



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, DECEMBER 3, 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. PUBLIC HEARINGS AND ACTION

- 2A. **Public Hearing & Action, Conditional Use Permit** - Public hearing and consideration of resolution concerning a requested conditional use permit for a Manufactured Home or Manufactured Housing for an approximate 2.95 acres tract. Legal Description 2.95 acres out of Sam Wallace Survey No. 112, Abstract No. 360 and Sam Wallace Survey No. 113, Abstract No. 347, both surveys in Kerr County, Texas; Recorded in Volume 681 on Page 527 of the real property records of Kerr County, Texas located at 3370 Loop 534; north of Singing Wind Drive, between Loop 534 and Landfill Road North. (File No. 2015-050). **Pg. 3**
- 2B. **Public Hearing & Action, Residential Replat** - Public hearing, consideration, and action concerning a proposed replat of Lot 7-R1 and Lots 8-9, Block 6 of The Summit Phase Twelve, located at 1801, 1803, 1805 and 1807 Summit Spur North; southeast of Summit Spur North, between Vista View Circle North and Vista Ridge Drive North. (File No. 2015-053). **Pg. 7**
- 2C. **Public Hearing & Action, Conditional Use Permit** - Public hearing and consideration of resolution concerning a requested conditional use permit for a Building Construction, Specialist for an approximate .35 acres tract. Legal Description 0.35 acres, more or less, out of P.R. Oliver Survey No. 122, Abstract No. 265 in the City of Kerrville, Kerr County, Texas; part of a certain 1.937 acre tract recorded in Volume 1784 at Page 29 of the Official Public Records of Kerr County, Texas. Located at 1612 Goat Creek Road; east of Goat Creek Road, between Stephanie Drive North and Junction Highway (also known as Highway 27). (File No. 2015-057). **Pg. 10**

3. CONSIDERATION AND ACTION

- 3A. **Consideration & Action, Final Plat** – Consideration and action concerning a final subdivision plat of Avery Airport Subdivision for 29.765 acre tract of land situated in the F. Rodriguez Survey No. 72, Abstract No. 280, Kerr County, Texas and being all of that of that certain 29.765 acre tract of land recorded in Doc. #14-07302, official public records, Kerr County, Texas. Located to the south of Al Mooney Road North, between State Highway 27 and Wharton Road East. (2015-056). **Pg. 15**

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



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 2A
Planning File #: 2015-050
Hearing Date: December 3, 2015
Representative: Melanie Lavrakas
Location: 3370 Loop 534; north of Singing Wind Drive, between Loop 534 and Landfill Road North
Legal Description: 2.95 acres out of Sam Wallace Survey No. 112, Abstract No. 360 and Sam Wallace Survey No. 113, Abstract No. 347, both surveys in Kerr County, Texas; Recorded in Volume 681 on Page 527 of the real property records of Kerr County, Texas
Total Acreage: 2.95

Proposal

Requested conditional use permit for a Manufactured Home or Manufactured Housing for an approximate 2.95 acres tract.

Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on November 18, 2015. Notices were sent to property owners within two hundred (200) feet of the subject property on November 23, 2015. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 25, 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: 10

Topography

The subject property has a slight slope from Loop 534 heading southeast to the rear of the property. The property has various types of grasses and trees creating a natural buffer between the residential structure and Loop 534.

Adjacent Zoning and Land Uses

Direction: North, South, East and West

Current Base Zoning: "E-27"

Current Land Uses: Manufactured Housing, Single-Family Residential and Vacant Land

Transportation

Thoroughfare: Loop 534

Existing Character: One lane in each direction

Proposed Changes: None known

Parking Information: Single-Family Residential

Minimum vehicle spaces: Two (2) spaces per dwelling unit

Staff Analysis and Recommendation: Approval with conditions

1. Consistency:

The property's land use designation is Mixed-Use. The requested Conditional Use Permit is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

There will be little to no impact on neighboring lands adjacent to the proposed conditional use. The surrounding properties have similar uses already established. The proposed conditional use for a "Manufactured Home or Manufacturing Housing", will allow the existing structure to no longer be considered a non-conforming use, but instead meet the provisions and regulations set forth in the City of Kerrville's zoning code.

3. Suitability as Presently Zoned:

The existing "E-27" zoning district is consistent with the surrounding area. The requested Conditional Use Permit will allow for the subject property's existing non-conforming use to be permitted. Additionally, the Conditional Use Permit will allow for the future replacement of the existing manufactured home (with the same footprint and square footage).

4. Health, Safety and Welfare:

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

5. Size of Tract:

The subject property is approximately 2.95 acres in size, which should be able to reasonably accommodate the residential use.

6. Other Factors:

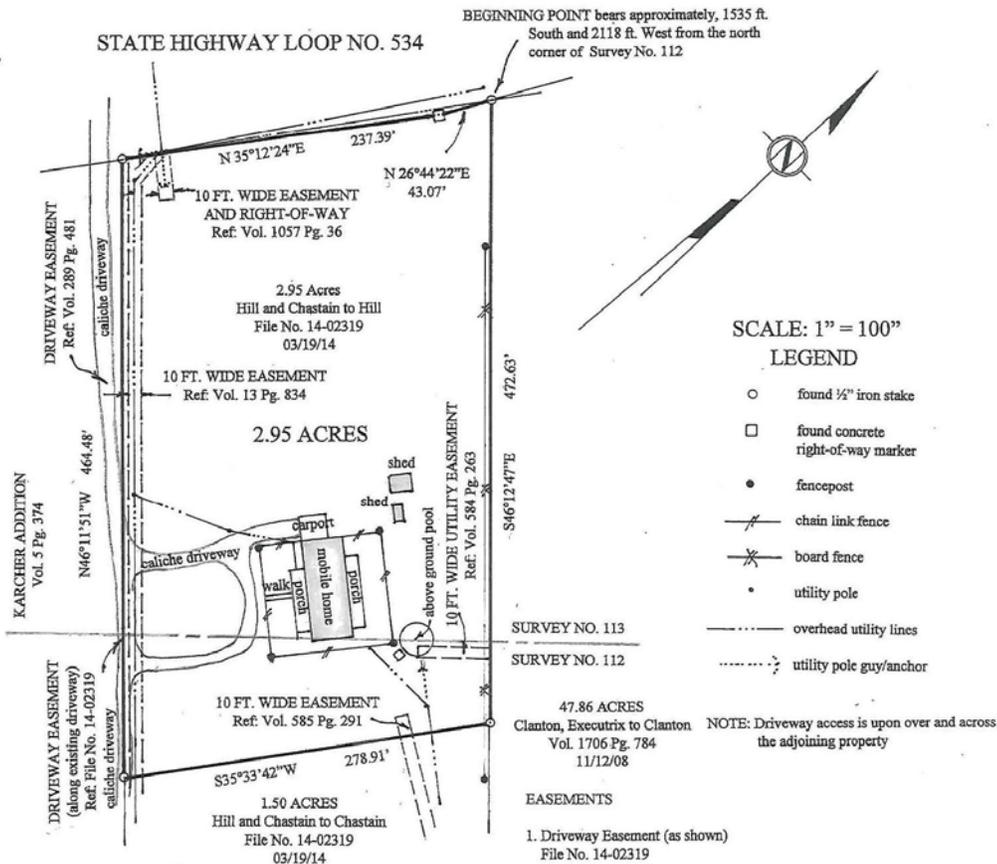
Meets and abides to all requirements in accordance with Chapter I, "The City of Kerrville Zoning Code" Article 11-1-13 Conditional Use Permits and Article 11-1-12 Manufactured Homes, Mobile Homes, Trailers, And Recreation Vehicles.

As part of the Conditional Use Permit process, a site plan has been submitted and will be included with the ordinance. The site plan is in accordance with Article 11-1-13(f)(1)(xiv) "Procedures for Obtaining a Conditional Use Permit".

TITLE SURVEY PLAT FOR 2.95 ACRES OF LAND, MORE OR LESS, OUT OF ORIGINAL PATENT SURVEYS IN KERR COUNTY, TEXAS AS FOLLOWS:

SURVEY NO.	SURVEY	ABSTRACT NO.	ACRES
112	SAM WALLACE	360	0.53
113	SAM WALLACE	347	2.42

THAT SAME LAND CONVEYED FROM MELANIE MEEKER HILL AND CONNIE MEEKER CHASTAIN TO MELANIE MEEKER HILL BY PARTITION DEED EXECUTED THE 19TH DAY OF MARCH, 2014 AND RECORDED IN FILE NO. 14-02319 OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS



SCALE: 1" = 100"
LEGEND

- found 1/2" iron stake
- found concrete right-of-way marker
- fencepost
- chain link fence
- board fence
- utility pole
- overhead utility lines
- utility pole guy/anchor

SURVEY NO. 113
SURVEY NO. 112
47.86 ACRES
Clanton, Executrix to Clanton
Vol. 1706 Pg. 784
11/12/08
NOTE: Driveway access is upon over and across the adjoining property

- EASEMENTS
1. Driveway Easement (as shown)
File No. 14-02319
 2. Easement and Right-of-Way (as shown)
Lavarkas and Chastain to KPUB and Kerrville Telephone
Vol. 1057 Pg. 36
03/14/00
 3. Easement (as shown)
Meeker to Kerrville Telephone
Vol. 13 Pg. 834
03/23/82
 4. Electrical Line Easement and Right-of-Way (as shown)
Meeker to KPUB
Vol. 584 Pg. 263
03/08/91
 5. Electrical Line Easement and Right-of-Way (as shown)
Meeker to KPUB
Vol. 585 Pg. 291
03/18/91

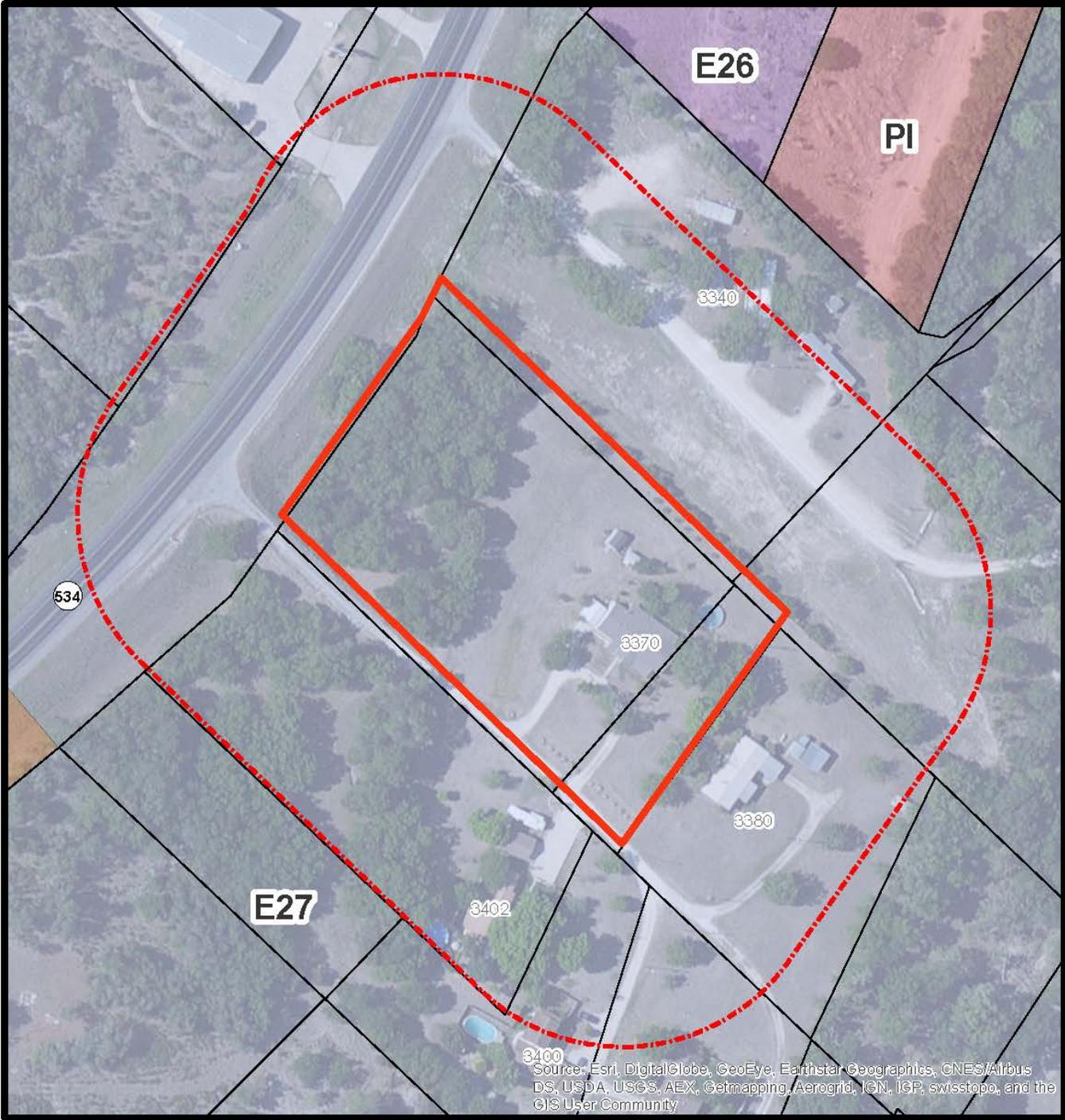
I hereby certify that this plat is an accurate representation of the property shown and described herein as determined by a survey made on the ground under my direction and supervision, except no survey was made to reestablish Patent Survey lines or corners, and that all property corners are as shown: all applicable easements of record as provided to me by Fidelity Abstract are shown hereon and there are no visible easements, encroachments, conflicts or protrusions apparent or known to me to be on the property except as shown. (Bearing basis = True North based on GPS observations)

Title Company: Fidelity Abstract
Commitment No.: GF150637F
Effective Date: August 26, 2015
Date Surveyed: September 3, 2015

Dated this 11th day of September 2015

Lee C. Voelkel
Lee C. Voelkel





Conditional Use Permit Location Map

Case 2015-050

Location:
3370 Loop 534

Legend

200' Notification Area - - - - -

Subject Properties —————

Current Zoning **TEXT**

0 50 100 200
Scale In Feet

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.



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 2B
Planning File #: 2015-053
Hearing Date: December 3, 2015
Representative: Lee Voelkel
Location: 1801, 1803, 1805, and 1807 Summit Spur North; southeast of Summit Spur North, between Vista View Circle North and Vista Ridge Drive North
Legal Description: Lot 7-R1 and Lots 8-9, Block 6 of The Summit Phase Twelve
Total Acreage: 3.18

Proposal

Residential Replat of Lot 7-R1 and Lots 8-9, Block 6 of The Summit Phase Twelve

Procedural Requirements

Notice of this meeting was posted at city hall and on the city's internet website on November 25, 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 take action on the proposal.

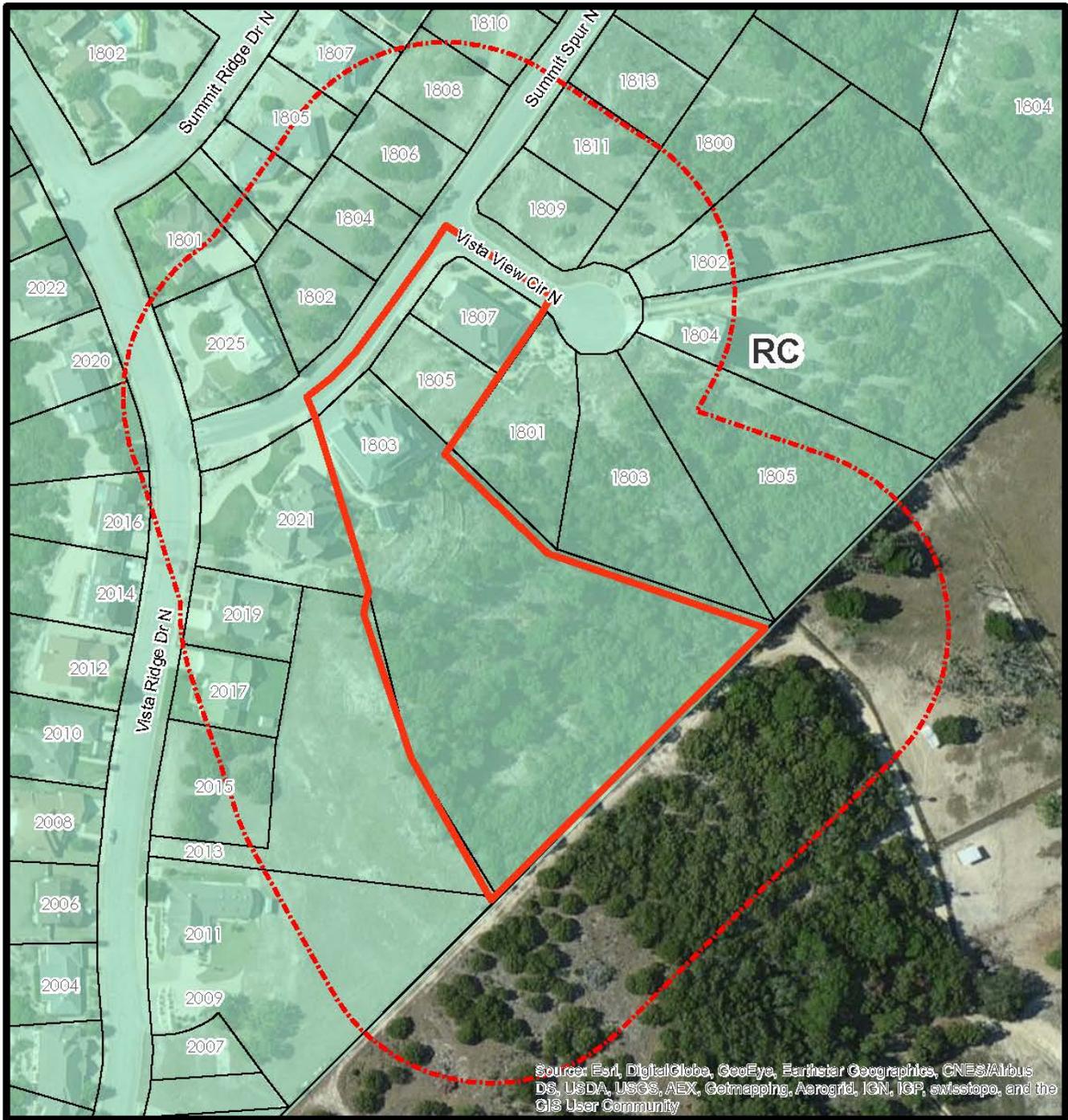
Notices Mailed

Owners of Property within 200 feet: 31

Staff Analysis and Recommendation: Approval

1. Requirements and Guidelines:

The proposal has met all requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance.

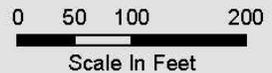


Replat Location Map

Location:
 Lot 7-R2 & Lot 9-R, Block 6
 The Summit Phase Twelve

Legend

200' Notification Area - - - - -
 Subject Properties —————



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City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 2C
Planning File #: 2015-057
Hearing Date: December 3, 2015
Representative: Lee Voelkel
Location: 1612 Goat Creek Road; east of Goat Creek Road, between Stephanie Drive North and Junction Highway (also known as Highway 27)
Legal Description: 0.35 acres, more or less, out of P.R. Oliver Survey No. 122, Abstract No. 265 in the City of Kerrville, Kerr County, Texas; part of a certain 1.937 acre tract recorded in Volume 1784 at Page 29 of the Official Public Records of Kerr County, Texas.
Total Acreage: 0.35

Proposal

Requested conditional use permit for a Building Construction, Specialist for an approximate .35 acres tract.

Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on November 18, 2015. Notices were sent to property owners within two hundred (200) feet of the subject property on November 23, 2015. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 25, 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 has no significant slope. However, the entire subject property is within the within the flood zone ("AE") and a portion falls within the FEMA floodway. The property is developed with a residential and commercial structure.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "RC"

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: "W-6"

Current Land Uses: Professional Office, Restaurant, and Mini Storage

Direction: East

Current Base Zoning: "R-1"

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: "W-5"

Current Land Uses: Vacant Land and Construction Trade Facility

Transportation

Thoroughfare: Goat Creek Road (aka Highway 1338)

Existing Character: One lane in each direction with no sidewalks

Proposed Changes: None known

Parking Information: Construction Building; Specialist

Minimum vehicle spaces: One (1) space for each 500 sq. feet of indoor area/storage; one (1) space for each 1,000 sq. feet of outdoor area/storage; one (1) space for each 300 sq. feet of Professional Office.

Staff Analysis and Recommendation: Approval with conditions

1. Consistency:

The property's land use designation is General Commercial. The requested Conditional Use Permit is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

The requested conditional use permit will have little impact on the surrounding properties. The majority of the surrounding properties have similar uses. Staff's only concern is the abutting residential uses to the north and east of the proposed conditional use. Through proper mitigation and the implementation of screening, the impact should be limited.

3. Suitability as Presently Zoned:

The existing "W-6" zoning district and proposed conditional use is consistent with the surrounding area. The area has been established as a commercial mixed use corridor. The uses in the area range in intensity from professional office to a landscaping yard/business. The proposed conditional use will not increase traffic or alter traffic patterns. The surrounding area will be impacted minimally due to the proposed use in comparison to previous uses of the property. The existing conditions of the site will be minimally changed or altered. Future growth or alterations on the site beyond the submitted site plan, will require the property owner to amend the Conditional Use Permit through a public hearing process before the Planning & Zoning Commission and City Council.

4. Health, Safety and Welfare:

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

5. Size of Tract:

The subject property is approximately .35 acres in size, which should be able to reasonably accommodate the proposed Building Construction, Specialist use.

6. Other Factors:

Meets and abides to all requirements in accordance with Chapter I, "The City of Kerrville Zoning Code" Article 11-1-13 Conditional Use Permits.

As part of the Conditional Use Permit process, a site plan has been submitted and will be included with the ordinance. The site plan is in accordance with Article 11-1-13(f)(1)(xiv) "Procedures for Obtaining a Conditional Use Permit".

Staff recommends approval with the following conditions:

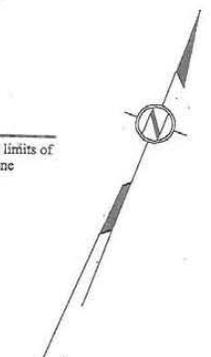
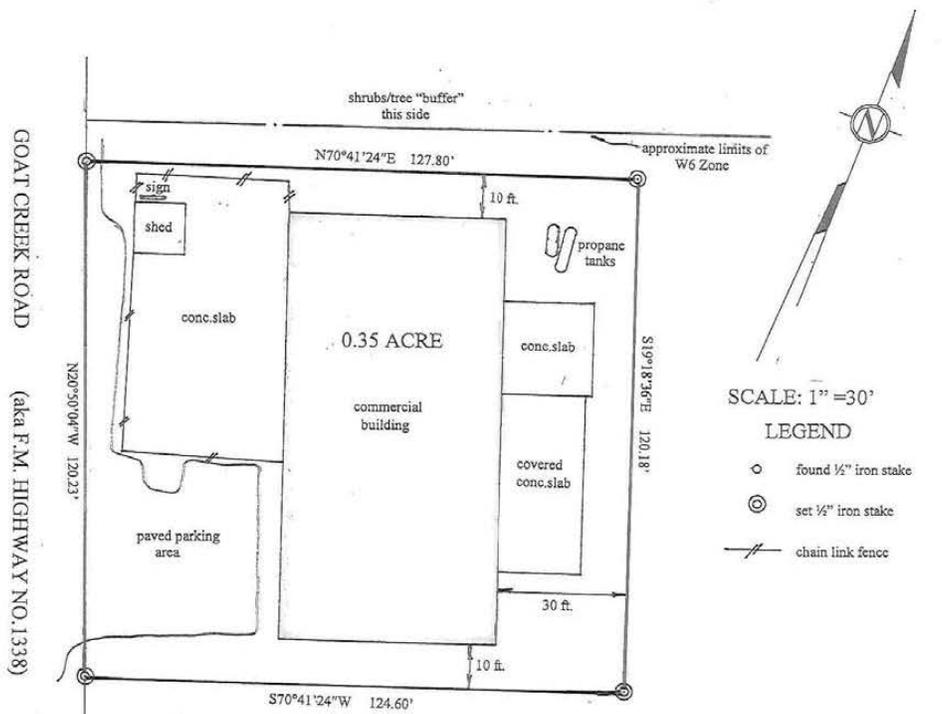
- Hours of Operation: Monday-Sunday 8:00 a.m. – 6:00 p.m.
- Screening: "Type "B" screening (Chapter I, "The City of Kerrville Zoning Code" Article 11-1-18) to be maintained along the northern "W-6" zoning boundary line (between the existing residential and proposed Building Construction, Specialist use), and the eastern property line abutting residential uses.

-Type "B" Screening

- (1) a minimum height of eight (8) feet;
- (2) construction materials to consist of weather resistant wood, masonry or combination thereof;
- (3) open spaces in the fence constituting no more than twenty-five percent (25%) of the fence area;
- (4) maximum ground clearance of three inches (3.0"); and
- (5) shall test plumb and square at all times unless otherwise dictated by the City Building Code.

The applicant is requesting an amendment to the screening regulations in Chapter I, "The City of Kerrville Zoning Code" Article 11-1-18.

SURVEY PLAT FOR 0.35 ACRE OF LAND, MORE OR LESS, OUT OF P.R. OLIVER SURVEY NO. 122, ABSTRACT NO. 265 IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS; PART OF A CERTAIN 1.937 ACRE TRACT CONVEYED FROM LAWRENCE L. GRAHAM TO ANN PARKER BY A WARRANTY DEED EXECUTED THE 1ST DAY OF APRIL, 2010 AND RECORDED IN VOLUME 1784 AT PAGE 29 OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS



SCALE: 1" = 30'

LEGEND

- found 1/2" iron stake
- ⊙ set 1/2" iron stake
- /— chain link fence

1.937 ACRES (remainder)
Graham to Parker
Volume 1784 Page 29
04/01/10

south corner of
1.937 acre tract

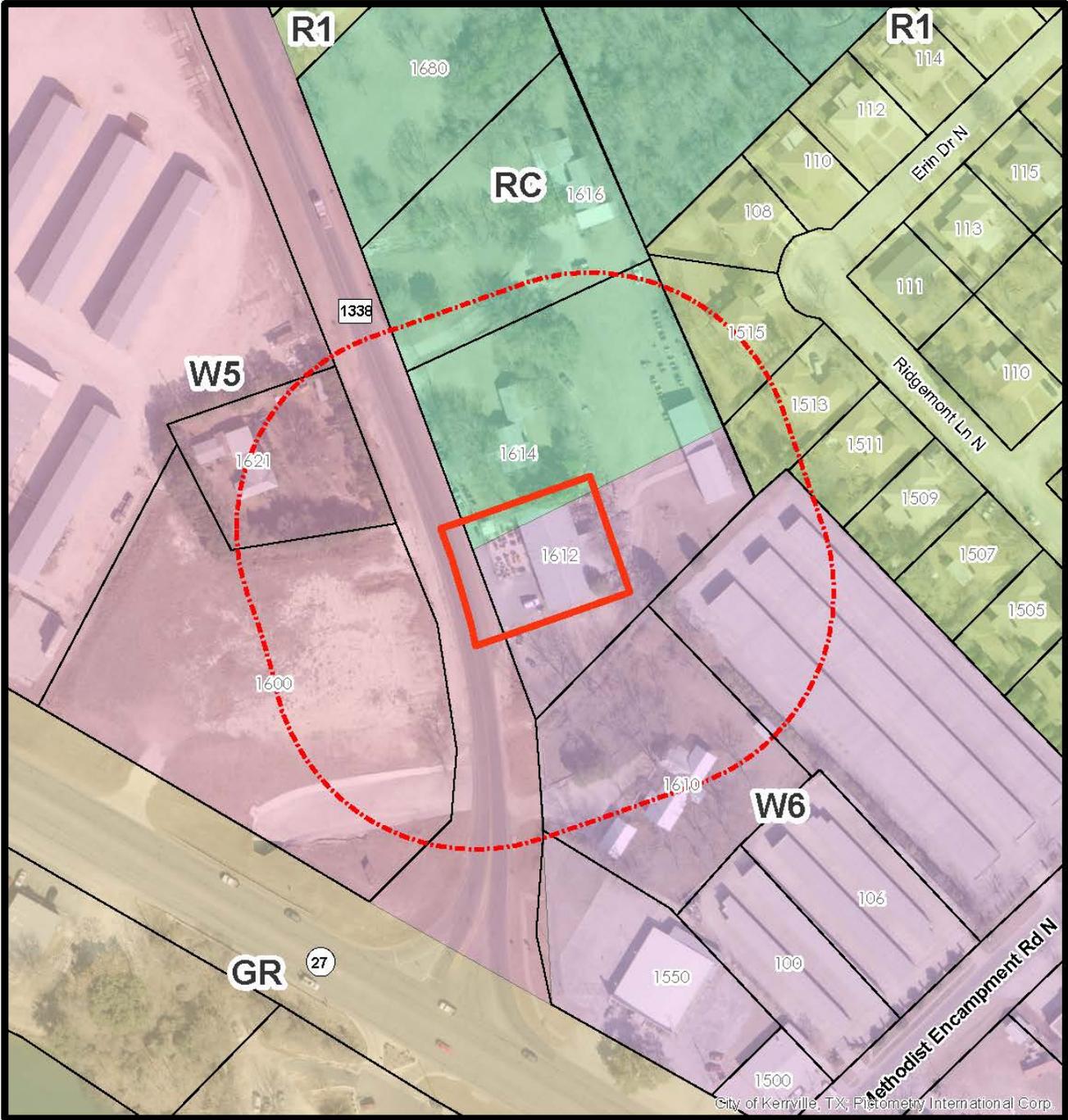
I hereby certify that this plat is an accurate representation of the property shown and described hereon as determined by a survey made on the ground under my direction and supervision, except no survey was made to reestablish Patent Survey lines or corners; and that all property corners are as shown. (Bearing basis = True north based on GPS observations)

Date Surveyed:

Dated this

Lee C. Voelkel
Lee C. Voelkel
Registered Professional Land Surveyor No. 3909
County Surveyor for Kerr County, Texas





Conditional Use Permit Location Map

Case 2015-057

Location:
1612 Goat Creek Rd

Legend

200' Notification Area - - - - -

Subject Properties ▭

Current Zoning **TEXT**

0 50 100 200
Scale In Feet

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City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 3A
Planning File #: 2015-056
Hearing Date: December 3, 2015
Representative: Jeff Boerner
Location: Located to the south of Al Mooney Road North, between State Highway 27 and Wharton Road East
Legal Description: 29.765 acre tract of land situated in the F. Rodriguez Survey No. 72, Abstract No. 280, Kerr County, Texas and being all of that of that certain 29.765 acre tract of land recorded in Doc. #14-07302, official public records, Kerr County, Texas.
Total Acreage: 29.765

Proposal

Final subdivision plat of Avery Airport Subdivision

Procedural Requirements

Notice of this meeting was posted at city hall and on the city's internet website on November 25, 2015, in accordance with Section 551.043(a) of the Texas Government Code.

Recommended Action

Staff recommends that the Commission considers and takes action on the proposal.

Staff Analysis and Recommendation: Approval

1. Requirements and Guidelines:

The proposal has met all requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance. TXDOT has requested the additional notes be added to the Final Plat:

- (1) For developments directly adjacent to State right-of-way, the developer and/or landowner shall be responsible for adequate setback and/or sound abatement measures for present and/or future noise mitigation.
- (2) The developer and/or the landowner is responsible for preventing any adverse impact to the drainage system within the highway right-of-way. A hydraulic review is required.

(3) Intersection and/or Driveway access to the state highway will be regulated as directed by the current edition of the TxDOT Access Management Manual. This property is allowed a single access driveway to SH 27. Driveway permit is required.

(4) If sidewalks are required by TxDOT or the appropriate City ordinance the location, the design, and specifications shall adhere to TxDOT requirements when permitted in TxDOT Right-of-Way. A TDLR inspection report will be required.

(5) TxDOT will use the current editions of the appropriate manuals when issuing permits. Typical manuals used, but not limited to are: The San Antonio District Driveway, Sidewalk, Landscaping, and Drainage Permit Package, TxDOT Roadway Design Manual, TxDOT Hydraulic Manual, TxDOT Construction Specifications, and TxDOT Standard Sheets when the site develops.

(6) The approved construction plans provided storm water sheet flow through James Avery property to the on-site drainage / detention system. Any future development on this parcel shall maintain the storm water flow through this parcel to the Guadalupe River.

I have reviewed this plat with respect to its access and hereby approve this plat for recording.

Dated this _____ day of _____, _____.

Michael A. Coward, P.E.

Area Engineer

