

**CITY OF KERRVILLE, TEXAS
PLANNING AND ZONING COMMISSION**

October 6, 2016

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Doyle Malone, Commissioner
Bill Morgan, Commissioner
Rustin Zuber, Alternate

CITY COUNCIL LIASON

Glenn Andrew (not present)

STAFF PRESENT:

Trent Robertson, City Planner
Dorothy Miller, Recording Secretary
Chris Lee, Fire Marshal

CALL TO ORDER:

On October 6, 2016, Cmr. Waller called the Kerrville Planning and Zoning Commission regular meeting to order at 4:32 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 September 15, 2016 meeting.

Cmr. Harmon approved the minutes as presented. Motion was seconded by Cmr. Sigerman and passed 4-0.

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).

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

Mr. Eric Debner spoke and explained the detention pond and how the drainage would work. Mr. Debner stated the detention pond is down in a corner and the entire thing slopes down to that corner. Everything goes across the lot and back down into that detention pond. In between the buildings on lot two and the back of the buildings on lot one, there is going to be a swell that is going to take the water back and there is a collection inlet on the south side corner between both lots that collects the water and takes it underground to the detention pond. All the drainage is all accounted for, the screening they are trying to request is not because they do not want to do the screening, but he believes the screening is not going to do anything because a) the elevation is so low that a six-foot fence is not going to block the view of the apartments. The main reason is there is a fire lane on lot two in front of the first row of buildings that is going to be necessary to use to reach the back portion of the buildings on lot one, which from the time they did the development site plan for lot one was put in place that way. The City Fire Marshal is insisting there be no screening so they can have access in an emergency to get to the back of those buildings without having any obstruction in their way.

Mr. Chris Lee, Fire Marshal further explained they initially reviewed the site plan and for primarily lot one, building one and two, and any building built within the city of Kerrville must be within at least 150 feet hose lay length from any fire department access lane so the front portion of the parking lot does not meet that intent for building two. They have now a temporary fire lane in place where building F is sitting. Right now that would be our temporary fire lane to access building two. That fire lane gets them within 150 foot hose lay length on all sides of building two. When the architect designed lot two he placed building F on top of the fire lane so now the fire department access road that goes in the "u" shape around the apartment buildings is now providing that hose lay length to building two. They still meet the intent of the code with the building being on top of where the old fire lane was and with the new proposed fire lane that they have going in for the building. It still meets the intent, however, any type of barrier between lot one and two would deem that inaccessible. The Fire Marshal's comment to the developer was that they could have no type of screening in between lot one and lot two.

Comr. Harmon asked who they could use a fire lane on an adjacent property. Mr. Lee stated he asked that specific question to the International Code Counsel and they said the code doesn't specifically say that it cannot. It would be more along the lines of the Fire Marshal to make regulations that say this has to be irrevocable, there cannot be any screening and as long as this scenario exists that there cannot be any type of screening between there and it has to be drawn on the plat that this is the fire department access road for lot one that is on lot two.

Other options were discussed including a six-foot fence that providing a 25% availability through an opening located in an area discussed between the fire marshal and the developer. Basically, the developer is required to come up with a design for fire access that the fire marshal will agree on.

Comr. Harmon moved to approve an alternative to the required Type "A" screening, where 1) the 25% opening can be condensed into one area and 2) that the screening is returned

to the building. Cmr. Harmon encouraged the developer to work with the fire marshal to work out the precise location of that opening. Motion was seconded by Cmr. Sigerman and passed 4-0.

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).

Item was withdrawn by applicant.

5. STAFF REPORT:

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

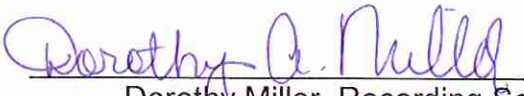
6. ADJOURNMENT:

This meeting was adjourned at 5:23 p.m.

APPROVED:



Bob Waller, Chairman



Dorothy Miller, Recording Secretary

10-20-16

Date Minutes Approved