

City of Kerrville Planning & Zoning Commission Agenda

Thursday, May 17, 2007, 4:30p.m.*

City Hall City Council Chambers, 800 Junction Highway, Kerrville, TX

The meeting place has wheelchair accessibility and available accessible parking spaces. Please call the City of Kerrville Planning Division at (830) 792-8354 forty-eight hours (48) before the meeting to request accommodations.

1. *4:15 p.m. Pre-Meeting Session, City Council Chambers

Review of today's agenda items between Staff and the Commission. No action will be taken and there is to be no discussion between the Commission and the applicant(s) or other audience.

2. 4:30 p.m. Call to Order

Chairperson calls the meeting to order; roll call.

Page

3. Visitor/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. (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.)

4. 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.

4A. Approve the minutes from the meeting of May 3, 2007.

2

5. Action Item

5A. Preliminary Plat: Weston Homeplace, Phase Two – A thirty-eight (38) lot single family residential development located northeast of the Main Street and Bow Drive intersection. Zoned: RC. Applicant: Voelkel Engineering and Surveying. (File No. 2007-22)

4

6. Public Hearing

6A. Zoning Change Request – Consideration of a recommendation to the City Council of a request to change the zoning from R3 (Multifamily Residential District) to S-33 on approximately 0.64 acres out of a 1.087 acre tract in the Waddell Survey No. 145, generally located southwest of the Lehmann Drive and Medina Highway (SH 16) intersection, fronting the south side of Lehmann Drive. Zoned: R3. Applicant: Vordenbaum Engineering, Inc. (File No. 2007-19)

6

7. Election of Chairperson and Vice-Chairperson

8. Staff Reports

8A. Future Agenda Items/Project Update. Applicant: Senior Planner

9

9. Adjourn - The next scheduled meeting is Thursday, June 7, 2007.

**BUSINESS OF THE PLANNING AND ZONING COMMISSION
CITY OF KERRVILLE, TEXAS**

AGENDA ITEM: 4A **FOR AGENDA OF:** May 17, 2007
DESCRIPTION: Approval of the minutes from the meeting of May 3, 2007.
APPLICANT(S): Planning and Zoning Commission Secretary
ATTACHMENT(S): Minutes

The Commission's Secretary recommends approval of the proposed minutes

PRE-MEETING:

On May 3, 2007 the Kerrville Planning and Zoning Commission pre-meeting was called to order at 4:21 p.m. in the City Hall Council Chambers, 800 Junction Highway.

MEMBERS PRESENT:

Jim Kessler, Vice Chairperson
Harold Buell, Commissioner
Bruce Motheral, Commissioner

MEMBERS ABSENT:

Andy Phillips, Commissioner
Paul Hofmann, Ex-Officio City Manager

STAFF PRESENT:

Gordon Browning, Senior Planner
Trina Ramirez, Planning and Zoning Commission Secretary
Kevin Coleman, Director of Development Services

DISCUSSION OF AGENDA ITEMS FOR THE REGULAR MEETING:

The Commissioners and City Planner discussed the items on the agenda. The pre-meeting adjourned at 4:25 p.m. No action was taken.

1. CALL TO ORDER:

On May 3, 2007, the Kerrville Planning and Zoning Commission regular meeting was called to order at 4:30 p.m. in the City Hall Council Chambers, 800 Junction Highway.

2. VISITOR/CITIZENS FORUM:

No person spoke.

3. CONSENT AGENDA:

3A. Approval of the minutes from the meeting of April 19, 2007

Cmr. Motheral moved for approval of the consent agenda; motion was seconded by Cmr. Buell and passed 3-0.

Public Hearing

4A. **Zoning Change Request** – Consideration of a recommendation to the City Council of request to change the zoning from R-3 (multifamily residential distract) to S-33 on approximately 0.64 acres generally located southwest of the Lehmann Drive and Medina Hwy (SH 16) intersection, fronting the south side of Lehmann Drive. Zoned: R-3. Applicant: Vordenbaum Engineering. (File No. 2007-19)

Item 4A was withdrawn at Staffs request.

4B. **Residential Replat: Harper Village** – A replat of Lot 4 and 5, Harper Village located at 256 and 258 Old Oak. Zoned: RC. Applicant: Voelkel Engineering and Surveying. (File No. 2007-20)

Cmr. Kessler opened the public hearing at 4:31p.m. No person spoke. Cmr. Kessler closed the public hearing at 4:33 p.m.

Cmr. Buell moved for approval of the re-plat as submitted; motion was seconded by Cmr. Motheral and passed 3-0.

5. Staff Report

6A. Future agenda items. Applicant: Senior Planner.

Mr. Browning informed the Commission of items for future agenda.

6. **Adjournment** The next regularly scheduled meeting is May 17, 2007.

The meeting adjourned at 4:44 p.m.

ATTEST:

Jim Kessler, Vice-Chairperson

Trina Ramirez, Recording Secretary

**BUSINESS OF THE PLANNING AND ZONING COMMISSION
CITY OF KERRVILLE, TEXAS**

AGENDA ITEM: 5A **FOR AGENDA OF:** May 17, 2007

DESCRIPTION: **Preliminary Plat: Weston Homeplace, Phase Two** – A thirty-eight (38) single family residential development on 8.57 acres located northeast of the Main Street and Bow Drive intersection. Zoned: RC. (File No. 2007-22)

APPLICANT(S): Voelkel Engineering and Surveying

ATTACHMENT(S): Plat

SUMMARY STATEMENT – FINDING OF FACT

Project Timeline:

- April 17, 2007 – Plat application submitted to City.
- May 9, 2007 – Development Review Committee (DRC) process completed.
- May 11, 2007 – Staff review comments sent to applicant.
- **May 17, 2007 – Consideration of preliminary plat by Commission.**

Summary:

- This thirty-eight (38) lot subdivision is Phase Two of the Weston Homeplace development. Phase One, a thirty (30) lot subdivision, was approved on April 17, 2003.
- City water and sewer service is available to this proposed development.
- The proposed preliminary plat meets the requirements of the RC zoning district.

RECOMMENDED ACTION

Staff recommends approval of the preliminary plat, subject to the following conditions;

1. Show all existing and proposed easements by type and with dimensions, label existing easements as “Existing”,
2. Use contrasting line weights for existing and proposed phases of the development,
3. Off-site easements will be required for franchise utilities and drainage, provide volume and page of these easements on the final plat,
4. Correct street names to reflect those approved with Phase One, i.e. Bow Drive and Weston Loop,
5. Indicate on the final plat the point of street name change,
6. Modify note #5 to read, ‘This property is Zoned RC, residential cluster, all building setbacks to comply with the City of Kerrville Zoning Ordinance for the RC District’,
7. Add the note, ‘This subdivision is within the Kerrville Independent School District’,

8. Coordinate addressing of this phase with City staff,
9. Provide all necessary/required signature blocks on the final plat, and
10. Any additions and/or alterations to the engineering plans and/or final plat as required by the City Engineer.

**BUSINESS OF THE PLANNING AND ZONING COMMISSION
CITY OF KERRVILLE, TEXAS**

AGENDA ITEM: 6A **FOR AGENDA OF:** May 17, 2007

DESCRIPTION: **Public Hearing: Zoning Change Request** – Consideration of a recommendation to the City Council of a request to change the zoning from R-3 (Multifamily Residential District) to S-33 (South Side District) on approximately 0.64 acres generally located southwest of Lehmann Drive and Medina Highway (SH 16) intersection, fronting the south side of Lehmann Drive. Zoned: R-3 (File No. 2007-19)

APPLICANT(S): Vordenbaum Engineering, Inc.

ATTACHMENT(S): Location Map, Draft Ordinance

SUMMARY STATEMENT – FINDING OF FACT

Project Timeline:

- April 9, 2007 – Application for rezoning submitted to City.
- April 17, 2007 – In accordance with statute and local law, notice of the required public hearing published in the Kerrville Daily Times, notices mailed to property owners within 200 feet of subject tract.
- April 25, 2007 – Development Review Committee (DRC) process completed.
- April 30, 2007 – Notice of the public hearing re-published in the Kerrville Daily Times, new notices mailed to property owners within 200 feet of the subject tract to correct error in original notification.
- May 3, 2007 – Staff requests that the item be withdrawn from the Planning and Zoning Commission agenda.
- **May 17, 2007 – Public hearing before the Planning and Zoning Commission and consideration of a recommendation to the City Council.**
- June 12, 2007 – Public hearing before the City Council and consideration of an ordinance approving zoning change.

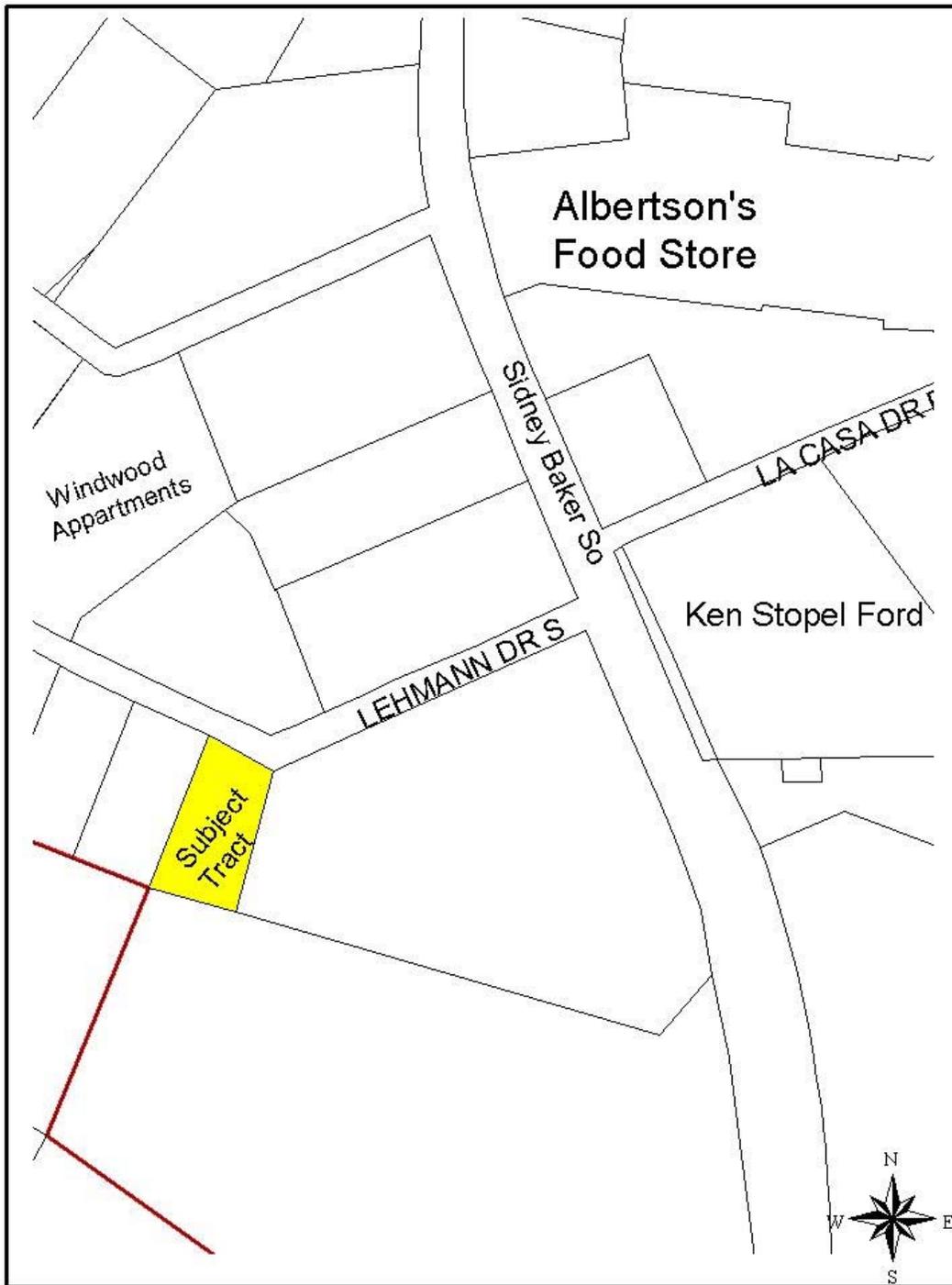
Proposal/Summary:

- The applicant requests a zoning change from R-3 (Multifamily Residential District) to S-33 (South Side District) on a 0.64 acre tract. No specific use is proposed.
- The purpose of the S-33 District is to promote business development that will enhance development near or bordering the Guadalupe River. Certain areas within the district are suitable for multifamily residential, but not other types of residential. Some uses permitted in the S-33 District include personal services, retail trade, professional office and business services. More intense commercial uses may be allowed on a conditional use bases.

- The City's Comprehensive Plan shows the future land use designation for the subject tract as general commercial, the proposed S-33 District is in conformance with the Comprehensive Plan.
- The attached draft ordinance proposed by Staff is consistent with previous zoning change ordinances reviewed by the Commission and Council.

RECOMMENDED ACTION

1. Open the public hearing and receive comments, and
2. Recommend to the City Council approval of the zoning change request as stated in the attached Ordinance.



**BUSINESS OF THE PLANNING AND ZONING COMMISSION
CITY OF KERRVILLE, TEXAS**

AGENDA ITEM: 7A **FOR AGENDA OF:** May 17, 2007

DESCRIPTION: Future Agenda Items/Project Update

APPLICANT(S): Gordon Browning, Senior Planner

ATTACHMENT(S):

As of this writing we have no items scheduled for the June 7, 2007 meeting.