

City of Kerrville Planning & Zoning Commission Agenda

Thursday, November 6, 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.

Page

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 October 16, 2008.** 2

4. **Public Hearing**
- 4A. **Residential Replat: The Summit, Phase II** – A replat of Lots 8, 9 and 10, Block 3, The Summit, Phase II located at 2124, 2126 and 2128 Vista Ridge Drive. Zoned: RC. Applicant: Domingues and Associates. (File No. 2008-55) 5

5. **Actions Item**
- 5A. **Preliminary Plat: Wagon Wheel Subdivision Four** – A preliminary plat for a two (2) lot subdivision located at the northwest corner of the Sidney Baker (SH 16) and Loop 534 intersection. Zoned: GTW. Applicant: Domingues and Associates. (File No. 2008-56) 7

6. **Staff Reports** 10
- 6A. Future Agenda Items. Applicant: Senior Planner

7. **Adjourn** - The next scheduled meeting is Thursday, November 20, 2008.

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

AGENDA ITEM: 3A **FOR AGENDA OF:** November 6, 2008
DESCRIPTION: Approval of minutes of October 16, 2008.
APPLICANT(S): Planning and Zoning Commission Secretary
ATTACHMENT(S): Minutes

MEMBERS PRESENT:

Andy Phillips, Chair
Jim Kessler, Vice Chair
Harold Buell, Commissioner
T. Justin MacDonald, Commissioner

MEMBERS ABSENT

George Hager, Commissioner

COUNCIL LIAISON PRESENT

Bruce Motheral, Council Liaison

STAFF PRESENT:

Kevin Coleman, Director of Development Services
Gordon Browning, Senior Planner
Trina Ramirez, Planning and Zoning Commission Secretary

1. CALL TO ORDER:

On October 16, 2008, the Kerrville Planning and Zoning Commission regular meeting was called to order at 4:35 p.m. in the City Hall Council Chambers, 800 Junction Highway.

2. VISITOR/CITIZENS FORUM:

3. CONSENT AGENDA

3A. Approval of the minutes from the meeting of October 2 2008.

Cmr. Kessler moved for approval of the minutes; motion was seconded by Cmr. Buell and passed 4-0.

4. Public Hearing

4A. Residential Replat: Kerrville Hills Ranch Estates No. 1 – A replat of Lot 17, Kerrville Hills Ranch Estates No. 1, located at 2380 Medina Hwy. Zoned: ETJ. Applicant: Texas Land Boundaries. (File No. 2008-52)

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

Cmr. Phillips opened the public hearing at 4:37 p.m.

Gary Brandenburg with Texas Land Boundaries, requested that the Commission recommendation approval of re-plating.

Cmr. Phillips closed the public hearing at 4:39 p.m.

Cmr. Buell moved for approval of the re-plat; subject to conditions; motion was seconded by Cmr. Kessler and passed 4-0.

4B. Conditional Use Permit (CUP) Request – Consider a request for a CUP to allow a vehicle sales/service (used) facility on an approximately 2.65 acre tract located at 1815 Junction Highway. Zoned: W-3. Applicant: Jimmy D. King. (File No. 2008-54)

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

Cmr. Phillips opened the public hearing at 4:41 p.m.

Jimmy D King the applicant, indicated that he is the lease tenant for the property owner. Mr. King also indicated that automotive service will not be offered or provided at his facility and he will only be doing sales.

Cmr. Kessler questioned if the used vehicles will be washed on site.

Mr. King stated that he has a power washer that does not use soaps or chemicals in them he only will wash the vehicles down and if they need to have them washed he will send them to a public car wash.

Cmr. Motheral questioned if the issue on asphalt or concrete drive has been resolved.

Mr. King stated that the parking area will be asphalt or concrete as per city code. The gravel drive itself will be a circle drive from one entry to the other thru the property and will be a road base with limestone cover.

Cmr. Phillips closed the public hearing at 4:45 p.m.

Cmr. Kessler stated his concern on section two on the resolution that reads “In addition to the use and development regulations currently applicable to the property, the property may be used for vehicle sales/service (used) facility” and recommend to Commission to change it to read: vehicle sales only of recreational vehicles with no servicing or maintenance of vehicles on site.

Cmr. Kessler moved to recommend to City Council approval of the C.U.P; to read on the resolution: In addition to the use and development regulations currently applicable to the property, the property may be used and developed for a vehicle sales of recreational vehicle sales only with no servicing or maintenance of vehicles on site; motion was seconded by Cmr. Buell and passed 4-0.

4C. Planned Development Site Plan: Our Lady of the Hills Regional High School – Consider a request to adopt a Planned Development Site Plan for part of Planned Development District No. 2001-20, an approximately 50 acre tract located between SH

27 and Peterson Farm Road, northwest of Splitrock Road. Zoned: PDD. Applicant: PBK. (File No. 2008-53)

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

Cmr. Phillips opened the public hearing at 4:48 p.m. No one Spoke. Cmr. Phillips closed the public hearing at 4:49 p.m.

Cmr. Kessler stated his concern on the proposal number one that reads no portion of any structure built on property shall exceed 50 feet in height. And that from previous request that the height is 40 feet.

Mr. Browning stated that this is specific to the Planned Development District and it also falls under the airport hazard zoning ordinance that overlays this area in addition to the land use ordinance that is in place.

Jim Ruiz with PBK Architects, discussed with the Commission the elevations and indicated that there is an approach zone over the property. Mr. Ruiz also indicated that they approve staffs recommendation.

Cmr. Kessler moved to recommend to the City Council the proposed plan; subject to the conditions staff has recommended; motion was seconded by Cmr. MacDonald and passed 4-0.

5. STAFF REPORTS

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

Mr. Browning shared with the Commission that option 2 for the Fuddruckers site plan will be recommended to City Council and explained to the commission that the property owner for Starbucks denied option 1 that pertained to her property.

Kevin Coleman informed the Commission of the Alternate members that City Council appointed and they will attend the November 6,2008 meeting.

Justin MacDonald informed the Commission he will not be attending the November 6, 2008 P&Z Meeting.

6. Adjourn – The next scheduled meeting is Thursday, November 6, 2008.

The meeting adjourned at 4:59 p.m.

ATTEST:

Andy Phillips, Chair

Trina Ramirez, Recording Secretary

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

AGENDA ITEM: 4A **FOR AGENDA OF:** November 6, 2008

DESCRIPTION: **Residential Replat: The Summit, Phase II** – A replat of Lots 8, 9 and 10, Block 3, The Summit, Phase II located at 2124, 2126 and 2128 Vista Ridge Drive. Zoned: RC. (File No. 2008-55)

APPLICANT(S): Domingues and Associates

ATTACHMENT(S): Location Map, Plat

SUMMARY STATEMENT – FINDING OF FACT

History/Timeline:

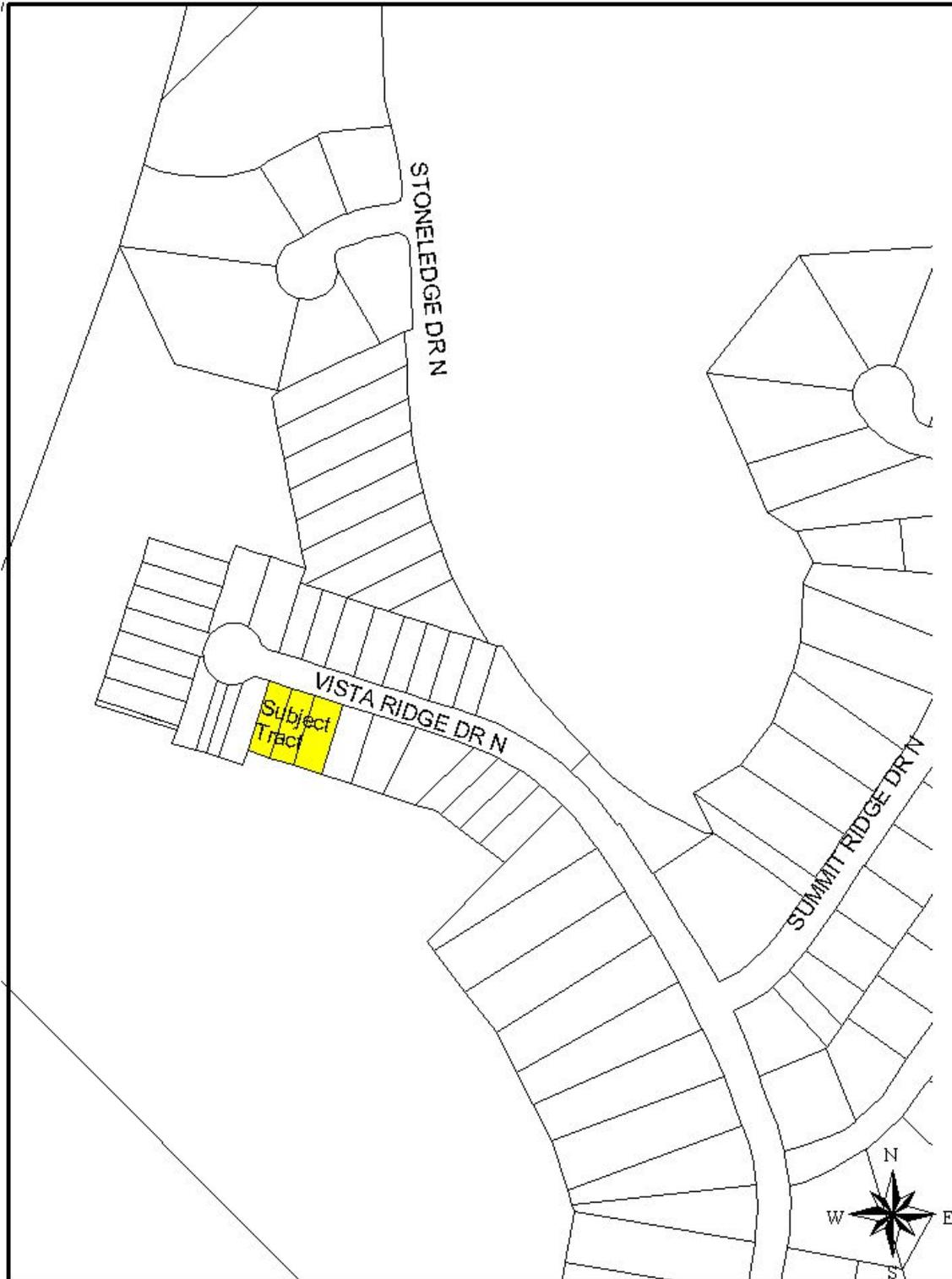
- April 1984 – Plat of The Summit Phase Two, approved by the Commission.
- March 1987 – A replat of The Summit Phase Two, approved by the Commission.
- October 10, 2008 – A replat of Lots 8, 9 and 10, Block 3, The Summit Phase II submitted for review.
- October 20, 2008 – Notice of the required public hearing published in The Kerrville Daily Times and mailed to all property owners within 200 feet of the replat.
- October 22, 2008 – Development Review Committee (DRC) review process completed.
- October 31, 2008 – Staff comments to applicant.
- **November 6, 2008 – Consideration of replat by Commission.**

Summary:

- Proposed replat will combine Lots 8, 9 and 10 into two (2) lots, 8R and 10R.
- Utilities to serve the replat exist.

RECOMMENDED ACTION

1. Open the public hearing and receive comments, and
2. Approve the replat subject to the following;
 - a. The replat should be titled, 'A replat of Lots 8, 9 and 10, Block 3, The Summit, Phase Two.



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

AGENDA ITEM: 5A **FOR AGENDA OF:** November 6, 2008

DESCRIPTION: **Preliminary Plat: Wagon Wheel Subdivision Four** – A preliminary plat for a two (2) lot subdivision located at the northwest corner of the Sidney Baker (SH 16) and Loop 534 intersection. Zoned: GTW. (File No. 2008-56)

APPLICANT(S): Domingues and Associates

ATTACHMENT(S): Location Map, Plat

SUMMARY STATEMENT – FINDING OF FACT

Timeline:

- October 10, 2008 – Preliminary plat for Wagon Wheel Subdivision Four accepted for review.
- October 22, 2008 – Development Review Committee (DRC) review process completed.
- October 31, 2008 – Staff comments to applicant.
- **November 6, 2008 – Consideration of preliminary plat by Commission.**

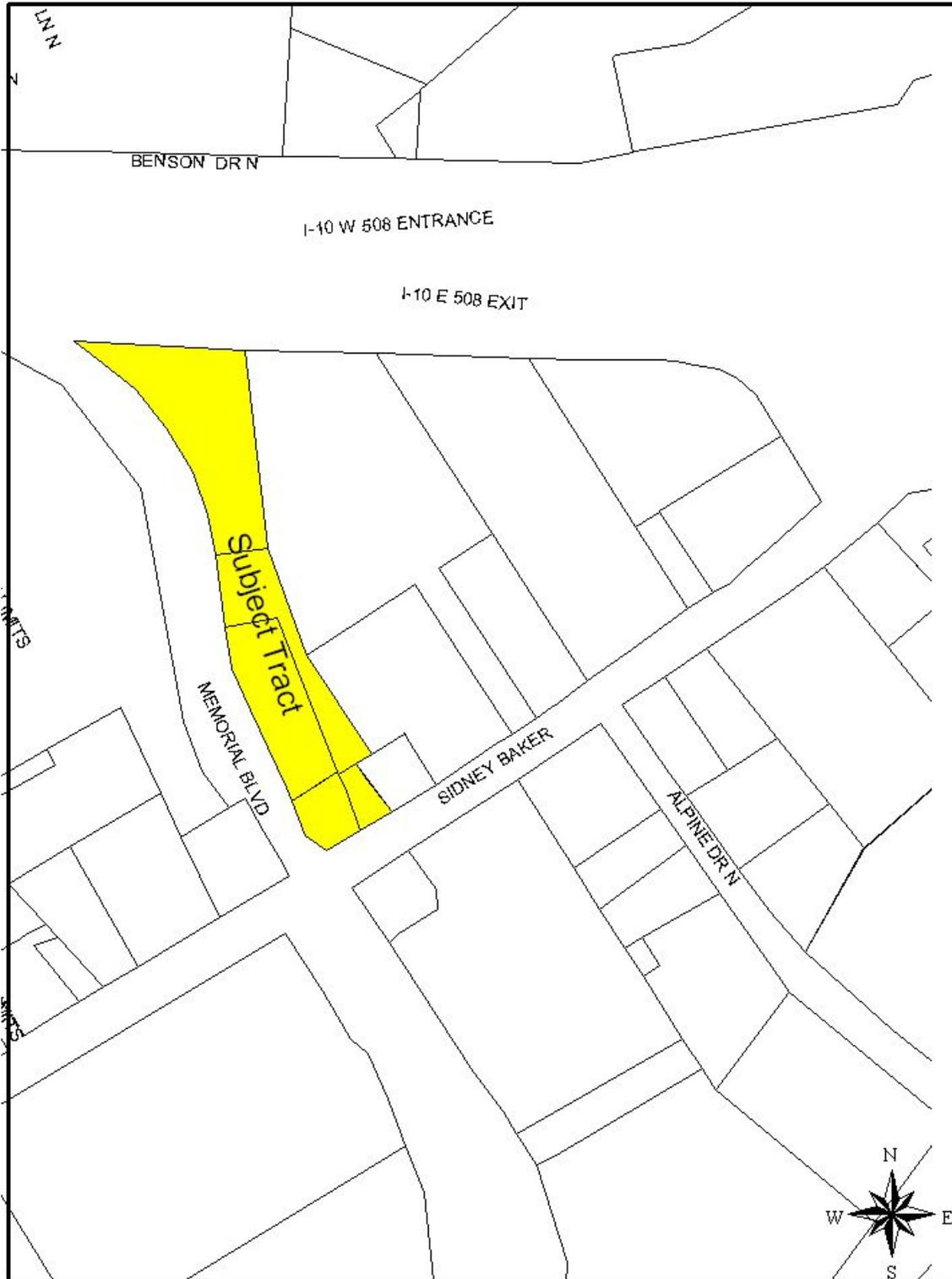
Summary/Informational Comments:

- The preliminary plat is the first step in the process for a possible hotel development on this tract.
- Note that this tract appears to be located within a FEMA designated floodplain, therefore, a detailed drainage study and CLOMR and LOMR will be required.
- Drive approach(s) to this tract will require TxDOT approval.
- The building permit will be held until the LOMR has been approved and the floodplain and/or floodway boundary determined, if necessary.
- Sidewalks will be required along street frontages.
- The preliminary plat will expire one (1) year from the date of Commission approval.
- Approval of the preliminary plat will allow the developer to seek approval of development and construction plans.
- Municipal utilities exist to serve this tract.
- Approval of the preliminary plat and/or final plat does not constitute construction approval, individual building permits will be required prior to development.
- Prior to final plat acceptance engineering plans must be submitted and approved by the City Engineer.

RECOMMENDED ACTION

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

1. The plat should be titled, 'Wagon Wheel Subdivision Four, Block 1, Lots 1 and 2.
2. 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).
3. Remove topographic and physical features from the final plat.
4. Show volume and page for the 'High Pressure Gas Main and Drainage Easement' agreement shown.
5. Show rights-of-way for Loop 534 and SH 16.
6. 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.
7. Provide all necessary signature blocks on the final plat for recording to include franchise utilities and Kerr 911.
8. On the final plat show the floodplain and/or floodway line as approved with the FEMA case number.
9. Provide the following notes on the final plat;
 - a. This tract is Zoned GTW, see the City of Kerrville Zoning Code for uses and setbacks.
 - b. Date preliminary plat was approved.
10. Any additions and/or alterations to the engineering plans and/or final plat as may be required by the City Engineer.



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

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

The following items have been scheduled for the Commission's November 20, 2008 meeting.

Development Site Plan: The Salvation Army's Kroc Community Center – A 16.1 acre community center located generally at the end of George Street southeast of Paschal Street and fronting Holdsworth Drive, 505 Holdsworth Drive. Zoned: PDD. Applicant: Peter Lewis Architect and Associates. (File No. 2008-59)

NOTE: The Planned Development District Zoning for this project was approved by Council on December 11, 2007. The Commission approved a preliminary plat for this site at their February 7, 2008 meeting. Approval of a Development Site Plan is a condition of the Planned Development District zoning.

Preliminary Plat: Fox Ridge – A seven (7) lot, 11.03 acre tract generally located at the intersection of Rimrock Road and Blue Sky Lane. Zoned: ETJ. Applicant: Guadalupe Survey Company. (File No. 2008-58)

NOTE: The Commission reviewed the Concept Plan for this development (aka, Eagle Ridge) at their September 4, 2008 meeting.