

CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, JUNE 19, 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 June 5, 2014 meeting.

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3. PUBLIC HEARING AND ACTION:

3A. Residential Replat – Public hearing, consideration, and action concerning a proposed residential replat to combine lots 6 & 7 of the Comanche Trace Subdivision, Phase 3, Section 1, located at 3923 Kite Drive. (File No. 2014-024)

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4. STAFF REPORTS

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5. ADJOURNMENT

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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

3A. Public hearing, consideration, and action concerning a proposed voluntary annexation and a zoning classification of (R-1) Single-Family Residential District, of The Heights of Kerrville Subdivision, consisting of a 308.841 acre tract of land out of the Florentine Lara Survey No. 123, Abstract No. 225, M.K. & T.E. R.R. Survey No. 1861, Abstract No. 1242 and the J.D. Leavell Survey No. 1862, Abstract No. 1435, Kerr County, Texas. Planning File: 2014-008. Mr. Lutz reviewed the details of the property for which the owner requested annexation. He stated that, at the time of distribution of this meeting packet, 60 surrounding property owners had been notified, and one verbal protest to the proposed annexation had been received. 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.

Mr. Lutz responded to some questions from the Commission. Cmr. Waller moved to approve the request for annexation. Cmr. Harmon seconded, and the motion passed 5-0.

Cmr. Harmon moved to approve the replat, contingent on the staff request for easements should any service lines be discovered. Cmr. Morgan seconded, and the motion passed 5-0.

4. STAFF REPORTS:

Mr. Lutz reported the regular meeting of the commission would be on June 19, 2014 to discuss the residential replat in Comanche Trace, and a meeting would be held on June 26, 2014 to discuss amendment to the city's comprehensive plan for the VFW Planned Development District, in order to be in compliance with Texas state law.

5. ADJOURNMENT:

This meeting was adjourned at 4:40 p.m.

APPROVED:

David Watterson, Chairman

Cheryl Brown, Deputy City Secretary

Date Minutes Approved

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

AGENDA ITEM: 3A **FOR AGENDA OF:** June 19, 2014

DESCRIPTION: Public hearing, consideration, and action concerning a proposed residential replat to combine lots 6 & 7 of the Comanche Trace Subdivision, Phase 3, Section 1, located at 3923 Kite Drive.

APPLICANT(S): Mike Grogan

ATTACHMENT(S): Location Map & Proposed Plat

SUMMARY STATEMENT

The applicant is seeking to combine lots 6 & 7 of the Comanche Trace Subdivision, Phase 3, Section 1.

The newly created lot (6-A) will consist of 1.89 acres and have over 285' of frontage along Kite Drive.

An existing 10' wide Public Utility Easement has been preserved along the front lot line adjacent to Kite Drive.

The proposed replat does meet all state and local ordinances and staff recommends approval of the plat with the following conditions:

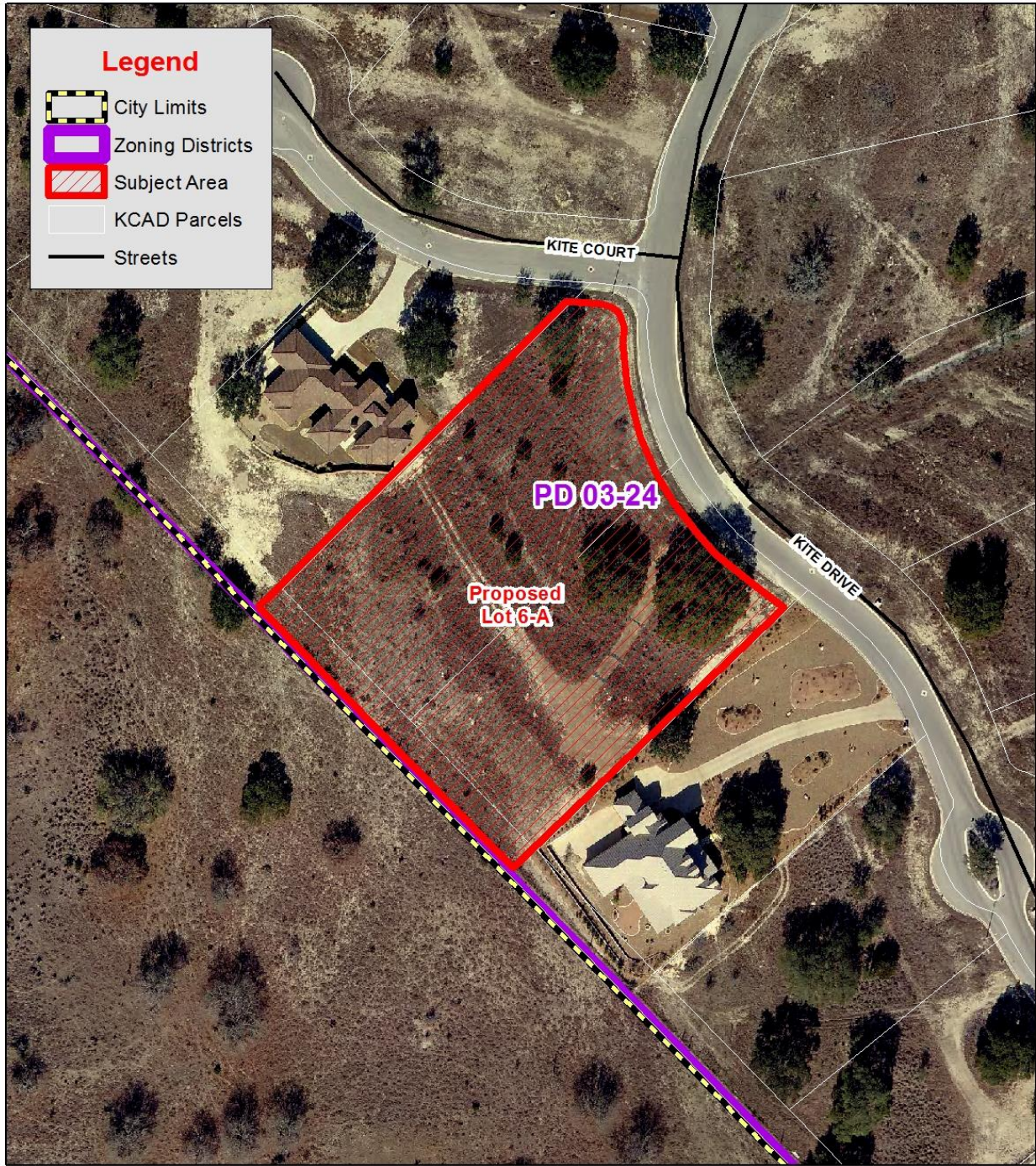
1. Kite Court & Kite Drive shall be labeled as "Public Right-Of-Way" not "Public Street".

At the time this packet was distributed 11 landowners within 200' were notified and no official protests have been received.

RECOMMENDED ACTION

1. Open the required public hearing and receive comments.
2. Approve the replat with the conditions listed by staff.

P&Z Case #2014-024 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 50 100 200 Feet



1 inch = 100 feet



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

AGENDA ITEM: 4 **FOR AGENDA OF:** June 19, 2014

DESCRIPTION: Future agenda items

APPLICANT(S): City staff

ATTACHMENT(S):

June 26, 2014

- Comprehensive Plan Amendment – 411 Meadowview

July 3, 2014

- Conditional Use Permit – 611 Harper Road

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

AGENDA ITEM: 5 **FOR AGENDA OF:** June 19, 2014

DESCRIPTION: Adjournment
