



**CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA**  
**REGULAR MEETING, THURSDAY, JUNE 15, 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 April 6, 2017 meeting.

2B. Approval of the minutes from the May 4, 2017 meeting.

2C. Approval of the minutes from the June 1, 2017 meeting.

**3. CONSIDERATION AND ACTION**

3A. **Consideration and Action, Preliminary Plat** – Consideration and action concerning a preliminary plat for Price Point, Lot 1, a subdivision in Kerr County, containing 3.0 acres of land, more or less, out of the Thomas L. Waddel Survey No. 145, Abstract No. 354, Kerr County, Texas, located on Rimrock Drive. (File No. 2017-031).

3B. **Consideration and Action, Preliminary Plat** – Consideration and action concerning a preliminary plat for Tinco Industry Addition, Block One, Lot 1, a subdivision in Kerr County, containing 5.33 acres of land more or less, out of the Rowland Nichols Survey No. 126, Abstract No. 262, Kerr County, Texas, located at the end of Robby Drive. (File No. 2017-038).

3C. **Consideration and Action, Final Plat** – Consideration and action concerning a final plat for Bandera Highway Mega Storage Phase 2, Block 1, Lot 1, a subdivision establishing 4.54 acre tract, being in and a part of the William C. Francis Survey No. 146, Abstract No. 137, City of Kerrville, Kerr County, Texas, located at 1225 Bandera Hwy. (File No. 2017-041).

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The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations of 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: June 9, 2017 at 4:00 p.m. are 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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3D. **Consideration and Action, Replat** – Consideration and action concerning a 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 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 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).

3E. **Consideration and Action, Conditional Use Permit** – 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 1750 Junction Hwy. (File No. 2017-032) **4. PUBLIC HEARING AND ACTION**

4A. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a replat of Lots 1 and 2, Sidney Baker Community Plaza and part of Lot 1, Block 1, Keystone Addition, containing 4.128 acres of land, more or less, as recorded in File No. 16-05306 and No. 17-02376, Official Public Records, Kerr County, Texas, located at 1405 & 1407 Sidney Baker Street. (File 2016-037).

4B. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a replat of Lots 1, 2, 1-A, 2-A, 19 and part of Cummings Lane, Midway Center, an unrecorded commercial subdivision in Kerr County, containing 2.55 acres of land, more or less, out of the Francisco Martinez Survey No. 123, Abstract No. 247, Kerr County, Texas, located at 2590 Junction Highway. (File No. 2017-035)

4C. **Public Hearing & Action, Replat** – Public hearing, consideration, and action concerning a replat of Lots 7, 8, 17 and 18, Block 6, Oaks Heights Addition, a subdivision in Kerr County, containing 3.64 acres of land, more or less, as recorded in Volume 2, Page 92, of the Plat Records of Kerr County, Texas, located at 385 Goat Creek Cut-Off. (File No. 2017-039).

4D. **Public Hearing & Action, Annexation and Zoning** – Public hearing, consideration, and action to annex into the incorporated limits of the City of Kerrville and a recommendation for a zoning classification of Planned Development District (PDD) Residential, for an approximately 11.341 acre tract of land generally located east of Comanche Trace Drive, between Comanche Trace Phases 4 and 11. The tract being more particularly described as located in the William Watt Survey No. 65, Abstract No. 364 of Kerr County, Texas and being a portion of the remaining portion of that certain called 1131.78 acre tract in Volume 971, Page 698, Real Property Records of Kerr County, Texas. (File No. 2017-033).

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**5. ITEMS FOR DISCUSSION**

5A. Review and discuss “Home Occupations”, as defined in Article 11-I-3 (57) of the City of Kerrville Zoning Code.

**6. STAFF REPORTS**

**7. ADJOURNMENT**

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