



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, May 3, 2018 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 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 on 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 April 19, 2018 meeting. **Pg. 2**

3. PUBLIC HEARING, CONSIDERATION & ACTION

3A. **Public Hearing & Resolution** – Public hearing and consideration of resolution concerning a requested conditional use permit to add an apartment unit to the existing single family residential use on Lot 6, Block 6, Richards Addition, located at 1620 First Street. (File No. 2018-024) **Pg. 4**

4. STAFF REPORT

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: April 30, 2018 at 9:30 a.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Brenda Craig
City Secretary, City of Kerrville, Texas



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 2A Minutes April 19, 2018 Commission meeting
Action: Approval, approval with specific changes
Representative: Staff

Members Present:

Garrett Harmon, Vice-Chair
Don Barnett, Commissioner
Michael Sigerman, Commissioner
Rustin Zuber, Commissioner
David Jones, Alternate, *sitting in for Cmr. Bob Waller*

Members Absent:

Bob Waller, Chair
Marty Lenard, Alternate

City Executive Staff Present:

Sabine Kuenzel, Chief Planning Officer
Drew Paxton, Executive Director of Development Services
Mike Hayes, City Attorney
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On April 19, 2018, Cmr. Harmon called the Kerrville Planning and Zoning Commission regular meeting to order at 4:31 p.m. in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

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 Commissioner'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 to 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 minutes for the April 5, 2018 meeting.

Cmr. Harmon moved to approve the minutes as presented. Cmr. Zuber seconded, and the motion passed 5-0.

3. PUBLIC HEARING, CONSIDERATION & ACTION

3A. **Public Hearing, Consideration & Action on a Recommendation to City Council, Annexation & Zoning** – Public hearing, consideration, and action concerning a request for a variance from the maximum size of a lighted sign of three square feet in area in accordance with Chapter 6, “Advertising” Article II – Signs, Section 6-39 - Regulation for certain types of signs, to allow an existing sign of approximately ten to eleven (10-11) square feet located at 223 Clay Street South (File No. 2018-016)

Ms. Kuenzel presented the facts and asked Commissioners to render a decision.

Cmr. Waller opened the public hearing at 4:36 p.m.

Mr. Don Voelkel spoke, expressing his approval of the sign.

Mr. and Mrs. VanFossen spoke, discussing their vision for their Pop Hair Art salon and their inclusion of art pieces from local artists to be displayed inside their shop. They stated although they were aware they were allowed one window sign for their business, they were not aware of the size limitation.

Hearing no one else speak, Cmr. Waller closed the public hearing at 4:43 p.m.

Cmr. Barnett moved to approve the sign variance as presented. Cmr. Harmon seconded, and the motion passed 5-0.

4. STAFF REPORT:

Ms. Kuenzel stated

5. ADJOURNMENT

Cmr. Sigerman moved to adjourn, Cmr. Harmon seconded, and the motion passed 5-0. The meeting was adjourned at 4:48 p.m.



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 3A
Action: Public Hearing, Consideration and Action
Planning File #: 2018-024
Representative: Ms. Julie Klink
Legal Description Lot 6 Block 6 Richards Park – 1620 First Street

Proposal

A conditional use permit to allow the continued construction of an apartment unit.

Ms. Julie Klink has begun construction of an accessory building on the property with the original intent to use it as a hobby and craft room. However, her family needs have recently changed, and she now intends to use the building as a secondary dwelling unit. The R-1 zoning lists apartments as a conditional use subject to City Council approval, with any conditions imposed by the resolution that grants the use.

Analysis

Adjacent Zoning and Land Uses

Subject site

Current Zoning: Residential Transition District (RT)

Current Land Uses: Office Space

Direction: South

Current Zoning: C11 Central City District

Current Land Uses: Non-industrial commercial development

Direction: East

Current Zoning: RT Residential Transition District

Current Land Uses: Church, child care

Direction: West

Current Zoning: R1A Residential District

Current Land Uses: Single family residential

Direction: North

Current Zoning: RT Residential Transition District

Current Land Uses: Single residential residence, offices, church, multi-family dwelling

Thoroughfare: Sidney Baker Street (Highway 16)

Parking Information:

Access: Access will be exclusively off of Clay Street via a 10' access drive.

Zoning Ordinance Review Criteria – Zoning Ordinance Art. 11-1-10 Section (b)(1)

1. Compatibility with stated purpose of the zoning district

The R-1 zoning district is primarily for single family detached dwelling units with bed and breakfasts, schools, and a home with an apartment as conditional uses.

LAND USES	R-1
Agricultural - General	
Agricultural Service	
Bed and Breakfast	C
Building Construction, General	
Building Construction, Specialist	
Business Services I	
Business Services II	
Cocktail Lounge	
Detention Facilities	
Dwelling , Single Family, Detached	P
Manufactured Home or Manufactured Housing	
Dwelling, Multiple Family	
Dwelling, Single Family with apartment	C
Dwelling, RC District Uses (with plat)	
Education, Secondary and College	
Education, Primary	C
Equipment Sales/Repair/Storage (Heavy)	
Fuel Sales	
Funeral Services	
Institutional and Public Use Facilities	
Life Care Development	
Manufacturing, Custom	
Manufacturing and Industrial, Heavy	
Manufacturing and Industrial, Limited	
Manufactured Housing Sales	
Personal Services I	
Personal Services II	
Personal Services-Limited	
Professional Offices	
Restaurant, General	

Restaurant, Limited	
Retail Trade – I	
Retail Trade – II	
Retail Trade – III	
Retail Trade – Limited	
Tourist/Visitor & Recreation Service	
Transportation Terminal (Bus/Aviation)	
Vehicle Maintenance and Repair	
Vehicle Sales/Service-Used	
Vehicle Sales/Services – New	
Warehousing & Distribution	

2. Compatible with surrounding uses:

The requested conditional use permit does not appear to pose any significant impact on the surrounding properties. The public hearing will give the Commission and Council the opportunity to further gauge potential impact.

3. Vehicle and pedestrian safety:

The proposed conditional use will not increase traffic more than traffic already generated by existing uses, nor alter traffic patterns.

A public sidewalk would be triggered with the building permit. However, the applicant intends to request a waiver from this requirement due to the current lack of sidewalk connections in the immediate area. This request will be presented to the City Council as a part of the Conditional Use permit consideration.

4. Limit drainage and erosion impacts:

The additional impervious cover proposed would be minimal.

5. Nuisance prevention:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

6. Preservation of significant terrain features:

No physical changes to the site terrain are proposed.

7. Other Considerations

While the current R-1 zoning provisions do not contain any apartment regulations, the City's R-1A zoning provisions do list them. These could act as a guide for Commission and City Council consideration:

- (i) **Area of Apartment:** The apartment may not be larger than one-half the floor area of the house without the apartment, excluding the area of any attached garage or carport;
- (ii) **Off-Street Parking:** The property must not have fewer than three off-street parking spaces, only two of which may be located within the front yard area of the lot; provided, however, a lot which is greater than seventy (70) feet wide may have three off-street parking spaces in the front yard area; and
- (iii) **Setback Requirements:** Any additions to the existing structure(s) must meet the required setback regulations in that zoning district *unless a setback variance is duly granted.*

Procedural Requirements

This public hearing date was published in the Kerrville Daily Times, the FY2018 City of Kerrville official newspaper of general circulation. Additionally, notice of this meeting was posted at city hall and on the city's internet website in accordance with Section 551.043(a) of the Texas Government Code.

Staff Recommendation:

Approval with restrictions as included in the R-1A zoning regulations for apartments in single family.

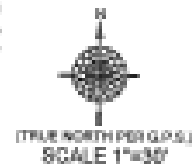
Attachments:

Exhibit A Site survey

Exhibit B Photos

Exhibit A Site survey

SURVEY PLAT OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE COUNTY OF KERR, STATE OF TEXAS, AND BEING LOT NO. 6, BLOCK 6, RICHARDS PARK ADDITION TO THE CITY OF KERRVILLE, THE PLAT OF WHICH BEING RECORDED IN VOLUME 1, PAGE 32, PLAT RECORDS OF KERR COUNTY, TEXAS

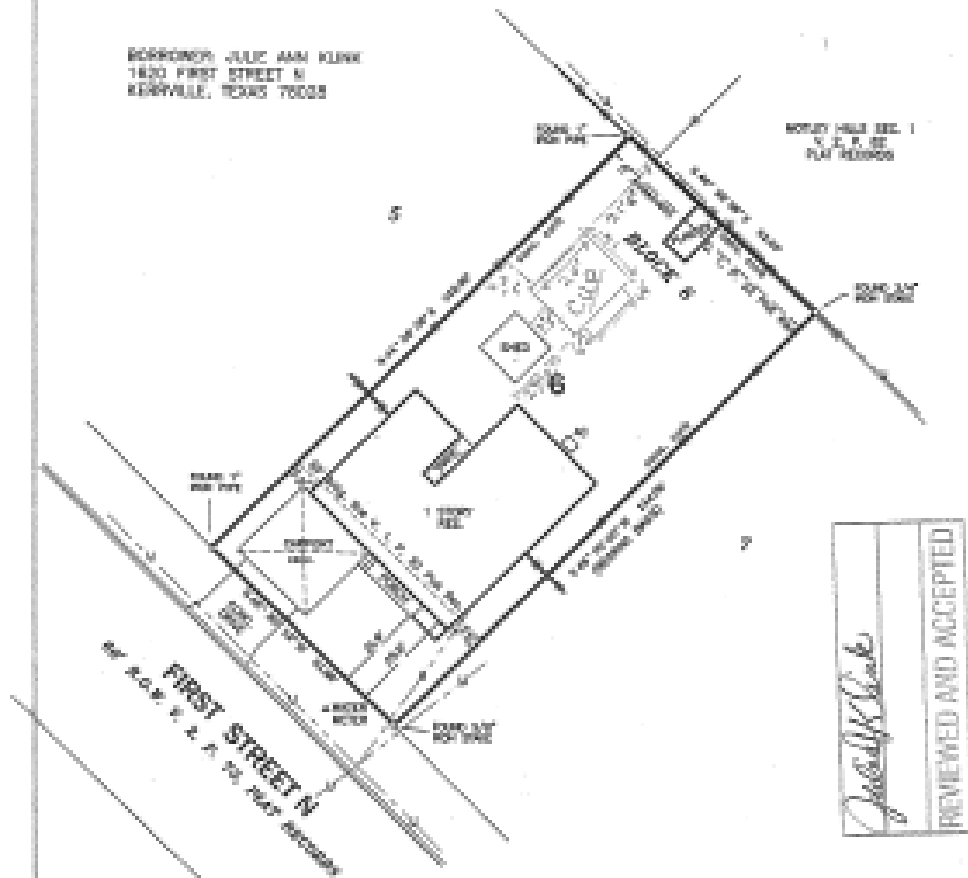


THIS TRACT IS SUBJECT TO A UTILITY EASEMENT AND EGRESS SETBACK PER PLAT RECORDED IN V. 1, P. 32, KERR COUNTY PLAT RECORDS AS SHOWN HEREON. EASEMENTS RECORDED IN V. 48, P. 387, AND V. 51, P. 488, DEED RECORDS OF KERR COUNTY, TEXAS



BORROWER: JULIE ANN KLINK
1820 FIRST STREET N
KERRVILLE, TEXAS 78028

NOTICE: THIS IS A
P.L. P. 32
PLAT RECORD



Julie Ann Klink
REVIEWED AND ACCEPTED

THIS PLAT REPRESENTS A SURVEY MADE BY THE
GROUND SURVEY BY INSPECTION. THERE ARE NO
COPIES OR APPARENT ALIENMENTS OR ENCUMBRANCES
EXCEPT AS SHOWN HEREON. THIS TRACT IS NOT
LOCATED WITHIN THE 100 YEAR FLOOD ZONING FOR
F.I.E.M.A. FLOOD INSURANCE RATE MAP JOURNAL NO.
4888020-470 P.

DATED THIS 18TH DAY OF AUGUST, 2018
REVISED SEPTEMBER 13, 2018

Eric N. Ashley

ERIC N. ASHLEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4877
FIRM REGISTRATION/ LICENSE NO. 10082000
JOB NO. 181027 KERRVILLE, TEXAS



Exhibit B Photos

