



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, OCTOBER 4, 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 August 2, 2018 meeting.

2B. Approval of the minutes from the August 16, 2018 meeting.

2C. Approval of the minutes from the September 6, 2018 meeting.

3. PUBLIC HEARING, CONSIDERATION & ACTION

3A. Public hearing, consideration, and action concerning a Development Site Plan for Lots 1-6 Comanche Trace, Phase 13 Addition, a subdivision within the City of Kerrville, Kerr County, Texas, and more commonly known as 3001, 3003, 3005, 3007, 3009, and 3011 Club House Drive. (File No. 2018-066)

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: September 28, 2018 at 4:30 pm. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Cheryl Brown
Interim City Secretary, City of Kerrville, Texas

4. CONSIDERATION AND FINAL ACTION

4A. Consideration and Final Action, Final Plat – Consideration and action concerning a Final Plat of Kerrville Sports Complex, a subdivision containing approximately 120.4 acres of land out of the Walter Fosgate Survey No. 120, Abstract No. 138, in the City of Kerrville, Kerr County, Texas, and more commonly known as 111 Home Run Drive and 117 Sweeper Lane. (Case # 2018-070)

5. STAFF REPORT

6. ADJOURNMENT



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 3A
Action: Public Hearing, Consideration and Action
Planning File #: 2018-066
Representative: Trevor Hyde

Proposal

Public hearing, consideration, and action concerning a Development Site Plan for Lots 1-6, Comanche Trace, Phase 13 Addition, a subdivision within the City of Kerrville, Kerr County, Texas, and more commonly known as 3001, 3003, 3005, 3007, 3009, and 3011 Club House Drive.

Procedural Requirements

Notices were mailed September 12th to adjacent property owners. The public notice was published in the Kerrville Daily Times on September 15th.

Staff Analysis and Recommendation

Phase 13 of Comanche Trace was annexed in 2017. Lots 1-6 were rezoned to Residential Cluster "RC" zoning district by Ordinance 2018-20 on September 25, 2018. The total acreage is approximately 0.8 acres. An approved Development Site Plan is required prior to the issuance of any building permits for property located in a "RC" district, other than a single family detached dwellings.

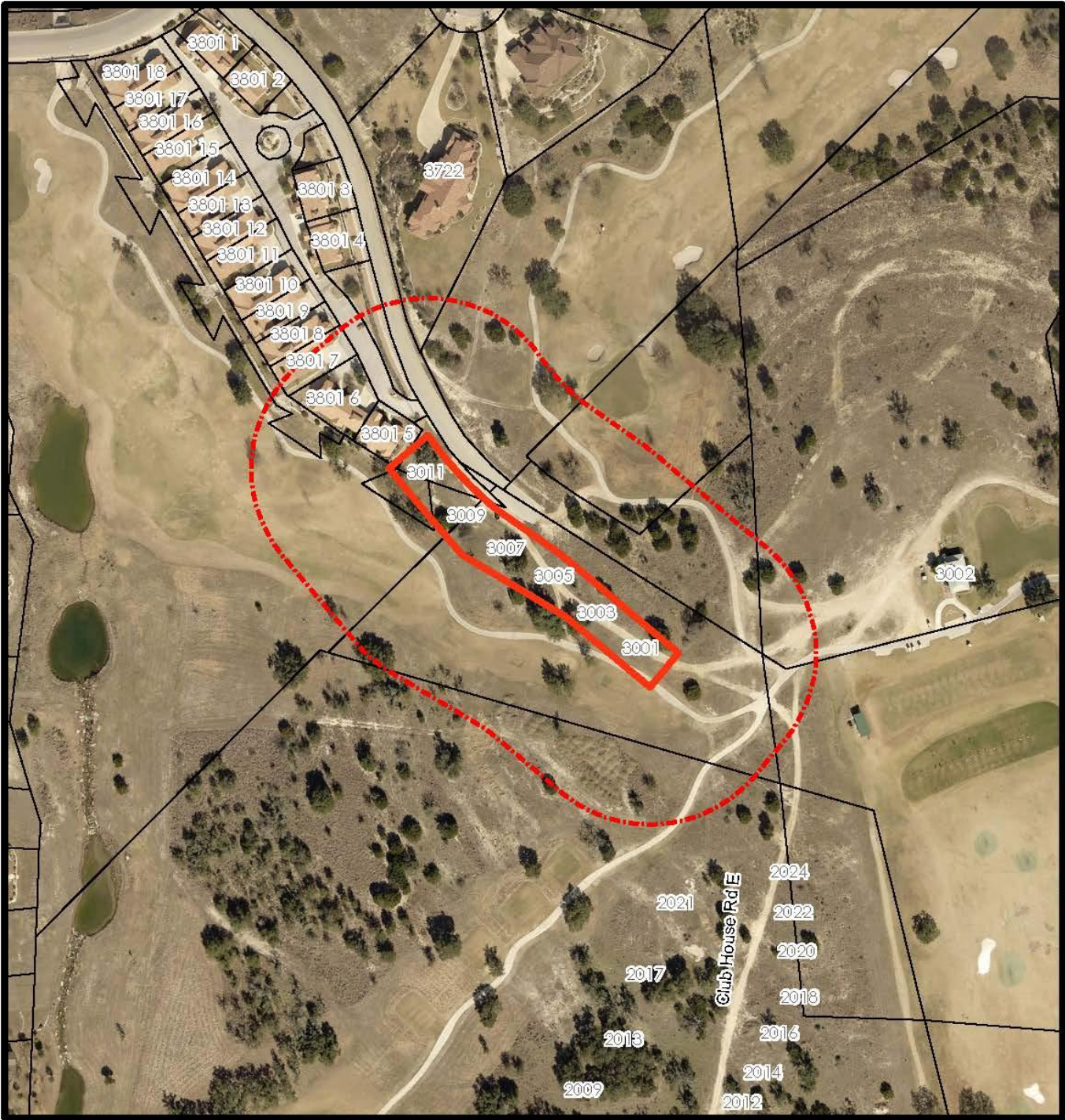
The request is consistent with the Kerrville 2050 Comprehensive Plan and is compatible with existing adjacent uses. Pedestrian and vehicle access is addressed through sidewalks, wheelchair ramps, and off-street parking which avoids unreasonable negative impact on adjacent properties. Two residential driveways are proposed to front on Clubhouse Drive. The remaining four driveways will front an access easement that includes ten additional parking spaces. The access easement is proposed to have two access points off of Clubhouse Drive. The access easement also provides for a twenty-five feet fire easement.

Storm water concerns are addressed through existing and proposed improvements as shown in the Development Site Plan. The building setbacks (4 feet in the front, 5 feet on the side, and 15 feet in the rear) and maximum building height (35 feet) are specified on the Development Site Plan.

Staff recommends approval.

Attachments

- A. Location Map
- B. Development Site Plan for Lots 1 – 6, Comanche Trace, Phase 13 Addition
- C. Draft City Council Resolution



Location Map

Case # 2018-066

Location:
3001-3011 Club House Drive

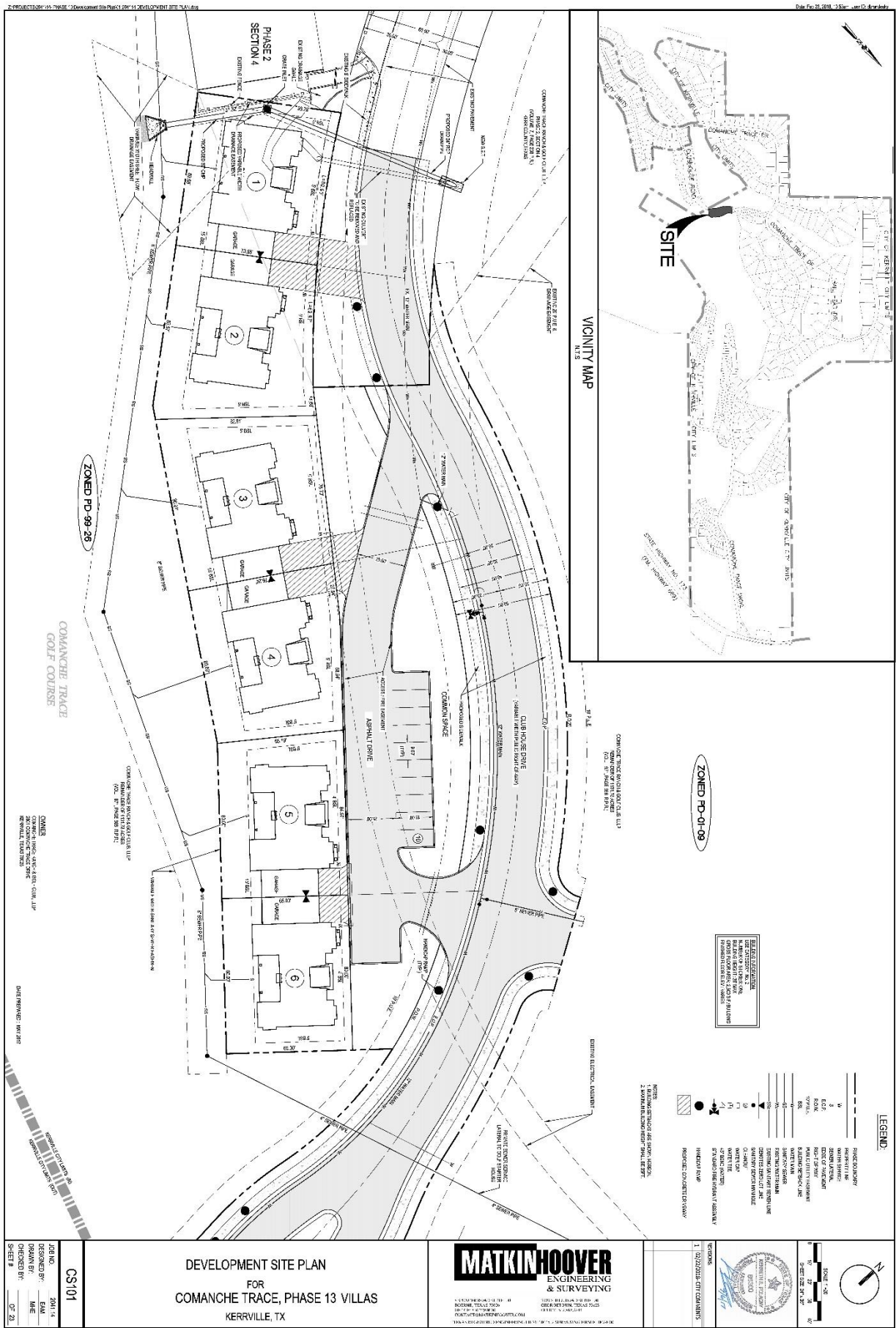
Legend

200' Notification Area
Subject Properties



0 50 100 200
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.



D R A F T 9/28/18

**CITY OF KERRVILLE, TEXAS
RESOLUTION NO. ____-2018**

**A RESOLUTION APPROVING A DEVELOPMENT SITE PLAN
LOCATED IN A RESIDENTIAL CLUSTER “RC” ZONING
DISTRICT FOR LOTS 1-6, BLOCK D OF COMANCHE TRACE,
PHASE 13 ADDITION SUBDIVISION; MORE COMMONLY
KNOWN AS 3001, 3003, 3005, 3007, 3009, AND 3011 CLUB HOUSE
DRIVE**

WHEREAS, the City Planning and Zoning Commission and the City Council of the City of Kerrville, Texas, in compliance with the City Charter and state law, with reference to the approval of a development site plan for a duplex development located in Residential Cluster “RC” Zoning District under Title 11, Chapter I of the Zoning Code of the City of Kerrville, Texas, and the official zoning map adopted thereby, have given the requisite notices by United States mail, publication, and otherwise; and after holding due hearings and affording a full and fair hearing to all of the property owners generally, and particularly to those interested persons situated in the affected area and in the vicinity thereof, the City Council of the City of Kerrville, Texas, finds that the health, safety, and general welfare will be best served by the approval of a development site plan for the property described in Section One hereof; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF KERRVILLE, KERR COUNTY, TEXAS:**

SECTION ONE. In accordance with Art. 11-I-10(c.)(2) of the Zoning Code of the City of Kerrville, Texas, the Development Site Plan, attached hereto and incorporated herein by reference as **Exhibit A**, is approved with respect to the development of duplexes on Lots 1-6, Comanche Trace, Phase 13 Addition, a subdivision within the City of Kerrville, Kerr County, Texas, and more commonly known as 3001, 3003, 3005, 3007, 3009, and 3011 Club House Drive.

SECTION TWO. Prior to the issuance of any building permit for any of the lots specified in Section One, above, the developer shall submit a drainage study by a licensed engineer to the City. The study(s), whether for a single lot or for multiple lots, is subject to the City’s approval and shall show the drainage prior to any construction. Such study shall specify and depict any necessary improvements needed to prevent the diversion or impoundment of the existing flow of surface waters so as to prevent damage to the property of another.

SECTION THREE. A copy of this Resolution shall be filed in the real property records of Kerr County, Texas, in accordance with Art. 11-I-10(c.)(2) of the

Zoning Ordinance.

**PASSED AND APPROVED ON this the ____ day of _____,
A.D., 2018.**

Bill Blackburn, Mayor

APPROVED AS TO FORM:

ATTEST:

Michael C. Hayes, City Attorney

Cheryl Brown, Interim City Secretary



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 4A
Action: Consideration and Final Action, Final Plat
Planning File #: 2018-070
Representative: Drew Paxton, City of Kerrville

Proposal

Consideration and action concerning a Final Plat of Kerrville Sports Complex, a subdivision containing approximately 120.4 acres of land out of the Walter Fosgate Survey No. 120, Abstract No. 138, in the City of Kerrville, Kerr County, Texas, and more commonly known as 111 Home Run Drive and 117 Sweeper Lane.

Staff Recommendation

Staff recommends approval of the Final Plat.

Attachments

A. Proposed Final Plat

