

CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, OCTOBER 16, 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 September 18, 2014 meeting.

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3. PUBLIC HEARINGS AND ACTION

3A. **Residential Replat** – Public hearing, consideration, and action concerning a proposed residential replat of lot 10-A of the Mesa Park Subdivision, Section 2, located at 472 & 474 Bridle Path. (File No. 2014-036)

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3B. **Comprehensive Plan Amendment** – Public hearing, consideration, and action concerning a proposed Comprehensive Plan Amendment to amend the future land use category from “Low-Density Residential” to the future land use category of “Neighborhood Commercial” for approximately 0.80 acres of land consisting of lots 10, 11, and part of lots 13, 15, and 17, Block 1, of the A. L. Lewis Second Addition Subdivision and to amend the future land use category from “General Commercial” to the future land use category of “Neighborhood Commercial” for approximately 0.30 acres of land consisting of Lots 3 & 4 of the Powel Addition Subdivision, located at 304, 308, 312, 314, 316, 320, and 324 West Main Street. (File No. 2014-038)

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3C. **Zoning Change Request** – Public hearing, consideration, and action concerning a requested zoning change from a (R-1A) Residential District to a (RT) Residential Transition District for approximately 1.10 acres consisting of lots 10, 11, and part of lots 13, 15, and 17, Block 1, of the A. L. Lewis Second Addition Subdivision and Lots 3 & 4 of the Powel Addition Subdivision, located at 304, 308, 312, 314, 316, 320, and 324 West Main Street. (File No. 2014-039)

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4. STAFF REPORTS

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: ____ 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 amended; motion was seconded by Cmr. Motheral and passed 5-0.

3. CONSIDERATION AND ACTION

- 3A. **Amending Plat** – Consideration and action concerning a proposed amending plat to adjust an interior lot line between Lots 5 & 6, Block 2 of the Saddlewood Estates Subdivision, located at 349 & 431 Saddlewood Blvd.
(File No. 2014-034)

Mr. Lutz presented the findings of fact and asked Commissioners to render a decision.

Cmr. Waller opened the floor for comments at 4:35 p.m. Hearing no one speak, Cmr. Waller closed the floor at 4:36 p.m.

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

4. STAFF REPORTS:

- 4A. Report concerning future agenda items.

Mr. Lutz reported there may be a replat for Commissioners to review for the meeting of October 2, 2014.

4. ADJOURNMENT

This meeting was adjourned at 4:39 p.m.

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

AGENDA ITEM: 3A **FOR AGENDA OF:** October 16, 2014

DESCRIPTION: Public hearing, consideration, and action concerning a proposed residential replat of lot 10-A of the Mesa Park Subdivision, Section 2, located at 472 & 474 Bridle Path.

APPLICANT(S): Charles Domingues

ATTACHMENT(S): Location Map, Proposed Plat, Current Plat

SUMMARY STATEMENT

The applicant is seeking to replat Lot 10-A of the Mesa Park Subdivision. The subject tract was replatted in 2004, which combined 3 lots (8, 9, and 10) into 2 lots (8-A and 10-A) to allow for the construction of a single-family attached structure with 2 units (472 and 474 Bridal Path).

The proposed replat will divide lot 10-A into 2 lots (9-B and 10-B) to allow the land owner to sell each unit of the single-family attached structure. The proposed interior lot line will correspond to the shared common wall separating the two units. The subject property is located in an RC zoning district which does allow the construction of a single-family attached structure.

Both of the proposed lots will meet and exceed the minimum lot frontage requirement of 50' and the minimum lot size of 5,000 square ft. No additional public infrastructure will be required for this subdivision of land.

The proposed plat does not reflect the current/accurate lot numbers or how the property is currently platted. The descriptions of the property shown are of the property, prior to the replat that was approved in 2004.

Before the property can be recorded a letter from a licensed plumber will need to be submitted to the City of Kerrville's Development Services Department to verify that each unit is connected to the City's infrastructure via separate water and sewer connections.

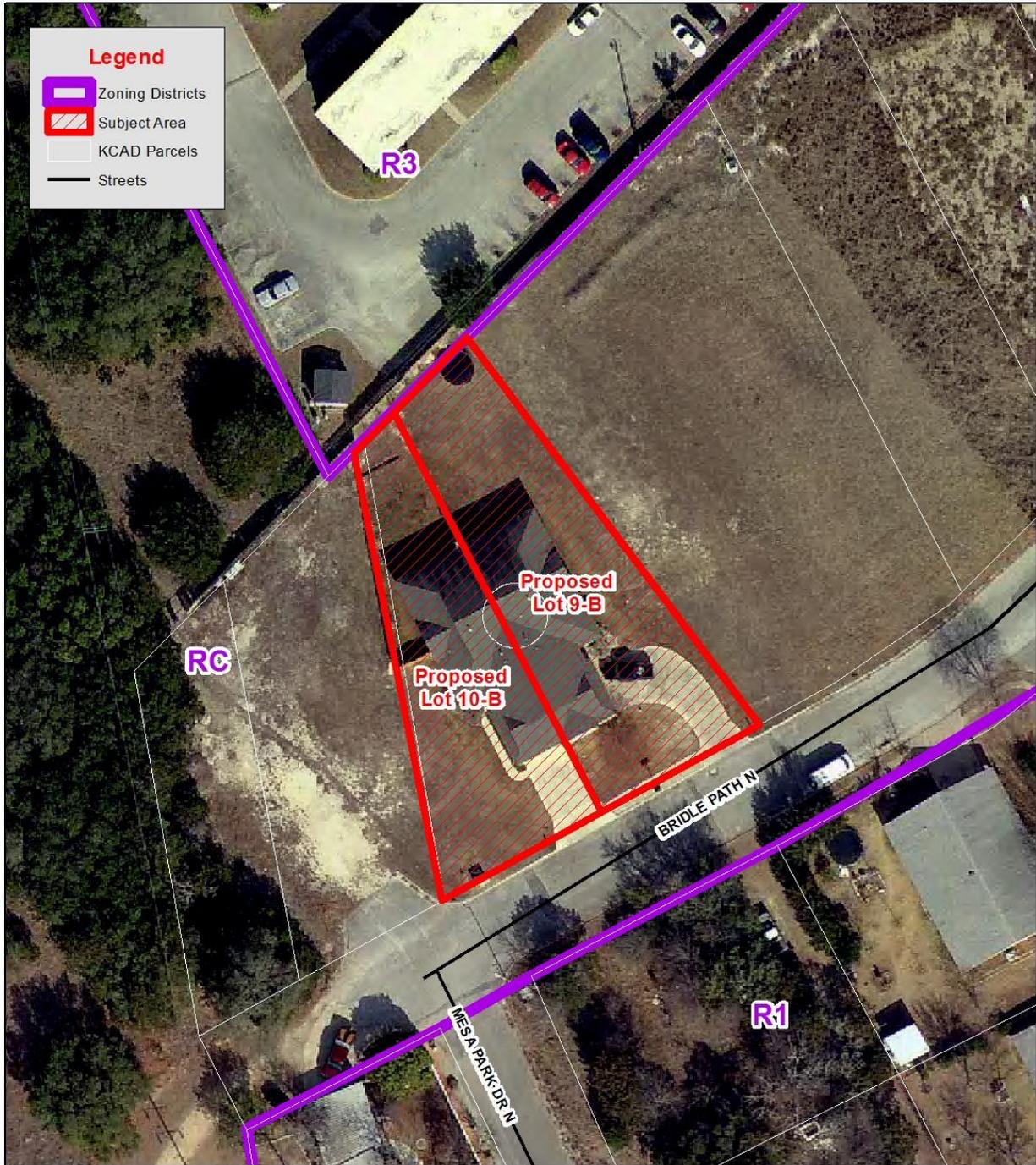
This application does meet all state codes and local ordinances and staff recommends approval of the replat with the following conditions:

1. A letter from a licensed plumber will need to be submitted to the City of Kerrville's Development Services Department to verify that each unit is connected to the City's infrastructure via separate water and sewer connections.
2. The plat show the current recording information for lot numbers (10-A) and the adjacent property (lot 8-A).
3. The plat title is changed to reflect the actual/current property descriptions.
4. The proposed lots are labeled as lots 9-B & 10-B.

RECOMMENDED ACTION

1. Open the required public hearing and receive comments.
2. Approve the replat with the conditions listed by staff.

P&Z Case #2014-036 - Residential 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 25 50 100 Feet



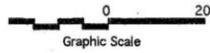
1 inch = 50 feet



Proposed Plat of the Subject Area



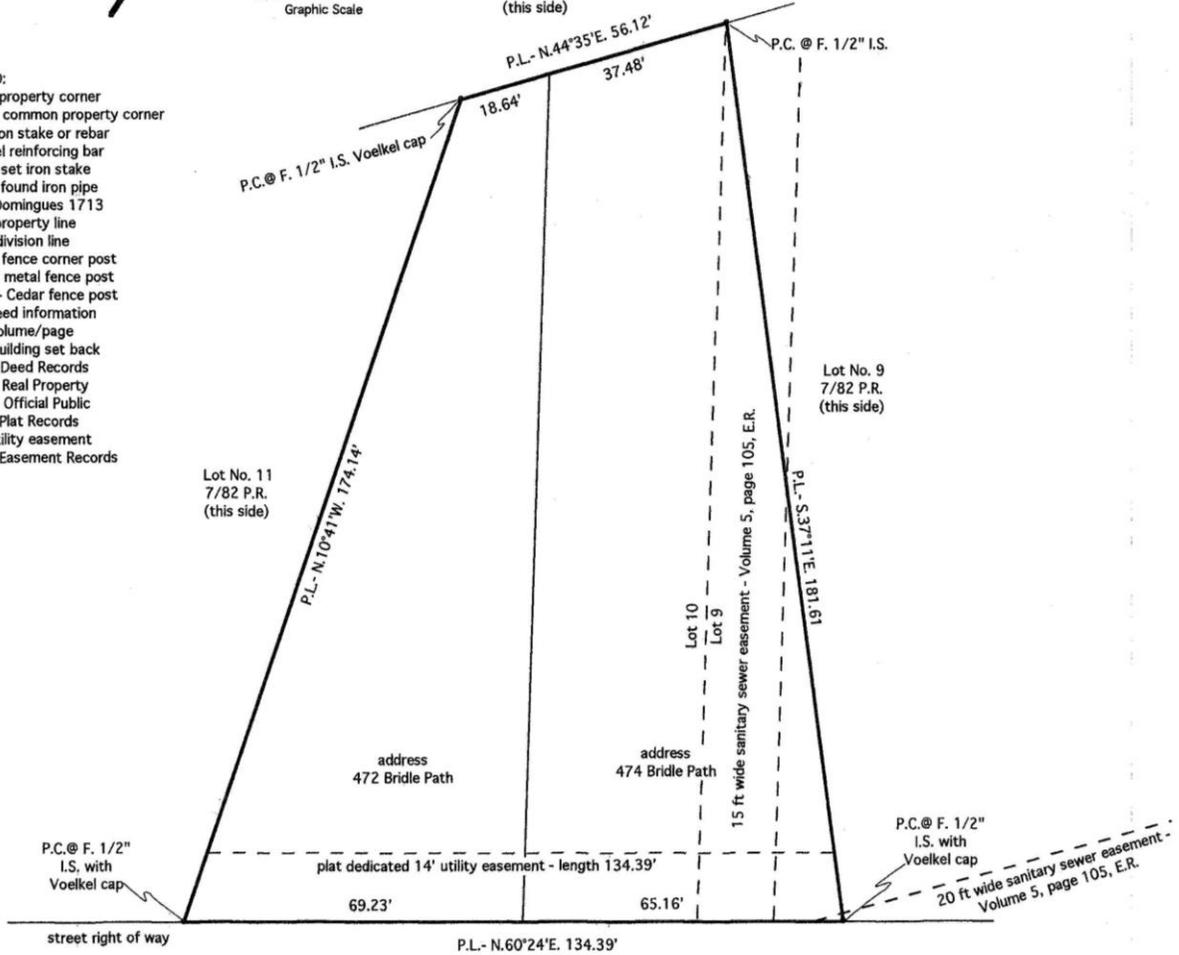
Basis of bearings was derived from true north observations using G.P.S. (Trimble) R.T.K. system
All distances are in feet unless stated otherwise.



5.0 acres
269/390 D.R.
(this side)

LEGEND:

- P.C. - property corner
- C.P.C. - common property corner
- I.S. - iron stake or rebar steel reinforcing bar
- S. I.S. - set iron stake
- F. I.P. - found iron pipe cap - Domingues 1713
- P.L. - property line
- D.L. - division line
- F.C.P. - fence corner post
- M.-F.P. - metal fence post
- C.-F.P. - Cedar fence post
- [] - deed information
- / -Volume/page
- BSB - building set back
- D.R. - Deed Records
- R.P.R. - Real Property
- O.P.R. - Official Public
- P.R. - Plat Records
- UE - utility easement
- E.R. - Easement Records



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

AGENDA ITEM: 3B

FOR AGENDA OF:

October 16, 2014

DESCRIPTION: Public hearing, consideration, and action concerning a proposed Comprehensive Plan Amendment to amend the future land use category from “Low-Density Residential” to the future land use category of “Neighborhood Commercial” for approximately 0.80 acres of land consisting of lots 10, 11, and part of lots 13, 15, and 17, Block 1, of the A. L. Lewis Second Addition Subdivision and to amend the future land use category from “General Commercial” to the future land use category of “Neighborhood Commercial” for approximately 0.30 acres of land consisting of Lots 3 & 4 of the Powel Addition Subdivision, located at 304, 308, 312, 314, 316, 320, and 324 West Main Street.

APPLICANT(S): Jo Wall

ATTACHMENT(S): Location Map

SUMMARY STATEMENT

The applicant is seeking a rezoning of the subject property from Single-Family Residential (R-1A) with apartment to the Residential Transition District (RT). Before any change in zoning may be approved the City of Kerrville’s adopted Comprehensive Plan must be amended.

Currently the comprehensive plan calls for the future land use of this area to be “General Commercial” (shown in pink) and “Low-Density Residential” (shown in yellow). Based on the fact that the subject area is located between a single-family zoning district and a general commercial district, staff recommends that the area be amended and placed in the future land use category of “Neighborhood Commercial”. This future land use would allow the properties to take advantage of being adjacent to a commercial zoning district by allowing small-scale commercial uses such as Real Estate or Doctors’ offices, and at the same time protecting the single-family area from further encroachment into the neighborhood from high intensity land uses that would be permitted under a general commercial zoning district.

The goal of the “Neighborhood Commercial” as defined in the City’s Comprehensive Plan is “An area intended to provide for small-scale, limited impact retail, restaurant and office uses that are compatible with and adjacent to low and medium density residential neighborhoods which provide retail and personal service needs to the adjacent/nearby neighborhoods”.

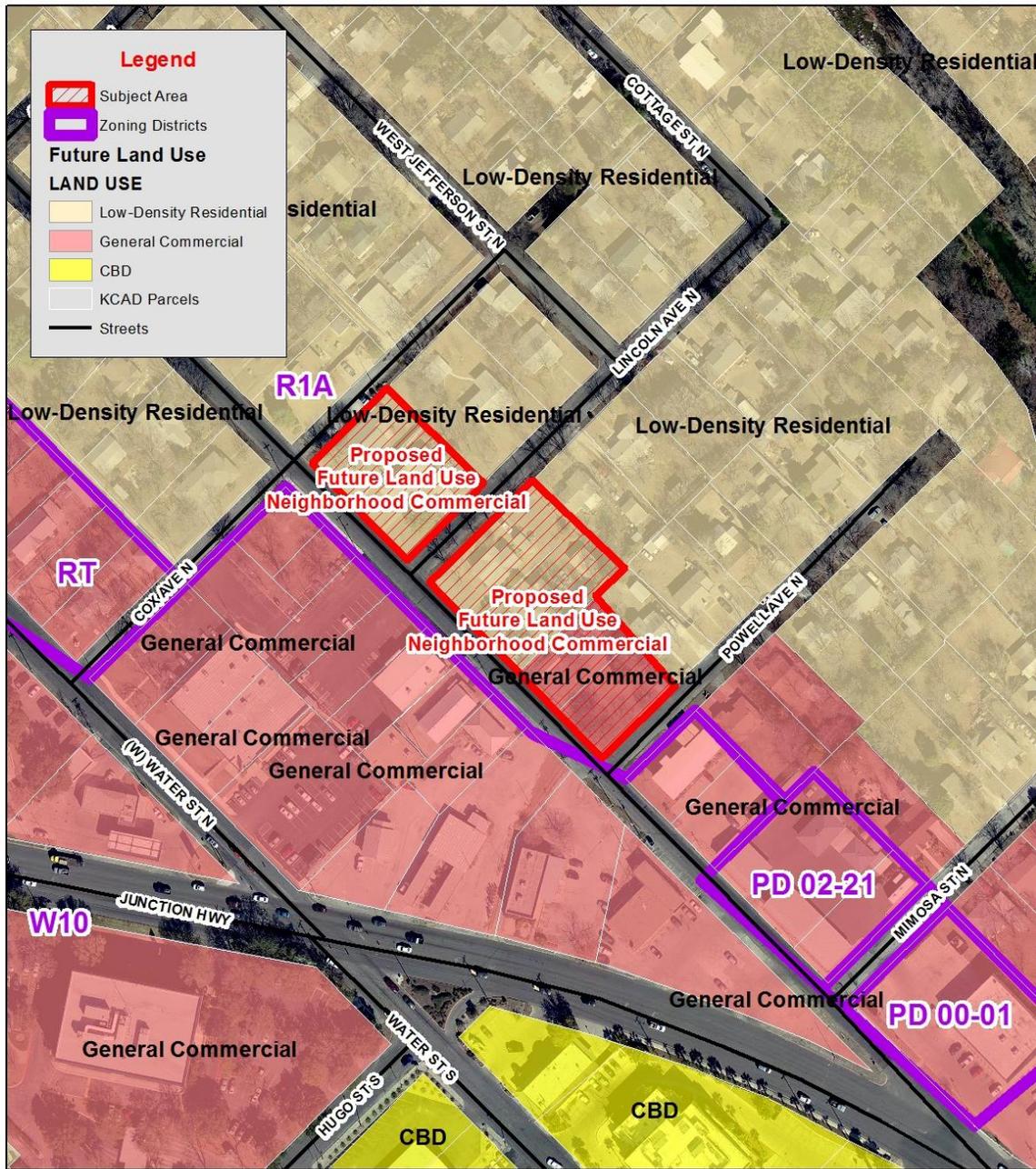
Based on the location of the subject property, access to major thoroughfares, and that the requested future land use satisfies the definition of “Neighborhood Commercial” staff recommends approval of the requested Comprehensive Plan amendments.

At the time this packet was distributed 32 land owners within 200’ were notified and no official protests have been received.

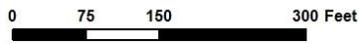
RECOMMENDED ACTION

1. Open the required public hearing and receive comments.
2. Render a decision on the requested comp. plan amendments.

P&Z Case #2014-038 - Comprehensive Plan Amendment - Location Map



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1 inch = 150 feet



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

AGENDA ITEM: 3C

FOR AGENDA OF:

October 16, 2014

DESCRIPTION: Public hearing, consideration, and action concerning a requested zoning change from a (R-1A) Residential District to a (RT) Residential Transition District for approximately 1.10 acres consisting of lots 10, 11, and part of lots 13, 15, and 17, Block 1, of the A. L. Lewis Second Addition Subdivision and Lots 3 & 4 of the Powel Addition Subdivision, located at 304, 308, 312, 314, 316, 320, and 324 West Main Street.

APPLICANT(S): Jo Wall

ATTACHMENT(S): Location Map

SUMMARY STATEMENT

The applicant is seeking a rezoning of the subject property from Single-Family Residential (R-1A) with apartment to the Residential Transition District (RT).

The requested (RT) district limits land uses to retail, offices, and personal services. The purpose of the (RT) district is "specifically designed to be a transition zone between single family areas and commercial properties. Because of development regulations that require the appearance of a business located in an "RT" Residential Transition District to be that of a single family residence, the "RT" Residential Transition District can be used in various areas of the City where existing lots are occupied in part by single family houses but where limited business uses may be under certain conditions appropriate and desirable".

To further protect single-family residential uses the (RT) district limits commercial uses, limits the size of buildings to 3,000 square feet, and requires them to be designed to look like a single-family residence.

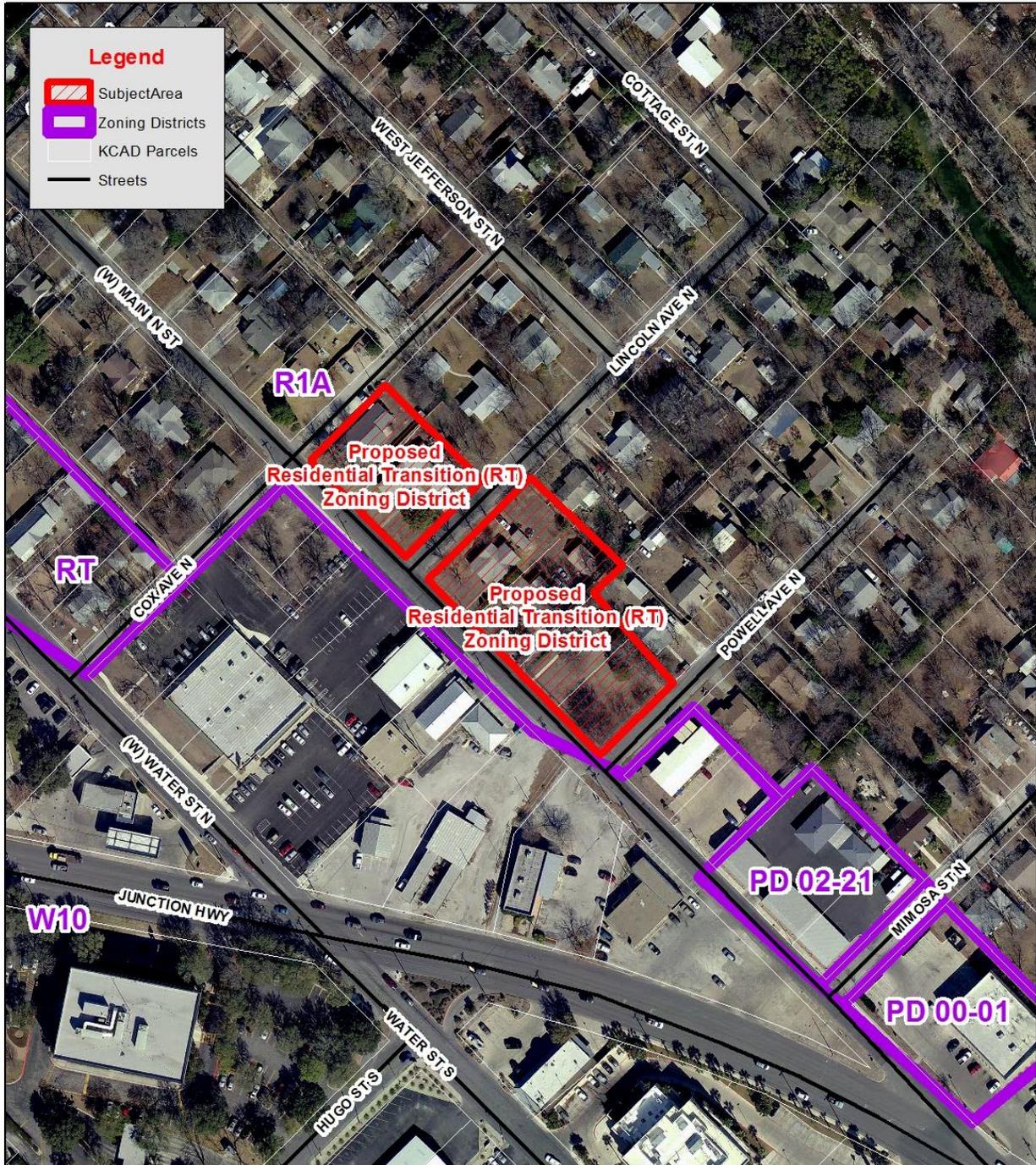
Based on the location of the subject property, access to major thoroughfares, and that the requested zoning district was intended for areas that are similar in nature to the subject area, staff recommends approval of the requested zoning change.

At the time this packet was distributed 32 land owners within 200' were notified and no official protests have been received.

RECOMMENDED ACTION

1. Open the required public hearing and receive comments.
2. Render a decision on the requested zoning change request.

P&Z Case #2014-039 - Zoning Change Request - Location Map



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0 75 150 300 Feet



1 inch = 150 feet



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

AGENDA ITEM: 4 **FOR AGENDA OF:** October 16, 2014

DESCRIPTION: Future agenda items

APPLICANT(S): City staff

ATTACHMENT(S):

Nov. 6, 2014

- Residential Replat – Comanche Trace
- Zoning Code Text Amendments – To allow community gardens, subject to site development standards, in any zoning district.

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

AGENDA ITEM: 5 **FOR AGENDA OF:** October 16, 2014

DESCRIPTION: Adjournment
