



**CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA**  
**REGULAR MEETING, THURSDAY, JUNE 2, 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 March 17, 2016 meeting. **Pg. 3**

2B. Approval of the minutes from the May 19, 2016 meeting. **Pg. 7**

**3. CONSIDERATION AND ACTION**

3A. **Consideration & Action, Amending Plat** – Consideration and action concerning a proposed amending plat for Lots 12 and 13, Block B of Comanche Trace Phase 2 Section 2. A 1.57 acre tract of land, more or less, out of William Wat survey no. 66, abstract no. 365, in the City of Kerrville, Kerr County, Texas; Being all of lots no. 12 and no. 13 in block B of Comanche Trace Phase 2 Section 2, the plat of which is recorded in volume 7 at page 139 of the plat records of Kerr County, Texas. 3621 Ranch View Court. (File No. 2016-026). **Pg. 9**

3B. **Consideration & Action, Amending Plat** – Consideration and action concerning a proposed amending plat for Lots 13 and 14, Block B of Riverhill Townhouse Tracts No. Ten. A 0.27 acre tract of land, more or less, out of WM. C. Francis survey no. 147, abstract no. 137, in the City of Kerrville, Kerr County, Texas; Comprising all of lots no. 13 and no. 14 in block 4 of Riverhill Townhouse Tracts No. Ten, the plat of which is recorded in volume 5 at page 96 of the plat records of Kerr County, Texas. 201 Canyon Creek Lane. (File No. 2016-028). **Pg. 11**

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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 29, 2016 at 5:15 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Brenda Craig

City Secretary, City of Kerrville, Texas

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**4. PUBLIC HEARINGS AND ACTION**

- 4A. **Public Hearing & Action, Zoning Text Amendment** – Public hearing, consideration, and action concerning a requested zoning text amendments to amend Chapter I, “The City of Kerrville Zoning Code” Article 11-1-12 (Manufactured Homes, Mobile Homes, Trailers, and Recreation Vehicles) and Chapter I, “The City of Kerrville Zoning Code” Article 11-1-19 (Supplementary Development Requirements) pertaining to the development regulations and requirements for temporary structures (including construction trailers). (File No. 2016-027). **Pg. 13**

**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 29, 2016 at 5:15 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Brenda Craig

City Secretary, City of Kerrville, Texas

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# City of Kerrville Planning Department Report

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

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## **Proposal**

Approval of the minutes from the March 17, 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

## **MEMBERS ABSENT:**

Michael Slgerman, Alternate

## **CITY COUNCIL LIASON**

Bonnie White (present)

## **STAFF PRESENT:**

Trent Robertson, City Planner  
Dorothy Miller, Recording Secretary

## **CALL TO ORDER:**

On March 17, 2016, Cmr. Waller called the Kerrville Planning and Zoning Commission regular meeting to order at 4:31 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 25, 2016 meeting.

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

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

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

### **3. CONSIDERATION 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.

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

Cmr. Waller opened the public hearing at 4:40p.m. Hearing no one speak, Cmr. Waller closed the public hearing at 4:41 p.m.

Cmr. Harmon moved to approve the requested amendments to the PDD as presented by staff; motion was seconded by Cmr. Morgan and passed 4-1.

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.

Cmr. Waller recused himself due to conflict of interest and asked vice-chair Cmr. Harmon to conduct the meeting.

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

Cmr. Harmon opened the public hearing at 5:02 p.m.

Mr. Chance Allen, representing Martin Marrietta, spoke and asked to table this issue at least 60 to 90 days to give them time to continue those discussions to find a win-win situation. They would like to continue with their rights to mine.

Mr. Tom Moser spoke and asked why is this being brought up now to zone this? Mr. Harmon stated he believes it is part of the annexation process, that they have to determine the zoning classification. Mr. Robertson concurred.

Mr. George Baroody spoke and asked why is the city choosing residential? Mr. Trent Robertson responded that the current comprehensive plan calls for that area to be low density single-family residential, so to be consistent with the comprehensive plan the R-1 zoning district is the zoning district they would apply to that area. The City has never received anything for a petition to change the zoning. Mr. Robertson stated it is always in the property owner's right to petition to change the zoning.

Cmr. Morgan and Cmr. Harmon agreed that an R-1 zoning did not make sense for what they have been presented with today.

Hearing no one else speak, Cmr. Harmon closed the public hearing at 5:14 p.m.

Cmr. Barnett moved to delay the annexation with a zoning classification of "R-1" determination for 60 days.

Cmr. Harmon asked if zoning is delayed, does this delay the whole process as well. Mr. Todd Parton, City Manager, responded by saying there is not an automatic zoning provision, so when the property annexation proceeds on, there has to be a hearing and a recommendation by Planning and Zoning and consideration of the zoning by the city council. At this point the annexation process has to continue. This runs concurrent with the annexation process. Mr. Parton discussed non-conforming rights.

Mr. Mike Hayes, City Attorney, stated that Martin Marrietta could have requested a zoning change as the owner or developer since January when the City was considering this issue. He cautioned the Commission that the City cannot negotiate zoning, which is called contractual zoning and is illegal. He continued by saying that zoning is a legislative matter, which does not mean the City does not listen to the land owner or to the developer or that the City does not take into account what the owner wants to do, but the City cannot negotiate with them. Mr. Hayes stated the Commissioner's scope here today is to come up with a recommendation for zoning. State law requires that the City follows the comprehensive plan. Mr. Hayes advised to leave the zoning as is, single family residential, move the process along and it will be read on first and second reading in April. The property owner at any time can come in and request a zoning change.

Mr. Morgan asked if their only option is to vote yes or no to R-1 or can they propose some other designation? Cmr. Barnett asked if they could delay this for a period of time.

Mr. Hayes responded he does not believe under the zoning code that they can delay. The zoning code states they "shall" make a recommendation on zoning to council and that zoning has to be part in parcel consistent with the comprehensive plan. Cmr. Morgan again reiterated his question. Mr. Hayes stated he thinks Commissioners are a bit constrained with their actions, but thinks they can also make a recommendation for council to consider more appropriate zoning in accordance with the current use.

Cmr. Morgan moved to decline the R-1 zoning and ask council to consider a different designation in light of the current use of the property. Motion was seconded by Cmr. Barnett and passed 4-0.

**5. STAFF REPORTS:**

Mr. Robertson had nothing to report at this time.

The next P&Z meeting is scheduled for Thursday, April 21, 2016.

**6. ADJOURNMENT:**

This meeting was adjourned at 5:25 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: June 2, 2016  
Representative: Staff

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## **Proposal**

Approval of the minutes from the May 19, 2016 Planning & Zoning Commission meeting.

### **MEMBERS PRESENT:**

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

### **MEMBERS ABSENT:**

Bob Waller, Chairman

### **CITY COUNCIL LIASON**

Mayor Bonnie White (present)

### **STAFF PRESENT:**

Trent Robertson, City Planner  
Dorothy Miller, Recording Secretary

### **CALL TO ORDER:**

On May 19, 2016, Cmr. Harmon 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 May 5, 2016 meeting.

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

### **3. CONSIDERATION AND ACTION**

3A. **Consideration & Action, Amending Plat** – Consideration and action concerning a proposed amending plat for Lot 25 A The Meadows of Riverhill Section Three, an amending plat for lots 25 and 26 The Meadows of Riverhill Section Three. A 0.38 acre tract of land comprising all of lots 25 and 26 of the Meadows of Riverhill Section Three, a subdivision of Kerr County according to the plat of record in volume 6, page 15 of the plat records of Kerr County, Texas. 2502 Boyington Lane. (File No. 2016-022).

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

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

3B. **Consideration & Action, Preliminary Plat** – Consideration and action concerning a proposed preliminary plat for Oak Hollow Business Park a subdivision containing 3.33 acres of land, more or less, out of John A. Southmayd survey no. 148, abstract no. 288 in the City of Kerrville, Kerr County, Texas; that same land conveyed from Southern Investments, Inc. to IQ Investments, Ltd. By warranty deed executed the 5<sup>th</sup> day of October, 2004 and recorded in volume 1392, page 24 of the official public records of Kerr County, Texas. 2190 Bandera Highway (State Highway 173). (File No. 2016-023).

Cmr. Harmon submitted an affidavit of conflict of interest pertaining to this agenda item and recused himself. Cmr. Morgan presided over the meeting.

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

Cmr. Zuber moved to approve the preliminary plat as presented by staff; motion was seconded by Cmr. Malone and passed 4-0.

Cmr. Harmon returned to the meeting and took over as vice-chairperson.

### **4. STAFF REPORTS:**

Mr. Robertson reported there are no items upcoming at this time. However, there may be an amending plat and a replat being submitted, which would be presented at meetings on a later date.

### **5. ADJOURNMENT:**

This meeting was adjourned at 4:40 p.m.

APPROVED:

\_\_\_\_\_  
Bob Waller, Chairman

\_\_\_\_\_  
Dorothy Miller, Recording Secretary

\_\_\_\_\_  
Date Minutes Approve





# City of Kerrville Planning Department Report

To: Planning & Zoning Commission  
Agenda Item: 3A  
Planning File #: 2016-026  
Hearing Date: June 2, 2016  
Representative: Don Voelkel  
Location: 3621 Ranch View Court  
Legal Description: A 1.57 acre tract of land, more or less, out of William Wat survey no. 66, abstract no. 365, in the City of Kerrville, Kerr County, Texas; Being all of lots no. 12 and no. 13 in block B of Comanche Trace Phase 2 Section 2, the plat of which is recorded in volume 7 at page 139 of the plat records of Kerr County, Texas.  
Total Acreage: 1.57

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## **Proposal**

Amending plat of The Comanche Trace Phase 2 Section 2

## **Procedural Requirements**

Notice of this meeting was posted at city hall and on the city's internet website on May 27, 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 met all of the requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance.





# City of Kerrville Planning Department Report

To: Planning & Zoning Commission  
Agenda Item: 3B  
Planning File #: 2016-028  
Hearing Date: June 2, 2016  
Representative: Don Voelkel  
Location: 201 Canyon Creek Lane  
Legal Description: A 0.27 acre tract of land, more or less, out of WM. C. Francis survey no. 147, abstract no. 137, in the City of Kerrville, Kerr County, Texas; Comprising all of lots no. 13 and no. 14 in block 4 of Riverhill Townhouse Tracts No. Ten, the plat of which is recorded in volume 5 at page 96 of the plat records of Kerr County, Texas.  
Total Acreage: .27

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## **Proposal**

Amending plat of Riverhill Townhouse Tracts No. Ten

## **Procedural Requirements**

Notice of this meeting was posted at city hall and on the city's internet website on May 27, 2016, in accordance with Section 551.043(a) of the Texas Government Code.

## **Recommended Action**

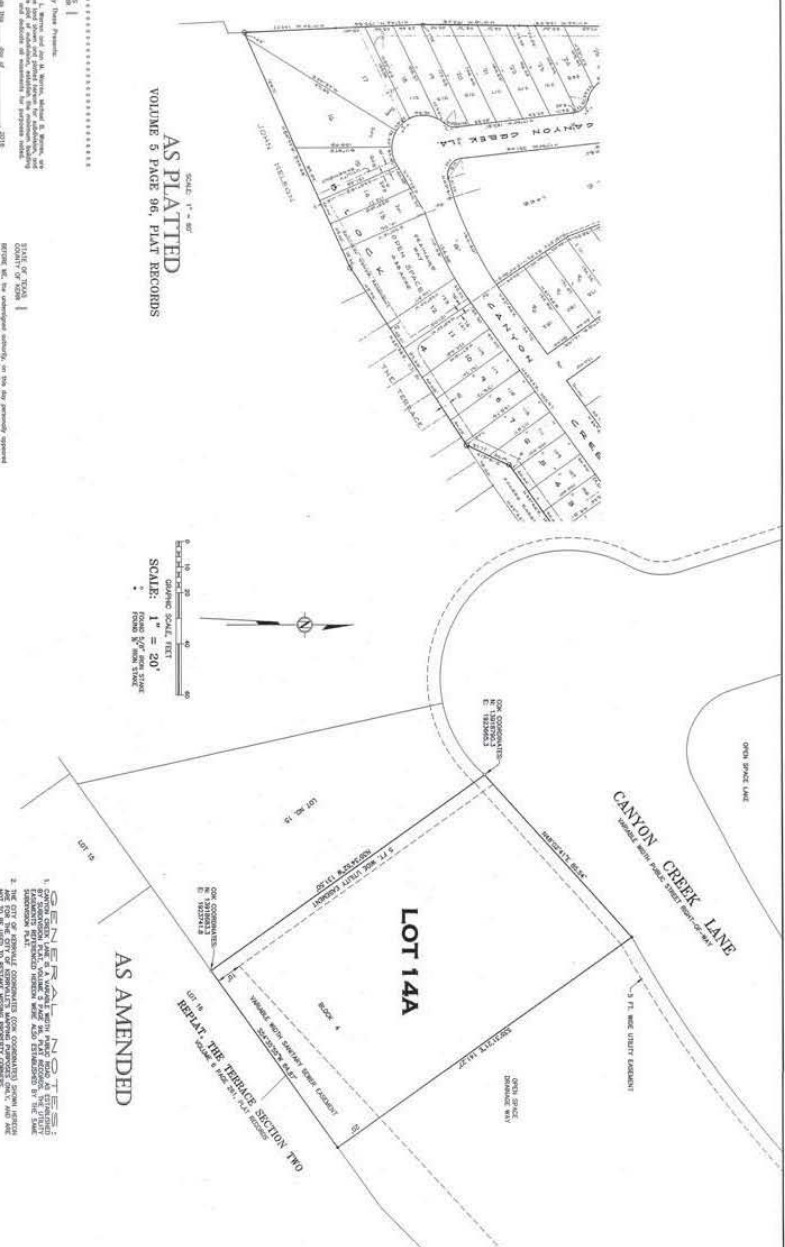
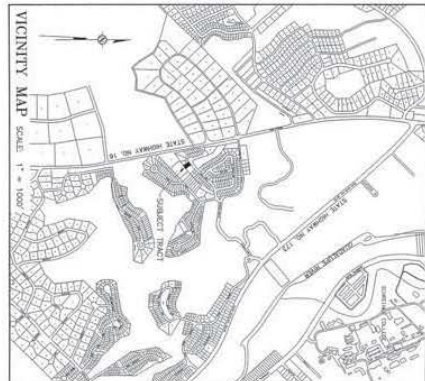
Staff recommends that the Commission considers and takes action on the proposal.

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

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

The proposal has met all of the requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance.

FILE NO. \_\_\_\_\_



**AS PLATTED**  
VOLUME 5 PAGE 96, PLAT RECORDS

SCALE: 1" = 20'  
GRAPHIC SCALE FEET  
FROM 0 TO 100 FEET

**GENERAL NOTES:**

1. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF THE STATE OF TEXAS, AS SHOWN ON THE PLAT RECORDS.
2. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF THE STATE OF TEXAS, AS SHOWN ON THE PLAT RECORDS.
3. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF THE STATE OF TEXAS, AS SHOWN ON THE PLAT RECORDS.
4. THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY OF THE STATE OF TEXAS, AS SHOWN ON THE PLAT RECORDS.

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
I, \_\_\_\_\_, County Clerk, do hereby certify that the foregoing plat was duly recorded in the public records of this county on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
I, \_\_\_\_\_, County Clerk, do hereby certify that the foregoing plat was duly recorded in the public records of this county on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.



STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
I, \_\_\_\_\_, County Clerk, do hereby certify that the foregoing plat was duly recorded in the public records of this county on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
I, \_\_\_\_\_, County Clerk, do hereby certify that the foregoing plat was duly recorded in the public records of this county on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.



STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
I, \_\_\_\_\_, County Clerk, do hereby certify that the foregoing plat was duly recorded in the public records of this county on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.



**AMENDING PLAT FOR LOTS NO. 13 AND NO. 14 OF FERRIS TOWNHOUSE TRACTS NO. TEN**  
COMPRISING 0.27 ACRE OF LAND, MORE OR LESS, OUT OF W.M. C. FERRIS SURVEY NO. 147, ABSTRACT NO. 137, IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, COMPRISING LOTS NO. 13 AND NO. 14 THEREIN, THE PLAT OF WHICH IS RECORDED IN VOLUME 5 AT PAGE 96 OF THE PLAT RECORDS OF KERR COUNTY, TEXAS.

MAY 2018

Owner: Michael B. Brown, Michael B. Brown

1502 S. Anderson Road  
Kerrville, TX 78703



V&L SURVEYING, L.L.C.  
1502 S. ANDERSON ROAD  
KERRVILLE, TEXAS 78703  
PH: 361-2323  
FAX: 361-2323  
WWW.VANDLSURVEYING.COM



# City of Kerrville Planning Department Report

To: Planning & Zoning Commission  
Agenda Item: 4A  
Planning File #: 2016-027  
Hearing Date: June 2, 2016  
Representative: City Staff  
Location: City Wide  
Legal Description: NA  
Total Acreage: NA

## **Proposal**

Zoning text amendment to amend Chapter I, "The City of Kerrville Zoning Code" Article 11-1-12 (Manufactured Homes, Mobile Homes, Trailers, and Recreation Vehicles)

## **Procedural Requirements**

The application was published in The Hill Country Community Journal, a newspaper of general circulation in the City of Kerrville on May 18, 2016. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 27, 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.

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

### **1. Current Ordinance:**

The current zoning regulations for Chapter I, "The City of Kerrville Zoning Code" Article 11-1-12(e)(f) follows:

- (e) **Temporary Construction Trailers and Buildings:** Temporary construction trailers and buildings used for on-site construction purposes are permitted in accordance with a building permit issued by the City for a period not exceeding the period of construction. Upon completion of construction as determined by the issuance of a certificate of occupancy or the abandonment of construction, the owner shall remove the trailer or building at its expense. Where construction is complete, the owner shall remove the trailer or building within fourteen (14) calendar days.
- (f) **Temporary Residential Sales Offices and Model Homes:** A residential sales office is permitted within a subdivision for which the City has issued building permits and may be

located either in a model home or in a temporary building or trailer. The City may issue such permit for no more than one year, but the City may extend the permit if the applicant maintains active and continuous construction within the subdivision and a minimum of ten (10) lots in the subdivision remain unsold. The sales office shall be used only for sales within the subject subdivision and not for sales in any other subdivision. The following regulations shall apply to the use of the temporary residential sales offices or model homes as permitted within any Residential Zoning District:

(1) **Model Home – Sales Office**

- (i) ***Permitting:*** A model home used as a temporary sales office shall require a permit, an inspection, and a certificate of occupancy.
- (ii) ***Lot:*** The model home shall only be constructed on a platted lot.
- (iii) ***Parking:*** A minimum of four (4) off-street parking spaces shall be provided and shall be surfaced with materials that will not be tracked onto the public right-of-way. Access to this parking shall be by means of a standard residential driveway.
- (iv) ***Landscaping:*** Landscaping typically associated with residential development shall be provided and maintained at all times.
- (v) ***Site/Plot Plan:*** A site/plot plan for the lot to be used for the model home sales office shall be included with the building permit application. This plan shall show the location of the off-street parking, driveway, and landscaping.
- (vi) ***Conversion:*** A model home sales office may be converted for residential habitation at any time but only after residential sales have ceased. The converted model home shall be subject to applicable residential parking standards.

(2) **Temporary Building – Trailer Sales Office:**

- (i) ***Permitting:*** A building or trailer used as a temporary sales office shall require a permit, an inspection, and a certificate of occupancy.
- (ii) ***Lot:*** The building or trailer shall only be placed or constructed on a platted lot.
- (iii) ***Parking:*** A minimum of four (4) off-street parking spaces shall be provided and shall be surfaced with materials that will not be tracked onto the public right-of-way. Access to this parking shall be by means of a standard residential driveway.
- (iv) ***Site/Plot Plan:*** A site/plot plan for the lot to be used for the building or trailer sales office shall be included with the building permit application. This plan shall show the location of the off-street parking, driveway, and landscaping.
- (v) ***Design:*** The design of the residential sales office shall be residential in character with a non-metallic roof of a hip or gable design, the exterior siding shall be non-metallic and similar to the exteriors of the residential

housing constructed in the development. At least one doorway into the building or trailer shall face the street.

- (vi) **Sales Trailers:** If a trailer is to be used as a residential sales office, the following development requirements shall also apply:
  - 1 The tongue and/or towing gear, axles, and wheels shall be removed;
  - 2 The vacant space between the grade of the property on which the trailer is located and the exterior edges of the finished floor shall be skirted with the same material as the exterior of the trailer so that there is no visible gap between the finished floor and the ground; and
  - 3 A porch with steps and/or ramp is located on the street facing side of the trailer that meets all accessibility standards.
- (vii) **Building Compliance:** All buildings or trailers used as residential sales offices shall comply with the Texas Manufactured Housing Standards Act, as amended, regarding construction design and standards and applicable building code requirements.
- (viii) **Conversions:** A temporary residential sales office shall not be used for or converted to residential habitation.
- (ix) **Removal:** Following the expiration of the permit, the owner shall remove the building or trailer from the lot within fourteen (14) calendar days and at the owner's expense."

## 2. Proposed Amendments to the Ordinance:

The proposed amendments to the zoning regulations for Chapter I, "The City of Kerrville Zoning Code" Article 11-1-12(e) is underlined (added) or (~~deleted~~) as follows:

- (e) **Temporary Construction Trailers and Buildings:** Temporary construction trailers and buildings used for ~~on-site~~ construction purposes within a platted subdivision for which the City has issued building permits are permitted in accordance with a building permit issued by the City for a period not ~~to exceed~~ ing the period of construction ~~twelve (12) months.~~ The building official may reissue a permit for a period not to exceed twelve (12) months. The temporary construction trailer and building shall be used only for construction within the subject subdivision and not for construction in any other subdivision. Upon either the completion of construction of all platted lots within the subdivision as determined by the issuance of a certificate of occupancy or the abandonment of construction, or the expiration of the building permit, the owner shall remove the trailer or building at its expense. ~~Where construction is complete, the owner shall remove the trailer or building within fourteen (14) calendar days.~~

## 3. Purpose for the Amendment:

To allow for temporary construction trailers and buildings to be located near a site under construction of a smaller lot size, that reasonably cannot accommodate such aforementioned structures.