

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

**April 3, 2014**

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Bruce Motheral, Commissioner

**COUNCIL LIASON:**

Justin MacDonald (not present)

**STAFF PRESENT:**

Jason Lutz, Senior Planner  
Brenda Craig, Recording Secretary

**CALL TO ORDER:**

On April 3, 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 March 20, 2014 meeting.

Comr. Waller moved to approve the minutes as presented; motion was seconded by Comr. 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.

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

Cmr. Morgan moved to approve the preliminary plat with the conditions as presented; motion was second by Cmr. 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.

APPROVED:

  
David Watterson, Chair

  
Dorothy Miller, Recording Secretary

04/17/14  
Date Minutes Approved