



**CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, JANUARY 3, 2019, 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 December 6, 2018 meeting.

3. CONSIDERATION AND FINAL ACTION

3A. Consideration and action concerning a Final Plat of Comanche Trace, Phase 15, a subdivision containing approximately 5.331 acres of land out of the William Watt Survey No. 65, Abstract No. 364, in the City of Kerrville, Kerr County, Texas, to establish Lots 1-12, Block A, and Lots 13-17, Block B, to be addressed as 1002 through 1025 Comanche Hills. (Case # 2018-074)

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 28, 2018 at 4:30 pm and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Sana Waller

Deputy City Secretary, City of Kerrville, Texas

4. PUBLIC HEARING, CONSIDERATION & ACTION

4A. Public hearing, consideration and action concerning two (2) variance requests in accordance with Article II – Signs of the Code of Ordinance, City of Kerrville, Texas: 1) to allow a freestanding sign to be located on nonresidential property for an establishment that has an existing monument sign; and 2) to allow an electronic sign to exceed the maximum size of 32 square feet by allowing an electronic sign that is 12 feet by 6 feet for a total of 72 square feet, for Calvary Temple Church located at 3000 Loop 534. (File No. 2018-083)

4B. Public hearing, consideration and action concerning a variance request in accordance with Article II – Signs of the Code of Ordinance, City of Kerrville, Texas, to allow a wall sign to exceed the maximum size of twelve percent (12%) of the square footage of the façade by allowing a combination of wall signs that is 12.3% of the square footage of the façade which is 3.75 square feet over the allowable size of 138 square feet for Blue Oak Trading Company located at 1834 Junction Highway. (File No. 2018-093)

4C. Public hearing, consideration and action concerning two (2) variance requests in accordance with Article II – Signs of the Code of Ordinance, City of Kerrville, Texas, to allow a monument sign: 1) to exceed the maximum height of 8 feet by allowing a monument sign that is 18.5 feet tall; and 2) to exceed the maximum size of 64 square feet by allowing a monument sign that is 905 square feet for Blue Oak Market Days located at 1832 Junction Highway. (File No. 2018-094)

4D. Public hearing, consideration, and action to recommend a resolution to allow a Conditional Use Permit for Gasoline Station (Fuel Sales) with Car Wash and Convenience Store on approximately 1.166 acres of land consisting of all of Lots 300, 301, 302, 348, and 349, Block 48, of the Schreiner 2nd Addition, and a portion of Lot 1, Block 1, of the H.E.B. Addition, and more commonly known as 212, 220, and 300 Main Street and 217 Jefferson Street. (File No. 2018-095)

4E. Public hearing, consideration and action concerning a variance request in accordance with Article II – Signs of the Code of Ordinance, City of Kerrville, Texas, to allow an electronic sign to exceed the maximum size of 32 square feet by allowing an electronic sign that is 6.3 feet by 12.6 feet for a total of 79.38 square feet, for Kerrville Area Chamber of Commerce located at 1700 Sidney Baker. (File No. 2018-098).

5. STAFF REPORT

6. ADJOURNMENT