



**CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA**  
**REGULAR MEETING, THURSDAY, JUNE 16, 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. PUBLIC HEARINGS AND ACTION**

2A. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a request for replat of Lot 15 and part of Lot 16, Block 4, Riverhill Townhouse Tract No. Ten, located at 207 Canyon Creek Lane East. (File No. 2016-025). **Pg. 2**

**3. CONSIDERATION AND ACTION**

3A. **Consideration & Action, Final Plat** – Consideration and action concerning a proposed final plat for Oak Hollow Business Park a subdivision containing 3.33 acres of land, more or less, out of John A. Southmayd survey no. 148, abstract no. 288 in the City of Kerrville, Kerr County, Texas; that same land conveyed from Southern Investments, Inc. to IQ Investments, Ltd. By warranty deed executed the 5<sup>th</sup> day of October, 2004 and recorded in volume 1392, page 24 of the official public records of Kerr County, Texas. 2190 Bandera Highway (State Highway 173). (File No. 2016-031). **Pg. 5**

3B. **Consideration & Action, Final Plat** – Consideration and action concerning a proposed final plat for Sidney Baker Community Plaza a subdivision establishing Lot 1, 1.12 acres and Lot 2, 2.62 acres, out of the B.F. Cage Survey No. 116, Abstract No. 106, in the City of Kerrville, Kerr County, Texas. Located on the southeast side of Sidney Baker Street (Highway 16), between Tennis Street North and Yorktown Boulevard North. 1401 and 1405 Sidney Baker Street. (File No. 2016-032). **Pg. 7**

**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 830-258-1117 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: 6-13-16 at 10:30 a.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

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# City of Kerrville Planning Department Report

To: Planning & Zoning Commission  
Agenda Item: 2A  
Planning File #: 2016-025  
Hearing Date: June 16, 2016  
Representative: Don Voelkel  
Location: 207 Canyon Creek Lane  
Legal Description: Lot 15 and part of Lot 16, Block 4, Riverhill Townhouse Tract No. Ten  
Total Acreage: 0.54

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## **Proposal**

Replat of Lot 15 and part of Lot 16, Block 4, Riverhill Townhouse Tract No. Ten

## **Procedural Requirements**

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on June 1, 2016. Notices were sent to property owners within two hundred (200) feet of the subject property on June 6, 2016. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 10, 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.

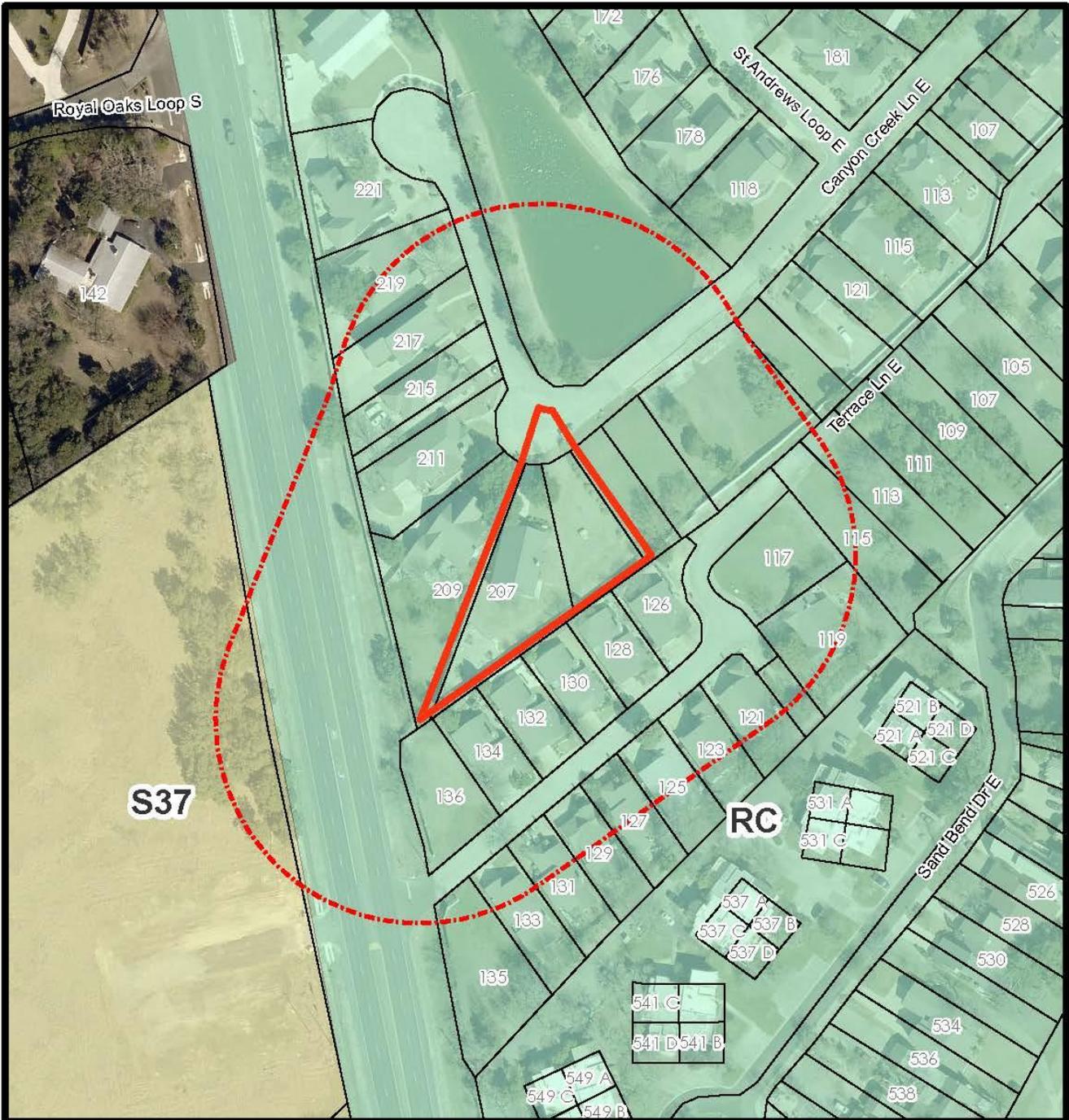
## **Notices Mailed**

**Owners of Property within 200 feet: 30**

## **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.



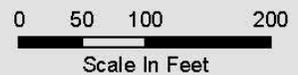
# Replat Location Map

Case # 2016-025

Location:  
 Lot 15A, Block 4  
 Riverhill Townhouse Tracts No. Ten

## Legend

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



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: 3A  
Planning File #: 2016-031  
Hearing Date: June 16, 2016  
Representative: Lee Voelkel  
Location: 2190 Bandera Highway  
Legal Description: A subdivision containing 3.33 acres of land, more or less, out of John A. Southmayd survey no. 148, abstract no. 288 in the City of Kerrville, Kerr County, Texas; that same land conveyed from Southern Investments, Inc. to IQ Investments, Ltd. By warranty deed executed the 5<sup>th</sup> day of October, 2004 and recorded in volume 1392, page 24 of the official public records of Kerr County, Texas.  
Total Acreage: 3.33

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## **Proposal**

Final Plat of the Oak Hollow Business Park

## **Procedural Requirements**

Notice of this meeting was posted at city hall and on the city's internet website on June 10, 2016, 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: Denial**

### **1. Requirements and Guidelines:**

The proposal has not met all of the requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance.

- a) Infrastructure on the site needs to be completed and then approved by the City Engineer, or guaranteed money/Letter of Credit needs to be submitted. **However, staff will change recommendation to approval if either the infrastructure is completed or the guaranteed money has been submitted prior to the scheduled P&Z meeting on June 16, 2016.**





# City of Kerrville Planning Department Report

To: Planning & Zoning Commission  
Agenda Item: 3B  
Planning File #: 2016-032  
Hearing Date: June 16, 2016  
Representative: Eric Debner  
Location: 1401 and 1405 Sidney Baker Street  
Legal Description: A subdivision establishing Lot 1, 1.12 acres and Lot 2, 2.62 acres, out of the B.F. Cage Survey No. 116, Abstract No. 106, in the City of Kerrville, Kerr County, Texas.  
Total Acreage: 3.74

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## **Proposal**

Final Plat of Sidney Baker Community Plaza

## **Procedural Requirements**

Notice of this meeting was posted at city hall and on the city's internet website on June 10, 2016, 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: Denial**

### **1. Requirements and Guidelines:**

The proposal has not met all of the requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance.

- a) Infrastructure on the site needs to be completed and then approved by the City Engineer, or guaranteed money/Letter of Credit needs to be submitted.

