



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, JUNE 1, 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. 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 16, 2017 meeting. **Pg. 3**

3. CONSIDERATION AND ACTION

3A. **Consideration & Action, Preliminary Plat** – Consideration and action concerning a proposed preliminary plat for Comanche Trace, Phase 13, a subdivision containing 13.4 acres of land, more or less, out of the William Watt Survey No. 65, Abstract No. 364 in the City of Kerrville, Kerr County, Texas, being part of 1131.78 acres conveyed from Crystal Land Company, LLC, to Comanche Trace Ranch and Golf Club, LLLP, by a special warranty deed executed the 17th day of September, 1998 and recorded in Volume 9071, Page 698 of the real property records of Kerr, County, Texas. (File No. 2017-030) **Pg. 5**

4. PUBLIC HEARINGS AND ACTION

4A. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a request for replat of Lots 2 and 3, Block 3, Kerrville North, a subdivision containing 1.0 acres, more or less, out of the Patrick Fleming Survey No.666, Abstract No. 145 in the City of Kerrville, Kerr County, Texas, according to the plat of record in Volume 3, Page 121, Plat Records of Kerr County, Texas, located at 715 and 719 Alpine Drive. (File No. 2017-020). **Pg. 7**

4B. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a request for replat of Lots 6 and 8, Harper Village, a subdivision containing 0.115 acres, more or less, in the City of Kerrville, Kerr County, Texas, according to the plat of record in Volume 4, Page 67, Plat Records of Kerr County, Texas, located at 252 and 254 Old Oaks Path. (File No. 2017-021). **Pg. 9**

4C. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a request for replat of a portion of Lots 1-6, Block 9, a portion of H Street, and a portion of Lots 1-5, Block 10, J.A. Tivy's Addition to the City of Kerrville recorded in Volume P, Page 16, Plat Records, Kerr County, Texas, and being all of that certain 0.342 of one acre tract recorded in document No. 16-06322, official public records of Kerr County, Texas, all of that certain 2.404 acre tract recorded in document No. 16-06323, official public records of Kerr County, Texas, all of certain 1.357 acre tract recorded in document No. 16-06324, official public records of Kerr County, Texas, and 0.396 of one acre tract being a portion of H Street recorded in document No. 17-01162, official public records of Kerr County, Texas, containing 4.135 acres, more or less, in the City of Kerrville, Kerr county, Texas, according to the Plat Records of Kerr County, Texas, located at 1709 Water Street. (File No. 2017-026). **Pg. 11**

4D. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a request for replat of Lots 97 and 98, Block 20, G. R. Parsons Addition, a subdivision containing 0.41 acres, more or less, out of the John Young Survey No. 118, Abstract No. 376 in the City of Kerrville, Kerr County, Texas, according to the plat of record in Volume P, Page 7, Plat Records of Kerr County, Texas, located at 202 West Davis Street. (File No. 2017-029). **Pg. 14**

4E. **Public Hearing & Action, Conditional Use Permit** – Public hearing and consideration of a resolution concerning a requested Conditional Use Permit for “bed and breakfast” for an approximate 2.07 acre tract situated in the Francisco Martinez Survey No. 123, Abstract No. 247, Kerr County, Texas, located at 2031 Arcadia Loop. (File No. 2017-023). **Pg. 16**

4F. **Public Hearing & Action, Conditional Use Permit** – Public hearing and consideration of a resolution concerning a requested Conditional Use Permit for “bed and breakfast” for an approximate 2.31 acre tract situated in the Francisco Martinez Survey No. 124, Abstract 247, Kerr County, Texas, located at 2021 Arcadia Loop. (File No. 2017-024). **Pg. 37**

4G. **Public Hearing & Action, Conditional Use Permit** – Public hearing and consideration of a resolution concerning a requested Conditional Use Permit for “vehicle sales/service used” for an approximate 1.69 acre tract, being Lot 1A and a part of Lot 2, Block One, Adams Subdivision, located at 1750 Junction Hwy. (File No. 2017-032) **Pg. 62**

5. STAFF REPORTS

6. ADJOURNMENT

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: May 26, 2017 at 4:30 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Brenda G. Craig
City Secretary, City of Kerrville, Texas
