

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

**December 1, 2016**

**MEMBERS PRESENT:**

Bob Waller, Chairman  
Garrett Harmon, Vice-Chair  
Bill Morgan, Commissioner  
Michael Sigerman, Alternate  
Rustin Zuber, Alternate

**MEMBERS ABSENT:**

Don Barnett, Commissioner  
Doyle Malone, Commissioner

**CITY COUNCIL LIASON**

Glenn Andrew (not present)

**STAFF PRESENT:**

Trent Robertson, City Planner  
Dorothy Miller, Recording Secretary  
Kyle Burow, Director of Engineering

**CALL TO ORDER:**

On December 1, 2016, 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:**

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 October 20, 2016 meeting.

Cmr. Harmon approved the minutes as amended. Motion was seconded by Cmr. Sigerman and passed 5-0.

**3. CONSIDERATION AND ACTION**

3A. **Consideration & Action, Amending Plat** - Consideration and action concerning a proposed amending plat for Lot 40-R Keystone Section Three, an amending plat for lots 40 and "D" of Keystone Section Three a subdivision containing .23 acre of land, more or less, out of G.R. Parsons

survey no. 1330, abstract no. 1113 in the City of Kerrville, Kerr County, Texas; comprising all of lots 40 and "D" of Keystone Section Three, a subdivision of Kerr County according to the plat of record in volume 8 at pages 113-114 of the plat records of Kerr County, Texas. 1028 Roanoke Lane North. (File No. 2016-073).

Mr. Robertson presented the case and asked Commissioners to render a decision.

Com. Harmon moved to approve the amending plat as presented. Motion was seconded by Com. Morgan and passed 5-0.

#### **4. PUBLIC HEARINGS AND ACTION**

**4A. Public Hearing & Action, Zoning Request – Public hearing, consideration, and action concerning a requested zoning change from (11-C) Central City 11-District to (CBD) Central Business District for an approximate .4832 acres tract. Legal Description Cage Addition Block H, Lot 16; located at 601 Clay Street North. (File No. 2016-070).**

Com. Zuber submitted a Conflict of Interest form and recused himself from this item.

Mr. Robertson presented the case and asked Commissioners to render a decision.

Com. Waller opened the public hearing at 4:40 p.m.. Hearing no one speak, Com. Waller closed the public hearing at 4:41 p.m.

Com. Morgan moved to approve the zoning request as presented. Motion was seconded by Com. Sigerman and passed 4-0.

Com. Zuber rejoined the meeting.

**4B. Public Hearing & Action, Comprehensive Plan Amendment – Public hearing, consideration, and action concerning a proposed Comprehensive Plan Amendment to amend the future land use category from "Low-Density Residential" to "High Density Residential" for an approximate 3.07 acres tract. The description of the subject property is described in two portions 1) a 2.88 acre tract of land described as Sendero Ridge Subdivision Unit 1 Lot 2, Block 1; and 2) a 0.19 acre tract of land, more or less, out of the Samuel Wallace Survey No. 113, Abstract No. 347 in the City of Kerrville, Kerr County, Texas; part of Meeker Road, a fifty (50) ft. wide public street out 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. The subject property is located on the southeast side of Meadowview Lane North, between Singing Wind Drive North and Amelia Court North. 2500 Block of Singing Wind Drive North. (File No. 2015-069).**

**4C. Public Hearing & Action, Zoning Request – Public hearing, consideration, and action concerning a requested zoning change from (RC) Residential Cluster District to (28-E) East Side**

28-District for an approximate 3.07 acres tract. The description of the subject property is described in two portions 1) a 2.88 acre tract of land described as Sendero Ridge Subdivision Unit 1 Lot 2, Block 1; and 2) a 0.19 acre tract of land, more or less, out of the Samuel Wallace Survey No. 113, Abstract No. 347 in the City of Kerrville, Kerr County, Texas; part of Meeker Road, a fifty (50) ft. wide public street out 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. The subject property is located on the southeast side of Meadowview Lane North, between Singing Wind Drive North and Amelia Court North. 2500 Block of Singing Wind Drive North. (File No. 2015-071).

Mr. Robertson presented the case for items 4B and 4C simultaneously and asked Commissioners to render a decision.

Comr. Waller opened the public hearing at 4:50 p.m. Hearing no one speak, Comr. Waller closed the public hearing at 4:51.

Comr. Sigerman moved to approve the comprehensive plan amendment and the zoning request as presented. Motion was seconded by Comr. Morgan and passed 5-0.

**5. STAFF REPORT:**

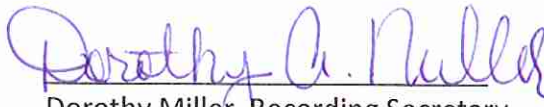
Mr. Robertson reported there will be a meeting on Thursday, December 15, 2016.

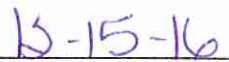
**6. ADJOURNMENT:**

This meeting was adjourned at 4:59 p.m.

APPROVED:

  
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Bob Waller, Chairman

  
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Dorothy Miller, Recording Secretary

  
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Date Minutes Approved