

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

March 6, 2014

MEMBERS PRESENT:

David Watterson, Chair
Garrett Harmon, Commissioner
Bill Morgan, Commissioner
Bruce Motheral, Commissioner
Bob Waller, Commissioner
Doyle Malone, Alternate
Rustin Zuber, Alternate

COUNCIL LIASON:

Justin MacDonald (present)

STAFF PRESENT:

Jason Lutz, Senior Planner
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On March 6, 2014, the Kerrville Planning and Zoning Commission regular meeting was called to order at 4:31 p.m. in the City Hall Council Chambers, 701 Main Street.

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 February 6, 2013 meeting.

Mr. Morgan moved to approve the minutes as presented; motion was seconded by Mr. Waller and passed 5-0.

2B. Election of Chair and Co-Chair Persons

Mr. Motheral requested item 2B be removed from the consent agenda.

Mr. Harmon nominated Mr. Watterson for chairperson; nomination was seconded by Mr. Motheral and passed 5-0.

Mr. Harmon nominated Mr. Waller for vice-chairperson; nomination was seconded by Mr. Morgan and passed 4-1.

3. PUBLIC HEARINGS AND ACTION:

3A. Final Plat - Consideration and action concerning a proposed final plat establishing Lots 1 of the Green Tree Acres Subdivision comprising 7.84 acres of land, more or less, out of WM. C. Francis Survey No. 146, Abstract No. 137, in the City of Kerrville, Kerr County, located at 1141 Bandera Highway. (File No. 2014-003)

Mr. Lutz presented the findings of fact and stated that conditions 1, 3, and 4 as listed in the agenda packet have been met. Mr. Lutz recommended Commissioners approve the plat with condition 2 as listed.

Cmr. Watterson opened the public hearing at 4:37 p.m.

Cmr. Motheral discussed the lack of location points along either the easement for the sanitary sewer or for the (river) trail and asked about this information. Mr. Lee Voelkel, Kerr County Surveyor, stated the surveyor who did the work regarding the river trail listed no monumentation and said that there's nothing on the ground that exists where the easement is on the ground, it's all on paper. Mr. Voelkel stated what his firm attempted to do was to rebuild it to the best of their ability from the surveyor's description, which is very difficult to do without any stakes on the ground to place it on the plat and then reference it with the lineman page where it's recorded.

Cmr. Motheral stated that in the future when the city has work, there ought to be stakes along the property line and along the easements where there are PI's, that, in the future, somebody can come back and locate them. Cmr. Motheral suggested the city consider requiring monumentation when these things are initially done.

Cmr. Watterson closed the floor at 4:40 p.m.

Cmr. Motheral moved to approve the final plat with conditions presented by city staff; motion was second by Cmr. Morgan and passed 5-0.

3B. Replat - Consideration, and action concerning a proposed replat of Lots 4, 5, & 6, Block I, of the B.F. Cage Addition, located at 609 & 611 Sidney Baker. (File No. 2014-004)

Mr. Lutz presented the findings of fact and recommended approval of the replat with the conditions listed.

Cmr. Watterson opened the public hearing at 4:44 p.m. Hearing no one speak, Cmr. Watterson closed the public hearing at 4:45 p.m.

Cmr. Harmon moved to approve the replat with conditions presented by city staff; motion was second by Cmr. Morgan and passed 5-0.

4. STAFF REPORTS:

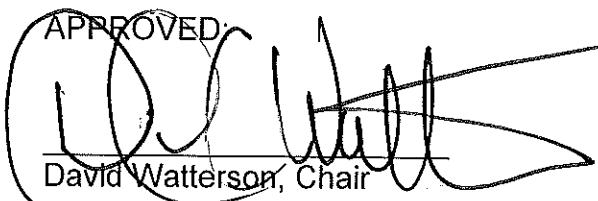
4A. Report concerning future agenda items.

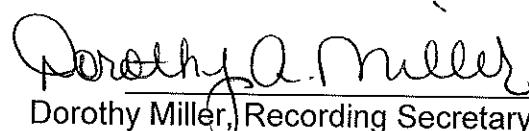
Mr. Lutz reported the next meeting will be Thursday, March 20, 2014 at which time Commissioners will review a zoning change request from (R-1A) Single-Family to (RT) Residential Transition.

Mr. Lutz reported there will be a meeting on Thursday, April 3, 2014 at which time Commissioners will review a preliminary plat for property located near the SW intersection of Sidney Baker & IH 10.

5. ADJOURNMENT

This meeting was adjourned at 4:48 p.m.

APPROVED:

David Watterson, Chair


Dorothy Miller, Recording Secretary

3/20/14
Date Minutes Approved

