

CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, APRIL 17, 2014 4:30 P.M.
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

CALL TO ORDER

Pg.

1. VISITORS/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. The number of speakers will be limited to the first ten speakers and each speaker is limited to three minutes. (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.)

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 3, 2014 meeting.

2

3. CONSIDERATION AND ACTION:

3A. Replat - Consideration and action concerning a proposed replat of Lots 1 through 17, Block 26 of the J.A. Tivey Addition, and Located at 1105 - 1107 E. Main Street, 1115 Park Street, and 1136 – 1140 Broadway St. (File No. 2014-007)

4

4. STAFF REPORTS

6

5. ADJOURNMENT

6

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-258-1117 for further information.

I do hereby certify that this notice of meeting was posted on the bulletin board at the city hall of the city of Kerrville, Texas, and said notice was posted on the following date and time: ____at____and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Deputy City Secretary, City of Kerrville, Texas

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

3. PUBLIC HEARINGS AND ACTION:

3A. Preliminary Plat - Consideration and action concerning a proposed preliminary plat establishing The Kerrville Gateway Retail Center Subdivision comprising 64.933 acres of land, more or less, consisting of 22.115 acres out of the Patrick Flemming Survey No. 145, 31.629 acres out of the H.E. & W.T. R.R., CO. Survey No. 1432, Abstract No. 1519, and 11.188 acres out of the Beaty, Seale & Forwood Survey, Abstract Number 77, in the City of Kerrville, Kerr County, Texas and generally located at the southeast intersection of Sidney Baker and IH-10. Planning File 2014-005.

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

Com. Watterson opened the public hearing at 4:36 p.m.

Mr. Bill Shock, Civil Engineer for this project, spoke and stated he was available to answer any questions the Commissioners may have. Com. Morgan inquired about access roads, if there are going to be any other access other than from Hwy. 16 and Chalet Trail. Mr. Shock responded no. Com. Morgan asked if Mr. Shock knew what is going to be built at this location. Mr. Shock said at this time he only knows it will be mixed use retail. Com. Waller asked if they will be purchasing additional land on the Dairy Queen site. Mr. Shock stated the right-of-way that comes near the DQ site is partially owned by DQ so they will have to buy the right-of-way in order to dedicate it to the City of Kerrville. Com. Morgan asked if there was a timeline as to when development would begin. Mr. Shock stated no and said at this time they haven't even started design yet.

Hearing no one else speak, Com. Watterson closed the floor at 4:40 p.m.

Com. Morgan moved to approve the preliminary plat with the conditions as presented; motion was second by Com. Waller and passed 5-0.

4. STAFF REPORTS:

4A. Report concerning future agenda items.

Mr. Lutz reported the following upcoming items:

- April 17, 2014 - commercial replat for Christian Women's Job Corps
- May 1, 2014 – amendment to the subdivision ordinance to prevent certain federal agencies from the platting requirement.

5. ADJOURNMENT

This meeting was adjourned at 4:43 p.m.

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

AGENDA ITEM: 3A

FOR AGENDA OF:

April 3, 2014

DESCRIPTION: Consideration and action concerning a proposed replat of Lots 1 through 17, Block 26 of the J.A. Tivey Addition, and Located at 1105 - 1107 E. Main Street, 1115 Park Street, and 1136 – 1140 Broadway St.

APPLICANT(S): Eric Ashley

ATTACHMENT(S): Proposed Plat & Location Map

SUMMARY:

The applicant is seeking to combine lots 1 - 17 to allow for the construction of a new office facility. Currently setbacks are enforced from all lot lines and the goal is to remove the internal lot lines to allow for the construction.

No easements are located on the property and no additional easements are required as the property is served from utilities located in the existing street right-of-way.

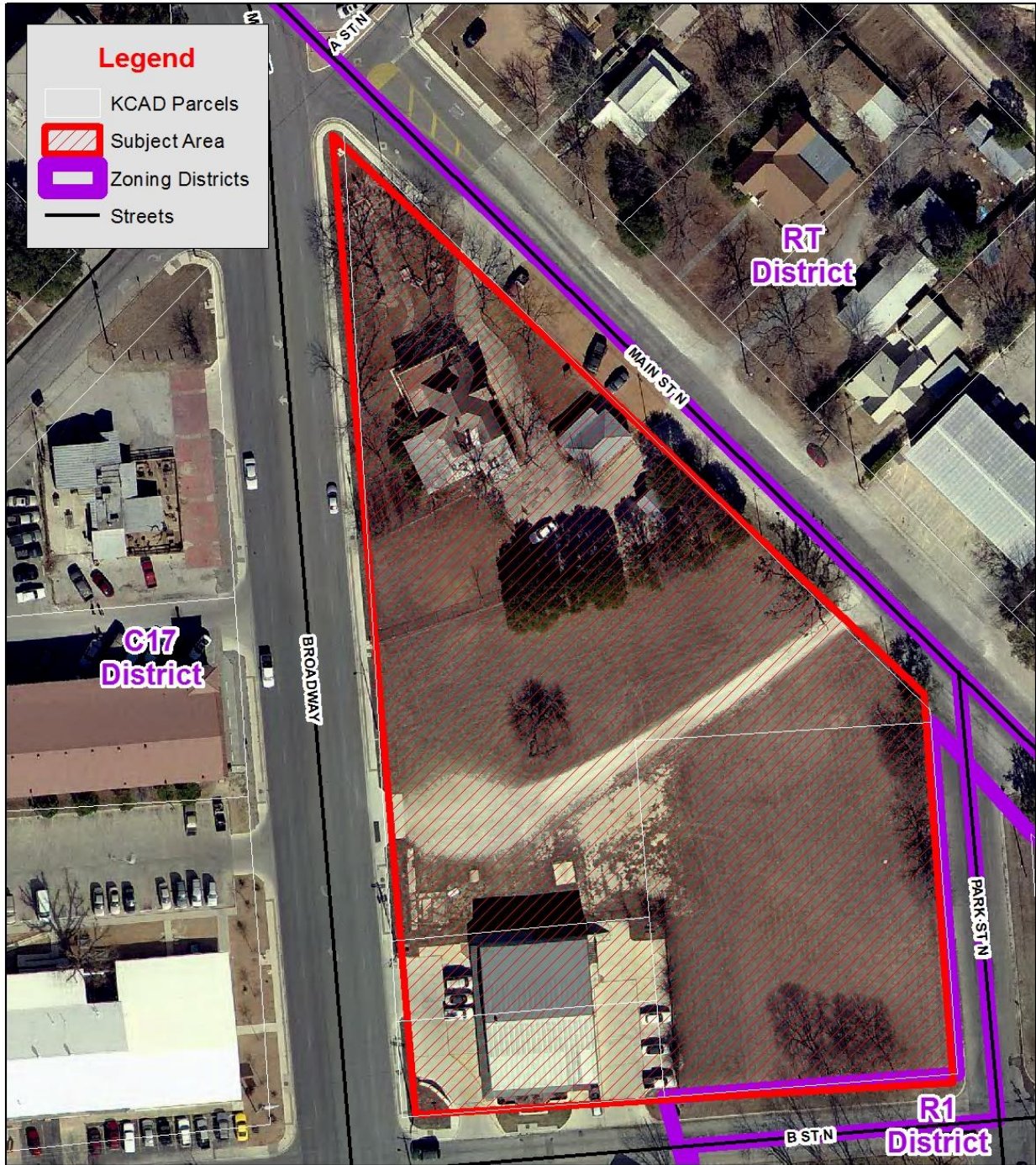
Access and driveways will be restricted along Broadway Street and a non-vehicular access note has been added for this area. The property will be accessed along Main Street & B Street.

This replat meets all state and local codes and staff recommends approval of the replat.

RECOMMENDED ACTION

1. Open the floor for comments and approve the replat as presented.

P&Z Case #2014-007 Replat Location Map



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.

0 37.5 75 150 Feet



1 inch = 75 feet



