



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, JUNE 21, 2018 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 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 on 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 7, 2018 meeting.

3. PUBLIC HEARING, CONSIDERATION & ACTION

3A. **Public Hearing, Consideration, & Action, Text Amendment** – Public hearing, consideration and action concerning an amendment to the city's "zoning code" by amending Article 11-i-3 "definitions and interpretations of words and phrases" and Articles 11-1-4 through 11-1-11 to amend the land use tables for multiple zoning districts to add "parking structure" and "parking lot, stand alone", as permitted by right or as a conditional use within each referenced district. (File No. 2018-008)

3B. **Public Hearing, Consideration and Action, Zoning Change** – Public hearing, consideration and action concerning a zoning change request for 213, 215, 221 West Barnett Street, being lots 52, 53, and 54 Block 14 of Parsons Addition, from "R-1A" (Single Family Residential District) to "PDD" (Planned Development District). (Case # 2018-033)

4. CONSIDERATION & ACTION

4A. **Consideration and Final Action, Preliminary Plat** – Consideration and action concerning a Preliminary Plat of Villa Saralita, a subdivision containing approximately 26.6 acres of land, more or less, out of WM. C. Francis Survey No. 146, Abstract No.

137, in the City of Kerrville, Kerr County, Texas, 1335 Medina Highway, (Case # 2018-031)

4B. **Consideration and Action, Waiver request** - Consideration and Recommendation of a waiver for the installation of water, sewer, and sidewalks for proposed Lot 1 of a Preliminary Plat of Villa Saralita, a subdivision containing approximately 26.6 acres of land, more or less, out of WM. C. Francis Survey No. 146, Abstract No. 137, in the City of Kerrville, Kerr County, Texas, 1335 Medina Highway. (Case # 2018-031)

5. **STAFF REPORT**

6. **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: ____ at _____ 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 Minutes June 7, 2018 Commission meeting
Action: Approval, approval with specific changes
Representative: Staff



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 3A
Action: Public Hearing, Consideration and Action
Planning File #: 2018-008
Representative: Staff

Proposal

This request originally started with the allowance for parking lots as a primary use. The City of Kerrville Zoning Code does not specifically address parking as a stand alone use in any zoning district. After one previous public hearing and a Planning and Zoning Commission workshop, staff has drafted a list of districts that would allow parking structures (such as a parking garage) and surface level stand alone parking lots as permitted and conditional uses.

The following districts were recommended for stand alone parking lots as a PERMITTED use:

C16 and E27.

The following districts were recommended for stand alone parking lots as a CONDITIONAL use:

W1-W10, C11-C15, C17, C19, C20, CBD, N21-38, E25, E26, E28-32, S33-37, R-3, RT

The following districts were recommended to NOT allow parking lots or parking structures by right or by a conditional use. Stand alone parking and parking structures are NOT allowed in the following districts:

R1, R-1A, RC, RM

Through the discussion at the workshop, the Commission identified many of the current districts and the areas of Kerrville specific to those districts as having circumstances that would not be conducive to stand alone parking lots. These circumstances related to the protection of the creeks and Guadalupe River, protection of the character of certain neighborhoods (both residential and non-residential), and the overall aesthetics of Kerrville's major corridors. Many of these topics have also been identified through the public input process surrounding the Kerrville 2050 Comprehensive Plan.

During the Commission workshop, it was decided that more discussion was necessary for the RT (Residential Transition) District. As drafted, the stand alone parking lot is listed as a conditional use in the RT district for the purposes of further discussion.

Residential Transition District:

Purpose: The "RT" Residential Transition District is specifically designed to be a transition zone between single family areas and commercial properties. Because of development regulations that require the appearance of a business located in an "RT" Residential Transition District to be that of a single family residence, the "RT" Residential Transition District can be used in various areas of the City where existing lots are occupied in part by single family houses but where limited business uses may be under certain conditions appropriate and desirable.

The direction from the Kerrville 2050 Comprehensive Plan is for the community to continue reinvesting in our neighborhoods and promote the growth within existing areas and to not expand outward. There are many guiding principles and action items addressing the importance and protection of community and neighborhood character. With this being the general direction that the community is recommending, staff recommends that the stand along parking lots should not be allowed in the RT District. Allowing commercial parking lots into neighborhoods is inconsistent with the direction from the comprehensive plan.



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 3B
Action: Public Hearing, Consideration and Action
Planning File #: 2018-031
Representative: Bruce Strake
Legal Description: Lots 52, 53, and 54 Block 14 of Parsons Addition

Proposal

Public hearing, consideration and action concerning a zoning change request for 213, 215, 221 West Barnett Street, being lots 52, 53, and 54 Block 14 of Parsons Addition, from "R-1A" (Single Family Residential District) to "PDD" (Planned Development District). (Case # 2018-033)

This Planned Development District is to reopen the "Famous Door" as a restaurant. The adjacent structure will be used for an unknown future use.

The following Land Use Table lists the proposed Permitted Uses for the PDD.

LAND USES	PD
Agricultural - General	
Agricultural Service	
Bed and Breakfast	P
Building Construction, General	
Building Construction, Specialist	
Business Services I	P
Business Services II	P
Cocktail Lounge	
Detention Facilities	
Dwelling , Single Family, Detached	P
Manufactured Home or Manufactured Housing	
Dwelling, Multiple Family	P
Dwelling, Single Family with apartment	P
Dwelling, RC District Uses (with plat)	
Education, Secondary and College	P
Education, Primary	P

Equipment Sales/Repair/Storage (Heavy)	
Fuel Sales	
Funeral Services	P
Institutional and Public Use Facilities	P
Life Care Development	P
Manufacturing, Custom	P
Manufacturing and Industrial, Heavy	
Manufacturing and Industrial, Limited	
Manufactured Housing Sales	
Personal Services I	P
Personal Services II	
Personal Services-Limited	P
Professional Offices	P
Restaurant, General	P
Restaurant, Limited	P
Retail Trade – I	P
Retail Trade – II	
Retail Trade – III	
Retail Trade – Limited	P
Tourist/Visitor & Recreation Service	
Transportation Terminal (Bus/Aviation)	
Vehicle Maintenance and Repair	
Vehicle Sales/Service Used	
Vehicle Sales/Service – New	
Warehousing & Distribution	

Procedural Requirements

This public hearing date was published in the Kerrville Daily Times, the FY2018 City of Kerrville official newspaper of general circulation. Additionally, notice of this meeting was posted at City Hall and on the City's website.

Recommended Action

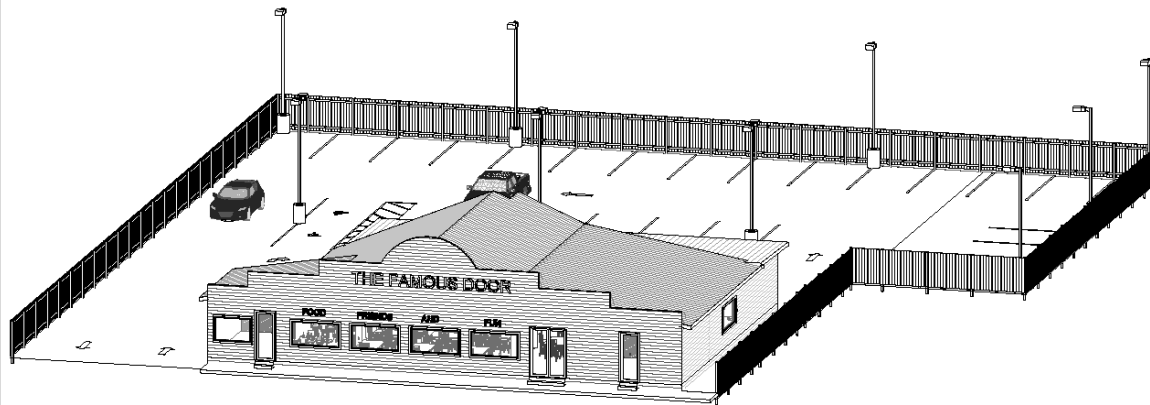
Staff recommends that the Commission considers and takes action on the proposal.

Staff Analysis and Recommendation

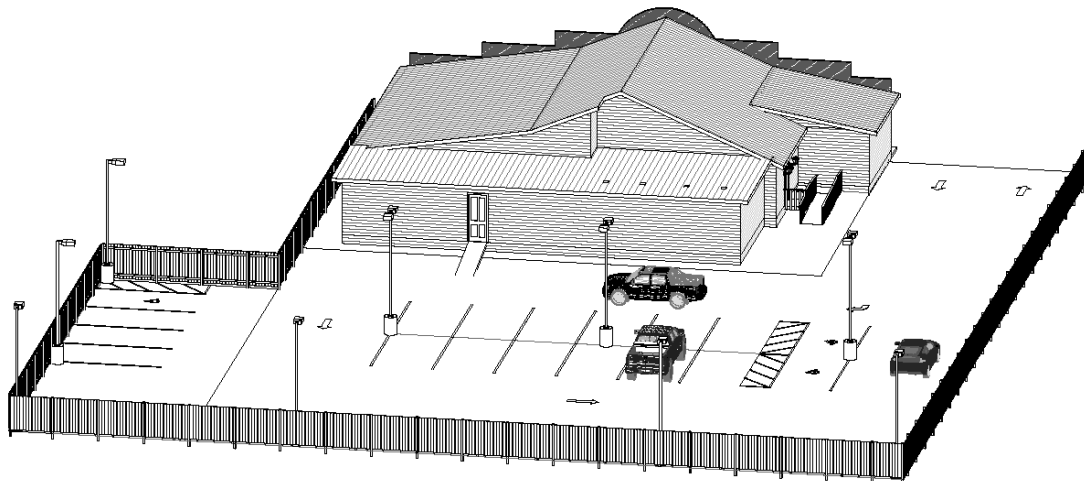
Staff recommends approval of the annexation and zoning of Planned Development District (PDD).

Attachments

Location Map
Site Plan
Concept Drawing
Letters of Support



FRONT WITH PARKING LOT



REAR WITH PARKING LOT

REVIT DRAFTER:
JOSE J. MUNGUIA
KERRVILLE, TEXAS 78028
PHONE: 830-855-1005
E-MAIL: JLMUNGUIA25@YAHOO.COM

BUILDER
OWNER
ADDRESS
CITY/STATE
DATE

JOHNY BARROYO
221 WEST BARNETT ST
KERRVILLE, TX, 78028
3/26/2018

EXTERIOR 3D VIEW

Project number
Date
Drawn by
Checked by
Scale

3/26/2018
Author
Checker
A40.04

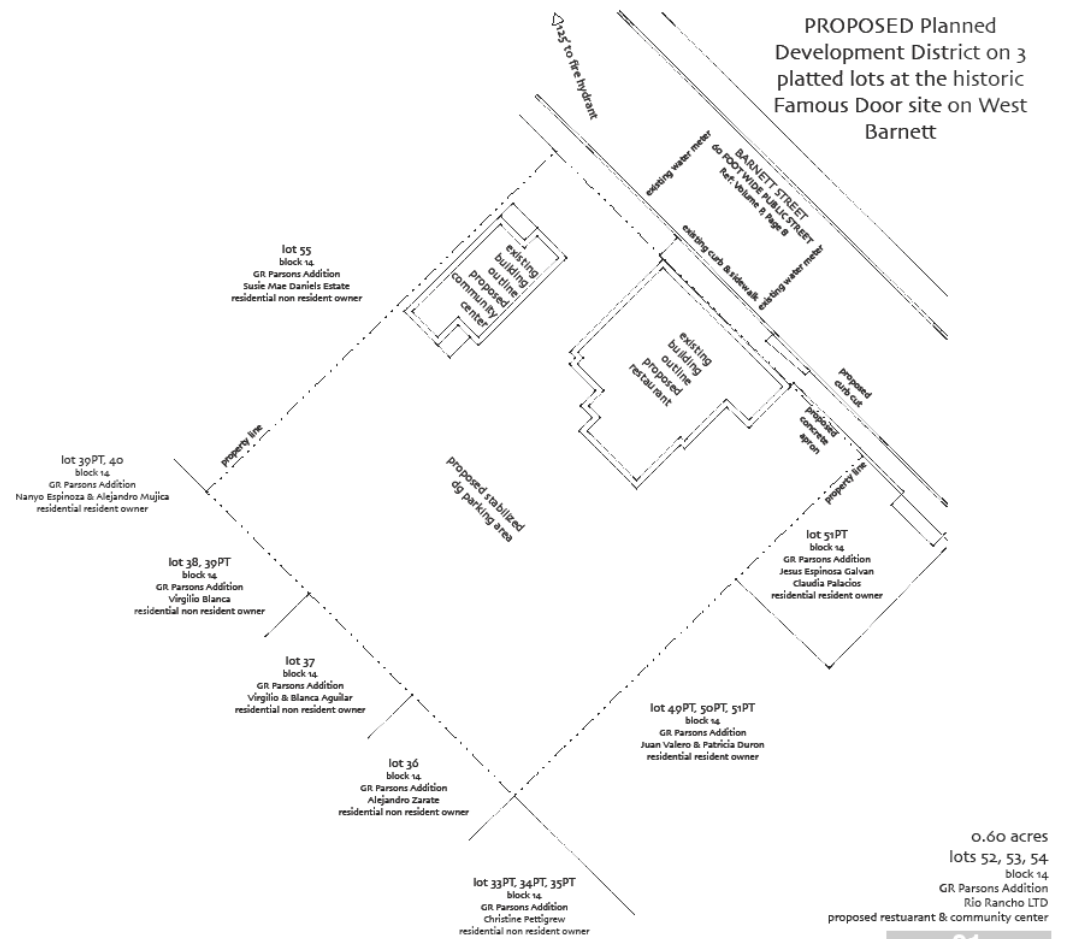
3/26/2018 5:50:14 PM



Project Summary		
Existing Conditioned Space		
community center	932 sqft	
restaurant	2,667 sqft	
Parking Area (32 spaces)		
Stabilized DG	14,234 sqft	
Concrete Apron	510 sqft	
Building Information		
Community		
Construction	Wood Frame	
Height	~16'	
Classification	Business	
Uses	Community Center	
Occupancy	12	
Fire Sprinklers	No	
Fire Detection	No	
Restaurant		
Construction	Wood Frame	
Height	~16'	
Classification	Business	
Uses	Restaurant	
Occupancy	60	
Fire Sprinklers	Yes - Kitchen	
Fire Detection	Yes	



scale: 1" = 30'



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the-famous-door-1.02 :: CONCEPT LAYOUT - DETAIL :: 2018.05.08



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 4A
Action: Public Hearing, Consideration and Action
Planning File #: 2018-008
Representative: Voelkel Engineering

Proposal

Consideration and Final Action, Preliminary Plat – Consideration and action concerning a Preliminary Plat of Villa Saralita, a subdivision containing approximately 26.6 acres of land, more or less, out of WM. C. Francis Survey No. 146, Abstract No. 137, in the City of Kerrville, Kerr County, Texas, 1335 Medina Highway, (Case # 2018-031)

Staff Recommendation

Staff recommends approval of the preliminary plat.

Attachments

Location Map
Preliminary Plat



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 4B
Action: Public Hearing, Consideration and Action
Planning File #: 2018-008
Representative: Laura Fore

Proposal

Consideration and Action, Waiver request - Consideration and Recommendation of a waiver for the installation of water, sewer, and sidewalks for proposed Lot 1 of a Preliminary Plat of Villa Saralita, a subdivision containing approximately 26.6 acres of land, more or less, out of WM. C. Francis Survey No. 146, Abstract No. 137, in the City of Kerrville, Kerr County, Texas, 1335 Medina Highway. (Case # 2018-031)

The existing structure on Lot 1 will be remodeled for a single family residence. The request is to allow the lot to be platted without extending any utilities or building sidewalks along Highway 16.

Lot 2 will be platted at a later date and is not requesting any waivers. When the property is ready for development it will conform to all subdivision and development codes. The applicant has also prepared preliminary water and sewer designs to indicate how utilities will be extended to the site.

Staff Recommendation

Staff recommends the waiver for water, sewer, and sidewalks for Lot 1.