



**CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA**  
**REGULAR MEETING, THURSDAY, MAY 5, 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 April 21, 2016 meeting. **Pg. 2**

**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 “Mixed-Use” for an approximate 5.61 acres tract. Being all of a certain tract or parcel of land out of Wm. C. Francis Survey No. 146, in the City of Kerrville, Kerr County, Texas; part of the land conveyed as 25.62 acres to Villa Saralita. Ltd. from One Kerrville, L.P. by a Warranty Deed with Vendor's Lien executed the 14th day of July, 2006 and recorded in Volume 1545 at Page 265 of the Official Public Records of Kerr County, Texas. Located on the east side of Medina Highway (Highway 16), between Southway Drive South and Fairway drive East. 1335 Medina Highway (Highway 16). (File No. 2016-020). **Pg. 4**

3B. **Public Hearing & Action, Zoning Request** – Public hearing, consideration, and action concerning a requested zoning change from (R-3) Multifamily Residential District to (S-34) South Side 34-District for an approximate 5.61 acres tract. Being all of a certain tract or parcel of land out of Wm. C. Francis Survey No. 146, in the City of Kerrville, Kerr County, Texas; part of the land conveyed as 25.62 acres to Villa Saralita. Ltd. from One Kerrville, L.P. by a Warranty Deed with Vendor's Lien executed the 14th day of July, 2006 and recorded in Volume 1545 at Page 265 of the Official Public Records of Kerr County, Texas. Located on the east side of Medina Highway (Highway 16), between Southway Drive South and Fairway drive East. 1335 Medina Highway (Highway 16). (File No. 2016-019). **Pg. 4**

**4. CONSIDERATION AND ACTION**

4A. **Consideration and Action, Preliminary Plat** – Consideration and action concerning a proposed preliminary plat for Bandera Highway Mega Storage Phase 2 a subdivision establishing Lot 1, 4.54 acres, being in and a part of original survey no. 146, WM. C. Francis, Abstract No. 137; being one (1) lot in one (1) block; no new streets or alleys in the City of Kerrville, Kerr County, Texas. Located on the northeast side of Bandera Hwy (Highway 173), between Highway 16 and Chapman Drive East. 1225 Bandera Hwy. (File No. 2016-021). **Pg. 8**

**5. STAFF REPORTS**

**6. ADJOURNMENT**

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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: May 2, 2016 at 3:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

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Deputy City Secretary, City of Kerrville, Texas



# City of Kerrville Planning Department Report

To: Planning & Zoning Commission  
Agenda Item: 2A  
Hearing Date: May 5, 2016  
Representative: Staff

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## **Proposal**

Approval of the minutes from the April 21, 2016 Planning & Zoning Commission meeting.

## **MEMBERS PRESENT:**

Bob Waller, Chairman  
Garrett Harmon, Vice-Chair  
Rustin Zuber, Alternate

## **MEMBERS ABSENT:**

Don Barnett, Commissioner  
Doyle Malone, Commissioner  
Bill Morgan, Commissioner  
Michael Slgeman, Alternate

## **CITY COUNCIL LIASON**

Bonnie White (not present)

## **STAFF PRESENT:**

Trent Robertson, City Planner  
Dorothy Miller, Recording Secretary

## **CALL TO ORDER:**

On April 21, 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. 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)

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

Cmr. Waller opened the public hearing at 4:41 p.m.. Hearing no one speak, Cmr. Waller closed the public hearing at 4:42 p.m.

Cmr. Zuber moved to approve the requested resolution concerning a requested conditional use permit as presented by staff; motion was seconded by Cmr. Harmon and passed 3-0

**3. STAFF REPORTS:**

Mr. Robertson reported a possible zoning change and text amendment to the zoning code will be presented at the next meeting of Thursday, May 5, 2016.

**6. ADJOURNMENT:**

This meeting was adjourned at 5:00 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/3B  
Planning File #: 2016-020/2016-019  
Hearing Date: May 5, 2016  
Representative: Blake Rue  
Location: 1335 Medina Highway  
Legal Description: Being all of a certain tract or parcel of land out of Wm. C. Francis Survey No. 146, in the City of Kerrville, Kerr County, Texas; part of the land conveyed as 25.62 acres to Villa Saralita. Ltd. from One Kerrville, L.P. by a Warranty Deed with Vendor's Lien executed the 14th day of July, 2006 and recorded in Volume 1545 at Page 265 of the Official Public Records of Kerr County, Texas.  
Total Acreage: 5.61

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## **Proposal**

2016-020: Comprehensive Plan Amendment to amend the future land use category from "Low-Density Residential" to "Mixed-Use".

2016-019: Zoning change from (R-3) Multifamily Residential District to (S-34) South Side 34-District

## **Procedural Requirements**

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on April 20, 2016. Notices were sent to property owners within two hundred (200) feet of the subject property on April 25, 2016. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 2, 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 City Council.

## **Notices Mailed**

**Owners of Property within 200 feet: 24**

## **Topography**

The subject property slopes from the north to the south, and is heavily vegetated with various trees and shrubbery.

## **Adjacent Zoning and Land Uses**

**Direction:** North, East

**Current Base Zoning:** “R-3” and “R-1”

**Current Land Uses:** Single-Family Residential

**Direction:** South

**Current Base Zoning:** “S-34”

**Current Land Uses:** Single-Family Residential

**Direction:** West

**Current Base Zoning:** “OCL” Outside of City Limits

**Current Land Uses:** Manufactured Home Park, Equipment Rental and Sale, Barber Shop, Convenient Store/Gas Station

## **Transportation**

**Thoroughfare:** Medina Highway (Highway 16)

**Existing Character:** Two lanes in each direction with no sidewalks

**Proposed Changes:** None known

**Parking Information:** A use has not been determined. The most restrictive parking in this zoning district would be for a Restaurant

Minimum vehicle spaces: One (1) space per four (4) seats or One (1) space per 100 sq. feet, whichever is greater.

## **Staff Analysis and Recommendation: Approval**

### **1. Consistency:**

The property's land use designation is Low-Density Residential. The requested “S-34” base zoning district is not consistent with the adopted land use designation. The proposed future land use designation for the subject property is “Mixed-Use” and will allow for the proposed “S-34” zoning district.

### **2. Adverse Impacts on Neighboring Lands:**

Although, staff has found no evidence of likely adverse impacts on neighboring lands in relation to this plan amendment and zoning change request, the potential uses could increase traffic. The proposed plan amendment and zoning change would allow the subject property to utilize more intense uses than what is permitted in the existing “R-3” zoning district. Current planning practices encourage commercial uses to be located along major roadways such as Medina Highway (Highway 16). The permitted uses for the “S-34” zoning district would be consistent with the surrounding land uses and would be appropriate for the area.

### **3. Suitability as Presently Zoned:**

Both the existing and proposed zoning districts are suitable for the subject property and will allow for uses that will be consistent with the existing surrounding land uses. The existing “R-3” multi-family residential zoning district (if developed) would act as a buffer between Medina Highway (Highway 16) and the existing single-family residential neighborhood located to the east of the subject property. In accordance with the City of Kerrville’s Zoning Code the “S-34” base zoning district light commercial uses are encouraged, and single-family residential uses are discouraged. The proposed “S-34” zoning district permitted uses are consistent with the existing light commercial uses across Medina Highway. Additionally, the proposed zoning change will not directly affect the established residential neighborhood located to the east, there is vacant land that is zoned “R-3” which will buffer any potential obtrusions caused by the proposed light commercial zoning district.

**4. Health, Safety and Welfare:**

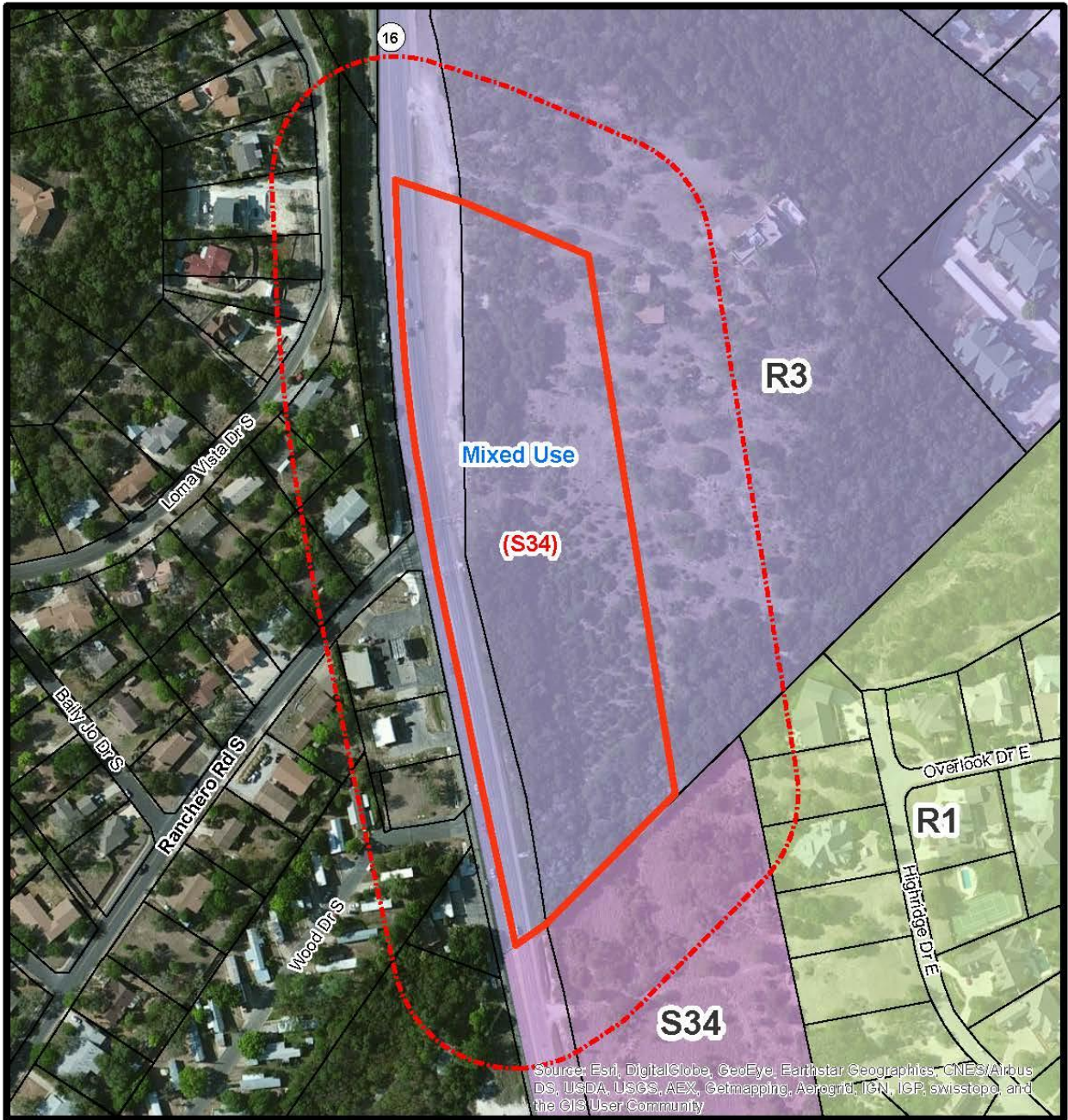
Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Size of Tract:**

The subject property is approximately 5.61 acres in size, which should be able to reasonably accommodate the permitted uses in the "S-34" zoning district.


**6. Other Factors:**

None.



**Location Map**  
**Case 2016-019/2016-020**  
 Location:  
 1335 Medina Highway

**Legend**  
 200' Notification Area - - - - -  
 Subject Properties —————  
 Current Zoning **TEXT**  
 Requested Zoning (TEXT)  
 Requested Future Land Use TEXT

  
 0 100 200 400  
 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.



# City of Kerrville Planning Department Report

To: Planning & Zoning Commission  
Agenda Item: 4A  
Planning File #: 2016-021  
Hearing Date: May 5, 2016  
Representative: Gary Brandenburg  
Location: Located on the northeast side of Bandera Hwy (Highway 173), between Highway 16 and Chapman Drive East. 1225 Bandera Hwy.  
Legal Description: Being in and a part of original survey no. 146, WM. C. Francis, Abstract No. 137; being one (1) lot in one (1) block; no new streets or alleys in the City of Kerrville, Kerr County, Texas.  
Total Acreage: 4.54

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## **Proposal**

Preliminary plat of Bandera Highway Mega Storage, Phase 2

## **Procedural Requirements**

Notice of this meeting was posted at city hall and on the city's internet website on May 2, 2016, in accordance with Section 551.043(a) of the Texas Government Code.

## **Recommended Action**

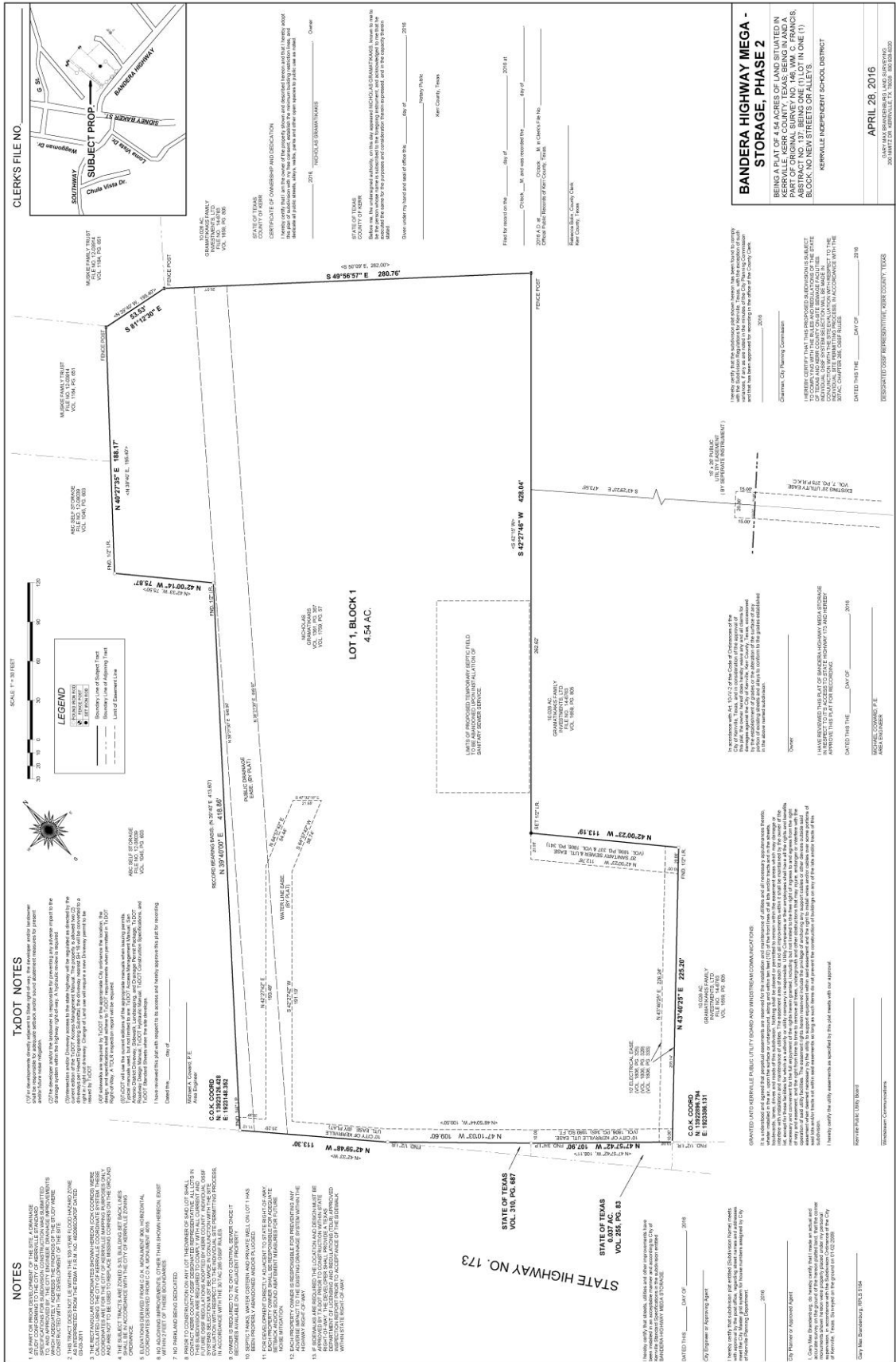
Staff recommends that the Commission considers and takes action on the proposal.

## **Staff Analysis and Recommendation: Approval, with conditions**

### **1. Requirements and Guidelines:**

The proposed sewer line volume and page number recorded by separate instrument needs to be listed on the preliminary plat. If completed the proposal will have met all requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance.





**BANDERA HIGHWAY MEGA-STORAGE, PHASE 2**

BEING A SUBDIVISION OF THE ORIGINAL SURVEY NO. 146, V.M., C. FRANCIS, PART OF ORIGINAL SURVEY NO. 146, V.M., C. FRANCIS, BLOCK NO. NEW STREETS OR ALLEYS, IN ONE (1) SECTION OF THE KERRVILLE INDEPENDENT SCHOOL DISTRICT

GRANTED AND KERRVILLE PUBLIC UTILITY BOARD AND INTERMEDIATE COMMUNICATIONS BOARD HEREBY CERTIFY THAT THIS PROPOSED SUBDIVISION IS SUBJECT TO THE UTILITY AND INTERMEDIATE COMMUNICATIONS RECORDS OF THE CITY OF KERRVILLE, TEXAS, AND THAT THE CITY ENGINEER HAS REVIEWED THIS PLAN AND APPROVED THIS PLAN IN ACCORDANCE WITH THE UTILITY AND INTERMEDIATE COMMUNICATIONS RECORDS OF THE CITY OF KERRVILLE, TEXAS.

DATE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016

DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_

IN CONNECTION WITH THE SUBDIVISION PLAN SHOWN HEREON, THE CITY ENGINEER HAS REVIEWED THIS PLAN AND APPROVED THIS PLAN IN ACCORDANCE WITH THE UTILITY AND INTERMEDIATE COMMUNICATIONS RECORDS OF THE CITY OF KERRVILLE, TEXAS.

DATE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016

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DRAWN BY: \_\_\_\_\_

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