

**City of Kerrville Planning & Zoning Commission Agenda  
Thursday, September 4, 2008, 4:30 p.m.**

**City Hall City Council Chambers, 800 Junction Highway, Kerrville, TX**

The meeting place has wheelchair accessibility and available accessible parking spaces.  
Please call the City of Kerrville Planning Division at (830) 792-8354 forty-eight hours (72)  
before the meeting to request accommodations.

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1. **4:30 p.m. Call to Order**  
Chairperson calls the meeting to order; roll call.
  
2. **Visitor/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.)
  
3. **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.
- 3A. **Approve the minutes from the meeting of August 21, 2008.** 2
  
4. **Public Hearing** 5
- 4A. **Replat: Oakridge Addition** – A replat of Lots 1 and 2, Oakridge Addition, located at the south corner of Loop 534 and Legion Drive. Zoned: E-29. Applicant: Texas Land Boundaries. (File No. 2008-36)
  
5. **Actions/Discussion Items** 6
- 5A. **Preliminary Plat: OLH Subdivision** – A three (3) lot, approximately 74.57 acre tract located between SH 27 and Peterson Farm Road, northwest of Splitrock Road. Zoned: PDD (No. 01-20). Applicant: Domingues and Associates. (File No. 2008-39)
- 5B. **Concept Plan: Eagle Ridge** – Review and discuss a proposed single family development on approximately 11.03 acres in the ETJ, generally located at the intersection of Rimrock Road and Blue Sky Lane. Applicant: Guadalupe Survey Company. (File No. 2008-37) 8
  
6. **Staff Reports** 11
- 6A. Future Agenda Items. Applicant: Senior Planner
- 6B. Director's Report: Director of Development Services
  
7. **Adjourn** - The next scheduled meeting is Thursday, September 18, 2008.



3B. Final Plat: Gilmer Estates – A three (3) lot 0.63 acre tract located at 1831 and 1835 Thrumman Street. Zoned: GTW. Applicant: Texas Land Boundaries. (File No. 2008-11)

Cmr. MacDonald moved for approval of the final plat; motion was seconded by Cmr. Buell and passed 3-0

#### **4. PUBLIC HEARING**

4A. Residential Replat: The Summit Phase Four – A replat of Lot 6 and part of Lot 7, Block 8, The Summit Phase Four located at 1830 Summit Point. Zoned: RC. Applicant: Voelkel Engineering and Surveying. (File No. 2008-33)

Cmr. Kessler opened the public hearing at 4:38 p.m. No one spoke. Cmr. Kessler closed the public hearing at 4:39 p.m.

Cmr. Buell moved for approval of the replat as submitted; motion was seconded by Cmr. MacDonald and passed 3-0.

4B. Replat: River Plaza Part 2 Subdivision – A replat of Lot 3-A, Block 1, River Plaza Part 2 Subdivision located at 1309 SH 173 (Bandera Hwy), the north corner of the Chapman Drive and SH 173 intersection. Zoned: GR. Applicant: Voelkel Engineering and Surveying. (File No. 2008-32)

Mr. Browning presented the finding of facts to the Commission.

Cmr. Kessler opened the public hearing at 4:40 p.m. No one spoke. Cmr. Kessler closed the public hearing at 4:10 p.m.

Cmr. MacDonald moved for approval of the replat; subject to staff recommendations; motion was seconded by Cmr. Buell and passed 3-0.

4C. Replat: Keystone Phase Two – A thirty-nine (39) lot single family development on 10.4 acres located along the northwest extension of Victory Lane. Zoned RC. Applicant: Grogan Surveying. (File No. 2008-38)

Mr. Browning presented the finding of facts to the Commission.

Cmr. Kessler opened the public hearing at 4:42 p.m. No one spoke. Cmr. Kessler closed the public hearing at 4:43 p.m.

Cmr. Buell moved for approval of the replat as submitted; motion was seconded by Cmr. MacDonald and passed 3-0.

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

5A. Future Agenda Items/Project Update. Applicant: Senior Planner.

5B. Director's Report. Applicant: Director of Development Services.

7. **Adjourn** – The next scheduled meeting is Thursday, September 4, 2008.

The meeting adjourned at 4:50 p.m.

ATTEST:

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Jim Kessler, Vice-Chair

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Trina Ramirez, Recording Secretary



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

**AGENDA ITEM:** 5A **FOR AGENDA OF:** September 4, 2008

**DESCRIPTION:** **Preliminary Plat: OLH Subdivision** – A three (3) lot approximately 74.57 acre tract located between SH 27 and Peterson Farm Road, northwest of Splitrock Road. Zoned: PDD (No. 01-20). (File No. 2008-39)

**APPLICANT(S):** Domingues and Associates

**ATTACHMENT(S):** Plat

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**SUMMARY STATEMENT – FINDING OF FACT**

History/Timeline:

- July 1995 – Subject tract is platted as Los Premiados Estates.
- June/July 2001 – Preliminary plat for this tract is submitted and withdrawn for ‘OLH Regional Catholic High School’
- August 8, 2008 – Vacation of Los Premiados Estates and a preliminary plat for OLH Subdivision is submitted for review.
- August 20, 2008 – Development Review Committee (DRC) process completed.
- August 29, 2008 – Staff comments to applicant.
- **September 4, 2008 – Consideration of plat vacation and preliminary plat by Commission.**

Summary:

The purpose of the vacation and preliminary plat is to reconfigure this tract for future development. The owners, St. Ignatius Regional Catholic High School, Inc., are proposing to develop a ‘regional’ high school on Lot 2 of the proposed preliminary plat. Staff has met with the owners and their representatives and outlined the development process.

Informational Comments:

- The applicant must vacate the existing plat per the City’s Subdivision regulations prior to or concurrent with final plat submittal.
- The preliminary plat for this tract will expire one (1) year from the date of approval.
- Municipal water and sewer will serve this development, however, off-site connection and/or extension may be required.
- Fire hydrants must meet City of Kerrville minimum spacing requirements and fire flows.
- Storm water and/or storm water detention is not addressed with the preliminary plat submittal, a detailed drainage study addressing this issue should be included as part of the final plat and civil construction plan submittal.
- Prior to final plat approval engineering plans must be submitted to and approved by the City Engineer.

- A site plan for the development must be submitted and approved, to complete the PDD process, prior to the issuance of a building permit.

### **RECOMMENDED ACTION**

Staff recommends approval of the vacation and preliminary plat, subject to the following conditions;

1. The plat should be titled, 'OLH Subdivision, Block 2, Lots 1-3.
2. Show all existing and proposed easements on the final plat with dimensions and labeled by type to include franchise utilities. Label existing easements as 'Existing' and provide recording information. Identify proposed easements by stating dedication method within parenthesis, ex. (By Plat).
3. Show a 10-foot Utility Easement along all lot lines as requested by Windstream Communications.
4. Provide a 10-foot City of Kerrville Utility Easement along SH 27.
5. Remove topographic information from final plat.
6. Clearly show and label adjacent properties, rights-of-way, lot lines, easements, ownership, etc.
7. Provide all necessary signature blocks on the final plat for recording to include franchise utilities and Kerr 911.
8. Confirm rights-of-way of SH 27 and Peterson Farm Road from property corners to adjacent right-of-way line.
9. Add the following notes:
  - This tract is zoned PDD by Ordinance No. 2001-20, see ordinance for permitted uses and restrictions.
  - No direct access from this tract to SH 27 shall be permitted.
10. Any additions and/or alterations to the engineering plans and/or plat as may be required by the City Engineer.

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

**AGENDA ITEM:** 5B **FOR AGENDA OF:** September 4, 2008

**DESCRIPTION:** Concept Plan: Eagle Ridge – Review and discuss a proposed single family development on approximately 11.03 acres in the ETJ, generally located at the intersection of Rimrock Road and Blue Sky Lane. Zoned: ETJ. (File No. 2008-37)

**APPLICANT(S):** Guadalupe Survey Company

**ATTACHMENT(S):** Location Map, Concept Plan

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**SUMMARY STATEMENT**

Article 10-IV-2 of the Subdivision Ordinance states in reference to concept plan submittal:

“...staff shall present the concept plan to the commission for review and comment. The objective of the concept plan presentation is to clarify city regulations and the comprehensive plan – land use strategy guidelines, as they apply to the parcel of land in question and its proposed subdivision.”

While the Planning and Zoning Commission may review and comment on a concept plan, there is no approval or disapproval by the Commission or any other City entity. Concept plans are intended as precursors to preliminary plat submittals.

Pursuant to the above referenced article of the Subdivision Ordinance, the applicant wishes to present a concept plan outlining proposed development on land currently outside the City limits but within the extraterritorial jurisdiction (ETJ).

The Comprehensive Plan shows the land use designation for this area as “Single Family Residential Development”.

Staff has reviewed the concept plan for the Eagle Ridge development and has the following comments;

General:

The applicant is proposing a seven (7) lot single family development along Rimrock Road, east of SH 16 (Medina Hwy) in an area referred to as ‘Kerrville South’. The proposed lots, all of which front Rimrock Road range in size from 1.34 acres to 3.65 acres. Water service will be provided by Aqua Texas, Inc., each lot will provide a private on-site sewage disposal system. Because the proposed development is within the City’s ETJ, the City’s Subdivision regulations will apply.

Preliminary Plat Submittal:

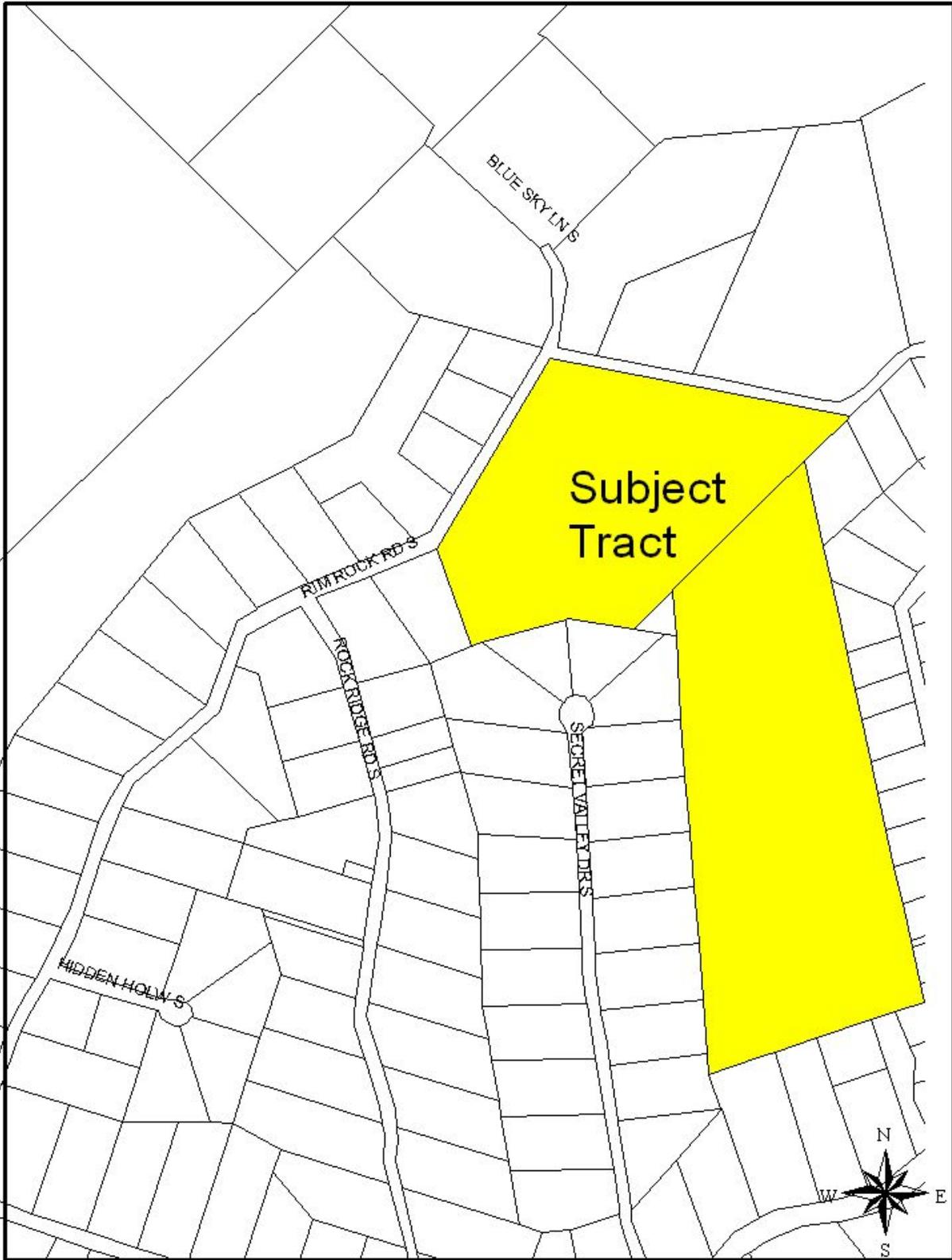
In addition to the information required for a preliminary plat submittal, the following items should also be addressed;

- Development name change, there is an existing subdivision within the County named Eagle Ridge.
- Storm water is not addressed with the Concept Plan, a detailed drainage study shall be required prior to final plat and/or development.
- Prior to final plat the owner/developer must satisfy the OSSF requirements of the County's Environmental Health Department and show the following note on the final plat:
 

Prior to any type of construction on any lot, the owner of said lot shall obtain an O.S.S.F. Authorization to Construct from the Kerr County O.S.S.F. representative. All lots in the subdivision are required to comply with all current and future O.S.S.F. regulations adopted by Kerr County.
- Show lot lines for Lots 1-7 to the right-of-way line, dedication of Rimrock Road right-of-way will be to Kerr County.
- Show all existing and proposed easements on the plat with dimensions and labeled by type to include franchise utilities. Label existing easements as 'Existing' and provide recording information. Identify proposed easements by stating dedication method within parenthesis, ex. (By Plat).
- Provide topographic information.
- Provide a vicinity/location map of the tract.
- Provide a 10-foot Utility Easement on all lot lines and along road right-of-ways for franchise utilities.
- Provide two (2) corners set to the State Plane Coordinate System (NAD 83) and one (1) corner located with respect to a corner of the original survey.
- Provide all necessary signature blocks on the final plat for recording to include franchise utilities and Kerr 911.
- Provide the following notes:
  1. This development is within the ETJ of the City of Kerrville.
  2. The water provider for this development is Aqua Texas, Inc.
  3. Waste water disposal is by private OSSF.
  4. All homes in this development must have an automatic sprinkler system installed.
  5. The maximum unit size in this development is 3600 square feet, excluding porches, decks and garages, unless a habitable space is located above the garage.
- Conformance with the Parkland Dedication Ordinance, in the 'General Notes' indicate the method to be used to satisfy this requirement.

**RECOMMENDED ACTION**

Review and discuss the Concept Plan with the applicant. No action is to be taken.



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

**AGENDA ITEM:** 6A **FOR AGENDA OF:** September 4, 2008  
**DESCRIPTION:** Future Agenda Items  
**APPLICANT(S):** Gordon Browning, Senior Planner  
**ATTACHMENT(S):**

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The following items have been scheduled for the Commission's September 18, 2008 meeting.

Final Plat: Villas at the Park, Phases 2-5 – A plat of part of Lot 1, Block 2, Mesa Park, 3.09 acres for residential development located at Singing Wind Drive and Bridle Path. Zoned: R-3. Applicant: Voelkel Engineering and Surveying. (File No. 2007-46)

Replat: Dunn Addition – A replat of Lot 2, Block 1, Dunn Addition, located at 2101 Junction Hwy (SH 27). Zoned: W-2. Applicant: Voelkel Engineering and Surveying. (File No. 2008-45)

Residential Replat: J.A. Tivy Addition - A replat of part of Lots 10 and 11 and Lot 12, Block 74, J.A. Tivy Addition located at 404, 410 and 416 Ross Street. Zoned: R1A. Applicant: Roederer Surveying. (File No. 2008-44)

Development Site Plan: Songbird Ridge – A request to amend the development site plan for a twenty-one (21) lot, 2.25 acre duplex development located on the south side of Pinto Trail between Tomahawk Trail and Bow Lane as approved by Resolution No. 010-2008. Zoned: RC. Applicant: Voelkel Engineering and Surveying. (File No. 2008-42)

Preliminary Plat: Songbird Ridge – A twenty-one (21) lot 2.25 acre duplex development located on the south side of Pinto Trail between Tomahawk Trail and Bow Lane. Zoned: RC. Applicant: Voelkel Engineering and Surveying. (File No. 2008-43)

Conditional Use Permit(CUP) Request – A request for a CUP to allow a Wireless Telecommunication Facility (WTF) transmitting antenna on a 0.26 acre tract located at 604 Junction Hwy (SH 27). Zoned: W-10. Applicant: Rose Radio Munbilla-Kerrville. (File No. 2008-41)