



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, OCTOBER 1, 2015 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 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 6, 2015 meeting. **Pg. 3**

3. PUBLIC HEARINGS AND ACTION

3A. **Public Hearing & Action, Comprehensive Plan Amendment** – Public hearing, consideration, and action concerning a proposed Comprehensive Plan Amendment to amend the future land use category from “Low-Density Residential” to “General Commercial” for an approximate 3.33 acres tract. 3.33 acres of land, more or less, out of the John A. Southmayd Survey No. 148, Abstract No. 288 in Kerr County, Texas, and being a part of a 7.9 acre tract and all of a 1.6 acre tract recorded in Volume 243, Page 95 and Volume 288, Page 568 of the Deed Records of Kerr County, Texas said two tracts being parts of a 24.56 acre tract recorded in Volume 221, Page 468 of the Deed Records of Kerr County, Texas, located on the southwest side of Bandera Highway between Oak Hollow Drive East and Riverhill Boulevard East. 2180 Bandera Highway. (File No. 2015-043). **Pg. 6**

3B. **Public Hearing & Action, Zoning Request** – Public hearing, consideration, and action concerning a requested zoning change from (RC) Residential Cluster District to (S-36) South Side 36-District for an approximate 3.33 acres tract. 3.33 acres of land, more or less, out of the John A. Southmayd Survey No. 148, Abstract No. 288 in Kerr County, Texas, and being a part of a 7.9 acre tract and all of a 1.6 acre tract recorded in Volume 243, Page 95 and Volume 288, Page 568 of the Deed Records of Kerr County, Texas said two tracts being parts of a 24.56 acre tract recorded in Volume 221, Page 468 of the Deed Records of Kerr County, Texas, located on the southwest side of Bandera Highway between Oak Hollow Drive East and Riverhill Boulevard East. 2180 Bandera Highway. (File No. 2015-042). **Pg. 8**

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: September 25, 2015 at 3:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Cheryl Brown
Deputy City Secretary, City of Kerrville, Texas

4. CONSIDERATION AND ACTION

- 4A. **Preliminary Plat** – Consideration and action concerning a proposed preliminary subdivision plat for Legion Village a subdivision containing 1.00 acre of land, more or less, out of Samuel Wallace Survey No. 112 Abstract No. 360 in the City of Kerrville, Kerr County Texas. Located on the southwest side of Legion Drive North, between Goss Street North and Jennings Boulevard North. 3101 Legion Drive North. (File No. 2015-046). **Pg. 12**

5. ITEMS FOR DISCUSSION

- 5A. Temporary Structures located on Highway 27
5B. Regulation of 8-Liner machines

6. STAFF REPORTS

7. 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: September 25, 2015 at 3:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Cheryl Brown
Deputy City Secretary, City of Kerrville, Texas



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 2A
Hearing Date: October 1, 2015
Representative: Staff

Proposal

Approval of the minutes from the August 6, 2015 Planning & Zoning Commission meeting.

MEMBERS PRESENT:

David Watterson, Chairman
Bob Waller, Vice Chairman
Garrett Harmon, Commissioner
Bruce Motheral, Commissioner
Doyle Malone, Alternate
Rustin Zuber, Alternate

MEMBERS ABSENT:

Bill Morgan, Commissioner

CITY COUNCIL LIASON

Bonnie White (present)

STAFF PRESENT:

Trent Robertson, City Planner

CALL TO ORDER:

On August 6, 2015, Cmr. Watterson 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. VISITORS/CITIZENS FORUM:

No one spoke.

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 July 16, 2015 meeting.

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

3. PUBLIC HEARINGS AND ACTION

3A. **Public Hearing & Action, Zoning Request** – Public hearing, consideration, and action concerning a requested zoning change from a (CBD) Central Business District to a (CBD-C) Central Business District with a conditional use permit for a Gasoline Station with a Convenience Store for an approximate .495 acres tract. Legal Description Lots 598-599, Block 9, Schreiner’s Second Addition, located at 528 Main Street. (File No. 2015-033).

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

Cmr. Watterson opened the public hearing at 4:37 p.m. Hearing no one speak, Cmr. Watterson closed the public hearing at 4:38 p.m.

Cmr. Harmon moved to approve the zoning change. Motion was seconded by Cmr. Malone and passed 5-0.

3B. **Public Hearing & Action, Zoning Text Amendment** – Public hearing, consideration, and action concerning a requested zoning text amendment to amend Chapter I, “The City of Kerrville Zoning Code” Article 11-1-10(f)(4) “RT” Residential Transition District to amend development regulations pertaining to Building Limit, Building Appearance, Off-Street Parking, Front Yard Requirement, Sign Restrictions, Churches and Schools. (File No. 2015-030).

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

Cmr. Watterson opened the public hearing at 4:40 p.m. Hearing no one speak, Cmr. Watterson closed the public hearing at 4:41 p.m.

Cmr. Waller moved to approve the zoning text amendment. Motion was seconded by Cmr. Harmon and passed 5-0.

3C. **Public Hearing & Action, Zoning Text Amendment** – Public hearing, consideration, and action concerning a requested zoning text amendment to amend Chapter I, “The City of Kerrville Zoning Code” 11-1-6 Central City Zoning Districts, to amend the land use table for the “CBD” Central Business District to change “Death Care Services” and “Printing” from a “C” Conditional Use Permit to a “P” Permitted Use. (File No. 2015-037).

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

Cmr. Watterson opened the public hearing at 4:48 p.m. Hearing no one speak, Cmr. Watterson closed the public hearing at 4:48 p.m.

Cmr. Harmon moved to keep death care services as a conditional use and that printing services be a permitted use but limited to 12,000 square feet. Motion was seconded by Cmr. Motheral and passed 5-0.

4. STAFF REPORTS:

Mr. Robertson stated there is nothing to report at this time.

5. ADJOURNMENT:

This meeting was adjourned at 5:27 p.m.

APPROVED:

David Watterson, Chairman

Dorothy Miller, Recording Secretary

Date Minutes Approved



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 3A
Planning File #: 2015-043
Hearing Date: October 1, 2015
Representative: David L. Jackson
Location: Located on the southwest side of Bandera Highway between Oak Hollow Drive East and Riverhill Boulevard East. 2180 Bandera Highway
Legal Description: 3.33 acres of land, more or less, out of the John A. Southmayd Survey No. 148, Abstract No. 288 in Kerr County, Texas, and being a part of a 7.9 acre tract and all of a 1.6 acre tract recorded in Volume 243, Page 95 and Volume 288, Page 568 of the Deed Records of Kerr County, Texas said two tracts being parts of a 24.56 acre tract recorded in Volume 221, Page 468 of the Deed Records of Kerr County, Texas
Total Acreage: 3.33

Proposal

Comprehensive Plan Amendment to amend the future land use category from "Low-Density Residential" to "General Commercial"

Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on September 16, 2015. Notices were sent to property owners within two hundred (200) feet of the subject property on September 21, 2015. Additionally, notice of this meeting was posted at city hall and on the city's internet website on September 18, 2015, in accordance with Section 551.043(a) of the Texas Government Code.

Recommended Action

Staff recommends that the Commission hold the required public hearing to receive public comments and make a recommendation to the Council.

Notices Mailed

Owners of Property within 200 feet: 19

Topography

The subject property is relatively flat with little vegetation, besides grass and is undeveloped.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "PD-005" and "S-36"

Current Land Uses: Vacant and RV Park

Direction: West

Current Base Zoning: "PD-005"

Current Land Uses: Vacant

Direction: South

Current Base Zoning: "R-1" and "RC"

Current Land Uses: Vacant and Single-Family Residential

Direction: East

Current Base Zoning: "S-36" and "RC"

Current Land Uses: Single-Family Residential and Commercial Strip Center

Transportation

Thoroughfare: Bandera Highway

Existing Character: Two lanes in each direction with no sidewalks

Proposed Changes: None known

Thoroughfare: Oak Hollow Drive East

Existing Character: One lane in each direction with partial sidewalks

Proposed Changes: None known

Parking Information: Office

Minimum vehicle spaces: One (1) space per 300 sq. feet.

Staff Analysis and Recommendation: Approved

1. Plan Amendment:

The subject property is surrounded by residential, commercial and vacant land. By amending the future land use designation to General Commercial it will create a buffer between the existing residential neighborhood to the south and the office/commercial uses (present and future) to the north and east.

2. Adverse Impacts on Neighboring Lands:

Although, staff has found no evidence of likely adverse impacts on neighboring lands in relation to this plan amendment request, the potential uses could increase traffic. The proposed plan amendment would allow the subject property to request a zoning change in order to be permitted more intense uses. The proposed plan amendment is consistent with properties that have frontage along major roadways such as Bandera Highway.

3. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

4. Size of Tract:

The subject property is approximately 3.33 acres in size, which should be able to reasonably accommodate the proposed office/commercial uses.

5. Other Factors:

None.



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 3B
Planning File #: 2015-043
Hearing Date: October 1, 2015
Representative: David L. Jackson
Location: Located on the southwest side of Bandera Highway between Oak Hollow Drive East and Riverhill Boulevard East. 2180 Bandera Highway
Legal Description: 3.33 acres of land, more or less, out of the John A. Southmayd Survey No. 148, Abstract No. 288 in Kerr County, Texas, and being a part of a 7.9 acre tract and all of a 1.6 acre tract recorded in Volume 243, Page 95 and Volume 288, Page 568 of the Deed Records of Kerr County, Texas said two tracts being parts of a 24.56 acre tract recorded in Volume 221, Page 468 of the Deed Records of Kerr County, Texas
Total Acreage: 3.33

Proposal

Requested zoning change from (RC) Residential Cluster District to (S-36) South Side 36-District

Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on September 16, 2015. Notices were sent to property owners within two hundred (200) feet of the subject property on September 21, 2015. Additionally, notice of this meeting was posted at city hall and on the city's internet website on September 18, 2015, in accordance with Section 551.043(a) of the Texas Government Code.

Recommended Action

Staff recommends that the Commission hold the required public hearing to receive public comments and make a recommendation to the Council.

Notices Mailed

Owners of Property within 200 feet: 19

Topography

The subject property is relatively flat with little vegetation, besides grass and is undeveloped.

Adjacent Zoning and Land Uses

Direction: North
Current Base Zoning: "PD-005" and "S-36"
Current Land Uses: Vacant and RV Park
Direction: West
Current Base Zoning: "PD-005"
Current Land Uses: Vacant

Direction: South
Current Base Zoning: "R-1" and "RC"
Current Land Uses: Vacant and Single-Family Residential

Direction: East
Current Base Zoning: "S-36" and "RC"
Current Land Uses: Single-Family Residential and Commercial Strip Center

Transportation

Thoroughfare: Bandera Highway
Existing Character: Two lanes in each direction with no sidewalks
Proposed Changes: None known

Thoroughfare: Oak Hollow Drive East
Existing Character: One lane in each direction with partial sidewalks
Proposed Changes: None known

Parking Information: Office
Minimum vehicle spaces: One (1) space per 300 sq. feet.

Staff Analysis and Recommendation: Approval

1. Consistency:

The property's land use designation is Low-Density Residential. The requested "S-36" base zoning district is not consistent with the adopted land use designation. A plan amendment has been requested. The proposed future land use designation for the subject property is "General Commercial" and will allow for the proposed "S-36" zoning district.

2. Adverse Impacts on Neighboring Lands:

Although, staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request, the potential uses could increase traffic. The proposed zoning change would allow the subject property to utilize more intense uses than what is permitted in the existing "RC" zoning district. Current planning practices encourage commercial uses to be located along the fringe of neighborhoods that abut major roadways such as Bandera Highway. The proposed uses for the "S-36" zoning district would act as a buffer between the residential neighborhood to the south and the commercial uses and zoning to the north and west.

3. Suitability as Presently Zoned:

Both the existing and proposed zoning districts are suitable for the subject property. The surrounding commercial uses are of low intensity, having little impact on the existing neighborhoods. In accordance with the City of Kerrville's Zoning Code the "S-36" base zoning district "...is to allow low intensity business uses that are appropriate for the district's location near the River Hill and Oak Hollow residential development..."

4. Health, Safety and Welfare:

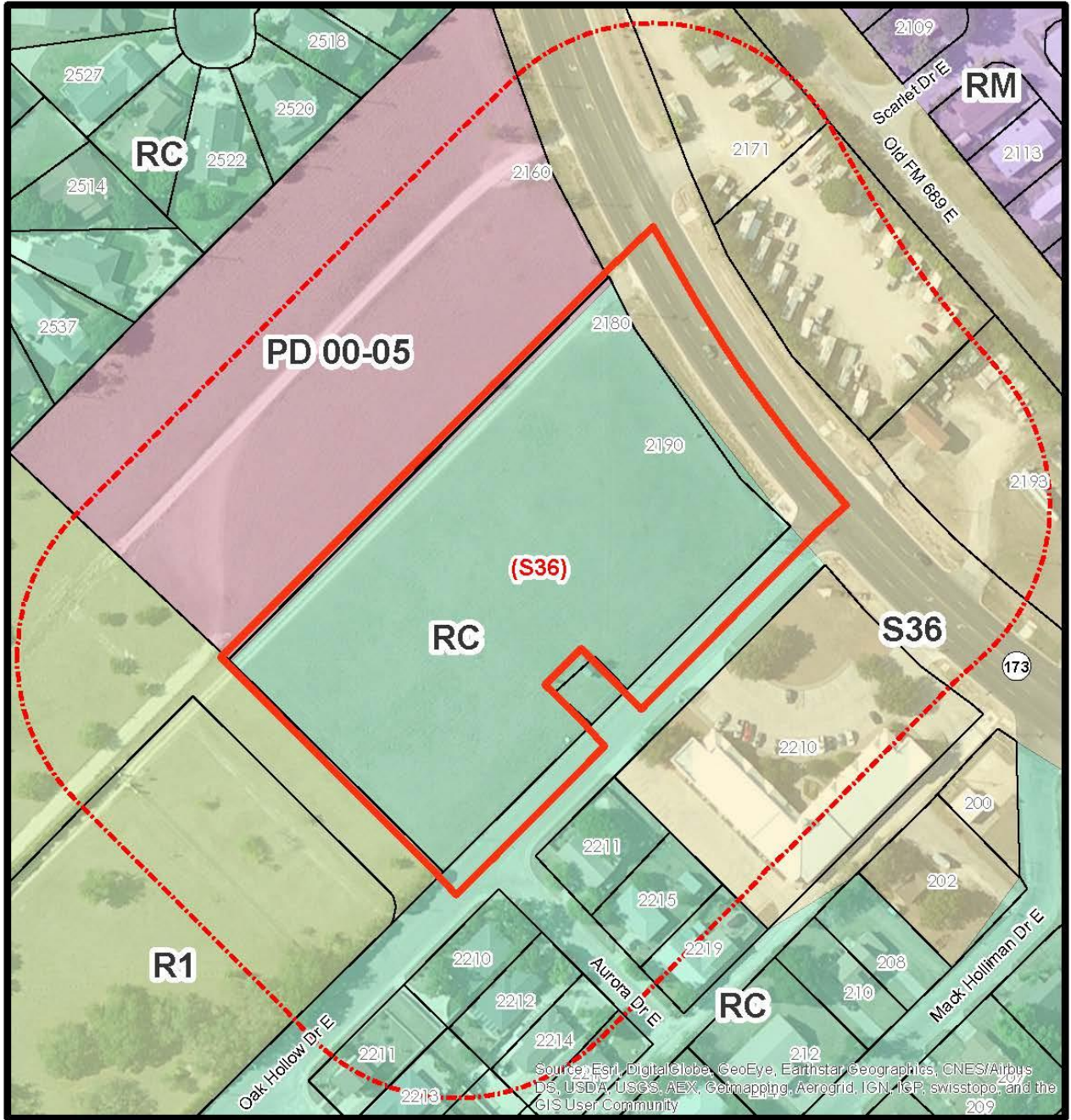
Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Size of Tract:

The subject property is approximately 3.33 acres in size, which should be able to reasonably accommodate the proposed office/commercial uses.

6. Other Factors:

None.



Zoning Case Location Map

Case Z2015-042

Location:
2190 Bandera Hwy

Legend

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

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
Agenda Item: 4A
Planning File #: 2015-046
Hearing Date: October 1, 2015
Representative: Lee Voelkel
Location: Located on the southwest side of Legion Drive North, between Goss Street North and Jennings Boulevard North. 3101 Legion Drive North.
Legal Description: Legion Village a subdivision containing 1.00 acre of land, more or less, out of Samuel Wallace Survey No. 112 Abstract No. 360 in the City of Kerrville, Kerr County Texas.
Total Acreage: 1.00

Proposal

Preliminary plat of Legion Village

Procedural Requirements

Notice of this meeting was posted at city hall and on the city's internet website on September 25, 2015, in accordance with Section 551.043(a) of the Texas Government Code.

Recommended Action

Staff recommends that the Commission considers and takes action on the proposal.

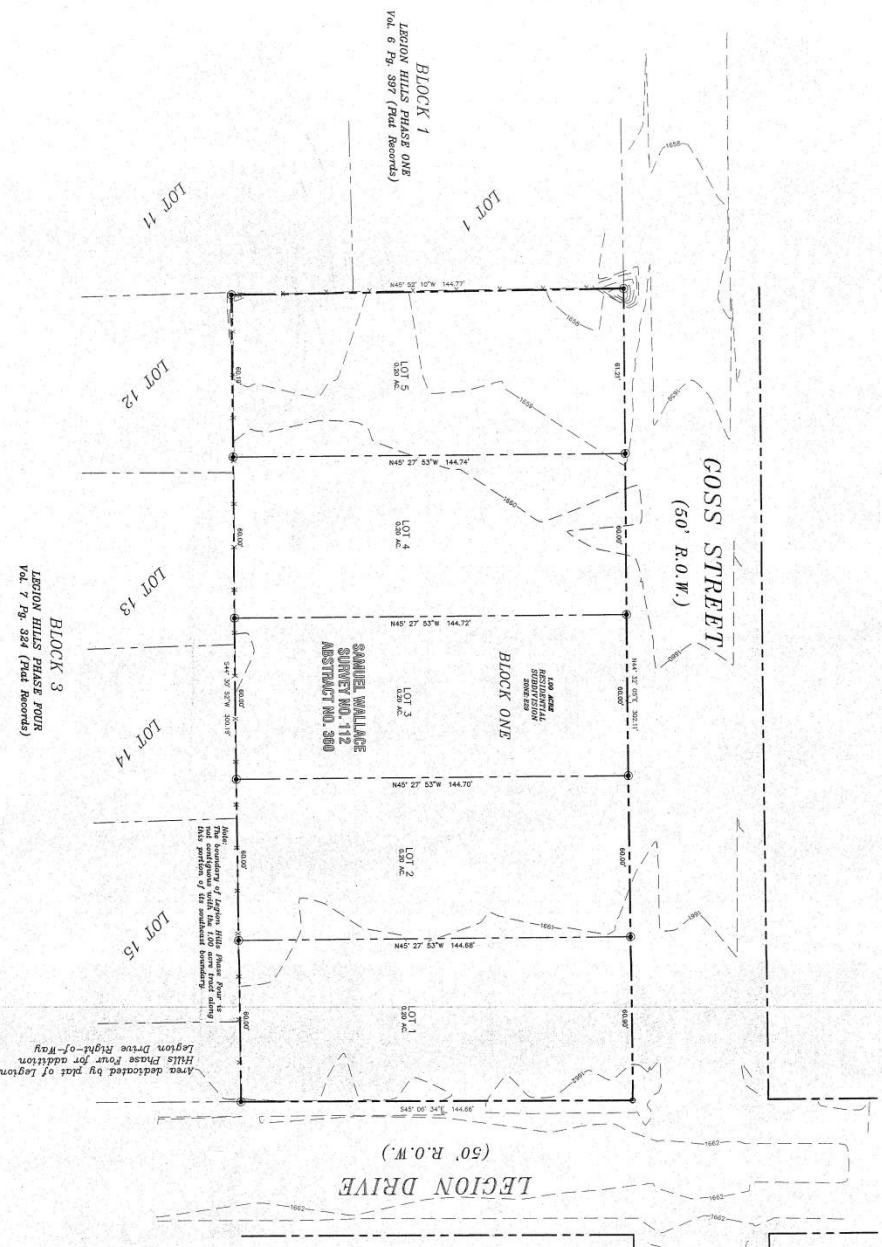
Staff Analysis and Recommendation: Approval

1. Requirements and Guidelines:

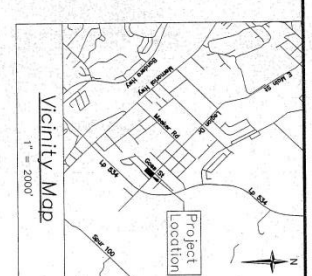
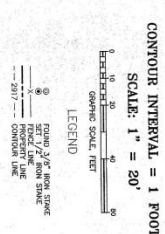
The proposal has met all requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance.

1000

- GENERAL NOTES**
1. THIS PROPERTY IS LOCATED IN THE KEREVILLE INDEPENDENT SCHOOL DISTRICT.
 2. THE LAND PLATTED HEREON IS LOCATED IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48505C(49) F, DATED MARCH 2, 2011.
 3. THIS PROPERTY IS IN ZONING DISTRICT Z-1E ACCORDING TO THE CITY OF KEREVILLE COMPREHENSIVE ZONING ORDINANCE.
 4. OWNER: SAMUEL WALLACE SURVEY AND PLATTING COMPANY, 317 SHERIDAN BLVD STE 100 SOUTH WATKINS 40426
 5. SURVEYOR: LEE C. VOEGELINK, SURVEYING, P.L.L.C., 212 CLAY STREET, KEREVILLE, TX 76705
 6. ENGINEER: JANE WELLS-KENNER, ENGINEERING, L.L.C., 271 GOLDEN VALLEY DRIVE, KEREVILLE, TX 76705



PRELIMINARY PLAT FOR
LEGION VILLAGE
 A SUBDIVISION CONTAINING 1.00 ACRE OF LAND, MORE OR LESS, OUT OF
 SAMUEL WALLACE SURVEY NO. 112 ABSTRACT NO. 360 IN THE CITY OF
 KEREVILLE, KERR COUNTY, TEXAS
 SEPTEMBER 2015



WOLKEL
 LAND SURVEYING, L.L.C.
 2420 W. STATE ST. SUITE 100
 KEREVILLE, TEXAS 76705
 TEL: 817-424-1111
 FAX: 817-424-1112
 www.wolkell.com