

CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, APRIL 3, 2014 4:30 P.M.
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

CALL TO ORDER

Pg.

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 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 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 the minutes from the March 20, 2014 meeting.

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3. CONSIDERATION AND ACTION:

3A. Preliminary Plat - Consideration and action concerning a proposed preliminary plat establishing The Kerrville Gateway Retail Center Subdivision comprising 64.933 acres of land, more or less, consisting of 22.115 acres out of the Patrick Flemming Survey No. 145, 31.629 acres out of the H.E. & W.T. R.R., CO. Survey No. 1432, Abstract No. 1519, and 11.188 acres out of the Beaty, Seale & Forwood Survey, Abstract Number 77, in the City of Kerrville, Kerr County, Texas and generally located at the southeast intersection of Sidney Baker and IH-10. Planning File 2014-005.

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4. STAFF REPORTS

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5. ADJOURNMENT

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The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-258-1117 for further information.

I do hereby certify that this notice of meeting was posted on the bulletin board at the city hall of the city of Kerrville, Texas, and said notice was posted on the following date and time: ___at_____and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Deputy City Secretary, City of Kerrville, Texas

2A. Approval of the minutes from the March 6, 2013 meeting.

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

3. PUBLIC HEARINGS AND ACTION:

3A. Zoning Change Request – Public hearing, consideration, and action concerning a requested zoning change from a (R-1A) Residential District to a (RT) Residential Transition District for a portion of Lot 17, Block 1 of the Oak Hill Addition Subdivision, comprising 0.17 acres out of the J.C. Hays Survey Number 117, Abstract Number 182, located at 512 Barnett St.
Applicant: Harvey Brinkman. (File No. 2014-006)

Mr. Lutz presented the findings of fact and recommended approval of the zoning change.

Cmr. Watterson opened the public hearing at 4:35 p.m.

Mr. Claudio Castillo of 807 Laura Belle spoke on behalf of Mr. and Mrs. Mike and Theresa Ayala of 700 Clay Street who were present. Mr. Claudio stated Mr. and Mrs. Ayala were concerned about the use of the home as a group home and are opposed to the zoning change.

Hearing no one else speak, Cmr. Watterson closed the floor at 4:40 p.m.

Cmr. Harmon moved to approve the zoning change as presented; motion was second by Cmr. Motheral and passed 5-0.

4. STAFF REPORTS:

4A. Report concerning future agenda items.

Mr. Lutz reported the next meeting will be held on Thursday, April 3, 2014 at which time Commissioners will consider a preliminary plat for property located near the SW intersection of Sidney Baker and IH 10.

5. ADJOURNMENT

This meeting was adjourned at 4:45 p.m.

**BUSINESS OF THE PLANNING AND ZONING COMMISSION
CITY OF KERRVILLE, TEXAS**

AGENDA ITEM: 3A

FOR AGENDA OF:

April 3, 2014

DESCRIPTION: Consideration and action concerning a proposed preliminary plat establishing The Kerrville Gateway Retail Center Subdivision comprising 64.933 acres of land, more or less, consisting of 22.115 acres out of the Patrick Flemming Survey No. 145, 31.629 acres out of the H.E. & W.T. R.R., CO. Survey No. 1432, Abstract No. 1519, and 11.188 acres out of the Beaty, Seale & Forwood Survey, Abstract Number 77, in the City of Kerrville, Kerr County, Texas and generally located at the southeast intersection of Sidney Baker and IH-10.

APPLICANT(S): William Shock

ATTACHMENT(S): Proposed Plat & Location Map

SUMMARY:

The applicant is seeking to plat the property establishing the Kerrville Gateway Retail Center. This plat will consist of a 11 lot subdivision to be developed with a large scale retail center.

All Lots meet the required frontage established in the zoning code.

A 60' wide right-of-way is being dedicated for the construction of Gateway Blvd. which will allow access to the site from Sidney Baker.

A 60' wide right-of-way is being dedicated for the construction and extension of Chalet Trail in order to provide a secondary access point for the facility.

Lots 10 & 11 are established as drainage easements. A plat note has been added stipulating that these lots be maintained by the property owner.

Lot 10 has provided an easement to TxDOT for highway purposes.

Lot 9 has a 60' access easement to provide for access to adjacent properties. This easement is of sufficient width to be converted into right-of-way and construction of a public street at some point in the future.

Lots 3 & 4 have a zero lot line established to allow the construction of a retail facility across the lots. A plat note allowing for cross access and maintenance has been provided.

Some additional land has been purchased along the rear of lot 3 to allow for the construction of a retaining wall. This area will need to be added to the plat during the final plat process.

The current Dairy Queen site located along Sidney Baker will need to be added to the plat as a portion of the Dairy Queen tract is being divided and sold to the developer in order to purchase the necessary

land for the construction of the Gateway Blvd. street. Currently the surveyor is completing research in order to establish the correct property boundaries.

This subdivision of land has triggered the City's requirement to extend water and sewer mains. Easements will need to be provided for the location of proposed utility main extensions. In addition a financial guarantee will need to be provided for the public improvements or the improvements must be constructed and accepted by the City of Kerrville, prior to the approval/recording of a Final Plat.

The proposed preliminary plat meets all state and local codes, and staff recommends approval of the preliminary plat with the following conditions.

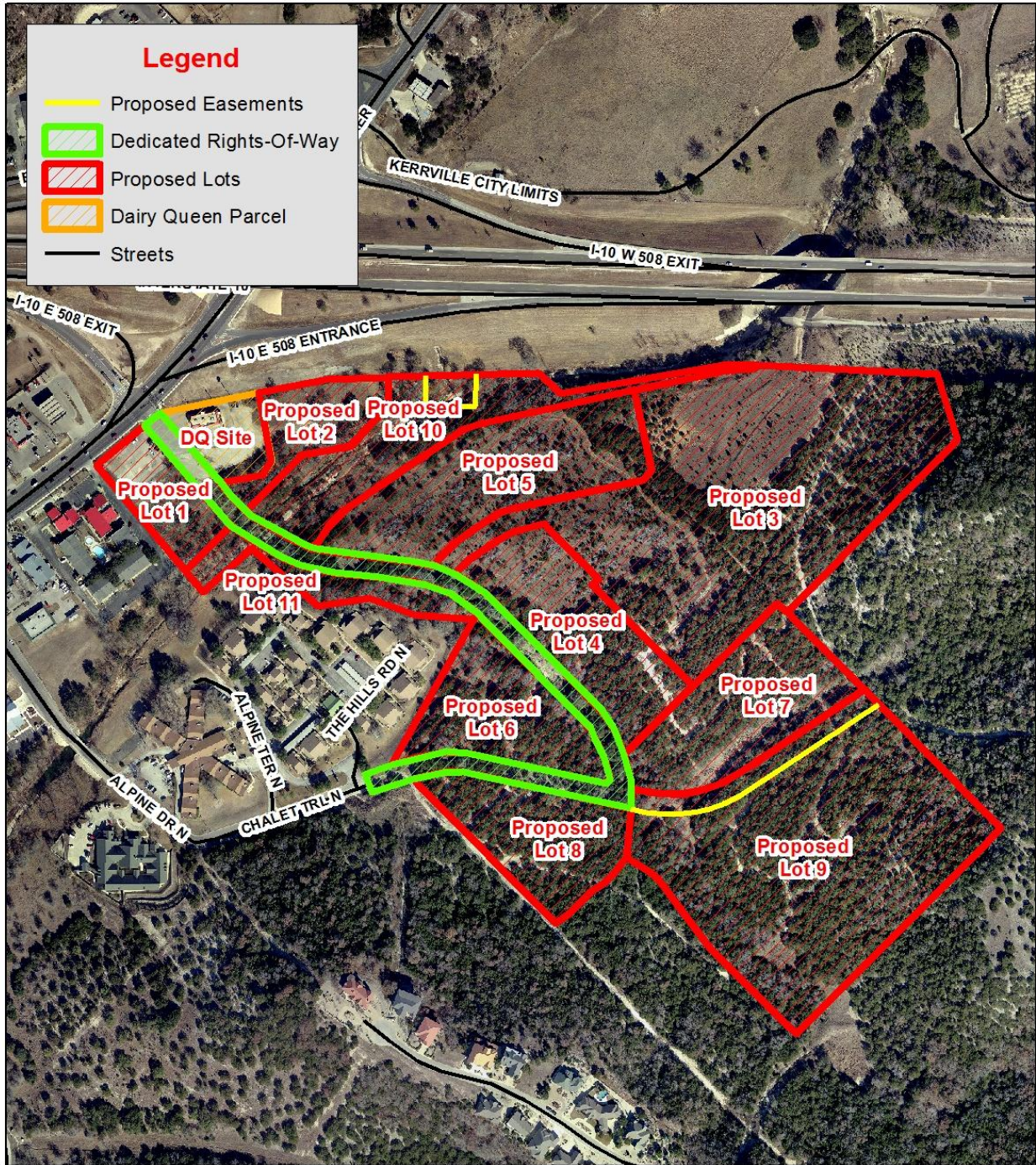
Conditions:

1. The Dairy Queen tract be added to the plat.
2. The additional land located at the rear of lot 3 be added to the plat.

RECOMMENDED ACTION

1. Open the floor for comments and approve the preliminary plat with the conditions presented by staff.

P&Z Case #2014-005 Preliminary Plat Location Map



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.

0 200 400 800 Feet



1 inch = 400 feet



**BUSINESS OF THE PLANNING AND ZONING COMMISSION
CITY OF KERRVILLE, TEXAS**

AGENDA ITEM: 4 **FOR AGENDA OF:** April 3, 2014

DESCRIPTION: Future agenda items

APPLICANT(S): City staff

ATTACHMENT(S):

April 17, 2014 Meeting

- No items are scheduled at this time. There is a possibility that an application could be submitted and put on the agenda for this date.

**BUSINESS OF THE PLANNING AND ZONING COMMISSION
CITY OF KERRVILLE, TEXAS**

AGENDA ITEM: 5 **FOR AGENDA OF:** April 3, 2014

DESCRIPTION: Adjournment
