



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, JANUARY 5, 2017 4:30 P.M.
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

CALL TO ORDER

1. ELECTION OF NEW OFFICERS:

In accordance with Article 11-1-22(a)(6)(ii) of the City of Kerrville's Zoning Code, "The Commission shall each year at its first regular meeting of the new year elect a chair and vice-chair from among the regular members. The Commission may elect such other officers as it deems necessary from the membership."

2. 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.)

3. 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.

3A. Approval of the minutes from the December 15, 2016 meeting. **Pg. 2**

4. CONSIDERATION AND ACTION

4A. **Consideration & Action, Amending Plat** – Consideration and action concerning a proposed amending plat for Lot 3, Block 1 of Keystone Section Two a subdivision containing .15 acre of land, more or less, out of C. Self survey No. 626, abstract No. 325 in the City of Kerrville, Kerr County, Texas. 1149 Norfolk Lane North. (File No. 2016-081). **Pg. 4**

4B. **Consideration & Action, Final Plat** – Consideration and action concerning a proposed final 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. 2016-083). **Pg. 6**

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: December 30, 2016 at 1:00 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: 3A
Hearing Date: January 5, 2017
Representative: Staff

Proposal

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

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Doyle Malone, Commissioner

CITY COUNCIL LIASON

Glenn Andrew (present)

STAFF PRESENT:

Trent Robertson, City Planner
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On December 15, 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 November 17, 2016 meeting.

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

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

Cmr. Morgan approved the minutes as presented. Motion was seconded by Cmr. Harmon and passed 5-0.

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).

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

Cmr. Waller opened the public hearing at 4:36 p.m. Hearing no one speak, Cmr. Waller closed the public hearing at 4:37 p.m.

Cmr. Barnett moved to approve the conditional use permit as presented. Motion was seconded by Cmr. Morgan and passed 5-0.

4. STAFF REPORT:

Mr. Robertson reported he plans on having another training meeting. He will discuss the format of the meeting with Cmr. Waller.

Mr. Robertson reported the next Planning and Zoning meeting will be Thursday, January 5, 2017 at 4:30 p.m.

5. ADJOURNMENT:

This meeting was adjourned at 4:40 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: 4A
Planning File #: 2016-081
Hearing Date: January 5, 2017
Representative: Lee Voelkel
Location: 1149 Norfolk Lane North
Legal Description: Lot 3, Block 1 of Keystone Section Two a subdivision containing .15 acre of land, more or less, out of C. Self survey No. 626, abstract No. 325 in the City of Kerrville, Kerr County, Texas
Total Acreage: .15

Proposal

An amending plat for Lot 3, Block 1 of Keystone Section Two.

Procedural Requirements

Notice of this meeting was posted at city hall and on the city's internet website on December 30, 2016 in accordance with Section 551.043(a) of the Texas Government Code.

Recommended Action

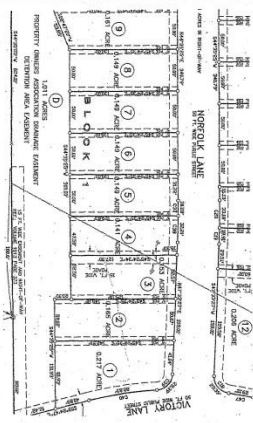
Staff recommends that the Commission considers and takes action on the proposal.

Staff Analysis and Recommendation: Denial

1. Requirements and Guidelines:

The proposal does not meet all of the requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance.

Staff feels they would need to maintain additional clearance from the pipe to the easement limits. The 1.2-ft shown from the center of the pipe to the easement limits does not allow more than an inch or two for maintenance. Placing a varying width on the easement would allow maintenance of the storm drain without impedance on the private property.

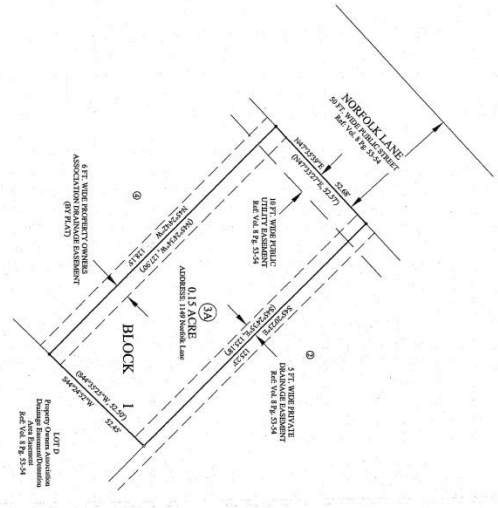


AS PLATTED
VOLUME 8 PAGES 53-54

Transfer made by 1/11/12 of the above described property to the City of Reservoir, Missouri, for the purpose of the establishment of a public park. The City of Reservoir, Missouri, is the owner of the above described property and the same is to be used as a public park. The City of Reservoir, Missouri, is the owner of the above described property and the same is to be used as a public park.

Owner: **ELITE, LLC**
By: **Paul Brown, Manager**

- GENERAL NOTES**
- THIS PROPERTY IS LOCATED IN THE RESERVOIR INDEPENDENT SCHOOL DISTRICT.
 - THE LAND PLATTED HEREON IS LOCATED IN ZONE "C" AS SHOWN ON THE FLOOD INSURANCE RATE MAP AND ADOPTED DATED MARCH 1, 2011.
 - THIS PROPERTY IS IN ZONING DISTRICT R-1, ACCORDING TO THE CITY OF RESERVOIR.
- OWNER: **ELITE, LLC**
1515 Center Street, 1st Floor
Reservoir, Missouri 64682
- SURVEYOR: **Paul Brown**
Vernon Land Surveying, LLC
Kansas, Texas 2008



AS AMENDED

STATE OF MISSOURI
COUNTY OF KANE
Witness my hand this _____ day of _____, 2017.

Owner: **ELITE, LLC**
By: **Paul Brown, Manager**

STATE OF TEXAS
COUNTY OF TARRANT
Witness my hand this _____ day of _____, 2017.

Notary Public for State of Texas

Notary Public for State of Kansas

City of Reservoir
City of Reservoir

Understand that the addition of these items to this plat is made in compliance with the Subdivision Regulations for Reservoir, Texas and that I am then applying to recording the plat of the County Clerk.

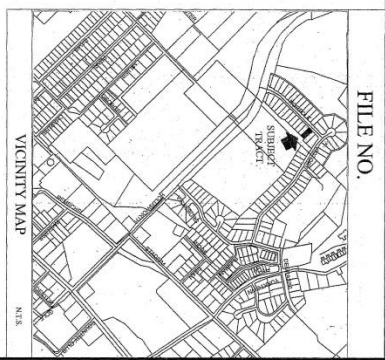
City of Reservoir
City of Reservoir

City of Reservoir
City of Reservoir

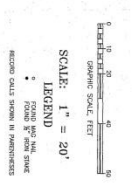
Notary Public for State of Texas
Notary Public for State of Kansas

FILED IN RESERVATION on _____ day of _____, 2017 at
_____ O'clock PM, at Reservoir in the _____ County of
the State of Missouri. My Commission Expires _____.

RECORDED IN THE CITY CLERK'S OFFICE



NOTE: The purpose of this platting is to reduce the number of lots to 16 (16) in said Property Owners Association. The platting is subject to the approval of the City of Reservoir.



LOT 3-A, BLOCK 1
KEYSTONE SECTION TWO
AN AMENDING PLAT FOR LOT 3, BLOCK 1 OF
KEYSTONE SECTION TWO

A SUBDIVISION CONTAINING 0.15 ACRES OF LAND, MORE OR LESS, OUT OF C.S. SELF SURVEY NO. 285, ABSTRACT NO. 725 IN THE CITY OF RESERVOIR, DEAN COUNTY, TEXAS.

DECEMBER 2016

WALKER
LAND SURVEYING, LLC
1515 CENTER STREET, SUITE 100
RESERVOIR, MISSOURI 64682



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 4B
Planning File #: 2016-083
Hearing Date: January 5, 2017
Representative: Don Voelkel
Location: 3371 Loop 534
Legal Description: A 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.
Total Acreage: 8.66

Proposal

Final Plat of Another Self Storage

Procedural Requirements

Notice of this meeting was posted at city hall and on the city's internet website on December 30, 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 does meet all of the requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance.

