



**CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA**  
**REGULAR MEETING, THURSDAY, April 2, 2015 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 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 March 12, 2015 Planning & Zoning Commission meeting.

**3. PUBLIC HEARINGS AND ACTION**

3A. **Public Hearing & Action, Voluntary Annexation & Zoning Recommendation** - First public hearing, consideration, and action concerning a proposed voluntary annexation and a recommendation for a zoning classification of (RM) "Residential Mix" District, for an approximate 3.05 acre tract of land out of the W.H. Crawford Survey No. 653, Abstract No. 123, Kerr County, Texas, located at 421 Roy Street. (Planning File No. 2014-033).

**4. STAFF REPORTS**

**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 830-257-8000 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: March 27, 2015 at 3:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

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Cheryl Brown  
Deputy City Secretary, City of Kerrville, Texas

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# City of Kerrville Planning Department Report

To: Planning & Zoning Commission  
Agenda Item: 2A  
Hearing Date: April 2, 2015  
Representative: Staff

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## **Proposal**

Approval of the minutes from the March 12, 2015 Planning & Zoning Commission meeting.

### **MEMBERS PRESENT:**

Robert Waller, Vice Chairman  
Garrett Harmon, Commissioner  
Bill Morgan, Commissioner  
R. Bruce Motheral, Commissioner  
Doyle Malone, Alternate  
Rustin Zuber, Alternate

### **MEMBERS ABSENT:**

David Watterson, Chairman

### **CITY COUNCIL LIASON**

Gary Stork (present)

### **STAFF PRESENT:**

Kristine Day, Deputy City Manager  
Dieter Werner, Director of Engineering & Planning  
Dorothy Miller, Recording Secretary

### **CALL TO ORDER:**

On March 12, 2015, Cmr. Waller called the Kerrville Planning and Zoning Commission regular meeting to order at 4:35 p.m. in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

### **1. VISITORS/CITIZENS FORUM:**

No one spoke.

### **2. CONSENT AGENDA:**

2A. Approval of the minutes from the February 5, 2015 meeting.

Cmr. Morgan moved to approve the minutes as amended. Motion was seconded by Cmr. Motheral and passed 5-0.

### **3. PUBLIC HEARINGS AND ACTION:**

- 3A. **Public Hearing & Action, Initial Zoning Request and Rezoning Request (PDD)** – Public hearing, consideration, and action concerning a requested rezoning of 6.920 acres from (GR) Guadalupe River District to (PDD) Planned Development District, located at 1107 Junction Highway (Planning File No. 2014-041)

Mrs. Day presented the findings of fact and asked Commissioners to render a decision.

Com. Waller opened the public hearing at 4:45 p.m. Hearing no one speak, Com. Waller closed the public hearing at 4:46 p.m.

Com. Motheral moved to approve the PDD as presented. Motion was seconded by Com. Morgan and passed 5-0.

- 3B. **Public Hearing & Action, Text Amendment, Downtown Core Designation (DC)** – Public hearing, consideration, and action concerning proposed text amendments to the City of Kerrville’s adopted zoning code regarding parking restrictions within the Central Business District (Planning File No. 2014-054)

Mrs. Day presented the findings of fact and asked Commissioners to render a decision.

Com. Waller opened the public hearing at 4:57 p.m. Hearing no one speak, Com. Waller closed the public hearing at 4:58 p.m.

No motion was made. Mrs. Day stated no motion indicated the text amendment was denied.

- 3C. **Public Hearing & Action, Text Amendment, Community Gardens** – Public hearing, consideration, and recommendation to Council on a proposed text amendment to the City of Kerrville’s adopted zoning code by adding the definition “Community Gardens” to Article 11-I-3 Definitions, revising Article 11-I-4 to add “Community Garden” as a use that is permitted within any zoning district, and revising Article 11-I-19 Special Development Regulations to include site development standards.(Planning File No. 2014-042)

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

Com. Waller opened the public hearing at 5:27 p.m. Hearing no one speak, Com. Waller closed the public hearing at 5:28 p.m.

Com. Motheral moved to deny the text amendment for the community garden as presented. Motion was seconded by Com. Malone and passed 5-0.

4.  
**CONSIDERATION AND ACTION**

- 4A. **Consideration & Action, Final Plat** – Consideration and action concerning a final plat of the the Village on the Guadalupe Subdivision, located at 1107 Junction Highway. (Planning File No. 2015-013)

Mrs. Day presented the findings of fact and asked Commissioners to render a decision.

Com. Morgan moved to approve the final plat as presented. Motion was seconded by Com. Harmon and passed 5-0.

**5. STAFF REPORTS:**

Mrs. Day reported at this time she was unaware of anything pending for the next Planning and Zoning Meeting.

**6. ADJOURNMENT:**

This meeting was adjourned at 5:45 p.m.

**Recommended Action**

The recording Secretary recommends approval of the minutes from the March 12, 2015 Planning & Zoning Commission meeting.



# City of Kerrville Planning Department Report

To: Planning & Zoning Commission  
Agenda Item: 3A  
Planning File #: 2014-033  
Hearing Date: April 2, 2015  
Representative: Lee Voelkel  
Location: 421 Roy Street  
Legal Description: Approximately 3.05 acre tract of land out of the W.H. Crawford Survey No. 653, Abstract No. 123, Kerr County, Texas  
Total Acreage: 3.05

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## **Proposal**

Voluntary annexation and a recommendation for a zoning classification of (RM) "Residential Mix" District.

## **Procedural Requirements**

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on March 18, 2015. Notices were sent to property owners within two hundred (200) feet of the subject property on March 12, 2015. Additionally, notice of this meeting was posted at city hall and on the city's internet website on March 27, 2015, in accordance with Section 551.043(a) of the Texas Government Code.

## **Recommended Action**

Staff recommends that the Commission hold the required public hearing to receive public comments and make a recommendation to the Council.

## **Notices Mailed**

**Owners of Property within 200 feet: 11**

## **Topography**

The subject property is relatively flat with a few trees throughout the landscape.

## **Adjacent Zoning and Land Uses**

**Direction:** North and West

**Current Base Zoning:** "OCL" Outside of City Limits

**Current Land Uses:** Vacant Land and Single-Family Residences

**Direction:** South and East

**Current Base Zoning:** "RM"

**Current Land Uses:** Single-Family Residences and Vacant Land

**Transportation**

**Thoroughfare:** Roy Street North and Thurman Street North

**Existing Character:** Narrow one lane in each direction with no sidewalks

**Proposed Changes:** None known

**Parking Information:** Dwelling: Single-Family Detached

Minimum vehicle spaces: 2 per unit

**Staff Analysis and Recommendation: Approval**

**1. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request and voluntary annexation.

**2. Suitability as Presently Zoned:**

The subject property is currently not zoned. The requested zoning district is appropriate for the subject property and is consistent with the surrounding area. The “RM” district has additional development standards that will help guide the growth and development to ensure the impact on the surrounding neighborhood is minimal.

**3. Health, Safety and Welfare:**

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

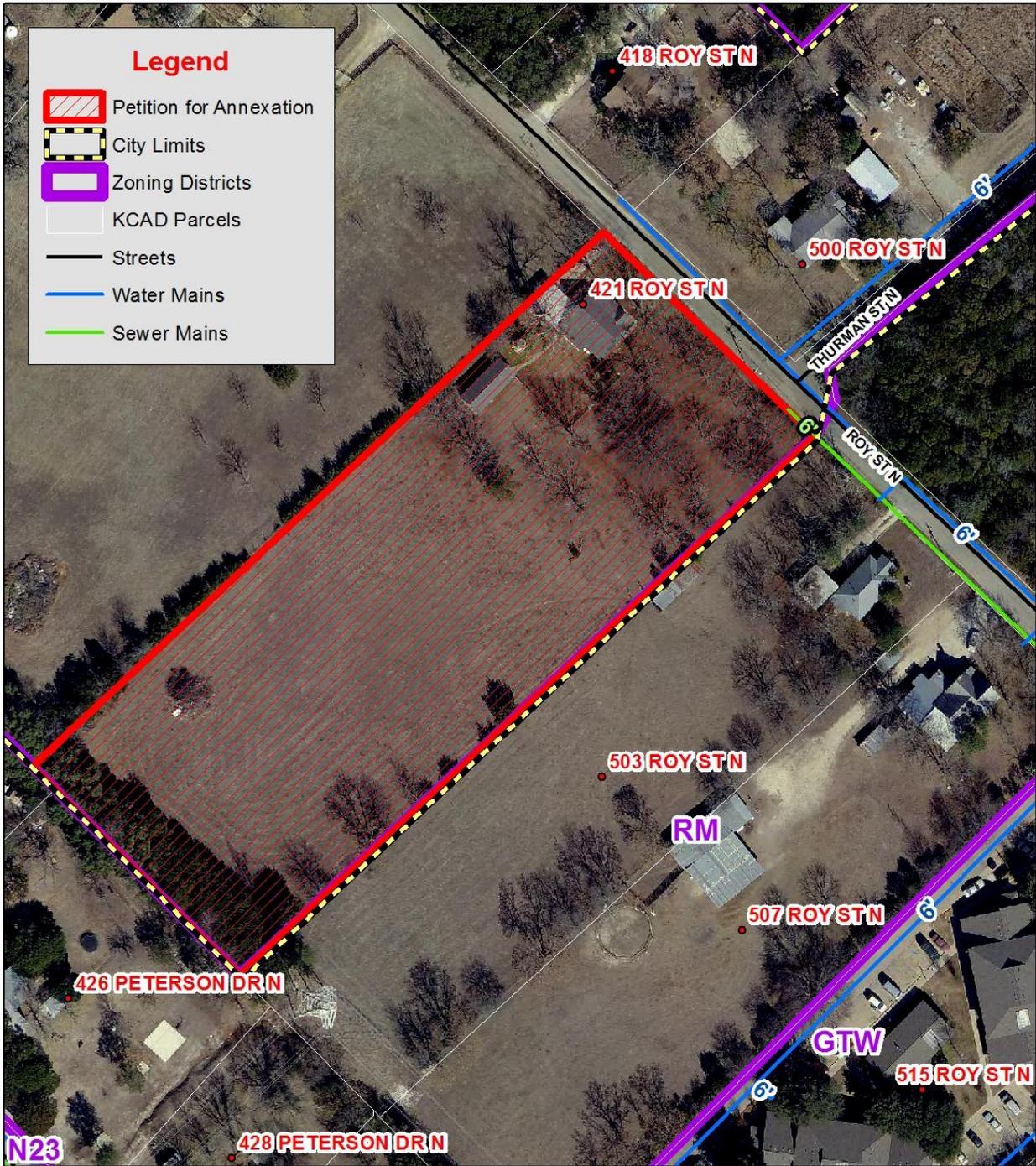
**4. Size of Tract:**

The subject property is approximately 3.05 acres in size, which should be able to reasonably accommodate the proposed residential uses.

**5. Other Factors:**

None

**P&Z Case #2014-033    Petition for Annexation    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    50    100    200 Feet



1 inch = 100 feet

