



**CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA**  
**REGULAR MEETING, THURSDAY, August 4, 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. CONSIDERATION AND ACTION**

2A. **Consideration & Action, Final Plat** – Consideration and action concerning a proposed final plat for Sidney Baker Community Plaza a subdivision establishing Lot 1, and Lot 2, for a combined approximate 3.74 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. 1401, 1405, and 1407 Sidney Baker Street. **Pg. 2**

**3. 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: August 1, 2016 at 2:00 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

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# City of Kerrville Planning Department Report

Planning & Zoning Commission

Agenda Item: 2A  
Planning File #: 2016-037  
Hearing Date: August 4, 2016  
Representative: Eric Debner  
Location: 1401, 1405, and 1407 Sidney Baker Street  
Legal Description: A subdivision establishing Lot 1 and Lot 2, for a combined approximate 3.74 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

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## **Proposal**

Final 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 August 1, 2016, in accordance with Section 551.043(a) of the Texas Government Code.

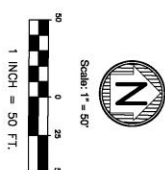
## **Recommended Action**

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

## **Staff Analysis and Recommendation: Denial**

### **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.



- LEGEND**
- PUBLIC ACCESS AND OR OF KERRVILLE LIGHT EXHAUST
  - CITY OF KERRVILLE UTILITY EXHAUST
  - PUBLIC DRAINAGE AND DETENTION EXHAUST

I HEREBY CERTIFY THAT THE SUBDIVISION PLATTED HEREON COMPLY WITH THE SUBDIVISION PLATTING REQUIREMENTS OF THE CITY OF KERRVILLE, TEXAS AND THAT IT HAS BEEN APPROVED FOR RECORDATION IN THE OFFICE OF THE CITY CLERK.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 2016.

CITY ENGINEER  
CITY OF KERRVILLE, TEXAS

I hereby certify that:  
(1) That streets, utilities and other improvements have been provided for the subdivision in accordance with the City of Kerrville Standard Specifications in the subdivision entitled to \_\_\_\_\_ 2016  
City Engineer or Approving Agent

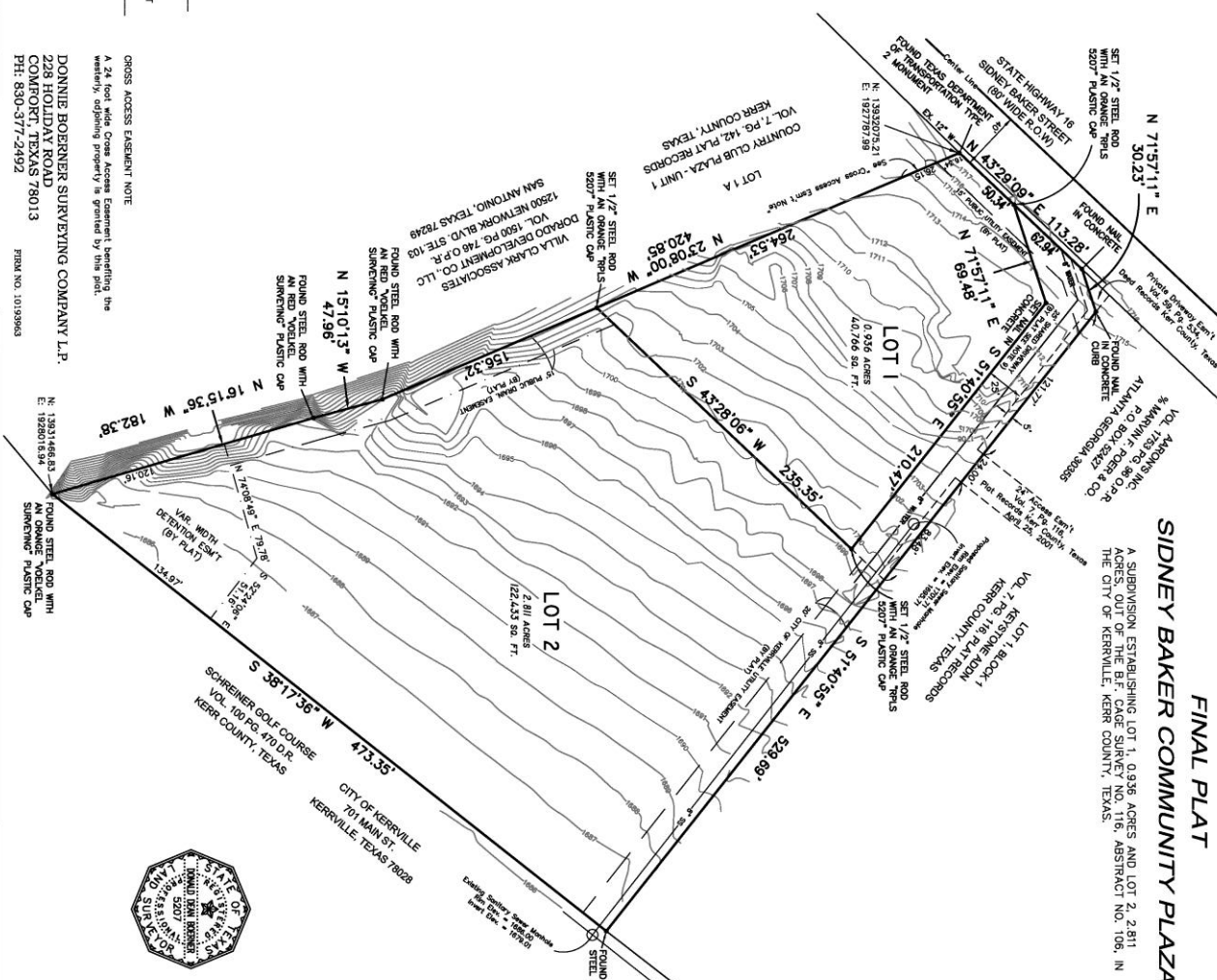
- GENERAL NOTES:**
- 1) According to the Federal Emergency Management Agency (FEMA) Flood Hazard Data for the City of Kerrville, Texas, Zone X, on one determined to be outside the 0.2% annual chance floodplain.
  - 2) This subdivision is zoned "GTW".
  - 3) Building setbacks shall be accordance with the City of Kerrville Zoning Ordinance.
  - 4) Address: Lot 1 - 1401 and 1405 Sidney Baker St.  
Lot 2 - 1407 Sidney Baker St.
  - 5) A drainage study conforming to the applicable geologic specifications shall be submitted to and approved by the City of Kerrville. The study shall include, but not be limited to, this subdivision. Drainage improvements which adequately address the findings of the study shall be made part of the subdivision plat. The improvements shall be constructed concurrently with the development of the site.
  - 6) Rectangular coordinate system is for mapping purposes only.
  - 7) Preliminary plat approved by Planning & Zoning Commission March 3, 2016
  - 8) Basis of bearing was established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone.
  - 9) The 25' wide strip is designated as a shared driveway for both Lot 1 and Lot 2.

STATE OF TEXAS  
COUNTY OF KERR  
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 BALK, KERR COUNTY CLERK  
COUNTY OF KERR

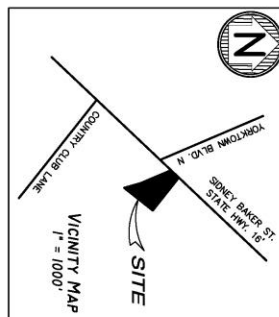
CROSS ACCESS EASEMENT NOTE  
A 24 foot wide Cross Access Easement benefiting the easement, adjoining property is granted by this plat.

DONNIE BOERNER SURVEYING COMPANY L.P.  
228 HOLLIDAY ROAD  
COMFORT, TEXAS 78013  
PH: 830-377-2492  
FIRM NO. 1019866



**FINAL PLAT**  
**SIDNEY BAKER COMMUNITY PLAZA**

A SUBDIVISION ESTABLISHING LOT 1, 0.936 ACRES AND LOT 2, 2.811 ACRES, OUT OF THE B.F. CAGE SURVEY NO. 116, ABSTRACT NO. 106, IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS.



**TXDOT Notes**

1. For developments directly adjacent to State right of way, the applicant shall provide a drainage study for adequate setback and/or sound abatement measures for present and/or future noise mitigation.
2. The applicant shall be responsible for providing any adverse impact to the drainage system within the highway right of way. A hydraulic review is required.
3. Intersection and/or Driveway access to the state highway will be regulated as directed by the current Texas Department of Transportation (TxDOT) design manual. Change of Land Use will require a new Driveway Permit.
4. Cross Access to the County Club Plaza - Unit 1 shall be shown on the plat per the approved site plan for cross access.
5. Cross Access to the Keystone Addition, Lot 1, Block 1, shall be established per Vol. 7, Pg. 116.
6. The applicant shall provide a drainage study for the subdivision in accordance with the City of Kerrville Standard Specifications for subdivision platting.
7. The applicant shall provide a drainage study for the subdivision in accordance with the City of Kerrville Standard Specifications for subdivision platting.
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9. The applicant shall provide a drainage study for the subdivision in accordance with the City of Kerrville Standard Specifications for subdivision platting.

I, \_\_\_\_\_, have reviewed this plat with respect and hereby approve the plat for recording.

Mike Casard, Resident Engineer  
Texas Department of Transportation

I (we) hereby certify that I (we) (we are) the owner(s) of the property shown on detached hereon and that I (we) hereby establish the minimum building restriction lines, and dedicate to public streets, alleys, walks, paths and other open spaces to public use as shown.

2016  
Owner

Notary Public  
KNOW ALL MEN BY THESE PRESENTS,  
That I, David Deen Boerner, do hereby certify that I made an actual and accurate survey on the ground of the hereon described and established the same in accordance with the laws properly placed under my personal supervision, in accordance with the Subdivision Ordinance of the City of Kerrville, Texas.

July 28, 2016  
Registered Professional Land Surveyor

I hereby certify that the subdivision Plat shown hereon has been found to comply with the Subdivision Regulations for subdivision platting as set forth in the City Planning Commission Ordinance of the City of Kerrville, Texas, and that it has been approved for recording in the office of the County Clerk.

2016  
Chairman, City Planning Commission

