



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, NOVEMBER 19, 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**

2B. Approval of the minutes from the November 5, 2015 meeting. **Pg. 6**

3. PUBLIC HEARINGS

3A. **Public Hearing**, Public hearing concerning a requested conditional use permit for a Manufactured Home or Manufactured Housing for an approximate 2.95 acres tract. Legal Description 2.95 acres out of Sam Wallace Survey No. 112, Abstract No. 360 and Sam Wallace Survey No. 113, Abstract No. 347, both surveys in Kerr County, Texas; Recorded in Volume 681 on Page 527 of the real property records of Kerr County, Texas located at 3370 Loop 534; north of Singing Wind Drive, between Loop 534 and Landfill Road North. (File No. 2015-050). **Pg. 8**

4. CONSIDERATION AND ACTION

4A. **Consideration & Action, Final Plat** Consideration and action concerning a proposed final 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. 2015-054). **Pg. 9**

5. STAFF REPORTS

6. 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: November 12, 2015 at 1:00 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: November 19, 2015
Representative: Staff

Proposal

Approval of the amended 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.

Comr. Watterson opened the public hearing at 4:48 p.m. Hearing no one speak, Comr. Watterson closed the public hearing at 4:49 p.m.

Comr. Waller moved to approve the zoning request. Motion was seconded by Comr. 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).

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

Comr. Harmon moved to approve the preliminary plat. Motion was seconded by Comr. Motheral and passed 5-0.

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.



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 2B
Hearing Date: November 19, 2015
Representative: Staff

Proposal

Approval of the minutes from the November 5, 2015 Planning & Zoning Commission meeting.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Garrett Harmon, Commissioner

CITY COUNCIL LIASON

Bonnie White (present)

STAFF PRESENT:

Trent Robertson, City Planner
Kyle Burow, Interim Director of Engineering
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On November 5, 2015, Cmr. Watterson called the Kerrville Planning and Zoning Commission regular meeting to order at 4:33 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 October 1, 2015 meeting.

Com. Waller moved to table the minutes until the next meeting due to missing information. Motion was seconded by Com. Morgan and passed 5-0.

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).

Mr. Robertson presented the findings of fact and asked Commissioners to render a decision. Com. Motheral moved to approve the final plat. Motion was seconded by Com. Morgan and passed 5-0.

4. STAFF REPORTS:

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

5. ADJOURNMENT:

This meeting was adjourned at 4:38 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 #: 2015-050
Hearing Date: November 19, 2015
Representative: Melanie Lavrakas
Location: 3370 Loop 534
Legal Description: 2.95 acres out of Sam Wallace Survey No. 112, Abstract No. 360 and Sam Wallace Survey No. 113, Abstract No. 347, both surveys in Kerr County, Texas; Recorded in Volume 681 on Page 527 of the real property records of Kerr County, Texas
Total Acreage: 2.95

Proposal

Requesting a conditional use permit for a Manufactured Home or Manufactured Housing.

Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on November 4, 2015. Notices were sent to property owners within two hundred (200) feet of the subject property on Not Applicable. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 13, 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 take no action on the item. The Case will be heard on December 3, 2015.



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 4A
Planning File #: 2015-054
Hearing Date: November 19, 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

Final plat of Legion Village

Procedural Requirements

Notice of this meeting was posted at city hall and on the city's internet website on November 13, 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

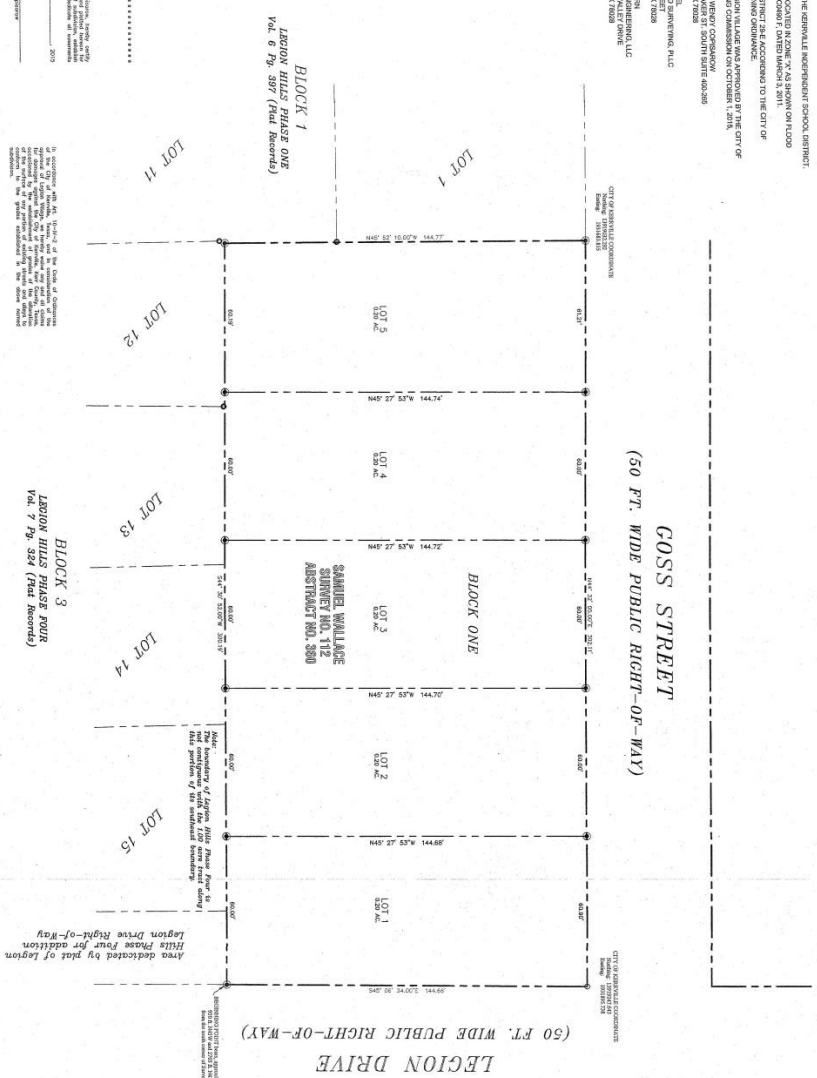
1. Requirements and Guidelines:

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

FILE NO.

GENERAL NOTES

1. THIS PROPERTY IS LOCATED IN THE KERRVILLE INDEPENDENT SCHOOL DISTRICT.
2. THE LAND PLATTED HEREON IS LOCATED IN ZONE "V" AS SHOWN ON PLATDOWNSUBDIVISION MAP NO. 4883000001, DATED MARCH 3, 2011.
3. THIS PROPERTY IS IN ZONE "V" DISTRICT 7 AND IS ACCORDING TO THE CITY OF KERRVILLE PLANNING AND ZONING COMMISSION ON OCTOBER 1, 2015.
4. THE FINAL MAP FOR THIS PROJECT WAS APPROVED BY THE CITY OF KERRVILLE PLANNING AND ZONING COMMISSION ON OCTOBER 1, 2015.
5. OWNER: SAHMEEL WALLACE SURVEY NO. 112 ABSTRACT NO. 380 KERRVILLE, TX 78008
6. SURVEYOR: LEE C. VORHEIS, L.S. 2008 212 CLAY STREET KERRVILLE, TX 78008
7. ENGINEER: WILSON ENGINEERING, LLC 2110 COLLETT AVENUE KERRVILLE, TX 78008



GLOSS STREET (50 FT. WIDE PUBLIC RIGHT-OF-WAY)

LEGION DRIVE (50 FT. WIDE PUBLIC RIGHT-OF-WAY)

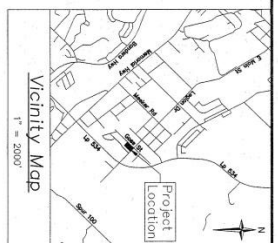
BLOCK ONE

BLOCK TWO

BLOCK THREE

SAMUEL WALLACE SURVEY NO. 112 ABSTRACT NO. 380

Area dedicated by plat of Legion Hills Phase Four for addition of Legion Drive Right-of-Way



SCALE: 1" = 20'



PRELIMINARY

Not for Record for any purpose.

Prepared by: _____

Reviewed by: _____

Date: _____

FINAL PLAT FOR LEGION VILLAGE

A SUBDIVISION CONTAINING 1.00 ACRE OF LAND, MORE OR LESS, OUT OF SAMUEL WALLACE SURVEY NO. 112 ABSTRACT NO. 380 IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS

NOVEMBER 2015

WOLKEL

LAND SURVEYING & ENGINEERING

1111 N. 11th St. Suite 100
Kerrville, TX 78008

TEL: 361-2222 FAX: 361-2223

WWW.WOLKEL-SURVEYING.COM

STATE OF TEXAS

County of _____

Surveyor: _____

Recorded: _____

Official Public Records of Kerr County, Texas.

STATE OF TEXAS

County of _____

Surveyor: _____

Recorded: _____

Official Public Records of Kerr County, Texas.

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STATE OF TEXAS

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Surveyor: _____

Recorded: _____

Official Public Records of Kerr County, Texas.