



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, DECEMBER 15, 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 November 17, 2016 meeting. **Pg. 2**

2B. Approval of the minutes from the December 1, 2016 meeting. **Pg. 5**

3. PUBLIC HEARINGS AND ACTION

3A. **Public Hearing & Resolution** – Public hearing and consideration of resolution concerning a requested conditional use permit for “Business Services II- Refrigeration/Air Conditioning Service and Repair” for an approximate .2181 acres tract. Legal Description JA Tivy Addition Block 18 Lot 1. Located at 1217 Broadway (Highway 27); west of Broadway (Highway 27), between B Street East and C Street East. (File No. 2016-077). **Pg. 8**

4. STAFF REPORTS

5. 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: December 09, 2016 at 12:00 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



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 2A
Hearing Date: December 15, 2016
Representative: Staff

Proposal

Approval of the minutes from the November 17, 2016 Planning & Zoning Commission meeting.

MEMBERS PRESENT:

Bob Waller, Chairman
Garrett Harmon, Vice-Chair
Don Barnett, Commissioner
Michael Sigerman, Alternate
Rustin Zuber, Alternate

MEMBERS ABSENT:

Doyle Malone, Commissioner
Bill Morgan, Commissioner

CITY COUNCIL LIASON

Glenn Andrew (present)

STAFF PRESENT:

Trent Robertson, City Planner
Mike Hayes, City Attorney
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On October 20, 2016, Cmr. Waller called the Kerrville Planning and Zoning Commission regular meeting to order at 3:00 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. Public Hearing & Action, Replat – Public hearing, consideration, and action concerning a request for replat of Lot 27 of The Woods comprising all of lot 27 of The Woods, a subdivision of Kerr County, according to the plat of record in volume 4 at page 137 of the plat records and 6.05 acres conveyed from Crystal Land Company LLC to Darrell Duane Robinson and Connie Jo Robinson, located at 234 Oak Wood Road East; west of Oak Wood Road East, between Saddle Club Drive East and Woodland Road East. (File No. 2016-063)

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

Cmr. Waller opened the public hearing at 4:33 p.m.

Mr. Ron Wood, President of the Home Owners Association, spoke. He read the Restrictive Deeds and Covenants of the Home Owners Association and explain his reasoning for objecting to the replat.

Mr. Mike Thornton and Ms. Mary Ann Meyers spoke. They both expressed the same concerns as Mr. Wood.

Hearing no one else speak, Cmr. Waller closed the public hearing at 4:47 p.m.

Cmr. Sigerman moved to approved the replat as presented. Cmr. Harmon seconded the motion and motion passed 5-0.

2B. Public Hearing & Action, Replat – Public hearing, consideration, and action concerning a request for replat of Block 16 Lot 12 and part of Lots 10 and 11 comprising .3 acres of land out of the Thos. Hand survey no. 115, abstract no. 193, in the City of Kerrville, Kerr County, Texas. Located at 1421 Broadway (Highway 27) and 218 E Street East; north of E Street East, between Broadway (Highway 27) and Water Street East. (File No. 2016-066)

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

Cmr. Waller opened the public hearing at 4:52 p.m. Hearing no one speak, Cmr. Waller closed the public hearing at 4:53 p.m.

Cmr. Barnett moved to approved the replat as presented. Cmr. Zuber seconded the motion and motion passed 5-0.

2C. Public Hearing & Resolution – Public hearing and consideration of resolution concerning a requested conditional use permit for “Retail Trade I- Alcoholic Beverage Sales for off-premise consumption” for an approximate 28.25 acres tract. Legal Description Guadalupe River RV Resort Block 1 Lot 1. Located at 2605 Junction Highway (Highway 27); west of Colbath Road South, between Junction Highway and Nimitz Lake/Guadalupe River. (File No. 2016-065)

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

Cmr. Waller opened the public hearing at 4:58 p.m. Hearing no one speak, Cmr. Waller closed the public hearing at 4:59 p.m.

Cmr. Barnett moved to approved the conditional use permit as presented. Cmr. Sigerman seconded the motion and motion passed 5-0.

3. STAFF REPORT:

Mr. Robertson reported there will be a meeting on Thursday, December 1, 2016.

4. ADJOURNMENT:

This meeting was adjourned at 5:13 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: 2A
Hearing Date: December 15, 2016
Representative: Staff

Proposal

Approval of the minutes from the December 1, 2016 Planning & Zoning Commission meeting.

MEMBERS PRESENT:

Bob Waller, Chairman
Garrett Harmon, Vice-Chair
Bill Morgan, Commissioner
Michael Sigerman, Alternate
Rustin Zuber, Alternate

MEMBERS ABSENT:

Don Barnett, Commissioner
Doyle Malone, Commissioner

CITY COUNCIL LIASON

Glenn Andrew (not present)

STAFF PRESENT:

Trent Robertson, City Planner
Dorothy Miller, Recording Secretary
Kyle Burow, Director of Engineering

CALL TO ORDER:

On December 1, 2016, Cmr. Waller 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 October 20, 2016 meeting.

Cmr. Harmon approved the minutes as **amended**. Motion was seconded by Cmr. Sigerman and passed 5-0.

3. CONSIDERATION AND ACTION

3A. Consideration & Action, Amending Plat - Consideration and action concerning a proposed amending plat for Lot 40-R Keystone Section Three, an amending plat for lots 40 and “D” of Keystone Section Three a subdivision containing .23 acre of land, more or less, out of G.R. Parsons survey no. 1330, abstract no. 1113 in the City of Kerrville, Kerr County, Texas; comprising all of lots 40 and “D” of Keystone Section Three, a subdivision of Kerr County according to the plat of record in volume 8 at pages 113-114 of the plat records of Kerr County, Texas. 1028 Roanoke Lane North. (File No. 2016-073).

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

Cmr. Harmon moved to approve the amending plat as presented. Motion was seconded by Cmr. Morgan and passed 5-0.

4. PUBLIC HEARINGS AND ACTION

4A. Public Hearing & Action, Zoning Request – Public hearing, consideration, and action concerning a requested zoning change from (11-C) Central City 11-District to (CBD) Central Business District for an approximate .4832 acres tract. Legal Description Cage Addition Block H, Lot 16; located at 601 Clay Street North. (File No. 2016-070).

Cmr. Zuber submitted a Conflict of Interest form and recused himself from this item.

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

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

Cmr. Morgan moved to approve the zoning request as presented. Motion was seconded by Cmr. Sigerman and passed 4-0.

Cmr. Zuber rejoined the meeting.

4B. 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 “High Density Residential” for an approximate 3.07 acres tract. The description of the subject property is described in two portions 1) a 2.88 acre tract of land described as Sendero Ridge Subdivision Unit 1 Lot 2, Block 1; and 2) a 0.19 acre tract of land, more or less, out of the Samuel Wallace Survey No. 113, Abstract No. 347 in the City of Kerrville, Kerr County, Texas; part of Meeker Road, a fifty (50) ft. wide public street out of Sendero Ridge Subdivision Unit 1A, a subdivision of Kerr County according to the plat of record in volume 7 at page 99 of the plat records of Kerr County, Texas. The subject property is located on the southeast side of Meadowview Lane North, between Singing Wind Drive North and Amelia Court North. 2500 Block of Singing Wind Drive North. (File No. 2015-069).

4C. Public Hearing & Action, Zoning Request – Public hearing, consideration, and action concerning a requested zoning change from (RC) Residential Cluster District to (28-E) East Side 28-District for an approximate 3.07 acres tract. The description of the subject property is described in two portions 1) a 2.88 acre tract of land described as Sendero Ridge Subdivision Unit 1 Lot 2, Block 1; and 2) a 0.19 acre tract of land, more or less, out of the Samuel Wallace Survey No. 113, Abstract No. 347 in the City of Kerrville, Kerr County, Texas; part of Meeker Road, a fifty (50) ft. wide public street out of Sendero Ridge Subdivision Unit 1A, a subdivision of Kerr County according to the plat of record in volume 7 at page 99 of the plat records of Kerr County, Texas. The subject property is located on the southeast side of Meadowview Lane North, between Singing Wind Drive North and Amelia Court North. 2500 Block of Singing Wind Drive North. (File No. 2015-071).

Mr. Robertson presented the case for items 4B and 4C simultaneously and asked Commissioners to render a decision.

Cmr. Waller opened the public hearing at 4:50 p.m. Hearing no one speak, Cmr. Waller closed the public hearing at 4:51.

Cmr. Sigerman moved to approve the comprehensive plan amendment and the zoning request as presented. Motion was seconded by Cmr. Morgan and passed 5-0.

5. STAFF REPORT:

Mr. Robertson reported there will be a meeting on Thursday, December 15, 2016.

6. ADJOURNMENT:

This meeting was adjourned at 4:59 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 #: 2016-077
Hearing Date: December 15, 2016
Representative: Airtech A/C & Heating
Location: 1217 Broadway (Highway 27)
Legal Description: JA Tivy Addition Block 18 Lot 1
Total Acreage: .2181

Proposal

A request for a conditional use permits for "Business Services II- Refrigeration/Air Conditioning Service and Repair" for an approximate .2181 acres tract.

Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on November 30, 2016. Notices were sent to property owners within two hundred (200) feet of the subject property on December 5, 2016. Additionally, notice of this meeting was posted at city hall and on the city's internet website on December 9, 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 City Council.

Notices Mailed

Owners of Property within 200 feet: 25

Adjacent Zoning and Land Uses

Direction: North, South, East and West

Current Base Zoning: "17-C"

Current Land Uses: Auto Repair, Taxidermy, Music Store, Restaurant, Church, Single-Family Residential, and Vacant

Transportation

Thoroughfare: Broadway

Existing Character: Two lanes in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Water Street

Existing Character: One lane in each direction with no sidewalks

Proposed Changes: None known

Thoroughfare: C Street

Existing Character: One lane in each direction with partial sidewalks

Proposed Changes: None known

Staff Analysis and Recommendation: Approval

1. Consistency:

The property's land use designation is Mixed-Use. The existing base zoning district is not being amended at this time.

2. Adverse Impacts on Neighboring Lands:

The proposed conditional use permit (CUP) will be located within an existing structure that they plan to expand (approximately 900 square-feet) on the subject property. The proposed CUP is consistent with the surrounding uses and will have little to no impact on the adjacent properties. The area is comprised of a diverse array of mixed-uses that are low intensity and geared toward personal and business services with limited retail. The proposed CUP is consistent with the surrounding uses.

3. Suitability as Presently Zoned:

The existing "17-C" zoning district and proposed CUP is suitable and consistent with the surrounding neighborhood. The surrounding area will be impacted minimally due to the proposed CUP. Any future expansions or major alterations to the submitted site plan beyond what is approved by the City Council (attached to the resolution), will require the property owner to amend the CUP through a public hearing process that will go before the Planning & Zoning Commission and City Council. Additionally, the applicant/ owner of the subject property will be required to meet all regulations for a CUP in accordance with Chapter I, "The City of Kerrville Zoning Code" Article 11-1-13.

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 .2181 acres in size, which should be able to reasonably accommodate the proposed "Business Services II- Refrigeration/Air Conditioning Service and Repair".

6. Other Factors:

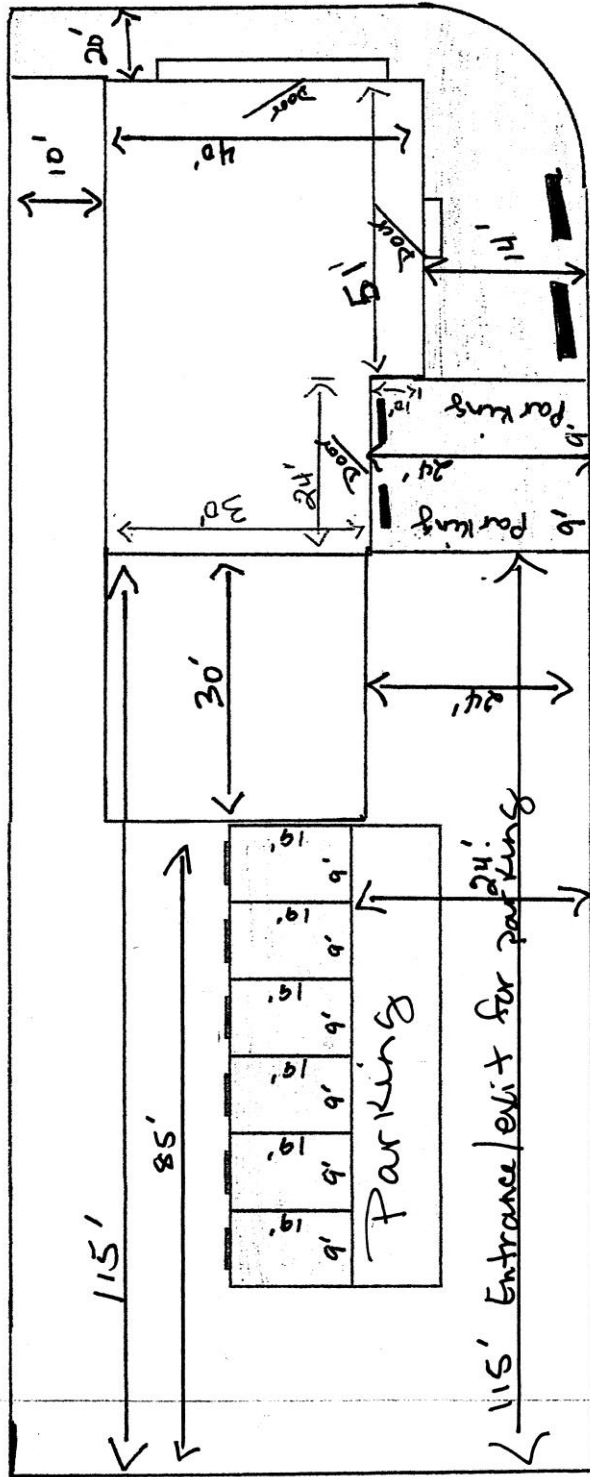
Meets and abides to all requirements in accordance with Chapter I, "The City of Kerrville Zoning Code" Article 11-1-13 Conditional Use Permits.

Hours of Operation: Monday-Friday 8:00am to 5:00pm

All required licenses to operate the proposed business have been obtained and are listed in the zoning case file (File No. 2016-077).

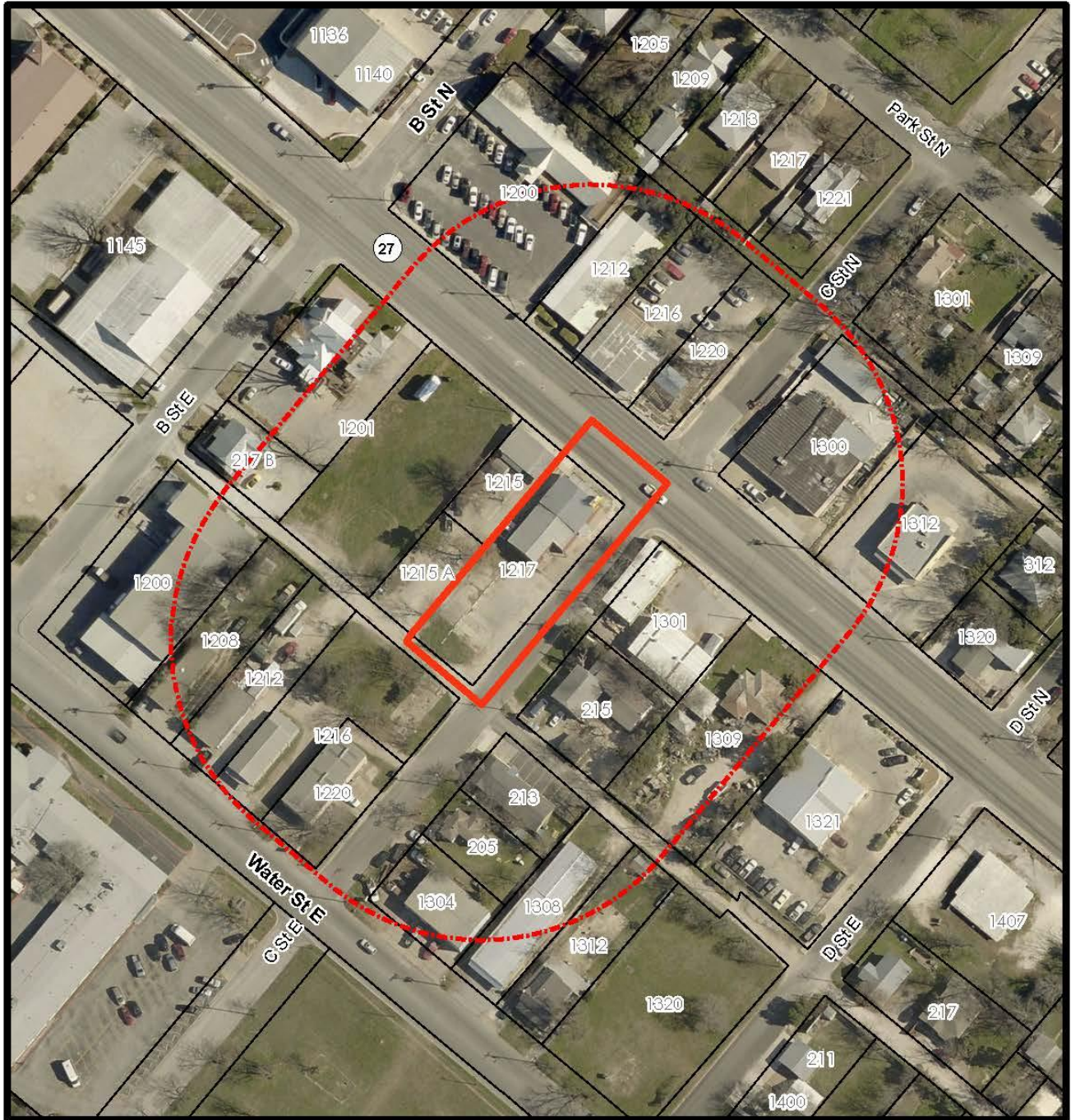
As part of the Conditional Use Permit process, a site plan has been submitted and will be included with the ordinance. The site plan is in accordance with Article 11-1-13(f) "Procedures for Obtaining a Conditional Use Permit".

B R O A D W A Y



C STREET

A L L E Y



Case 2016-077

Location:
1217 Broadway

Legend

Subject Properties
200-ft Notification Area



0 40 80 160

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.