



**CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA**  
**REGULAR MEETING, THURSDAY, MARCH 2, 2017 4:30 P.M.**  
**CITY HALL COUNCIL CHAMBERS**  
**701 MAIN STREET, KERRVILLE, TEXAS**

**CALL TO ORDER**

**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. PUBLIC HEARINGS AND ACTION**

2A. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a request for replat for Lots 2 and 3, Block 1 and the Meeker Road Right-of-Way of Sendero Ridge Subdivision Unit 1A, a subdivision containing 6.71 acres, more or less, out of Samuel Wallace Survey no. 113, abstract no. 347 in the City of Kerrville, Kerr County, Texas; Comprising all of lots 2 and 3 in block 1 and the Meeker Road right-of-way of Sendero Ridge subdivision Unit 1A, a subdivision of Kerr County according to the plat of record in volume 7 at page 99 of the plat records of Kerr County, Texas, located at approximately 2500 Singing Wind Drive. (File No. 2017-011). **Pg. 2**

**3. ITEMS FOR DISCUSSION**

3A. **Draft of Letter from P&Z Directed to City Council** – This item is concerning a letter the Planning & Zoning Commission has drafted directed toward the City of Kerrville City Council pertaining to the Comprehensive Plan. **Pg. 4**

**4. STAFF REPORTS**

**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: February 17, 2017 at 10:00 a.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Cheryl Brown  
Deputy City Secretary, City of Kerrville, Texas

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# City of Kerrville Planning Department Report

Planning & Zoning Commission

Agenda Item: 2A  
Planning File #: 2017-011  
Hearing Date: March 2, 2017  
Representative: Lee Voelkel  
Location: 2500 Singing Wind  
Legal Description: Lots 2 and 3, Block 1 and the Meeker Road Right-of- Way of Sendero Ridge Subdivision Unit 1A  
Total Acreage: 6.71

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## **Proposal**

Replat of Lots 2 and 3, Block 1 and the Meeker Road Right-of- Way

## **Procedural Requirements**

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on February 15, 2017. Notices were sent to property owners within two hundred (200) feet of the subject property on February 17, 2017. Additionally, notice of this meeting was posted at city hall and on the city's internet website on February 17, 2017, in accordance with Section 551.043(a) of the Texas Government Code.

## **Recommended Action**

Staff recommends that the Commission hold the required public hearing to receive public comments and take action on the proposal.

## **Notices Mailed**

**Owners of Property within 200 feet:** 75

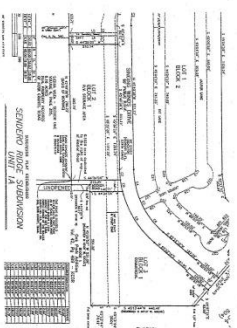
## **Staff Analysis and Recommendation: Approval**

### **1. Requirements and Guidelines:**

The proposal has met all requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance.



FILE NO.



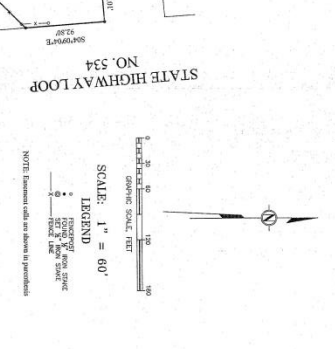
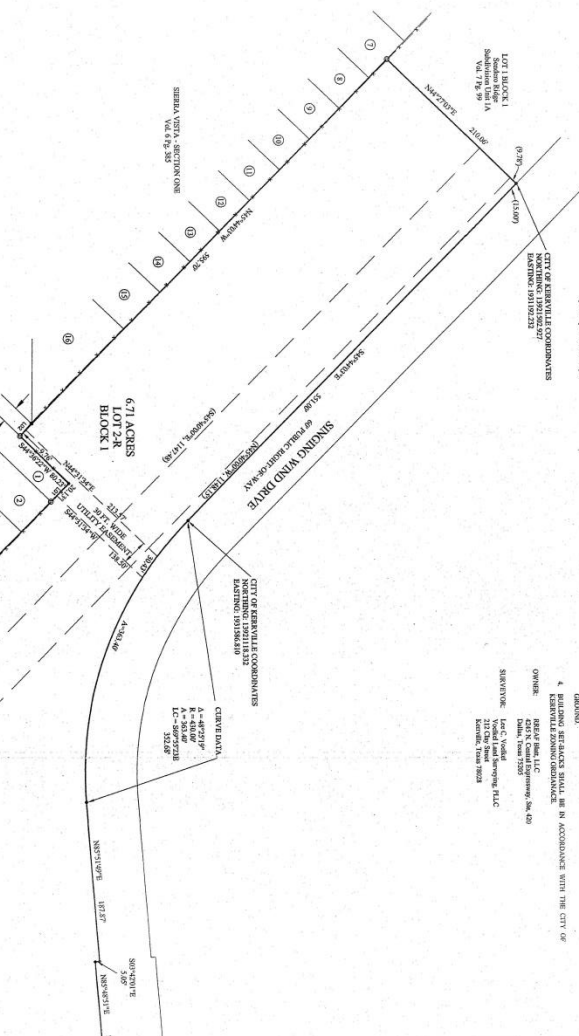
AS PLATTED  
VOLUME 7 PAGE 99

STATE OF TEXAS  
COUNTY OF KERR  
I, \_\_\_\_\_, County Clerk, do hereby certify that the within plat of land was duly filed for public sale and that the same was duly sold to the purchaser named herein, and that the same was duly recorded in the public records of this county, and that the same is now a part of the public domain of this county.

Witness my hand and seal of office, at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Owner: BELLEFLORE, LLC  
By: Henry T. Bink, Manager  
STATE OF TEXAS  
COUNTY OF KERR  
I, \_\_\_\_\_, County Clerk, do hereby certify that the within plat of land was duly filed for public sale and that the same was duly sold to the purchaser named herein, and that the same is now a part of the public domain of this county.

Witness my hand and seal of office, at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

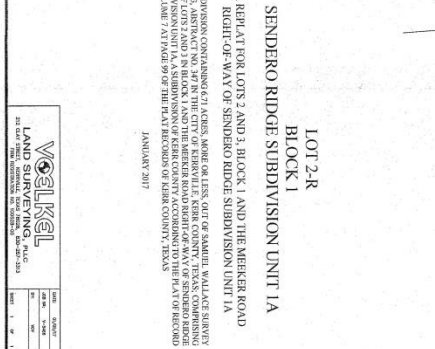
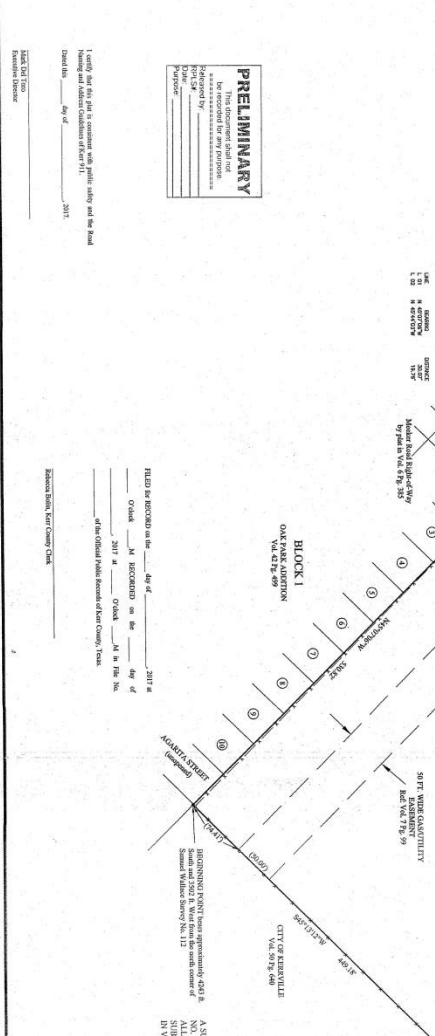


I hereby certify that the within plat of land was duly filed for public sale and that the same was duly sold to the purchaser named herein, and that the same is now a part of the public domain of this county.

Witness my hand and seal of office, at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Owner: BELLEFLORE, LLC  
By: Henry T. Bink, Manager  
STATE OF TEXAS  
COUNTY OF KERR  
I, \_\_\_\_\_, County Clerk, do hereby certify that the within plat of land was duly filed for public sale and that the same was duly sold to the purchaser named herein, and that the same is now a part of the public domain of this county.

Witness my hand and seal of office, at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.



Check and Signatures: \_\_\_\_\_



Date: February 7, 2017

To: City of Kerrville Mayor and City Council members

From: City of Kerrville Planning and Zoning Commission

Re: City of Kerrville Comprehensive Plan

Council Members,

The City of Kerrville Zoning Code (Art. 11-1-22(A)(7)(i)) states that on a yearly basis, the Planning and Zoning Commission shall review and if necessary recommend changes to the City's Comprehensive Plan. These changes, if any, would facilitate the movement of people and goods, and the health, recreation, safety and general welfare of the citizens of Kerrville.

The Planning and Zoning Commission regularly reviews parts of the Comprehensive Plan on a routine basis as it pertains to specific issues brought before the Commission. However, an extensive review of the Comprehensive Plan has not been performed by the Planning and Zoning Commission for several years.

This Commission feels that with the seating of several new commissioners and the hiring of a new City Planner, it would be an appropriate time for a thorough review of the Comprehensive Plan by the Planning and Zoning Commission.

We feel strongly that it is this Commission's responsibility to review the Comprehensive Plan **prior** to the hiring of an outside consulting firm. This Commission believes that it has the knowledge and experience to make beneficial recommendations that have a positive impact on the Comprehensive Plan.

The Planning and Zoning Commission requests that the City Council save the tax payer's dollars on hiring an outside consulting firm, until this Commission has had the opportunity to review the Comprehensive Plan with the new City Planner.

Respectfully submitted,  
The City of Kerrville Planning and Zoning Commission

Bob Waller, Chairman  
Garrett Harmon, Vice Chair  
Don Barnett, Commissioner  
Michael Sigerman, Commissioner  
Rustin Zuber, Commissioner  
Thomas David Jones, Alternate  
Marty Lenard, Alternate