



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, OCTOBER 6, 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 September 15, 2016 meeting. **Pg. 2**

3. CONSIDERATION AND ACTION

3A. **Consideration & Action, Alternative Screening Request** - Consideration and action concerning a request to use alternative screening for Sidney Baker Community Plaza Lot 2, for an approximate 2.779 acres. Located on the southeast side of Sidney Baker Street (Highway 16), between Tennis Street North and Yorktown Boulevard North. 1407 Sidney Baker Street. (File No. 2016-054). **Pg. 5**

4. PUBLIC HEARINGS AND ACTION

4A. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a request for replat of Lot 2 and part of Lot 3 of Kerrville Hills Ranch Estates No. 1, located at 111 and 125 Loma Vuelta Road South; south of Camp Meeting Road South, between Loma Vuelta Road South and Medina Highway (Highway 16). (File No. 2016-049) **Pg. 9**

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: October 3, 2016 at 11:00 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
Hearing Date: October 6, 2016
Representative: Staff

Proposal

Approval of the minutes from the September 15, 2016 Planning & Zoning Commission meeting.

MEMBERS PRESENT:

Garrett Harmon, Vice-Chair
Don Barnett, Commissioner
Bill Morgan, Commissioner

MEMBERS ABSENT:

Bob Waller, Chairman
Doyle Malone, Commissioner
Michael Sigerman, Alternate
Rustin Zuber, Alternate

CITY COUNCIL LIASON

Glenn Andrew (present)

STAFF PRESENT:

Trent Robertson, City Planner
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On September 15, 2016, Cmr. Harmon 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 August 4, 2016 meeting.

Cmr. Morgan approved the minutes as amended. Motion was seconded by Cmr. Barnett and passed 3-0.

2B. Approval of the minutes from the August 18, 2016 meeting.

Cmr. Morgan approved the minutes as presented. Motion was seconded by Cmr. Barnett and passed 3-0.

3. CONSIDERATION AND ACTION

3A. **Consideration & Action, Amending Plat** - Consideration and action concerning a proposed amending plat for Lots 43 and 44, Block B of Comanche Trace Phase 9 comprising of 0.99 acres of land, more or less, out of William Watt Survey No. 66, abstract No. 365, in the City of Kerrville, Kerr County, Texas; Being all of lots No. 43 and No. 44 in block B of Comanche Trace Phase 9, the plat of which is recorded in volume 7 at pages 326 and 327 of the plat records of Kerr County, Texas. 3900 Oak Park Drive. (File No. 2016-042).

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

Cmr. Barnett moved to approve the amending plat as presented. Motion was seconded by Cmr. Morgan and passed 3-0.

3B. **Consideration & Action, Preliminary Plat** - Consideration and action concerning a proposed preliminary plat for O'Reilly Kerrville Addition a subdivision containing 0.9083 acres of land, being a tract of land situated in the John C. Sheffield Survey, abstract No. 291, City of Kerrville, Kerr County, Texas, being all of a tract of land conveyed to Rio Trace, LLC, as recorded in instrument No. 12000988, Deed Records of Kerr County, Texas. 1327 Junction Highway. (File No. 2016-043).

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

Cmr. Barnett moved to approve the preliminary plat as presented. Motion was seconded by Cmr. Morgan and passed 3-0.

3C. **Consideration & Action, Preliminary Plat** - Consideration and action concerning a proposed preliminary plat for Another Closet Self Storage comprising 8.66 acres of land, more or less, out of Samuel Wallace survey No. 113, abstract No. 347, in the City of Kerrville, Kerr County, Texas; Being the same land conveyed to DLS Industrial, LTD. by deeds dated March 30, 2016 and recorded in files No. 16-01922 and No. 16-01923 of the official public records of Kerr County, Texas. 3371 Loop 534. (File No. 2016-048).

Mr. Robertson presented the case and asked Commissioners to render a decision. Mr. Robertson stated staff recommends approval due to amendments that were made prior to this meeting.

Cmr. Morgan moved to approve the preliminary plat as presented. Motion was seconded by Cmr. Barnett and passed 3-0.

4. PUBLIC HEARINGS AND ACTION

4A. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a request for replat of G Street South Lots 1, 2, and 3, Block 3, comprising of 0.69 acres of land out of the Thos L. Waddell Survey no. 145, Abstract no. 354, in the City of Kerrville, Kerr County, Texas. 228 G Street. (File No. 2016-041).

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

Comr. Harmon opened the public hearing at 4:46 p.m. Hearing no one speak, Comr. Harmon closed the public hearing at 4:47 p.m.

Comr. Morgan moved to approve the request for replat as presented. Motion was seconded by Comr. Barnett and passed 3-0.

5. STAFF REPORT:

Mr. Robertson reported there are no upcoming cases to be heard at this time; however, that is subject to change.

6. ADJOURNMENT:

This meeting was adjourned at 4:48 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 #: 2016-054
Hearing Date: October 6, 2016
Representative: Eric Debner
Location: 1407 Sidney Baker Street; located on the southeast side of Sidney Baker Street (Highway 16), between Tennis Street North and Yorktown Boulevard North
Legal Description: Sidney Baker Community Plaza Lot 2
Total Acreage: 2.779

Proposal

Requested to use alternate screening in accordance to Chapter I, "The City of Kerrville Zoning Code" Article 11-1-18(g).

Procedural Requirements

Notice of this meeting was posted at city hall and on the city's internet website on October 3, 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

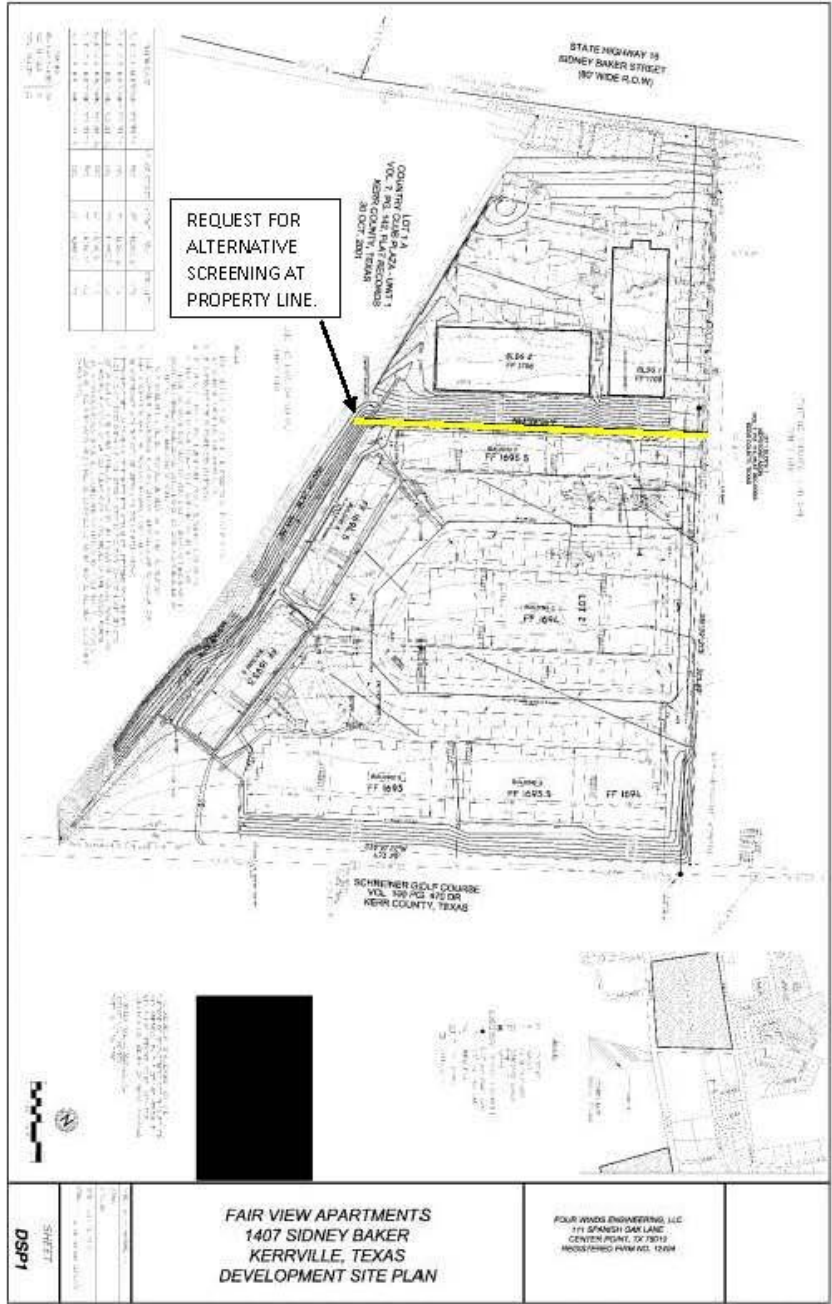
1. Requirements and Guidelines:

Type A screening is required to be located between Lot 2 (subject property) and Lot 1 of the Sidney Baker Community Plaza. Lot 1 is currently in the process of being developed as a mixed-use commercial complex and lot 2 is a proposed apartment complex. The applicant/owner has requested to use the natural terrain as the alternate screening due to the significant change in elevation between the two lots. Staff is concerned that the elevation change will not provide the proper screening for the apartment complex on lot 2 from the mixed-commercial uses on lot 1. The elevation change between Lots 1 and 2 is approximately 11-feet.

(d) **Type "A" Screening:** Type "A" Screening shall consist of a fence constructed along the side and/or rear property line of the less restrictive use category in accordance with the following specifications:

- (1) a minimum height of six (6) 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.





City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 4A
Planning File #: 2016-049
Hearing Date: October 6, 2016
Representative: Lee Voelkel
Location: 111 and 125 Loma Vuelta Road South
Legal Description: Lot 2 and part of Lot 3 of Kerrville Hills Ranch Estates No. 1
Total Acreage: 10.13

Proposal

Replat of the Kerrville Hills Ranch Estate No. 1

Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on September 21, 2016. Notices were sent to property owners within two hundred (200) feet of the subject property on September 22, 2016. Additionally, notice of this meeting was posted at city hall and on the city's internet website on October 3, 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 take action on the proposal.

Staff Analysis and Recommendation: Denial

1. Requirements and Guidelines:

The proposal does not meet all of the requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance. The following criteria will need to be resolved:

1. If any of the sites are using a well, the minimum lot size is 5 acres (the lot with the well is less than 5 acres).
2. If well is being utilized and not abandoned a sanitary well easement is required.
3. Relabel the lot numbers.

4. Add signature block for KPUB.
5. Possibly add easements for public utilities in the ROW and the northern portion of the subject property.
6. Application fee is required.



AS PLATTED
VOLUME 4 PAGE 94, PLAT RECORDS

1. This plat is being filed for the purpose of recording the plat and the boundaries and easements shown thereon. It is not intended to constitute a warranty of title or a representation of the accuracy of the plat. The plat is subject to all laws, ordinances, rules and regulations of the State of Texas and the County of Kerr County, Texas, and to all other laws, ordinances, rules and regulations of the State of Texas and the County of Kerr County, Texas, which may be applicable to the plat.

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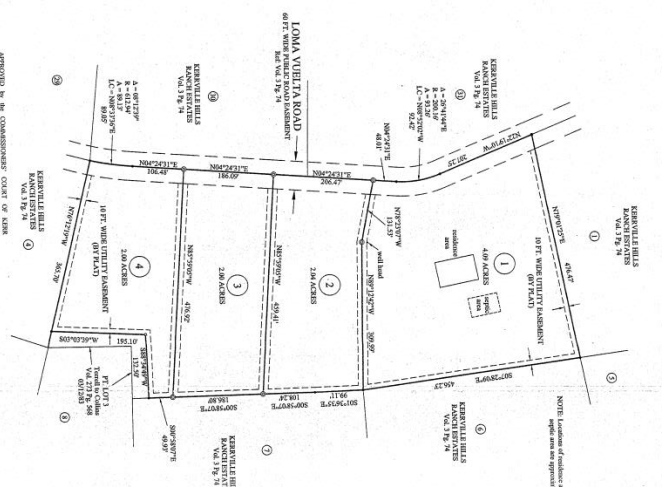
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GENERAL NOTES

1. THIS PROPERTY IS LOCATED IN THE KERRIELLE HILLS RANCH ESTATES, AS PLATTED HEREIN, IS LOCATED IN 30.00" X 45.00' BAYON ON THE WEST SIDE OF LOMA VISTA ROAD, DESCRIBED AS FOLLOWS: [Description of lot boundaries]
2. THE LOTS ARE BAYON BY A COMMONLY USED WATER SYSTEM AND ARE TO BE SERVED BY THE SAME.
3. UTILITY COMPANIES, ELECTRIC, WATER, GAS, AND TELEPHONE, ARE TO BE SERVED BY THE SAME.
4. THE LOTS ARE TO BE SERVED BY THE SAME.
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PRELIMINARY

This document is preliminary and is not intended to constitute a warranty of title or a representation of the accuracy of the plat. The plat is subject to all laws, ordinances, rules and regulations of the State of Texas and the County of Kerr County, Texas, and to all other laws, ordinances, rules and regulations of the State of Texas and the County of Kerr County, Texas, which may be applicable to the plat.



FILE NO.

VICINITY MAP

The vicinity map shows the location of the property within the Kerrielle Hills Ranch Estates, as shown on the plat. The map includes the street names and the location of the property within the estate.

TERRELL ACRES

REPORT OF LOT 2 AND PART OF LOT 3 OF KERRIELLE HILLS RANCH ESTATES NO. 1

A SUBDIVISION CONTAINING 0.13 ACRES, MORE OR LESS, OUT OF NATHANIEL HOYT SWEENEY NO. 14, ABSTRACT NO. 178 IN KERR COUNTY, TEXAS, COMING FROM THE LOT 2 AND PART OF LOT 3 OF A SUBDIVISION OF KERR COUNTY ACCORDING TO THE PLAT OF RECORD IN VOLUME 3 PAGE 74 OF THE PLAT RECORDS OF KERR COUNTY, TEXAS.

AUGUST 2016

SCALE: 1" = 100'

GRAPHIC SCALE

0 100 200

0 100 200

VOELKEL

LAND SURVEYING & ENGINEERING

1000 W. 10TH ST. SUITE 100
DALLAS, TEXAS 75207
PHONE: 972-382-1111
FAX: 972-382-1112
WWW.VOELKEL.COM

APPROVED BY THE COMMISSIONERS' COURT OF KERR COUNTY, TEXAS

ON THIS _____ DAY OF _____, 2016.

ATTEST:

Clerk of the County

APPROVED BY THE COMMISSIONERS' COURT OF KERR COUNTY, TEXAS

ON THIS _____ DAY OF _____, 2016.

ATTEST:

Clerk of the County