



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, JUNE 15, 2017 4:30 P.M.
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

CALL TO ORDER

1. VISITORS/CITIZENS FORUM:

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

2. CONSENT AGENDA:

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

2A. Approval of the minutes from the April 6, 2017 meeting. **Pg. 3**

2B. Approval of the minutes from the May 4, 2017 meeting. **Pg. 6**

2C. Approval of the minutes from the June 1, 2017 meeting. **Pg. 8**

3. CONSIDERATION AND ACTION

3A. **Consideration and Action, Preliminary Plat** – Consideration and action concerning a preliminary plat for Price Point, Lot 1, a subdivision in Kerr County, containing 3.0 acres of land, more or less, out of the Thomas L. Waddel Survey No. 145, Abstract No. 354, Kerr County, Texas, located on Rimrock Drive. (File No. 2017-031). **Pg. 12**

3B. **Consideration and Action, Preliminary Plat** – Consideration and action concerning a preliminary plat for Tinco Industry Addition, Block One, Lot 1, a subdivision in Kerr County, containing 5.33 acres of land more or less, out of the Rowland Nichols Survey No. 126, Abstract No. 262, Kerr County, Texas, located at the end of Robby Drive. (File No. 2017-038). **Pg. 14**

3C. **Consideration and Action, Final Plat** – Consideration and action concerning a final plat for Bandera Highway Mega Storage Phase 2, Block 1, Lot 1, a subdivision establishing 4.54 acre tract, being in and a part of the William C. Francis Survey No. 146, Abstract No. 137, City of Kerrville, Kerr County, Texas, located at 1225 Bandera Hwy. (File No. 2017-041). **Pg. 16**

3D. **Consideration and Action, Replat** – Consideration and action concerning a replat of a portion of Lots 1-6, Block 9, a portion of H Street, and a portion of Lots 1-5, Block 10, J.A. Tivy's Addition to the City of Kerrville recorded in Volume P, Page 16, Plat Records, Kerr County, Texas, and being all of that certain 0.342 of one acre tract recorded in document No. 16-06322, official public records of Kerr County, Texas, all of that certain 2.404 acre tract recorded in document No. 16-06323, official records of Kerr County, Texas, all of certain 1.357 acre tract recorded in document No. 16-06324, official public records of Kerr County, Texas, and 0.396 of one acre tract being a portion of H Street recorded in document No. 17-01162, official records of Kerr County, Texas, containing 4.135 acres, more or less, in the City of Kerrville, Kerr County, Texas according to the Plat Records of Kerr County, Texas, located at 1709 Water Street. (File No. 2017-026). **Pg. 18**

3E. **Consideration and Action, Conditional Use Permit** – Consideration of a resolution concerning a requested Conditional Use Permit for “vehicle sales/service used” for an approximate 1.69 acre tract, being Lot 1A and a part of Lot 2, Block One, Adams Subdivision, located 1750 Junction Hwy. (File No. 2017-032) **Pg. 21**

4. PUBLIC HEARING AND ACTION

4A. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a replat of Lots 1 and 2, Sidney Baker Community Plaza and part of Lot 1, Block 1, Keystone Addition, containing 4.128 acres of land, more or less, as recorded in File No. 16-05306 and No. 17-02376, Official Public Records, Kerr County, Texas, located at 1405 & 1407 Sidney Baker Street. (File 2016-037). **Pg. 27**

4B. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a replat of Lots 1, 2, 1-A, 2-A, 19 and part of Cummings Lane, Midway Center, an unrecorded commercial subdivision in Kerr County, containing 2.55 acres of land, more or less, out of the Francisco Martinez Survey No. 123, Abstract No. 247, Kerr County, Texas, located at 2590 Junction Highway. (File No. 2017-035) **Pg. 29**

4C. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a replat of Lots 7, 8, 17 and 18, Block 6, Oaks Heights Addition, a subdivision in Kerr County, containing 3.64 acres of land, more or less, as recorded in Volume 2, Page 92, of the Plat Records of Kerr County, Texas, located at 385 Goat Creek Cut-Off. (File No. 2017-039). **Pg. 31**

4D. **Public Hearing & Action, Annexation and Zoning** – Public hearing, consideration, and action to annex into the incorporated limits of the City of Kerrville and a recommendation for a zoning classification of Planned Development District (PDD) Residential, for an approximately 11.341 acre tract of land generally located east of Comanche Trace Drive, between Comanche Trace Phases 4 and 11. The tract being more particularly described as located in the William Watt Survey No. 65, Abstract No. 364 of Kerr County, Texas and being a portion of the remaining portion of that certain called 1131.78 acre tract in Volume 971, Page 698, Real Property Records of Kerr County, Texas. (File No. 2017-033). **Pg. 33**

5. ITEMS FOR DISCUSSION

5A. Review and discuss “Home Occupations”, as defined in Article 11-I-3 (57), of the City of Kerrville Zoning Code. **Pg. 36**

6. STAFF REPORTS

7. 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: June 9, 2017 at 4:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Cheryl Brown
Deputy City Secretary, City of Kerrville, Texas



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 2A
Hearing Date: June 15, 2017
Representative: Staff

Proposal

Review and approval of the minutes from the April 6, 2017 meeting

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

April 6, 2017

MEMBERS PRESENT:

Bob Waller, Chairman
Garrett Harmon, Vice-Chair
Don Barnett, Commissioner
Rustin Zuber, Commissioner, *arrived 4:37 p.m.*
David Jones, Alternate, *sat in for Cmr. Zuber*
Marty Lenard, Alternate, *sat in for Cmr. Sigerman*

MEMBERS ABSENT:

Michael Sigerman, Alternate

CITY COUNCIL LIASON

Glenn Andrew (not present)

STAFF PRESENT:

Gordon Browning, Interim City Planner
Mayor Bonnie White
Danny Batts, Chief Building Official/Director of Building Services
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On April 6, 2017, Cmr. Waller called the Kerrville Planning and Zoning Commission regular meeting to order at 4:31 p.m. in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

1. VISITORS/CITIZENS FORUM:

No one spoke.

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.

3. PUBLIC HEARINGS AND ACTION

3A. Public Hearing & Action, Replat – Public hearing, consideration, and action concerning a request for a replat of Lots 1-4, Vista Hills, a subdivision in Kerr County, containing 9.87 Acres out of the Joseph Josey Survey No. 2, Abstract No. 1094, located at 285 Scenic Hills Road. (File No. 2017-016).

Mr. Browning presented the case and asked Commissioners to render a decision.

Cmr. Waller opened the public hearing at 4:34 p.m. Hearing no one speak, Cmr. Waller closed the public hearing at 4:35 p.m.

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

3B. Public Hearing & Action, Zoning Text Amendment – Public hearing, consideration, and action concerning a request for a zoning text amendment to amend Chapter I, “The City of Kerrville Zoning Code”, 11-I-6 Central City Zoning District, to amend the land use table for the “CBD” Central Business District to change use code 312, “Beverage and Tobacco Product Manufacturing” from not permitted to a “P” Permitted Use. (File No. 2017-017).

Mr. Browning presented the case and asked Commissioners to render a decision.

Cmr. Waller opened the public hearing at 4:38 p.m. Hearing no one speak, Cmr. Waller closed the public hearing at 4:39 p.m.

Cmr. Harmon moved to table the Zoning Text Amendment as presented. Motion was seconded by Cmr. Barnett and passed 5-0.

4. ITEMS FOR DISCUSSION

4A. Review and discuss the City’s “Home Occupation” definition, as defined in Article 11-1-3 (a)(49) of the zoning Code.

Mr. Browning explained that the Home Occupation is a definition, not part of the enforceable ordinance, therefore the Code Enforcement division cannot enforce violations and take them to court if necessary. Mr. Browning asked the Commissioners to consider revising the ordinance to include enforcement of violations.

Mr. Batts discussed the issues he and his staff have had with home occupations and not being able to enforce violations due to the lack of an ordinance saying, "Thou shall not...". This makes it extremely difficult for Code Enforcement to address citizen's complaints.

Cmr. Harmon moved to direct City Attorney to create an ordinance to provide a means of enforcement for home occupation businesses. Motion was seconded by Cmr. Barnett and passed 5-0.

4B. Review and discuss the Kerrville Comprehensive Plan, "Link to the Future".

Mr. Browning stated Commissioners' requested to review and discuss the Kerrville Comprehensive Plan.

Commissioners discussed a cross between "pushing the envelope of overregulation" and developing the city to be aesthetically pleasing. They also discussed their function of reviewing the comprehensive plan periodically instead of waiting for several years to pass or only as needed due to a requested change. They also discussed waiting to proceed until after a new city planner has been hired and giving the new city manager time to review the plan himself.

5. STAFF REPORTS

Mr. Browning reported there is nothing scheduled at this time. The next tentative meeting will be April 20, 2017.

6. ADJOURNMENT

This meeting was adjourned at 5:11 p.m.



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 2B
Hearing Date: June 15, 2017
Representative: Staff

Proposal

Review and approval of the minutes from the May 4, 2017 meeting.

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

May 4, 2017

MEMBERS PRESENT:

Bob Waller, Chairman
Garrett Harmon, Vice-Chair
Don Barnett, Commissioner
Michael Sigerman, Commissioner
Rustin Zuber, Commissioner
David Jones, Alternate
Marty Lenard, Alternate

MEMBERS ABSENT:

CITY COUNCIL LIASON:

Glenn Andrew (not present)

STAFF PRESENT:

Gordon Browning, Interim City Planner
Danny Batts, Chief Building Official/Director of Building Services
Donna Bowyer, Code Enforcement Officer
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On May 4, 2017, Cmr. Waller 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:

Mr. Hoppe introduced Gordon Browning, Interim City Planner. Mr. Browning has had a long municipal career, over 30 years, retired, but spent just over 10 years in Mesquite, about six years with the City of Kerrville, and went into his interim role and has since served in Big Springs, Abilene, and Castorville and now has come back to help the City of Kerrville while they search for a new city planner.

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 January 19, 2017 meeting

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

2B. Approval of the minutes from the February 2, 2017 meeting

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

2C. Approval of the minutes from the March 2, 2017 meeting

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

3. ITEMS FOR DISCUSSION:

3A. Review and discuss "Home Occupations", as defined in Article 11-I-3 (57), of the City Of Kerrville Zoning Code.

Staff and commissioners discussed the draft document to amend the home occupation ordinance, including the possibility of registration of businesses, registration fees, and automatic yearly renewal.

4. STAFF REPORT:

Mr. Browning stated the next meeting will be Thursday, June 1, 2017. There will be several items presented so he is expecting the meeting to last longer than usual.

5. ADJOURNMENT:

This meeting was adjourned at 5:53 p.m.



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 2C
Hearing Date: June 15, 2017
Representative: Staff

Proposal

Review and approval of the minutes from the June 1, 2017 meeting.

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

June 1, 2017

MEMBERS PRESENT:

Bob Waller, Chairman
Garrett Harmon, Vice-Chair
Don Barnett, Commissioner
Michael Sigerman, Commissioner
David Jones, Alternate
Marty Lenard, Alternate

MEMBERS ABSENT:

Rustin Zuber, Commissioner

STAFF PRESENT:

Gordon Browning, Interim City Planner
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On June 1, 2017, Cmr. Waller 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:

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 March 16, 2017 meeting.

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

3A. **Consideration & Action, Preliminary Plat** – Consideration and action concerning a proposed preliminary plat for Comanche Trace, Phase 13, a subdivision containing 13.4 acres of land, more or less, out of the William Watt Survey No. 65, Abstract No. 364 in the City of Kerrville, Kerr County, Texas, being part of 1131.78 acres conveyed from Crystal Land Company, LLC, to Comanche Trace Ranch and Golf Club, LLLP, by a special warranty deed executed the 17th day of September, 1998 and recorded in Volume 9071, Page 698 of the real property records of Kerr, County, Texas. (File No. 2017-030)

Mr. Browning presented the case and asked Commissioners to render a decision.

Cmr. Sigerman moved to approve the preliminary plat. Motion was seconded by Cmr. Barnett and passed 5-0.

4. PUBLIC HEARINGS AND ACTION

4A. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a request for replat of Lots 2 and 3, Block 3, Kerrville North, a subdivision containing 1.0 acres, more or less, out of the Patrick Fleming Survey No.666, Abstract No. 145 in the City of Kerrville, Kerr County, Texas, according to the plat of record in Volume 3, Page 121, Plat Records of Kerr County, Texas, located at 715 and 719 Alpine Drive. (File No. 2017-020).

Mr. Browning presented the case and asked Commissioners to render a decision.

Cmr. Waller opened the public hearing at 4:39 p.m. Hearing no one speak, Cmr. Waller closed the public hearing at 4:40 p.m.

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

4B. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a request for replat of Lots 6 and 8, Harper Village, a subdivision containing 0.115 acres, more or less, in the City of Kerrville, Kerr County, Texas, according to the plat of record in Volume 4, Page 67, Plat Records of Kerr County, Texas, located at 252 and 254 Old Oaks Path. (File No. 2017-021).

Mr. Browning presented the case and asked Commissioners to render a decision.

Cmr. Waller opened the public hearing at 4:40 p.m. Ms. Margaret Setnan spoke asking if lots 6 and 7 will remain the same. Mr. Gordon and commissioners stated boundary lines will remain the same and will not change. Ms.

Hearing no one else speak, Cmr. Waller closed the public hearing at 4:42 p.m.

Cmr. Barnett moved to approve the replat as presented. Motion was seconded by Cmr. Sigerman and passed 5-0.

4C. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a request for replat of a portion of Lots 1-6, Block 9, a portion of H Street, and a portion of Lots 1-5, Block 10, J.A. Tivy's Addition to the City of Kerrville recorded in Volume P, Page 16, Plat Records, Kerr County, Texas, and being all of that certain 0.342 of one acre tract recorded in document No. 16-06322, official public records of Kerr County, Texas, all of that certain 2.404 acre tract recorded in document No. 16-06323, official public records of Kerr County, Texas, all of that certain 1.357 acre tract recorded in document No. 16-06324, official public records of Kerr County, Texas, and 0.396 of one acre tract being a portion of H Street recorded in document No. 17-01162, official public records of Kerr County, Texas, containing 4.135 acres, more or less, in the City of Kerrville, Kerr county, Texas, according to the Plat Records of Kerr County, Texas, located at 1709 Water Street. (File No. 2017-026).

Mr. Browning asked for postponement of action per applicant's request; however, a public hearing should still be held.

Cmr. Waller opened the public hearing at 4:46 p.m. Hearing no one speak, Cmr. Waller closed the public hearing at 4:47 p.m.

Cmr. Lenard moved to postpone action until the June 15, 2017 meeting. Motion was seconded by Cmr. Harmon and passed 5-0.

4D. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a request for replat of Lots 97 and 98, Block 20, G. R. Parsons Addition, a subdivision containing 0.41 acres, more or less, out of the John Young Survey No. 118, Abstract No. 376 in the City of Kerrville, Kerr County, Texas, according to the plat of record in Volume P, Page 7, Plat Records of Kerr County, Texas, located at 202 West Davis Street. (File No. 2017-029).

Mr. Browning presented the case and asked Commissioners to render a decision.

Cmr. Waller opened the public hearing at 4:48 p.m. Hearing no one speak, Cmr. Waller closed the public hearing at 4:49 p.m.

Cmr. Sigerman moved to approve the replat as presented. Motion was seconded by Cmr. Lenard and passed 5-0.

4E. **Public Hearing & Action, Conditional Use Permit** – Public hearing and consideration of a resolution concerning a requested Conditional Use Permit for "bed and breakfast" for an approximate 2.07 acre tract situated in the Francisco Martinez Survey No. 123, Abstract No. 247, Kerr County, Texas, located at 2031 Arcadia Loop. (File No. 2017-023).

Mr. Browning asked commissioners to hear items 4E and 4F simultaneously before consideration. He then presented the two cases and asked Commissioners to render a decision.

Cmr. Waller opened the public hearing at 4:49 p.m. Mr. Hal Ridout, applicant, spoke stating his plans and visions for his request for a conditional use permit.

Mr. Charlie MacIvaine and Mr. Brian O'Conner spoke in favor on the conditional use permit.

Hearing no one else speak, Cmr. Waller closed the public hearing at 5:05 p.m.

Cmr. Sigerman moved to approve the conditional use permit as presented. Motion was seconded by Cmr. Harmon and passed 5-0.

4F. Public Hearing & Action, Conditional Use Permit – Public hearing and consideration of a resolution concerning a requested Conditional Use Permit for “bed and breakfast” for an approximate 2.31 acre tract situated in the Francisco Martinez Survey No. 124, Abstract 247, Kerr County, Texas, located at 2021 Arcadia Loop. (File No. 2017-024).

Mr. Browning presented the case and asked Commissioners to render a decision.

Public hearing for this item was held simultaneously with item 4E.

Cmr. Barnett moved to approve the conditional use permit as presented. Motion was seconded by Cmr. Sigerman and passed 5-0.

4G. Public Hearing & Action, Conditional Use Permit – Public hearing and consideration of a resolution concerning a requested Conditional Use Permit for “vehicle sales/service used” for an approximate 1.69 acre tract, being Lot 1A and a part of Lot 2, Block One, Adams Subdivision, located at 1750 Junction Hwy. (File No. 2017-032).

Mr. Browning presented the case and asked Commissioners to render a decision.

Cmr. Waller opened the public hearing at 5:09 p.m. Dr. John Sheehan spoke in favor of the conditional use permit. However, he had some concerns regarding drainage.

Ms. Edith Thomas spoke wanting to know the effects of noise level and traffic issues.

Mr. Kirk Storey, applicant, spoke and discussed the scope of his project. He stated there will be no service to cars, only buying and selling.

Mr. Bruce Stracke spoke making a general comment from a commercial standpoint. He addressed impervious cover, which is required by the city, and suggested looking at pervious cover. He also stated there is no tree or grading ordinance in the city, which he also suggested should be looked at.

Hearing no one else speak, Cmr. Waller closed the public hearing at 5:36 p.m.

Cmr. Harmon moved to postpone action until commissioners have a distance number off of the front property line to apply to the conditional use, to be presented at the June 15, 2017 meeting. Motion was seconded by Cmr. Lenard and passed 5-0.

5. STAFF REPORTS

Mr. Browning reported the next meeting will be Thursday, June 15, 2017 at 4:30 p.m.

6. ADJOURNMENT

This meeting was adjourned at 5:39 p.m.



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 3A
Planning File #: 2017-031
Hearing Date: June 15, 2017
Representative: Voelkel Land Surveying, PLLC
Location: Rimrock Drive
Legal Description: A subdivision in Kerr County, containing 3.0 acres of land, more or less, out of the Thomas L. Waddel Survey No. 145, Abstract No. 354, Kerr County, Texas.
Total Acreage: 3.0

Proposal

A preliminary plat for Price Point, Lot 1.

Procedural Requirements

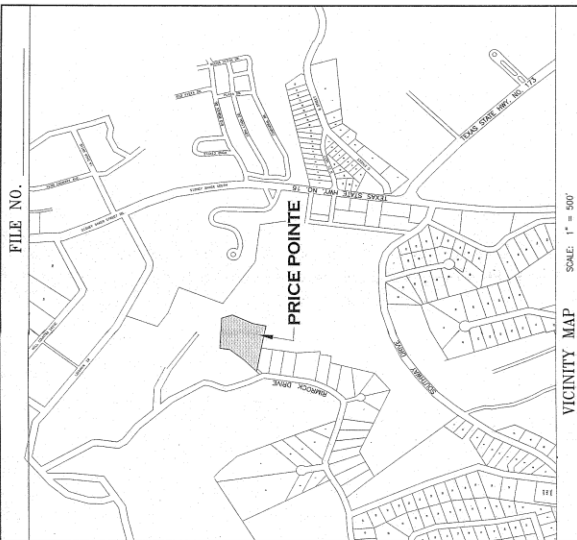
Notice of this meeting was posted at city hall and on the city's internet website on June 9, 2017 in accordance with Section 551.043(a) of the Texas Government Code.

Recommended Action

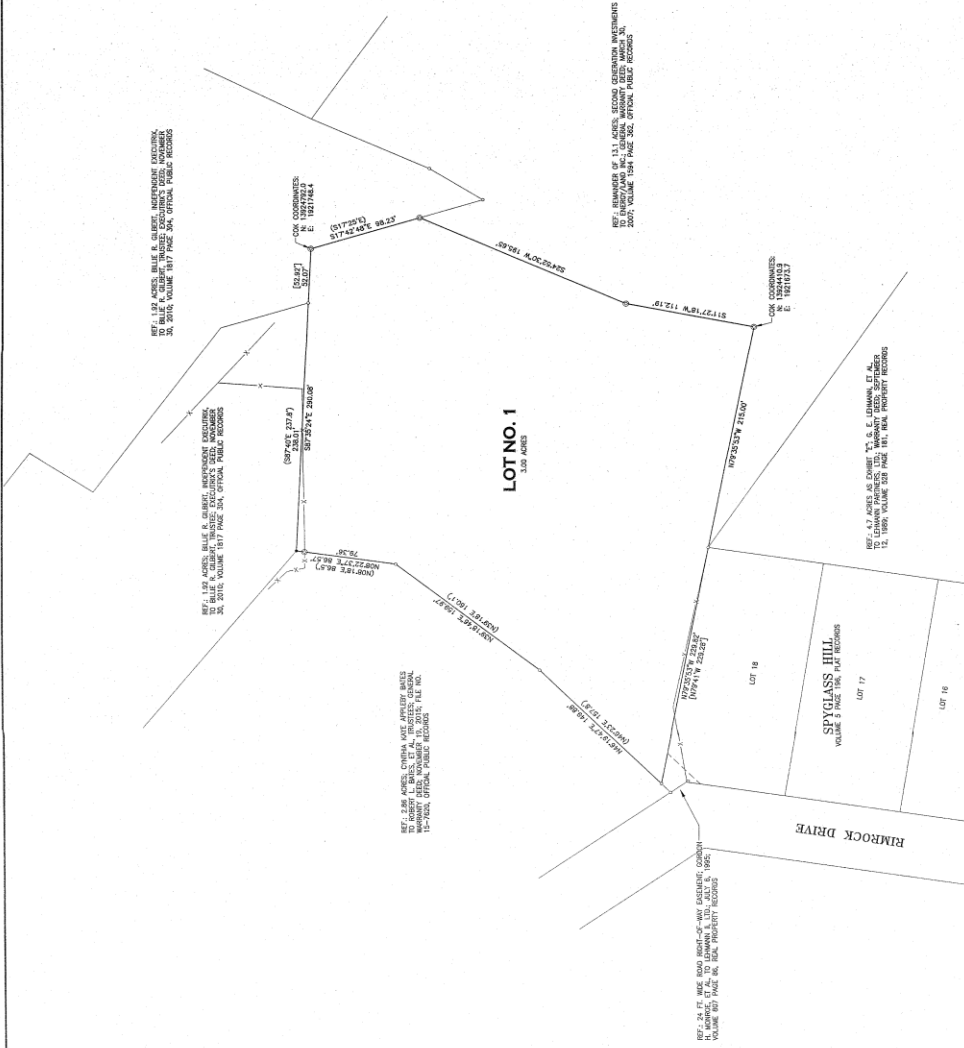
Staff recommends that the Commission considers and takes action on the proposal.

Staff Analysis and Recommendation: Approval

Staff recommends approval of the preliminary plat as submitted.



VICINITY MAP
SCALE: 1" = 500'



LOT NO. 1
3.0 ACRES

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California, and that the same is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California.

Dated this _____ day of _____, 2017

City of Kern, California

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California, and that the same is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California.

Dated this _____ day of _____, 2017

City of Kern, California

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California, and that the same is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California.

Dated this _____ day of _____, 2017

City of Kern, California

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California, and that the same is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California.

Dated this _____ day of _____, 2017

City of Kern, California

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California, and that the same is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California.

Dated this _____ day of _____, 2017

City of Kern, California

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California, and that the same is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California.

Dated this _____ day of _____, 2017

City of Kern, California

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California, and that the same is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California.

Dated this _____ day of _____, 2017

City of Kern, California

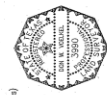
I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California, and that the same is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California.

Dated this _____ day of _____, 2017

FINAL PLAT FOR PRICE POINT
COMPRISING 3.00 ACRES OF LAND, MORE OR LESS, OUT OF THOS. L. WADDELL SURVEY NO. 145, ABSTRACT NO. 354, IN KERR COUNTY, TEXAS; THE SAME LAND CONVEYED TO LEHMANN PARTNERS, LTD., AN ALABAMA LIMITED LIABILITY COMPANY, BY DEED IN LIEU OF FORECLOSURE EXECUTED THE 8TH DAY OF SEPTEMBER, 2014 AND RECORDED IN FILE NO. 14-5854 OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.

MAY 2017

Owner: Lehmann Partners, Ltd.
1001 West 30th, B-200
Harrisville, LA 70525



I hereby certify that this plat is an accurate representation of the property shown and described in the foregoing plat, and that the same is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California, and that the same is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California.

Dated this 3rd day of May, 2017

April 6, 2017

Don W. Voelkel
Registered Professional Land Surveyor No. 39940

1. I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California, and that the same is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California.
2. I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California, and that the same is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California.
3. I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California, and that the same is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California.
4. I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California, and that the same is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California.

SCALE: 1" = 50'
GRAPHIC SCALE, FEET
0 25 50 100 150



REF: 1.39 ACRES, BLAKE R. CLARK, INDEPENDENT EXAMINER, TO BLAKE R. CLARK, INDEPENDENT PUBLIC DOCUMENT, 30, 2016, VOLUME 1817 PAGE 304, OFFICIAL PUBLIC RECORDS

REF: 1.39 ACRES, BLAKE R. CLARK, INDEPENDENT EXAMINER, TO BLAKE R. CLARK, INDEPENDENT PUBLIC DOCUMENT, 30, 2016, VOLUME 1817 PAGE 304, OFFICIAL PUBLIC RECORDS

REF: 1.39 ACRES, BLAKE R. CLARK, INDEPENDENT EXAMINER, TO BLAKE R. CLARK, INDEPENDENT PUBLIC DOCUMENT, 30, 2016, VOLUME 1817 PAGE 304, OFFICIAL PUBLIC RECORDS

REF: 1.39 ACRES, CHINA ANNE APPELBY, INDEPENDENT EXAMINER, TO CHINA ANNE APPELBY, INDEPENDENT PUBLIC DOCUMENT, 30, 2016, VOLUME 1817 PAGE 304, OFFICIAL PUBLIC RECORDS

REF: 1.39 ACRES, CHINA ANNE APPELBY, INDEPENDENT EXAMINER, TO CHINA ANNE APPELBY, INDEPENDENT PUBLIC DOCUMENT, 30, 2016, VOLUME 1817 PAGE 304, OFFICIAL PUBLIC RECORDS

REF: 1.39 ACRES, CHINA ANNE APPELBY, INDEPENDENT EXAMINER, TO CHINA ANNE APPELBY, INDEPENDENT PUBLIC DOCUMENT, 30, 2016, VOLUME 1817 PAGE 304, OFFICIAL PUBLIC RECORDS

REF: 4.17 ACRES, AS COME, T.C. & L. LEMMAN, ET AL., TO LEHMANN PARTNERS, LTD., INDEPENDENT EXAMINER, 12, 2016, VOLUME 1817 PAGE 304, OFFICIAL PUBLIC RECORDS

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California, and that the same is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California.

Dated this _____ day of _____, 2017

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California, and that the same is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California.

Dated this _____ day of _____, 2017

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Dated this _____ day of _____, 2017

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California, and that the same is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California.

Dated this _____ day of _____, 2017

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California, and that the same is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California.

Dated this _____ day of _____, 2017

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California, and that the same is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California.

Dated this _____ day of _____, 2017

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California, and that the same is a true and correct copy of the original plat as the same appears in the office of the County Clerk of the County of Kern, California.

Necessary Public for the State of Texas

Lehmann & Moore (Lehmann & Moore) Surveyors, PLLC



City of Kerrville Planning Department Report

To:	Planning & Zoning Commission
Agenda Item:	3B
Planning File #:	2017-038
Hearing Date:	June 15, 2017
Representative:	Domingues & Associates
Location:	Robby Drive
Legal Description:	A subdivision in Kerr County, containing 5.33 acres of land more or less, out of the Rowland Nichols Survey No. 126, Abstract No. 262, Kerr County, Texas.
Total Acreage:	5.33

Proposal

A preliminary plat for Tinco Industry Addition Block One, Lot 1.

Procedural Requirements

Notice of this meeting was posted at city hall and on the city's internet website on June 9, 2017 in accordance with Section 551.043(a) of the Texas Government Code.

Staff Analysis and Recommendation: Approval

Staff recommends approval of the preliminary plat, subject to;

1. Remove buildings/structures and topo from the final plat,
2. Show width and dimensions for all existing and/or proposed easements,
3. Show Robby Drive pavement section width,
4. Add all necessary /required signatures for plat recording, City and County, and
5. If known, provide County review schedule and Commissioner's Court date.



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 3C
Planning File #: 2017-041
Hearing Date: June 15, 2017
Representative: Gary Max Brandenburg Land Surveying
Location: 1225 Bandera Hwy
Legal Description: 4.54 acre tract, more or less, being part of the William C. Francis Survey No. 146, Abstract No. 137, City of Kerrville, Texas.
Total Acreage: 4.54

Proposal

A final plat for Bandera Highway Mega Storage Phase 2, Block 1, Lot 1.

Procedural Requirements

Notice of this meeting was posted at city hall and on the city's internet website on June 9, 2017 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 of the requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance.

[illegible][illegible]

thirty (30) days that streets, utilities and other improvements have been installed in an accumulation manner and according to City of San Diego Engineering Department's Engineering Division standards.

ANDERSON HIGHWAY MEDIA STORAGE

DATED THIS _____ DAY OF _____, 2017

City Engineer or Approving Agent

thirty (30) days that subdivision had notified (SanDiego News) needs approval by the City of San Diego, regarding street names and addresses assigned by the City. Mayor Greg Sotelo for house numbers assigned by City

My Planner or Approved Agent

[Signature]
Gary M. Brandenburg, P.O. S. 5164

[illegible]

Dated this _____ day of _____

 Michael A. Cowart, P.E.
 Civil Engineer

COORD THE CORNER BEARS APPROXIMATELY 249 FT., S
 39°25' W FROM THE NORTH OF UPPER RIVER,
 CORNER OF SURVEY NO. 1W, 46ST/NO. 1ST
 3148.352

N 42° 27' 52" E
 180.49'

WATER LAKE
 180.00'

S 42° 27' 42" W
 191.10'

HF ELECTRON BASE
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GRAMMICKS FAMILY
INVESTMENTS, LTD.
FILE NO. 198-190
VOL. 199, PG. 660
GERVILLE PUBLIC UTILITY BOARD AND WINN-DIESSAM COMMUNICATIONS

The utility assessments as specified by this plan meets with our approval.

My Board

457

FINC 107.18

N 42°00'14" W

N 32°30' E 0.68"

ADJACENCE

NO. 645
GRAMM 1485
VOL. 130; PG. 387
VOL. 178; PG. 57

LOT 1, BLOCK 1
4.54 AC.

DATE OF PROPOSED TRANSFERRING CERTIFIC FIELD
TO BE ABANDONED UPON INSTALLATION OF
SANITARY SEWER SERVICE

10.028 AC
GRANATKOWSKI FAMILY
INVESTMENTS, LTD.
15150 N. 15TH AVE.
VIA DEL SOL
VIA DEL SOL
VIA DEL SOL

In accordance with Art. 10-A(2) of the Code of Ordinances of the City of Euville, Texas, and in consideration of the approval of this plan, the council hereby does hereby vacate any and all lot corners for the proposed extension of the City of Euville's water main along the right-of-way of the above-described section of the highway of 200'.

OWNER _____

I HAVE REVIEWED THIS PLAT OF BANDERA HIGHWAY MEGA STORAGE IN RESPECT TO ITS ACCESS TO STATE HIGHWAY 173 AND HEREBY APPROVE THIS PLAT FOR RECORDING.

DATED THIS DAY OF , 2017.

MICHAEL COWARD, P.E.

FEMME PO
 10000
 10000
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S

49° 56' 57" E 280.76'

14 FT. WID. PRIVATE
SANITARY SEWER EASEMENT
FILE NO. 17-20330

195.42'
S 42° 21' 46" W

FENCE POST

I hereby certify that the subdivisions past shown herein have been
with the Subdivision Regulations for Kernville, Texas, with the same
variances, if any as are noted in the minutes of the City Planning
and that has been approved for recording in the office of the County
2017

HERBERT GENTRY THAT THE PROPOSED SUBVERSION IN TEXAS WOULD BE THE ECONOMIC KILLING OF TEXAS AND KERR COUNTY. ON-SITE SEWAGE FACILITY INDIVIDUAL CSISF SYSTEM SELECTION WILL BE MADE IN CONJUNCTION WITH THE SITE EVALUATION WITH RESPECT TO THE PROPOSED SUBVERSION. IN ACCORDANCE WITH CSISF CHAPTER 205, CSISF FULLER.

PUBLIC EASEMENT
PUBLIC SEWER MAIN

DATED THIS 10 DAY OF NOVEMBER 2010

PREPARED FOR: BROWN SENTINEL KERR COUNTY, TEXAS

A map showing the location of the subject property. The map includes Southway, Wagonman Dr., Chula Vista Dr., Santa Ysabel St., and Banderita Highway. A line points to a specific location on Santa Ysabel St. labeled 'SUBJECT PROP.'

2017 _____ Owner
NICHOLAS GRHAM FRANKS

JAS _____ day of _____ 2017
EPR

undersigned authority, on this day appeared NICHOLAS GRAMATIMAKIS, known to me as [redacted], whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration herein expressed, and in his capacity therein

Midway Public
Ken County, Texas

This _____ day of _____, 2017 at _____
O'clock _____ M. and was recorded the _____ day of _____,
_____ O'clock _____ M. in Clerk's File No. _____
_____ month(s) of Kern County, Texas.

County Clerk
\$ _____ Y

**BANDERA HIGHWAY MEGA -
STORAGE PHASE 2**

BEING A PLAT OF 4.54 ACRES OF LAND SITUATED IN KERRVILLE, KERR COUNTY, TEXAS; BEING IN AND A PART OF ORIGINAL SURVEY NO. 146, WM. C. FRANCIS, ABSTRACT NO. 137; BEING ONE (1) LOT IN ONE (1) BLOCK, NO NEW STREETS OR ALLEYS.

KERRVILLE INDEPENDENT SCHOOL DISTRICT
PRELIMINARY PLAT APPROVED 05-05-2016

MAY, 2017

CARLY MAY BRADSHAW BOY AND SURVEYING



City of Kerrville

Planning Department

Report

To: Planning & Zoning Commission

Planning File #: 2017-026

Agenda Item: 3D

Hearing Date: June 15, 2017

Representative: Jeff Boerner (M.D.S. Land Surveying Co., Inc.)

Location: 1709 Water Street

Legal Description: A portion of Lots 1-6, Block 9, a portion of H Street, and a portion of Lots 1-5, Block 10, J.A. Tivy's Addition to the City of Kerrville recorded in Volume P, Page 16, Plat Records, Kerr County, Texas, and being all of that certain 0.342 of one acre tract recorded in document No. 16-06322, official records of Kerr County, Texas, all of that certain 2.404 acre tract recorded in document No. 16-06323, official public records of Kerr County, Texas, all of that certain 1.357 acre tract recorded in document No. 16-06324, official public records of Kerr County, Texas, and a 0.396 of one acre tract being a portion of H Street recorded in document No. 17-01162, official records of Kerr County, Texas, containing 4.135 acres, more or less, in the City of Kerrville, Kerr County, Texas, according to the Plat Records of Kerr County, Texas.

Total Acreage: 4.135

Proposal

A replat of a portion of Lots 1-6, Block 9, Lots 1-5, Block 10, J.A. Tivy's Addition and a portion of H Street.

Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on May 17, 2017. Notices were sent to property owners within two hundred (200) feet of the subject property on May 22, 2017. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 9, 2017 in accordance with Section 551.043(a) of the Texas Government Code.

The Commission held the public hearing for this item at their June 1st meeting and postponed action on the item at Staff's request.

Recommended Action

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

Notices Mailed

Owners of Property within 200 feet: 15

Staff Analysis and Recommendation: Approval

1. Requirements and Guidelines:

The proposal has met all of the 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: 3E
Hearing Date: June 15, 2017
Representative: Kirk Storey
Location: 1750 Junction Hwy
Legal Description: Lot 1A and a part of Lot 2, Block One, Adams Subdivision
Total Acreage: 1.69

Proposal

A request for a conditional use permit for "vehicle sales/services used" for an approximate 1.69 acre tract located at 1750 Junction Hwy.

Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on May 17, 2017. Notices were sent to property owners within two hundred (200) feet of the subject property on May 22, 2017. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 9, 2017 in accordance with Section 551.043(a) of the Texas Government Code.

The Commission held the public hearing for this request at their June 1st regular meeting. Issues addressed by neighboring property owners concerned the natural tree line separating this property and the residential property at the rear and increased traffic noise from Junction highway (SH 27). No one spoke in opposition to the request.

Recommended Action

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

Notices Mailed

Owners of Property within 200 feet: 20

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: R-1

Current Land Uses: Residential

Direction: East and West

Current Base Zoning: 4-W
Current Land Uses: Vacant, Office

Transportation

Thoroughfare: Junction Hwy (State Highway 27)

Existing Character: Two lanes in each direction

Proposed Changes: None Known

Staff Analysis and Recommendation: Approval

1. Consistency:

The property's land use designation is General Commercial. The existing base zoning district, District 4-W, is not being amended at this time.

2. Adverse Impacts on Neighboring Lands:

The applicant has been operating the use, used vehicle sales, at this location for some time. The requested CUP will make the use legal in the current zoning district. No additional impact to the commercial area should be caused as a result of this CUP. The proposed CUP will not require the construction of any new structures.

3. Suitability as Presently Zoned:

The subject property currently allows by right uses that involve or require outdoor storage or display as part of their use, i.e., automotive towing services, car washes, mini-storage, businesses engaged in the sale of storage buildings, etc. The requested CUP would have minimal impact on the surrounding area. Any future growth beyond that shown on the submitted materials will require an amendment to the CUP through a public hearing process before the Planning and Zoning Commission and City Council.

4. Health, Safety and Welfare:

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

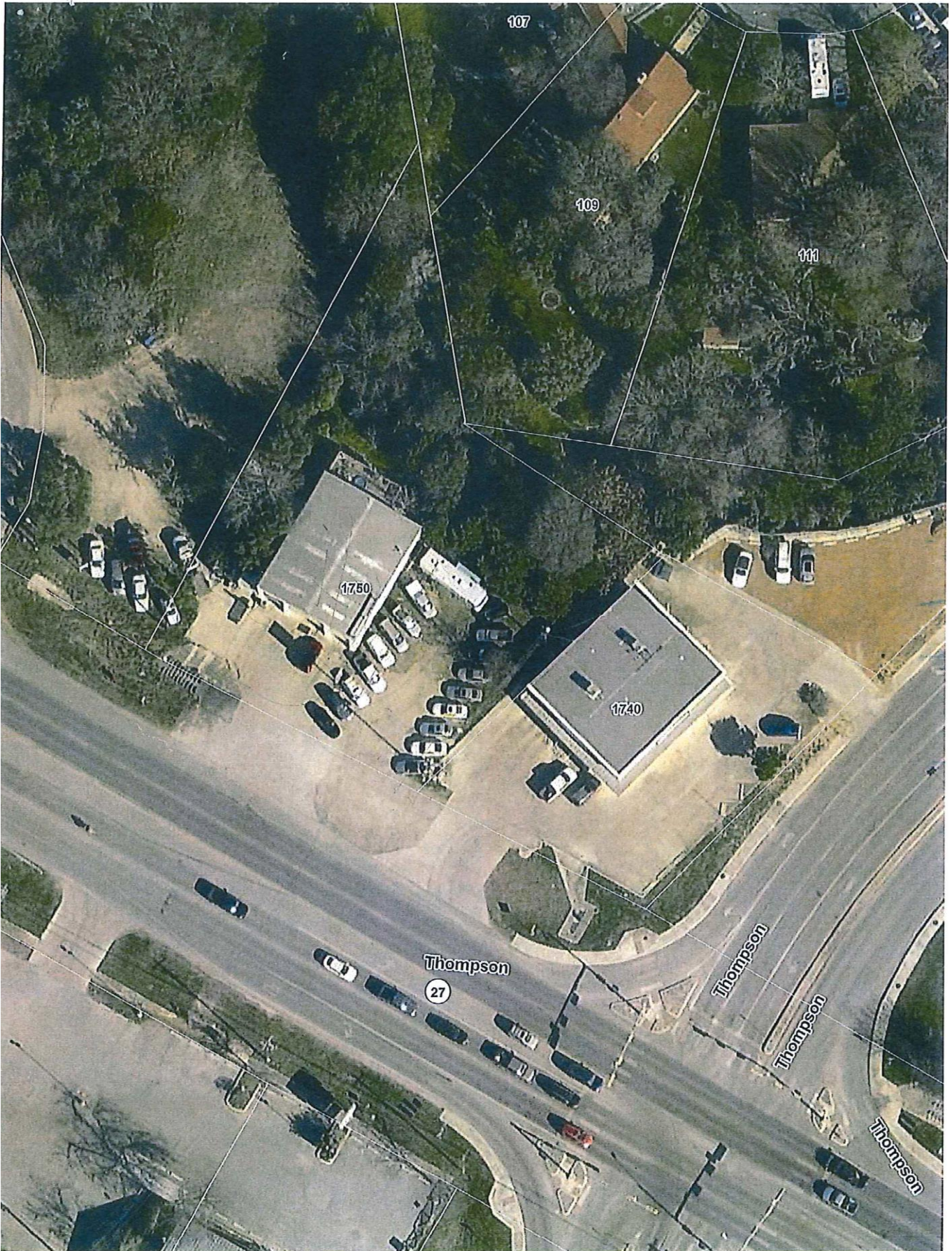
5. Size of Tract:

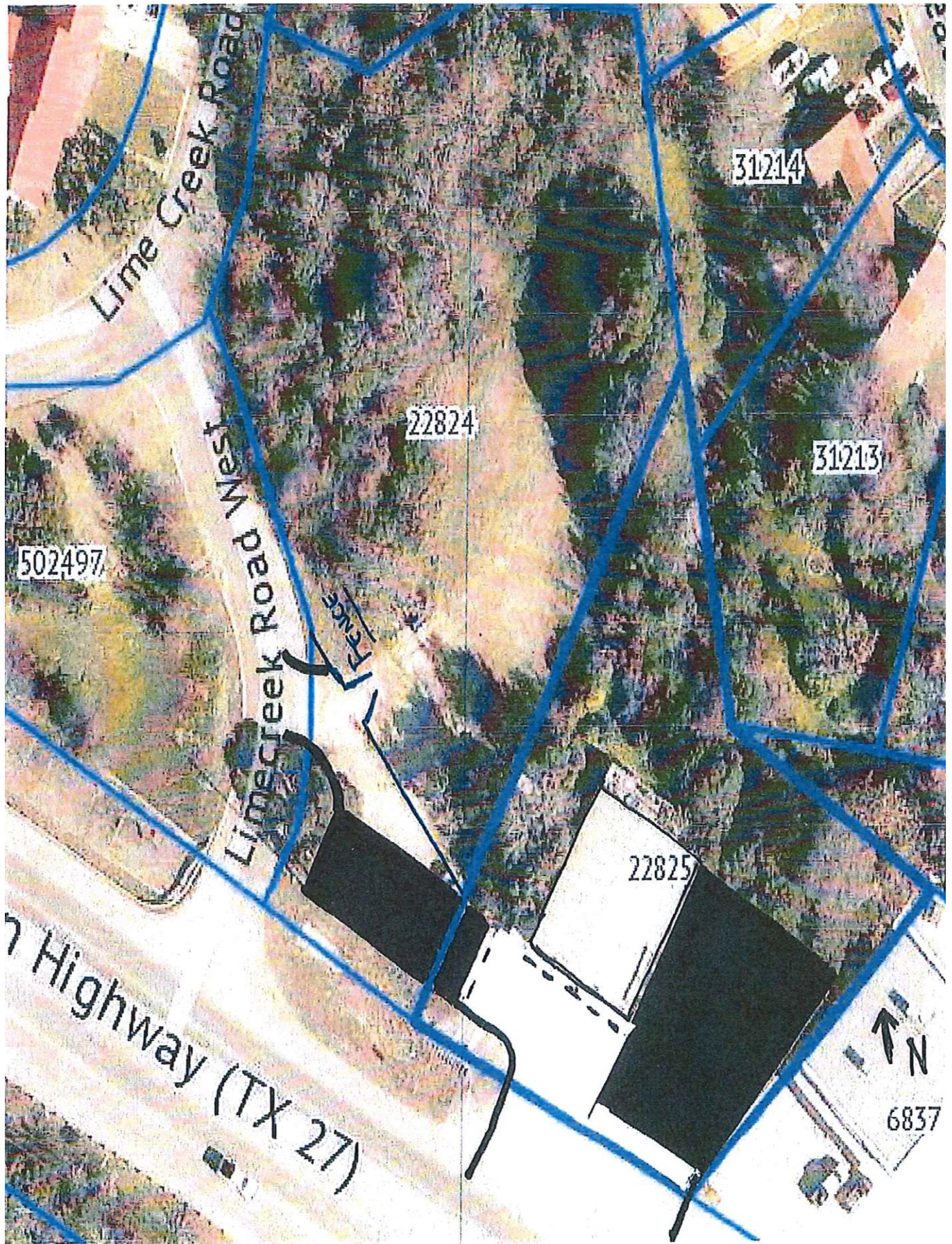
The subject property is approximately 1.69 acres in size, which should be able to reasonably accommodate the proposed "vehicle sales/service used", as proposed.

6. Other Factors:

Meets and abides to all requirements in accordance with Chapter I, "The City of Kerrville Zoning Code" Article 11-I-13, Conditional Use Permits,

If the Commission agrees Staff recommends; Approval of a conditional use permit for vehicle sales used, in the area depicted in Exhibit A, attached, approximately 25,838 square feet. All parking areas shall be paced in accordance with the City of Kerrville Zoning Code.





Locomotion Auto Sales

CUP Additional Information

- 1) Parking has been inserted in the site plan, 5 existing spots for the existing building @ Appliances Plus and 2 additional also existing, for the proposed lot on the east side of the building. In addition there will be 2 dedicated spots on the new asphalt parking lot proposed on the west side of the building. *****NEW DIAGRAM ATTACHED
- 2) The proposed site does require a license from the Texas DMV which has been applied for and obtained. Current State License # P129436 for Kirk Storey DBA Locomotion Auto Sales expires April 30th 2019. Renewable every 2 years.
- 3) There are NO locations within 1000 feet that have the same or similar uses.
- 4) There is one contiguous property Peterson Urgent Care, medical care facility.
- 5) Information regarding sale of 05 acres to Terry Napper ***ATTACHED



Proposed CUP Area

Case # 2017-032

Location:
1750 Junction Hwy

EXHIBIT A

Legend

- Subject Properties
- Proposed CUP Area
- Lot
- Street Right of Way



0 12.5 25 50
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.



City of Kerrville

Planning Department

Report

To:	Planning & Zoning Commission
Agenda Item:	4A
Planning File #	2016-037
Hearing Date:	June 15, 2017
Representative:	Pfeiffer Land Surveying
Location:	1405 and 1407 Sidney Baker
Legal Description:	Sidney Baker Community Plaza, Lots 1 and 2, part of Lot 1, Block 1, Keystone Addition.
Total Acreage:	4.128

Proposal

A replat of Lots 1 and 2, Sidney Baker Community Plaza and part of Lot 1, Block 1, Keystone Addition.

Procedural Requirements

Notice of this meeting was posted at city hall and on the city's internet website on June 9, 2017 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 of the requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance.

A REPLAT establishing Lot 1R (0.929 acres) and Lot 2R (3.199 acres) SIDNEY BAKER COMMUNITY PLAZA out of the B.F. Cage Survey No. 116, Abstract No. 106 in the city of Kerrville, Kerr County, Texas, said Lot 1R and Lot 2R being all of Lot 1 and Lot 2 SIDNEY BAKER COMMUNITY PLAZA recorded in File No. 16-05306, Plat Records, Kerr County, Texas and all of that certain 0.361 acre tract of land recorded in File No. 17-02376, Plat Records, Kerr County, Texas.

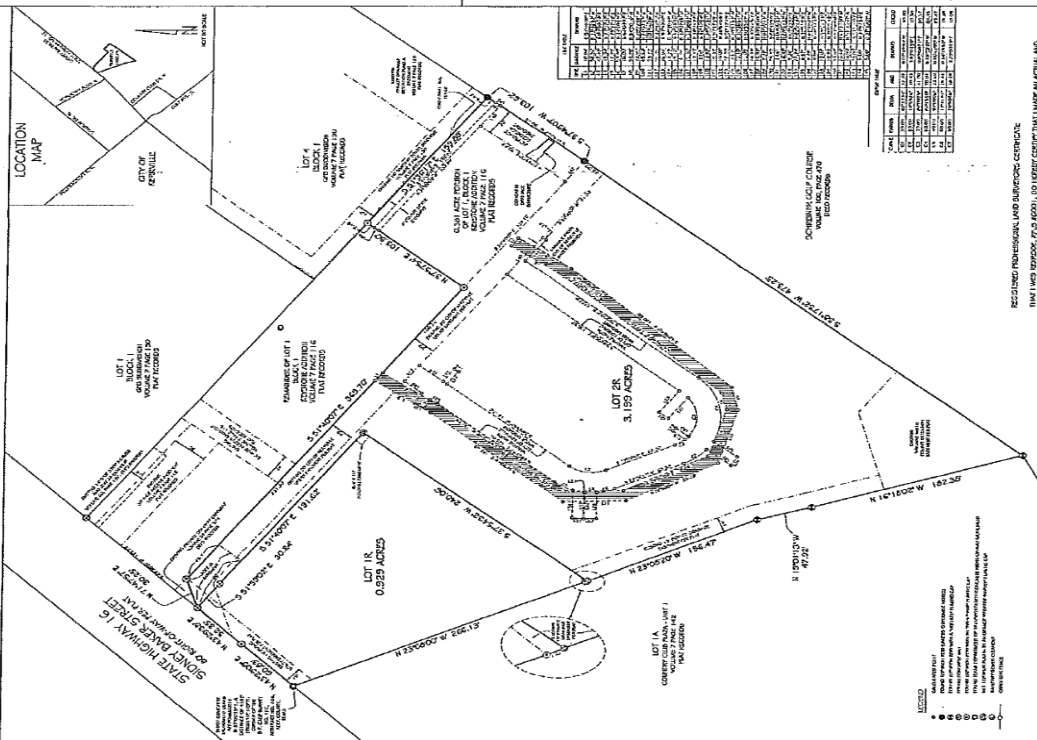
PREUTER LAND SURVEYING
918 ADLER STREET
BOERNE, TX 78006
830-249-3385
FAX 830-307911

SIDNEY BAKER
COMMUNITY PLAZA
LOT 1 R AND LOT 2 R
AS REPLATTED

REGULATED PROFESSIONAL AND BUSINESS CERTIFICATE

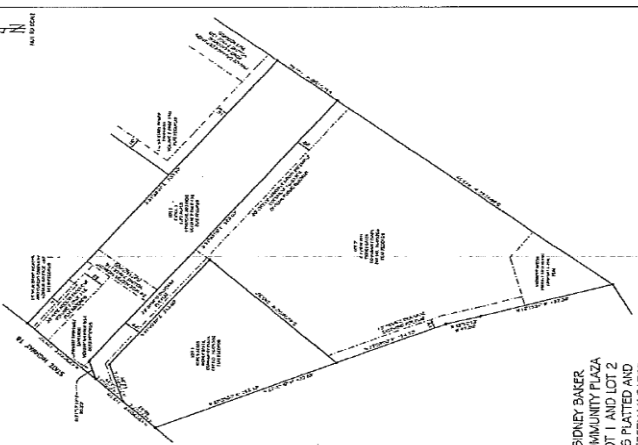
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1995-1996



NOTES:

- [illegible]



SIDNEY BAKER
COMMUNITY PLAZA
LOT 1 AND LOT 2
AS PLATTED AND
HEREBY VACATED



City of Kerrville

Planning Department

Report

To:	Planning & Zoning Commission
Agenda Item:	4B
Planning File #	2017-035
Hearing Date:	June 15, 2017
Representative:	Domingues & Associates
Location:	2590 Junction Hwy
Legal Description:	Lots 1, 2, 1-A, 2-A, 19 and part of Cummings Lane, Midway Center, an unrecorded commercial subdivision in Kerr County, Texas.
Total Acreage:	2.55

Proposal

A replat of Lots 1, 2, 1-A, 2-A, 19 and part of Cummings Lane, Midway Center.

Procedural Requirements

Notice of this meeting was posted at city hall and on the city's internet website on June 9, 2017 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 of the 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:	4C
Planning File #:	2017-039
Hearing Date:	June 15, 2017
Representative:	Voelkel Land Surveying, PLLC
Location:	385 Goat Creek Cut-Off
Legal Description:	Lots 7, 8, 17, & 18, Block 6, Oaks Heights Addition.
Total Acreage:	3.64

Proposal

A replat of Lots 7, 8, 17, & 18, Block 6, Oaks Heights Addition.

Procedural Requirements

Notice of this meeting was posted at city hall and on the city's internet website on June 9, 2017 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 of the 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:	4D
Planning File #:	2017-033
Hearing Date:	June 15, 2017
Representative:	Matkin-Hoover Engineering
Location:	Comanche Trace Drive, between Phases 4 and 11
Legal Description:	An approximately 11.341 acre tract, more or less, located in the William Watt Survey No. 65, Abstract No. 364, Kerr County, Texas.
Total Acreage:	11.341

Proposal

A request for annexation and zoning of an 11.341 acre tract, being a portion of a certain 1131.78 acre tract in Volume 971, Page 698, Property Records of Kerr County, Texas. Said tract being part of Comanche Trace Phase 13.

Procedural Requirements

The notice of public hearing was published in The Hill Country Community Journal, an official newspaper of general circulation on May 31, 2017. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 9, 2017 in accordance with Section 551.043(a) of the Texas Government Code.

Recommended Action

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

Staff Analysis and Recommendation: Approval

As described above, the subject 11.341 acre tract is part of the 1131.78 acre tract known as Comanche Trace, a golf club and residential community, located in southwest Kerrville. The applicant submitted a preliminary plat for Comanche Trace Phase 13, reviewed and approved by the Commission at their June 6th meeting, which per the development agreement between the developer and City acts as a request for voluntary annexation.

In keeping with the residential nature of the development, staff is recommending a zoning classification of Planned Development District – Residential (PDD-Residential), to allow the creation of 28 single family lots. As you can see from the exhibit, Phase 13 also includes six (6) lots and part of Comanche Trace Drive (2.06 acres) previously annexed and zoned.

Staff recommends that the Commission approve and recommend to the City Council the annexation and zoning request of Comanche Trace Phase 13 as submitted.

A PRELIMINARY PLAT ESTABLISHING COMANCHE TRACE, PHASE 13

BEING 13.43 ACRES OF LAND, MORE OR LESS, OUT OF THE MILLAN WATT SURVEY NO. 65, ABSTRACT 9A, IN KERR COUNTY, TEXAS, AND BEING PART OF 113.78 ACRES CONVEYED FROM CRYSTAL LAND COMPANY, L.L.C. TO COMANCHE TRAIL, L.P. BY SPECIAL WARRANTY DEED DATED THE 17TH DAY OF SEPTEMBER, 1981, AND RECORDED IN VOLUME 971 AT PAGE 693 OF THE PUBLIC PROPERTY RECORDS OF KERR COUNTY, TEXAS.



THAT, LEEFER, FOR AND TO BENEFIT CERTAIN CITY, THAT MAKE AN ACTUAL AND ACCURATE SURVEY OF THE LAND HEREIN SHOWN, AND THAT THE SURVEY BEING MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KERRVILLE, TEXAS.

DATE THIS _____ DAY OF _____, 2013
BY _____
REGISTERED PROFESSIONAL LAND SURVEYOR
TEAS REGISTRATION NO. 49339

THE CITY OF KERRVILLE, TEXAS, HAS BEEN IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF KERRVILLE, TEXAS, AND IN CONFORMANCE WITH THE APPROVAL OF THE CITY OF KERRVILLE, TEXAS, AND IN CONFORMANCE WITH THE APPROVAL OF THE CITY OF KERRVILLE, TEXAS, AND IN CONFORMANCE WITH THE APPROVAL OF THE CITY OF KERRVILLE, TEXAS.

DATE THIS _____ DAY OF _____, 2013
BY _____
CITY CLERK

THE CITY OF KERRVILLE, TEXAS, HAS BEEN IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF KERRVILLE, TEXAS, AND IN CONFORMANCE WITH THE APPROVAL OF THE CITY OF KERRVILLE, TEXAS, AND IN CONFORMANCE WITH THE APPROVAL OF THE CITY OF KERRVILLE, TEXAS.

DATE THIS _____ DAY OF _____, 2013
BY _____
CITY CLERK

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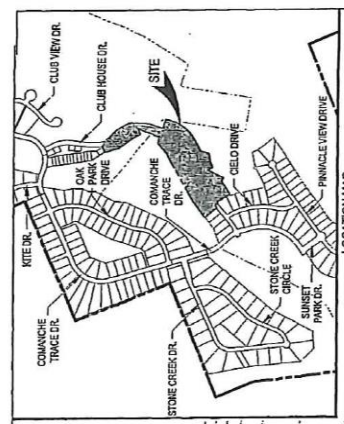
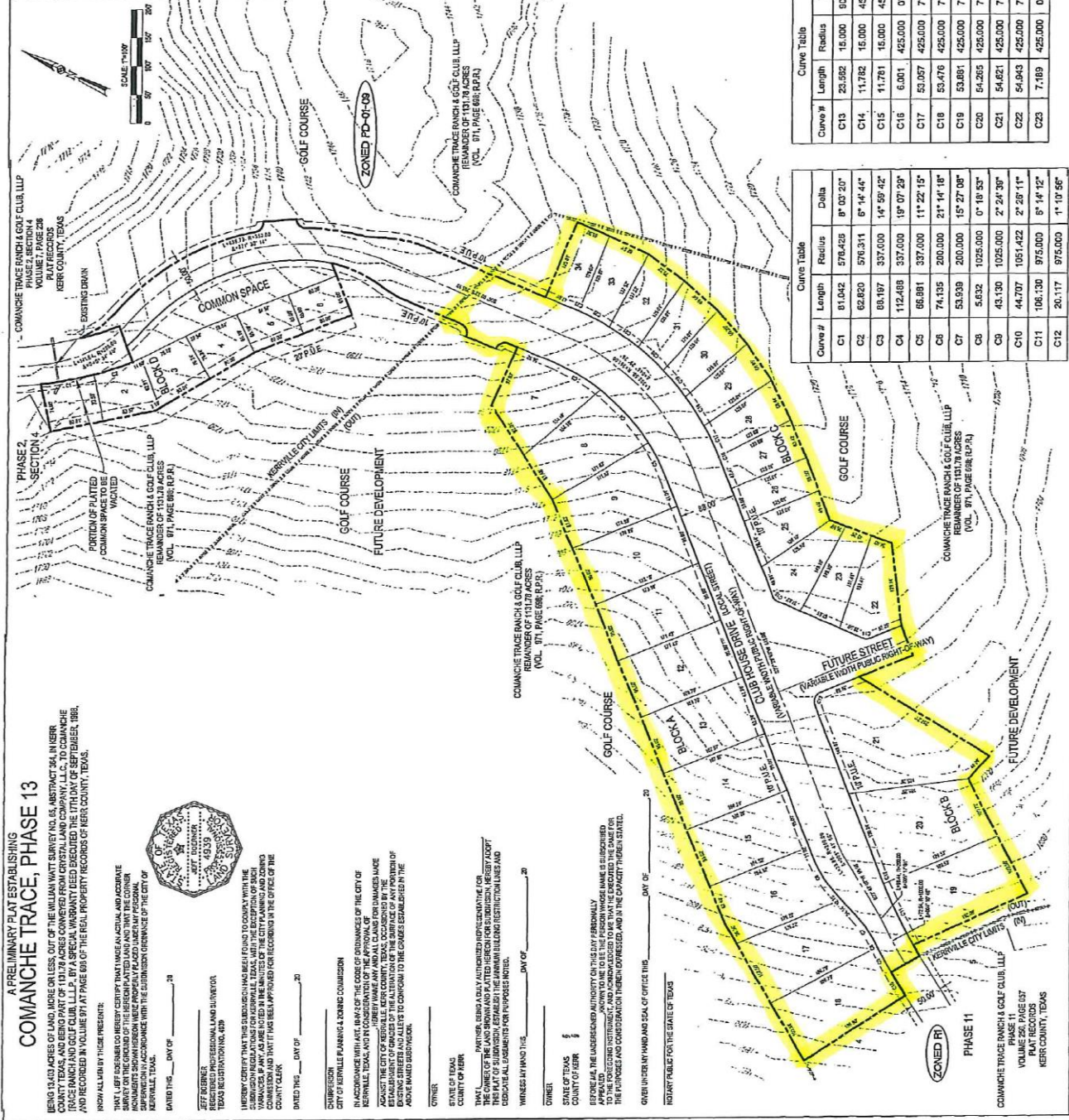
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LEGEND
KERRVILLE CITY LIMITS
PHASE BOUNDARY
RIGHT OF WAY
LOT LINE
PUBLIC UTILITY EASEMENT
EXISTING 2' CONTOUR
EXISTING 10' CONTOUR

LAND SUMMARY (13.43 ACRES)
RESIDENTIAL LOTS: 28, 148 ACRES
VALLEY LOTS: 6, 13 ACRES
ROUNDS: 2018 LF

NOTES
1. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 10-NEAR FESA
2. SOME IMPROVEMENTS OR STRUCTURES EXIST WITHIN TWO (2) FEET OF THE
3. STANDARD SPECIFICATIONS
4. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KERRVILLE
5. ZONING DISTRICT

SEE PRELIMINARY OVERALL UTILITY PLAN
FOR PROPOSED WATER AND SANITARY
SEWER LAYOUT.

APRIL 2017
MATKIN-HOOVER
ENGINEERING
& SURVEYING
300 STEEL ROAD SUITE 100
KERRVILLE, TEXAS 78601
CONTACT: 361.244.2444
TEAS REGISTRATION: 49339

Curve #	Length	Radius	Delta
C10	25.582	15,000	50° 00' 00"
C14	11.782	15,000	45° 00' 00"
C15	11.781	15,000	45° 00' 00"
C16	6.001	425,000	0° 48' 23"
C17	53.057	425,000	7° 06' 10"
C18	53.476	425,000	7° 12' 34"
C19	53.881	425,000	7° 15' 50"
C20	54.265	425,000	7° 18' 50"
C21	54.621	425,000	7° 21' 49"
C22	54.943	425,000	7° 24' 25"
C23	7.189	425,000	0° 55' 09"

Curve #	Length	Radius	Delta
C1	81.842	578,425	8° 02' 20"
C2	62.820	576,311	6° 14' 44"
C3	88.197	337,000	14° 59' 42"
C4	112.488	337,000	19° 07' 29"
C5	66.881	337,000	11° 22' 15"
C6	74.135	200,000	21° 14' 18"
C7	53.939	200,000	15° 27' 08"
C8	5.632	1025,000	0° 18' 53"
C9	43.130	1025,000	2° 24' 36"
C10	44.707	1051,422	2° 28' 11"
C11	106.130	975,000	8° 14' 12"
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City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 5A
Planning File #: 2017-027
Hearing Date: June 15, 2017
Representative: Staff

Discussion Item: Home Occupation

Following the discussion at the May 4, 2017 Commission meeting, Staff reviewed the major items of discussion; Registration, Storage, Advertising/Signs, Permitted Home Occupations, Uses Prohibited as Home Occupations and Existing Home Occupations. Proposed changes and/or modifications to the previous sections of the draft are shown in **RED** in this draft.

Please review for further discussion.

Article 11-I-3 Definitions and Interpretation of Words and Phrases

Existing:

(57) **Home Occupation:** An occupation, business, or activity occurring in a dwelling unit, or accessory building or garage associated with a dwelling unit, which: (see attached complete definition)

Proposed:

(57) **Home Occupation:** A home occupation is a business activity conducted in the home or dwelling unit and is further defined in Article 11-I-19 (I), "Home Occupation Regulations".

(57) **Home Occupation:** An occupation/business activity conducted within a home or dwelling unit which is clearly incidental and secondary to the use of the premises for residential purposes and is further defined in Article 11-I-19 (I), "Home Occupation Regulations".

New Article 11-I-19 (I) – Home Occupation Regulations:

ARTICLE 11-I-19 SUPPLEMENTAL DEVELOPMENT REQUIREMENTS

I. Home Occupation

A. GENERAL PROVISIONS:

1. SCOPE.

- a. These regulations shall apply in the City's residential Zoning Districts as defined in Article 11-I-10, "Residential Zoning Districts".
- b. These regulations shall not apply to:
 - i. A community home that meets the qualifications imposed under Texas Human Resources Code to be authorized in any district zoned as residential; or
 - ii. Cottage food production operations which fall under the purview of Texas Local Government Code Chapter 211, Subchapter C.

Note: The aforementioned exemptions shall not exempt a community home and/or cottage food production operations from applicable development, building and operation codes and regulations of the City.

2. **PURPOSE.** The purpose of this section is to insure the continuance of the residential character of the City's Residential Districts by permitting only low-intensity home occupations that are clearly incidental and secondary to the primary residential use of the property and that are conducted in a limited manner which creates little exterior indication of the activity and which does not create a nuisance or otherwise adversely

impact the health, safety or welfare of the neighborhood or interfere with their neighbors' peaceful and quiet enjoyment of the home and domicile.

3. **REGISTRATION REQUIRED.** Prior to conducting a home occupation, the operator shall register the home occupation by submittal of a completed home occupation registration application form to the Development Services Office.
 - a. The application may be obtained from the Development Services Department and shall, at a minimum, include the following information:
 - i. The address where the home occupation activity will be conducted.
 - ii. The names of the individuals who will be involved in the home occupation activity.
 - iii. A description of the nature and extent of the proposed home occupation activity.
 - iv. The applicant's sworn or affirmed statement that the applicant understands these regulations and that the home occupation activity shall be conducted in compliance with the standards of operation set out in these regulations.
 - b. If the home occupant activity is approved, the form shall clearly state the date of such approval.

REGISTRATION REQUIRED: All home occupations shall be required to register upon forms prepared by the City Planner for the purpose and shall include a description of the nature and extent of the activity. The applicant shall sign the form verifying that the activity will be conducted in compliance with the standards of operation set out below. Approval of a home occupation shall be limited to one year, from the date of approval. However, such approval shall be automatically renewed annually unless the applicant provides written notice to the Development Services Department that the home occupation has been discontinued.

(If the Commission agrees with the new #3 as listed above, #4 EXPIRATION, can be deleted.)

4. **EXPIRATION.** Approval of a home occupation shall be limited to one year, from the date of approval. However, such approval shall be automatically renewed annually unless the applicant provides written notice to the Development Services Department that the home occupation has been discontinued.

B. STANDARDS OF OPERATION:

All home occupations shall comply with the following performance standards and limitations, except as specifically stated.

The standards set forth below are to minimize the annoyance and inconvenience to neighboring property owners within residential areas. These standards are intended to allow reasonable and comfortable enjoyment of adjacent and nearby property by their owners and by occupants of neighboring residential dwellings, while providing opportunities for the pursuit of home-based businesses.

All home occupations shall also be subject to any and all provisions of local, state and/or federal regulations and laws that govern such uses.

1. EMPLOYEES

No one other than an occupant of the residence shall be engaged in the home occupation.

(Does the Commission want to consider allowing persons from outside the residence to be engaged in the home occupation.)

2. SPACE AND LOCATION

The maximum area used for the home occupation shall not exceed 25% of the living area of the residence, including storage areas.

3. STORAGE

- a. Storage shall be enclosed within the residence, which includes an attached garage.
- b. If, outside storage is required in conjunction with a home occupation, such storage shall not be visible from the public right-of-way.

Storage shall be enclosed within the residence, attached garage or permitted accessory building. Outside storage in conjunction with a home occupation shall be prohibited.

4. ALTERATIONS

No exterior alterations to the dwelling, such as the creation of a separate entrance, which changes the residential appearance or character shall be permitted.

5. EQUIPMENT

The installation, storage or use of any equipment or machinery not normally found in a household or general office shall be prohibited.

6. SALES AND DISPLAY

Direct, on-site sales, retail or wholesale and/or the display of goods or products on the premises shall be prohibited.

7. NUISANCES

The creation of any noise, odors, vibrations, glare, fumes or electrical interference which is detectable outside the structure shall be prohibited.

8. DELIVERIES

No deliveries related to the home occupation shall be permitted by vehicles of more than two (2) axles.

9. TRAFFIC

Home occupations shall not involve the regular visits of clients, employees or any other persons to the residence to the conduct of the home occupation.

10. ADVERTISING/SIGNS

The home occupation shall not be advertised by any sign on the premises. No advertising shall be placed in any media which contains the address of the property or otherwise encourages clients to visit the residence.

Home occupations may have one (1) non-illuminated sign, the sign may be flush mounted to the residence and shall not exceed one square foot in size or may be placed in the front yard, no closer than 20 feet to the property line and shall not exceed six (6) square feet in size and three (3) feet in height. The sign may indicate the name of the occupant and the permitted home occupation.

C. PERMITTED HOME OCCUPATIONS:

The following uses shall require registration as stated above, provided that full compliance with the standards of operation are followed, except as modified herein.

1. Home office's conducting traditional office functions for off-site activities as well as professional offices, provided client contacts/consultations are conducted off-site.
2. Individual tutoring or lessons in art, dance, music or similar activities are permitted, provided that a maximum of five (5) students per day shall be permitted at the residence.
3. Counseling and therapy services are permitted provided that a maximum of five (5) clients per day shall be permitted at the residence.
4. Author, artist, artisan or sculptor studios are permitted provided that full compliance with all standards of operation stated above are met.
5. Dressmaker, seamstress or tailor services are permitted provided that a maximum of five (5) clients per day shall be permitted at the residence.
6. Repair of small electrical appliances, cameras, watches, clocks and/or other small items are permitted, provided that the item can be carried by one person and that full compliance with all standards of operation stated above are met.
7. Uses involving small scale/item assembling such as arts and craft items.

D. USES PROHIBITED AS HOME OCCUPATIONS:

Except as specifically authorized, the following uses are prohibited as home occupations;

1. On-site retail or wholesale sales of any kind where customers visit the residence.
2. Vehicle repair and service of any type, to include boats and recreational vehicles.
3. Uses involving the breeding, boarding or kenneling of animals.
4. Repair services for large appliances, furniture, lawn mowers or similar engine repair.
5. Uses involving manufacturing and/or assembling.
6. Uses involving the sale of fire arms, ammunition or explosives.
7. Medical offices and/or clinics.
8. Barber and/or beauty shops including nail salons.
9. Uses performed or operated in an accessory building (excluding storage in conjunction with a permitted home occupation).

E. ADMINISTRATION:

The City Planner shall make all determinations as to whether any aspect of a proposed home occupation complies with the requirements of these regulations. However, whenever the City

Planner deems it to be warranted the City Planner may submit an application for a home occupation activity request to the Planning and Zoning Commission and City Council for review under the requirements regarding a Conditional Use Permit (Article 11-I-13). In such instance, the applicant shall be required to pay all applicable fees associated with a Conditional Use Permit application.

F. EXISTING HOME OCCUPATIONS:

Any home occupation that was legally in existence, and not operating in violation of any local, state or federal law or regulation, as of the effective date of these regulations but, that is not in full conformity with these regulations shall be deemed a legal nonconforming use and may continue in accordance with Article 11-I-16 (Non-Conforming Uses) of the Zoning Code.

This exception does not include the following uses; vehicle repair and service of any type, repair services for large appliances, uses involving the sale/repair of firearms, ammunition and/or explosives.

Non-Conforming home occupation operators shall be required to prove the continuation of the lawful non-conforming use. Proof may be established by the registration of the non-conforming use by submittal to the City Planner, and approved by the City Planner, of a home occupation registration application within 90 days of the effective date of these regulations. Failure to register a non-conforming use shall cause a presumption that the use is not legally non-conforming and the City Planner may take action to require the discontinuance of such use, provided that the non-conforming use operator may appeal the City Planner's action to the Board of Adjustment so long as such appeal is taken within the time period prescribed in the Zoning Code for appeals of administrative decisions.