

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

June 2, 2016

MEMBERS PRESENT:

Bob Waller, Chairman
Garrett Harmon, Vice-Chair
Don Barnett, Commissioner
Doyle Malone, Commissioner
Bill Morgan, Commissioner
Michael Slgeman, Alternate

MEMBERS ABSENT:

Rustin Zuber, Alternate

CITY COUNCIL LIASON

Glenn Andrew (present)

STAFF PRESENT:

Trent Robertson, City Planner
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On June 2, 2016, Cmr. Waller called the Kerrville Planning and Zoning Commission regular meeting to order at 4:30 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 March 17, 2016 meeting.

Cmr. Morgan moved to approve the minutes as presented. Motion was seconded by Cmr. Malone and passed 5-0.

2B. Approval of the minutes from the May 19, 2016 meeting.

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

3. CONSIDERATION AND ACTION

3A. Consideration & Action, Amending Plat – Consideration and action concerning a proposed amending plat for Lots 12 and 13, Block B of Comanche Trace Phase 2 Section 2. A 1.57 acre tract of land, more or less, out of William Wat survey no. 66, abstract no. 365, in the City of Kerrville, Kerr County, Texas; Being all of lots no. 12 and no. 13 in block B of Comanche Trace

Phase 2 Section 2, the plat of which is recorded in volume 7 at page 139 of the plat records of Kerr County, Texas. 3621 Ranch View Court. (File No. 2016-026).
Mr. Robertson presented the case and asked Commissioners to render a decision.

Cmr. Harmon moved to approve the amended plat as presented by staff; motion was seconded by Cmr. Morgan and passed 5-0.

3B. Consideration & Action, Amending Plat – Consideration and action concerning a proposed amending plat for Lots 13 and 14, Block B of Riverhill Townhouse Tracts No. Ten. A 0.27 acre tract of land, more or less, out of WM. C. Francis survey no. 147, abstract no. 137, in the City of Kerrville, Kerr County, Texas; Comprising all of lots no. 13 and no. 14 in block 4 of Riverhill Townhouse Tracts No. Ten, the plat of which is recorded in volume 5 at page 96 of the plat records of Kerr County, Texas. 201 Canyon Creek Lane. (File No. 2016-028).

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

Cmr. Barnett moved to approve the amended plat as presented by staff; motion was seconded by Cmr. Malone and passed 5-0.

4. PUBLIC HEARINGS AND ACTION

4A. Public Hearing & Action, Zoning Text Amendment – Public hearing, consideration, and action concerning a requested zoning text amendments to amend Chapter I, "The City of Kerrville Zoning Code" Article 11-1-12 (Manufactured Homes, Mobile Homes, Trailers, and Recreation Vehicles) and Chapter I, "The City of Kerrville Zoning Code" Article 11-1-19 (Supplementary Development Requirements) pertaining to the development regulations and requirements for temporary structures (including construction trailers). (File No. 2016-027).

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

Cmr. Malone asked if there would be a limit to the number of renewals. Mr. Robertson responded no.

Cmr. Morgan asked if the wheels would have to be removed and the structure tied down. Mr. Robertson responded that he would have to check the International Building Code (IBC) and International Residential Code (IRC) and review with the Chief Building Official.

Cmr. Harmon stated section 2, item v says, "*The design of the residential sales office shall be residential in character with a non-metallic roof of a hip or gable design...*" Cmr. Harmon said metal roofs should be allowed for sales offices.

Cmr. Waller opened the public hearing at 4:45 p.m. Hearing no one speak, Cmr. Waller closed the public hearing at 4:46 p.m.

Cmr. Harmon moved to approve the text amendment as present and also request staff bring back revisions under section 2, item v as to roofing material. Motion was seconded by Cmr. Barnett and passed 5-0.

5. STAFF REPORTS:

Mr. Robertson reported he had nothing to report at this time. The next scheduled meeting is Thursday, June 16, 2016.

6. ADJOURNMENT:

This meeting was adjourned at 4:55 p.m.

APPROVED:



Bob Waller, Chairman




Dorothy Miller, Recording Secretary

08-18-16

Date Minutes Approved

