



**CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, JANUARY 3, 2019, 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 December 6, 2018 meeting.

3. CONSIDERATION AND FINAL ACTION

3A. Consideration and action concerning a Final Plat of Comanche Trace, Phase 15, a subdivision containing approximately 5.331 acres of land out of the William Watt Survey No. 65, Abstract No. 364, in the City of Kerrville, Kerr County, Texas, to establish Lots 1-12, Block A, and Lots 13-17, Block B, to be addressed as 1002 through 1025 Comanche Hills. (Case # 2018-074)

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

Sana Waller
Deputy City Secretary, City of Kerrville, Texas

4. PUBLIC HEARING, CONSIDERATION & ACTION

4A. Public hearing, consideration and action concerning two (2) variance requests in accordance with Article II – Signs of the Code of Ordinance, City of Kerrville, Texas: 1) to allow a freestanding sign to be located on nonresidential property for an establishment that has an existing monument sign; and 2) to allow an electronic sign to exceed the maximum size of 32 square feet by allowing an electronic sign that is 12 feet by 6 feet for a total of 72 square feet, for Calvary Temple Church located at 3000 Loop 534. (File No. 2018-083)

4B. Public hearing, consideration and action concerning a variance request in accordance with Article II – Signs of the Code of Ordinance, City of Kerrville, Texas, to allow a wall sign to exceed the maximum size of twelve percent (12%) of the square footage of the façade by allowing a combination of wall signs that is 12.3% of the square footage of the façade which is 3.75 square feet over the allowable size of 138 square feet for Blue Oak Trading Company located at 1834 Junction Highway. (File No. 2018-093)

4C. Public hearing, consideration and action concerning two (2) variance requests in accordance with Article II – Signs of the Code of Ordinance, City of Kerrville, Texas, to allow a monument sign: 1) to exceed the maximum height of 8 feet by allowing a monument sign that is 18.5 feet tall; and 2) to exceed the maximum size of 64 square feet by allowing a monument sign that is 905 square feet for Blue Oak Market Days located at 1832 Junction Highway. (File No. 2018-094)

4D. Public hearing, consideration, and action to recommend a resolution to allow a Conditional Use Permit for Gasoline Station (Fuel Sales) with Car Wash and Convenience Store on approximately 1.166 acres of land consisting of all of Lots 300, 301, 302, 348, and 349, Block 48, of the Schreiner 2nd Addition, and a portion of Lot 1, Block 1, of the H.E.B. Addition, and more commonly known as 212, 220, and 300 Main Street and 217 Jefferson Street. (File No. 2018-095)

4E. Public hearing, consideration and action concerning a variance request in accordance with Article II – Signs of the Code of Ordinance, City of Kerrville, Texas, to allow an electronic sign to exceed the maximum size of 32 square feet by allowing an electronic sign that is 6.3 feet by 12.6 feet for a total of 79.38 square feet, for Kerrville Area Chamber of Commerce located at 1700 Sidney Baker. (File No. 2018-098).

5. STAFF REPORT

6. ADJOURNMENT



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 2A
Action: Approval, approval with specific changes
Representative: Staff

Members Present:

Bob Waller, Chair
Tricia Byrom, Commissioner
David Jones, Commissioner
Rustin Zuber, Commissioner
Jim Brown, Alternate
Bill Morgan, Allternate, *sitting in for Cmr. Harmon*

Members Absent:

Garrett Harmon, Vice-Chair

City Executive Staff Present:

Drew Paxton, Executive Director of Development Services
Rebecca Pacini, Chief Planning Officer
Mike Hayes, City Attorney
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On December 6, 2018, 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:

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 Commissioner'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 to 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 minutes for the November 1, 2018 meeting.

Cmr. Zuber moved to approve the minutes as presented; motion was seconded by Cmr. Morgan and passed 5-0.

3. PUBLIC HEARING, CONSIDERATION & ACTION

3A. Public hearing, consideration, and action to recommend an ordinance for a zoning change from Gateway District, "GTW," to Planned Development District, "PDD," on approximately 4.27 acres of land out of the Patrick Fleming Survey No. 666, Abstract 145 in the City of Kerrville, Kerr County, Texas, more commonly known as 318 Leslie Drive. (File No. 2018-081)

Mr. Paxton presented the findings of fact.

Cmr. Waller opened the public hearing at 4:42 p.m.

Ms. Mary Olden spoke. Her property abuts 318 Leslie Drive, and she has lived there for 48 years. Ms. Olden wanted to know what types of properties are permitted in the Gateway District as compared to the PDD. Her main concern is her privacy and the value of her property because she has concerns about mobile home parks, low income housing, and would not like to see those uses in her area any more. Ms. Olden is concerned as to what might go into this property. Mr. Paxton defined the differences between the Gateway and PDD districts as it pertains to this proposal. Ms. Olden also had concerns regarding safety and traffic.

Cmr. Waller read aloud Mr. Don Nowlin's written comments in favor of the proposal.

Mr. Paco Mondragon, applicant, presented the scope of the project. He stated that the project has been in the works for about a year to a year-and-a-half. The project consists of phase I and phase II. Mr. Mondragon stated that the warehouse distribution is going to be a very small, local facility for local distribution in the Kerrville area. The facility will house product for the local convenience stores. There will be two drivers who live in Kerrville who will pick up products from the warehouse for delivery to the stores. Phase II consists of the retail use, which will be for small trade use. The project will give needed pedestrian light to Easy Street and add sidewalks to the area. There will be two trucks, similar to the small U-Haul trucks, and one 18-wheeler that will come once a week. The entire facility will be less than 4,000 square feet and will have fencing as per city requirements.

Mr. James Craft spoke and asked why this particular property was chosen for this development. Mr. Mondragon commented on the location of the highway being just two blocks away. Mr. Craft asked if the access and egress to the warehouse portion would be off Leslie Drive and not Easy Drive so any housing developed on Easy Street would not have to see the delivery trucks, to which Mr. Mondragon answered that is correct. Mr. Craft asked about screening for the residential properties. Mr. Mondragon reiterated the city's screening requirements.

Mr. Bill Olden asked for the location of the PDD to be clarified and asked what type of fencing and lighting would be used. Mr. Paxton explained what the requirements would be and that all of this would be addressed during the review process.

Hearing no one else speak, Cmr. Waller closed the public hearing at 5:26 p.m.

Cmr. Jones moved to recommend approval for the zoning change as presented; motion was seconded by Cmr. Byrom and passed 5-0.

3B. Public hearing, consideration and action concerning two (2) variance requests in accordance with Article II – Signs, of the Code of Ordinance, City of Kerrville, Texas: 1) to allow a freestanding lighted sign; and 2) to allow a lighted sign to exceed the maximum size of 3 square feet by allowing a lighted sign that is 9 feet by 3 feet for a total of 27 square feet, for Pint & Plow Brewing Company located at 332 Clay Street. (File No. 2018-085)

Mr. Paxton presented the findings of fact.

Cmr. Waller opened the public hearing at 5:39 p.m.

Mr. Jeremy Walther, owner of Pint and Plow, gave a short presentation.

Hearing no one else speak, Cmr. Waller closed the public hearing at 5:44 p.m.

Cmr. Byrom moved to approve the variance as presented; motion was seconded by Cmr. Morgan and passed 5-0.

4. STAFF REPORT:

Mr. Paxton reported he is currently working with the code review committee, our consultant, Kimberly-Horn, the same consultants that worked on our 2050 comprehensive plan, going through several sections of the administrative sections of the code and making sure we have a clear process for developers and contractors. We will then be moving into drafting some of the land use lists to present to the code review committee and starting to look at the layout of the zoning districts. We are hoping to have a draft for the committee early February. Mr. Paxton has tentatively scheduled a joint city council and planning and zoning commission meeting in March and planning an open house between then to present the draft code and then going back to the code review committee before it goes to city council, which will take us into the end of April.

Mr. Paxton also reported updates with the Food Service Advisory Board and the Building Board of Adjustment.

6. ADJOURNMENT

The meeting was adjourned at 5:50 p.m.



City of Kerrville Planning Department Report

To:	Planning & Zoning Commission
Agenda Item:	3A
Action:	Consideration and Final Action, Final Plat
Planning File #:	2018-074
Property Owner:	Comanche Trace, LLC
Representative:	Ken Kolacny, Matkin Hoover Engineering
Location:	1002 through 1025 Comanche Hills

Proposal

Consideration and action concerning a Final Plat of Comanche Trace, Phase 15, a subdivision containing approximately 5.331 acres of land out of the William Watt Survey No. 65, Abstract No. 364, in the City of Kerrville, Kerr County, Texas, to establish Lots 1-12, Block A, and Lots 13-17, Block B, to be addressed as 1002 through 1025 Comanche Hills. (Case # 2018-074)

Recommendation

Preliminary plat, File No. 2018-007, was approved by the Planning and Zoning Commission on March 1, 2018.

Staff recommends approval.

Attachments

A. Proposed Final Plat



City of Kerrville Planning Department Report

To: Planning & Zoning Commission

Agenda Item: 4A

Action: Public hearing, consideration and action concerning two (2) variance requests in accordance with Article II – Signs of the Code of Ordinance, City of Kerrville, Texas: 1) to allow a freestanding sign to be located on nonresidential property for an establishment that has an existing monument sign; and 2) to allow an electronic sign to exceed the maximum size of 32 square feet by allowing an electronic sign that is 12 feet by 6 feet for a total of 72 square feet

Planning File #: 2018-083

Property Owner: Calvary Temple Church

Representative: Cory Traub (Pro-tech Signs), Del Way (Calvary Temple Church)

Location: Calvary Temple Church, 3000 Loop 534

Proposal

Public hearing, consideration and action concerning two (2) variance requests in accordance with Article II – Signs of the Code of Ordinance, City of Kerrville, Texas: 1) to allow a freestanding sign to be located on nonresidential property for an establishment that has an existing monument sign; and 2) to allow an electronic sign to exceed the maximum size of 32 square feet by allowing an electronic sign that is 12 feet by 6 feet for a total of 72 square feet, for Calvary Temple Church located at 3000 Loop 534. (File No. 2018-083)

Procedural Requirements

8 Notices were mailed December 20th to adjacent property owners. The public notice was published in the Kerrville Daily Times on December 17th.

Zoning and Land Uses

Site Zoning: Residential Cluster District “RC”

Current Land Uses: Church

Surrounding Zoning: Residential Cluster District “RC” and City of Kerrville Extraterritorial Jurisdiction (ETJ)

Surrounding Area Land Uses: Farm and Ranch land

Criteria for Review

According to Chapter 6 - Advertising, Article II. – Signs of the Code of Ordinance, the following criteria must be used when considering variances to this article and no variance may be granted until it makes the following findings:

(1) That there are exceptional circumstances or conditions applicable to the property on which the application is made related to size, shape, area, topography, surrounding condition or location that do not apply generally to other property in the same area and the same zoning district;

No exceptional circumstance or condition is applicable to the property.

(2) That the exceptional circumstances or conditions are such that literal enforcement of the provisions of this article would result in an unnecessary hardship inconsistent with the general purpose and intent of this article;

No unnecessary hardship will result from the literal enforcement of the sign code.

(3) That the granting of such variance will not be contrary to the public interest, materially detrimental to the public welfare, or injurious to the property or improvements in the zoning district or area in which the property is located;

It does not appear that the requested variance would be detrimental to the health, safety, and welfare of the public or surrounding properties.

(4) That the granting of such variance will not be contrary to the objectives and principles contained in the comprehensive plan, as amended;

The variance request is not contrary to the objectives and principles contained in the comprehensive plan, Kerrville 2050. Calvary Temple Church is located in Strategic Catalyst Area 8. This area is largely undeveloped and serves as link to Tivy High School. Community Commercial place types are recommended along the highway corridor.

(5) That the variance to be granted is the minimum variance that will relieve the proven hardship;

A proven hardship has not been identified.

(6) That the variance is not being granted to relieve the applicant of conditions or circumstances:

(a) Which are not inherent in the property itself, but are the result of the use or development of the property, or

The variance is not the result of the use or development of the property.

(b) Which are caused by a division of land on or after June 16, 1997, other than a division of land resulting from the sale of a property interest to a governmental entity, which division of land caused the property to be

**unusable for any reasonable development under the existing regulations,
or**

Not applicable

(c) Which were otherwise self-imposed by the present or a previous owner;

Not applicable

(7) That the variance is not grounded solely upon the opportunity to make the property more profitable or to reduce expense to the current or any future owner;

The variance is not grounded solely upon the opportunity to make the property more profitable or to reduce expense to the current or any future owner.

(8) That the variance would not modify or effectively repeal any development or use regulations set forth in a conditional use permit or an ordinance or resolution adopting a development site plan or establishing a special use district or planned development district which are in addition to the generally applicable use and development regulations set forth in the city's zoning code;

The variance will not repeal any development regulations.

(9) That the variance would only affect a specific sign and is not of such a general nature as to effectively constitute a change in zoning

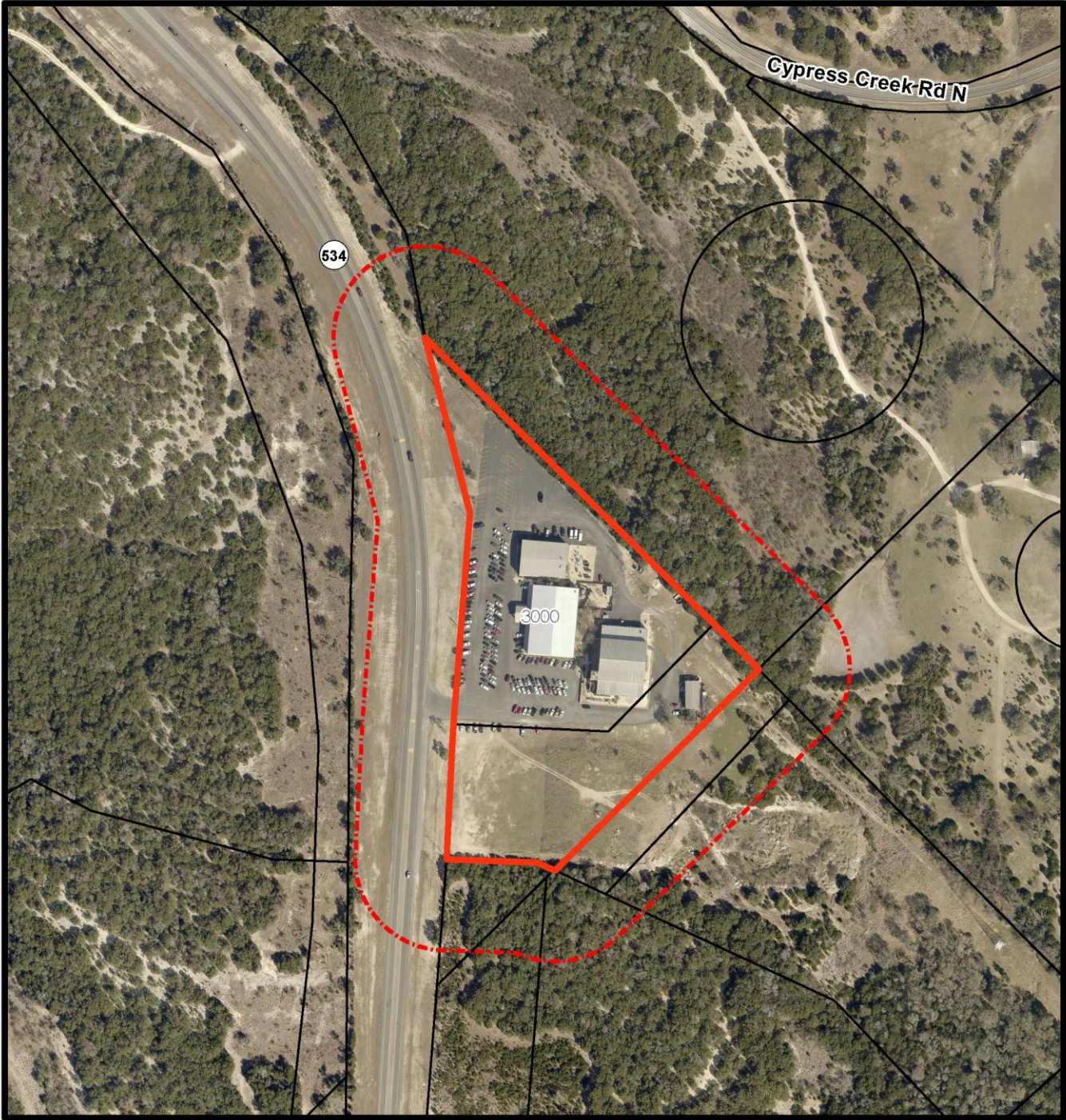
The variance would not effectively constitute a change in zoning.

Staff recommendation

Traditionally, staff has not made recommendations for or against a case regarding a sign variance.

Attachments

- A. Location Map
- B. Site Plan, Engineering and Design



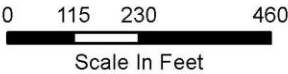
Location Map

Case # 2018-083

**Location:
3000 Loop 534**

Legend

- 200' Notification Area
- Subject Properties
- Variance Area



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.



All sign, logo and designs produced remain the property of Pro-tech Media & Marketing, LLC. until sign is paid in full by customer.

All sign projects performed by Pro-Tech require a 50% deposit for work to begin or material to be ordered. All signs and structures sold and/or installed by Pro-Tech remain 100% property of Pro-Tech until final balance is paid in full.

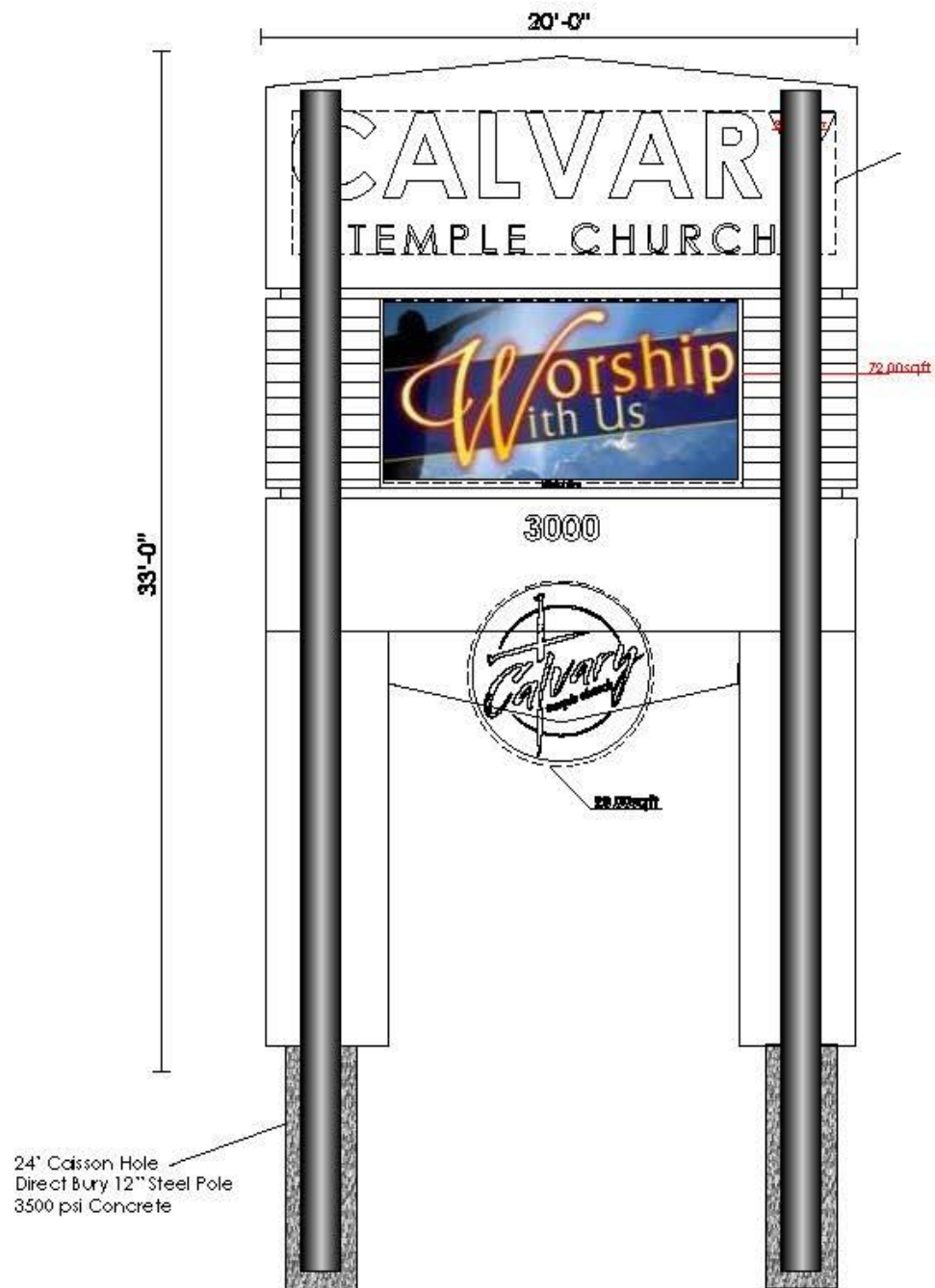
*Regulated by the Texas Dept. of Licensing and Regulation, P.O. Box 12157, Austin, Texas 78711 - Tel:(512)463-6566, Toll Free (in Texas): 800-803-8202 Online- <http://www.license.state.tx.us/Complaints> (Rat. 1306).

To make this quotation and order please inspect proof for color, spelling, size and shape. If everything is approved please sign below



1634 Junction Hwy. Kerrville, Texas 78028
T: 830.866.4800 F: 210.579.6826

Client: Calvary Temple Church Kerrville		Date: 10-30-18
Location: Kerrville, TX		Page: 1 of 2
Approval:	Name: Joshua	Phone: joshuacalvary@pro-tech.com
Total Cost:		



All sign, logo and designs produced remain the property of Pro-Tech Media & Marketing, L.L.C. until sign is paid in full by customer.

All sign projects performed by Pro-Tech require a 50% deposit for work to begin or material to be ordered. All signs and structures sold and/or installed by Pro-Tech remain 100% property of Pro-Tech until final balance is paid in full.

*Regulated by the Texas Dept. of Licensing and Regulation, P.O. Box 12157, Austin, Texas 78711 - Tel: (512) 463-6388, Toll Free (in Texas): 800-803-8202 Online: <http://www.license.state.tx.us/Complaints> (Ref: 1306)

To make this quotation and order please inspect proof for color, spelling, size and shape. If everything is approved please sign below



1504 Junction Hwy. Kerrville, Texas 78028
T: 800.895.4900 F: 210.679.8826

Client: Calvary Temple Church Kerrville		Date: 10-30-18
Location: Kerrville, TX		Page: 2 of 2
Approval:	Name: Joshua	Phone: joshua@protech.com
Total Cost:		



All sign, logo and designs produced remain the property of Pro-tech Media & Marketing, LLC. until sign is paid in full by customer.

All sign projects performed by Pro-Tech require a 50% deposit for work to begin or material to be ordered. All signs and structures sold and/or installed by Pro-Tech remain 100% property of Pro-Tech until final balance is paid in full.

"Regulated by the Texas Dept. of Licensing and Regulation, P.O. Box 12157, Austin, Texas 78711 - Tel: (512) 485-6508, Toll Free (in Texas): 800-803-9202 Online: <http://www.license.state.tx.us/Complaints>" (Rat 1306)

To make this quotation and order please inspect proof for color, spelling, size and shape. If everything is approved please sign below



1834 Junction Hwy. Kerrville, Texas 78028
T: 800.866.4900 F: 210.579.5826

Client: Calvary Temple Church Kerrville		Date: 10-30-18
Location: Kerrville, TX		Page: 2 of 2
Approval:	Name: Joshua	Phone: joshua@protech.com
Total Cost:		



City of Kerrville Planning Department Report

To: Planning & Zoning Commission

Agenda Item: 4B

Action: Public hearing, consideration and action concerning a variance request in accordance with Article II – Signs of the Code of Ordinance, City of Kerrville, Texas, to allow a wall sign to exceed the maximum size of twelve percent (12%) of the square footage of the façade by allowing a combination of wall signs that is 12.3% of the square footage of the façade which is 3.75 square feet over the allowable size of 138 square feet

Planning File #: 2018-093

Property Owner: Dr. Geoffrey Wright, Sterling Trust Company

Representative: Bob Canales

Location: 1834 Junction Highway

Proposal

Public hearing, consideration and action concerning a variance request in accordance with Article II – Signs of the Code of Ordinance, City of Kerrville, Texas, to allow a wall sign to exceed the maximum size of twelve percent (12%) of the square footage of the façade by allowing a combination of wall signs that is 12.3% of the square footage of the façade which is 3.75 square feet over the allowable size of 138 square feet for Blue Oak Trading Company located at 1834 Junction Highway. (File No. 2018-093)

Procedural Requirements

14 Notices were mailed December 20th to adjacent property owners. The public notice was published in the Kerrville Daily Times on December 17th.

Zoning and Land Uses

Site Zoning: West District “3-W”

Current Land Uses: Retail Trade

Surrounding Zoning: West District “3-W”, Residential Mix District “RM,” and Single Family Residential District “R-1”

Surrounding Area Land Uses: Commercial, Low Density Residential, and Church

Criteria for Review

According to Chapter 6 - Advertising, Article II. – Signs, of the Code of Ordinance, the following criteria must be used when considering variances to this article and no variance may be granted until it makes the following findings:

(2) That there are exceptional circumstances or conditions applicable to the property on which the application is made related to size, shape, area, topography, surrounding condition or location that do not apply generally to other property in the same area and the same zoning district;

No exceptional circumstance or condition is applicable to the property.

(2) That the exceptional circumstances or conditions are such that literal enforcement of the provisions of this article would result in an unnecessary hardship inconsistent with the general purpose and intent of this article;

No unnecessary hardship will result from the literal enforcement of the sign code.

(3) That the granting of such variance will not be contrary to the public interest, materially detrimental to the public welfare, or injurious to the property or improvements in the zoning district or area in which the property is located;

It does not appear that the requested variance would be detrimental to the health, safety, and welfare of the public or surrounding properties.

(4) That the granting of such variance will not be contrary to the objectives and principles contained in the comprehensive plan, as amended;

The variance request is not contrary to the objectives and principles contained in the comprehensive plan, Kerrville 2050. The property is located in Strategic Catalyst Area 4 which comprises the city's northwest gateway.

(5) That the variance to be granted is the minimum variance that will relieve the proven hardship;

A proven hardship has not been identified.

(6) That the variance is not being granted to relieve the applicant of conditions or circumstances:

(a) Which are not inherent in the property itself, but are the result of the use or development of the property, or

The variance is not the result of the use or development of the property.

(b) Which are caused by a division of land on or after June 16, 1997, other than a division of land resulting from the sale of a property interest to a governmental entity, which division of land caused the property to be unusable for any reasonable development under the existing regulations, or

Not applicable

(c) Which were otherwise self-imposed by the present or a previous owner;

Not applicable

(7) That the variance is not grounded solely upon the opportunity to make the property more profitable or to reduce expense to the current or any future owner;

The variance is not grounded solely upon the opportunity to make the property more profitable or to reduce expense to the current or any future owner.

(8) That the variance would not modify or effectively repeal any development or use regulations set forth in a conditional use permit or an ordinance or resolution adopting a development site plan or establishing a special use district or planned development district which are in addition to the generally applicable use and development regulations set forth in the city's zoning code;

The variance will not repeal any development regulations.

(9) That the variance would only affect a specific sign and is not of such a general nature as to effectively constitute a change in zoning

The variance would not effectively constitute a change in zoning.

Staff recommendation

Traditionally, staff has not made recommendations for or against a case regarding a sign variance.

Attachments

- A. Location Map
- B. Design

Attachment A



Location Map

Case # 2018-093

Location:
1834 Junction Highway

Legend

200' Notification Area
Subject Property

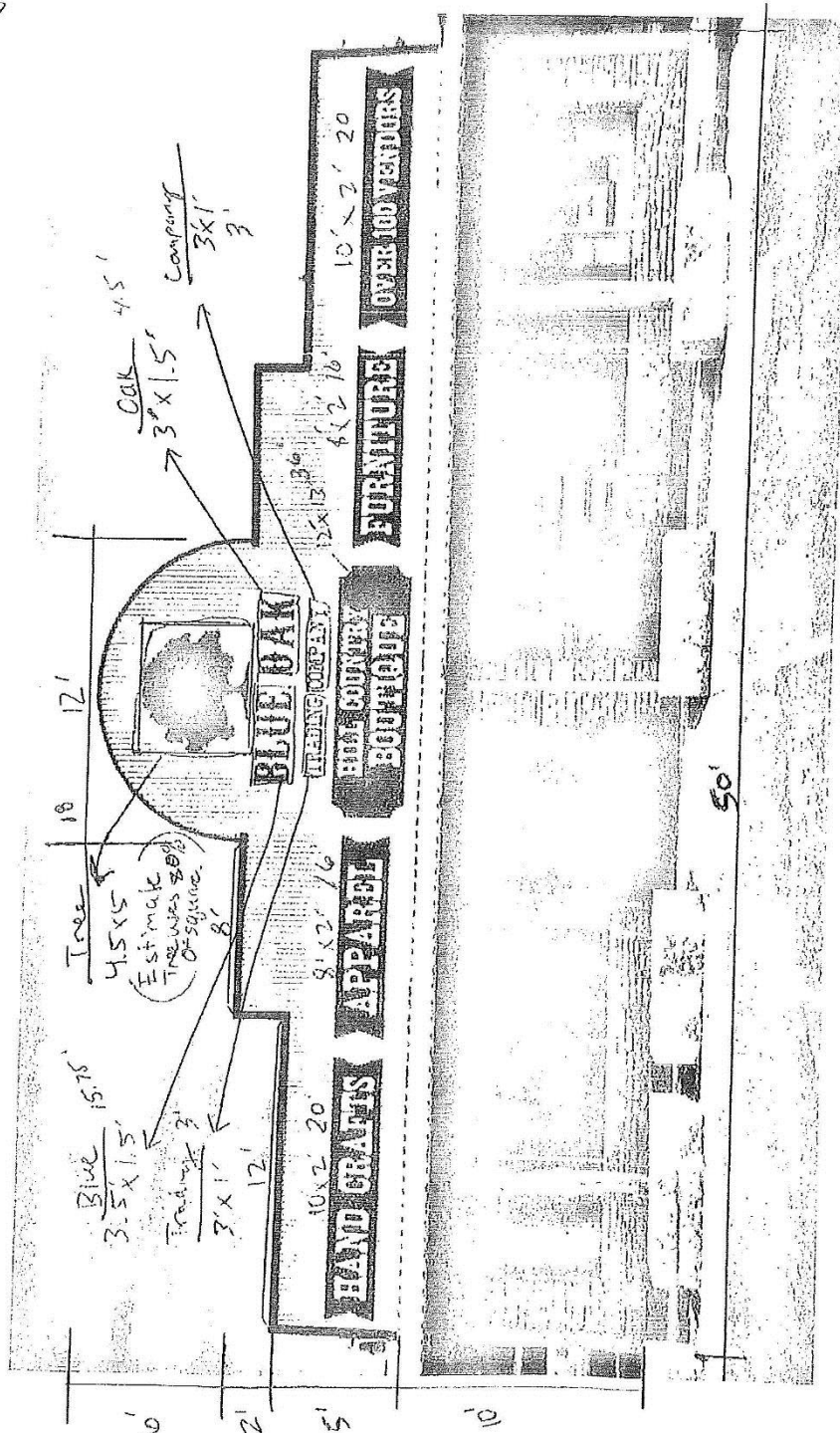


0 90 180 360
Scale In Feet

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.

11/13/18

1934 Junction Hwy - BOTC WALL SIGN MEASUREMENTS & FICHE
[REDACTED] MEASUREMENTS.



11/13/18

$504.23 \approx 1150 \text{ m}^2$
 $\times 12 \text{ } 138 \text{ m}^2 \text{ of } 5.6 \text{ m}^2$
146.25



City of Kerrville Planning Department Report

To: Planning & Zoning Commission

Agenda Item: 4C

Action: Public hearing, consideration and action concerning two (2) variance requests in accordance with Article II – Signs of the Code of Ordinance, City of Kerrville, Texas, to allow a monument sign: 1) to exceed the maximum height of 8 feet by allowing a monument sign that is 18.5 feet tall; and 2) to exceed the maximum size of 64 square feet by allowing a monument sign

Planning File #: 2018-094

Property Owner: Dr. Geoffrey Wright, Diamond 4 W, LP

Representative: Bob Canales

Location: 1832 Junction Highway

Proposal

Public hearing, consideration and action concerning two (2) variance requests in accordance with Article II – Signs of the Code of Ordinance, City of Kerrville, Texas, to allow a monument sign: 1) to exceed the maximum height of 8 feet by allowing a monument sign that is 18.5 feet tall; and 2) to exceed the maximum size of 64 square feet by allowing a monument sign that is 905 square feet for Blue Oak Market Days located at 1832 Junction Highway. (File No. 2018-094)

Procedural Requirements

18 Notices were mailed December 20th to adjacent property owners. The public notice was published in the Kerrville Daily Times on December 17th.

Zoning and Land Uses

Site Zoning: 3-W District

Current Land Uses: Retail Trade

Surrounding Zoning: 3-W District, Residential Mix District “RM,” and Single Family Residential District “R-1”

Surrounding Area Land Uses: Commercial, Low Density Residential, and Church

Criteria for Review

According to Chapter 6 - Advertising, Article II. – Signs, of the Code of Ordinance, the following criteria must be used when considering variances to this article and no variance may be granted until it makes the following findings:

(3) That there are exceptional circumstances or conditions applicable to the property on which the application is made related to size, shape, area, topography, surrounding condition or location that do not apply generally to other property in the same area and the same zoning district;

No exceptional circumstance or condition is applicable to the property.

(2) That the exceptional circumstances or conditions are such that literal enforcement of the provisions of this article would result in an unnecessary hardship inconsistent with the general purpose and intent of this article;

No unnecessary hardship will result from the literal enforcement of the sign code.

(3) That the granting of such variance will not be contrary to the public interest, materially detrimental to the public welfare, or injurious to the property or improvements in the zoning district or area in which the property is located;

It does not appear that the requested variance would be detrimental to the health, safety, and welfare of the public or surrounding properties.

(4) That the granting of such variance will not be contrary to the objectives and principles contained in the comprehensive plan, as amended;

The variance request is not contrary to the objectives and principles contained in the comprehensive plan, Kerrville 2050. The property is located in Strategic Catalyst Area 4 which comprises the city's northwest gateway.

(5) That the variance to be granted is the minimum variance that will relieve the proven hardship;

A proven hardship has not been identified.

(6) That the variance is not being granted to relieve the applicant of conditions or circumstances:

(d) Which are not inherent in the property itself, but are the result of the use or development of the property, or

The variance is not the result of the use or development of the property.

(e) Which are caused by a division of land on or after June 16, 1997, other than a division of land resulting from the sale of a property interest to a governmental entity, which division of land caused the property to be unusable for any reasonable development under the existing regulations, or

Not applicable

(f) Which were otherwise self-imposed by the present or a previous owner;

Not applicable

(7) That the variance is not grounded solely upon the opportunity to make the property more profitable or to reduce expense to the current or any future owner;

The variance is not grounded solely upon the opportunity to make the property more profitable or to reduce expense to the current or any future owner.

(8) That the variance would not modify or effectively repeal any development or use regulations set forth in a conditional use permit or an ordinance or resolution adopting a development site plan or establishing a special use district or planned development district which are in addition to the generally applicable use and development regulations set forth in the city's zoning code;

The variance will not repeal any development regulations.

(9) That the variance would only affect a specific sign and is not of such a general nature as to effectively constitute a change in zoning

The variance would not effectively constitute a change in zoning.

Staff recommendation

Traditionally, staff has not made recommendations for or against a case regarding a sign variance.

Attachments

- A. Location Map
- B. Design



Location Map

Case # 2018-094

**Location:
1832 Junction Highway**

Legend

200' Notification Area
Subject Property



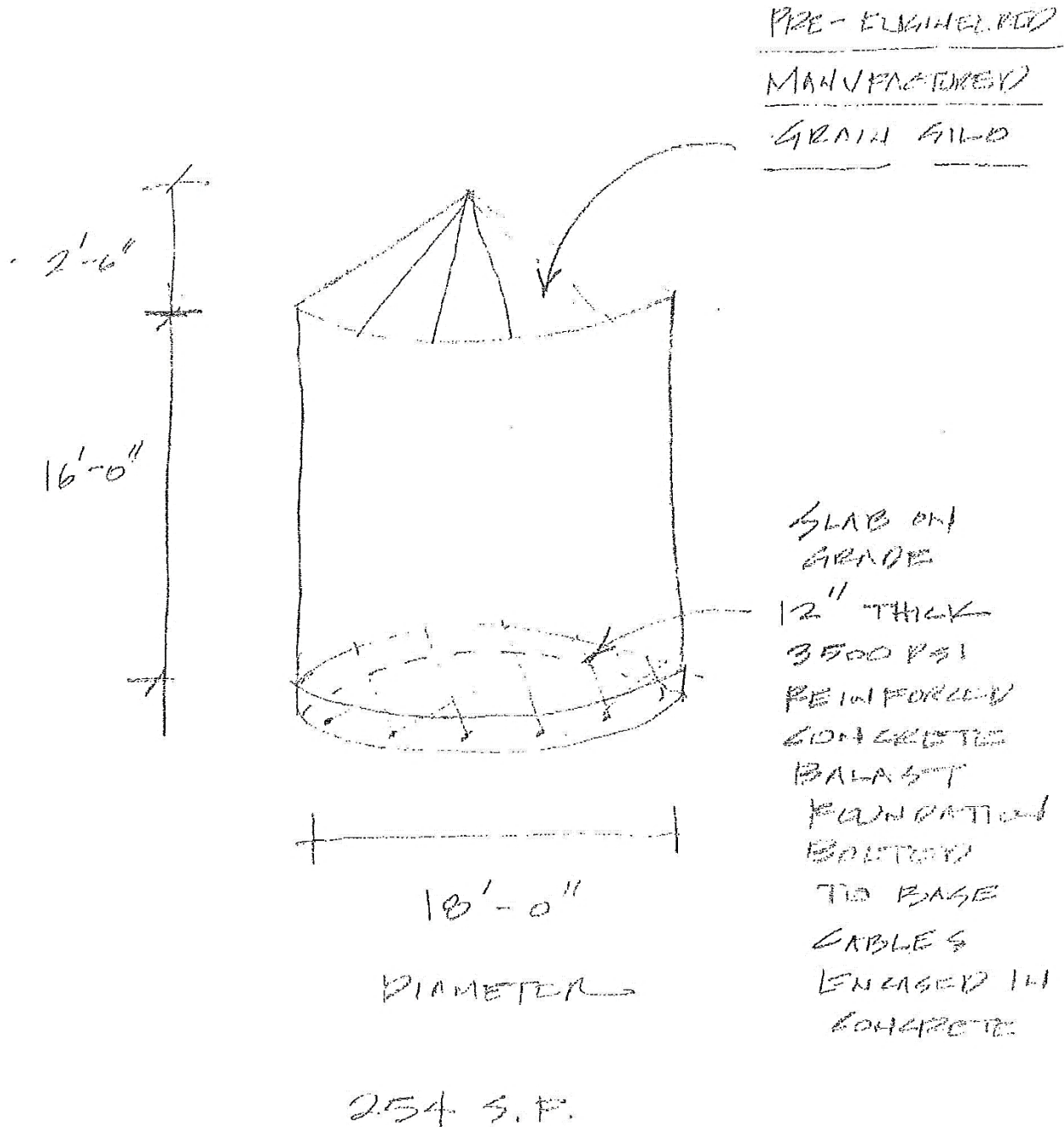
0 85 170 340
Scale In Feet

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.

Attachment B

BLUE OAK MARKET DAYS 7/15/10

- FOUNDATION DETAILS
- SILO ELEVATIONS

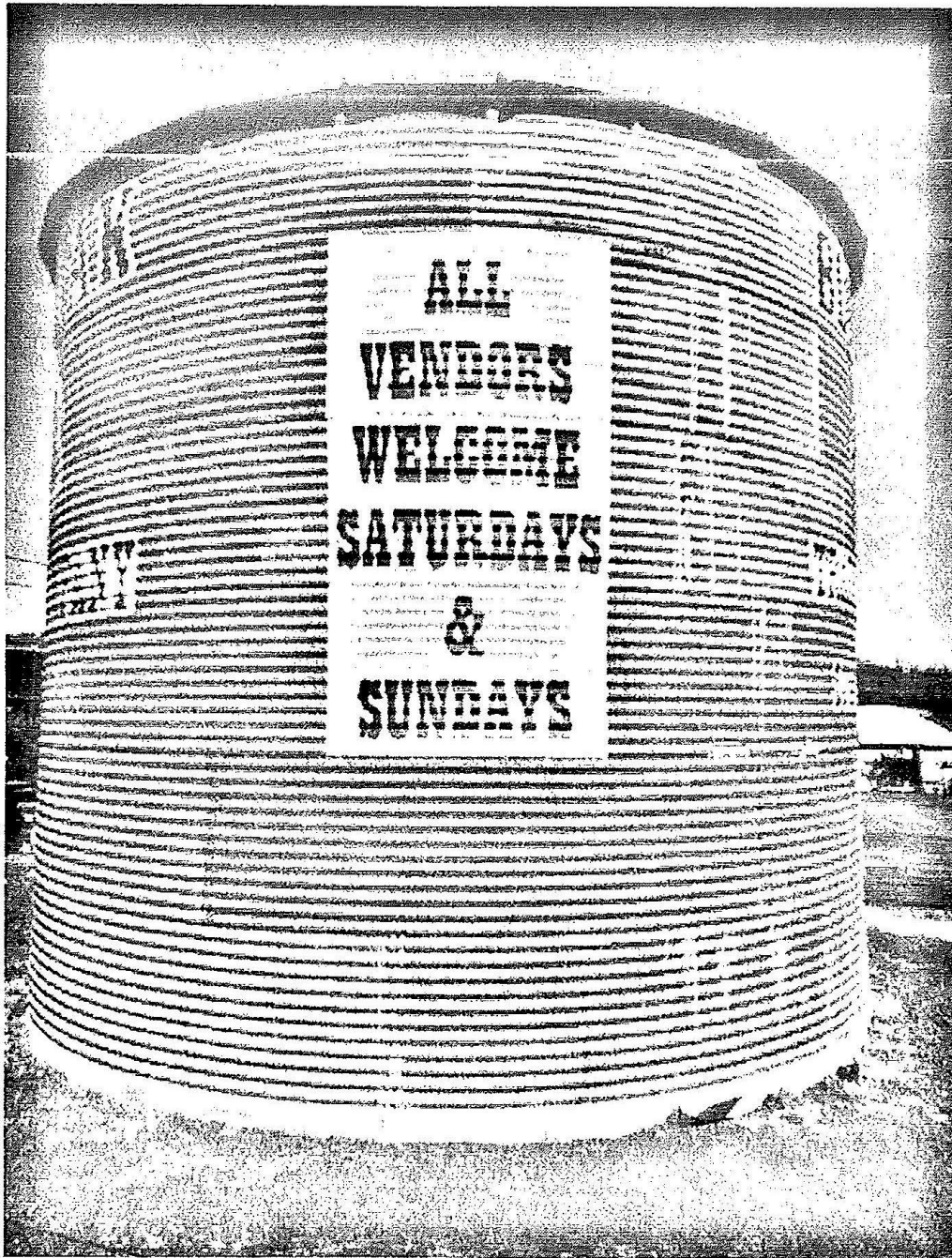


Need Sign 1"



- ① BLUE OAK LETTERING = 1.5' x 2' per letter
- ② Tree = 4' x 4'
- ③ Trading Company = each word 2' x 5'
- ④ Buy = 1.5' x 1' / Sell = 2' x 1' / & = .5' x 1' / Trade = 2.5' x 1'

"Sign 2"



-8'x4.5'



City of Kerrville Planning Department Report

To: Planning & Zoning Commission

Agenda Item: 4D

Action: Public hearing, consideration, and action to recommend a resolution to allow a Conditional Use Permit for Gasoline Station (Fuel Sales) with Car Wash and Convenience Store

Planning File #: 2018-095

Property Owner: H-E-B, LP

Representative: Mark Johnson, Stantec Consulting Services Inc.

Location: Approximately 1.166 acres of land consisting of all of Lots 300, 301, 302, 348, and 349, Block 48, of the Schreiner 2nd Addition, and a portion of Lot 1, Block 1, of the H.E.B. Addition, and more commonly known as 212, 220, and 300 Main Street and 217 Jefferson Street

Proposal

Public hearing, consideration, and action to recommend a resolution to allow a Conditional Use Permit for Gasoline Station (Fuel Sales) with Car Wash and Convenience Store on approximately 1.166 acres of land consisting of all of Lots 300, 301, 302, 348, and 349, Block 48, of the Schreiner 2nd Addition, and a portion of Lot 1, Block 1, of the H.E.B. Addition, and more commonly known as 212, 220, and 300 Main Street and 217 Jefferson Street. (File No. 2018-095)

Procedural Requirements

20 Notices were mailed December 20th to adjacent property owners. The public notice was published in the Kerrville Daily Times on December 17th.

Staff Analysis

Consistency with the Kerrville 2050 Comprehensive Plan: The request is consistent with the Kerrville 2050 Comprehensive Plan. The subject property is located within Strategic Catalyst Area 1 which comprises the downtown core and central business district. "There should be a strong focus on redevelopment and catalyzing a renewed public interest in the area."

Adjacent Zoning and Land Uses

Subject Property

Current Zoning: 11-C (Proposed Central Business District "CBD," File No. 2018-073)

Existing Land Uses: Gas Station, parking lot, and barber shop

Direction: Northwest

Current Zoning: 11-C

Existing Land Uses: Vacant retail structures and Retail

Direction: Northeast

Current Zoning: 11-C

Existing Land Uses: Single Family Detached Dwellings, Professional Office, Parking Lot, and Personal Services

Direction: Southeast

Current Zoning: 11-C (Proposed Central Business District "CBD," File No. 2018-073)

Existing Land Uses: Grocery store and parking lot

Direction: Southwest

Current Zoning: 11-C

Existing Land Uses: Vehicle Sales/Services New and Used

The uses which are permitted as a matter of right or permitted upon issuance of a conditional use permit in the 11-C and CBD zoning districts are indicated by the letters "P" and "C," respectively, in the following tables:

11-C DISTRICT PERMITTED & CONDITIONAL USE TABLE	
Bed and Breakfast	P
Business Services I	P
Business Services II	P
Cocktail Lounge	C
Detention Facilities	C
Dwelling, Single Family, Detached	C
Dwelling, Multiple Family	P
Dwelling, Single Family with Apartment	C
Education, Secondary and College	C
Education, Primary	C
Funeral Services	P
Life Care Development	C
Manufacturing, Custom	P
Personal Services I	P
Personal Services II	P
Personal Services, Limited	P
Professional Offices	P
Restaurant, General	P
Restaurant, Limited	P
Retail Trade - I	P

11-C DISTRICT PERMITTED & CONDITIONAL USE TABLE	
Retail Trade - II	C
Retail Trade - Limited	P
Tourist/Visitor & Recreation Service	P
Transportation Terminal (Bus/Aviation)	C
Vehicle Maintenance and Repair	C
Vehicle Sales/Service Used	C
Vehicle Sales/Service - New	P

CBD DISTRICT PERMITTED & CONDITIONAL USE TABLE	
Printing	P
Quick Printing	P
New Car Dealers	C
Used Car Dealers	C
Automotive Parts, Accessories, and Tire Stores (Retail Only)	P
Furniture and Home Furnishings Stores	P
Electronics and Appliance Stores	P
Nursery, Garden Stores	P
Hardware Stores	P
Food and Beverage Stores	P
Health and Personal Care Stores	P
Gasoline Stations (w/Dev. Stnds.)	C
Gasoline Stations with Convenience Stores (w/Dev. Stnds.)	C
Clothing and Clothing Accessories Stores	P
Jewelry , Luggage and Leather Goods Store	P
Sporting Goods, Hobby, Book, and Music Stores	P
General Merchandise Stores	P
Miscellaneous Store Retailers	P
Used Merchandise Stores (w/o Drop-off)	P
Non-store Retailers	C
Scenic and Sightseeing Transportation	P
Postal Service	P
Couriers and Messengers (Retail and Drop- off Only)	P
Publishing Industries (except Internet)	C
Motion Picture and Sound Recording Industries	P
Motion Picture Theaters (except Drive-Ins)	P
Broadcasting (except Internet) - (w/o towers)	P
Telecommunications (w/o towers)	P
Data Processing, Hosting and Related Services	P
Other Information Services	P
Monetary Authorities-Central Bank	P
Credit Intermediation and Related Activities	P
All Other Non-depository Credit Intermediation (Pawnshops)	P
Securities, Commodity Contracts, and Other Financial Investments and Related Activities	P
Insurance Carriers and Related Activities	P
Agencies, Brokerages, and Other Insurance Related Activities	P
Funds, Trusts, and Other Financial Vehicles	P

CBD DISTRICT PERMITTED & CONDITIONAL USE TABLE	
Real Estate	P
Lessors of Nonresidential Buildings (except Mini-warehouses)	P
Passenger Car Rental and Leasing	C
Consumer Electronics and Appliances Rental	P
Formal Wear and Costume Rental	P
Video Tape and Disc Rental	P
Other Consumer Goods Rental	P
General Rental Centers	C
Office Machinery and Equipment Rental and Leasing	P
Professional, Scientific, and Technical Services	P
Other Specialized Design Services	P
Veterinary Services (w/o kennels)	C
Management of Companies and Enterprises	P
Administrative and Support Services	P
Business Service Center	P
Elementary and Secondary Schools	P
Junior Colleges	P
Colleges, Universities and Professional Schools	P
Business Schools and Computer and Management Training	P
Technical and Trade Schools (Classroom Only)	P
Other Schools and Instruction (Classroom Only)	P
Educational Support Services	P
Ambulatory Health Care Services	P
Offices of Physicians	P
Offices of Dentists	P
Offices of Other Health Practitioners	P
Outpatient Care Centers	P
Other Outpatient Care Centers	P
Medical and Diagnostic Laboratories	P
Home Health Care Services	P
Other Ambulatory Health Care Services (except air ambulance)	P
All Other Ambulatory Health Care Services	P
Hospitals	C
General Medical and Surgical Hospitals	C
Psychiatric and Substance Abuse Hospitals	C
Specialty (except Psychiatric and Substance Abuse) Hospitals	C
Nursing Care Facilities	P
Residential Mental Retardation, Mental Health and Substance Abuse Facilities	C
Community Care Facilities for the Elderly (w/o Nursing Care)	P
Other Residential Care Facilities	P
Social Assistance (Office only)	P
Individual and Family Services	P
Community Food and Housing, and Emergency and Other Relief Services	P
Vocational Rehabilitation Services	P
Child Day Care Services (Includes Adult)	P
Performing Arts, Spectator Sports, and Related Industries (except spectator sports)	P
Performing Arts Companies	P

CBD DISTRICT PERMITTED & CONDITIONAL USE TABLE	
Spectator Sports	C
Promoters of Performing Arts, Sports, and Similar Events	P
Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	P
Independent Artists, Writers, and Performers	P
Museums, Historical Sites, and Similar Institutions (w/o Zoos)	P
Amusement, Gambling, and Recreation Industries	C
Hotel/Motel	P
Bed-and-Breakfast Inns	P
Food Services and Drinking Places	P
Limited - Services Eating Places (w/Dev. Stnds.)	P
Mobile Food Services	P
Automotive Repair and Maintenance	C
Automotive Oil Change and Lubrication Shops	C
Car Washes	C
Electronic and Precision Equipment Repair and Maintenance (Minor)	P
Personal and Household Goods - Repair and Maintenance	P
Personal Care Services	P
Death Care Services	P
Coin-Operated Laundries and Drycleaners	P
Other Personal Services	P
Pet Care Services (except veterinary/kennels)	P
Parking Lots and Garages (by fee)	P
Religious, Grant-making, Civic, Professional, and Similar Organizations	P
Religious Organizations	P
Grant-making and Giving Services	P
Social Advocacy Organizations	P
Civic and Social Organizations	P
Business, Professional, Labor, Political, and Similar Organizations	P
Private Households	P
Executive, Legislative, and Other General Government Support	P
Justice, Public Order, and Safety Activities	P
Administration of Human Resource Programs	P
Administration of Environmental Quality Programs	P
Administration of Housing Programs, Urban Planning, and Community Development	P
Administration of Economic Programs	P
Space Research and Technology	C
National Security and International Affairs	C
Single Family	P
Duplex	P
Multi-Family	P
Upper Story Residential (Loft Apartments)	P
Accessory Uses & Structures	P
Parking Structure	C
Parking Lot, Stand Alone	C

Thoroughfare Plan: Main Street is designated as a Primary or Principal Arterial. Principal arterials typically serve as the highest traffic volume corridors, prioritizing longer-distance trips and providing connectivity between surrounding communities and major activity centers within Kerrville. A typical principal arterial is a four-lane divided roadway with a raised median, which can accommodate turning traffic at intersections and regulates access to the adjacent development. In rural and constrained areas or where there is a high volume of left-turning vehicles, the roadway may be undivided with a center turn lane at intersections. Hays Street, Jefferson Street, and Francisco Lemos, are not designated on the Thoroughfare Plan.

Traffic Impact: To be determined

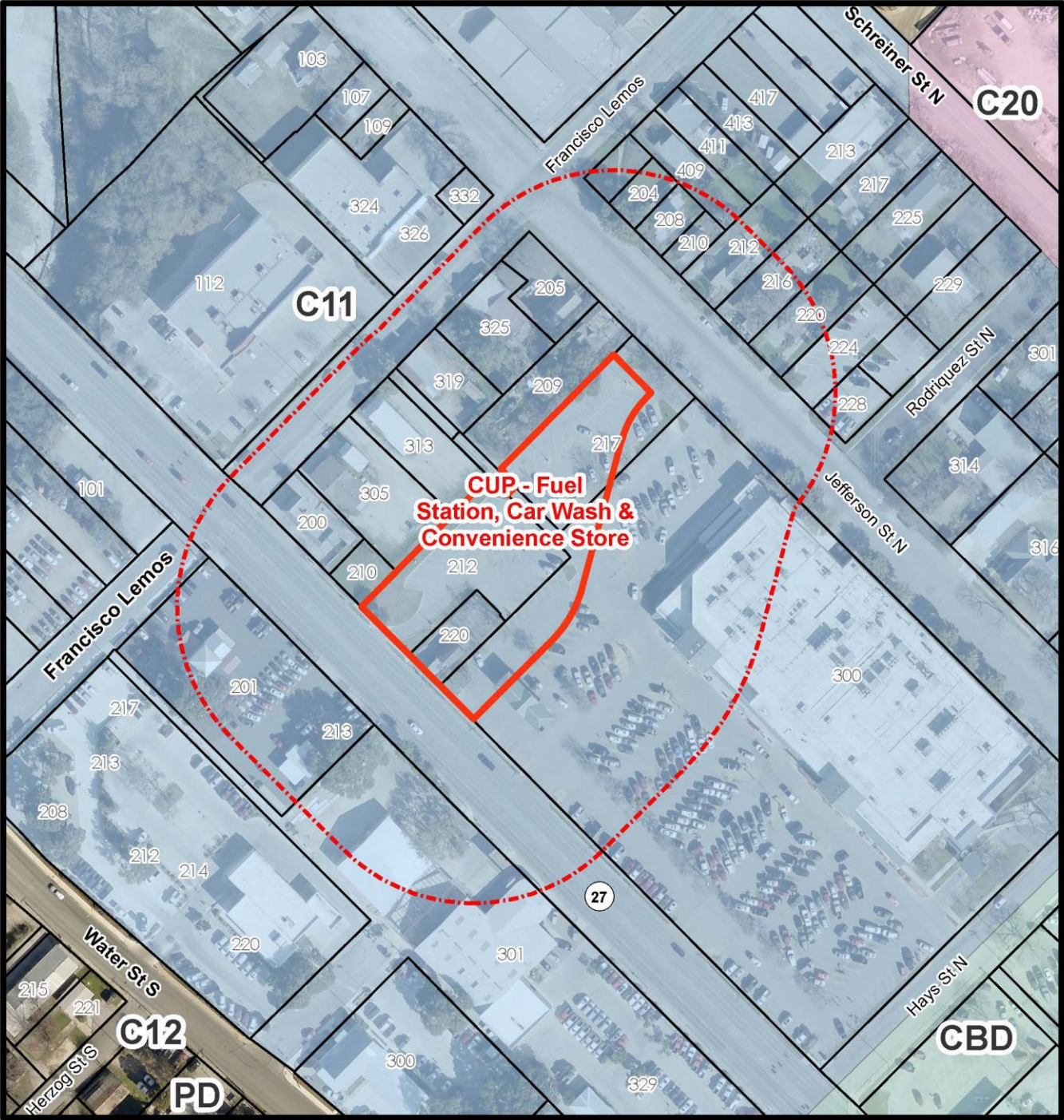
Parking: To be determined

Recommendation

Staff recommends approval pending the approval of File No. 2018-073.

Attachments

- A. Location Map
- B. Concept Plan
- C. Draft City Council Resolution

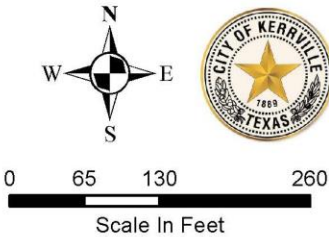


Location Map

Case # 2018-095

Location:
212, 220, & 300 Main Street
and 217 Jefferson Street

Legend	
200' Notification Area	---
Subject Properties	—
Current Zoning	TEXT
Requested Zoning	(TEXT)



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.

V:\2223\active\222310812\civil\drawing\exhibits\2018-11-30 CUP Exhibit\222310812EXH10_CUP.dwg
2018/11/30 11:17 AM By: Covington, Brionna



D R A F T 12/27/18

**CITY OF KERRVILLE, TEXAS
RESOLUTION NO. ____-2019**

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT FOR AN APPROXIMATE 1.166 ACRES, BEING A PORTION OF LOT 1, H.E.B. ADDITION AND PORTIONS OF LOTS 300-302 AND LOTS 348-349, BLOCK 48 OF THE SCHREINER 2ND ADDITION, SUBDIVISIONS WITHIN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS; AND MORE COMMONLY KNOWN AS THE PROPERTY LOCATED AT 300 MAIN STREET (STATE HWY. 27); SAID PROPERTY IS LOCATED WITHIN THE CENTRAL BUSINESS DISTRICT "CBD"; BY PERMITTING SAID PROPERTY TO BE USED FOR GASOLINE STATION (FUEL SALES) WITH CAR WASH AND CONVENIENCE STORE; AND MAKING SAID PERMIT SUBJECT TO CERTAIN CONDITIONS AND RESTRICTIONS CONTAINED HEREIN

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 granting of conditional use permits under Title 11, Chapter I of the Zoning Code of the City of Kerrville, Texas, and the official zoning map adopted thereby; having given the requisite notices by United States mail, publication, and otherwise; and after holding due public 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, City Council, finds that the health, safety, and general welfare will be best served by the granting of a Conditional Use Permit, subject to the special conditions and restrictions set out hereinafter on the property described in Section One hereof;

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

SECTION ONE. A Conditional Use Permit is granted to permit the property described below to be developed and used for gasoline station (fuel sales) with car wash and convenience store, pursuant to Article 11-1-13 of the Zoning Code of the City of Kerrville, Texas ("Zoning Code"), and such use is subject to the provisions of this Resolution and other applicable City ordinances and regulations:

Being 1.166 acres situated in the city of Kerrville, Kerr County, Texas, and being a portion of Lot 1, Block 1, H.E.B. Addition according to the plat thereof recorded in Volume 6, Page 120 of the Plat Records of Kerr County, Texas, together with portions of Lots 300 thru 302 and Lots 348-349, Block 48 of the Schreiner 2nd Addition, as conveyed to CC Butt Grocery Company in the following deeds of record of the Official Public Records of Kerr County, Texas: Volume 13, Page 206; Volume 13, Page 8553; Volume 883, Page 479; Volume 883, Page 667; and Volume 886, Page 120; said 6.790 acres being more particularly

D R A F T 12/27/18

described and depicted as Exhibits A, attached hereto and made a part hereof for all purposes.

Hereafter referred to as “the Property.”

SECTION TWO. In addition to the development and use regulations currently applicable to the Property, development and use of the Property is subject to the following additional conditions:

- A. **Development Site Plan:** The development and use of the Property must conform to an approved development site plan consistent with the concept plan submitted as part of the Conditional Use Permit, attached as **Exhibit B**.
- B. **Platting:** An administratively complete application for a subdivision plat of the Property must be submitted to the City for approval before the issuance of any building permit.
- C. **Other Zoning Regulations:** The regulations set forth in this Resolution are in addition to those set forth in the Zoning Code, as amended or superseded. In the event of any irreconcilable conflict between this Resolution and the regulations set forth in the Zoning Code, as amended or superseded, the provisions of this Resolution will prevail.

SECTION THREE. This Resolution and the Conditional Use Permit granted herein is subject to termination in accordance with Article 11-I-13 of the Zoning Code.

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

ATTEST:

Bill Blackburn, Mayor

Cheryl Brown, Interim City Secretary

APPROVED AS TO FORM:

Michael C. Hayes, City Attorney

T:\Legal\DEVELOPMENT SERVICES (Planning)\Zoning\CUP\2000 block Singing Wind _electric facility (solar) _102618.docx



City of Kerrville Planning Department Report

To: Planning & Zoning Commission

Agenda Item: 4E

Action: Public hearing, consideration and action concerning a variance request in accordance with Article II – Signs of the Code of Ordinance, City of Kerrville, Texas, to allow an electronic sign to exceed the maximum size of 32 square feet by allowing an electronic sign that is 6.3 feet by 12.6 feet for a total of 79.38 square feet

Planning File #: 2018-098

Property Owner: Kerrville Area Chamber of Commerce

Representative: TEU Services

Location: 1700 Sidney Baker

Proposal

Public hearing, consideration and action concerning a variance request in accordance with Article II – Signs of the Code of Ordinance, City of Kerrville, Texas, to allow an electronic sign to exceed the maximum size of 32 square feet by allowing an electronic sign that is 6.3 feet by 12.6 feet for a total of 79.38 square feet, for Kerrville Area Chamber of Commerce located at 1700 Sidney Baker. (File No. 2018-098).

Procedural Requirements

18 Notices were mailed December 20th to adjacent property owners. The public notice was published in the Kerrville Daily Times on December 17th.

Zoning and Land Uses

Site Zoning: Gateway District, "GTW"

Current Land Uses: Professional Offices

Surrounding Zoning: Gateway District, "GTW"

Surrounding Area Land Uses: Professional Offices, Retail Trade, Restaurant, Recreational Vehicle Sales, KISD Middle School

Criteria for Review

According to Chapter 6 - Advertising, Article II. – Signs of the Code of Ordinance, the following criteria must be used when considering variances to this article and no variance may be granted until it makes the following findings:

(1) That there are exceptional circumstances or conditions applicable to the property on which the application is made related to size, shape, area, topography, surrounding condition or location that do not apply generally to other property in the same area and the same zoning district;

The Kerrville Area Chamber of Commerce is an invaluable resource to the Kerrville community. The Chamber is involved in the economic development of the area and disseminate extensive information to our region and beyond.

(2) That the exceptional circumstances or conditions are such that literal enforcement of the provisions of this article would result in an unnecessary hardship inconsistent with the general purpose and intent of this article;

No unnecessary hardship will result from the literal enforcement of the sign code but the community may miss an opportunity to share and highlight information about area events and businesses. It is not uncommon for signs on different roadway types (such as local roads, collector streets, minor and major arterials) to have different regulations.

(3) That the granting of such variance will not be contrary to the public interest, materially detrimental to the public welfare, or injurious to the property or improvements in the zoning district or area in which the property is located;

It does not appear that the requested variance would be detrimental to the health, safety, and welfare of the public or surrounding properties.

(4) That the granting of such variance will not be contrary to the objectives and principles contained in the comprehensive plan, as amended;

The variance request is not contrary to the objectives and principles contained in the comprehensive plan, Kerrville 2050. Action Item D4.8 states, "Consider adding digital signage to promote Downtown events" in support of Guiding Principle D4 which states, "Encourage and program Downtown public events and create more gathering places that promote and enhance Downtown as an arts, culture and music center." The electronic sign will be used to promote area businesses and events.

(5) That the variance to be granted is the minimum variance that will relieve the proven hardship;

A proven hardship has not been identified.

(6) That the variance is not being granted to relieve the applicant of conditions or circumstances:

(g) Which are not inherent in the property itself, but are the result of the use or development of the property, or

The variance is not the result of the use or development of the property.

(h) Which are caused by a division of land on or after June 16, 1997, other than a division of land resulting from the sale of a property interest to a governmental entity, which division of land caused the property to be

**unusable for any reasonable development under the existing regulations,
or**

Not applicable

(i) Which were otherwise self-imposed by the present or a previous owner;

Not applicable

(7) That the variance is not grounded solely upon the opportunity to make the property more profitable or to reduce expense to the current or any future owner;

The variance is not grounded solely upon the opportunity to make the property more profitable or to reduce expense to the current or any future owner.

(8) That the variance would not modify or effectively repeal any development or use regulations set forth in a conditional use permit or an ordinance or resolution adopting a development site plan or establishing a special use district or planned development district which are in addition to the generally applicable use and development regulations set forth in the city's zoning code;

The variance will not repeal any development regulations.

(9) That the variance would only affect a specific sign and is not of such a general nature as to effectively constitute a change in zoning

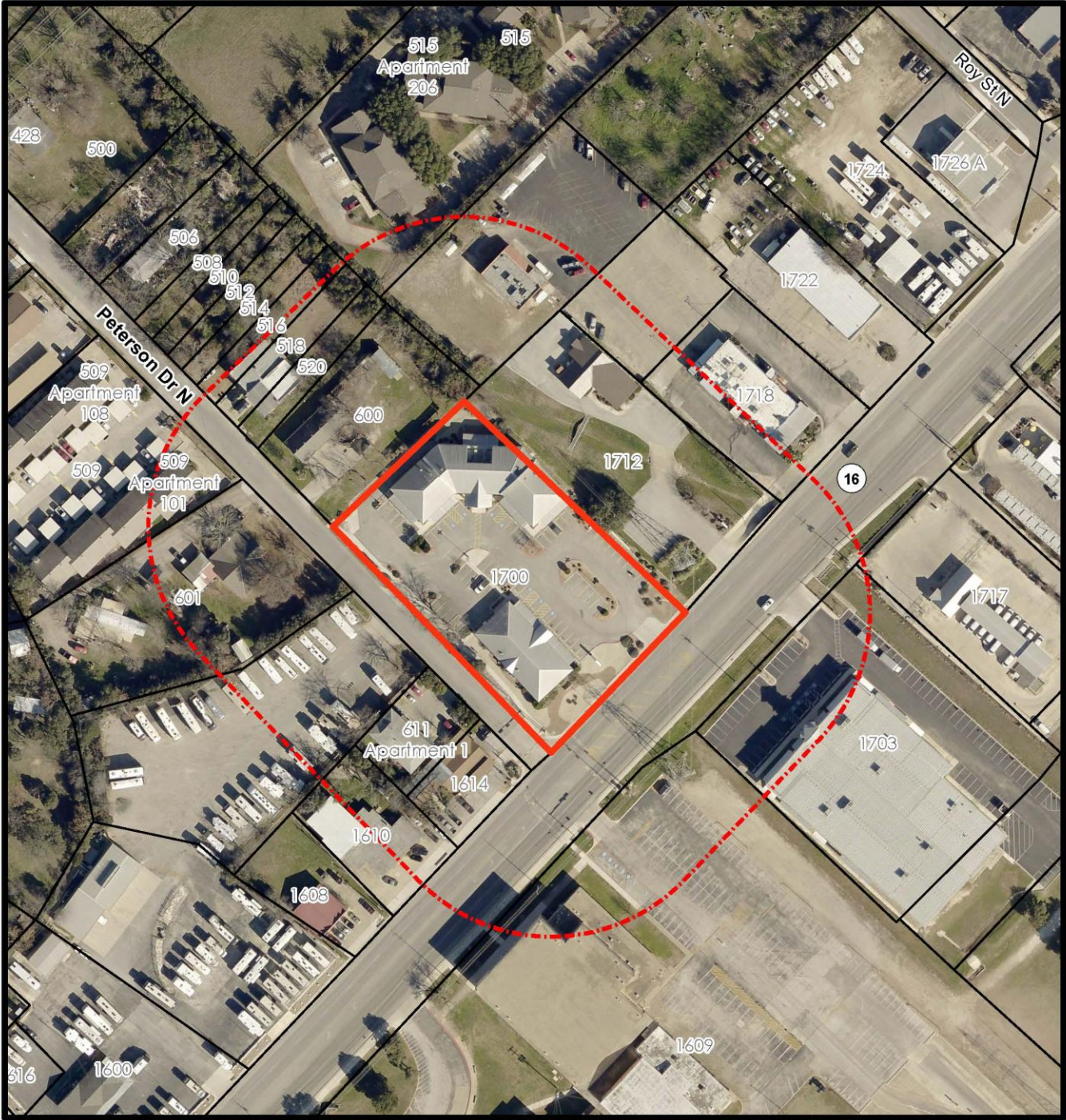
The variance would not effectively constitute a change in zoning.

Staff recommendation

Traditionally, staff has not made recommendations for or against a case regarding a sign variance.

Attachments

- A. Location Map
- B. Site Plan, Engineering and Design



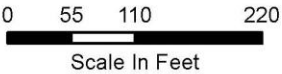
Location Map

Case # 2018-098

**Location:
1700 Sidney Baker**

Legend

200' Notification Area - - - - -
Subject Property —————



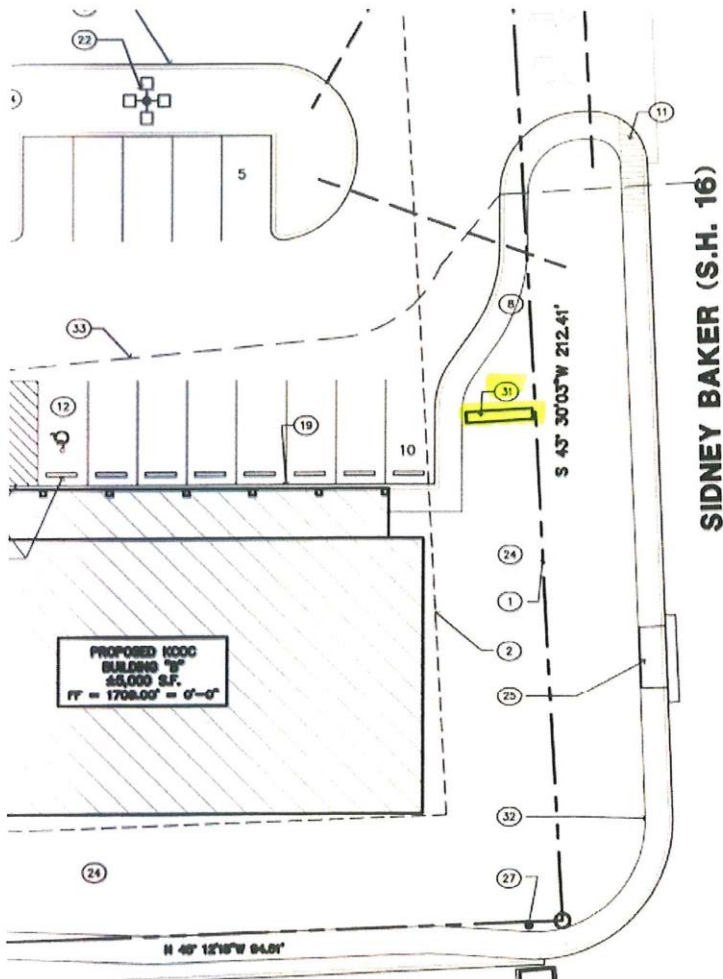
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.

Design by TEU Services, Inc.

DIGITAL SIGN-Kerrville Area Chamber of Commerce

1700 Sidney Baker St.

Kerrville, TX 78028



4. NEW CONCRETE APPROACH RE: CIVIL
5. NEW ASPHALT PAVING (TYP) RE: CIVIL
6. CONC CURB (TYP) RE: CIVIL
7. LAYDOWN FLUSH CURB RE: CIVIL
8. NEW CONC. SIDEWALK (TYP) RE: CIVIL
9. CONCRETE FILLED BOLLARD, PAINT RE: 2/A1.1
10. PROPOSED CONDENSING UNITS ON CONCRETE PADS (TYP) RE: MECI
11. HANDICAP ACCESS RAMP RE: CIVIL & ADA
12. STANDARD HANDICAP PARKING STALL RE: CIVIL
13. 36" H STANDARD HANDICAP SYMBOL - STD ADA GRAPHICS (TYP)
14. 4" PAINTED STRIPING AT 12" OC RE: CIVIL
15. 4" PAINTED PARKING STRIPING WHITE (TYP) RE: CIVIL
16. HANDICAP PARKING SIGNAGE (TYP) RE: CIVIL & ADA
17. WATER METER AND SHUTOFF VALVE RE: UTILITY
18. DUMPSTER
19. ALIGN CURB TO FOUNDATION (TYP) RE: CIVIL
20. WHEELSTOP (TYP) RE: CIVIL
21. ELECTRICAL TRANSFORMER ON UTILITY POLE RE: UTILITY/MEP1.1
22. LIGHT POLE (TYP) RE: MEP1.1
23. 4" PVC IRRIGATION SLEEVE BELOW PAVING (TYP)
24. LANDSCAPE AND IRRIGATION (NIC)
25. EXISTING CURB DRAINAGE INLET RE: CIVIL
26. EXISTING TREE TO REMAIN - VERIFY ACTUAL LOCATION PRIOR TO PARKING LAYOUT
27. UTILITY POLE RE: MEP1.1
28. RETAINING WALL RE: CIVIL
29. FLAG POLE
30. DIRECTIONAL ARROWS RE: CIVIL
31. MONUMENT SIGN RE: 5/A1.1A
32. EXISTING TX DOT CONSTRUCTION TO REMAIN
33. LINE OF PROPOSED CONSTRUCTION PHASING

The new Digital Messaging Board will be built in the exact same location as the existing sign

Reference item 31

TEU Services, Inc.
Kerrville, TX 78028
www.TEUservices.com

COPYRIGHT TEU SERVICES, INC.
NOTE: DESIGNS & DRAWINGS ARE THE SOLE PROPERTY OF TEU SERVICES, INC. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO IN CONFIDENCE AND AGREES THAT IT SHALL NOT BE DUPLICATED, IN WHOLE OR IN PART, NOR DISCLOSE TO OTHERS, WITHOUT THE WRITTEN CONSENT OF THE CLIENT. CONTRACTOR SHALL VERIFY ALL CONDITIONS ON SITE AND NOTIFY BACK WITH ANY VARIATIONS FROM WHAT IS SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH FABRICATION.

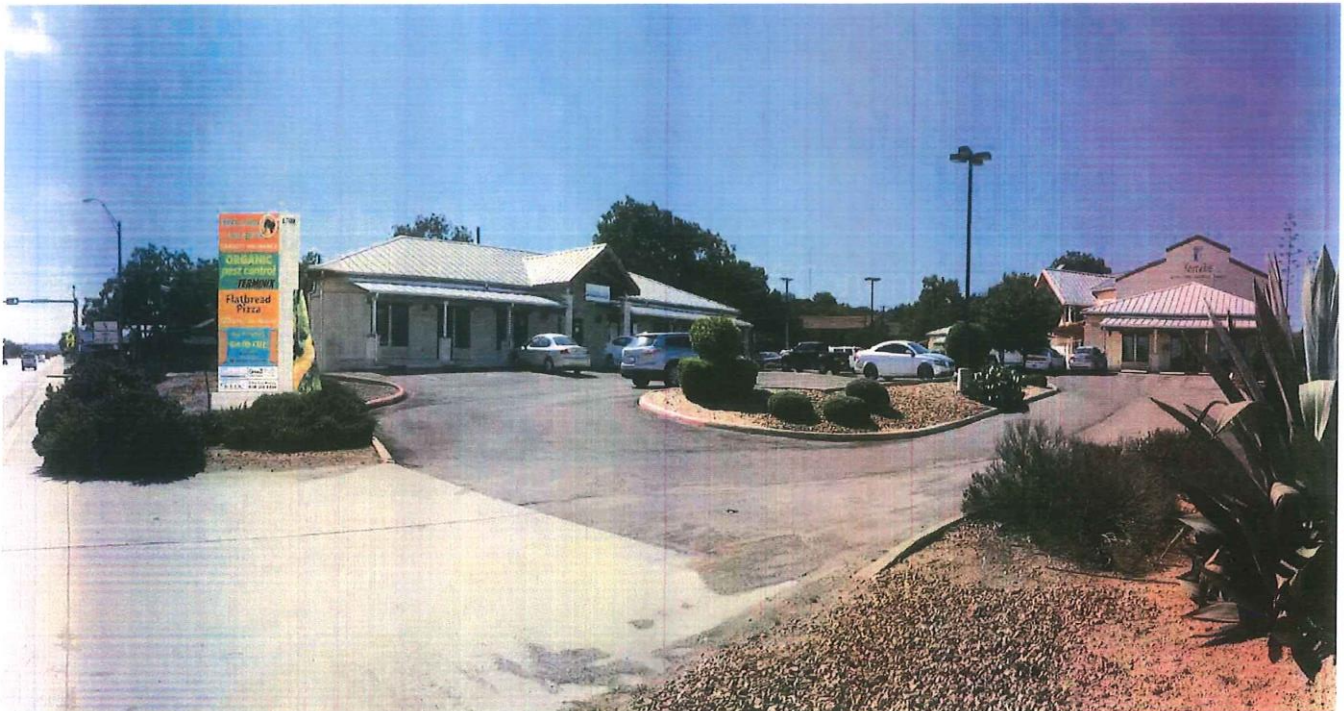
REDAAP
Powered by TEU Services, Inc.

Design by TEU Services, Inc.

DIGITAL SIGN-Kerrville Area Chamber of Commerce

1700 Sidney Baker St.

Kerrville, TX 78028



TEU Services, Inc.
Kerrville, TX 78028
www.TEUservices.com

COPYRIGHT TEU SERVICES, INC.
NOTE: DESIGNS & DRAWINGS ARE THE SOLE PROPERTY OF TEU SERVICES, INC. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO IN CONFIDENCE AND AGREES THAT IT SHALL NOT BE DUPLICATED, IN WHOLE OR IN PART, NOR DISCLOSE TO OTHERS, WITHOUT THE WRITTEN CONSENT OF THE CLIENT. CONTRACTOR SHALL VERIFY ALL CONDITIONS ON SITE AND NOTIFY BACK WITH ANY VARIATIONS FROM WHAT IS SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH FABRICATION.

REDAAP
Powered by TEU Services, Inc.

Design by TEU Services, Inc.

DIGITAL SIGN-Kerrville Area Chamber of Commerce

1700 Sidney Baker St.

Kerrville, TX 78028

Digital Message Center

6.3' X 12.6'

Bottom Static Sign

6.3' X 2'

Side Structure

2' X 14.6'

Base of Structure

12' X 1'6"

Angle Support to be
painted by local artists

16 SQ feet



TEU Services, Inc.
Kerrville, TX 78028
www.TEUservices.com

COPYRIGHT TEU SERVICES, INC.
NOTE: DESIGNS & DRAWINGS ARE THE SOLE PROPERTY OF TEU SERVICES, INC. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO IN CONFIDENCE AND AGREES THAT IT SHALL NOT BE DUPLICATED, IN WHOLE OR IN PART, NOR DISCLOSED TO OTHERS, WITHOUT THE WRITTEN CONSENT OF THE CLIENT. CONTRACTOR SHALL VERIFY ALL CONDITIONS ON SITE AND NOTIFY BACK WITH ANY VARIATIONS FROM WHAT IS SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH FABRICATION.

REDA-AP
Powered by TEU Services, Inc.

Design by TEU Services, Inc.

DIGITAL SIGN-Kerrville Area Chamber of Commerce

1700 Sidney Baker St.

Kerrville, TX 78028

Digital Message Center

6.3' X 12.6'

Bottom Static Sign

6.3' X 2'

Side Structure

2' X 14.6'

Base of Structure

12' X 1'6"

Angle Support to be
painted by local artists

16 SQ feet



TEU Services, Inc.
Kerrville, TX 78028
www.TEUservices.com

COPYRIGHT TEU SERVICES, INC.
NOTE: DESIGNS & DRAWINGS ARE THE SOLE PROPERTY OF TEU SERVICES, INC. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO IN CONFIDENCE AND AGREES THAT IT SHALL NOT BE DUPLICATED, IN WHOLE OR IN PART, NOR DISCLOSE TO OTHERS, WITHOUT THE WRITTEN CONSENT OF THE CLIENT. CONTRACTOR SHALL VERIFY ALL CONDITIONS ON SITE AND NOTIFY BACK WITH ANY VARIATIONS FROM WHAT IS SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH FABRICATION.

REDAAP
Powered by TEU Services, Inc.