

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

**June 15, 2017**

**MEMBERS PRESENT:**

Garrett Harmon, Vice-Chair  
Don Barnett, Commissioner  
Michael Sigerman, Commissioner  
Rustin Zuber, Commissioner  
David Jones, Alternate

**MEMBERS ABSENT:**

Bob Waller, Chairman  
Marty Lenard, Alternate

**STAFF PRESENT:**

Gordon Browning, Interim City Planner  
Danny Batts, Director of Building Services and Chief Building Official  
Dorothy Miller, Recording Secretary

**CALL TO ORDER:**

On June 15, 2017, Cmr. Harmon 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. VISITORS/CITIZENS FORUM:**

Mr. Harvey Brinkman spoke regarding The Famous Door. The prospective buyer, current owners of Rio Rancho Café, is interested in turning The Famous Door into a soul food restaurant with no alcohol sales.

**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 April 6, 2017 meeting.

2B. Approval of the minutes from the May 4, 2017 meeting.

2C. Approval of the minutes from the June 1, 2017 meeting

Cmr. Barnett moved to approve all the minutes as presented. Motion was seconded by Cmr. Sigerman and passed 5-0.

**3A. Consideration and Action, Preliminary Plat** – Consideration and action concerning a preliminary plat for Price Point, Lot 1, a subdivision in Kerr County, containing 3.0 acres of land, more or less, out of the Thomas L. Waddel Survey No. 145, Abstract No. 354, Kerr County, Texas, located on Rimrock Drive. (File No. 2017-031).

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

Cmr. Zuber moved to approve the preliminary plat. Motion was seconded by Cmr. Jones and passed 5-0.

**3B. Consideration and Action, Preliminary Plat** – Consideration and action concerning a preliminary plat for Tinco Industry Addition, Block One, Lot 1, a subdivision in Kerr County, containing 5.33 acres of land more or less, out of the Rowland Nichols Survey No. 126, Abstract No. 262, Kerr County, Texas, located at the end of Robby Drive. (File No. 2017-038).

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

Cmr. Sigerman moved to approve the preliminary plat. Motion was seconded by Cmr. Barnett and passed 4-1.

**3C. Consideration and Action, Final Plat** – Consideration and action concerning a final plat for Bandera Highway Mega Storage Phase 2, Block 1, Lot 1, a subdivision establishing 4.54 acre tract, being in and a part of the William C. Francis Survey No. 146, Abstract No. 137, City of Kerrville, Kerr County, Texas, located at 1225 Bandera Hwy. (File No. 2017-041).

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

Cmr. Zuber moved to approve the final plat. Motion was seconded by Cmr. Jones and passed 5-0.

**3D. Consideration and Action, Replat** – Consideration and action concerning a replat of a portion of Lots 1-6, Block 9, a portion of H Street, and a portion of Lots 1-5, Block 10, J.A. Tivy's Addition to the City of Kerrville recorded in Volume P, Page 16, Plat Records, Kerr County, Texas, and being all of that certain 0.342 of one acre tract recorded in document No. 16-06322, official public records of Kerr County, Texas, all of that certain 2.404 acre tract recorded in document No. 16-06323, official records of Kerr County, Texas, all of that certain 1.357 acre tract recorded in document No. 16-06324, official public records of Kerr County, Texas, and 0.396 of one acre tract being a portion of H Street recorded in document No. 17-01162, official records of Kerr County, Texas, containing 4.135 acres, more or less, in the City of Kerrville, Kerr County, Texas according to the Plat Records of Kerr County, Texas, located at 1709 Water Street. (File No. 2017-026).

Mr. Browning presented the case and asked Commissioners to table this item until further notice.

Cmr. Sigerman moved to table the replat. Motion was seconded by Cmr. Zuber and passed 5-0.

**3E. Consideration and Action, Conditional Use Permit** – Consideration of a resolution concerning a requested Conditional Use Permit for "vehicle sales/service used" for an approximate 1.69 acre tract, being Lot 1A and a part of Lot 2, Block One, Adams Subdivision, located 1750 Junction Hwy. (File No. 2017-032)

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

Cmr. Sigerman moved to approve the conditional use permit. Motion was seconded by Cmr. Barnett and passed 5-0.

#### **4. PUBLIC HEARINGS AND ACTION**

4A. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a replat of Lots 1 and 2, Sidney Baker Community Plaza and part of Lot 1, Block 1, Keystone Addition, containing 4.128 acres of land, more or less, as recorded in File No. 16-05306 and No. 17-02376, Official Public Records, Kerr County, Texas, located at 1405 & 1407 Sidney Baker Street. (File 2016-037).

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

Cmr. Harmon opened the public hearing at 4:55 p.m. Hearing no one speak, Cmr. Harmon closed the public hearing at 4:56 p.m.

Cmr. Zuber moved to approve the replat as presented. Motion was seconded by Cmr. Jones and passed 5-0.

4B. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a replat of Lots 1, 2, 1-A, 2-A, 19 and part of Cummings Lane, Midway Center, an unrecorded commercial subdivision in Kerr County, containing 2.55 acres of land, more or less, out of the Francisco Martinez Survey No. 123, Abstract No. 247, Kerr County, Texas, located at 2590 Junction Highway. (File No. 2017-035)

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

Cmr. Harmon opened the public hearing at 4:58 p.m. Hearing no one speak, Cmr. Harmon closed the public hearing at 4:59 p.m.

Cmr. Barnett moved to approve the replat as presented. Motion was seconded by Cmr. Sigerman and passed 5-0.

4C. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a replat of Lots 7, 8, 17 and 18, Block 6, Oaks Heights Addition, a subdivision in Kerr County, containing 3.64 acres of land, more or less, as recorded in Volume 2, Page 92, of the Plat Records of Kerr County, Texas, located at 385 Goat Creek Cut-Off. (File No. 2017-039).

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

Cmr. Harmon opened the public hearing at 5:02 p.m. Hearing no one speak, Cmr. Harmon closed the public hearing at 5:03 p.m.

Cmr. Sigerman moved to table the replat as presented. Motion was seconded by Cmr. Jones and passed 5-0.

4D. **Public Hearing & Action, Annexation and Zoning** – Public hearing, consideration, and action to annex into the incorporated limits of the City of Kerrville and a recommendation for a zoning classification of Planned Development District (PDD) Residential, for an approximately 11.341 acre tract

of land generally located east of Comanche Trace Drive, between Comanche Trace Phases 4 and 11. The tract being more particularly described as located in the William Watt Survey No. 65, Abstract No. 364 of Kerr County, Texas and being a portion of the remaining portion of that certain called 1131.78 acre tract in Volume 971, Page 698, Real Property Records of Kerr County, Texas. (File No. 2017-033).

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

Comr. Harmon opened the public hearing at 5:10 p.m. Hearing no one speak, Comr. Harmon closed the public hearing at 5:11 p.m.

Comr. Barnett moved to recommend to CityCouncil approval of the annexation and zoning as presented. Motion was seconded by Comr. Zuber and passed 5-0.

**5. STAFF REPORTS**

Mr. Browning reported the next Planning and Zoning meeting will be Thursday, July 6, 2017 at 4:30 p.m.

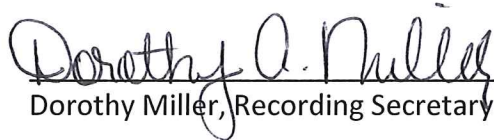
**6. ADJOURNMENT**

This meeting was adjourned at 6:15 p.m.

APPROVED:



Robert J. Waller, Chairman



Dorothy Miller, Recording Secretary

7-6-17

Date Minutes Approved