



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, July 16, 2015 4:30 P.M.
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

CALL TO ORDER

1. VISITORS/CITIZENS FORUM:

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

2. CONSENT AGENDA:

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

2A. Approval of the minutes from the June 4, 2015 meeting. **Pg. 2**

2B. Approval of the minutes from the July 2, 2015 meeting. **Pg. 4**

3. PUBLIC HEARINGS AND ACTION

3A. **Public Hearing & Action, Residential Replat –** Public hearing, consideration, and action concerning a request for replat of Lots 16 & 17, Block B, Section 8, Comanche Trace Phase 1 comprising of 1.96 acres into Lot 16A, Block B, Section 8, Comanche Trace Phase 1, located at 3517 Trail Head Drive. (File No. 2015-031). **Pg. 7**

3B. **Public Hearing & Action, Replat –** Public hearing, consideration, and action concerning a request for replat of part of Lot 1 and all of Lot 2, Block 39, J.A. Tivy Addition comprising of .62 acres into Lots 2A & 2B, Block 39, J.A. Tivy Addition, located at 1019, 1023, 1025 North Street. (File No. 2015-034). **Pg. 9**

4. STAFF REPORTS

“RT” Text Amendment

“CBD” Text Amendment

528 Main Street Zoning Change Request

5. ADJOURNMENT

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

I do hereby certify that this notice of meeting was posted on the bulletin board at the city hall of the city of Kerrville, Texas, and said notice was posted on the following date and time: July 10, 2015 at 2:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Deputy City Secretary, City of Kerrville, Texas



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 2A
Hearing Date: July 16, 2015
Representative: Staff

Proposal

Approval of the minutes from the June 4, 2015 Planning & Zoning Commission meeting.

MEMBERS PRESENT:

David Watterson, Chairman
Bob Waller, Vice Chairman
Garrett Harmon, Commissioner
Bill Morgan, Commissioner
R. Bruce Motheral, Commissioner
Doyle Malone, Alternate

MEMBERS ABSENT:

Rustin Zuber, Alternate

CITY COUNCIL LIASON

Bonnie White (present)

STAFF PRESENT:

Trent Robertson, City Planner

CALL TO ORDER:

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

1. VISITORS/CITIZENS FORUM:

No one spoke.

2. CONSENT AGENDA:

2A. Approval of the minutes from the May 7, 2015 meeting.

Cmr. Morgan moved to approve the minutes as presented. Motion was seconded by Cmr. Harmon and passed 5-0.

3. PUBLIC HEARINGS AND ACTION:

3A. Public hearing, consideration, and action concerning a requested zoning text amendment to amend Chapter I, "The City of Kerrville Zoning Code" Article 11-1-10(f) "RT" Residential Transition District to

specify and change development regulations pertaining to churches and schools. (File No. 2015-025).

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

Cmr. Watterson opened the public hearing at 4:35 p.m. Hearing no one speak, Cmr. Watterson closed the public hearing at 4:36 p.m.

Cmr. Harmon moved to approve the zoning text amendment with the ordinance change with the addition of exterior materials to include stucco and cement fiber board. Motion was seconded by Cmr. Motheral and passed 5-0.

4. STAFF REPORTS:

Mr. Robertson reported staff does not have any upcoming items at this time.

5. ADJOURNMENT:

This meeting was adjourned at 4:58 p.m.



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 2B
Hearing Date: July 16, 2015
Representative: Staff

Proposal

Approval of the minutes from the July 2, 2015 Planning & Zoning Commission meeting.

MEMBERS PRESENT:

David Watterson, Chairman
Bob Waller, Vice Chairman
Garrett Harmon, Commissioner
Bill Morgan, Commissioner
Bruce Motheral, Commissioner
Doyle Malone, Alternate
Rustin Zuber, Alternate

CITY COUNCIL LIASON

Bonnie White (present)

STAFF PRESENT:

Trent Robertson, City Planner

CALL TO ORDER:

On July 2, 2015, Cmr. Watterson called the Kerrville Planning and Zoning Commission regular meeting to order at 4:30 p.m. in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

1. VISITORS/CITIZENS FORUM:

No one spoke.

2. PUBLIC HEARINGS AND ACTION

2A. Public Hearing & Action, Zoning Request – Public hearing, consideration, and action concerning a requested zoning change from a (C-17) Central City 17- District to a (C-19) Central City 19-District for an approximate .505 acres tract. Legal Description Lots 5-6 Block 13 of the Joseph A. Tivy's First Addition, located at 1700 Water Street East. (File No. 2015-027)

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

Cmr. Watterson opened the public hearing at 4:33 p.m.

Mr. Morgan asked what type of business would be at this location. Mr. Dite Steinruck stated it would be a store front for Kendal Kasper Construction.

Hearing no one else, Mr. Watterson closed the public hearing at 4:34 p.m.

Mr. Motheral moved to approve the zoning change. Motion was seconded by Mr. Morgan and passed 5-0.

2B. Public Hearing & Action, Comprehensive Plan Amendment – Public hearing, consideration, and action concerning a proposed Comprehensive Plan Amendment to amend the future land use category from “Low-Density Residential” to “Mixed-Use” for an approximate 1.23 acres tract. Legal Description Lot 2 Block 1 of the Samples Properties, located on the southeast side of Goss Street North between Legion Drive North and Mesquite Street North. (File No. 2015-029)

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

Mr. Watterson opened the public hearing at 4:43 p.m.

Mr. John Sample described the reason he applied for this comprehensive plan amendment.

Hearing no one else, Mr. Watterson closed the public hearing at 4:46 p.m.

Mr. Harmon moved to approve the comprehensive plan amendment. Motion was seconded by Mr. Waller and passed 5-0.

2C. Public Hearing & Action, Zoning Request – Public hearing, consideration, and action concerning a requested zoning change from a (RM) Residential Mix District to a (E-29) East Side 29-District for an approximate 1.23 acres tract. Legal Description Lot 2 Block 1 of the Samples Properties, located on the southeast side of Goss Street North between Legion Drive North and Mesquite Street North. (File No. 2015-028)

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

Mr. Watterson opened the public hearing at 4:47 p.m. Hearing no one speak, Mr. Watterson closed the public hearing at 4:48 p.m.

Mr. Harmon moved to approve the zoning change. Motion was seconded by Mr. Waller and passed 5-0.

2D. Public Hearing & Action, Zoning Text Amendment – Public hearing, consideration, and action concerning a requested zoning text amendment to amend Chapter I, “The City of Kerrville Zoning Code” Article 11-1-10(f)(2-4) “RT” Residential Transition District to possibly amend development regulations pertaining to Building Limit, Building Appearance, Off-Street Parking, Front Yard Requirement, Sign Restrictions, Churches and Schools. (File No. 2015-030)

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

Mr. Watterson opened the public hearing at 4:54 p.m. Hearing no one speak, Mr. Watterson closed the public hearing at 4:55 p.m.

Mr. Harmon moved to approve the zoning text amendment. Motion was seconded by Mr. Motheral and passed 5-0.

3. STAFF REPORTS:

Mr. Robertson reported

4. ADJOURNMENT:

This meeting was adjourned at 5:20 p.m.



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 3A
Planning File #: 2015-031
Hearing Date: July 16, 2015
Representative: Mike Grogan
Location: 3517 Trail Head Drive
Legal Description: Lots 16 & 17, Block B, Section 8, Comanche Trace Phase 1
Total Acreage: 1.96

Proposal

Replat of Lots 16 & 17, Block B, Section 8, Comanche Trace Phase 1 comprising of 1.96 acres into Lot 16A, Block B, Section 8, Comanche Trace Phase 1

Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on July 1, 2015. Notices were sent to property owners within two hundred (200) feet of the subject property on July 6, 2015. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 10, 2015, in accordance with Section 551.043(a) of the Texas Government Code.

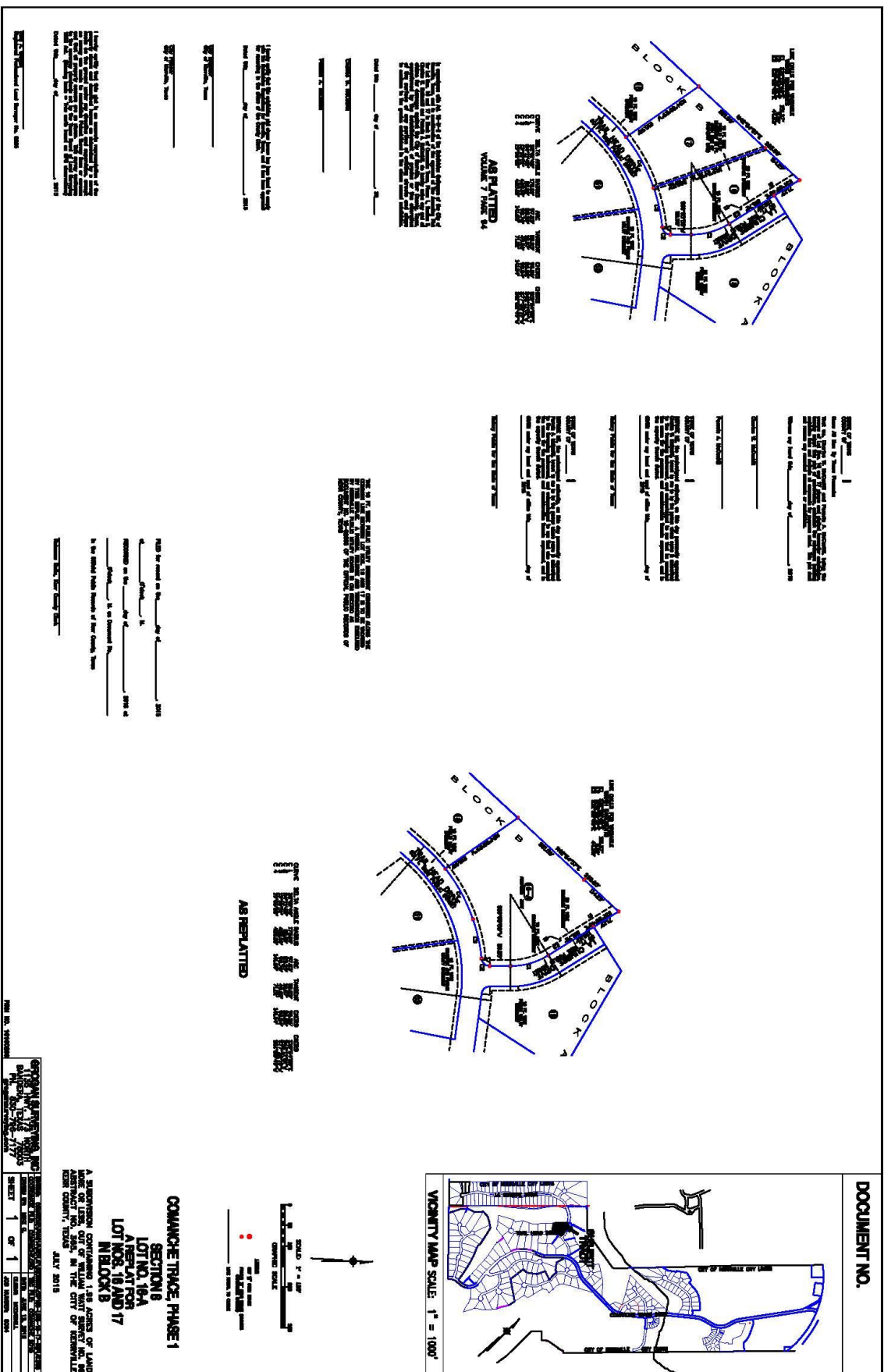
Recommended Action

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

Staff Analysis and Recommendation: Approval

1. Requirements and Guidelines:

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





City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 3B
Planning File #: 2015-034
Hearing Date: July 16, 2015
Representative: Dustin Coon
Location: 1019, 1023, 1025 North Street
Legal Description: Part of Lot 1 and all of Lot 2, Block 39, J.A. Tivy Addition
Total Acreage: .62

Proposal

Replat of part of Lot 1 and all of Lot 2, Block 39, J.A. Tivy Addition comprising of .62 acres into Lots 2A & 2B, Block 39, J.A. Tivy Addition

Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on July 1, 2015. Notices were sent to property owners within two hundred (200) feet of the subject property on July 6, 2015. Additionally, notice of this meeting was posted at city hall and on the city's internet website on July 10, 2015, in accordance with Section 551.043(a) of the Texas Government Code.

Recommended Action

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

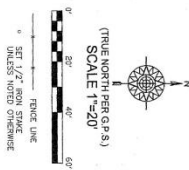
Staff Analysis and Recommendation: Approval

1. Requirements and Guidelines:

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

- 1. Check survey to make sure the power/light pole on the southwest corner of the property is within the boundaries.**
- 2. Add Title/Signature blocks for the City Engineer and City Planner**

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



LOTS 1 AND 2, BLOCK 39 AS SOWN ON THE OFFICIAL MAP
OF THE CITY OF KERRVILLE IN V. 1, P. 1-6 KERR COUNTY PLAY RECORDS

DUSTIN COOKS - PASTOR

[illegible]

ERIC N. ASHLEY
LAND SURVEYOR
317 "A" STREET
KERRVILLE, TEXAS 78028
(830) 257-7722

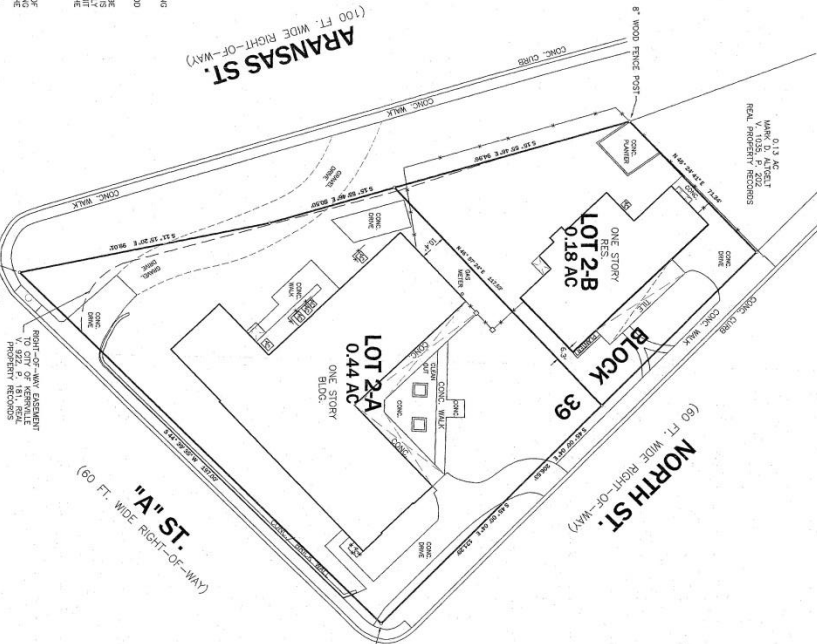
BUILDING STRUCTURES SHALL BE IN ACCORDANCE WITH THE CITY OF KERNVILLE ZONING ORDINANCE.

THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48505-01-01, REVISION DATED 3, 2011.

A PRELIMINARY STUDY CONCERNING THE PROPOSED DRAINAGE IMPROVEMENTS SHALL BE CONDUCTED BY A LICENSED PROFESSIONAL ENGINEER. THE STUDY SHALL BE DESIGNED TO PROTECT ANY AND ALL IN THE JURISDICTION. PROPOSED IMPROVEMENTS SHALL BE SUBMITTED FOR REVIEW BY THE CITY ENGINEER. THE STUDY SHALL BE CONDUCTED CONSIDERATION OF THE SITE.

THE SUBJECT PROPERTY IS IN THE KERNVILLE INDEPENDENT SCHOOL DISTRICT.

THE KERNVILLE COMPARTMENTS SCHOOL HERON WERE LOCATED USING THE CITY OF KERNVILLE COMPREHENSIVE SYSTEM. THESE COMPARTMENTS ARE FOR CITY OF KERNVILLE MAINTENANCE AND REPAIR. THE CITY OF KERNVILLE WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SITE, AND ARE NOT TO BE USED TO PROVIDE MAINTENANCE ON THE PROPERTY.



CHAIR, CITY PLANNING AND ZONING COMMISSION,
CITY OF KERRVILLE, KERR COUNTY, TEXAS

FIELD FOR RECORD ON THE ____ DAY OF
____ 2015 A.D. AT ____ O'CLOCK ____ M.
2015 A.D. AT ____ O'CLOCK ____ M. UNDER
CLERKS FILE NO. 15-____, OFFICIAL PUBLIC
RECORDS OF KERR COUNTY, TEXAS.

APOSTOLIC CHURCH ADDITION
 A REPLAT OF PART OF LOT 1,
 AND ALL OF LOT 2, BLOCK 39
 J.A. TIVY ADDITION
 COMPRISING 0.62 ACRES OF LAND OUT OF THE THOS.
 HAND SURVEY NO. 115, ABSTRACT NO. 193, IN THE CITY
 OF KERRVILLE, KERR COUNTY, TEXAS
 DATE 09/16/2015

STATE OF TEXAS
COUNTY OF HUNT
THIS 4th day of MARCH, 1905, I, the undersigned, my heirs and assigns, have granted, sold, conveyed and confirmed, and by these presents do grant, sell, convey and confirm unto the GRANTOR HEREIN, in full and lawful discharge,
Dated at the 4th day of June, 1905

WITNESSETH MY HAND AND SEAL OF OFFICE, this 4th day of March, 1905.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JOHN L. HARTLEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4637