

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

**June 1, 2017**

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Rustin Zuber, Commissioner

**STAFF PRESENT:**

Gordon Browning, Interim City Planner  
Dorothy Miller, Recording Secretary

**CALL TO ORDER:**

On June 1, 2017, 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 March 16, 2017 meeting.

Cmr. Barnett moved to approve the minutes as presented. Motion was seconded by Cmr. Harmon and passed 5-0.

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 17<sup>th</sup> day of September, 1998 and recorded in Volume 9071, Page 698 of the real property records of Kerr, County, Texas. (File No. 2017-030)

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

Cmr. Sigerman moved to approve the preliminary plat. Motion was seconded by Cmr. Barnett and passed 5-0.

#### **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).

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

Cmr. Waller opened the public hearing at 4:39 p.m. Hearing no one speak, Cmr. Waller closed the public hearing at 4:40 p.m.

Cmr. Harmon moved to approve the replat as presented. Motion was seconded by Cmr. Lenard and passed 5-0.

**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).

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

Cmr. Waller opened the public hearing at 4:40 p.m. Ms. Margaret Setnan spoke asking if lots 6 and 7 will remain the same. Mr. Gordon and commissioners stated boundary lines will remain the same and will not change. Ms.

Hearing no one else speak, Cmr. Waller closed the public hearing at 4:42 p.m.

Cmr. Barnett moved to approve the replat as presented. Motion was seconded by Cmr. Sigerman and passed 5-0.

**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 that 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).

Mr. Browning asked for postponement of action per applicant's request; however, a public hearing should still be held.

Cmr. Waller opened the public hearing at 4:46 p.m. Hearing no one speak, Cmr. Waller closed the public hearing at 4:47 p.m.

Cmr. Lenard moved to postpone action until the June 15, 2017 meeting. Motion was seconded by Cmr. Harmon and passed 5-0.

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).

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

Cmr. Waller opened the public hearing at 4:48 p.m. Hearing no one speak, Cmr. Waller closed the public hearing at 4:49 p.m.

Cmr. Sigerman moved to approve the replat as presented. Motion was seconded by Cmr. Lenard and passed 5-0.

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).

Mr. Browning asked commissioners to hear items 4E and 4F simultaneously before consideration. He then presented the two cases and asked Commissioners to render a decision.

Cmr. Waller opened the public hearing at 4:49 p.m. Mr. Hal Ridout, applicant, spoke stating his plans and visions for his request for a conditional use permit.

Mr. Charlie MacIvain and Mr. Brian O’Conner spoke in favor on the conditional use permit.

Hearing no one else speak, Cmr. Waller closed the public hearing at 5:05 p.m.

Cmr. Sigerman moved to approve the conditional use permit as presented. Motion was seconded by Cmr. Harmon and passed 5-0.

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).

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

Public hearing for this item was held simultaneously with item 4E.

Cmr. Barnett moved to approve the conditional use permit as presented. Motion was seconded by Cmr. Sigerman and passed 5-0.

**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).

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

Cmr. Waller opened the public hearing at 5:09 p.m. Dr. John Sheehan spoke in favor of the conditional use permit. However, he had some concerns regarding drainage.

Ms. Edith Thomas spoke wanting to know the effects of noise level and traffic issues.

Mr. Kirk Storey, applicant, spoke and discussed the sope of his project. He stated there will be no service to cars, only buying and selling.

Mr. Bruce Stracke spoke making a general comment from a commercial standpoint. He addressed impervious cover, which is required by the city, and suggested looking at pervious cover. He also stated there is no tree or grading ordinance in the city, which he also suggested should be looked at.

Hearing no one else speak, Cmr. Waller closed the public hearing at 5:36 p.m.

Cmr. Harmon moved to postpone action until commissioners have a distance number off of the front property line to apply to the conditional use, to be presented at the June 15, 2017 meeting. Motion was seconded by Cmr. Lenard and passed 5-0.


**5. STAFF REPORTS**

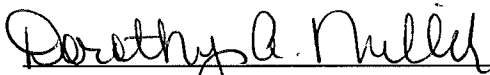
Mr. Browning reported the next meeting will be Thursday, June 15, 2017 at 4:30 p.m.

**6. ADJOURNMENT**

This meeting was adjourned at 5:39 p.m.

APPROVED:

  
Garrett Harmon, Vice-Chairman

  
Dorothy Miller, Recording Secretary

6-15-17  
Date Minutes Approved