



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, DECEMBER 1, 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 October 20, 2016 meeting. **Pg. 3**

3. CONSIDERATION AND ACTION

3A. **Consideration & Action, Amending Plat** – Consideration and action concerning a proposed amending plat for Lot 40-R Keystone Section Three, an amending plat for lots 40 and "D" of Keystone Section Three a subdivision containing .23 acre of land, more or less, out of G.R. Parsons survey no. 1330, abstract no. 1113 in the City of Kerrville, Kerr County, Texas; comprising all of lots 40 and "D" of Keystone Section Three, a subdivision of Kerr County according to the plat of record in volume 8 at pages 113-114 of the plat records of Kerr County, Texas. 1028 Roanoke Lane North. (File No. 2016-073). **Pg. 6**

4. PUBLIC HEARINGS AND ACTION

4A. **Public Hearing & Action, Zoning Request** – Public hearing, consideration, and action concerning a requested zoning change from (11-C) Central City 11-District to (CBD) Central Business District for an approximate .4832 acres tract. Legal Description Cage Addition Block H, Lot 16; located at 601 Clay Street North. (File No. 2016-070). **Pg. 8**

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: November 23, 2016 at 3:00 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

4B. **Public Hearing & Action, 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 “High Density Residential” for an approximate 3.07 acres tract. The description of the subject property is described in two portions 1) a 2.88 acre tract of land described as Sendero Ridge Subdivision Unit 1 Lot 2, Block 1; and 2) a 0.19 acre tract of land, more or less, out of the Samuel Wallace Survey No. 113, Abstract No. 347 in the City of Kerrville, Kerr County, Texas; part of Meeker Road, a fifty (50) ft. wide public street out of Sendero Ridge Subdivision Unit 1A, a subdivision of Kerr County according to the plat of record in volume 7 at page 99 of the plat records of Kerr County, Texas. The subject property is located on the southeast side of Meadowview Lane North, between Singing Wind Drive North and Amelia Court North. 2500 Block of Singing Wind Drive North. (File No. 2015-069). **Pg. 11**

4C. **Public Hearing & Action, Zoning Request** – Public hearing, consideration, and action concerning a requested zoning change from (RC) Residential Cluster District to (28-E) East Side 28-District for an approximate 3.07 acres tract. The description of the subject property is described in two portions 1) a 2.88 acre tract of land described as Sendero Ridge Subdivision Unit 1 Lot 2, Block 1; and 2) a 0.19 acre tract of land, more or less, out of the Samuel Wallace Survey No. 113, Abstract No. 347 in the City of Kerrville, Kerr County, Texas; part of Meeker Road, a fifty (50) ft. wide public street out of Sendero Ridge Subdivision Unit 1A, a subdivision of Kerr County according to the plat of record in volume 7 at page 99 of the plat records of Kerr County, Texas. The subject property is located on the southeast side of Meadowview Lane North, between Singing Wind Drive North and Amelia Court North. 2500 Block of Singing Wind Drive North. (File No. 2015-071). **Pg. 11**

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: November 23, 2016 at 3:00 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: December 1, 2016
Representative: Staff

Proposal

Approval of the minutes from the October 20, 2016 Planning & Zoning Commission meeting.

MEMBERS PRESENT:

Bob Waller, Chairman
Don Barnett, Commissioner
Michael Sigerman, Alternate
Rustin Zuber, Alternate

MEMBERS ABSENT:

Garrett Harmon, Vice-Chair
Doyle Malone, Commissioner
Bill Morgan, Commissioner

CITY COUNCIL LIASON

Glenn Andrew (present)

STAFF PRESENT:

Trent Robertson, City Planner
Dorothy Miller, Recording Secretary
Kyle Burow, Director of Engineering
Chris Lee, Fire Marshal

CALL TO ORDER:

On October 20, 2016, Cmr. Harmon called the Kerrville Planning and Zoning Commission regular meeting to order at 3:00 p.m. in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

1. VISITORS/CITIZENS FORUM:

No one spoke.

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 October 6, 2016 meeting.
Cmr. Barnett approved the minutes as amended. Motion was seconded by Cmr. Sigerman and passed 4-0.

3. CONSIDERATION AND ACTION

3A. **Consideration & Action, Amending Plat** - Consideration and action concerning a proposed amending plat for Lots 11, 12, and 13 of Comanche Trace Phase 4 Section 1 comprising of 1.54 acres of land, more or less, containing approximate acreage out of various original patent surveys, as shown heron in brackets, in the City of Kerrville, Kerr County, Texas; Being all of lots No. 43 and No. 11, No. 12 and No. 13 of Comanche Trace Phase 4, Section 1, the plat of which is recorded in volume 7 at pages 264 and 265 of the plat records of Kerr County, Texas. 3544, 3548, and 3552 La Cumbre Drive East. (File No. 2016-058).

Mr. Robertson presented the case and asked Commissioners to render a decision.

Cmr. Barnett moved to approve the amending plat as presented. Motion was seconded by Cmr. Zuber and passed 4-0.

3B. **Consideration & Action, Variance Request** – Consideration and action concerning two separate variance requests from The City of Kerrville Subdivision Ordinance Article 10-IV-3 “Minimum Design Standards” for an approximate 225.739 acre tract 1) for a 2-foot variance from the 50-foot Street Right-of-Way width for a minor residential street to allow for the 30-foot minimum pavement width from back of curb to back of curb to be reduced to 28-feet; and 2) a 808-foot variance from the 600-foot cul-de-sac length requirement to allow up to 1,408-foot cul-de-sac lengths. Legal Description Being a 22.739 acre tract of land, being approximately 184.381 acres situated in the Nathaniel Hoyt Survey no. 147, abstract no. 178 and approximately 41.358 acres situated the John A. Southmayd Survey no. 148, abstract no. 288 in the City of Kerrville, Kerr County, Texas and being the same tract conveyed as a 225.69 acre tract of land to 2HM Real Estate Company, LLC, by instrument number 15-05052 of the official public records of Kerr County, Texas; on the east side of Highway 16, between Castle Pines Drive East and Fnar Truck Way East (Legend Lane East). (File No. 2016-052)

Mr. Robertson presented the case and asked Commissioners to render a decision.

Cmr. Zuber moved to deny the two foot variance request as presented because there are no special circumstances or conditions affecting the land involved that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of this land; therefore the motion is denied. Motion was seconded by Cmr. Barnett and passed 4-0.

Cmr. Barnett moved to deny the cul-de-sac variance as presented because there are no special circumstances or conditions affecting the land involved that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of this land. Motion was seconded by Cmr. Zuber and passed 4-0.

4. STAFF REPORT:

Mr. Robertson reported there are no upcoming cases to be heard at this time; however, that is subject to change.

5. ADJOURNMENT:

This meeting was adjourned at 3:44 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 #: 2016-073
Hearing Date: December 1, 2016
Representative: Lee Voelkel
Location: 1028 Roanoke Lane North
Legal Description: Lots 40 and "D" of Keystone Section Three a subdivision containing .23 acre of land, more or less, out of G.R. Parsons survey no. 1330, abstract no. 1113 in the City of Kerrville, Kerr County, Texas; comprising all of lots 40 and "D" of Keystone Section Three, a subdivision of Kerr County according to the plat of record in volume 8 at pages 113-114 of the plat records of Kerr County, Texas.
Total Acreage: .23

Proposal

An amending plat for lots 40 and "D" of Keystone Section Three.

Procedural Requirements

Notice of this meeting was posted at city hall and on the city's internet website on November 23, 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: Approval

1. Requirements and Guidelines:

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



City of Kerrville Planning Department Report

To: Planning & Zoning Commission
Agenda Item: 4A
Planning File #: 2016-070
Hearing Date: December 1, 2016
Representative: Christopher Alvarez Chedzoy
Location: 601 Clay Street North
Legal Description: Cage Addition Block H, Lot 16
Total Acreage: .4832

Proposal

A requested zoning change from (11-C) Central City 11-District to (CBD) Central Business District

Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on November 16, 2016. Notices were sent to property owners within two hundred (200) feet of the subject property on November 18, 2016. Additionally, notice of this meeting was posted at city hall and on the city's internet website on November 23, 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 City Council.

Notices Mailed

Owners of Property within 200 feet: 23

Topography

The subject property is primarily flat with little vegetation. There are various types of trees located along the side of the property line acting as a buffer between the subject property and adjacent residential dwelling.

Adjacent Zoning and Land Uses

Direction: North, East

Current Base Zoning: "11-C", "19-C", and "CBD"

Current Land Uses: Single-Family Residential, Professional Office, Restaurant, and Church

Direction: South and West

Current Base Zoning: "19-C" and "CBD"

Current Land Uses: Single-Family Residential, Professional Office, Restaurant, and Retail

Transportation

Thoroughfare: Clay Street North and McFarland Street North

Existing Character: One lane in each direction with no sidewalks

Proposed Changes: None known

Parking Information: A land use for the subject property has not been determined. The most restrictive parking requirement for new construction in this zoning district would be for a Restaurant; Minimum vehicle spaces: One (1) space per four (4) seats or One (1) space per 100 sq. feet, whichever is greater. The subject property is located within the Central Business District and is exempt from the off-street parking requirements for all existing structures.

Staff Analysis and Recommendation: Approval

1. Consistency:

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

2. 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 restaurants to single-family residential.

3. Suitability as Presently Zoned:

The proposed "CBD" zoning district will allow for the property to be used reasonably without having to request any variances through the Board of Adjustment. Additionally, the requested "CBD" zoning will encourage solidarity and revitalization of the Central Business District through the development regulations and standards associated with the "CBD" zoning District. Additionally, the subject property is split into two platted lots, Lot 16 (601 Clay Street) and Lot 17 (521 Clay Street). Each one of these lots has a different zoning designation. Due to this factor, the subject property is required to meet all development regulations in both zoning districts causing an unnecessary hardship. It is an uncommon practice for a property that is developed to be split zoned when a municipality adopts a new zoning map. The two lots aforementioned were originally zoned "C-2" Community Business Zone in accordance with the 1973 zoning code (Ordinance 73-20). When the 1997 Zoning Code (Ordinance 97-07) was adopted, the two lots zoning classification converted to the "11-C" Central City-11 District. Upon adoption of the Central Business District ordinance and various amendments, Lot 17 zoning designation was changed from "11-C" Central City-11 District to the current "CBD" Central Business District.

4. Health, Safety and Welfare:

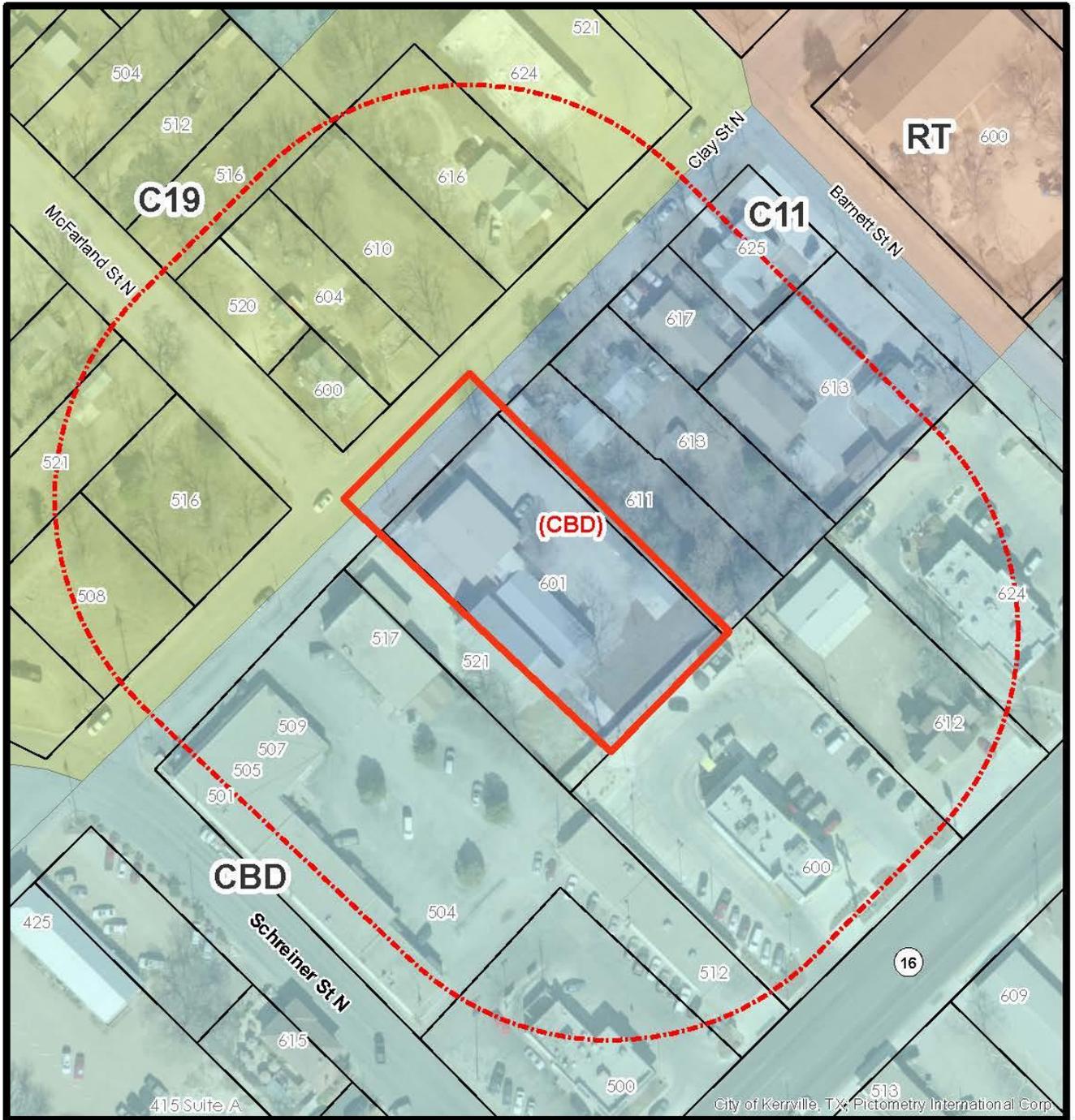
Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Size of Tract:

The subject property is approximately .4832 acres in size, which should be able to reasonably accommodate the permitted uses in the "CBD" zoning district.

6. Other Factors:

None.



Location Map

Case 2016-070

Location:
601 Clay Street

Legend

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



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: 4B/4C
Planning File #: 2016-069/2016-071
Hearing Date: December 1, 2016
Representative: Voelkel Land Surveying
Location: 2500 Block of Singing Wind Drive North
Legal Description: The description of the subject property is described in two portions 1) a 2.88 acre tract of land described as Sendero Ridge Subdivision Unit 1 Lot 2, Block 1; and 2) a 0.19 acre tract of land, more or less, out of the Samuel Wallace Survey No. 113, Abstract No. 347 in the City of Kerrville, Kerr County, Texas; part of Meeker Road, a fifty (50) ft. wide public street out of Sendero Ridge Subdivision Unit 1A, a subdivision of Kerr County according to the plat of record in volume 7 at page 99 of the plat records of Kerr County, Texas.
Total Acreage: 3.07

Proposal

2016-069: Comprehensive Plan Amendment to amend the future land use category from “Low-Density Residential” to “High-Density Residential”.

2016-071: Zoning change from (RC) Residential Cluster District to (28-E) East Side 28-District

Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on November 16, 2016. Notices were sent to property owners within two hundred (200) feet of the subject property on November 18, 2016. Additionally, notice of this meeting was posted at city hall and on the city’s internet website on November 23, 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 City Council.

Notices Mailed

Owners of Property within 200 feet: 60

Topography

The subject property slopes gradually from the northwest to the southeast. They property has various types of trees and grasses.

Adjacent Zoning and Land Uses

Direction: North, East

Current Base Zoning: “28-E”

Current Land Uses: Single-Family Residential and Vacant

Direction: South and West

Current Base Zoning: “RC” and “RM”

Current Land Uses: Single-Family Residential and Vacant

Transportation

Thoroughfare: Singing Wind Drive North

Existing Character: One lane in each direction with partial sidewalks

Proposed Changes: None known

Thoroughfare: Singing Ivy Lane North, Amelia Court North, and Shaun Street North

Existing Character: One lane in each direction with sidewalks

Proposed Changes: None known

Parking Information: Multi-Family Dwelling

Minimum vehicle spaces: Two (2) spaces per dwelling unit, plus the required spaces for office uses.

Total number of parking spaces being provided is 242.

Staff Analysis and Recommendation: Approval

1. Consistency:

The property's land use designation is Low-Density Residential. The requested “28-E” base zoning district is not consistent with the adopted land use designation. The proposed future land use designation for the subject property is “High-Density residential” and will allow for the proposed “28-E” zoning district.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this plan amendment and zoning change requests. The proposed plan amendment and zoning change would allow for the subject property to utilize more intense uses than what is permitted in the existing “RC” zoning district. The surrounding area abutting Singing Wind Drive has transitioned into a mixed-density residential corridor. A development site plan for a proposed multi-family dwelling development was submitted to the City of Kerrville. The proposed development is consistent with the surrounding area which has been developed with higher density development consisting of townhomes, zero lot line developments, garden homes, and apartments. The proposed requests will have minimal to no impact on surrounding properties. All ingress and egress for the proposed development has been directed to Singing Wind Drive to eliminate any direct impact to the existing single-family residential neighborhood located to the south of the subject property. The applicant has submitted a request to City Council to abandon and vacate the proposed Meeker Road right-of-way which connects the single-family residential neighborhood to the south and Singing Wind Drive to the north, eliminating any potential ingress/egress from the proposed development into the existing neighborhood. Additionally, the proposed development is within close proximity to Loop 534 a major thoroughfare for the City of Kerrville. Current planning practices encourage high density residential developments to be located within close proximity to a primary arterial in order to help mitigate traffic.

3. Suitability as Presently Zoned:

The proposed zoning district is suitable for the subject property and will allow for uses that will be consistent with the existing surrounding land uses.

4. Health, Safety and Welfare:

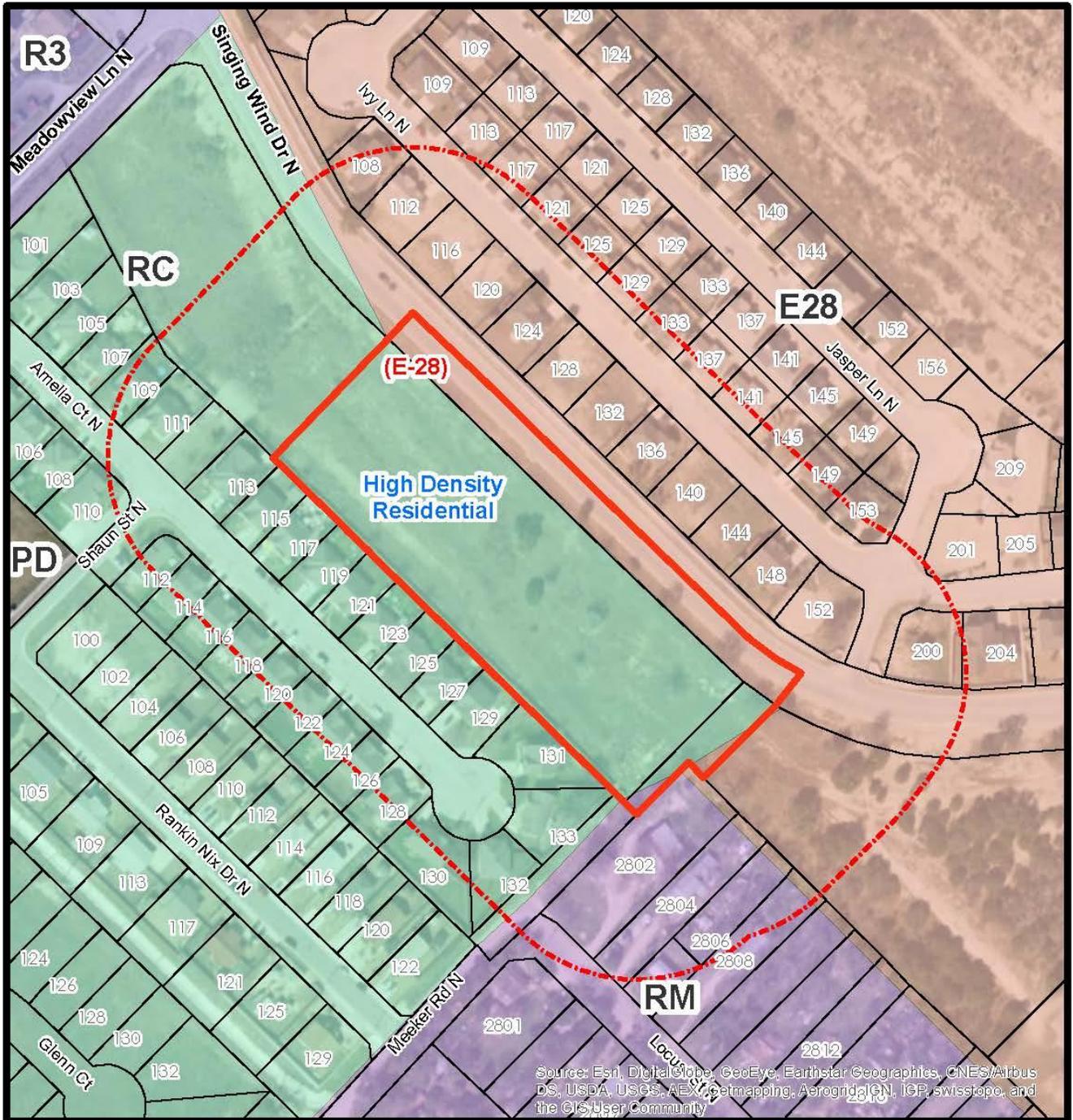
Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Size of Tract:

The subject property is approximately 3.07 acres in size, which should be able to reasonably accommodate the permitted uses in the "28-E" zoning district.

6. Other Factors:

None.



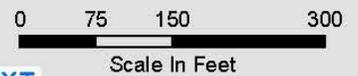
Location Map

Case 2016-069/2016-071

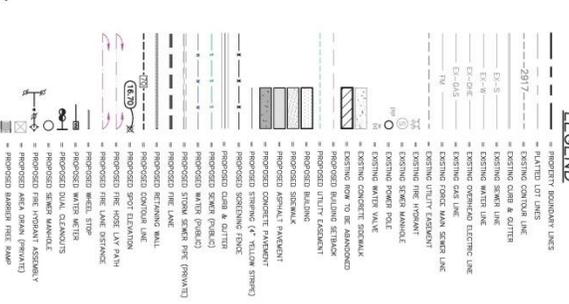
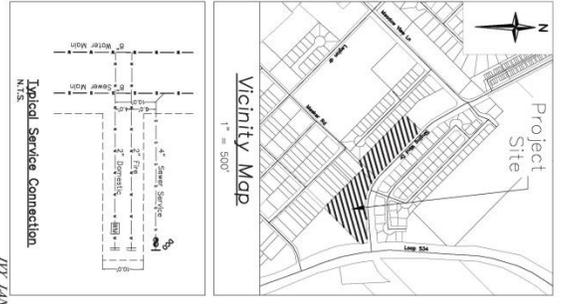
Location:
2500 Block
of Singing Wind Drive North

Legend

200' Notification Area - - - - -
 Subject Properties —————
 Current Zoning **TEXT**
 Requested Zoning **(TEXT)**
 Requested Future Land Use **TEXT**



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LEGEND

---	EXISTING WATER MAIN
---	EXISTING SANITARY MAIN
---	EXISTING GAS MAIN
---	EXISTING TELEPHONE MAIN
---	EXISTING CABLE MAIN
---	EXISTING FIBER OPTIC MAIN
---	EXISTING POWER MAIN
---	EXISTING WATER MAIN
---	EXISTING SANITARY MAIN
---	EXISTING GAS MAIN
---	EXISTING TELEPHONE MAIN
---	EXISTING CABLE MAIN
---	EXISTING FIBER OPTIC MAIN
---	EXISTING POWER MAIN
---	EXISTING WATER MAIN
---	EXISTING SANITARY MAIN
---	EXISTING GAS MAIN
---	EXISTING TELEPHONE MAIN
---	EXISTING CABLE MAIN
---	EXISTING FIBER OPTIC MAIN
---	EXISTING POWER MAIN

BUILDING DATA TABLE

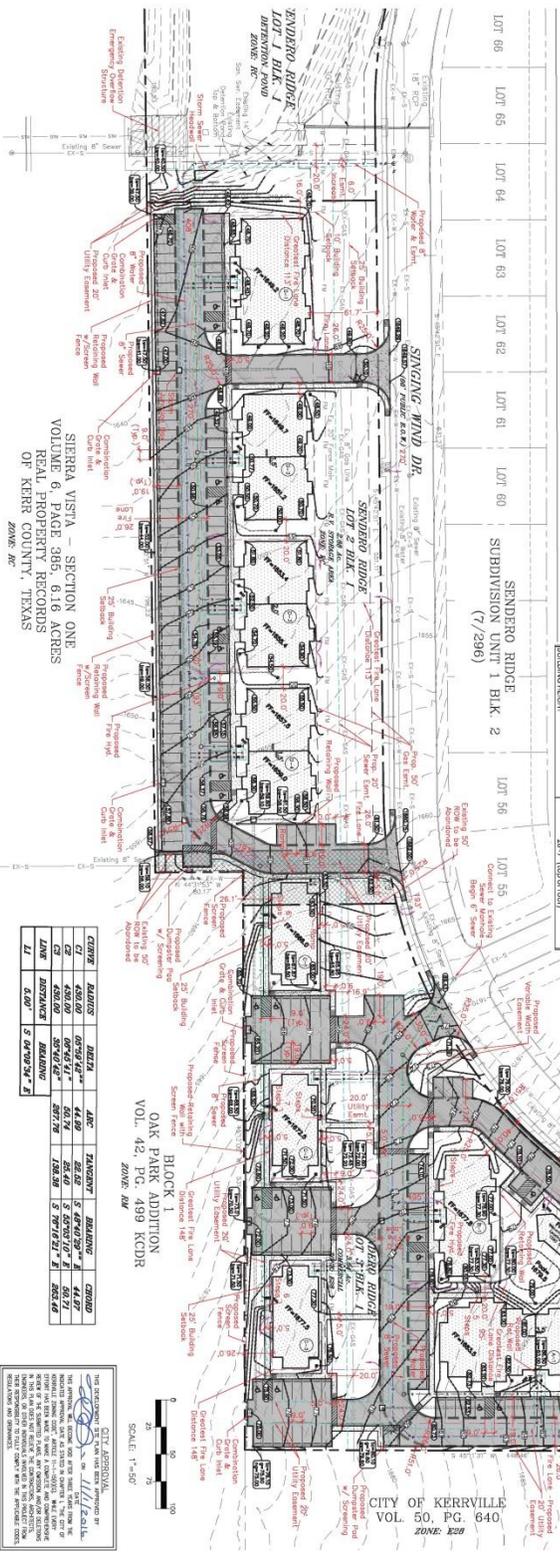
UNIT 1 BUILDING DATA	UNIT 2 BUILDING DATA
BUILDING USE / CONSTRUCTION TYPE	Residential / V/B
SPRINKLERED	Yes
TOTAL UNITS PER BUILDING	24
GROSS COMMON AREA PER FLOOR	1,880 SQ FT
TOTAL GROSS BUILDING AREA	33,828 SQ FT
BUILDING HEIGHT	31'-7" (to roof level)

PARKING DATA TABLE

Required	Provided
200	211
140	141
240	241

NOTES:

1. The proposed building is not located within a flood zone area on the City of Kerrville Flood Hazard Map dated March 3, 2011.
2. The property shown is located in Zone E23 & Zone RC zoning as shown on the City of Kerrville zoning map dated March 2006.
3. As a condition of the DSP approval, it is understood that a use prescribed in section 6 of the Kerrville Fire Marshal's guidance is required to be established on this site.
4. All fire lanes shown on this plan meet the minimum standards prescribed in section 6 of the Kerrville Fire Marshal's guidance.
5. Proposed development is designed to conform to existing detention pond established with previous phases of this subdivision.
6. The proposed development is subject to the City of Kerrville's zoning ordinance. It is understood that the Owner must request the subject subdivision prior to the plot and zoning ordinance. The required to be decided for the City's existing ordinance.



Revisions	No.	Date	Description
1	08-30-2016	Development Site Plan Submittal	
2	10-12-2016	Development Site Plan 2nd Submittal	
3	10-17-2016	Development Site Plan 3rd Submittal	

Scale: 1" = 1'-0"

City of Kerrville, Vol. 50, Pg. 640

Block 1, Oak Park Addition, Vol. 42, Pg. 499 KODR

Sierra Vista - Section One, Volume 6, Page 385, 6.16 Acres, Real Property Records of Kerr County, Texas, Zone No. 10

Wellborn Engineering, Inc., 311 Gates Way, Kerrville, TX 78704, Phone: 817-897-7711, wellbornengineering.com

Development Site Plan for Sendero Ridge Apartments, Singing Wind Dr, Kerrville, TX

Wellborn Engineering, Inc. License # 90803

Scale: 1" = 1'-0"

Sheet No. DSP