

CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, SEPTEMBER 18, 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 August 7, 2014 meeting.

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3. CONSIDERATION AND ACTION

3A. **Amending Plat** – Consideration and action concerning a proposed amending plat to adjust an interior lot line between Lots 5 & 6, Block 2 of the Saddlewood Estates Subdivision, located at 349 & 431 Saddlewood Blvd.
(File No. 2014-034)

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4. STAFF REPORTS

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 830-258-1117 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

3A. **Planned Development District** – Public hearing, consideration, and action concerning a Planned Development District for “Personal Services I (Beauty Parlor/Barber Shop) on Lots 15 & 16, Block 16, Westland Place Subdivision, located at 401 W. Water Street.
(File No. 2014-027)

Mr. Lutz presented the findings of fact and asked Commissioners to render a decision.

Cmr. Watterson opened the public hearing at 4:35 p.m. Hearing no one speak, Cmr. Watterson closed the public hearing at 4:36 p.m.

Cmr. Waller moved to approve the PDD; motion was seconded by Cmr. Morgan and passed 5-0.

3B. **Zoning Code Text Amendment** - Public hearing, consideration, and action concerning proposed amendments to “Type B Screening” found in Article 11-1-18 “Special Screening Regulations”, Section (e) of the City of Kerrville’s adopted Zoning Code.
(File No. 2014-029)

Mr. Lutz presented the findings of fact and asked Commissioners to render a decision.

Cmr. Watterson opened the public hearing at 4:46 p.m. Hearing no one speak, Cmr. Watterson closed the public hearing at 4:47 p.m.

Cmr. Malone moved to approve the zoning code text amendment; motion was seconded by Cmr. Waller and passed 4-1.

4. **Alternative Screening Request** - Consideration and action concerning a request for “Alternative Screening” for an approximate 4.23 acre tract of land out of the Florentine Lara Survey No. 123, Abstract No. 225, located at 1834 Junction Highway.
(File No. 2014-30)

Mr. Lutz presented the findings of fact and asked Commissioners to render a decision.

Cmr. Watterson opened the floor for comments at 4:50 p.m. Hearing no one speak, Cmr. Watterson closed the floor at 4:51 p.m.

Cmr. Motheral moved to approve the alternative screening request with the inclusion of the fact that this owner or future owners can’t clear the area until they come to city staff and construct a standard privacy fence; motion was seconded by Cmr. Morgan and passed 5-0.

5. STAFF REPORTS:

5A. Report concerning future agenda items.

Mr. Lutz reported there are no upcoming agenda items at this time.

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

AGENDA ITEM: 3A

FOR AGENDA OF:

September 18, 2014

DESCRIPTION: Consideration and action concerning a proposed amending plat to adjust an interior lot line between Lots 5 & 6, Block 2 of the Saddlewood Estates Subdivision, located at 349 & 431 Saddlewood Blvd.

APPLICANT(S): Don Voelkel

ATTACHMENT(S): Location Map & Proposed Plat

SUMMARY STATEMENT

The applicant is seeking to adjust an internal lot line between Lots 5 & 6, Block 2 of the Saddlewood Estates Subdivision. The adjustment would maintain the rear lot lines length but add a minor jog in the internal lot line and reduce the frontage for lot 6 by roughly 70'. This adjustment will provide additional separation between the existing home and the proposed internal lot line.

The rear lot line for the proposed lot 5-R will remain 341.31' in length and the front lot line will be decreased to 339.81' in length and have a new acreage total of 3.90 acres.

The rear lot line for the proposed lot 6-R will remain 460.69' in length and the front lot line will be increased to 386.61' in length and have a new acreage total of 4.13 acres.

10' and 30' Utility Easements have been retained from the original subdivision plat.

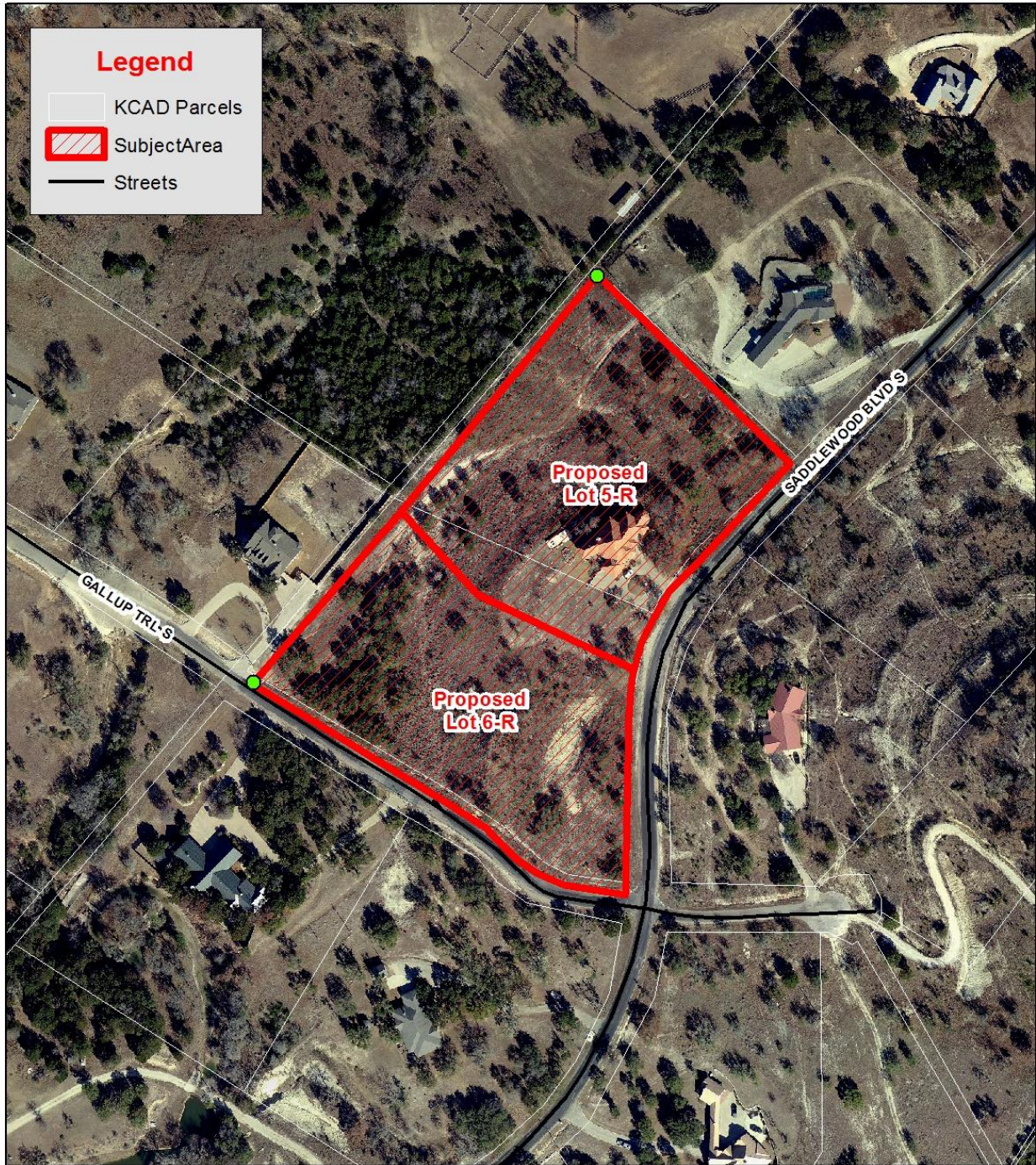
The subdivision plat meets all state and local regulations and staff recommends approval of the plat with the following conditions:

1. The proposed Lots 5-R & 6-R be renamed to Lots 5-A & 6-A.
2. That the references to the drain field, residence, and cleared area be removed before recording.
3. That any discrepancies in requirements that may arise between the P&Z Commission and the County Commissioners Court be worked out by staff prior to recording.

RECOMMENDED ACTION

1. Open the floor (not a required public hearing) and receive comments.
2. Approve the amending plat as presented.

P&Z Case #2014-034 Amending 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.

0 100 200 400 Feet



1 inch = 200 feet



