



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, MARCH 5, 2020 4:30 P.M.
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

CALL TO ORDER

1. MINUTES

1A. Approval of the minutes from the February 6, 2020 meeting.

2. PUBLIC HEARING, CONSIDERATION & ACTION

2A. Public hearing, consideration, and action to recommend an ordinance to change the zoning from R-1 Single-Family Residential District to R-3 Multifamily Residential District , which includes a proposed amendment to the Future Land Use Plan of the City's comprehensive Plan, on approximately 3.88 acres out of the Hand Survey No. 115, Abstract A0193; and generally located west of Loop 534 and north of Paragon Place. (Case No. 2020-005)

2B. Public hearing, consideration, and action to recommend an ordinance to amend the concept plan for Planned Development 03-26, on Lots 1, 2 & 3, Block 1, Martin Addition; and generally located 3001-3019 Memorial Blvd. (Case No. 2020-007)

2C. Public hearing, consideration, and action to recommend an ordinance to change the zoning from PDD (Planned Development District 09-08) to C-3 General Commercial District on approximately 3.06 acres of land out of the Samuel Wallace Survey No. 112 Abstract A0360; and generally located at 3105, 3115, 3125, and 3135 Memorial Blvd. (Case No. 2020-009)

2D. Public hearing, consideration, and action to recommend an ordinance to change the zoning from R-1 Single-family Residential District to RT Residential Transitional District on approximately 3.97 acres out of the Walter Fosgate Survey No. 120, Abstract 138; and generally located at 1104 Lois Street. (Case No. 2020-010)

2E. Public hearing, consideration, and action to recommend an ordinance to change the zoning from PDD (Planned Development District 06-04) to R-2 Medium Density Residential District on approximately 7.629 of land out of the Samuel Wallace Survey Number 112, Abstract No. 360; and generally located east of Meeker Road and south of Poplar Street. (Case No. 2020-011)

3. STAFF REPORT

4. Executive Session

At any time during the meeting, the Planning and Zoning Commission may meet in executive session regarding any of the matters posted above for attorney-client consultation in compliance with the Texas Open Meetings Act.

5. ADJOURNMENT

The facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information.

I hereby certify that this agenda was posted as notice of the meeting on the bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website on the following date and time: February 27, 2020 at 12:00 PM and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Kayla McInturff
Kayla McInturff, Deputy City Secretary, City of Kerrville, Texas



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Date: March 5, 2020
Agenda Item: 1A Minutes February 6, 2020 Commission meeting
Action: Approval, approval with specific changes
Representative: Staff

Members Present:

Garrett Harmon, Chair
Rustin Zuber, Vice-Chair
Tricia Byrom, Commissioner
David Jones, Commissioner
David Lipscomb, Commissioner
Cliff Tuttle, Commissioner
Hunter Patterson, Commissioner

City Staff Present:

Drew Paxton, Director of Planning
Guillermo Garcia, Executive Director for Strategic Initiatives
Mike Hayes, City Attorney
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On February 6, 2020, Cmr. Harmon called the Kerrville Planning and Zoning Commission regular meeting to order at 4:30 p.m. in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

1. 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.

1A. Approval of minutes for the January 2, 2020 meeting.

Cmr. Byrom moved to approve the minutes as presented. Motion was seconded by Cmr. Jones and passed 7-0.

2. PUBLIC HEARING, CONSIDERATION & ACTION

2A. Public hearing, consideration, and action to recommend an ordinance to change the zoning from R-2 Medium Density Residential District to RM Residential Mix District on approximately 15.51 acres, 1 acre out of Survey No. 110, Thomas N. Minter, Certificate No. 38, Abstract No. 248 and 14.51 acres out of Survey No. 111, Samuel Wallace, Certificate No. 1399, Abstract No. 359; and generally located at 199 Spur 100. (File No. 2019-090)

The applicant, Mr. McCarty, presented his case and the reasons for his request.

Mr. Paxton presented the finding of facts.

Cmr. Harmon opened the public hearing at 4:36 p.m. Hearing no one speak, Cmr. Harmon closed the public hearing at 4:37 p.m.

Cmr. Byrom moved to recommend approval for an ordinance to change the zoning from R-2 Medium Density Residential District to RM Residential Mix District. Motion was seconded by Cmr. Zuber and passed 7-0.

3. CONSIDERATION AND ACTION

3A. Consideration and final action concerning a replat of Lot No. 11 and part of Lot No. 12 in Block 18 of the J.A. Tivy Addition within the City of Kerrville, Kerr County, Texas, generally located at 1216 Water Street. (Case #2020-001)

Mr. Paxton presented the finding of facts.

Cmr. Byrom moved to approve the replat at 1216 Water Street. Motion was seconded by Cmr. Jones and passed 7-0.

3B. Consideration and final action concerning a replat being Lot 1, Block 1, Gilkey Addition to the City of Kerrville, Kerr County, Texas, establishing Lots 1A, 1B, 1C, and 1D, Block 1, Gilkey Addition. (Case #2020-003)

Mr. Paxton presented the finding of facts.

Cmr. Byrom moved to approve the replat being Lot 1, Block 1, Gilkey Addition, establishing Lots 1A, 1B, 1C, and 1D, Block 1, Gilkey Addition. Motion was seconded by Cmr. Zuber and passed 7-0.

3C. Consideration and action concerning an amendment to the Preliminary Plat of the Vintage Heights subdivision, being a certain tract or parcel comprising of approximately 184.75 acres out of the Nathaniel Hoyt Survey No. 147, Abstract No. 178 and 41.01 acres out of the John A. Southmayd Survey No 148 Abstract No. 288 (total of approximately 225.76 acres), City of Kerrville, Kerr County, Texas, and generally located east of Medina Highway and south of Riverhill Boulevard. (File No. 2019-053)

Cmr. Byrom moved to approve the amendment to the Preliminary Plat of the Vintage Heights subdivision. Motion was seconded by Cmr. Jones and passed 7-0.

4. STAFF REPORT:

Mr. Paxton presented the staff report. The next Planning and Zoning meeting will be March 5th. At this time there are five (5) cases to be presented. Staff is working on the subdivision ordinance draft from the consultant and the Code Review Committee meets February 20, 2020 for their first look at the rewrite of the subdivision ordinance.

5. EXECUTIVE SESSION

No executive session was taken.

6. ADJOURNMENT

The meeting was adjourned at 4:59 p.m.



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Date: March 5, 2020
Agenda Item: 2A
Action: Public Hearing, Consideration and Action
Planning File #: 2020-005
Representative: Michael Bates

Proposal

Public hearing, consideration, and action to recommend an ordinance to change the zoning from R-1 Single-Family Residential District to R-3 Multifamily Residential District, which includes a proposed amendment to the Future Land Use Plan of the City's comprehensive Plan, on approximately 3.88 acres out of the Hand Survey No. 115, Abstract A0193; and generally located west of Loop 534 and north of Paragon Place.

Procedural Requirements

Sixteen (16) letters were mailed February 19, 2020, to adjacent property owners. The public notice was published in the Kerrville Daily Times on February 13, 2020.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property is designated Neighborhood residential within the Future Land Use Plan. Neighborhood Residential is a very common place type that is predominantly single-family housing on detached lots. Home sites are located in platted subdivisions, on residential streets, and with sidewalks. This place type is serviced by at least one provider for every utility. Units are typically larger than those of the Preservation Residential place type. Limited amounts of local retail and services may be appropriate in certain locations as needed to support the primary land use.

The existing surrounding area includes: single family homes and Schreiner Gold Course (designated Preservation Residential).

This request also includes an amendment to the Future Land Use Plan. This zoning request is consistent with both the Transitional Residential. Transitional Residential areas support a variety of housing types in a compact network of complete, walkable streets that are easy to navigate by car, bike, or on foot. Housing types can include small-lot, single-family detached homes, patio homes, townhomes, duplexes, condominiums, or apartments. Limited amounts of local retail and services may be appropriate in certain locations as needed to support the primary land uses.

Primary Land Use: Small lot, single-family detached homes, patio homes, townhomes, duplexes, condominiums, apartments.

Secondary Land Use: Civic and institutional uses, parks and open space, small amounts of neighborhood-serving retail and office in carefully chosen locations.

The Kerrville 2050 Plan is considered to be a living document and thus is intended to be reviewed and updated from time to time. This includes both “regular reviews in the coming years to see that the plan maintains its relevance and to sustain the commitment of the community that participated so enthusiastically in its creation”, as well as review on a case by case level, triggered by rezoning cases such as this.

As per the Zoning Code, when considering an application for rezoning of a specific tract that is inconsistent with the Comprehensive Plan, the request may be considered if it is determined that one of the following factors exists:

1. The application represents a new and important opportunity for the community that deserves due consideration and was not known or anticipated at the time of adoption of the plan;
2. Decisions were made in developing the Comprehensive Plan that were based on incorrect information;
3. New information not available during preparation of the Comprehensive Plan has arisen or been developed; or
4. Conditions upon which the Comprehensive Plan was based have changed so as to warrant consideration of the application.

In this case, this application represents a new and important opportunity for the community that deserves due consideration and was not known or anticipated at the time of adoption of the plan. At the time of adoption of the Kerrville 2050 Plan Future Land Use Plan and the updated Zoning Code, this property had not been presented to staff for any specific development.

Adjacent Zoning and Land Uses

Subject Property

Current Zoning: R-1

Existing Land Uses: vacant

Direction: North

Current Zoning: PI and R-3

Existing Land Uses: Schreiner Golf Course and vacant

Direction: South

Current Zoning: R-1 and R-2

Existing Land Uses: Single family homes and townhomes

Direction: East

Current Zoning: R-1

Existing Land Uses: church

Direction: West

Current Zoning: PI

Existing Land Uses: Schreiner Golf Course

Thoroughfare Plan: With the property accessing from Loop 534, there should be minimal impact on the thoroughfare system.

Traffic Impact: To be determined with the final project design.

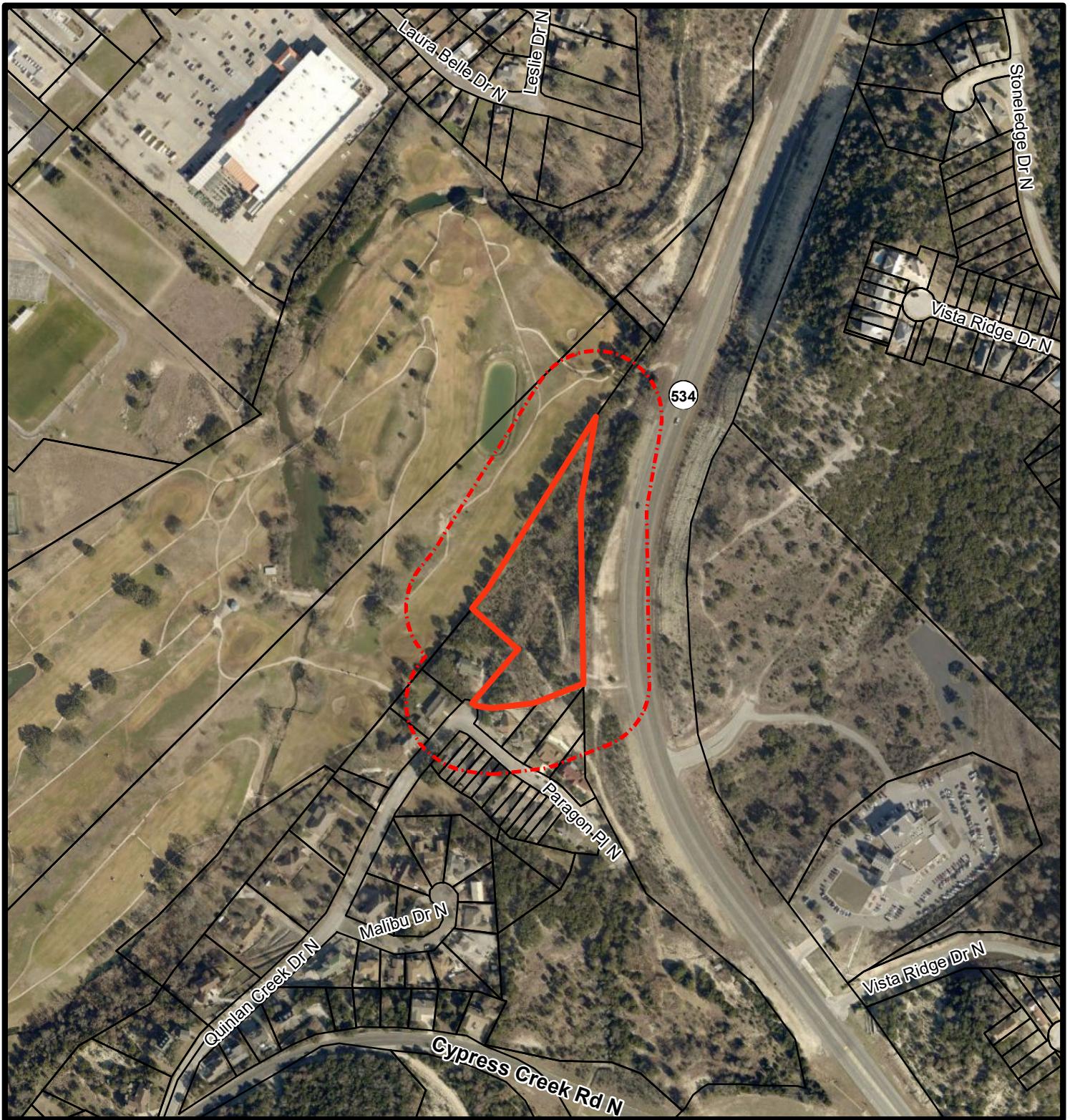
Parking: To be determined, required as per the zoning code.

Recommendation

Based on the location of the parcel, adjacent to Loop 534 and the golf course, the Transitional Residential place type is fitting, similar to other properties fronting the Loop to the north. With the Transitional Residential place type, the R-3 Multifamily zoning district request is appropriate. Dependent upon the consideration of the amendment to the Future Land Use Plan and based on the policies within the comprehensive plan, staff recommends approval of zoning change.

Attachments

Map



Location Map

Case # 2020-005

Location:

ABS A0193 HAND,
SUR 115, ACRES 3.87

Legend

200' Notification Area
Subject Properties



0 125 250 500

Scale In Feet

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



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Date: March 5, 2020
Agenda Item: 2B
Action: Public Hearing, Consideration and Action
Planning File #: 2020-007
Representative: Jerry R. Martin

Proposal

Public hearing, consideration, and action to recommend an ordinance to amend the concept plan for Planned Development 03-26, on Lots 1, 2 & 3, Block 1, Martin Addition; and generally located 3001-3019 Memorial Blvd.

Procedural Requirements

Nineteen (19) letters were mailed February 20, 2020, to adjacent property owners. The public notice was published in the Kerrville Daily Times on February 13, 2020.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property and the surrounding area are designated as Community Commercial. Community Commercial development is characterized by small, free-standing buildings containing one or more service-sector businesses. Unlike larger centers that may attract customers from throughout the region, Community Commercial place types provide services for area neighborhoods and, to a lesser extent, the city. Goods are often smaller and services are experience-oriented. Business types may include restaurants, local retail, small offices, banks, venues, and other retail and service uses.

The Kerrville 2050 Plan encourages the reinvestment into existing properties within the current city limits. The existing land use and PDD are primarily consistent with the Kerrville 2050 Plan.

Adjacent Zoning and Land Uses

Subject Property

Current Zoning: PD Planned Development

Existing Land Uses: Landscaping service business

Direction: North

Current Zoning: C-2 Light Commercial

Existing Land Uses: various retail and commercial service businesses

Direction: South

Current Zoning: R-1 Single-Family Residential

Existing Land Uses: single family homes

Direction: East

Current Zoning: C-2 Light Commercial

Existing Land Uses: multifamily

Direction: West

Current Zoning: C-2 Light Commercial

Existing Land Uses: single family home

Thoroughfare Plan: With existing connection and frontage to an arterial street, Memorial Boulevard, there should be no additional impact on the thoroughfare system.

Traffic Impact: With existing connection and frontage to an arterial street, Memorial Boulevard, there should be no additional impact on traffic.

Parking: Based on similar uses in the zoning code, the project would require an additional 3 parking spaces. This will be reviewed and confirmed through the building permitting process.

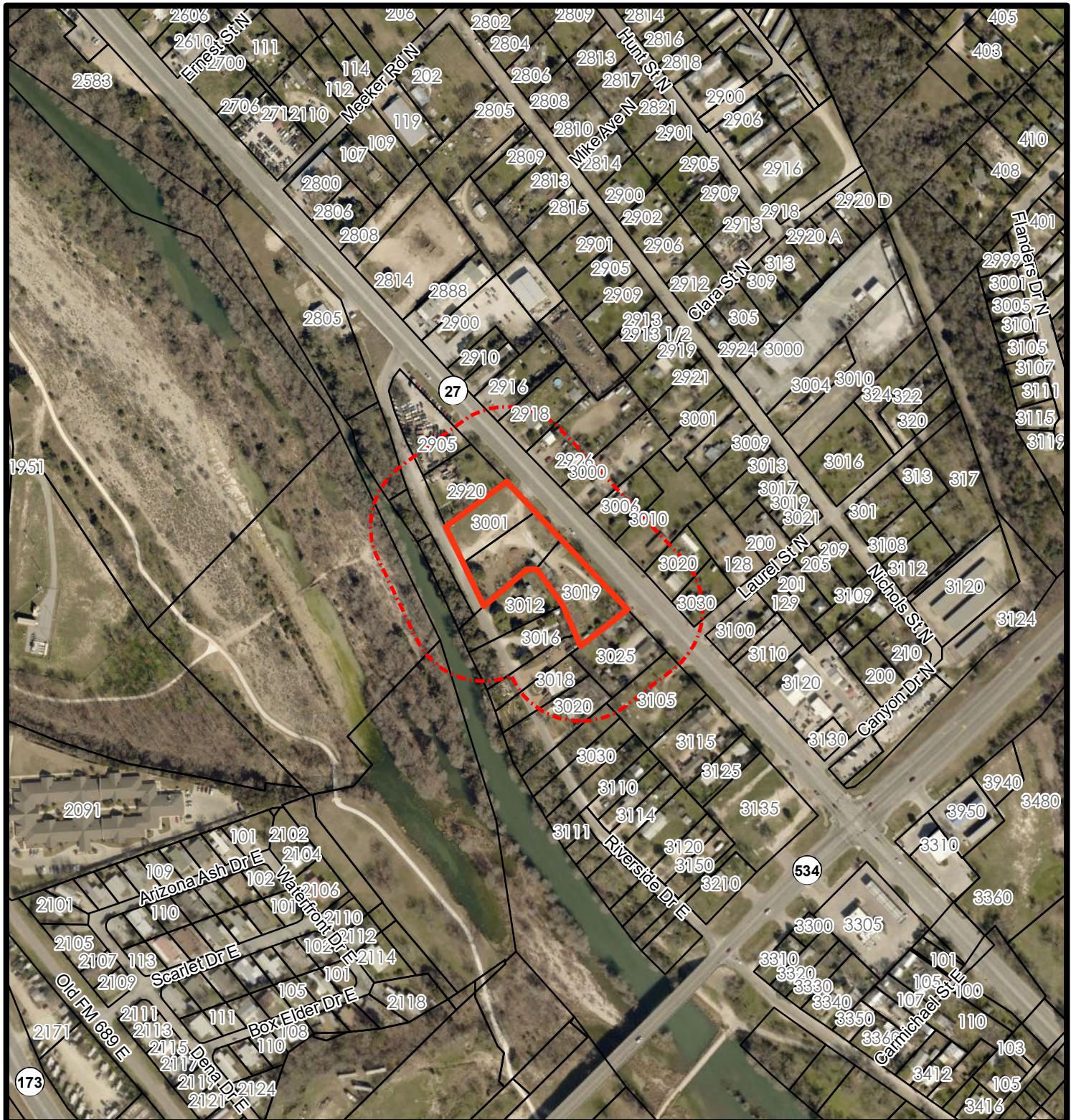
Recommendation

Based on the existing zoning and consistency with the Kerrville 2050 Plan, staff recommends approval.

Attachments

Map

Concept Plan



Location Map

Case # 2020-007

Location:
3001 Memorial Blvd

Legend

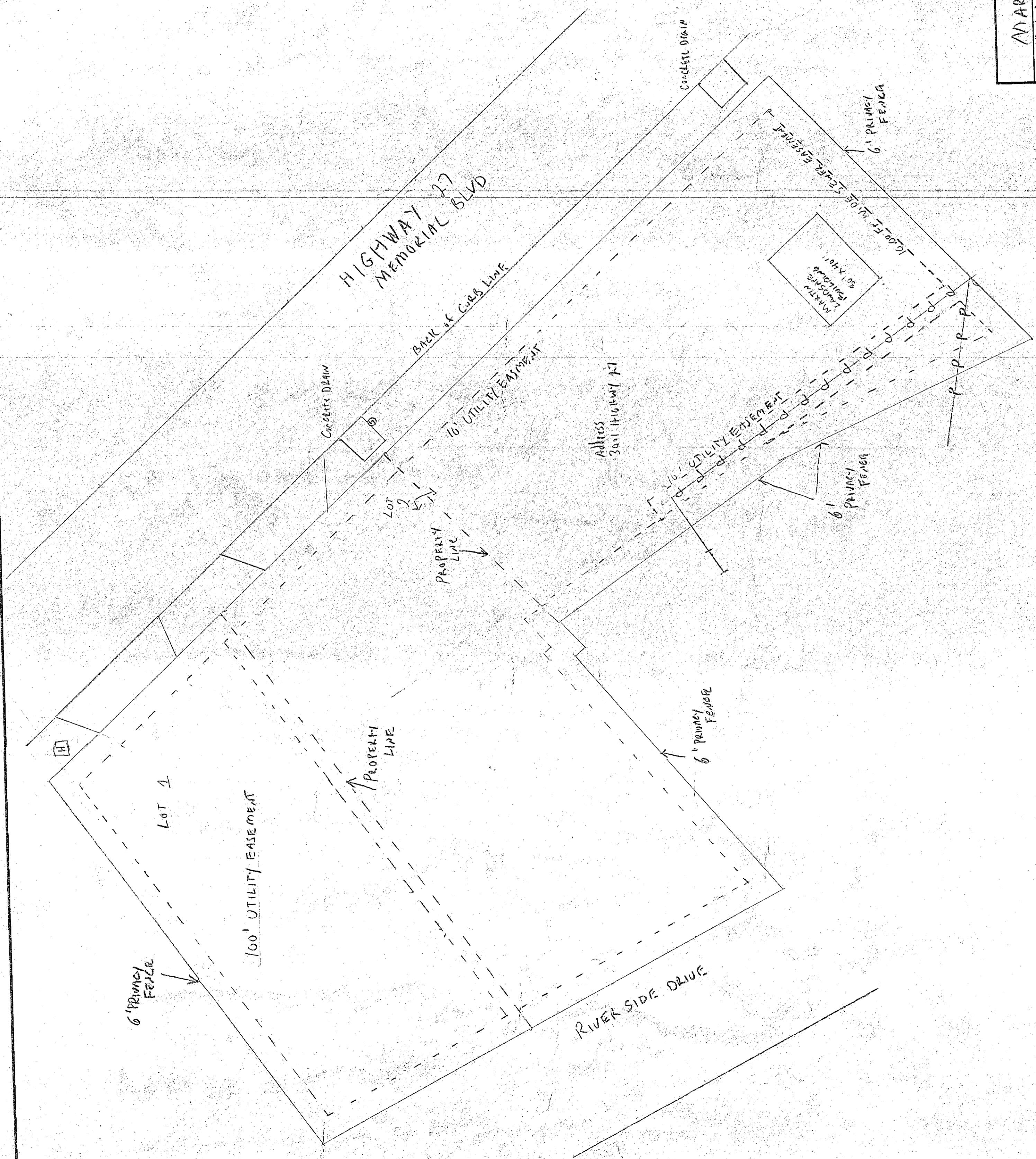
200' Notification Area
Subject Properties



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Scale In Feet

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City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Date: March 5, 2020
Agenda Item: 2C
Action: Public Hearing, Consideration and Action
Planning File #: 2020-009
Representative: Bruce Stracke

Proposal

Public hearing, consideration, and action to recommend an ordinance to change the zoning from PDD (Planned Development District 09-08) to C-3 General Commercial District on approximately 3.06 acres of land out of the Samuel Wallace Survey No. 112 Abstract A0360; and generally located at 3105, 3115, 3125, and 3135 Memorial Blvd.

Procedural Requirements

Twenty-two (22) letters were mailed February 20, 2020, to adjacent property owners. The public notice was published in the Kerrville Daily Times on February 13, 2020.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property and surrounding area are designated as Community Commercial. Community Commercial development is characterized by small, free-standing buildings containing one or more service-sector businesses. Unlike larger centers that may attract customers from throughout the region, Community Commercial place types provide services for area neighborhoods and, to a lesser extent, the city. Goods are often smaller and services are experience-oriented. Business types may include restaurants, local retail, small offices, banks, venues, and other retail and service uses.

The Kerrville 2050 Plan encourages the reinvestment into existing properties and infill properties within the current city limits. The request for C-3 zoning at the intersection of two primary arterials is consistent with the policies in the Kerrville 2050 Plan.

Adjacent Zoning and Land Uses

Subject Property

Current Zoning: PD Planned Development
Existing Land Uses: multifamily and vacant

Direction: North

Current Zoning: C-3 General Commercial

Existing Land Uses: agriculture supply store and trailer dealership

Direction: South

Current Zoning: R-1 Single-Family Residential

Existing Land Uses: single family homes

Direction: East

Current Zoning: C-2 Light Commercial

Existing Land Uses: convenience store with fuel sales

Direction: West

Current Zoning: C-2 and Planned Development

Existing Land Uses: multifamily and landscaping service business

Thoroughfare Plan: With existing access and frontage on two primary arterial streets, there should be little impact on the thoroughfare system.

Traffic Impact: To be determined with proposed project.

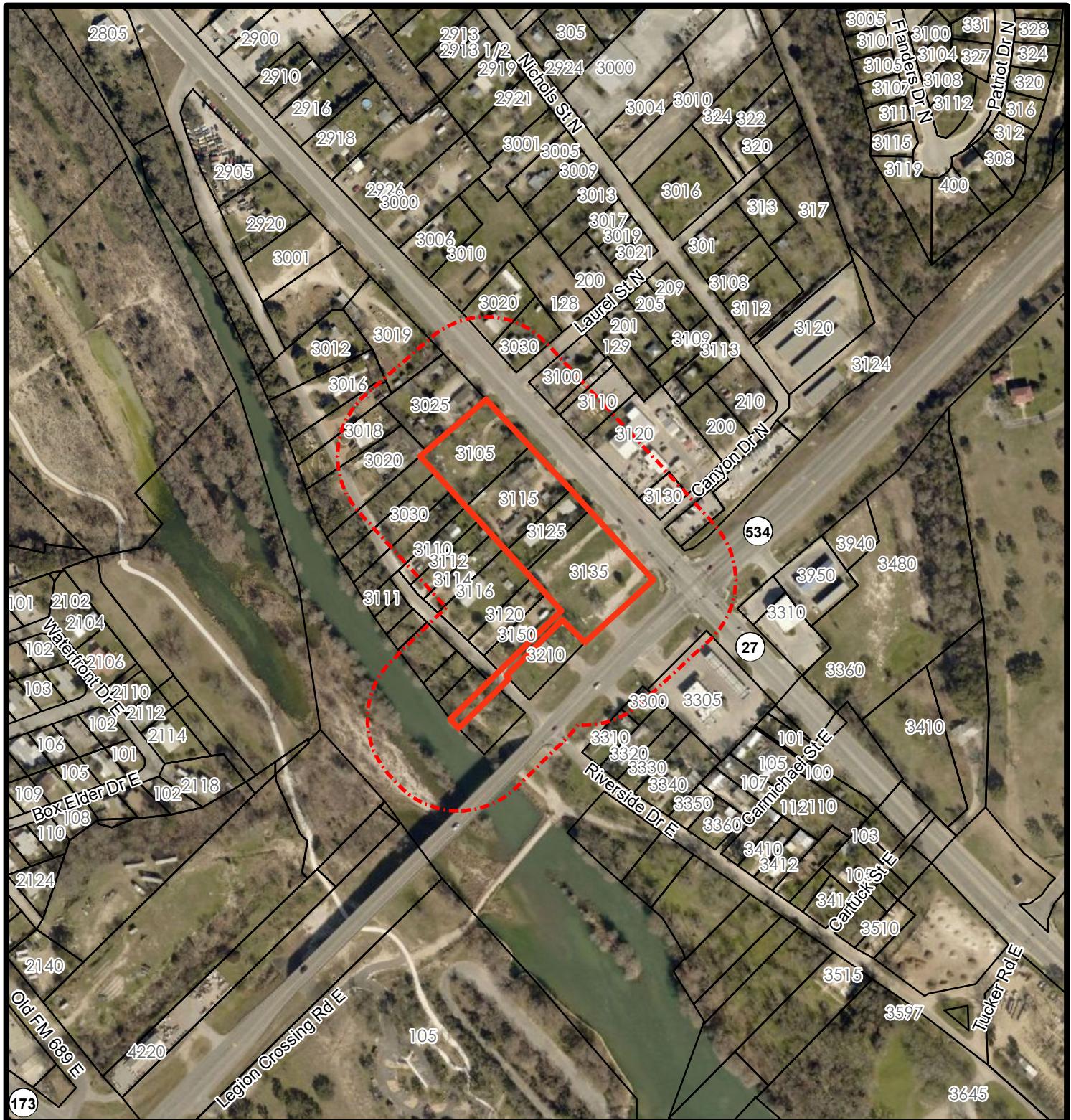
Parking: To be determined with the proposed project.

Recommendation

Based on the consistency with the Kerrville 2050 Plan, staff recommends approval.

Attachments

Map



Location Map

Case # 2020-009

Location:
3105-3135 Memorial Blvd

Legend
200' Notification Area
Subject Properties



0 125 250 500

Scale In Feet

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City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Date: March 5, 2020
Agenda Item: 2D
Action: Public Hearing, Consideration and Action
Planning File #: 2020-010
Representative: Guy Syfert

Proposal

Public hearing, consideration, and action to recommend an ordinance to change the zoning from R-1 Single-family Residential District to RT Residential Transitional District on approximately 3.97 acres out of the Walter Fosgate Survey No. 120, Abstract 138; and generally located at 1104 Lois Street.

Procedural Requirements

Nineteen (19) letters were mailed February 20, 2020, to adjacent property owners. The public notice was published in the Kerrville Daily Times on February 13, 2020.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property and surrounding area are designated Neighborhood Residential within the Future Land Use Plan. Neighborhood Residential is a very common place type that is predominantly single-family housing on detached lots. Home sites are located in platted subdivisions, on residential streets, and with sidewalks. This place type is serviced by at least one provider for every utility. Units are typically larger than those of the Preservation Residential place type. Limited amounts of local retail and services may be appropriate in certain locations as needed to support the primary land use.

Primary Land Use: Single-family detached homes.

Secondary Land Use: Civic and institutional uses, parks, open space, small amounts of neighborhood serving retail and office in carefully chosen locations.

The Kerrville 2050 Plan encourages the reinvestment into existing properties and infill properties within the current city limits. The request for RT, Residential Transitional zoning in this location, at the intersection of a collector street (Lois Street) and a principle arterial, is a good location for office or retail as allowed in the RT District and is therefore consistent with the Kerrville 2050 Plan.

Adjacent Zoning and Land Uses

Subject Property

Current Zoning: R-1 Single-Family Residential

Existing Land Uses: single family home

Direction: North

Current Zoning: R-1 Single-Family Residential

Existing Land Uses: single family homes

Direction: South

Current Zoning: C-3 General Commercial; R-2

Medium Density Residential

Existing Land Uses: townhomes

Direction: East

Current Zoning: R-3 Multifamily Residential

Existing Land Uses: apartments

Direction: West

Current Zoning: R-1 Single-Family Residential

Existing Land Uses: single family homes

Thoroughfare Plan: Located at the intersection of a collector and principle arterial, this parcel already serves as a transitional buffer to the neighborhood north and west. The zoning change to RT should have little impact on the thoroughfare system.

Traffic Impact: To be determined with the future proposed uses. Generally, with access to a collector and arterial, there should be limited impact on traffic.

Parking: To be determined

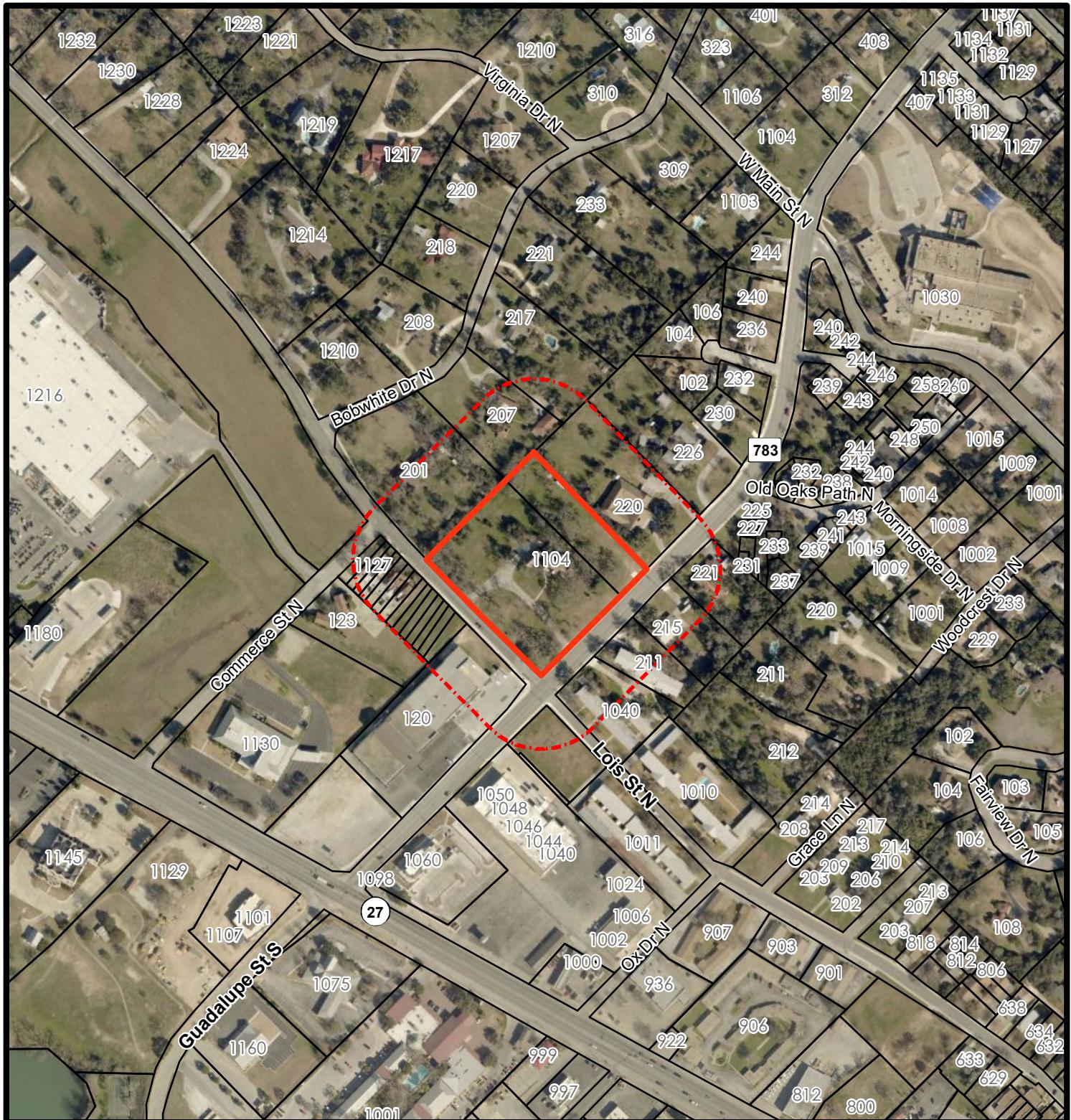
Recommendation

Based on the policies contained within the Kerrville 2050 plan, staff recommends approval of the request.

Attachments

Map

Survey



Location Map

Case # 2020-010

Location:
1104 Lois St N

Legend

200' Notification Area Subject Properties



0 125 250 500

Scale In Feet



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Date: March 5, 2020
Agenda Item: 2E
Action: Public Hearing, Consideration and Action
Planning File #: 2020-011
Representative: 2J Capital, LLC; dba 2J-Page Development, LLC

Proposal

Public hearing, consideration, and action to recommend an ordinance to change the zoning from PDD (Planned Development District 06-04) to R-2 Medium Density Residential District on approximately 7.629 of land out of the Samuel Wallace Survey Number 112, Abstract No. 360; and generally located east of Meeker Road and south of Poplar Street.

Procedural Requirements

Thirty-five (35) letters were mailed February 20, 2020, to adjacent property owners. The public notice was published in the Kerrville Daily Times on February 13, 2020.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property and surrounding area are designated as Transitional Residential within the Future Land Use Plan. Transitional Residential areas support a variety of housing types in a compact network of complete, walkable streets that are easy to navigate by car, bike, or on foot. Housing types can include small-lot, single-family detached homes, patio homes, townhomes, duplexes, condominiums, or apartments. Limited amounts of local retail and services may be appropriate in certain locations as needed to support the primary land uses.

Primary Land Use: Small lot, single-family detached homes, patio homes, townhomes, duplexes, condominiums, apartments.

Secondary Land Use: Civic and institutional uses, parks and open space, small amounts of neighborhood-serving retail and office in carefully chosen locations.

The Kerrville 2050 Plan encourages the reinvestment into existing properties and infill properties within the current city limits. The request for R-2 Medium Density Residential is consistent with the policies contained within the Kerrville 2050 Plan, the Future Land Use Plan, and the zoning of the surrounding neighborhoods.

Adjacent Zoning and Land Uses

Subject Property

Current Zoning: PDD

Existing Land Uses: vacant

Direction: North

Current Zoning: R-2

Existing Land Uses: Single family homes

Direction: South

Current Zoning: R-2

Existing Land Uses: Single family homes and manufactured homes

Direction: East

Current Zoning: R-2

Existing Land Uses: Single family homes

Direction: West

Current Zoning: R-2

Existing Land Uses: Single family homes

Thoroughfare Plan: For a residential project within an existing neighborhood, there should be no impact on the Thoroughfare Plan.

Traffic Impact: With the addition of new homes there will be some additional traffic, but nothing outside of a normal traffic generation within a neighborhood.

Parking: Each lot developed will be required adequate parking as per the zoning code.

Recommendation

Based on the consistency with the Kerrville 2050 plan, staff recommends the case for approval.

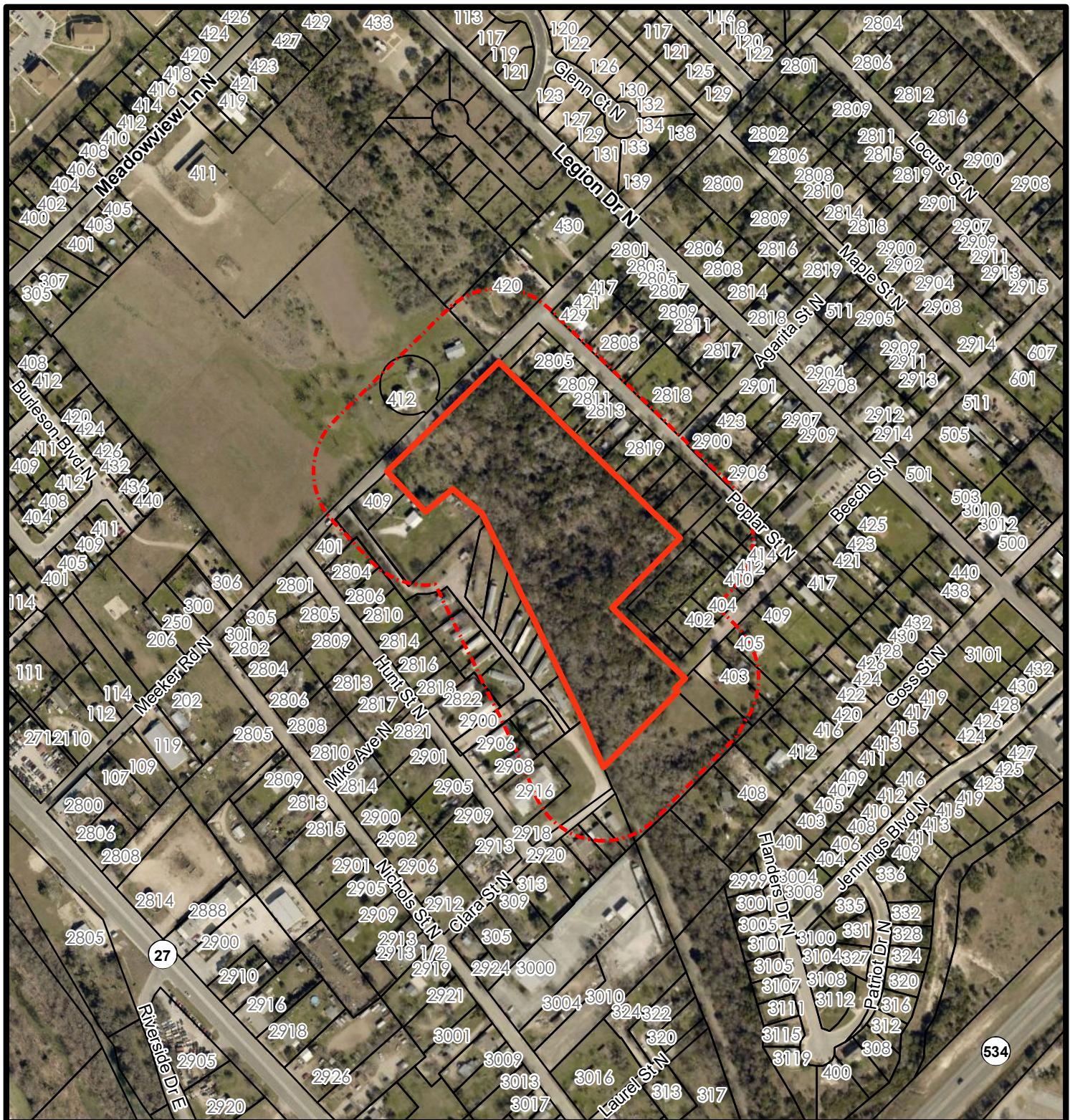
Attachments

Map

Survey

Concept Plan

Rendering of proposed homes



Location Map

Case # 2020-011

Location:

**ABS A0360 Wallace,
SUR 112, ACRES 7.47**

Legend

200' Notification Area Subject Properties



0 125 250 500

Scale In Feet

BOUNDARY SURVEY OF
7.629 ACRES OF LAND LYING IN THE SAMUEL WALLACE SURVEY NUMBER 112, ABSTRACT NUMBER 360, KERR COUNTY,
TEXAS, SAID 7.629 ACRE TRACT BEING THE SAME 7.47 ACRE TRACT OF LAND AS DESCRIBED AND RECORDED IN VOLUME
1502, PAGE 621, OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.
LOTS 11-14, BLOCK 9, LOTS 1-2 & 9-16, BLOCK 10, OF THE OAK PARK ADDITION RECORDED IN VOLUME 45, PAGE
586, DEED RECORDS OF KERR COUNTY, TEXAS.

A map of Kerrville, Texas, showing the location of the Kerrville State Hospital. The map includes labels for Kerrville, Texas, and the Kerrville State Hospital site. The Kerrville State Hospital is marked with a black arrowhead pointing towards the hospital building, which is located near the intersection of Main Street and Hospital Street. The map also shows the surrounding streets and landmarks.

