



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, MARCH 17, 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 25, 2016 meeting. **Pg. 3**

2B. Approval of the minutes from the March 3, 2016 meeting. **Pg. 5**

3. PUBLIC HEARINGS AND ACTION

3A. **Public Hearing & Action, Zoning** – Public hearing, consideration, and action concerning a requested amendments to an existing Planned Development District (PDD 01-23) Ordinance Number 2001-23 Section Three A thru R for an approximate 75.73 acres tract. Being all of a certain tract or parcel of land containing 75.73 acres, more or less, out of O. V. Robinson Survey No. 44, Abstract No. 282 in Kerr County, Texas; comprising 4.25 acres out of a certain 141.38 acre tract conveyed from Farm Credit Bank of Texas to J. W. Colvin, III by a Special Warranty Deed with Vendor's Lien executed the 2nd day of November, 1995 and recorded in Volume 822 at Page 638 of the Real Property Records of Kerr County, Texas, 66.48 acres out of a certain 186.99 acre tract conveyed from Farm Credit Bank of Texas to City South Management Corp. by a Special Warranty Deed with Vendor's Lien executed the 2nd day of November, 1995 and recorded in Volume 822 at Page 620 of the Real Property Records of Kerr County, Texas, and 5.00 acres out of a certain 10.00 acre tract heretofore conveyed out of said 141.38 and 186.99 acre tracts from Richard B. Colvin, et ux to Chapman Building Systems, Inc. by a Warranty Deed with Vendor's Lien executed the 15th day of December, 2000 and recorded in Volume 1099 at Page 413 of the Real Property Records of Kerr County, Texas, located southeast of Airport Commerce Parkway East, between Highway 27 and Colvin Ranch Road East. 155 Colvin Ranch Road East. **Pg. 7**

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: March 14, 2016 at 12:00 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

3B. **Public Hearing & Action, Annexation and Zoning** – Public hearing, consideration, and action for the City of Kerrville to annex into its incorporated limits and a recommendation for a zoning classification of “R-1” Single Family Residential District, for an approximately 194.79 acre tract of land generally located on the south side of State Highway 27 and between Oak Way Street and Split Rock Road. The tract is more particularly described in the Survey of a 194.79 Acre (8,485,189 square feet more or less), Tract of land out of the William Watt Survey No. 69, Abstract No. 367 and the W.T. Crook Survey No. 70, Abstract No. 113, Kerr County, Texas, being all of that 195.26 Acre Tract conveyed to J.W. Colvin, III, in deed recorded in Volume 1395, Page 542, Official Public Records, Kerr County, Texas, and being more particularly described as follows: (Basis of bearing NAD83 State Plane Coordinates Texas South Central Zone.) 337 Split Rock Road. **Pg. 13**

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: March 14, 2016 at 12:00 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

Planning & Zoning Commission

Agenda Item: 2A
Hearing Date: March 17, 2016
Representative: Staff

Proposal

Approval of the minutes from the February 25, 2016 Planning & Zoning Commission meeting.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Bob Waller, Chairman

CITY COUNCIL LIASON

Bonnie White (present)

STAFF PRESENT:

Trent Robertson, City Planner
Dorothy Miller, Recording Secretary

1. CALL TO ORDER:

On February 25, 2016, Cmr. Waller called the Kerrville Planning and Zoning Commission regular meeting to order at 4:00 p.m. in the City Hall upstairs conference room, 701 Main Street, Kerrville, Texas.

2. PLANNING & ZONING TRAINING

Mr. Robertson conducted the training meeting, showing a power point presentation and covering the following points:

- P&Z Authority
- P&Z: Codes and Responsibilities
- P&Z: Zoning
- Zoning Process
- Zoning
- Importance of Proper Zoning
- P&Z: Comprehensive Plan
- P&Z: Subdivision Ordinance
- Example of Final Plat
- P&Z: Sign Ordinance
- Planning & Zoning Commission

3. ADJOURNMENT:

This meeting was adjourned at 5:16 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: 2B
Hearing Date: March 17, 2016
Representative: Staff

Proposal

Approval of the minutes from the March 3, 2016 Planning & Zoning Commission meeting.

MEMBERS PRESENT:

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

CITY COUNCIL LIASON

Bonnie White (present)

STAFF PRESENT:

Trent Robertson, City Planner
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On March 3, 2016, Cmr. Waller 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 February 18, 2016 meeting.

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

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).

Mr. Robertson presented the findings of fact. Mr. Robertson reported amendments were made to the preliminary plat of which a copy was given to Commissioners prior to the start of today's meeting.

Cmr. Morgan moved to approve the preliminary plat with the addition of the expanded TxDot notes, Waiver of Claims for Damages, and correction of minor grammatical errors as required; motion was seconded by Cmr. Harmon and passed 5-0.

4. STAFF REPORTS:

Mr. Robertson thanked all the Commissioners and city council liaison Mrs. White for attending the P&Z training meeting on February 25th and for serving on the P&Z Commission.

Mr. Robertson reported he will present the airport commerce PDD and possibly a plat at the next P&Z meeting schedule for Thursday, March 17, 2016.

5. ADJOURNMENT:

This meeting was adjourned at 4:56 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 #: 2016-006

Hearing Date: March 17, 2016

Representative: City Staff

Location: 155 Colvin Ranch Road East

Legal Description: Being all of a certain tract or parcel of land containing 75.73 acres, more or less, out of O. V. Robinson Survey No. 44, Abstract No. 282 in Kerr County, Texas; comprising 4.25 acres out of a certain 141.38 acre tract conveyed from Farm Credit Bank of Texas to J. W. Colvin, III by a Special Warranty Deed with Vendor's Lien executed the 2nd day of November, 1995 and recorded in Volume 822 at Page 638 of the Real Property Records of Kerr County, Texas, 66.48 acres out of a certain 186.99 acre tract conveyed from Farm Credit Bank of Texas to City South Management Corp. by a Special Warranty Deed with Vendor's Lien executed the 2nd day of November, 1995 and recorded in Volume 822 at Page 620 of the Real Property Records of Kerr County, Texas, and 5.00 acres out of a certain 10.00 acre tract heretofore conveyed out of said 141.38 and 186.99 acre tracts from Richard B. Colvin, et ux to Chapman Building Systems, Inc. by a Warranty Deed with Vendor's Lien executed the 15th day of December, 2000 and recorded in Volume 1099 at Page 413 of the Real Property Records of Kerr County, Texas, located southeast of Airport Commerce Parkway East, between Highway 27 and Colvin Ranch Road East.

Total Acreage: 75.73

Proposal

A request to amend an existing Planned Development District (PDD 01-23) Ordinance Number 2001-23 Section Three A thru R for an approximate 75.73 acres tract.

Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on March 2, 2016. Notices were sent to property owners within two hundred (200) feet of the subject property on March 7, 2016. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 11, 2016, 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: 17

Topography

The subject property is relatively flat with a few trees and various types of grasses.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "AD"

Current Land Uses: Airport and Vacant

Direction: West

Current Base Zoning: "E26" and "OCL"

Current Land Uses: Manufacturing, Industrial, and Vacant

Direction: East and South

Current Base Zoning: "OCL"

Current Land Uses: Vacant

Transportation

Thoroughfare: Highway 27

Existing Character: One lane in each direction with no sidewalks.

Proposed Changes: None known

Staff Analysis and Recommendation: Approval

1. Intent and Purpose of the Proposed Amendment:

On November 27, 2001, City Council approved the existing "PDD 01-23" Planned Development District 2001-23. Over the years the property has been marketed for development with little to no success. The existing Planned Development District has various design, development and land use regulations (in addition to all existing city codes and requirements) that have made it difficult to develop. The proposed amendments to the existing PDD will broaden the permitted land uses and eliminate various development regulations.

2. Current Land Uses

1. Agricultural Services, but only those uses described in Art. 11-I-3(a.)(4)(i) and (iii)
2. Blue printing and photo copying services
3. Building cleaning services
4. Building Construction, General
5. Building Construction, Specialist
6. Cablevision, radio and television stations
7. Commercial art, photography, and graphics (but not including retail portrait studios)
8. Commercial testing laboratories
9. Day care centers, but only if operated in association with and ancillary to another business permitted by this Ordinance to be operating on the Property. Such day care center must: (1) be located on the property of the associated business and (2) have no less than eighty percent (80%) of the children enrolled in the center consist of children of the owners, officers, or employees of the associated business.
10. Disinfecting and exterminating services
11. Employment agencies
12. Equipment Sales/Repair/Storage (Heavy), which business may also include the rental of tools, equipment, and other goods as a related and ancillary use

13. Gunsmith and locksmith shops
14. Health or fitness studios/salons and massage therapy, but only if:
 - a. it is located and operated ancillary to a hotel or motel located on the Property and providing services primarily to the guests of said hotel or motel; or
 - b. it is operated in association with and ancillary to another business permitted by this Ordinance to be operating on the Property; provided, such facility is located on the property of the associated business and have no less than 80% of the members consist of officers, employees, directors, or shareholders of the associated business, or members of their respective families.
15. Hospital Services
16. Hotel/Motel (limited to one hotel or motel located within five hundred (500) feet of the southern pavement line of State Highway 27)
17. Job and Vocational Training Centers
18. Kennels with a maximum boarding capacity of less than twelve (12) animals
19. Laundry services (commercial and industrial services only)
20. Maintenance and Service Facilities
21. Manufacturing, Custom
22. Mini-storage
23. Newspapers
24. Pet services
25. Photo finishing laboratories, but not including stand-alone retail photo processing businesses where retail customers can deliver film for processing and pick-up processed photographs
26. Postal services
27. Protective services, non-governmental
28. Recreation, Commercial (but only those uses defined as Indoor Sports and Recreation or Outdoor Sport and Recreation, but excluding outdoor shooting ranges of any type)
29. Refrigeration/air conditioning service and repair
30. Restaurant, General (limited to one restaurant located within five hundred (500) feet of southern pavement line of State Highway 27)
31. Reupholstery and furniture repair
32. Safety Services
33. Schools primarily engaged in instructional or informational classes related to art, dance, gymnastics, cheerleading, trampoline and tumbling, or martial arts
34. Sign painting and outdoor advertising services
35. Swimming pool and cleaning and maintenance
36. Telecommunications Distribution Location
37. Telecommunication Servicing Center
38. Telephone and electric company offices (excluding storage and maintenance yards, but including telecommunication serving centers)
39. Transportation Terminal, including bus terminals and motor freight transportation businesses
40. Utility Services, Local
41. Vehicle Maintenance and Repair, but not including the uses defined as Vehicle Sales/Services – New and Vehicle Sales/Services-Used, except to the extent allowed by Subsection B.44, below.
42. Warehousing and Distribution, and/or Moving and Storage Businesses
43. Welding shops, not elsewhere classified as a manufacturing or industry
44. Businesses primarily engaged in the rental of automobiles, light trucks, sport utility vehicles, and passenger vans not exceeding a capacity of fifteen (15) passengers; provided that no more than one such business shall be located on the Property
45. Businesses primarily engaged in the manufacture, processing, and packing of dairy products.
46. Businesses primarily engaged in the canning of fruits and vegetables.
47. Businesses primarily engaged in preparing foods from previously milled grain products, including the preparation of breakfast foods, the mixing of flours, and the manufacture of bakery products

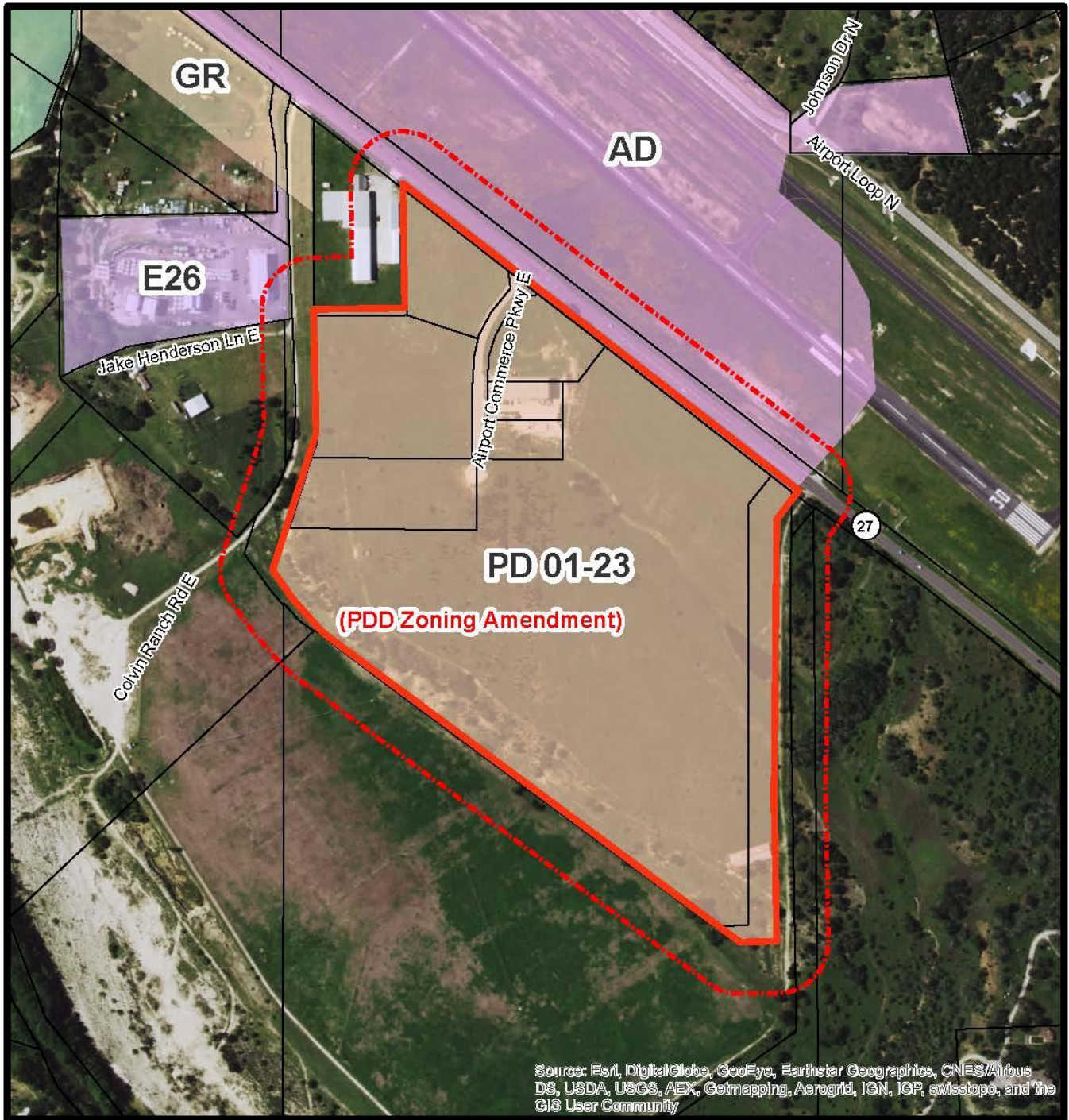
48. Businesses primarily engaged in the manufacture of sugar, candy, and other confectionery products
49. Businesses primarily engaged in the manufacture of butter, margarine, cooking oils, etc., from previously processed animal and vegetable oils
50. Businesses primarily engaged in the manufacture, bottling, and canning of beverages
51. Businesses primarily engaged in the manufacture of tobacco products
52. Businesses primarily engaged in the preparation, manufacture, cutting, sewing, and finishing of textile mill products
53. Businesses primarily engaged in the cutting and manufacture of lumber and wood products, including the construction of wood buildings or arches, trusses, etc., in a construction facility for sale and transport to another site for placement on a lot for use
54. Businesses primarily engaged in the manufacture of furniture and fixtures for residential or business use
55. Businesses primarily engaged in the manufacture of paper and paperboard products
56. Businesses primarily engaged in the manufacture or processing of drugs in pharmaceutical preparations for human or veterinary use
57. Businesses primarily engaged in the manufacture of tires, footwear, bottles, hoses, etc., from rubber, from primary plastic products, etc
58. Businesses primarily engaged in the manufacture of leather products such as shoes, luggage, etc.
59. Businesses primarily engaged in the manufacture of glass, stone, clay, and concrete products (but not a concrete batch plant).
60. Businesses primarily engaged in the manufacture of metal products, such as metal cans, hand tools, wire products, general hardware, and weapons but not weapons ammunition
61. Businesses primarily engaged in the manufacture of machinery and equipment, such as farm machinery, construction equipment, power and machine tools, engines, etc
62. Businesses primarily engaged in the manufacture of office, computing, and accounting machines, and businesses primarily engaged in the manufacture of refrigeration and service machinery
63. Businesses primarily engaged in the manufacture of electrical and electronic machinery, equipment, and supplies
64. Businesses primarily engaged in the manufacturing of transportation equipment, including motor vehicles
65. Businesses primarily engaged in the manufacture of laboratory, scientific and measuring equipment, of watches, clocks, jewelry, musical instruments, signs, toys, and other products
66. General contractors (with contractor yards greater than five (5) acres in size) for the following:
 - a. Residential dwellings
 - b. Commercial buildings and structures
 - c. Industrial buildings and structures
 - d. Highway and street construction
 - e. Water, sewer, pipeline construction
 - f. Earth moving, drainage, land reclamation
 - g. Bridges, tunnels

3. Proposed Land Uses

The Property may be developed with uses permitted by right in the “E-26” zoning district, as amended by the following land use table:

LAND USES	E-26
Agricultural - General	P

Agricultural Service	P
Bed and Breakfast	
Building Construction, General	P
Building Construction, Specialist	P
Business Services I	P
Business Services II	P
Cocktail Lounge	P
Detention Facilities	
Dwelling , Single Family, Detached	
Manufactured Home or Manufactured Housing	
Dwelling, Multiple Family	
Dwelling, Single Family with apartment	
Dwelling, RC District Uses (with plat)	
Education, Secondary and College	P
Education, Primary	
Equipment Sales/Repair/Storage (Heavy)	P
Fuel Sales	P
Funeral Services	
Institutional and Public Use Facilities	
Life Care Development	
Manufacturing, Custom	P
Manufacturing and Industrial, Heavy	P
Manufacturing and Industrial, Limited	P
Manufactured Housing Sales	
Personal Services I	P
Personal Services II	P
Personal Services-Limited	P
Professional Offices	P
Restaurant, General	P
Restaurant, Limited	P
Retail Trade – I	P
Retail Trade – II	
Retail Trade – III	
Retail Trade – Limited	
Tourist/Visitor & Recreation Service	P
Transportation Terminal (Bus/Aviation)	P
Vehicle Maintenance and Repair	P
Vehicle Sales/Service-Used	P
Vehicle Sales/Services – New	P
Warehousing & Distribution	P



Zoning Case Location Map

Case Z2016-006

Location:
Airport Commerce Park

Legend

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



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: 3B
Planning File #: 2016-009
Hearing Date: March 17, 2016
Representative: City Staff
Location: 337 Split Rock Road
Legal Description: An approximately 194.79 acre tract of land generally located on the south side of State Highway 27 and between Oak Way Street and Split Rock Road. The tract is more particularly described in the Survey of a 194.79 Acre (8,485,189 square feet more or less), Tract of land out of the William Watt Survey No. 69, Abstract No. 367 and the W.T. Crook Survey No. 70, Abstract No. 113, Kerr County, Texas, being all of that 195.26 Acre Tract conveyed to J.W. Colvin, III, in deed recorded in Volume 1395, Page 542, Official Public Records, Kerr County, Texas, and being more particularly described as follows: (Basis of bearing NAD83 State Plane Coordinates Texas South Central Zone.
Total Acreage: 194.79

Proposal

The City of Kerrville has initiated the process to annex into its corporate limits the aforementioned property and requests a recommendation for a zoning classification of "R-1" Single Family Residential District pursuant to the City's Comprehensive Plan and the Plan's Future Land Use Map.

Procedural Requirements

The application was published in The Hill Country Community Journal, a newspaper of general circulation in the City of Kerrville on March 2, 2016. Notices were sent to property owners within two hundred (200) feet of the subject property on March 7, 2016. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 14, 2016, in accordance with Section 551.043(a) of the Texas Government Code (i.e., at least 72 hours in advance of the scheduled meeting).

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: 37

Topography

The subject property is relatively flat and gradually slopes from the north to the south. The land is

primarily undeveloped with a few trees and various types of grasses.

Adjacent Zoning and Land Uses

Direction: North, South, and West

Current Base Zoning: "OCL" Outside of City Limits

Current Land Uses: Single-Family Residences and Vacant Undeveloped Land

Direction: North, South, and West

Current Base Zoning: "AD", "PD 01-20", and "OCL" Outside of City Limits

Current Land Uses: Single-Family Residences and Vacant

Transportation

Thoroughfare: Highway 27

Existing Character: One lane in each direction with no sidewalks.

Proposed Changes: None known

Staff Analysis and Recommendation: Approval

1. Consistency:

The property's land use designation per the City's Comprehensive Plan is Low-Density Residential. The proposed "R-1" base zoning district is consistent with the Plan's Future Land Use Map. The City of Kerrville's comprehensive plan has designated this portion of Highway 27 to be geared toward detached single-family residential uses not to exceed a density of 1 to 5 units per acre.

The subject tract is being developed as a sand and gravel pit. Upon annexation and zoning any pre-existing sand and gravel operations that have been verified at the time of annexation will be considered legal, non-conforming uses and subject to Article 11-1-16 of the city's zoning ordinance.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning designation proposal. The proposed zoning district is consistent with the Comprehensive Plan and surrounding land uses. The properties located to the north and south are well established single-family residential neighborhoods. The proposed zoning district will allow for the future development of the subject property to remain cohesive to the existing land use pattern of the immediate area, resulting in a minimal impact.

3. Health, Safety and Welfare:

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

4. Other:

City Council passed a motion to direct the Mayor and staff to immediately initiate the annexation process as presented and to begin discussions with various parties on January 12, 2016 at the regularly scheduled City Council meeting. On January 15, 2016, the City of Kerrville sent out a notice of intent to annex the subject property along with the Development Agreement to the property owner and all required entities in accordance with Section 43.035 and Chapter 212, Subchapter G of the Texas Local Government Code. To date, the City has not received a response from anyone with respect to this letter.



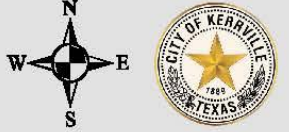
Zoning Case Location Map

Case Z2016-009

Location:
337 SPLIT ROCK ROAD

Legend

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



0 250 500 1,000
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.