



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, April 21, 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. PUBLIC HEARINGS AND ACTION

2A. **Public Hearing & Resolution** – Public hearing and consideration of resolution concerning a requested conditional use permit for "Business Services II" for an approximate 1.36 acres tract. Legal Description 1.36 acres, more or less, out of the Samuel Wallace Survey, No. 112, Kerr County, Texas, being more particularly described by metes and bounds in Deed recorded in Volume 1503, Page 86, Official Public Records of Kerr County, Kerrville, Texas located at 2814 Memorial Boulevard; east of Memorial Boulevard, between Meeker Road North and Riverside Drive East. (File No. 2016-015) **Pg. 2**

3. STAFF REPORTS

4. 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: April 15, 2016 at 9:00 a.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
Planning File #: 2016-015
Hearing Date: April 21, 2016
Representative: Sue Tieman
Location: 2814 Memorial Boulevard; east of Memorial Boulevard, between Meeker Road North and Riverside Drive East
Legal Description: 1.36 acres, more or less, out of the Samuel Wallace Survey, No. 112, Kerr County, Texas, being more particularly described by metes and bounds in Deed recorded in Volume 1503, Page 86, Official Public Records of Kerr County, Kerrville, Texas.
Total Acreage: 1.36

Proposal

A request for a conditional use permit to allow for "Business Services II" (Towing Service) uses for an approximate 1.36 acres tract.

Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on April 6, 2016. Notices were sent to property owners within two hundred (200) feet of the subject property on April 8, 2016. Additionally, notice of this meeting was posted at city hall and on the city's internet website on April 15, 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: 20

Topography

The subject property is relatively flat with various trees surrounding the periphery of the property.

Adjacent Zoning and Land Uses

Direction: North, East, and West

Current Base Zoning: "E-31"

Current Land Uses: Auto Repair, Professional Office, New/Used Vehicle Sales, Building Construction-General and Specialist, Single-Family Residential

Direction: South

Current Base Zoning: "GR"

Current Land Uses: New/Used Vehicle Sales, Professional Office

Transportation

Thoroughfare: Memorial Boulevard (Highway 27)

Existing Character: Two lanes in each direction with partial sidewalks

Proposed Changes: None known

Thoroughfare: Riverside Drive East

Existing Character: One lane in each direction with no sidewalks

Proposed Changes: None known

Parking Information: Minimum vehicle spaces: One (1) space per 10,000 sq. feet of storage area; one (1) space for each 300 sq. feet of Professional Office.

Staff Analysis and Recommendation: Approval with conditions

1. Consistency:

The property's land use designation is Low Density Residential. The existing base zoning district is not being amended at this time.

2. Adverse Impacts on Neighboring Lands:

The requested conditional use permit will have little impact on the surrounding properties. The majority of the surrounding properties have similar uses. Staff's only concern is the abutting residential uses to the north. Through proper mitigation and the implementation of screening, the impact should be minimal.

3. Suitability as Presently Zoned:

The existing "E-31" zoning district and proposed conditional use is consistent with the surrounding area. The area has been established as a commercial mixed use corridor. The uses in the area range in intensity from professional office to auto repair/body shops. The proposed conditional use will not increase traffic or alter traffic patterns. The surrounding area will be impacted minimally due to the proposed use. The existing conditions of the site will be minimally changed or altered. Future growth or alterations on the site beyond the submitted site plan, will require the property owner to amend the Conditional Use Permit through a public hearing process before the Planning & Zoning Commission and City Council.

4. Health, Safety and Welfare:

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

5. Size of Tract:

The subject property is approximately 1.36 acres in size, which should be able to reasonably accommodate the proposed "Business Services II" (Towing Service) uses.

6. Other Factors:

Meets and abides to all requirements in accordance with Chapter I, "The City of Kerrville Zoning Code" Article 11-1-13 Conditional Use Permits.

As part of the Conditional Use Permit process, a site plan has been submitted and will be included with the ordinance. The site plan is in accordance with Article 11-1-13(f)(1)(xiv) "Procedures for Obtaining a Conditional Use Permit".

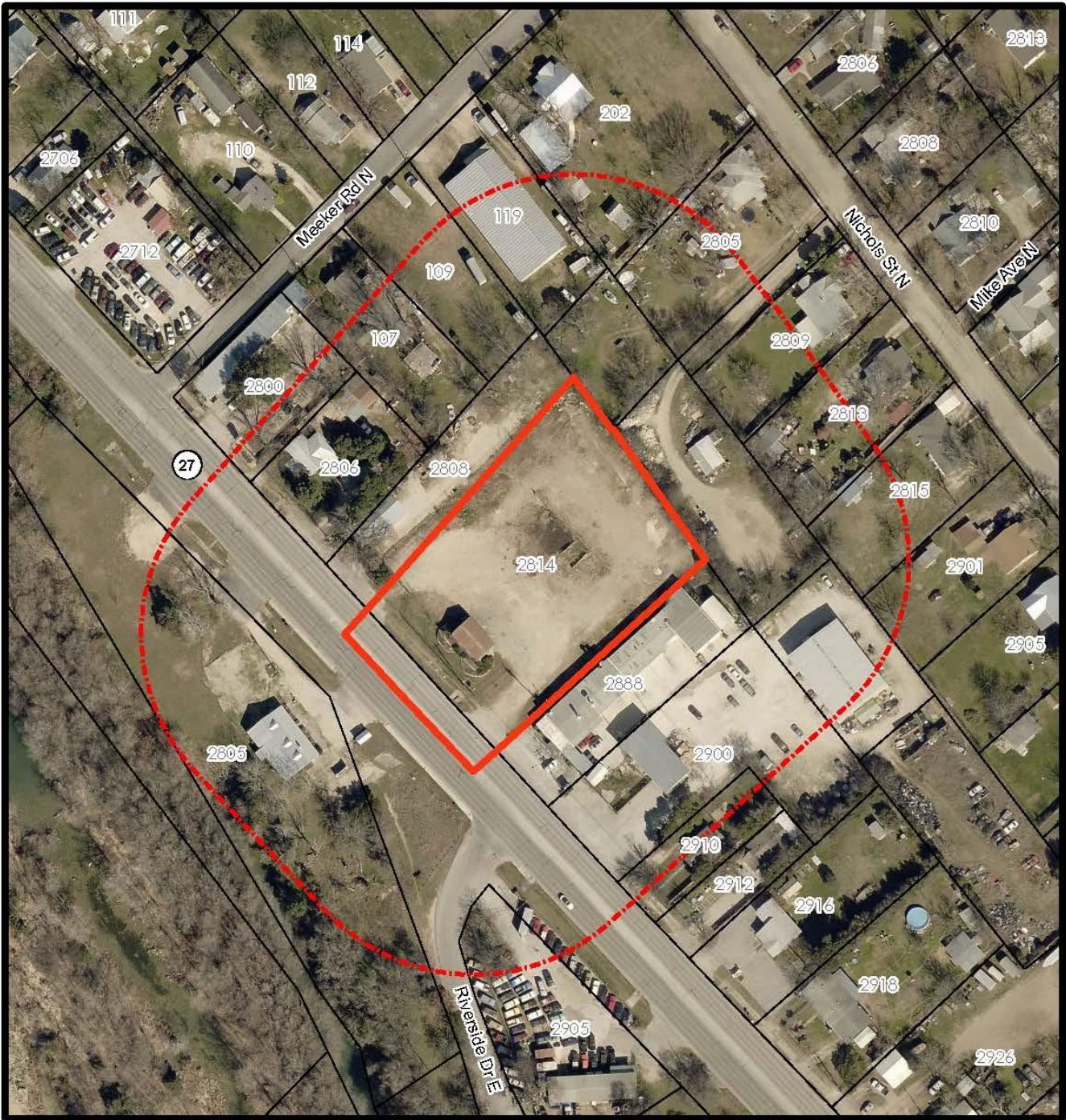
Staff recommends approval with the following conditions:

- All lighting shall be designed and installed to prevent glare or light from being emitted onto adjacent properties.
- Screening: "Type "B" screening (Chapter I, "The City of Kerrville Zoning Code" Article 11-1-18) to be maintained along the north western property line (between the existing residential and proposed Business Service II uses).

-Type "B" Screening

- (1) a minimum height of eight (8) feet;
- (2) construction materials to consist of weather resistant wood, masonry or combination thereof;
- (3) open spaces in the fence constituting no more than twenty-five percent (25%) of the fence area;
- (4) maximum ground clearance of three inches (3.0"); and
- (5) shall test plumb and square at all times unless otherwise dictated by the City Building Code.

Staff does feel the vegetation in the rear of the subject property does act as a natural buffer between the residential properties to the north and the subject property. Staff does request the vegetation to be maintained to meet the Type B Screening requirements. If at any time the vegetation is taken out or removed the subject property owner shall be responsible to maintain type B screening along the north western property line of the subject property.

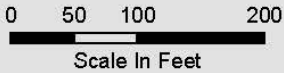


Case 2016-015

**Location:
2814 Memorial Blvd**

Legend

Subject Properties
200-ft Notification Area



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.

V-4494

I hereby certify that this plan and accompanying field notes and descriptions are accurate representations of the survey made on the ground under my direction and control, and that the same conform to the laws and rules governing the practice of surveying in this State, and that all property lines shown hereon are true and correct, and that all property lines shown hereon are based on GPS administration data.

Date Surveyed: December 14, 2005

Dated this 17th day of January, 2006

Law C. Woodall
 Licensed Land Surveyor No. 3909
 County Surveyor for Kerr County, Texas

STATE HIGHWAY NO. 27 MEMORIAL BOULEVARD

2814'

11'

11'

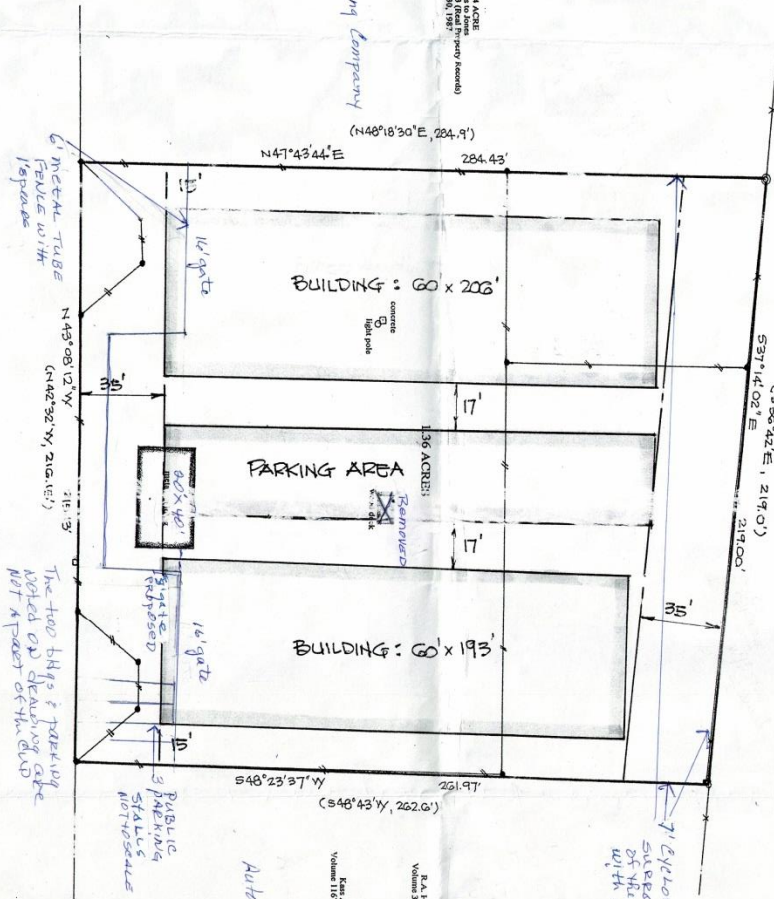
30'

20'

10'

10'

10'



Punching Company

0.344 ACRES
 Volume 441 Page 83 (Final Property Record)
 2009 29, 1987

(N48°18'30\"/>

284.43'

N47°43'44\"/>

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RESIDENCE
 FIGURE 5 - THE N.W. 1/4 SEC. 36 ROAD 348753-2-21

1' CYCLOPE FENCE
 SUPERVISED BY
 THE PROPERTY
 WITH 10' BARBED WIRE

Autobody Shop

Kerr Authority to Station A, L. Kerr
 R.A. HUBBARD SUBDIVISION
 Volume 3 Page 86 (Final Record)
 January 14, 2002

1.0711
 R.A. HUBBARD SUBDIVISION
 Volume 3 Page 86 (Final Record)
 January 14, 2002

SURVEY PLAT FOR 1.36 ACRES OF LAND,
 WALLACE SURVEY NO. 112, ABSTRACT NO. 100,
 KERR COUNTY, TEXAS; THAT SAME LAND
 CORPORATION TO BILL C. SMITH, INC.,
 EXECUTED THE 2ND DAY OF OCTOBER, 1990
 PAGE 196 OF THE DEED RECORDS OF KERR C.

SCALE: 1" = 30'

LEGEND

● Easement
 ○ Easement by fee
 ⊕ 4" iron pin
 ——— chain link fence
 - - - - - wire fence

Notes: Record call see shown 1-1-06



WOODALL

JANUARY 2