



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, MARCH 3, 2016 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 February 18, 2016 meeting. **Pg. 2**

3. CONSIDERATION AND ACTION

3A. **Preliminary Plat** – Consideration and action concerning a proposed preliminary plat for Sidney Baker Community Plaza a subdivision establishing Lot 1, 1.12 acres and Lot 2, 2.62 acres, out of the B.F. Cage Survey No. 116, Abstract No. 106, in the City of Kerrville, Kerr County, Texas. Located on the southeast side of Sidney Baker Street (Highway 16), between Tennis Street North and Yorktown Boulevard North. 1405 Sidney Baker Street. (File No. 2016-012). **Pg. 4**

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: February 26, 2016 at 5:00 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: March 3, 2016
Representative: Staff

Proposal

Approval of the minutes from the February 18, 2016 Planning & Zoning Commission meeting.

MEMBERS PRESENT:

Bob Waller, Chairman
Garrett Harmon, Vice-Chair
Don Barnett, Commissioner
Doyle Malone, Commissioner
Bill Morgan, Commissioner
Rustin Zuber, Alternate

CITY COUNCIL LIASON

Bonnie White (present)

STAFF PRESENT:

Trent Robertson, City Planner
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On February 18, 2016, Cmr. Waller 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 January 21, 2016 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 & Action, Replat** – Public hearing, consideration, and action concerning a request for replat of Lots 9, 10, 11, 12, and Part of Lot 13, Block 3, J.D Brown Addition into Lot 1, Block 1, Plant House 2, located at 604 and 612 Jefferson Street North. (File No. 2016-005). **Pg. 4**

Prior to discussion of this item, Cmr. Harmon and Cmr. Zuber recused themselves due conflict of interest.

Cmr. Waller opened the public hearing at 4:37 pm. Mr. Harmon spoke. He stated the Plant Haus is moving it's entire facility to 604 and 612 Jefferson Street and will terminate the other property.

Hearing no one else speak, Cmr. Waller closed the public hearing at 4:40 pm. Cmr. Morgan moved to approve the replat as presented; motion was seconded by Cmr. Barnett and passed 4-0.

Cmr. Harmon and Cmr. Zuber rejoined the meeting at 4:41 pm.

3B. **Public Hearing & Action, Zoning Request** – Public hearing, consideration, and action concerning a requested zoning change from a (PD 10-22) Planned Development District 2010-22 to a (RT) Residential Transition District for an approximate 1.24 acres tract. Legal Description JA Tivy Addition Lot 3-R Block 27, located at 1001 Jefferson Street North. (File No. 2016-007). **Pg. 7**

Cmr. Waller opened the public hearing at 4:45 pm. Mr. Rob Irvin spoke. Mr. Irvin is a realtor with Realtor Executives and stated they have the property listed and have found a buyer for it. They buyer is a couple who is excited about obtaining the property and restoring it. Approving the zoning request will allow them to do this.

Hearing no one else speak, Cmr. Waller closed the public hearing at 4:48 pm.

Cmr. Barnett moved to approve the zoning request as presented; motion was seconded by Cmr. Morgan and passed 5-0.

4. STAFF REPORTS:

Mr. Robertson stated at this time there is nothing to present at the next meeting.

5. ADJOURNMENT:

This meeting was adjourned at 4:51 p.m.

APPROVED:

Bob Waller, Chairman

Dorothy Miller, Recording Secretary

Date Minutes Approved



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 3A
Planning File #: 2016-012
Hearing Date: March 3, 2016
Representative: Chast Wolfe
Location: Located on the southeast side of Sidney Baker Street (Highway 16), between Tennis Street North and Yorktown Boulevard North. 1405 Sidney Baker Street.
Legal Description: A subdivision establishing Lot 1, 1.12 acres and Lot 2, 2.62 acres, out of the B.F. Cage Survey No. 116, Abstract No. 106, in the City of Kerrville, Kerr County, Texas.
Total Acreage: 3.74

Proposal

Preliminary plat of Sidney Baker Community Plaza

Procedural Requirements

Notice of this meeting was posted at city hall and on the city's internet website on February 26, 2016, in accordance with Section 551.043(a) of the Texas Government Code.

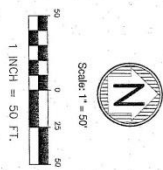
Recommended Action

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

Staff Analysis and Recommendation: Approval

1. Requirements and Guidelines:

The proposal has not met all of the requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance. Staff recommends the proposed preliminary plat be continued to the next regularly scheduled Planning & Zoning Commission meeting on Thursday March 17, 2016.



- LEGEND**
- 1/2" Iron Rod Found
 - unless otherwise noted
 - 1/2" Iron Rod Set
 - unless otherwise noted

1) hereby certify that the subdivision plat shown hereon has been prepared in accordance with the provisions of the Subdivision Act of the State of Texas, and that the same has been approved by the Board of Commissioners of the City of Kerrville, Texas, and that the same has been approved for recording in the office of the County Clerk.

2) This subdivision is zoned " (see city staff)

3) Building setbacks shall be accordance with the City of Kerrville Zoning Ordinance.

4) Address: Lot 1 Sidney Baker St.
Lot 2 Sidney Baker St.

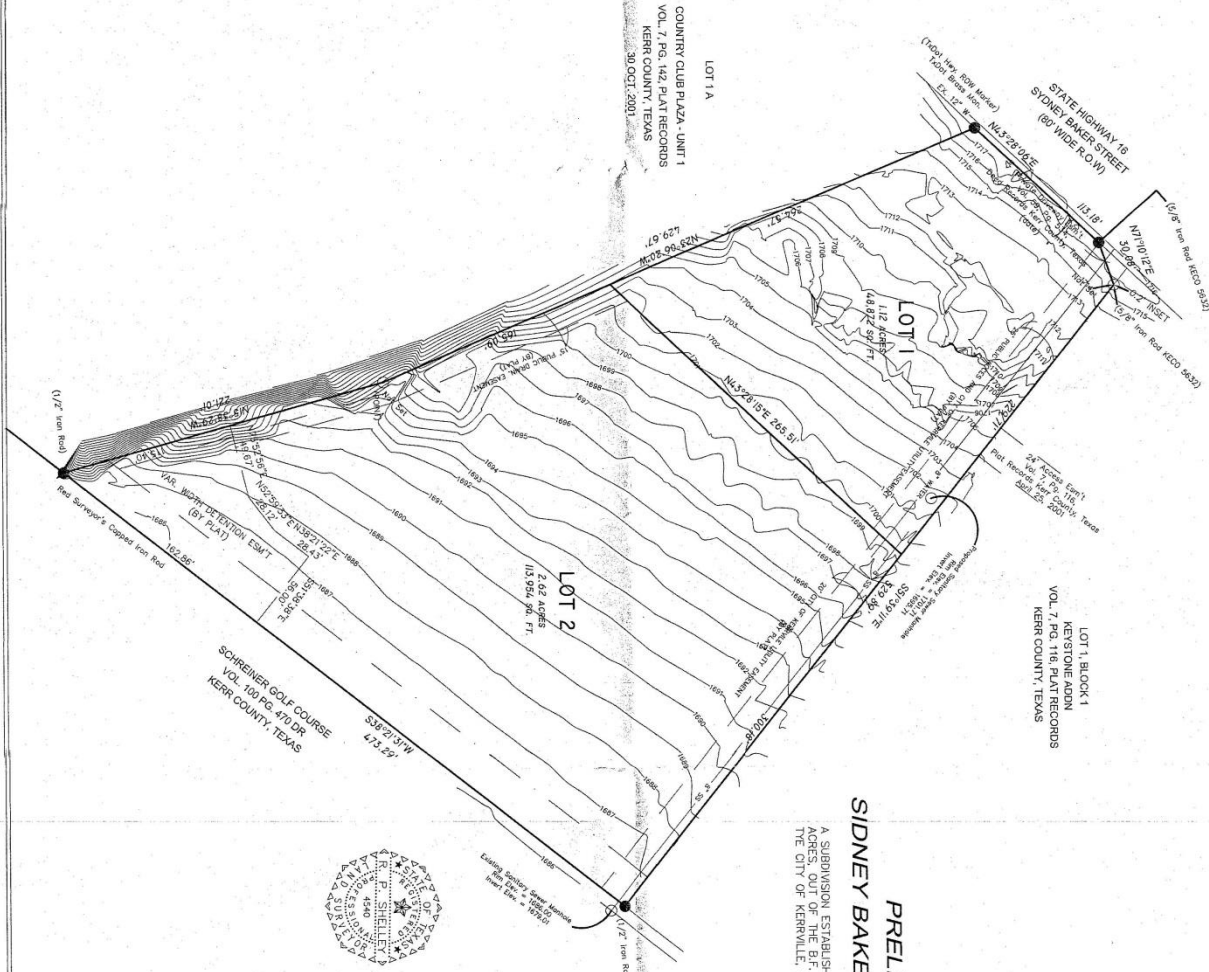
5) A drainage study conforming to the applicable drainage code of the City of Kerrville shall be completed and approved by the City Engineer before a building permit is issued from any lot in this subdivision. Drainage improvements which adequately provide for the drainage of the subdivision shall be installed concurrently with the development of the site.

6) Rectangular coordinate system is for mapping purposes only.

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

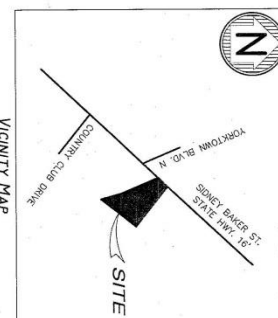
RECORDED ON THIS _____ DAY OF _____ 20____ AT _____ O'CLOCK _____ M. IN VOLUME _____ AT PAGE _____ OF THE PLAT RECORDS OF KERR COUNTY, TEXAS.

REBECCA BAHN, KERR COUNTY CLERK



PRELIMINARY PLAT
SIDNEY BAKER COMMUNITY PLAZA

A SUBDIVISION ESTABLISHING LOT 1, 1.12 ACRES AND LOT 2, 2.82 ACRES, OUT OF THE E.P. 2832 ACRES, ASSTRAC# 100, 106, IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS.



1) hereby certify that I am (see one) the owner(s) of the property shown and depicted hereon and that I hereby authorize the surveyor to place (see one) hereon the monuments shown hereon, and to place hereon the minimum building restriction lines, and dedicate to public streets, ways, parks and other open spaces as shown on the plat.

20 _____ Owner

Nancy Public

KNOW ALL MEN BY THESE PRESENTS, That I, R. P. Shinsky, do hereby certify that I made an affidavit before the Board of Commissioners of the City of Kerrville, Texas, on this _____ day of _____, 20____, that the corner monuments shown hereon were properly placed and approved by the Board of Commissioners of the City of Kerrville, Texas.

20 _____ Registered Public Surveyor

1) hereby certify that the subdivision plat shown hereon has been prepared in accordance with the provisions of the Subdivision Act of the State of Texas, and that the same has been approved by the Board of Commissioners of the City of Kerrville, Texas, and that the same has been approved for recording in the office of the County Clerk.

20 _____ Chairman, City Planning Commission

