

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

**August 7, 2014**

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Garrett Harmon, Commissioner

**COUNCIL LIASON**

Gary Stork (present)

**STAFF PRESENT:**

Jason Lutz, Senior Planner  
Dorothy Miller, Recording Secretary

**CALL TO ORDER:**

On August 7, 2014, the Kerrville Planning and Zoning Commission regular meeting was called to order at 4:30 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 July 3, 2014 meeting.

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

**3. PUBLIC HEARING AND ACTION:**

- 3A. **Planned Development District** – Public hearing, consideration, and action concerning a Planned Development District for "Personal Services I (Beauty Parlor/Barber Shop) on Lots 15 & 16, Block 16, Westland Place Subdivision, located at 401 W. Water Street.  
(File No. 2014-027)

Mr. Lutz presented the findings of fact and asked Commissioners to render a decision.

Cmr. Watterson opened the public hearing at 4:35 p.m. Hearing no one speak, Cmr. Watterson closed the public hearing at 4:36 p.m.

Cmr. Waller moved to approve the  
and passed 5-0.

PDD; motion was seconded by Cmr. Morgan

- 3B. **Zoning Code Text Amendment** - Public hearing, consideration, and action concerning proposed amendments to "Type B Screening" found in Article 11-1-18 "Special Screening Regulations", Section (e) of the City of Kerrville's adopted Zoning Code.  
(File No. 2014-029)

Mr. Lutz presented the findings of fact and asked Commissioners to render a decision.

Cmr. Watterson opened the public hearing at 4:46 p.m. Hearing no one speak, Cmr. Watterson closed the public hearing at 4:47 p.m.

Cmr. Malone moved to approve the zoning code text amendment; motion was seconded by Cmr. Waller and passed 4-1.

4. **Alternative Screening Request** - Consideration and action concerning a request for "Alternative Screening" for an approximate 4.23 acre tract of land out of the Florentine Lara Survey No. 123, Abstract No. 225, located at 1834 Junction Highway.  
(File No. 2014-30)

Mr. Lutz presented the findings of fact and asked Commissioners to render a decision.

Cmr. Watterson opened the floor for comments at 4:50 p.m. Hearing no one speak, Cmr. Watterson closed the floor at 4:51 p.m.

Cmr. Motheral moved to approve the alternative screening request with the inclusion of the fact that this owner or future owners can't clear the area until they come to city staff and construct a standard privacy fence; motion was seconded by Cmr. Morgan and passed 5-0.

## **5. STAFF REPORTS:**

5A. Report concerning future agenda items.

Mr. Lutz reported there are no upcoming agenda items at this time.

## **5. ADJOURNMENT**

This meeting was adjourned at 4:54 p.m.

APPROVED:



Bob Waller, Vice-Chair



Dorothy Miller, Recording Secretary

09/18/14

Date Minutes Approved