



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, November 5, 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 October 1, 2015 meeting. **Pg. 2**

3. PUBLIC HEARINGS AND ACTION

3A. **Consideration & Action, Final Plat** - Consideration and action concerning a proposed final subdivision plat of Green Hills Center by establishing Lots 1-2, Block 1 located in the City of Kerrville, Kerr County, Texas, being a portion of that certain 6.18 acre by Deed of Record in Document No. 13-03589 of the official Public Records of Kerr County, Texas. Located at 1060 Junction Highway. (File No. 2015-017). **Pg. 6**

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: October 29, 2015 at 2:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Deputy City Secretary, City of Kerrville, Texas



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 2A
Hearing Date: November 5, 2015
Representative: Staff

Proposal

Approval of the minutes from the October 1, 2015 Planning & Zoning Commission meeting.

MEMBERS PRESENT:

David Watterson, Chairman
Bob Waller, Vice Chairman
Garrett Harmon, Commissioner
Bruce Motheral, Commissioner
Doyle Malone, Alternate, *sitting in for Cmr. Morgan*

MEMBERS ABSENT:

Bill Morgan, Commissioner
Rustin Zuber, Alternate

CITY COUNCIL LIASON

Bonnie White (not present)

STAFF PRESENT:

Trent Robertson, City Planner
Danny Batts, Director of Building Services/Chief Building Official
Kristine Day, Deputy City Manager
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On October 1, 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 August 6, 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, 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).

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

Cmr. Watterson opened the public hearing at 4:39 p.m.

Ms. Diane Hemmer spoke and stated her major concern is that if it's office space it's one thing but when you zone it commercial you open up to restaurants and fast food places and things like that, which the whole neighborhood would be not in favor of. It will create traffic, trash and also probably effect property values and that's a very major concern. Ms. Hemmer stated she would like to know what is coming in that it would require changing the zoning.

Mr. Robertson stated a proposed Kerr County Appraisal District office wants to put on office building on this site, but Planning and Zoning Commission would like to remember any zoning change that occurs on this property isn't directly for whatever use was told for us, it can be anything permitted in the land use table under that zoning district's regulations so although City staff has heard one thing there would be a range of different uses that could us it in the event they don't go forward with this and it's approved.

David Jackson spoke on behalf of the applicant and stated the use that's immediately adjacent to the residential uses will be, if this passes, used by just the office space for the district. Mr. Jackson stated it's true the rest of the property would be commercial, the only thing he'd point out is right across the street is the exact same zoning that they're applying for.

Cmr. Watterson closed the public hearing at 4:43 p.m.

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

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).

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

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

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

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).

5. ITEMS FOR DISCUSSION

5A. Temporary Structures located on Highway 27

Mr. Robertson discussed manufactured homes that are being put on new development lots instead of permanent structures. He stated a lot of times these temporary structures are then turned into permanent offices. The current code does not address these structures. Mr. Robertson asked Commissioners if this was something they would like to address further. Commissioners agreed they would like to look into this more regarding regulations.

5B. Regulation of 8-Liner machines

Mr. Robertson discussed the regulation of 8-liner machines (also known as slot machines or gaming devices). Recently staff have received a lot of inquiries regarding 8-liner machines and whether or not they are permitted inside the city limits. Mr. Robertson asked Commissioners if this was something they would like to address further. Commissioners agreed they would like to look into this more regarding regulations.

6. STAFF REPORTS:

Mr. Robertson stated there was nothing upcoming as of today.

7. ADJOURNMENT:

This meeting was adjourned at 4:55 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 #: 2015-017
Hearing Date: November 5, 2015
Representative: Bury Inc. (Jason Link, P.E.)
Location: 1060 Junction Highway
Legal Description: Lots 1-2, Block 1 located in the City of Kerrville, Kerr County, Texas, being a portion of that certain 6.18 acre by Deed of Record in Document No. 13-03589 of the official Public Records of Kerr County, Texas
Total Acreage: 6.103

Proposal

Final subdivision plat of Green Hills Center by establishing Lots 1-2, Block 1

Procedural Requirements

Notice of this meeting was posted at city hall and on the city's internet website on October 29, 2015, in accordance with Section 551.043(a) of the Texas Government Code.

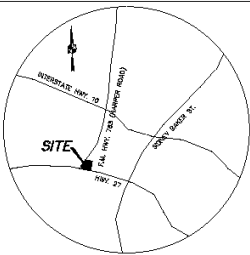
Recommended Action

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

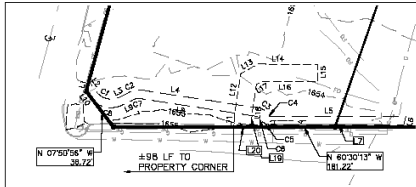
Staff Analysis and Recommendation: Approval

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.



VICINITY MAP
1:1000
KERRVILLE, TEXAS



INSET A
SCALE T = 80

GENERAL NOTES

- THE LOTS IN THIS SUBDIVISION ARE CURRENTLY SERVED BY A PUBLIC WATER SYSTEM, MAINTAINED AND OPERATED BY THE CITY OF KERRVILLE, KERR COUNTY, TEXAS.
- THE LOTS IN ADDITION ARE SERVED BY A CENTRAL SEWER SYSTEM, MAINTAINED AND OPERATED BY THE CITY OF KERRVILLE, KERR COUNTY, TEXAS.
- THIS SUBDIVISION IS SERVED WITH ELECTRICITY BY A SYSTEM, OWNED AND OPERATED BY KERRVILLE PUBLIC UTILITY BOARD.
- INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS (LOTS 1 AND 2) FOR ADEQUATE FIRE DEPARTMENT VEHICLES ACCESS FOR THE CITY OF KERRVILLE FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAN WITHOUT WRITTEN PERMISSION FROM THE CITY OF KERRVILLE DIRECTOR OF PLANNING AND THE KERRVILLE FIRE DEPARTMENT FIRE MARSHAL.
- THE FINAL PLAN WAS APPROVED ON APRIL 16, 2015 BY THE CITY OF KERRVILLE PLANNING COMMISSION.

TxDOT NOTES

- FOR DEVELOPMENTS ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR PRESENT AND/OR FUTURE HOIST MOUNTING.
- THE DEVELOPER AND/OR THE LANDOWNER IS RESPONSIBLE FOR PREVENTING AND AVOIDING IMPACT TO THE DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- INTERSECTION AND/OR DRIVEWAY ACCESS TO THE STATE HIGHWAY SHALL BE REGULATED AS DIRECTED BY THE CURRENT EDITION OF THE TxDOT ACCESS MANAGEMENT MANUAL. THIS PROPERTY IS DRAINAGE TWO ACCESS LOCATIONS ON SH 27 AND TWO ACCESS LOCATIONS ON FM 783 AS SHOWN ON THE PLAN. NO ADDITIONAL ACCESS LOCATIONS ALLOWED. SHARED ACCESS BETWEEN LOT 1 AND LOT 2 SHALL BE PROVIDED FOR ACCESS ACROSS THE PLATTED AREA AND FOR ACCESS TO FM 783 AND SH 27.
- IF SIGNALLS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE OR PER TxDOT REQUEST THE LOCATION, THE DESIGN, AND SPECIFICATIONS SHALL ADHERE TO THE CURRENT EDITIONS OF THE TxDOT ROADWAY DESIGN MANUAL, TxDOT CONSTRUCTION SPECIFICATIONS AND THE STANDARD SHEETS AS A MINIMUM. A TOLR INSPECTION REPORT WILL BE REQUIRED.

I HAVE REVIEWED THIS PLAN WITH RESPECT TO ITS ACCESS AND HEREBY APPROVE THIS PLAN FOR RECORDING.

DATED THIS _____ DAY OF _____

MICHAEL A. CONNOR, P.E.
AREA ENGINEER

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD SET WITH YELLOW CAP MARKED "84" (UNLESS NOTED)
 - MONUMENT FOUND
 - MONUMENT SET
 - BENCHMARK
 - EXISTING CONTOURS
 - PROPOSED CONTOURS

BENCHMARK LIST

ELEVATIONS SHOWN HEREON ARE NAVD 88 GPS DERIVED.

BMN 1 COTTON SPINDLE IN ASPHALT IN THE NORTHEASTLY CORNER OF WAY OF FM HIGHWAY NO. 783, 3.50' NORTH OF HIGHWAY NO. 27. ELEV=1851.86'

BMN 2 COTTON SPINDLE IN ASPHALT IN A PARKING STRIP LOCATED 23.24' SOUTHEAST OF FM HIGHWAY NO. 783 AND 2.23' NORTHEAST OF HIGHWAY NO. 27. ELEV=1851.16'

BEARING BASIS NOTE

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD83), TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE AND HAD AN OPTICAL CORRECTION. LATITUDE, DISTANCES ARE IN US SURVEY FEET GROUND.

FLOODPLAIN NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, COUNTY PANEL NUMBERS ARE 02020201 F FOR KERR COUNTY, TEXAS, AND UNINCORPORATED AREAS, DATED MARCH 20, 2011, WHICH COVERS THE SUBJECT PROPERTY, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

PARCEL CURVE DATA

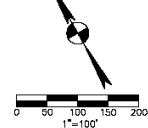
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	16.87'	14.50'	78°31'28"	16.35'	S47°06'40.93"E
C2	0.33'	15.50'	34°30'08"	0.19'	S69°07'20.79"E
C3	6.03'	5.50'	52°29'38"	4.86'	S25°39'28.81"E
C4	5.04'	4.99'	57°32'45"	4.83'	S31°34'15.76"E
C5	12.36'	11.99'	58°02'38"	11.81'	N31°07'20.02"W
C6	12.36'	11.99'	58°02'38"	11.81'	N31°07'20.02"W
C7	5.12'	6.50'	34°30'08"	3.04'	N89°07'20.79"E
C8	29.47'	21.50'	78°31'28"	27.21'	N47°08'40.93"E

SUBDIVISION PLAT ESTABLISHING GREEN HILLS CENTER

ESTABLISHING LOTS 1-3, LOCATED IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 6.19 ACRES TRACT CONVEYED TO JOHN L. DETRELE (TRUST) FOR THE BENEFIT OF MATTHEW JAMES BURY, BY DEED OF RECORD IN DOCUMENT NO. 13-20089 OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.

BURY

822boom Road, Suite 100
San Antonio, TX 78216
Tel: (210) 525-9000 Fax: (210) 525-0559
TDRP Registration Number F-1048
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CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF KERR

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL PUBLIC STREETS, ALLEYS, EASEMENTS, RIGHTS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED.

_____, OWNER

MATTHEW JAMES DETRELE
1110 HICKORY PASS #1
SAN ANTONIO, TEXAS 78233
_____, ATTORNEY PUBLIC

REGISTERED PUBLIC SURVEYOR CERTIFICATE

STATE OF TEXAS
COUNTY OF KERR

THAT I, _____, BEING A LICENSED SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE MADE AND ACTUALLY AND ACCURATELY SURVEYED ON THE GROUND THE HEREON PLATTED LAND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KERRVILLE, TEXAS.

_____, REGISTERED PUBLIC SURVEYOR

WAIVER OF CLAIMS FOR DAMAGES

IN ACCORDANCE WITH ART. 10--11-2 OF THE CODE OF ORDINANCES OF THE CITY OF KERRVILLE, TEXAS, AND IN CONSIDERATION OF THE APPROVAL OF GREEN HILLS CENTER, _____ DOES HEREBY WAIVE ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, OCCASIONED BY THE ESTABLISHMENT OF SPACES FOR ALLOCATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADIES ESTABLISHED IN THE ABOVE NAMED SUBDIVISION.

_____, NAME OF OWNER OF SUBDIVISION

CITY ENGINEER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF KERR

I HEREBY CERTIFY THAT: STREETS, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY OF KERRVILLE STANDARD SPECIFICATIONS IN THE SUBDIVISION ENTITLED,

_____, CITY ENGINEER OR APPROVING AGENCY

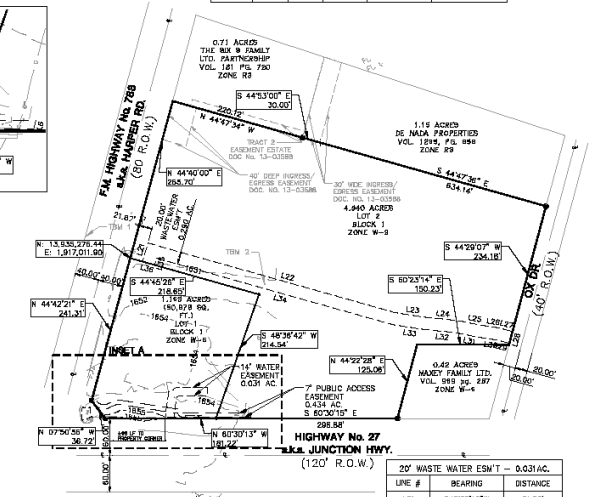
RECORDATION SIGNATURE

APPROVED BY THE COMMISSIONER'S COURT OF KERR COUNTY, TEXAS, ON THE _____ DAY OF _____, 20____ A.D. BY CROSS NO. _____ OF SAID COURT.

FILED FOR RECORD ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M.

RECORD ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M. IN INSTRUMENT NO. _____ OF THE PLAT RECORDS OF KERR COUNTY, TEXAS.

REBECCAH BOLIN
COUNTY CLERK OF KERR COUNTY, TEXAS



AREA BEING PLATTED

7' PUBLIC ACCESS ESM'T - 0.434 AC.

LINE #	BEARING	DISTANCE
L1	N44°42'09"E	8.69'
L2	S82°23'38"E	10.83'
L3	S86°22'24"E	10.41'
L4	S91°32'18"E	98.30'
L5	S80°30'38"E	109.89'
L6	S44°16'34"W	7.34'
L7	N60°30'38"W	108.14'
L8	N51°32'18"W	97.61'
L9	N86°22'24"W	10.41'
L10	N75°02'56"W	5.55'

14\"/>

LINE #	BEARING	DISTANCE
L11	N34°33'15"E	13.80'
L12	N38°07'42"E	28.85'
L13	N80°00'00"E	16.49'
L14	S59°42'48"E	48.64'
L15	S30°17'14"W	14.00'
L16	N59°42'48"W	44.85'
L17	N80°00'30"W	5.89'
L18	S38°07'42"W	22.60'
L19	S34°31'15"W	12.12'
L20	N80°30'37"W	14.05'

20' WASTE WATER ESM'T - 0.031 AC.

LINE #	BEARING	DISTANCE
L21	S49°33'18"W	31.50'
L22	N44°46'28"W	421.30'
L23	N52°02'30"W	48.98'
L24	N64°36'25"W	51.43'
L25	N49°02'34"W	41.22'
L26	N01°38'14"W	30.83'
L27	N49°38'38"W	16.63'
L28	N44°20'35"E	20.00'
L29	S46°38'35"E	18.58'
L30	S91°38'41"E	30.16'
L31	S49°30'38"E	40.89'
L32	S54°38'53"E	51.00'
L33	S92°00'39"E	51.71'
L34	S44°48'28"E	402.74'
L35	N49°33'41"E	11.86'
L36	S44°45'28"E	20.00'

DATE: OCT-23-2015, 8:10am, User: AS, d:\survey, File: S:\130822\130822.dwg, Plot: 130822.dwg