CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, FEBRUARY 18, 2016 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 January 21, 2016 meeting. **Pg.** 2

3. PUBLIC HEARINGS AND ACTION

3A. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a request for replat of Lots 9, 10, 11, 12, and Part of Lot 13, Block 3, J.D Brown Addition into Lot 1, Block 1, Plant Hause 2, located at 604 and 612 Jefferson Street North. (File No. 2016-005). **Pg.** 4

3B. **Public Hearing & Action, Zoning Request** – Public hearing, consideration, and action concerning a requested zoning change from a (PD 10-22) Planned Development District 2010-22 to a (RT) Residential Transition District for an approximate 1.24 acres tract. Legal Description JA Tivy Addition Lot 3-R Block 27, located at 1001 Jefferson Street North. (File No. 2016-007). **Pg.** 7

4. CONSIDERATION AND ACTION

5. STAFF REPORTS

6. 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: February 12, 2016 at 5:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Cheryl Brown
Deputy City Secretary, City of Kerrville, Texas

City of Kerrville
Planning Department
Report

To:	Planning & Zoning Commission
Agenda Item:	2A
Hearing Date:	February 18, 2016
Representative:	Staff

Proposal

Approval of the amended minutes from the January 21, 2016 Planning & Zoning Commission meeting.

MEMBERS PRESENT:
Bob Waller, Vice Chairman
Don Barnett, Commissioner
Garrett Harmon, Commissioner
Doyle Malone, Commissioner
Rustin Zuber, Alternate

MEMBERS ABSENT:
Bill Morgan, Commissioner

CITY COUNCIL LIASON
Bonnie White (present)

STAFF PRESENT:
Trent Robertson, City Planner
Dorothy Miller, Recording Secretary

CALL TO ORDER:
On January 21, 2016, Cmr. Watterson called the Kerrville Planning and Zoning Commission regular meeting to order at 4:33 p.m. in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

1. **ELECTION OF NEW OFFICERS:**
   In accordance with Article 11-1-22(a)(6)(ii) of the City of Kerrville's Zoning Code, "The Commission shall each year at its first regular meeting of the new year elect a chair and vice-chair from among the regular members. The Commission may elect such other officers as it deems necessary from the membership."

   Cmr. Malone nominated Cmr. Waller for chairperson; nomination was seconded by Cmr. Barnett and passed 5-0.

   Cmr. Malone nominated Cmr. Harmon for vice-chairperson; nomination was seconded by Cmr. Waller and passed 5-0.

2. VISITORS/CITIZENS FORUM:
No one spoke.

3. 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.

3A. Approval of the minutes from the December 17, 2015 meeting.

Cmr. Harmon moved to approve the minutes as presented. Motion was seconded by Cmr. Malone and passed 5-0.

4. PUBLIC HEARINGS AND ACTION

4A. **Public Hearing & Resolution –** Public hearing and consideration of resolution concerning a requested conditional use permit to enlarge a non-conforming use (by 2,800 square feet) beyond that which is permitted by the Zoning Code for an approximate .83 acres tract. Legal Description Block 74, Lots 7-9 Joseph A. Tivy Addition. Located at 1220 Jefferson Street North; northeast of Jefferson Street North, between Gilmer Street North and Ross Street North. (File No. 2015-063)
Mr. Robertson presented the findings of fact and asked Commissioners to render a decision.

Prior to discussion of this item, Cmr. Zuber recused himself due to being a member of the YMCA Board of which the YMCA is the current owner of said property.

Cmr. Waller opened the public hearing at 4:47 pm. Hearing no one speak, Cmr. Waller closed the public hearing at 4:49 pm.

Cmr. Barnett moved to approve the resolution with staff recommendation to set business hours from 6:00 a.m. to 6:00 p.m. and to reduce square footage of 2800 to 2400. Motion was seconded by Cmr. Harmon and passed 5-0.

5. STAFF REPORTS:
Mr. Robertson stated at this time there is nothing to present at the next meeting.

6. ADJOURNMENT:
This meeting was adjourned at 4:50 p.m.

APPROVED:

_____ _____
Bob Waller, Chairman Dorothy Miller, Recording Secretary

_____
Date Minutes Approved

City of Kerrville
Planning Department
Report

To:	Planning & Zoning Commission
Agenda Item:	3A
Planning File #:	2016-005
Hearing Date:	February 18, 2016
Representative:	Lee Voelkel
Location:	604 and 612 Jefferson Street North
Legal Description:	Lots 9, 10, 11, 12, and Part of Lot 13, Block 3, J.D Brown Addition
Total Acreage:	1.19

Proposal

Replat of Lots 9, 10, 11, 12, and Part of Lot 13, Block 3, J.D Brown Addition

Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on February 3, 2016. Notices were sent to property owners within two hundred (200) feet of the subject property on February 8, 2016. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 12, 2016, 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.

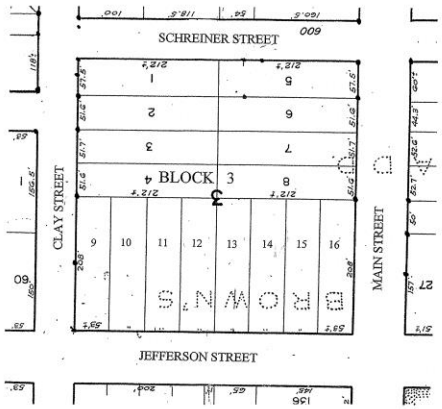
Notices Mailed

Owners of Property within 200 feet: 22

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.



AS PLATTED
VOLUME 1 PAGE 1
SCALE: 1" = 100'

STATE OF TEXAS
COUNTY OF KERR

Know All Men By These Presents:

That Pacharzina Partners Ltd. hereby certifies that it is the owner of the land shown and platted hereon for subdivision, that it hereby adopts this plat of subdivision, establishes the minimum building restriction lines, and dedicates all easements for purposes noted.

Witness my hand this _____ day of _____, 2016

_____
Pacharzina Partners Ltd.
By: Weston Pacharzina, Manager/V.P.

STATE OF TEXAS

COUNTY OF KERR

BEFORE ME, the undersigned authority, on this day personally appeared Weston Pacharzina, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this _____ day of

_____, 2016.

_____
Notary Public for the State of Texas

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Kerrville, Texas, with the exception of such variances or waivers, if any, as are noted in the minutes of the City Planning and Zoning Commission, and that it has been approved for recording in the office of the County Clerk.

Dated this _____ day of _____, 2016.

_____
Chairman, City of Kerrville Planning and Zoning

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; all property corners are as shown. (Bearing basis = True north based on GPS observations)

Dated this 11th day of February, 2016

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

STATE OF TEXAS
REGISTERED
LEE C. VOELKEL
3909
PROFESSIONAL
LAND SURVEYOR

In accordance with Art. 10-IV-2 of the Code of Ordinances of the City of Kerrville, Texas, and in consideration of the approval of the Final Plat for Lot 1, Block 1 of Plant Haus 2, Pacharzina Partners Ltd, does hereby waive any and all claims for damages against the City of Kerrville, Kerr County, Texas, occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the above named subdivision.

_____
Pacharzina Partners Ltd.
By: Weston Pacharzina

I hereby certify that the subdivision platted hereon is existing in an acceptable manner according to the City of Kerrville Standard Specifications.

Dated this _____ day of _____, 2016

_____
City Engineer
City of Kerrville

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Kerrville, Texas and that it has been approved for recording in the office of the County Clerk.

Dated this _____ day of _____, 2016

_____
Trenton Robertson, City Planner, City of Kerrville

GENERAL NOTES

1. This property is in Kerrville ISD.
2. The property shown hereon is in Zone X according to the FIRM for the City of Kerrville, Kerr County, Texas,
   Map No.: 48265C0470F
   Map Date: March 3, 2011
3. The rectangular coordinates shown hereon were calculated using the City of Kerrville Coordinate System. These coordinates are for the City of Kerrville mapping purposes only and are not to be used to replace missing corners on the ground.
4. This property is in zoning district 11-C according to the City of Kerrville Comprehensive Zoning Ordinance.

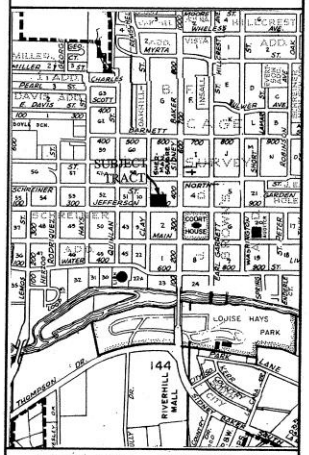
FIRE LANE LINE CHART

LINE	BEARING	DISTANCE
L1	S44°56'45"E	13.23'
L2	S44°44'24"E	54.05'
L3	S45°15'36"W	101.99'
L4	N44°44'24"W	25.00'
L5	N45°15'36"E	106.99'
L6	N44°44'24"W	52.40'
L7	N44°56'45"W	13.23'
L8	N45°03'15"E	20.00'

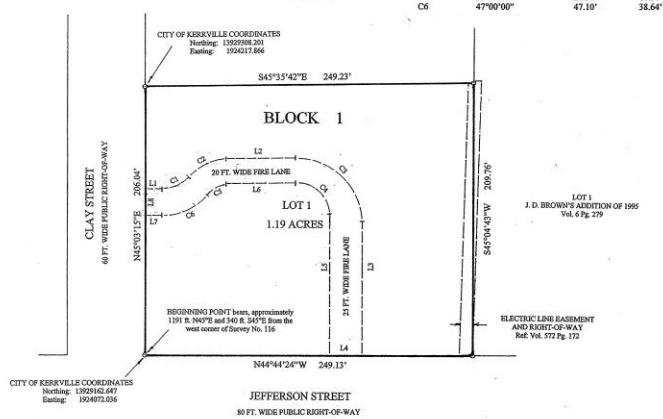
FIRE LANE CURVE DATA

CURVE	DELTA	RADIUS	ARC	LONG CHORD
C1	47°00'00"	27.10'	22.23'	S68°26'45"E, 21.61'
C2	38°20'46"	46.90'	31.39'	S72°42'07"E, 30.81'
C3	90°00'00"	50.00'	78.54'	S00°15'36"W, 70.71'
C4	90°00'00"	25.00'	39.27'	N00°15'36"E, 35.36'
C5	35°16'20"	26.90'	16.56'	N74°15'43"W, 16.30'
C6	47°00'00"	47.10'	38.64'	N68°26'45"W, 37.56'

FILE NO.



VICINITY MAP SCALE: 1" = 1000'



SCALE: 1" = 50'

0 25 50 100 150
GRAPHIC SCALE, FEET

LEGEND

found ½" iron stake

REPLAT

FILED for RECORD on the _____ day of _____, 2016, at

_____ O'clock ____M.

RECORDED on the _____ day of _____, 2016, at _____

O'clock ____M. in File No. _____ of the Official Public

Records of Kerr County, Texas

_____
Rebecca Bolin, Kerr County Clerk

Owner: Pacharzina Partners Ltd.
c/o Weston Pacharzina
956 North Walnut
New Braunfels, TX 78130

Surveyor: Lee C. Voelkel
Voelkel Land Surveying
212 Clay St.
Kerrville, TX 78028

LOT 1, BLOCK 1
PLANT HAUS 2

A REPLAT FOR LOTS 9, 10, 11, 12 AND PART OF LOT 13 IN BLOCK 3 OF THE J. D. BROWN ADDITION

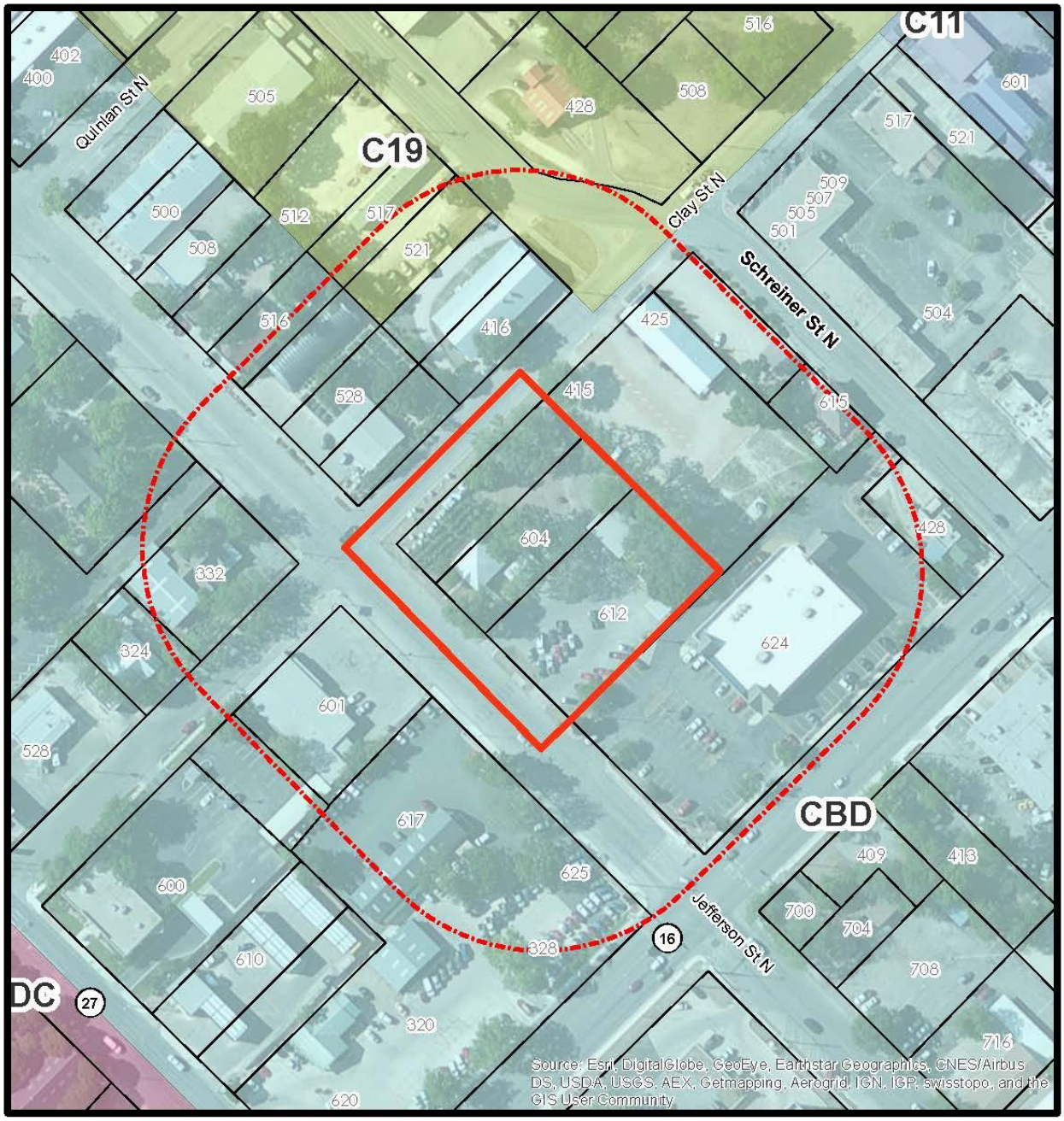
A SUBDIVISION CONTAINING 1.19 ACRES OF LAND, MORE OR LESS, OUT OF B. F. CAGE SURVEY NO. 116, ABSTRACT NO. 106 IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS; COMPRISING ALL OF LOTS 9, 10, 11, 12 AND PART OF LOT 13 IN BLOCK 3 OF THE J. D. BROWN ADDITION, A SUBDIVISION OF KERR COUNTY ACCORDING TO THE PLAT OF RECORD IN VOLUME 1 AT PAGE 1 OF THE PLAT RECORDS OF KERR COUNTY, TEXAS

JANUARY 2016

VOELKEL
LAND SURVEYING, PLLC
212 CLAY STREET, KERRVILLE, TEXAS 78028, 830-257-3313
FIRM REGISTRATION NO. 100628-00

DATE: JANUARY 22, 2016
JOB NO.: V-5307
SCALE:
SHEET ___ OF ___

V-5307



Replat Location Map

Location:
Lot 1, Block 1
Plant Haus 2

Legend

200' Notification Area
Subject Properties

N
W E
S

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:	3B
Planning File #:	2016-007
Hearing Date:	February 18, 2016
Representative:	Rob Irvin
Location:	1001 Jefferson Street North
Legal Description:	JA Tivy Addition Lot 3-R Block 27
Total Acreage:	1.24

Proposal

Requesting a zoning change from a (PD 10-22) Planned Development District 2010-22 to (RT) Residential Transition District

Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on February 3, 2016. Notices were sent to property owners within two hundred (200) feet of the subject property on February 8, 2016. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 12, 2016, 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: 26

Topography

The majority of the subject property is developed being relatively flat with little vegetation.

Adjacent Zoning and Land Uses

Direction: North, South and East
Current Base Zoning: "RT"
Current Land Uses: Single-Family Residential, Church, and Retail

Direction: West
Current Base Zoning: CBD
Current Land Uses: Single-Family Residential

Transportation

Thoroughfare: Jefferson Street North; Tivy Street North
Existing Character: One lane in each direction with partial sidewalks
Proposed Changes: None known

Thoroughfare: A Street North
Existing Character: One lane in each direction with no sidewalks
Proposed Changes: None known

Parking Information: Dwelling, Single-Family Residential
Minimum vehicle spaces: Two (2) spaces per dwelling unit

Staff Analysis and Recommendation: Approval

1. Consistency:

The property's land use designation is Central Business District. The requested “RT” base zoning district is consistent with the adopted land use designation.

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. Surrounding properties are similarly zoned with a mixture of different land uses, ranging from single-family residences to small scale retail shops and churches. Prior to the existing Planned Development District being adopted in 2010 the property was zoned “RT” Residential Transition District.

2. Suitability as Presently Zoned:

Both the existing and requested base zoning districts are appropriate and suitable with the surrounding area. The proposed zoning district is consistent with the surrounding area. The proposed “RT” district will allow the property to revert back to a single-family residential home and maintain the historical nature of the structure. The proposed zoning district will continue to encourage development and revitalization in the area.

3. Health, Safety and Welfare:

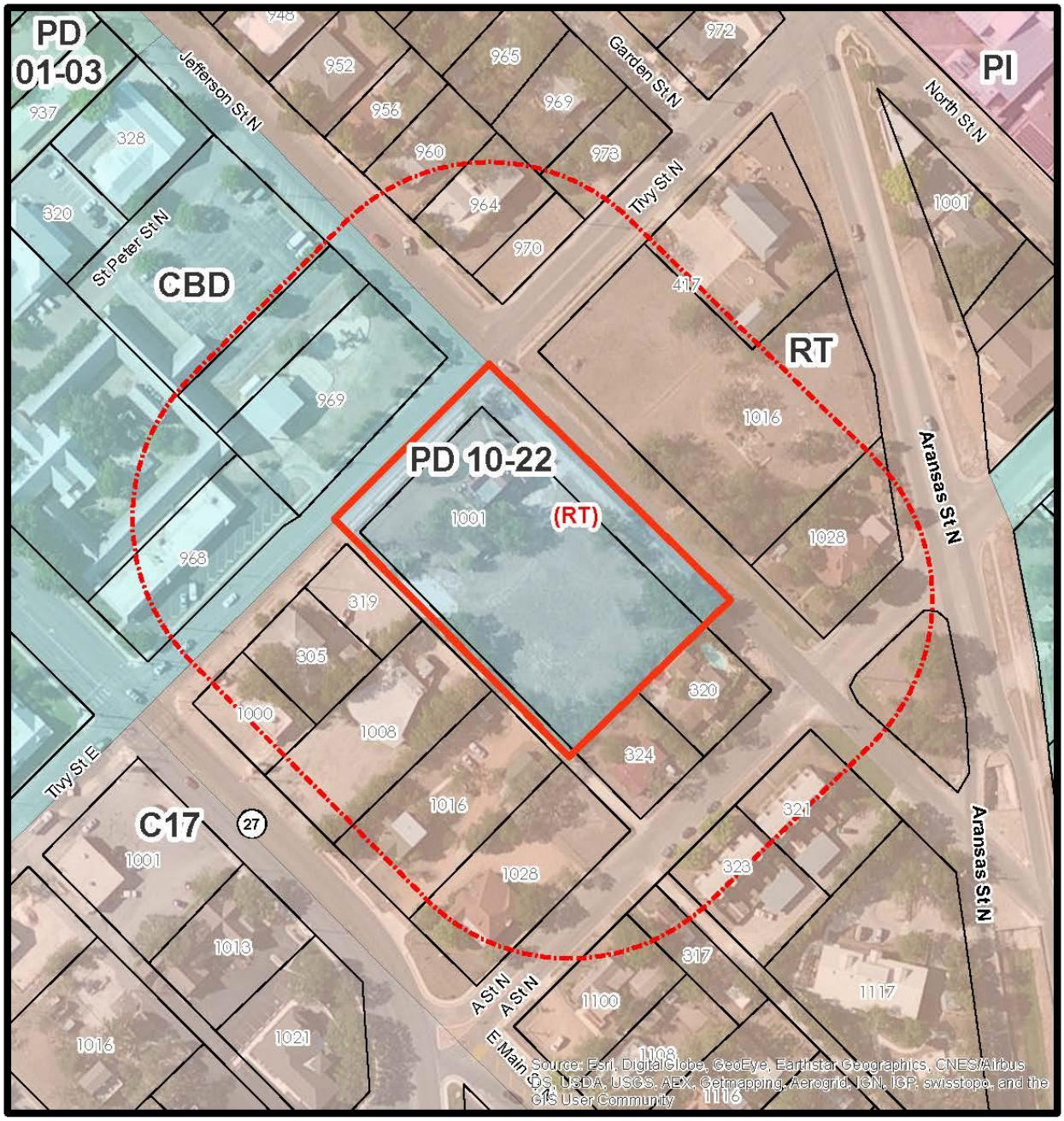
Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

4. Size of Tract:

The subject property is approximately 1.24 acres in size, which should be able to reasonably accommodate the proposed residential use.

5. Other Factors:

None.



Zoning Case Location Map

Case Z2016-007

Location:
1001 Jefferson St N

Legend

200' Notification Area	
Subject Properties	
Current Zoning	TEXT
Requested Zoning	(TEXT)

N W E S

0 50 100 200
Scale In Feet

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