



**CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, FEBRUARY 7, 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 January 3, 2019 meeting.

3. DISCUSSION ITEMS

3A. Discussion item regarding sign code research.

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)

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: February 1, 2019 at 5:45 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Shelley McElhannon
City Secretary, City of Kerrville, Texas

4B. Public hearing, consideration, and action to recommend an ordinance to change the zoning from Planned Development District (PDD) to Airport District (AD) on approximately 23.84 acres, and consisting of Lots 1 and 2, Block 1, of the OLH Subdivision (Volume 7, Page 158, recorded February 20, 2002), and Lots 1, 3, and portion of Lot 2, Block 2, of the OLH Subdivision (Volume 8, Page 153, recorded December 21, 2009), within the City of Kerrville, Kerr County, Texas; and more commonly known as 235, 575, 581, and 601 Peterson Farm Road. (File No. 2018-099)

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
Garrett Harmon, Vice-Chair
Tricia Byrom, Commissioner
Rustin Zuber, Commissioner
Jim Brown, Alternate, *sitting in for Cmr. Jones*
Bill Morgan, Alternate

Members Absent:

David Jones, Commissioner

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 January 3, 2019, 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 December 6, 2018 meeting.

Mr. Brown moved to approve the minutes as presented; motion was seconded by Mr. Byrom and passed 5-0.

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)

Mr. Paxton presented the findings of fact.

Mr. Byrom moved to approve the final plat as presented; motion was seconded by Mr. Harmon and passed 5-0.

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)

Mr. Paxton presented the findings of fact.

Mr. Waller opened the public hearing at 4:38 p.m.

Mr. Joshua Way stated the church will remove the monument sign if the proposed sign is approved. He also said the speed limit in front of the church is 55 mph making it difficult for people to see the sign coming over the hills so the goal is safety and to make the sign more easily visible.

Mr. Kenny Bledsoe also spoke regarding the current safety issues due to the speed limit, resulting in the need for the proposed sign, which he said would also benefit the community as a whole.

Mr. Cory Traub, contractor, stated he was available for questions. He also stated the sign will be approximately 125 to 140 feet away from the nearest traffic lane and that a compliant sign would not be readable, causing safety issues.

Mr. Richard Mosty stated he was neutral regarding the sign, however, the city has had a sign ordinance in place since 2004, revised in 2011, and now has the 2050 plan and said the Commissioners should be mindful of allowing variances as it makes the vision harder to carry out.

Captain David Swyers, Salvation Army, stated he has thought about a similar sign for their church and also sees safety issues. He agrees with the safety issues for Calvary Temple Church and with the nature of where it is proposed to be placed.

Mr. Bill Rector spoke in favor of the 2050 plan, saying it maintains the small town charm and he does not want to dismiss Loop 534. Mr. Rector stated this area is a good location for low income housing and a sign this size would be detrimental and that electronic signs cause the most danger. Mr. Rector said the Tivy High School sign sits back, is compliant and there are no problems seeing and reading it.

Mr. Warren Ferguson spoke in favor of the existing sign ordinance, saying a lot of work, thought, and commitment went into the 2050 plan. He said signs are getting out of control and the long term of the 2050 plan is the better way to go.

Pastor Del Way, Calvary Temple Church and applicant, stated that the church is devoted to the community and named multiple organizations the church supports in regards to their love and commitment to Kerrville. Pastor Way said the current monument sign will be removed if the new sign is approved and read a letter from Kerrville Church of Christ in support of the sign. Pastor Way said their church has been in Kerrville for 32 years and does not want to do anything against the city. The sign is a high resolution LED sign and will have more letters and be utilized not only for the church, but for the schools and citizens as well.

Ms. Elsa Lara stated the Tivy Stadium sign is the same size as Calvary Temple Church's proposed sign and has not caused any accidents.

Mr. James Craft spoke and asked if the proposed sign met TxDOT requirements, which city staff responded they were not sure. Mr. Kraft said Tivy's sign was a good comparison for the church's proposed sign.

Hearing no one else speak, Cmr. Waller closed the public hearing at 5:04 p.m.

Cmr. Brown moved to table the motion, direct staff to look at the industry standards, and bring this item back to February 7th meeting; motion was seconded by Cmr. Zuber and passed 5-0.

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)

Mr. Paxton presented the findings of fact.

Cmr. Waller opened the public hearing at 5:11 p.m.

Mr. Bob Canales, owner of Blue Oak Trading Company, said his business is a mall craft type of business and has been very successful since opening three years ago and the signage has been on the building that long; however, he was recently challenged by the

additional 33% he was fully unaware that he had exceeded. He would like to keep his current signage and believes that aesthetically it does not impede the activities that take place.

Hearing no one else speak, Cmr. Waller closed the public hearing at 5:13 p.m.

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

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)

Mr. Paxton presented the findings of fact.

Cmr. Waller opened the public hearing at 5:24 p.m.

Mr. Bob Canales, owner of Blue Oak Market Days, stated this business was erected as a sister to Blue Oak Trading Company and is a separate platted lot, separate from the other business. The intent was to create a weekend venue, Friday, Saturday, and Sunday with an outdoor atmosphere for vendors to market their products. The silo is in place because it fit the vintage look he was trying to gain. The silo is in exactly the same place as a former free standing sign so he did not feel he was non-compliant by using the same location. Mr. Canales stated he could eliminate the red sign or a portion of the sign that faces directly out to minimize the square footage if that was an option, but felt that the silo would be beneficial to fit with the outdoor venue. Mr. Canales stated he could provide an Engineering letter regarding the safety of the structure and how it is tied down.

Mr. Pablo Brinkman, representing both properties, spoke, stating removing the sign was not an option.

Hearing no one else speak, Cmr. Waller closed the public hearing at 5:32 p.m.

Cmr. Harmon moved to deny the variance as presented; motion was seconded by Cmr. Byrom and motion to deny the request passed 5-0.

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)

Mr. Paxton presented the findings of fact.

Cmr. Waller opened the public hearing at 5:47 p.m.

Ms. Bunny Bond spoke against closing Hays Street and adding additional gas pumps. She said the extra gas pumps will cause a traffic hazard. Closing the one block of Hays Street, as it is an access street utilized by several people is a mistake as it is a direct corridor to the only homeless shelter in the city of Kerrville. Ms. Bond stated Kerrville citizens have already allowed the closure of two blocks of Rodriguez Street and if they allow Hays Street to be closed, they are creating a problem for vehicles, fire trucks, police, and EMS as the city continue to close off blocks in the central business district. H.E.B.'s plans need to be flipped and Hays Street needs to remain open. The egress for the gas pumps goes out onto Main Street and causes traffic hazards. If the pumps were located on the other side, Hays Street can be left open and it would not cause a traffic hazard.

Ms. Kathy Strimple with H.E.B. stated they are increasing the number of gas pumps as they believe the customers are currently under served. With the new layout, they have separated the gas pumps from the parking lot, making it more efficient and safer in regards to traffic flow. They have also spent years trying to figure out how to face the store south and it just physically does not work.

Mr. Rob Irvin spoke in favor, stating it is the best use of the footprint of the land.

Hearing no one else speak, Cmr. Waller closed the public hearing at 5:55 p.m.

Cmr. Brown moved to recommend approval of the CUP as presented; motion was seconded by Cmr. Harmon and passed 5-0.

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).

This applicant requested to postpone the item. The Commission postponed the item to the February 7th meeting.

5. STAFF REPORT:

Mr. Paxton reported staff continues to work with Kimley-Horn on the zoning code rewrite. The Code Review Committee meets February 13th and the goal is to have a final draft of the zoning code for their review. There will be an open house in February for additional public comment and then bring that back for a joint city council and planning commission on March 7th.

Staff continues to work with their software company, MyGovernment online, for Development Services software. Mr. Paxton has met with the development stakeholder group to get some feedback. Mr. Paxton is hoping to go live with at least a portion of that software in April/May. Then staff will start looking at permits online, code enforcement issues and cases, then bringing in the planning cases and health department and getting them software to work with. That will be over the next six to seven months getting all the different modules brought online.

The sign ordinance is separate from the zoning code so staff and consultant will start looking at it and through those auxiliary development codes in March as staff finishes the zoning code and then go back to the code review committee early summer. The subdivision

ordinance was moved to the end of the process and will review it through the end of the summer.

6. ADJOURNMENT

The meeting was adjourned at 6:02 p.m.



City of Kerrville Planning Department Report

To: Planning & Zoning Commission

Agenda Item: 3A

Discussion item regarding sign code research

Discussion

Following the introduction of two similar sign variances in January 2019, staff agreed to bring the commission more information regarding the current sign code. Development Services staff has talked with the two applicants and looked at how the City of Kerrville Sign Code relates to other communities. This research was specific to how other cities treat electronic message displays, digital boards, electronic message centers, or changeable copy signs.

The Kerrville Planning and Zoning Commission has always approached any variance with caution primarily to avoid effectively changing the codes by variances. In many cases, the Commission has requested staff to review the particular case and code and present recommendations in the form of proper code changes. This is not in the best option for these circumstances because City Council has already tasked another committee with the review of the sign code (among a list of other codes) throughout the next year. It would not be advantageous to review an update to the sign code knowing the entire code will be reviewed in the next few months. With that in mind, one option the Commission has would be to review and decide on the variance before them now and have staff draft a formal recommendation to the Code Review Committee based on the outcome of the case.

Staff has also reviewed several other cities' sign codes for comparison. Sign regulations vary from city to city. The table below is a brief comparison of similar sized and/or situated cities around the state. Many cities do not limit the electronic, or digital, portion of a sign any differently from the total area allowed. Some cities, like Kerrville, limit the electronic message centers to a specific number of square feet. Several cities base the electronic message portion on a percentage of the overall total area of a sign.

City	Total sign area calculation/maximum area	Limit of Electronic message center	Other Requirements
Bastrop	up to 160 sq. ft. based on frontage	25 % of total area	pole or pylon only
Boerne	16-80 sq. ft. based on zoning district	Monument: 8 sq. ft.	Changeable copy monument sign must contain the primary name of the establishment, as well as, a changeable copy feature. Changeable copy monument signs shall not be permitted in the central area or historic district.
Brownwood	no limit	Max of 100 sq. ft.	
Bryan	up to 300 depending on frontage	100% allowed	
Burnett	One and one-half square feet for each one lineal foot of street frontage, not to exceed 150 square feet.	100% allowed	
Castroville	up to 150 depending on frontage and zone	50% of total area	
Fredericksburg	80 sq. ft. maximum	Prohibited	
Helotes	84/145 sq. ft. individual/multi tenant	Prohibited	monument only
Kerrville	Free Standing:100-200, Monument:32-100	32 sq. ft.	CBD Prohibited, Operating within 200 feet of a residential area must be turned off from 8:00 p.m. to 6:00 a.m.
Lampasas	Monument: 60 sq. ft. Multi-tenant complex sign: 90+12 per tenant max 160 sq. ft. Pole Sign 98 or 150 depending on roadway.	24 sq. ft. maximum	
Llano	100 sq. ft. maximum	100% allowed	shall be framed or bordered by no less than six inches of metal, rock, wood or other suitable material consistent with buildings in the vicinity of the sign
Lubbock	.4 sq. ft. per foot of lot frontage, max 250 sq. ft.	75% of total area	
Marble Falls	Monument: 50-200 sq. ft, Pole Sign: 1'/2'bldg front, max 100 sq. ft.	Monument: 20 sq.ft. Detached : 32 sq.ft.	
New Braunfels	max of 400 depending on Zoning District	50% per sign face	

San Angelo	1.5 sq. ft. per fot of lot front, max 250	100% allowed	allowed up to 5 signs, depending on frontage
San Marcos	Monument 80, Freestanding: 260 IH35, 160 other highways, & 120 other roads	25% of total area	25' max height for electronic portion of the sign. Prohibited within 350 of residential, multifamily, mixed use, historic, parkland, river corridor, or Central Business Area.
Seguin	100 sq. ft. maximum	32 sq. ft.	monument only
Temple	Max 300 sq. ft.	150 sq. ft. max	size, height, and setback ratio
Uvalde	200 sq. ft. max	100% allowed	
Weatherford	150 sq. ft. max per sign	100% allowed	additional signs allowed based on gross floor area
Chamber of Commerce	100 sq. ft. total allowed, 92 sq. ft.	79 sq. ft.	86% digital
Calvary Temple Church	200 sq. ft. total allowed, 189 sq. ft.	72 sq. ft.	38% digital

With the pending case before the Commission, staff would encourage discussion of the item in term of the applicant's request as well as future recommendations to a sign code amendment to "fit" the final approval of the variance. For example, does the Commission recommend adjustment to the maximum area allowed for digital signs, or would the commission prefer to move in the direction of percentages as many other cities have done.

Also to be noted, the other proposed variance from TEU Services at the Chamber of Commerce has been withdrawn and may reapply and be presented to the Commission at a later date.

If the Commission offers a recommendation for amendment to the sign code regarding the allowable area for electronic message centers, staff would recommend an approach based on percentage of the total signage constructed. The percentage basis approach offers a more equitable approach where smaller properties are allowed smaller signs and the digital section would also be proportional; likewise a larger property would be allowed a larger sign and a digital piece to match.



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

18 Notices were mailed December 20th and January 23rd to adjacent property owners. The public notice was published in the Kerrville Daily Times on December 17th and January 21st.

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

Attachment A



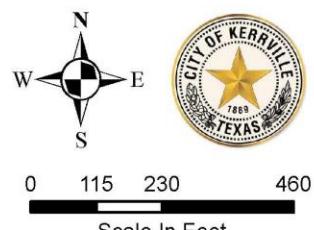
Location Map

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.

Attachment B



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.

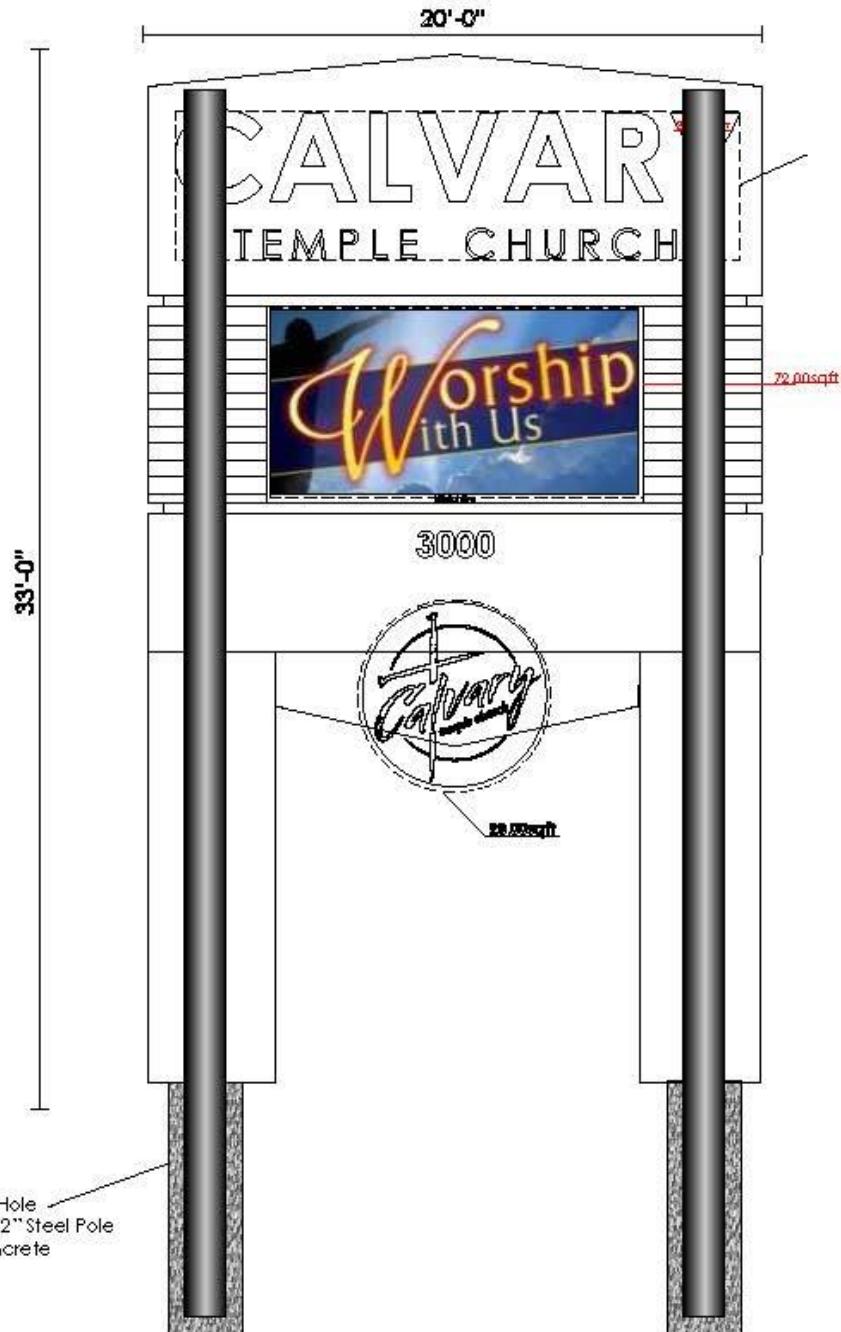
*Regulated by the Texas Dept. of Licensing and Regulation, P.O. Box 12157, Austin, Texas 78711 - Tel:(512)483-6598, Toll Free (in Texas): 800-803-8222 Online- <http://www.licensing.state.tx.us/Complaints> (Reg 1306).

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



1854 Junction Hwy, Kerrville, Texas 78028
T: 820.986.4800 F: 210.579.5826

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



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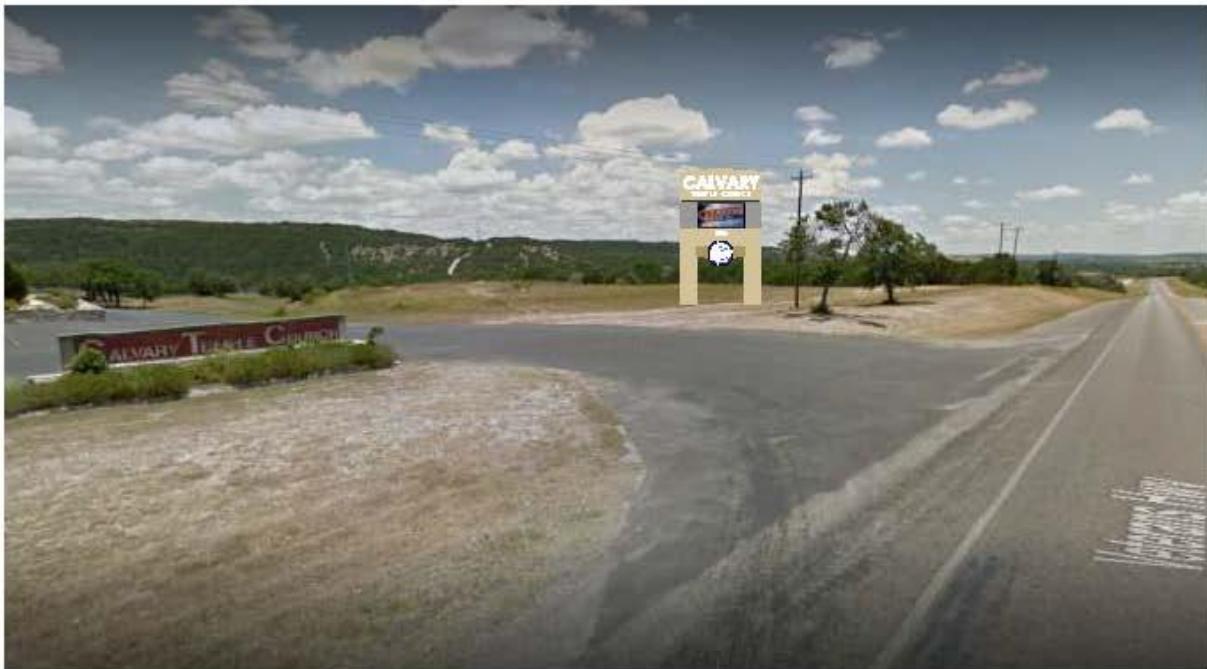
*Regulated by the Texas Dept. of Licensing and Regulation, P.O. Box 12157, Austin, Texas 78711 - Tel:(512)463-6588, Toll Free (in Texas): 800-803-8202 Online-
<http://www.licenses.state.texas.us/Complaints> (Ref: 1806).

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



1584 Junction Hwy, Kerrville, Texas 78028
 T: 860.696.4900 F: 210.679.6926

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



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<http://www.licensing.state.tx.us/Complaints>" (Ref: 1506)

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



1584 Junction Hwy, Kerrville, Texas 78028
T: 860.886.4900 F: 210.579.6826

Client:	Calvary Temple Church Kerrville	Date:	10-30-18
Location:	Kerrville, TX	Page:	2 of 2
Approval:	Name: Joshua	Phone:	_____
Total Cost:			_____



City of Kerrville Planning Department Report

To: Planning & Zoning Commission

Agenda Item: 4B

Action: Public hearing, consideration, and action to recommend an ordinance to change the zoning from Planned Development District (PDD) to Airport District (AD)

Planning File #: 2018-099

Property Owner: Our Lady of the Hills High School

Representative: Bruce Stracke, Brinkman Commercial Properties

Location: 23.84 acres, and consisting of Lots 1 and 2, Block 1, of the OLH Subdivision (Volume 7, Page 158, recorded February 20, 2002), and Lots 1, 3, and portion of Lot 2, Block 2, of the OLH Subdivision (Volume 8, Page 153, recorded December 21, 2009), within the City of Kerrville, Kerr County, Texas; and more commonly known as 235, 575, 581, and 601 Peterson Farm Road

Proposal

Public hearing, consideration, and action to recommend an ordinance to change the zoning from Planned Development District (PDD) to Airport District (AD) on approximately 23.84 acres, and consisting of Lots 1 and 2, Block 1, of the OLH Subdivision (Volume 7, Page 158, recorded February 20, 2002), and Lots 1, 3, and portion of Lot 2, Block 2, of the OLH Subdivision (Volume 8, Page 153, recorded December 21, 2009), within the City of Kerrville, Kerr County, Texas; and more commonly known as 235, 575, 581, and 601 Peterson Farm Road. (File No. 2018-099)

Procedural Requirements

24 Notices were mailed January 23rd to adjacent property owners. The public notice was published in the Kerrville Daily Times on January 21st.

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 11 which lies on the southeastern fringe of the City. "It is characterized by its most obvious and unique asset: the Kerrville Municipal Airport. Future growth will capitalize on the airport and its industrial space while keeping a careful eye on the effect of these activities on nearby neighborhoods."

Adjacent Zoning and Land Uses

Subject Property

Current Zoning: Planned Development District (PDD) 01-20

Existing Land Uses: Vacant and Athletic Field

Direction: North

Current Zoning: Outside the City

Existing Land Uses: Vacant and Single Family Residential

Direction: East

Current Zoning: Outside the City

Existing Land Uses: Single Family Residential and Agriculture/Farm/Ranch

Direction: South

Current Zoning: Outside the City

Existing Land Uses: Single Family Residential

Direction: West

Current Zoning: Outside the City and Single Family Residential District (R-1)

Existing Land Uses: Single Family Residential, Commercial, and Heavy Industrial

The uses which are permitted in the Planned Development District (PDD) 2001-20 are indicated in the following table:

PDD 2001-20 PERMITTED USES	
Secondary Education	
Elementary Education	
One Single-Family Residence	
Uses permitted upon adoption of a development site plan:	
1.	Single family residential for students, faculty, and/or staff of the secondary or elementary school developed on the property
2.	Multi-family residential uses for students, faculty, and/or staff of the secondary or elementary school developed on the property

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

AD DISTRICT PERMITTED & CONDITIONAL USE TABLE	
Agricultural - General	P
Agricultural Service	P
Building Construction, Specialist	P
Business Services I	P
Business Services II	P
Cocktail Lounge	P

AD DISTRICT PERMITTED & CONDITIONAL USE TABLE	
Dwelling, Multiple Family	C
Education, Secondary and College	C
Education, Primary	C
Equipment Sales/Repair/Storage (Heavy)	P
Fuel Sales	P
Manufacturing, Custom	P
Manufacturing and Industrial, Heavy	P
Manufacturing and Industrial, Limited	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
Tourist/Visitor & Recreation Service	P
Transportation Terminal (Bus/Aviation)	P
Vehicle Maintenance and Repair	P
Vehicle Sales/Service Used	C
Vehicle Sales/Service - New	P
Warehousing & Distribution	P

Thoroughfare Plan: Highway 27 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. Peterson Farm Road and Spiltrock Road are not designated on the Thoroughfare Plan. Splitrock Road is a designated right-of-way by plat but is not fully constructed from Highway 27 to Peterson Farm Road.

Traffic Impact: To be determined

Parking: To be determined

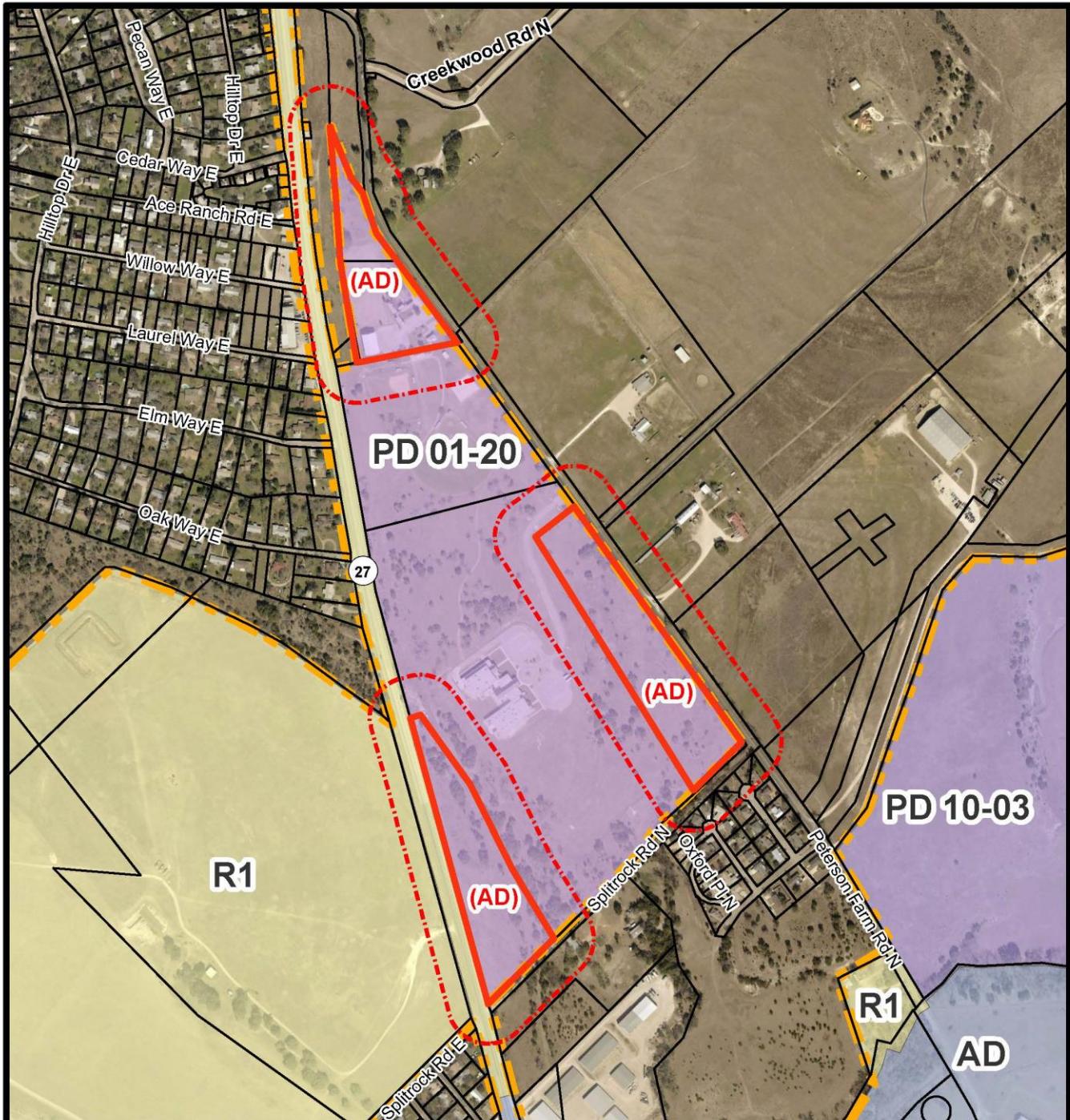
Recommendation

Staff recommends approval.

Attachments

- A. Location Map
- B. Draft City Council Ordinance

Attachment A



Location Map

Case # 2018-099

Location:
235 Peterson Farm Rd

Legend

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



0 300 600 1,200
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.

Attachment B

D R A F T 2/1/19

CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2019-__

AN ORDINANCE AMENDING THE CITY'S "ZONING CODE" BY CHANGING A PORTION OF AN EXISTING PLANNED DEVELOPMENT ZONING DISTRICT (PDD); SUCH CHANGE TO REMOVE AN APPROXIMATE 23.84 ACRES FROM THE PDD, CONSISTING OF LOTS 1 AND 2, BLOCK 1, AND LOTS 1 AND 3, AND PART OF LOT 2, BLOCK 2 OF THE OLH SUBDIVISION, SAID SUBDIVISION WITHIN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS; SUCH PROPERTY MORE COMMONLY KNOWN AS 235, 575, 581, AND 601 PETERSON FARM ROAD; BY REMOVING THIS PORTION OF THE PROPERTY FROM A PDD AND PLACING IT WITHIN THE AIRPORT ZONING DISTRICT (AD); CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2000.00); ORDERING PUBLICATION; AND PROVIDING OTHER MATTERS RELATING TO THE SUBJECT

WHEREAS, pursuant to Texas Local Government Code Sections 211.006 and 211.007, notice has been given to all parties in interest and citizens by publication in the official newspaper for the City of Kerrville, Texas ("City"), and otherwise, of a hearing which was held before the City Council on _____, 2019, which considered a report of the City's Planning and Zoning Commission regarding its recommendations on this Ordinance, the adoption of which will result in the change of a zoning district for the property consisting of approximately 23.84 acres and generally located at 235, 575, 581, and 601 Peterson Farm Road; such change to result in the removal of the property from a Planned Development District, as established by Ordinance No. 2001-20 and amended by Ordinance No. 2008-32, to placement within the Airport Zoning District (AD); and

WHEREAS, such public hearing was held in the Council Chambers beginning at approximately 6:00 p.m. on _____, 2019, as advertised; and

WHEREAS, after a full hearing, at which all parties in interest and citizens were given an opportunity to be heard; and after receiving and considering the recommendations of the Planning and Zoning Commission and City staff; and after considering among other things, the character of the various areas of the City and the suitability of particular uses in each area; and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City, the Council finds it to be in the best interest of the health, safety, morals, and general welfare of the City of Kerrville, Texas, to amend the City's Zoning Code to change the

zoning district for the property described below by placing it within the Airport Zoning District (AD);

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

SECTION ONE. The zoning district for the following property generally located at 235, 575, 581, and 601 Peterson Farm Road is changed from a Planned Development Zoning District (PDD) to the Airport Zoning District (AD):

Being approximately 23.84 acres situated within the city of Kerrville, Kerr County, Texas, and consisting of Lots 1 and 2, Block 1, and Lots 1 and 3, and part of Lot 2, Block 2, of the OLH Subdivision, according to the plats thereof recorded in Volume 7, Page 158 and Volume 8, Page 153 of the Plat Records of Kerr County, Texas; said 23.84 acres being more particularly depicted as Exhibit A, attached hereto and made a part hereof for all purposes.

SECTION TWO. The City Manager or designee is authorized and directed to amend the City's official zoning map to reflect the change in districts adopted herein and to take other actions contemplated by and in accordance with Section 11-I-4(c) of the City's Zoning Code.

SECTION THREE. The provisions of this Ordinance are cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this Ordinance are expressly repealed to the extent of any such inconsistency or conflict.

SECTION FOUR. If any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this Ordinance. City Council declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION FIVE. The penalty for violation of this Ordinance shall be in accordance with the general penalty provisions contained in Section 1-7, Chapter 1 of

the Code of Ordinances of the City of Kerrville, Texas, which provides for a fine not exceeding TWO THOUSAND DOLLARS (\$2,000.00).

SECTION SEVEN. Pursuant to Texas Local Government Code §52.013(a) and Section 3.07 of the City's Charter, the City Secretary is hereby authorized and directed to publish the descriptive caption of this Ordinance in the manner and for the length of time prescribed by the law as an alternative method of publication.

SECTION EIGHT. This Ordinance shall become effective immediately upon the expiration of ten days following publication, as provided for by Section 3.07b. of the City Charter.

PASSED AND APPROVED ON FIRST READING, this the _____ day of _____, A.D., 2019.

PASSED AND APPROVED ON SECOND AND FINAL READING, this the _____ of _____, A.D., 2019.

Bill Blackburn, Mayor

ATTEST:

Shelley McElhannon, City Secretary

APPROVED AS TO FORM:

Michael C. Hayes, City Attorney