

CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, MARCH 6, 2014 4:30 P.M.
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

CALL TO ORDER

Pg.

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 February 6, 2014 meeting.

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2B. Election of Chair and Co-Chair Persons

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3. CONSIDERATION AND ACTION:

3A. Final Plat - Consideration and action concerning a proposed final plat establishing Lots 1 of the Green Tree Acres Subdivision comprising 7.84 acres of land, more or less, out of WM. C. Francis Survey No. 146, Abstract No. 137, in the City of Kerrville, Kerr County, located at 1141 Bandera Highway. (File No. 2014-003)

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3B. Replat - Consideration, and action concerning a proposed replat of Lots 4, 5, & 6, Block I, of the B.F. Cage Addition, located at 609 & 611 Sidney Baker. (File No. 2014-004)

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4. STAFF REPORTS

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5. ADJOURNMENT

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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: ___at___ and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Deputy City Secretary, City of Kerrville, Texas

Cmr. Morgan moved to approve the minutes as presented; motion was seconded by Cmr. Harmon and passed 5-0.

3. PUBLIC HEARINGS AND ACTION:

3A. Conditional Use Permit - Public hearing, consideration, and action concerning a conditional use permit to allow the land use of "Restaurant, General", which would permit the retail sale of alcoholic beverages for on-premises consumption, for Lots 21, 22, 23, and 24, Block G of the B.F. Cage Addition Subdivision, located at 820 Sidney Baker St. North.

Owner: Bruce Motheral
Applicant: Peggy Shen
Zoned: N-21
Planning File: 2014-002

Mr. Lutz presented the findings of fact and recommended approval of the CUP.

Cmr. Watterson opened the public hearing at 4:35 p.m. Hearing no one speak, Cmr. Watterson closed the floor at 4:36 p.m.

Cmr. Harmon moved to approve the CUP as presented; motion was second by Cmr. Morgan and passed 5-0.

4. STAFF REPORTS:

4A. Report concerning future agenda items.

Mr. Lutz announced there will be no meeting on February 20, 2014. A final plat will be presented to Commissioners on March 6, 2014.

5. ADJOURNMENT

This meeting was adjourned at 4:38 p.m.

Art. 10-IV-1

SECTION (B) PLATS

4. A plat of one lot may be approved for either the original owner of the entire tract and/or a subsequent purchaser of the lot, if:
 - a. The original tract has already been subdivided and there are currently multiple owners of the different lots, and it is not practical to attempt to subdivide all of the original tract at one time; or
 - b. The owner of the original tract prepares a preliminary plat of the total acreage to meet the requirements of the Ordinance; or
 - c. The Commission finds that the purpose and intent of this Ordinance shall not be impaired by the approval of the one-lot plat.

The applicant is seeking to final plat lot 1 of the Green Tree Acres Subdivision. Lot 1 consists of 7.84 acres with 471.08' of frontage along State Hwy. 173 and has an existing 20' wide sanitary sewer easement located along the southern portion of the western lot line. The applicant is seeking to abandon this sanitary sewer easement, but this will require council approval. Lot 1 meets the maximum required frontage for any land use permitted within the Guadalupe River District (GR).

The lot contains property located in the FEMA Flood Zone AE / Floodway, a Recreation Easement (River Trail), and 12.5' Permanent Construction Easements located adjacent to the rear property line.

A 25' public utility easement has been provided for a sanitary sewer main located near the rear of the property.

This subdivision of land has triggered the City's requirement to extend a water main across the frontage of lot 1 (the portion of the subdivision that is being platted). A 10' public utility easement has been provided along the front property line for the location of the proposed water main. In addition a financial guarantee will need to be provided for the public improvements or the improvements must be constructed and accepted by the City of Kerrville, prior to the approval of a Final Plat. At this time the financial guarantee has not been provided, but staff is working with the applicant to have this prior to the meeting.

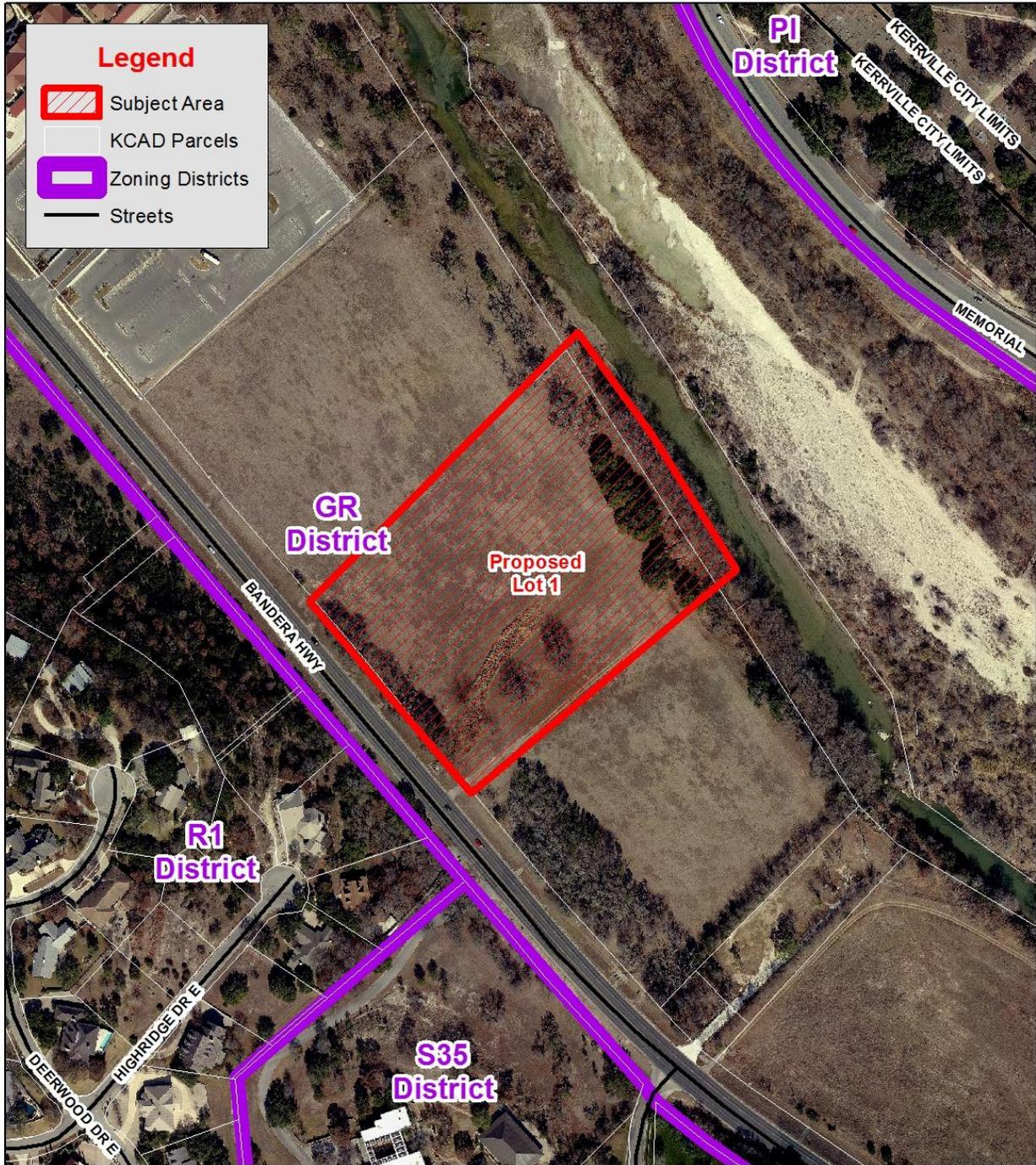
The proposed final plat meets all state and local codes, and staff recommends approval of the final plat with the following conditions to be satisfied prior to recording of the plat:

1. Add a 1 foot "No Vehicular" Access Line across the frontage, providing a 60' break in the line centered on Lot 1 (Per TxDOT).
2. That the 20' Sanitary Sewer Easement be removed from the plat, if City Council approves the abandonment.
3. A plat note citing the method and instrument used to abandon the easement be added to the plat; or
4. That the plat be recorded with the easement as shown, should the City Council not approve of the abandonment.

RECOMMENDED ACTION

1. Open the floor for comments, and approve the plat with the conditions listed.

P&Z Case #2014-003 Final Plat Location Map



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.

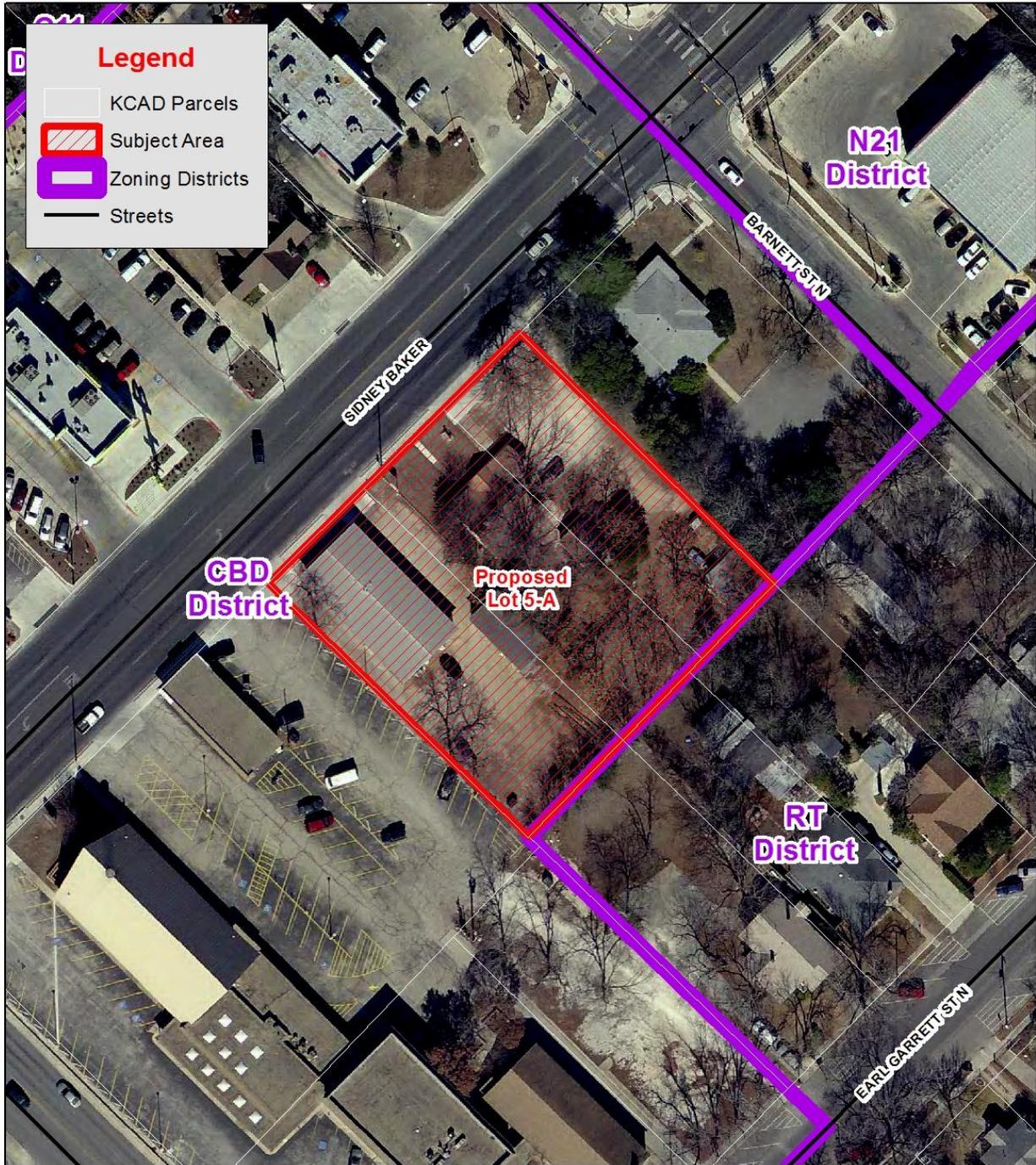
0 125 250 500 Feet



1 inch = 250 feet



P&Z Case #2014-004 Replat Location Map



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.

0 37.5 75 150 Feet



1 inch = 75 feet



