

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

May 29, 2014

MEMBERS PRESENT:

Robert Waller, Vice Chairman
Garrett Harmon, Commissioner
William Morgan, Commissioner
R. Bruce Motheral, Commissioner
Doyle Malone, Alternate
Rustin Zuber, Alternate

MEMBER ABSENT:

David Watterson, Chairman

STAFF PRESENT:

Jason Lutz, Senior Planner
Cheryl Brown, Deputy City Secretary

CALL TO ORDER:

On May 29, 2014, 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:

2A. Approval of the minutes from the May 15, 2014 meeting.

Cmr. Morgan asked that a correction be made on the minutes on page 2, and moved to approve the minutes of May 15, 2014, contingent upon the referenced correction. Cmr. Motheral seconded, and the motion passed 5-0.

3. PUBLIC HEARING AND ACTION:

3A. Residential Replat-public hearing, consideration, and action concerning a proposed residential replat for part of Lot 40 of the Legion Heights Addition subdivision, located at 611 Goss Street. Planning File No. 2014-017.

Mr. Lutz explained that the applicant sought to divide the area into three lots. The three lots were 40A, 44A, and 45A, and the replat met the minimum lot size and frontage requirements for the proposed use of single family residential. No additional easements were required for the replat. Staff requested that if any service lines were discovered, that easements would be implemented. No protests were received from the notified landowners in the surrounding area.

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

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.

3B. Zoning Change Request, Planned Development District-public hearing, consideration, and action concerning a proposed Planned Development District for the former armory facility located at 411 Meadowview, to allow the land uses of "Professional Offices & Public Assembly." Planning File No. 2014-020.

Mr. Lutz explained that a planned development district was granted for the property in 2013 for professional offices. He stated that the American Legion had taken over the facility, and wished to host paid events on the property such as weddings, graduation parties, Project Graduation parties, etc., to help defray the costs to maintain the facility, as well as to make some improvements, such as paved parking. The American Legion did obtain a certificate of occupancy from the city, and also installed a fire prevention sprinkler system. If approved, this Planned Development District would repeal the one granted in 2013. Mr. Lutz responded to questions from the Commissioners regarding parking for future events.

Cmr. Waller opened the public hearing at 4:43 p.m.

Richard Meeker, 412 Meeker Road, Kerrville, Texas spoke. Mr. Lutz responded to Mr. Meeker's questions.

The public hearing was closed at 4:51 p.m.

Cmr. Morgan moved to approve the Planned Development District, limited to the current owners/operators, not for any future owners or persons leasing the property. Cmr. Motheral seconded, and the motion passed 5-0.

4. CONSIDERATION AND ACTION:

4A. Minor Plat: Consideration and action concerning a proposed minor plat establishing Lots 1 and 2 of the James B. Goss Estates Subdivision, located at 300 Meeker Road. Planning File No. 2014-018.

Mr. Lutz explained that the applicant owns a 0.702 acre unplatted tract of land sought to establish a 2 lot subdivision. Lot 1 was a 0.325 acre tract with 79.75' of frontage along Meeker Road. Lot 2 was a 0.377 acre tract with 90.02' of frontage along Meeker Road. Both proposed lots met the minimum lot size required by the zoning code, as well as all state and local codes. Staff recommended approval of the minor plat as presented.

Cmr. Motheral moved to approve the minor plat as presented. Cmr. Harmon seconded, and the motion passed 5-0.

4B. Final Plat: Consideration and action concerning a final plat establishing Lot 1, Block 1 of the Schreiner-Vicens Subdivision, located at 2100 E. Main Street. Planning File No. 2014-020.

Mr. Lutz explained that the Commission approved the initial plat on June 16, 2013. He reported on the various easements on the property. The electric easement does not specify any dimensions or width. The financial guarantee was received for the re-vegetation of the property. The consensus of the Commission was that there should be a requirement for the establishment of a width for the electric easement that runs through the

property. The city's requirement is 14'. He planned to speak with KPUB to see what their requirements were.

Comr. Harmon moved to approve the final plat, with the condition that an easement be established by the electric service provider. Comr. Motheral seconded, and the motion passed 5-0.

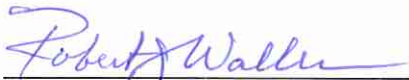
5. STAFF REPORTS:

Mr. Lutz reported that there would be a public hearing on the zoning for the Heights of Kerrville annexation. The regular meeting of the commission would be on June 19, 2014 to discuss the residential replat in Comanche Trace, as well as an amendment to the city's comprehensive plan for the VFW Planned Development District, in order to be in compliance with Texas state law.

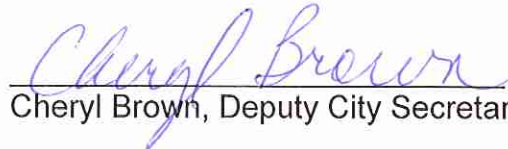
5. ADJOURNMENT:

This meeting was adjourned at 5:14 p.m.

APPROVED:



Robert Waller, Vice-Chairman



Cheryl Brown, Deputy City Secretary

6/5/14
Date Minutes Approved

