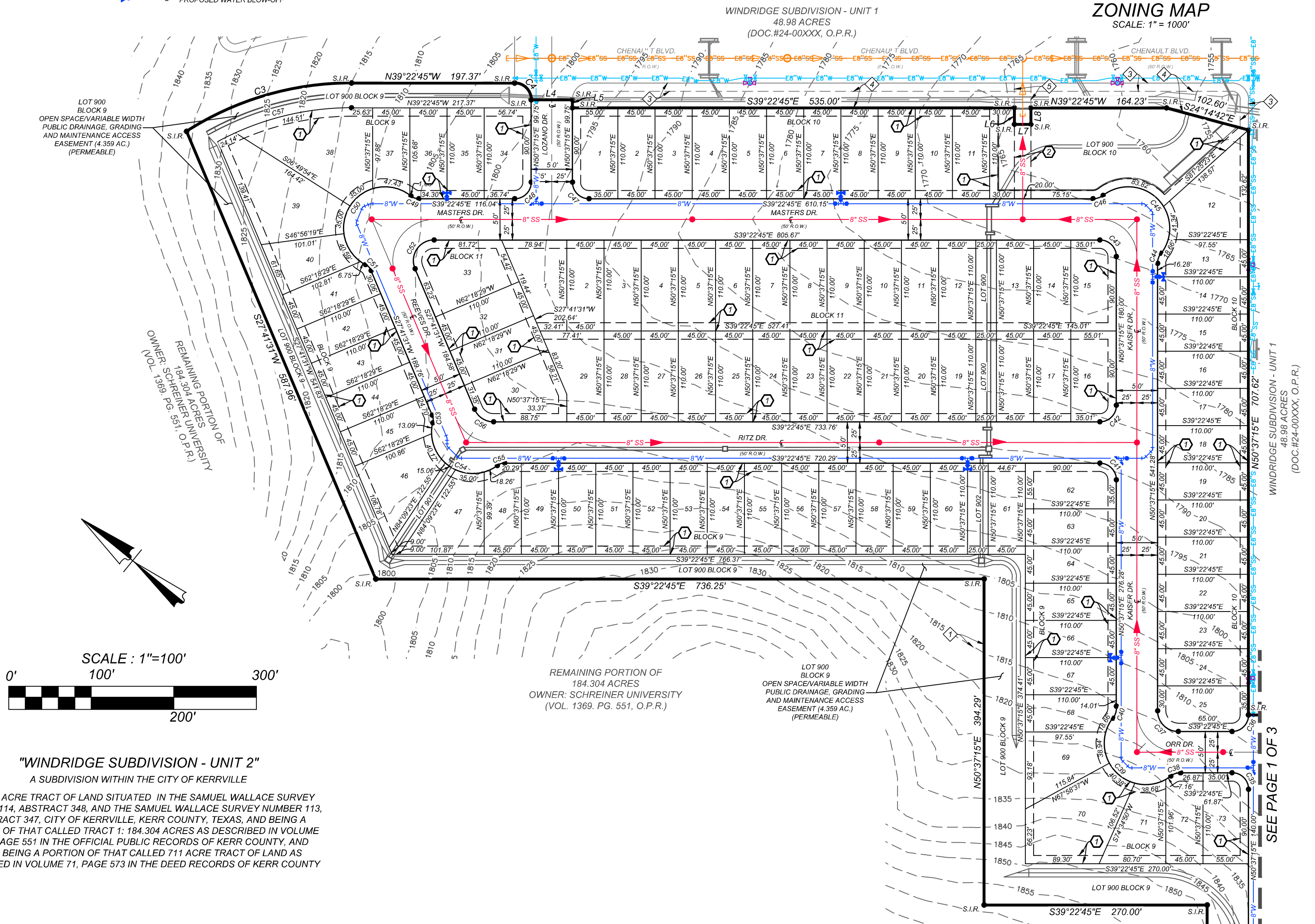
www.colliersengineering.com

AUSTIN
5901 Vega Avenue
Suite 100
Austin, TX 78735
Phone: 877.627.3772
COLLIERS ENGINEERING & DESIGN, INC.

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



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



"WINDRIDGE SUBDIVISION - UNIT 2"
A SUBDIVISION WITHIN THE CITY OF KERRVILLE

A 52.299 ACRE TRACT OF LAND SITUATED IN THE SAMUEL WALLACE SURVEY NUMBER 114, ABSTRACT 348, AND THE SAMUEL WALLACE SURVEY NUMBER 113, ABSTRACT 347, CITY OF KERRVILLE, KERR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED TRACT 1: 184.304 ACRES AS DESCRIBED IN VOLUME 1369, PAGE 551 IN THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, AND ALSO BEING A PORTION OF THAT CALLED 711 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 71, PAGE 573 IN THE DEED RECORDS OF KERR COUNTY

PREPARED: Feb 05, 2025

PAGE 3 OF 3

DRAWN BY:

Date: Feb 05, 2025, 4:48pm User ID: malachi flores
File: U:\Projects\314\4705\Design\Civil\PLAT\PRELIM_PL_3144705.dwg



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

CAPTION:

An ordinance to change the zoning from R-1A Single-Family Residential with Accessory Dwelling Unit to C-1 Neighborhood Commercial to accommodate a proposed bodega with a residential dwelling unit on Parsons Block 14, Parts of Lot 49, 50 and 51; and more commonly known as 620 Webster Ave, Kerrville, Texas. (Case No. PZ-2025-2)

AGENDA DATE: March 6, 2025

DATE SUBMITTED: 02/18/2025

SUBMITTED BY:

EXHIBITS:

1. PZ-2025-2_Location Map
2. PZ-2025-2_Proposed Site Plan
3. PZ-2025-2_Current Zoning Exhibit
4. PZ-2025-2_K2050 Future Land Use
5. K2050 Transitional Residential Description

Expenditure:

Amount Budgeted:

Account Number:

Account Balance:

**Payment to/Vendor
name:**

Kerrville 2050 Item?

Key Priority Area:

No

SUMMARY:

Proposal

The applicant is requesting a zoning change from R-1A Single-Family Residential with an Accessory Dwelling Unit to C-1 Neighborhood Commercial. This change would allow for the development of a bodega—a small community convenience store—at the front of the property, with a residential unit at the rear.

A proposed site plan is attached for reference and is currently under review by the Development Review Committee (DRC). Preliminary assessments indicate that if the zoning change is approved, the proposed plan, with minor modifications, should align with current zoning guidelines.

K2050 supports limited local retail and services in Transitional Residential areas when placed in carefully selected locations. The public hearing process, conducted through the Planning & Zoning Commission and City Council, provides an opportunity for the community to assess whether this location is suitable for the proposed use.

Given the surrounding land uses, minimal expected increase in traffic, proximity to roads and utility infrastructure, and alignment with future land use designations, this request is being brought forward for consideration.

Procedural Requirements

The City, in accordance with state law, mailed 32 letters on 2/20/2025 to adjacent property owners. The City published a similar notice in the Hill Country Community Journal on 2/12/2025. In addition, a public hearing notification sign was posted on the property frontage on 2/21/2025. At the time of drafting this agenda bill, one public comment in opposition had been received.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property is located within a Transitional Residential (TR) future zoning area. TR areas support a variety of housing types in a compact network of complete, walkable streets that are easy to navigate by car, bike, or on foot. Housing types can include small-lot, single-family detached homes, patio homes, townhomes, duplexes, condominiums, or apartments. Limited amounts of local retail and services may be appropriate in certain locations, as needed, to support the primary land uses. As such, this request is consistent with the goals of the Kerrville 2050 Comprehensive Plan if it is determined that the proposed use is appropriate for the community.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: R-1A Single-Family Residential w/Accessory Dwelling Unit

Existing Land Uses: Single-Family Home

Direction: North

Current Zoning: MU Mixed Use

Existing Land Uses: Community Commercial

Direction: South

Current Zoning: R-1A Single-Family Residential w/ Accessory Dwelling Unit

Existing Land Uses: Single-Family Homes

Direction: West

Current Zoning: R-1A Single-Family Residential w/ Accessory Dwelling Unit

Existing Land Uses: Single-Family Homes

Direction: East

Current Zoning: R-1A Single-Family Residential w/Accessory Dwelling Unit

Existing Land Uses: Single-Family Homes

Thoroughfare Plan: The thoroughfare system will not be impacted since the proposed development should not significantly impact traffic and is intended to be used by local residents.

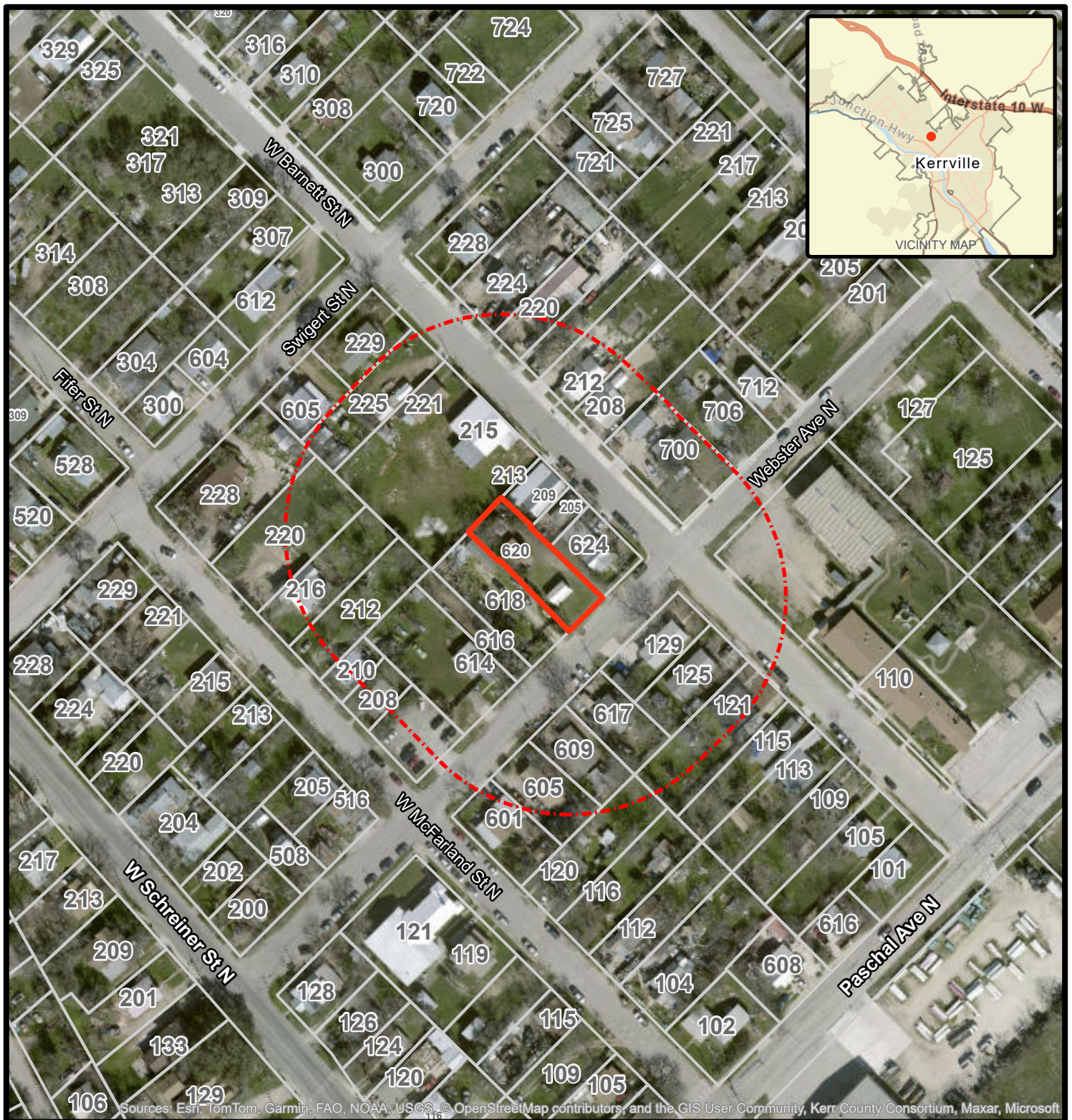
Traffic Impact: There will most likely be no significant traffic impact due to the proposed use as a bodega since it is intended for local residential use.

Parking: Any new development will be required to meet current off-street parking regulations. In this particular case, the bodega will require three off-street parking spaces and the residential unit will require two off-street parking spaces. The proposed site plan shows that all five off-street parking spaces can be accommodated.

Recommendation: Based on consistency with the Kerrville 2050 Comprehensive Plan, the proposed use, and the relatively low impact to the neighborhood, with community support staff recommends the case for approval.

RECOMMENDED ACTION:

Approve the ordinance.



Location Map

Case # PZ-2025-2

Location:

620 Webster Ave N

02/10/2025

Legend

-  Subject Properties
-  200 Feet Notification Area



0 50 100 200

Scale In Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.



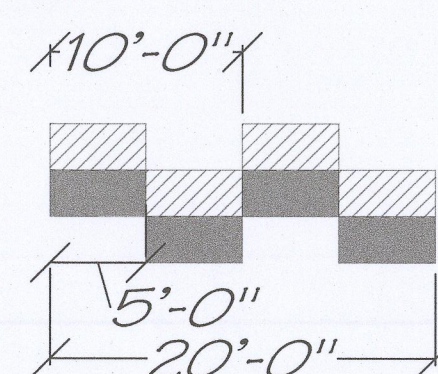
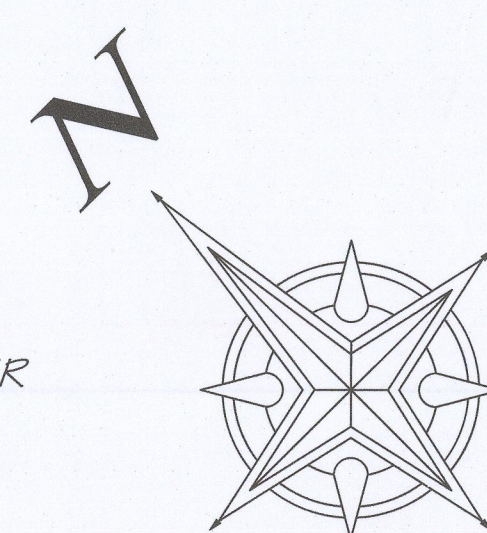
VICINITY MAP

G.R. PARSONS ADDITION BLOCK 14

CARLOTTA WOODFOX 0.188 AC
CF NO. 23-02391 O.P.R. DEED WITHOUT
WARRANTY LOTS 49, 50, 51
CURRENT ZONING IS R-1
WILL BE CHANGED TO C-1
FOR BODEGA UPON APPROVAL

SITE LEGEND

POB	POINT OF BEARING
I.P.F.	IRON PIPE FOUND
I.P.S.	IRON PIPE SET
R.O.W.	RIGHT OF WAY
P.P. Ø	POWER POLE
TEL Ø	TELEPHONE POLE
L.P. ○	LIGHT POLE
---	FOUNDATION OUTLINE
---	ADJOINING PROPERTY
--- TEL --- TEL --- TEL --- TEL ---	TEL. LINE
--- WA --- WA --- WA --- WA ---	WATER LINE
--- GAS --- GAS --- GAS --- GAS ---	GAS LINE
--- S.S. --- S.S. --- S.S. --- S.S. ---	SANITARY SEWER
--- ST.S. --- ST.S. --- ST.S. --- ST.S. ---	STORM SEWER
P.H. ○	FIRE HYDRANT
M.H. ☺	MANHOLE
E	ELECTRIC BOX
ET	ELECTRIC TRANSFORMER
C&G	CURB AND GUTTER
T.O.C.	TOP OF CURB
---	DRAINAGE FLOW
---	UNDERGROUND PIPE
---	PROPERTY LINE
---	BUILDING SETBACK
---	EASEMENT
---	WOOD FENCE
---	ROAD
---	WOODS LINE
⊗	PROPERTY BOUNDARY MARKER
⊗	ELEVATION MARKER



SPECIAL NOTE:
THIS IS NOT A SURVEYED PLAT PLAN. IT REPRESENTS THE
PROPOSED CHANGES OF EXISTING BUILDINGS IN RELATION TO
EXISTING SITE CONDITIONS AS SURVEYED BY:
MDS LAND SURVEYING COMPANY
MR. JEFF BOERNER SURVEYOR# 4939 AS OF DECEMBER 11, 2024

CITY APPROVAL

THIS DEVELOPMENT SITE HAS BEEN APPROVED BY

BY _____

DATE _____

THIS APPROVAL WILL BECOME VOID AFTER THREE YEARS FROM
THE INDICATED APPROVAL DATE AS STATED IN CHAPTER 1,
"THE CITY OF KERRVILLE ZONING CODE", ARTICLE 11-1-15(II)(G).
WHILE EVERY EFFORT HAS BEEN MADE TO MAKE A COMPLETE
AND COMPREHENSIVE REVIEW OF THE SUBMITTED PLANS, ANY
OMISSION AND/OR DELETIONS IN THIS PLAN DOES NOT
RELIEVE THE CONTRACTORS, ARCHITECTS, ENGINEERS OR
OTHER INDIVIDUALS INVOLVED IN THIS PROJECT FROM THEIR
RESPONSIBILITY TO FULLY COMPLY WITH THE APPLICABLE
CODES, REGULATIONS AND ORDINANCES.

917 SQFT. TOTAL BODEGA FOOTPRINT AREA AFTER
ADDITION

1171 SQFT. TOTAL NEW ADDITION TO EXISTING HOUSE

917 SQFT. SPACE AT 250 P.S.F.
PARKING SPACES REQUIRED: 3.66 SPACES

TOTAL PARKING SPACES REQUIRED 4

PARKING SPACES PROVIDED: 3 PUBLIC 1 HANDICAP
ACCESSIBLE

THERE ARE NO INDIVIDUAL LIGHT POLES IN PARKING
AREA

THERE IS SUFFICIENT VISUAL SPACE FROM CURB CUT
TO BUILDING

NO PART OF THIS PROJECT LIES WITHIN ANY FLOOD
PLAIN ZONE

FIRE HYDRANT IS LOCATED ON THE THE SOUTH EAST
SIDE OF BARNETT ST.

PROFESSIONAL
MEMBER
A | I
B | D

REVIEWED BY:
OWNER
1/15/2025

DRAWN BY:
JAMES KENALTY
1/15/2025

PROJECT START DATE:
1/06/2025

Riverside Home Designs
& Drafting Services
3100 Frederickburg Rd. Kerrville, Texas 78028
jim@redkv.com www.riversidehomedesigns.com
830-895-2998 or 830-739-5509

SITE PLAN FOR MODIFICATION
OF EXISTING STRUCTURE TO
BECOME A BODEGA
MRS. CARLOTTA WOODFOX
620 WEBSTER AVE.
KERRVILLE, TEXAS 78028
210-480-3112

DRAWING SEALED BY:
JAMES F. KENALTY DBA, AIA, CFPD

N.C.B.D.C.
NATIONAL COUNCIL OF
BUILDING DESIGNERS
JAMES KENALTY
CERTIFICATION NO. 44-588
January 15,
2025

SCALE:
0'-1" = 10'-0"

SITE PLAN
SHEET
CIVIL

Current Zoning

620 Webster Ave



Zoning District (Current)

- RE Estate Residential
- R-1 Single-Family Residential
- R-1A Single-Family Residential with Accessory Dwelling Unit
- R-2 Medium Density Residential
- R-3 Multifamily Residential
- RM Residential Mix
- RT Residential Transition
- C-1 Neighborhood Commercial
- C-2 Light Commercial
- C-3 General Commercial
- IM Industrial and Manufacturing
- DAC Downtown Arts and Culture
- MU Mixed Use
- PD Planned Development
- PI Public and Institutional
- AD Airport
- AG Agriculture
- DC Downtown Core

Transitional Residential

Future Land Use (Current)

Place Type

-  Strategic Catalyst Area
-  Park and Open Space
-  Public Use
-  Agriculture and Outdoor Tourism
-  Rural Living
-  Estate Residential
-  Neighborhood Residential
-  Preservation Residential
-  Transitional Residential
-  Downtown
-  Community Commercial
-  Regional Commercial
-  Entertainment/Mixed Use
-  Professional Services
-  Heavy Commercial/Light Industrial

Transitional Residential (TR)



Transitional Residential areas support a variety of housing types in a compact network of complete, walkable streets that are easy to navigate by car, bike, or on foot. Housing types can include small-lot, single-family detached homes, patio homes, townhomes, duplexes, condominiums, or apartments. Limited amounts of local retail and services may be appropriate in certain locations as needed to support the primary land uses.

Primary Land Use: Small lot, single-family detached homes, patio homes, townhomes, duplexes, condominiums, apartments.

Secondary Land Use: Civic and institutional uses, parks and open space, small amounts of neighborhood-serving retail and office in carefully chosen locations.

Indicators & Assumptions: Densities are typically six to 40 units per acre.



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

CAPTION: An ordinance to change the zoning from R-1 Single-Family Residential to R-2 Medium Density Residential on the Aransas Addition Subdivision Lots 1-R, 2 through 5, 6-R, 7-R, 8 through 10, 11-R and 12-R; and generally located north of Travis Street at Aransas Lane, Kerrville, Texas. (Case No. PZ-2025-3)

AGENDA DATE: March 6, 2025

DATE SUBMITTED: 02/18/2025

SUBMITTED BY:

EXHIBITS:

1. PZ-2025-3_Location Map
2. PZ-2025-3_Current Zoning Map
3. PZ-2025-3_K2050 Future Zoning Map
4. K2050 Entertainment Mixed Use District

Expenditure:

Amount Budgeted:

Account Number:

Account Balance:

**Payment to/Vendor
name:**

Kerrville 2050 Item?

Yes

Key Priority Area:

H – Housing

SUMMARY:

Proposal

The applicant is requesting a zoning change from R-1 Single-Family Residential to R-2 Medium Density Residential. This change would allow for the development of more functional homes on these relatively small lots because the R-2 zoning district has reduced minimum setbacks compared to R-1. More specifically, the minimum front setback would be reduced from 25 feet to 15 feet (19 feet to garages and carports) and the rear minimum setback from 25 feet to 15 feet. The minimum side setbacks would remain at 5 feet. The reduced setbacks would not only help with building a more functional home, they would also help with accommodating the required off-street parking.

This property was originally platted on June, 18, 1986, within an existing railroad Right-of-Way. The current developer has recently combined and replatted some of the lots to make the lots more developable. It was always intended that these be smaller lots due

to the already established railroad Right-of-Way, so the request for a change in zoning to reduced minimum setbacks seems appropriate. Engineering plans for this project have already been approved and sitework is underway. This request is only to change the zoning. The project was legally approved in 1986 with the platting of the residential lots. The developer is now moving the project forward to best fit within the constraints of the recorded plat.

Given the surrounding residential and uses, that the K2050 plan supports higher density developments within this Entertainment/Mixed Use (EMU) area, that the plat was originally recorded in 1986, and that all site development issues were resolved with approval of the Engineering plans, this request is being brought forward for consideration.

Procedural Requirements

The City, in accordance with state law, mailed 30 letters on 2/20/2025 to adjacent property owners. The City published a similar notice in the Hill Country Community Journal on 2/12/2025. In addition, a public hearing notification sign was posted on the property frontage on 2/21/2025. At the time of drafting this agenda bill, one public comment in opposition had been received.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property is located within an Entertainment/Mixed Use (EMU) future zoning area. EMU areas support higher density development, including multiple housing choices, with lot sizes varying greatly based on land use. In this particular case, the small lot plat recorded in 1986 fits the intent of EMU zoning. As such, this request is consistent with the goals of the Kerrville 2050 Comprehensive Plan.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: R-1 Single-Family

Existing Land Uses: Site is being developed for single-family homes.

Direction: North

Current Zoning: RT Residential Transition and R-1 Single-Family

Existing Land Uses: Single-Family Homes

Direction: South

Current Zoning: PI Public & Institutional and R-1 Single-Family

Existing Land Uses: Schreiner University and Single-Family Homes

Direction: West

Current Zoning: R-1 Single-Family Residential

Existing Land Uses: Single-Family Homes

Direction: East

Current Zoning: R-1 Single-Family Residential

Existing Land Uses: Single-Family Homes

Thoroughfare Plan: The thoroughfare system will not be impacted since the development plat was approved in 1986 and development of this property into residential housing has always been anticipated.

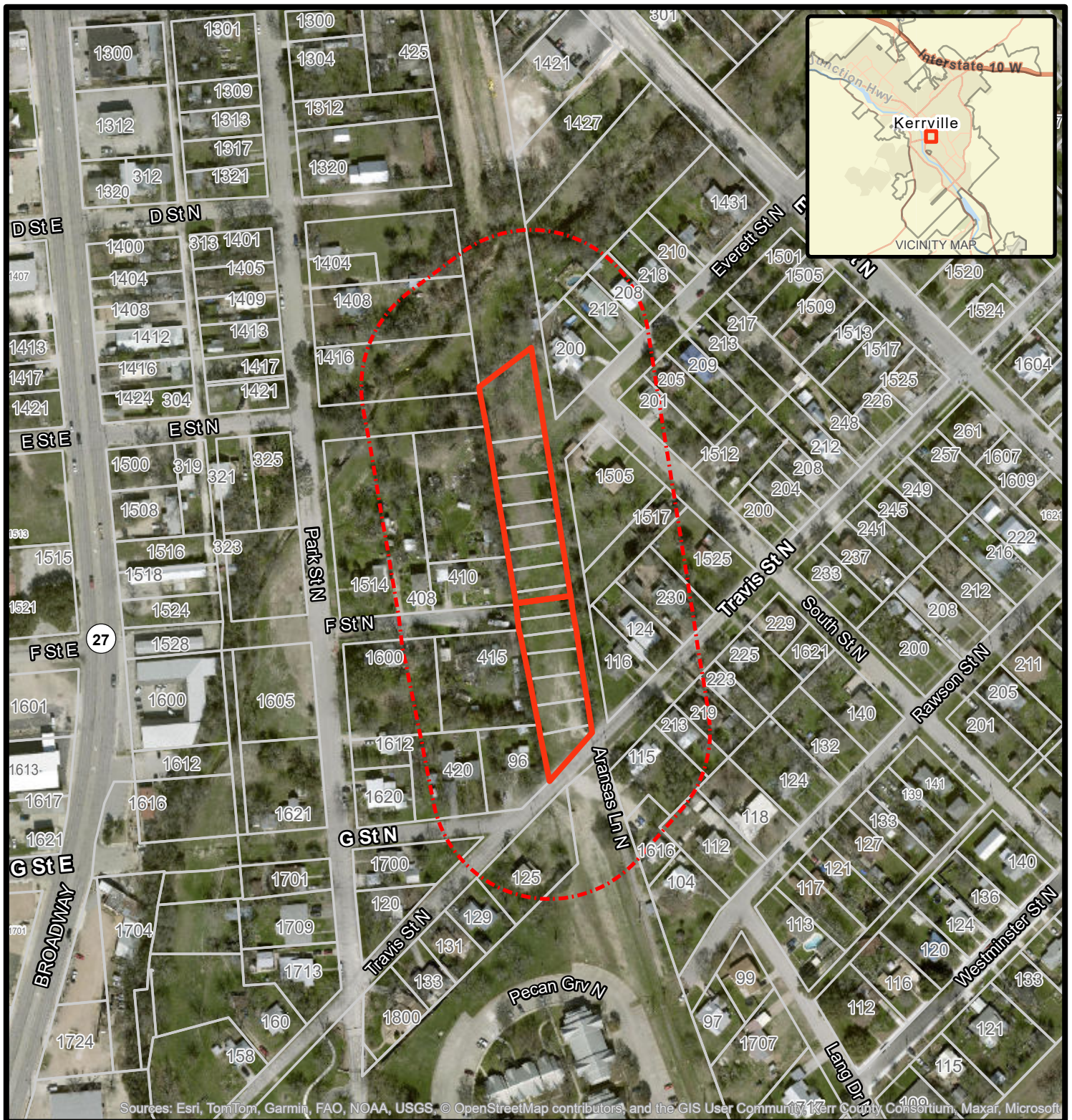
Traffic Impact: Because the development plat was approved in 1986 and development of this property into residential lots anticipated, there should be no significant traffic impact.

Parking: Any new development will be required to meet current off-street parking regulations. In this particular case, each residential unit will require a minimum of two off-street parking spaces. This will be designed into the final project plans and approved by staff prior to construction of homes.

Recommendation: Based on consistency with the Kerrville 2050 Comprehensive Plan, the proposed use, and the relatively low impact to the neighborhood, staff recommends the case for approval.

RECOMMENDED ACTION:

Approve the ordinance.



Location Map

Case # PZ-2025-3

Location:

Aransas Addition Subdivision

Legend

-  Subject Properties
-  200 Feet Notification Area



0 75 150 300

Scale In Feet

02/10/2025

Aransas Addition (Case PZ-2025-3)

Current Zoning



Zoning District (Current)

- RE Estate Residential
- R-1 Single-Family Residential
- R-1A Single-Family Residential with Accessory Dwelling Unit
- R-2 Medium Density Residential
- R-3 Multifamily Residential
- RM Residential Mix
- RT Residential Transition
- C-1 Neighborhood Commercial
- C-2 Light Commercial
- C-3 General Commercial
- IM Industrial and Manufacturing
- DAC Downtown Arts and Culture
- MU Mixed Use
- PD Planned Development
- PI Public and Institutional
- AD Airport
- AG Agriculture
- DC Downtown Core

Aransas Addition (Case PZ-2025-3)

K2050 Future Zoning



Future Land Use (Current)

Place Type

- Strategic Catalyst Area
- Park and Open Space
- Public Use
- Agriculture and Outdoor Tourism
- Rural Living
- Estate Residential
- Neighborhood Residential
- Preservation Residential
- Transitional Residential
- Downtown
- Community Commercial
- Regional Commercial
- Entertainment/Mixed Use
- Professional Services
- Heavy Commercial/Light Industrial

Entertainment / Mixed Use (EMU)



Entertainment & Mixed Use centers offer people the ability to live, shop, work, and play in one small geographic areas. They include multiple housing choices within close proximity to the goods and services residents need on a daily basis. This Place Type typically includes a higher intensity of uses developed in a compact style supported by nodes of activity. The design and scale of development in a Mixed Use center encourages active living, within a complete and comprehensive network of walkable streets.

Primary Land Use: Retail, commercial, offices, hotels, entertainment centers, service and office uses

Secondary Land Use: Condominiums, apartments, and workforce housing, civic and institutional uses

Indicators & Assumptions: Lot sizes vary greatly based on land use. The goal is to create a district able to sustain itself with both daytime and night-time population and activity.



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

CAPTION: An ordinance to amend the land use table and concept plan for a Planned Development District, Ordinance 2019-22, being a total of approximately 264.22 acres as defined in Ordinance 2019-22; and generally located southeast of the intersection of Farm to Market Road 783 (Harper Highway) and Interstate 10 and adjacent to and north of Holdsworth Drive, Kerrville, Texas. (Case No. PZ-2025-4)

AGENDA DATE: March 6, 2025

DATE SUBMITTED: 02/18/2025

SUBMITTED BY:

EXHIBITS:

1. PZ-2025-4_Location Map
2. Concept Plan PDD-amend_2025.01.27
3. Land Use Table PDD-amend_2025.01.27
4. SCA5_K2050

Expenditure:
Account Number:
Payment to/Vendor
name:

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?
No

Key Priority Area:

SUMMARY:

Proposal

The proposed amendment to the Planned Development District (PDD) aims to refine and standardize the Land Use Category descriptions to ensure consistency with the established Land Use Table. The previous version included minor descriptors for specific areas that were not fully aligned with the overall Land Use Table.

This update is a procedural clarification that improves accuracy and cohesion within the PDD documentation. By eliminating discrepancies, the amendment enhances clarity for future reference and application.

Procedural Requirements

The City, in accordance with state law, mailed 31 letters on 2/20/2025 to adjacent property owners. The City published a similar notice in the Hill Country Community

Journal on 2/12/2025. In addition, a public hearing notification sign was posted on the property frontage on 2/21/2025. 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 within Strategic Catalyst Area 5 (SCA 5). When originally approved, PDD 2019-22 met the intent of SCA 5. Since uses are only being clarified and not changed, this request is still consistent with the goals of the Kerrville 2050 Comprehensive Plan.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: PDD 2019-22

Existing Land Uses: Primarily vacant land. Bluewood apartments under development.

Direction: North

Current Zoning: I-10 and R-1 Single-Family Residential

Existing Land Uses: I-10 and Single-Family Homes

Direction: South

Current Zoning: County Land, City Soccer Fields and R-1 Single-Family

Existing Land Uses: Vacant Land, Soccer Fields and Single-Family Homes

Direction: West

Current Zoning: County Land and R-1 Single-Family Residential

Existing Land Uses: Single-Family Homes

Direction: East

Current Zoning: I-10 and R-1 Single-Family Residential

Existing Land Uses: I-10 and Single-Family Homes

Thoroughfare Plan: The thoroughfare system will not be impacted since the development was anticipated and adjacent to Holdsworth Drive, a secondary arterial.

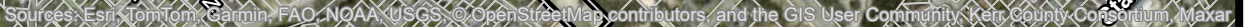
Traffic Impact: Future development may require a traffic impact study based on use. This will be determined as new projects are proposed. Developers are responsible for mitigating any identified traffic impacts.

Parking: Any new development will be required to meet current off-street parking regulations

Recommendation: Approval of this amendment is recommended to maintain consistency, improve usability, and provide clear guidance on land use within the PDD.

RECOMMENDED ACTION:

Approve the ordinance.



Town Creek at Holdsworth PDD 2019-22

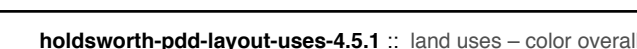
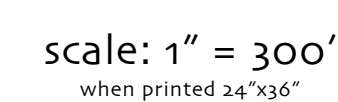
Scale In Feet

- Subject Properties
- 200 Feet Notification 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.



8- This Planned Development District is based upon the 2019-17 Zoning Ordinance as the the current City of Kerrville Zoning Code.



Town Creek at Holdsworth

Land Uses Modifying Planned Development
Districts 2004-15, 2017-19, and 2019-22
located at Holdsworth Extension

Commercial

53.3 +/- acres

Blended

64.8 +/- acres

Communications

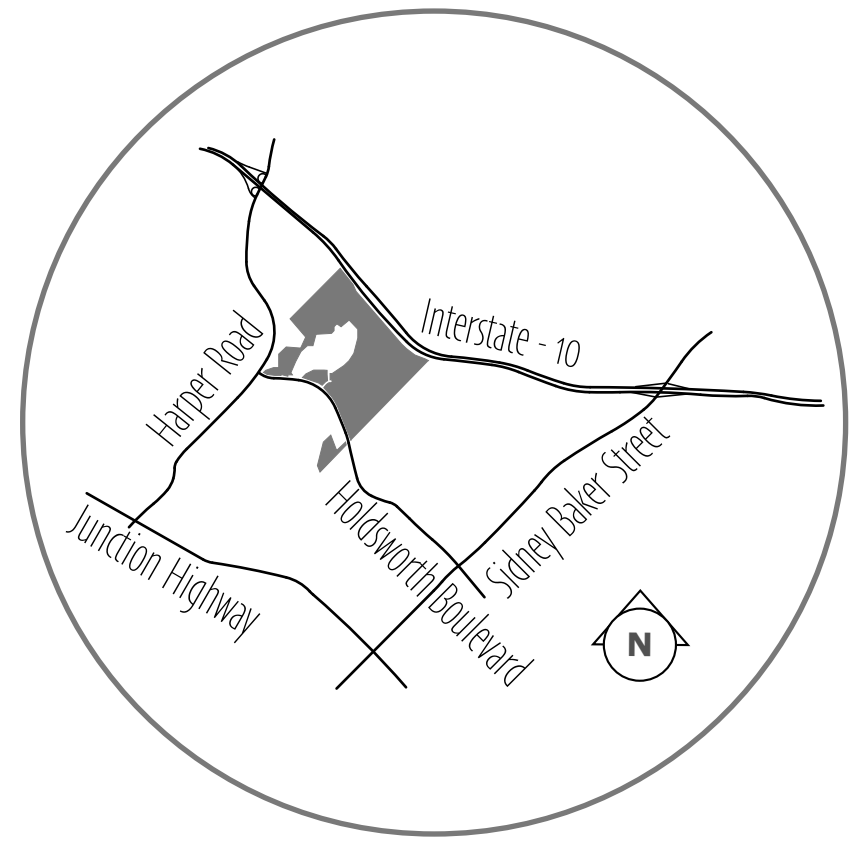
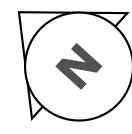
Communications – including towers upto 320' tall

9.8 +/- acres

Open Space

Open Space – Vineyards – Gardens – Paths

43.3 +/- acres

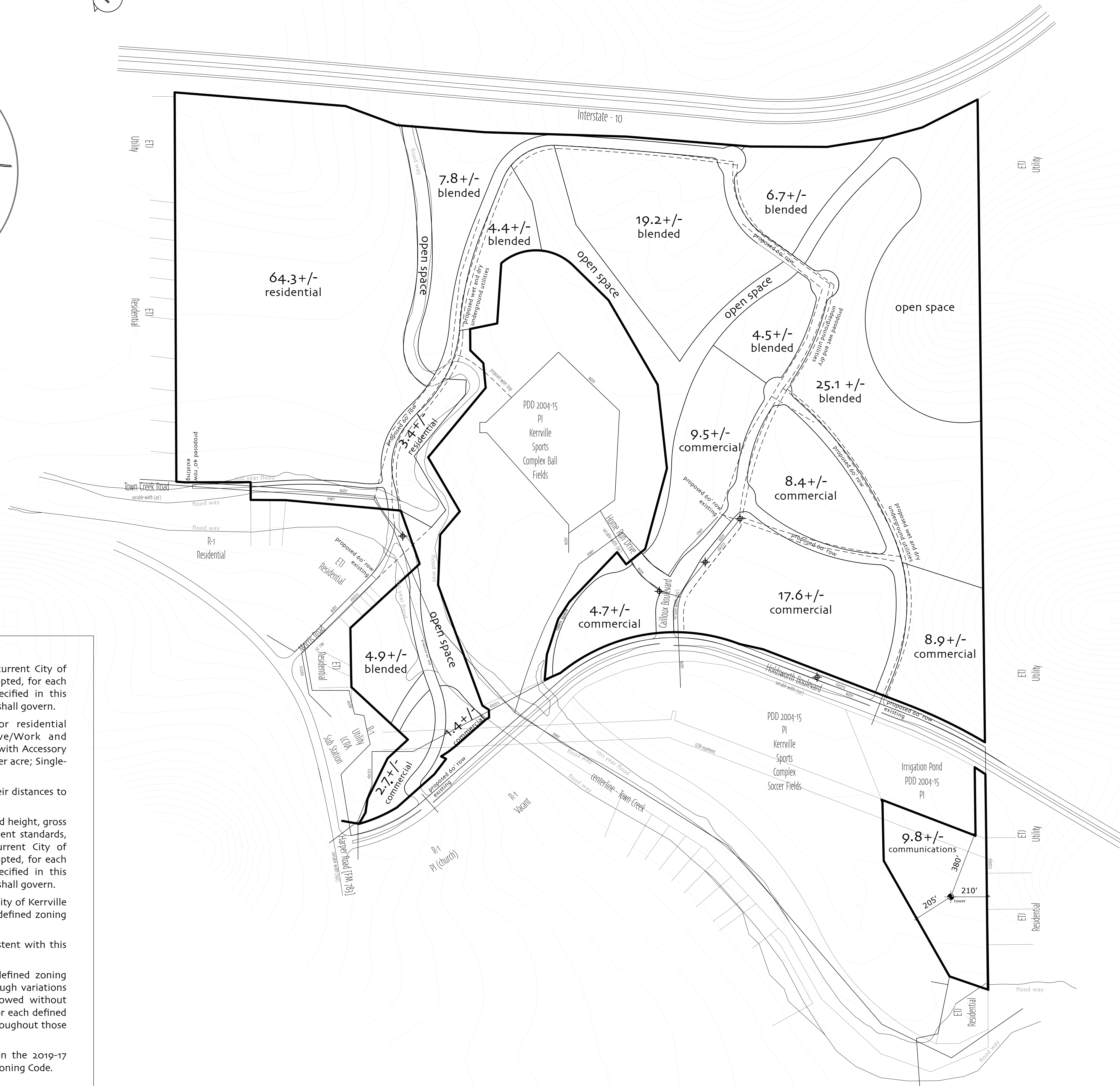


LEGEND

⬮ fire hydrant

NOTES

- 1- Development standards shall be consistent with current City of Kerrville subdivision and zoning code, as may be adopted, for each use within a defined zoning district, except as specified in this ordinance. In the case of discrepancies this ordinance shall govern.
- 2- The maximum number of units per acre for residential development shall be determined by use: Live/Work and Multifamily, 34 units per acre; Duplex, Single-Family with Accessory Dwelling Unit, Patio home, and Townhome, 21 units per acre; Single-Family Detached, 13 units per acre.
- 3- Existing and currently proposed structures, and their distances to property lines and other structures are represented.
- 4- Front, side, and rear setbacks, number of stories and height, gross floor area, location of entrances and exits, development standards, and parking standards shall be consistent with current City of Kerrville subdivision and zoning code, as may be adopted, for each use within a defined zoning district, except as specified in this ordinance. In the case of discrepancies this ordinance shall govern.
- 5- Fire hydrants shall be consistent with the current City of Kerrville fire code, as may be adopted, for each use within a defined zoning district.
- 6- Wireless Communications Facilities shall be consistent with this ordinance.
- 7- The general size, shape, and locations for the defined zoning districts and collector roads are represented here though variations in the actual size, shape, and locations will be allowed without amending the ordinance. The overall total acreage for each defined district as set in the ordinance shall be maintained throughout those future adjustments.
- 8- This Planned Development District is based upon the 2019-17 Zoning Ordinance as the the current City of Kerrville Zoning Code.



Town Creek at Holdsworth

Land Uses Modifying Planned Development Districts 2004-15, 2017-19, and 2019-22 located at Holdsworth Extension

Commercial

53.3 +/- acres

Blended

64.8 +/- acres

Residential

75.5 +/- acres

Communications

Communications – including towers upto 320' tall

9.8 +/- acres

Open Space

Open Space – Vineyards – Gardens – Paths

43.3 +/- acres

scale: 1" = 300'
when printed 24"x36"
10' contours



holdsworth-pdd-layout-uses-4.5.1 :: land uses – overall

4 September 2019

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Exhibit B

Proposed 2406+/- Mixed Use PDD

TABLE 1. LAND USES

	Residential –	Blended Transition –	Commercial	Communications – including towers upto 320' tall	Open Space – Vineyards – Gardens – Paths
Accessory Building or Structure	P	P	P	P	
Accessory Dwelling (see Dwelling Unit, Single-Family with Accessory Dwelling Unit)					
Agricultural Services					
Agriculture, General					no animals P
Airport					
Alcoholic Beverage Sales for Off-Premise Consumption		P	P		
Amateur Radio Antenna	See Ordinance 2005-11				
Ambulance Service, Private			P		
Amenity Center	P	P			
Amusement Center, Indoor		P	P		
Amusement Center, Outdoor			P		
Antenna	See Ordinance 2003-35				
Antique Store		P	P		
Apartment (See Dwelling, Multifamily)					
Appliance Store		P	P		
Appliance Repair/Sale, Used Appliances		P	P		
Art Studio/Gallery		P	P		
Artisan's/Craftsman's Workshop		P	P		
Assembly			P		
Automobile Dealership, New Auto Sales			P		
Automobile Dealership, Used Auto Sales					
Automobile Parts Store			P		
Automobile Rental or Leasing			P		
Automobile Service and Repair, Major					
Automobile Service and Repair, Minor					
Automobile Towing/Wrecker Service					
Automotive Body Shop					
Automated Teller Machine (ATM)		P	P		
Bail Bonding Agency					
Bank or Financial Institution		P	P		
Barber or Beauty Shop		P	P		
Boarding Home Facility (Pending)			P		
Boat (Marine) Dealership			P		
Book Store		P	P		
Building Contractor, General			P		
Building Contractor, Maintenance and Repair			P		
Building Contractor, Temporary Field Office	P	P	P		
Building Contractor, Trade Specialist			P		
Building Contractor's Storage Yard					
Cabinetmaking Shop			P		
Car Title Loan Business					
Car Wash, Full-Service or Self-Service			P		
Caretaker's Residence	P	P	P		
Cemetery					
Check Cashing Business					
Church, Temple, Mosque, or Place of Worship	P	P	P		
Civic, Fraternal, Philanthropic, Charitable, or Nonprofit Organization		P	P		
Clothing and Apparel Store		P	P		
Cocktail Lounge		P	P		
College or University, Private		P	P		
College or University, Public		P	P		
Community Garden	P	P	P		P
Concrete/Asphalt Batch Plant, Permanent					
Condominium (See Dwelling, Multifamily)					
Convenience Store with Fuel Sales		P	P		
Convenience Store without Fuel Sales		P	P		
Country Club	P	P	P		
Custom Manufacturing (See Manufacturing, Custom)		P	P		
Dance Hall/Event Venue			P		
Day Care Services, Adult			P		
Day Care Services, Children		P	P		
Department or General Merchandise Store		P	P		
Detention Facility					
Dinner Theatre			P		
Distillery			P		
Distribution Center (See Warehousing and Distribution)					
Drive-Thru or Drive-In Service		P	P		
Driving Instruction School			P		
Drug Store			P		

TABLE 1. LAND USES

Residential –

Blended
Transition –

Commercial

Communications
– including
towers upto 320'
tallOpen Space –
Vineyards –
Gardens – Paths

Duplex (See Dwelling, Duplex)					
Dwelling, Duplex	P	P			
Dwelling, Live/Work		P	P		
Dwelling, Multifamily		P	P		
Dwelling, Patio Home (Zero Lot Line Home)	P	P			
Dwelling, Single-Family Detached	P				
Dwelling, Single-Family with Accesory Dwelling Unit	P	P			
Dwelling, Townhome	P	P			
Electronic Sales/Service			P		
Equipment Rental, Heavy, No Outdoor Storage			P		
Equipment Rental, Heavy, With Outdoor Storage			P		
Equipment Rental, Light, No Outdoor Storage			P		
Equipment Rental, Light, With Outdoor Storage			P		
Fabrication Processes					
Fair/Rodeo Grounds or Exhibition Hall or Arena			P		
Farm Supply Store, Retail			P		
Farmers' Market		P	P		
Feed, Grain, or Hay Storage and Sale, Bulk/Wholesale					
Fine Arts Classes		P	P		
Fitness Center		P	P		
Flea Market, Indoor					
Flea Market, Outdoor/Open Air Market					
Florist		P	P		
Food Processing CRAFT		Craft P	Craft P		
Food Truck Park			P		
Fuel Sales, Bulk					
Fuel (Gasoline/Propane) Sales, Retail		P	P		
Funeral Services			P		
Furniture, Home Furnishings, and Home Decorating and Decor Store		P	P		
Furniture Repair and Sale, Used			P		
Garden Center/Nursery With Outside Storage			P		
Garden Center/Nursery, No Outside Storage		P	P		
Golf Course	P	P	P		
Grocery Store		P	P		
Group Medical Care Facility (Pending)			P		
Guest House	P	P			
Guidance Services (Pending)			P		
Gunsmith and Locksmith Shop			P		
Hardware Store			P		
Home Improvement Center			P		
Home Occupation	P				
Hospital			P		
Hotel or Motel			P		
Jewelry Store		P	P		
Job and Vocational Training Center			P		
Junkyard		See Chapter 58, Kerrville Code of Ordinances			
Kennel, Up to 11 Animals, Indoor Pens			P		
Kennel, 12 or More Animals, Indoor outdoor Pens			no outdoor pens P		
Landscape Nursery, Commercial/Wholesale			P		P
Laundromat			P		
Laundry/Dry Cleaning Drop-Off/Pick-Up Station		P	P		
Laundry/Dry Cleaning Plant					
Life Care Development (Pending)			P		
Limousine/Taxi Service			P		
Livestock Sales, Wholesale					
Lumber Yard			P		
Machine Shop					
Mailing Service			P		
Manufactured Home or Manufactured Housing					
Manufactured Housing Sales					
Manufacturing, Custom (see Artisan's/Craftsman's Workshop)					
Manufacturing, General			P		
Microrbrewery		P	P		
Mining and Mineral Extraction					
Mini-Storage		near LCRA P	near LCRA P		
Minor Emergency/Urgent Care Medical Clinic			P		
Modular Home	P				
Motel (See Hotel or Motel)+ B191			P		
Motor Freight/Trucking Company					
Motorcycle, All Terrain Vehicle, Personal Watercraft Dealership			P		

TABLE 1. LAND USES

Residential –

Blended
Transition –

Commercial

Communications
– including
towers upto 320'
tallOpen Space –
Vineyards –
Gardens – Paths

Movie Theater			P		
Musical Instrument Sales and Repair		P	P		
Newspaper			P		
Office, General (Business or Professional)		P	P		
Office, Medical		P	P		
Office Furniture, Equipment, and Supply Store		P	P		
Outdoor Storage of Equipment and Materials as a Primary Use					
Parking Lot or Structure, Accessory		P	P		
Parking Lot, Stand-Alone			P		
Parking Structure			P		
Pawnshop			P		
Payday Loan Business					
Personal Care Facility (Pending)			P		
Pet and Pet Supply Sales		P	P		
Pet Grooming		P	P		
Photography Studio and Photography/Camera Supply Store		P	P		
Portable Building Sales		near LCRA P	near LCRA P		
Print Shop, Major			P		
Print Shop, Minor		P	P		
Public or Institutional Facility or Use	P	P	P		
Quadruplex (See Dwelling, Multifamily)					
Radio or Television Station or Broadcasting Studio with Tower				P	
Radio or Television Station or Broadcasting Studio without Tower			P	P	
Recreational Skills Classes		P	P		
Recreational Vehicle Dealership			P		
Recreational Vehicle or Trailer Park		near LCRA P	near LCRA P		
Rectory/Parsonage	P	P	P		
Repair Shop, Household Items			P		
Repair Shop, Personal Items		P	P		
Research and Development Lab			P		
Residential Care Services (Pending)			P		
Restaurant, Food and Beverage Shop		P	P		
Restaurant, General, With Drive-Thru or Drive-In Service		P	P		
Restaurant, General, Without Drive-Thru Service		P	P		
Salvage, Reclamation, Recycling of Materials					
Sand, Gravel, or Stone Extraction					
Sand, Gravel, or Stone Storage and Sales			near LCRA P		
School, Private, Elementary		P	P		
School, Private, Intermediate and Secondary		P	P		
School, Public, Elementary	P	P	P		
School, Public, Intermediate and Secondary	P	P	P		
Second-hand/Used Goods Store With Outside Storage					
Second-hand/Used Goods Store, No Outside Storage		P	P		
Security Service			P		
Security Systems Installation and Monitoring Company			P		
Sexually Oriented Business			per chapter 30 P		
Short-term Rental Unit	P	P	P		
Showroom, in Conjunction with Warehousing and Distribution					
Showroom, without Warehousing and Distribution		P	P		
Smoke Shop			P		
Solar Energy Facility		near LCRA P	near LCRA P		
Stables, Commercial					
Stables, Private					
Stationery Store		P	P		
Tattoo or Permanent Cosmetics Shop, Body Piercing					
Taxidermy Shop			P		
Transportation Terminal, Bus/Aviation			P		
Triplex (See Dwelling, Multifamily)					
Truck Stop and Fueling Station		if at freeway interchange or frontage road P	P		
Utility, Local	P	P	P	P	equipment only P

TABLE 1. LAND USES

Residential – Blended
Transition – Commercial Communications
– including Open Space –
towers upto 320' Vineyards –
tall Gardens – Paths

Utility, Private or Franchise	P	P	P	P	equipment only P
Utility, Public	P	P	P	P	equipment only P
Veterinary Service, Large Animal, Indoor or Outdoor Pens					
Veterinary Services, Small Animal, Indoor Pens			P		
Warehousing and Distribution					
Welding Shop					
Wholesaling			P		
Wind Energy System, Small	See Chapter 26, Kerrville Code of Ordinances				
Winery			P		vineyards P
Wireless Telecommunications Facilities				P	
Zero Lot Line Single-Family Dwelling (See Dwelling, Patio Home)					

Strategic Catalyst Area 5

Strategic Catalyst Area 5 lies north of the city center in a largely undeveloped pocket surrounded by low-density neighborhoods and Interstate 10. As with SCAs 2, 3, 6, and 8, the preservation of the Hill Country's characteristic hills will be an important priority for this area.

Defining Characteristics: The western arm of Holdsworth Drive and the Harper/I-10 intersection are the two lynchpins of the area's transportation infrastructure. The Kerrville Sports Complex provides a social and athletic gathering space for the community and the region.

Allowable Place Types: Estate Residential, Neighborhood Residential, Preservation Residential, Transitional Residential, Community Commercial, Regional Commercial, Entertainment Mixed Use

Place Type Distinctions: Regional Commercial place types are most appropriate around the I-10/Harper intersection. Some Entertainment/Mixed Use developments (e.g., hotels, restaurants) are appropriate near the Kerrville Sports Complex.

Size: 987 acres

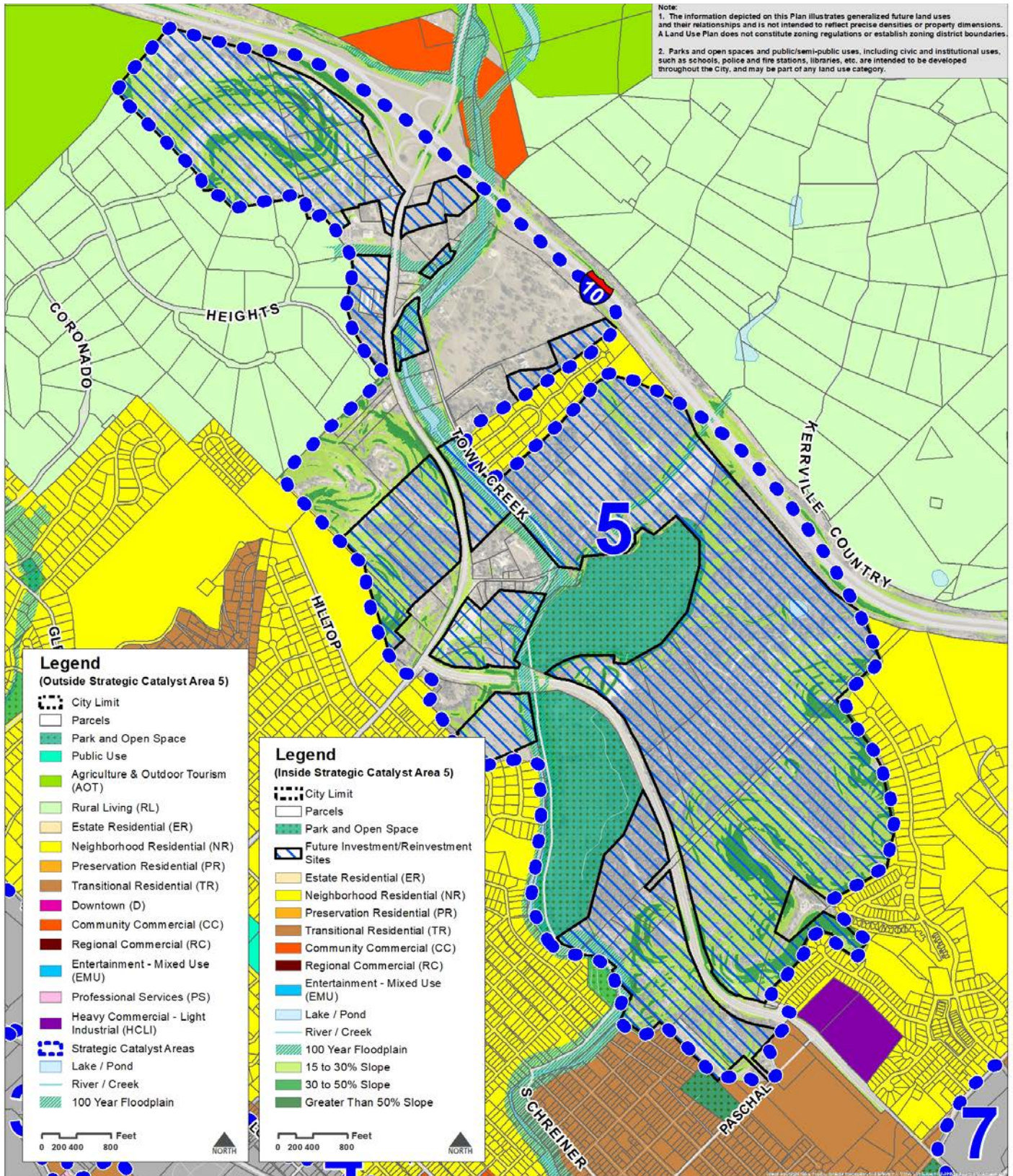
Developable Sites: 613 acres

Residents: 360

Jobs: 61



Figure 12: Strategic Catalyst Area 5





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

CAPTION: Presentation and discussion regarding proposed Subdivision Code revisions.

AGENDA DATE: March 6, 2025

DATE SUBMITTED: 02/18/2025

SUBMITTED BY:

EXHIBITS:

None

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

No

Key Priority Area:

SUMMARY:

Staff is preparing and will present this information to the Commission at the meeting.

RECOMMENDED ACTION:

Make recommendations regarding proposed Subdivision Code revisions.