



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, DECEMBER 17, 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 November 19, 2015 meeting. **Pg. 2**

2B. Approval of the minutes from the December 3, 2015 meeting. **Pg. 5**

3. PUBLIC HEARINGS AND ACTION

3A. **Public Hearing & Action, Residential Replat** – Public hearing, consideration, and action concerning a proposed replat comprising 1.05 acres of land, more or less, out of Fritz Vollmering Survey No. 1432, Abstract No. 1519, in the City of Kerrville, Kerr County, Texas; Being all of Lot No. 46-A in Block 8 of the Summit Phase Six, the amending plat of which is recorded in file No. 15-5683 of the Official Public Records of Kerr County, Texas, and all of .43 acre conveyed to Ian G. Pettit, Et Al, from MKB Land Ltd. by a General Warranty Deed Executed the 23rd day of October, 2015 and recorded in file No. 15-7012 of the official public records of Kerr County, Texas; located at 2141 and 2145 Summit Crest Drive North. (File No. 2015-058). **Pg. 8**

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: December 11, 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: December 17, 2015
Representative: Staff

Proposal

Approval of the amended minutes from the November 19, 2015 Planning & Zoning Commission meeting.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Bob Waller, Vice Chairman
Bill Morgan, Commissioner

CITY COUNCIL LIASON

Bonnie White (present)

STAFF PRESENT:

Trent Robertson, City Planner
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On November 19, 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 October 1, 2015 meeting.

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

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

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

3. PUBLIC HEARINGS AND ACTION

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).

Mr. Robertson stated this item will be heard on December 3, 2015. He stated a public hearing can still be held, but no decision can be rendered.

Cmr. Watterson opened the public hearing at 4:33 pm. Hearing no one speak, Cmr. Watterson closed the public hearing at 4:34 pm.

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).

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

Cmr. Motheral moved to approve the final plat as presented. Motion was seconded by Cmr. Harmon and passed 5-0.

5. STAFF REPORTS:

Mr. Robertson stated the conditional use permit on today's agenda as well as a replat and final plat will be presented at the December 3rd meeting.

6. ADJOURNMENT:

This meeting was adjourned at 4:40 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: 2B
Hearing Date: December 17, 2015
Representative: Staff

Proposal

Approval of the amended minutes from the December 3, 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, *sitting in for Cmr. Morgan*

MEMBERS ABSENT:

Bill Morgan, Commissioner

CITY COUNCIL LIASON

Bonnie White (present)

STAFF PRESENT:

Trent Robertson, City Planner
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On December 3, 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. **Public Hearing & Action, Conditional Use Permit** - Public hearing and consideration of resolution 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).

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

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

Cmr. Motheral moved to approve the conditional use permit as presented. Motion was seconded by Cmr. Waller and passed 5-0.

2B. **Public Hearing & Action, Residential Replat** - Public hearing, consideration, and action concerning a proposed replat of Lot 7-R1 and Lots 8-9, Block 6 of The Summit Phase Twelve, located at 1801, 1803, 1805 and 1807 Summit Spur North; southeast of Summit Spur North, between Vista View Circle North and Vista Ridge Drive North. (File No. 2015-053).

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

Cmr. Watterson opened the public hearing at 4:38 pm.

Mrs. Brenda Craig spoke. She stated she and her husband Bill Craig were in favor of the replat.

Hearing no one else speak, Cmr. Watterson closed the public hearing at 4:39 pm.

Mr. Lee Voelkel asked to speak at 4:40 pm. He explained how the requested replat came about.

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

2C. **Public Hearing & Action, Conditional Use Permit** - Public hearing and consideration of resolution concerning a requested conditional use permit for a Building Construction, Specialist for an approximate .35 acres tract. Legal Description 0.35 acres, more or less, out of P.R. Oliver Survey No. 122, Abstract No. 265 in the City of Kerrville, Kerr County, Texas; part of a certain 1.937 acre tract recorded in Volume 1784 at Page 29 of the Official Public Records of Kerr County, Texas. Located at 1612 Goat Creek Road; east of Goat Creek Road, between Stephanie Drive North and Junction Highway (also known as Highway 27). (File No. 2015-057).

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

Cmr. Watterson opened the public hearing at 4:46 pm.

Mr. Lee Voelkel spoke and reiterated what Mr. Robertson stated regarding screening.

Mr. J.E. Johnson with EZ Sub Storage spoke and stated he was in favor of the CUP.

Hearing no one else speak, Cmr. Watterson closed the public hearing at 4:55 pm.

Cmr. Motheral moved to approve the conditional use permit with waiver as requested from all screening requirements and include hours of operation which were stated as 8:00 am to 6:00 pm. Motion was seconded by Cmr. Waller and passed 5-0.

3. CONSIDERATION AND ACTION

3A. **Consideration & Action, Final Plat** – Consideration and action concerning a final subdivision plat of Avery Airport Subdivision for 29.765 acre tract of land situated in the F. Rodriguez Survey No. 72, Abstract No. 280, Kerr County, Texas and being all of that of that certain 29.765 acre tract of land recorded in Doc. #14-07302, official public records, Kerr County, Texas. Located to the south of Al Mooney Road North, between State Highway 27 and Wharton Road East. (2015-056).

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

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

4. STAFF REPORTS:

Mr. Robertson stated a replat will be presented at the December 17th meeting.

5. ADJOURNMENT:

This meeting was adjourned at 5:06 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 #: 2015-058
Hearing Date: December 17, 2015
Representative: Don Voelkel
Location: 2141 and 2145 Summit Crest Drive North
Legal Description: 1.05 acres of land, more or less, out of Fritz Vollmering Survey No. 1432, Abstract No. 1519, in the City of Kerrville, Kerr County, Texas; Being all of Lot No. 46-A in Block 8 of the Summit Phase Six, the amending plat of which is recorded in file No. 15-5683 of the Official Public Records of Kerr County, Texas, and all of .43 acre conveyed to Ian G. Pettit, Et Al, from MKB Land Ltd. by a General Warranty Deed Executed the 23rd day of October, 2015 and recorded in file No. 15-7012 of the official public records of Kerr County, Texas
Total Acreage: 1.05

Proposal

Residential Replat of Lot 46-A. Block 8 and approximately .48 acres of land directly north of Lot 46-A, Block 8 of the Summit Phase Six.

Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on December 2, 2015. Notices were sent to property owners within two hundred (200) feet of the subject property on December 7, 2015. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 11, 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 action on the proposal.

Notices Mailed

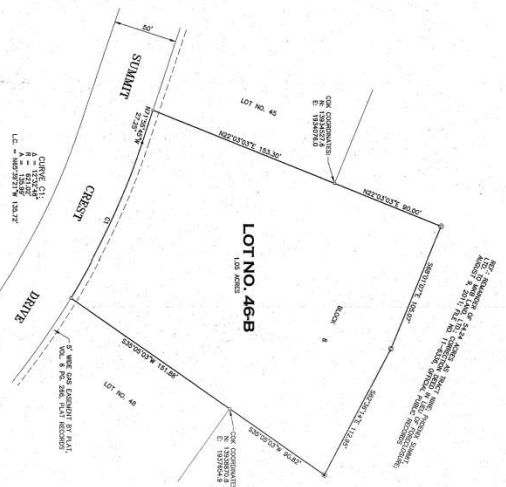
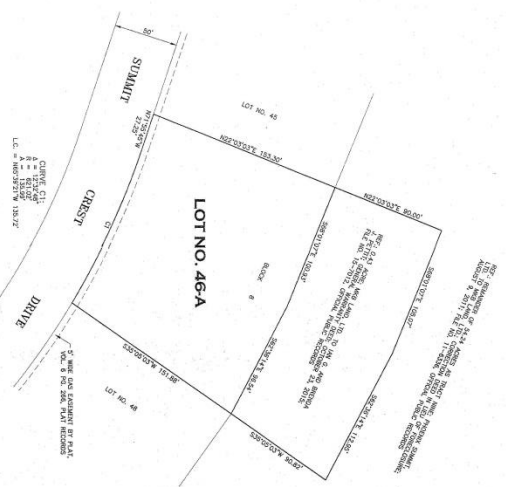
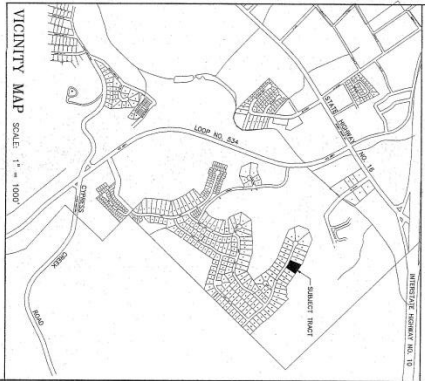
Owners of Property within 200 feet: 18

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. _____



AS PLATTED

ORIGINAL PLAT = VOLUME 8 PAGE 296 PLAT RECORDS
 AMENDING PLAT = FILE NO. 15-0883, OFFICIAL PUBLIC RECORDS

AS REPLATTED

1. SUBDIVISION OF LOT NO. 46A AND A PORTION OF THE ADJACENT LOT NO. 46B INTO TWO LOTS, TO-WIT: LOT NO. 46A AND LOT NO. 46B.
2. THE CITY OF DENVER COMMISSIONERS FOR CONSERVED SOILS AND WATER RESOURCES, TO-WIT: THE CITY OF DENVER COMMISSIONERS FOR CONSERVED SOILS AND WATER RESOURCES, ONLY, AND THE CITY OF DENVER COMMISSIONERS FOR CONSERVED SOILS AND WATER RESOURCES, ONLY, AND THE CITY OF DENVER COMMISSIONERS FOR CONSERVED SOILS AND WATER RESOURCES, ONLY, AND THE CITY OF DENVER COMMISSIONERS FOR CONSERVED SOILS AND WATER RESOURCES, ONLY.
3. THE PROPERTY IS LOCATED IN ZONING MAP NO. 1201, AN L-1 SIGN ON FLAG ZONANCE.
4. THE PROPERTY IS LOCATED IN THE DENVER METROPOLITAN SCHOOL DISTRICT.

DATE OF THIS SURVEY: _____
 BY: _____
 TITLE: _____

DATE OF THIS SURVEY: _____
 BY: _____
 TITLE: _____

DATE OF THIS SURVEY: _____
 BY: _____
 TITLE: _____

DATE OF THIS SURVEY: _____
 BY: _____
 TITLE: _____

DATE OF THIS SURVEY: _____
 BY: _____
 TITLE: _____

DATE OF THIS SURVEY: _____
 BY: _____
 TITLE: _____

I hereby certify that this plat is an accurate representation of the survey as shown on the field notes and as indicated by the survey monuments on the ground. I have not observed any other monuments on the ground which would affect the survey. This survey was made on the _____ day of _____, 2015.

Done this _____ day of _____, 2015.

 Daniel W. Mendenhall
 Registered Professional Land Surveyor No. 3550



REPLAT FOR LOT NO. 46A IN BLOCK 8 OF THE SUMMIT PHASE SIX COMPRISING 1.05 ACRES OF LAND, MORE OR LESS, BEING THE SEVERAL LOTS SHOWN IN PLAT NO. 15-0883, OFFICIAL PUBLIC RECORDS, TEXAS, BEING ALL OF LOT NO. 46-A IN BLOCK 8 OF THE SUMMIT PHASE SIX, THE AMENDING PLAT OF WHICH IS RECORDED IN FILE NO. 15-0883 OF THE OFFICIAL PUBLIC RECORDS OF BERN COUNTY, TEXAS, AND ALL OF 0.43 ACER CONVEYED TO JAY C. HERRIN, ET AL, FROM MKB LAND, LTD. BY A GENERAL WARRANTY DEED EXECUTED THE 23RD DAY OF DECEMBER, 2015 AND RECORDED IN FILE NO. 15-012 OF THE OFFICIAL PUBLIC RECORDS OF BERN COUNTY, TEXAS.

Owner: Jay C. & Brenda L. Herrin
 1400 S. 17th Street
 Kerens, TX 75223

WOLKEL
 LAND SURVEYING, P.C.
 2825 W. 17th Street, Suite 100
 Kerens, TX 75223

DATE: 12-15-2015
 SHEET: 1 OF 1

15-15-0228 Public Record/Land Survey/Plat/Amending Plat