

**CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA**  
**REGULAR MEETING, THURSDAY, DECEMBER 4, 2014 4:30 P.M.**  
**CITY HALL COUNCIL CHAMBERS**  
**701 MAIN STREET, KERRVILLE, TEXAS**

**CALL TO ORDER**

Pg.

**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 November 6, 2014 meeting.

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**3. PUBLIC HEARINGS AND ACTION**

3A. **Residential Replat** – Public hearing, consideration, and action concerning a proposed residential replat of lots 2 & 3, Block Three, The Summit, Phase 2, located at 2112 Vista Ridge.

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3B. **Zoning Map Amendment** – Public hearing, consideration, and action concerning a requested initial zoning of (PDD) Planned Development District for approximately 23.38 acres under annexation, and a rezoning of 6.385 acres from (GR) Guadalupe River to (PDD) Planned Development District, for a total of 29.765 acres of land in the F. Rodriguez Survey No. 72, Abstract No. 280, Kerr County, located at 5235 State Highway 27 East.

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**4. STAFF REPORTS**

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**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: \_\_\_\_ at \_\_\_\_\_ and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

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Deputy City Secretary, City of Kerrville, Texas

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### **3. PUBLIC HEARINGS AND ACTION**

- 3A. **Residential Replat** – Public hearing, consideration, and action concerning a proposed residential replat of Lots 1 & 2, Comanche Trace Phase 8, known locally as 2052 Toscano Way. (File No. 2014-038)

Mr. Stewart presented the findings of fact and asked Commissioners to render a decision.

Cmr. Watterson opened the public hearing for comments at 4:35 p.m. Hearing no one speak, Cmr. Watterson closed the public hearing at 4:36 p.m.

Cmr. Morgan moved to approve / deny the residential replat as presented; motion was seconded by Cmr. Motheral and passed 5-0.

- 3B. **Zoning Code Text Amendments** – Public hearing, consideration, and action concerning a proposed Zoning Code Text Amendment to amend.

This item was not discussed due to improper posting and will be addressed at the next meeting.

### **4. STAFF REPORTS:**

- 4A. Report concerning future agenda items.

Mr. Stewart reported there are no items at this time to present at the November 20, 2014 meeting. The next meeting will be Thursday, December 4, 2014 and which time a replat and the zoning code text amendments will be presented to the Commissioners.

### **4. ADJOURNMENT**

This meeting was adjourned at 4:37 p.m.

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

**AGENDA ITEM:** 3A

**FOR AGENDA OF:**

December 4, 2014

**DESCRIPTION:** Public hearing, consideration, and action concerning a proposed residential replat of lots 2 & 3, Block Three, The Summit, Phase 2, located at 2112 Vista Ridge.

**APPLICANT(S):** A.L. Hargraves, Jr.

**ATTACHMENT(S):** Location Map, Current Plat, Proposed Plat

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**SUMMARY STATEMENT**

The proposed replat has been presented in order to consolidate two lots (Lots 2 & 3, Block 3) into one single lot (proposed Lot 2A).

The replat does not remove any existing easements or other restrictions. Since the property is located within a RC, Residential Cluster District, it is subject to mailed notification to property owners within 200 ft.

As of the date of this agenda packet preparation, Staff has not received any comments.

**RECOMMENDED ACTION**

1. Open the required public hearing and receive comments.
2. Approve the replat.

# Location and Zoning Map



Replat of Lots 2 & 3, Block 3  
The Summit Phase 2

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, Swisstopo, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, Esri, HERE, DeLorme, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

-  2112\_Vista\_Ridge
-  Zoning\_Districts
-  Tax Parcels
-  City Limits

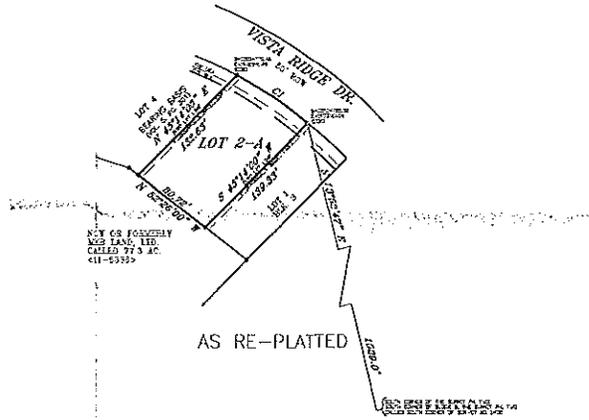
**Residential Replat (0.252 ac)**  
Case #2014-046



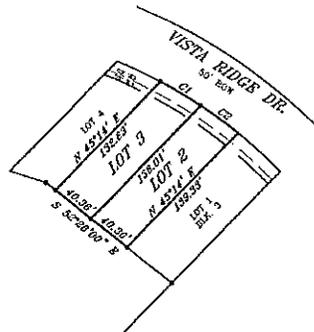
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.



**Proposed Plat**



**Current Plat of the Subject Area**



AS PLATTED  
(VOL 5, PG. 301)

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

**AGENDA ITEM:** 3B

**FOR AGENDA OF:**

December 4, 2014

**DESCRIPTION:** Public hearing, consideration, and action concerning a requested initial zoning of (PDD) Planned Development District for approximately 23.38 acres under annexation, and a rezoning of 6.385 acres from (GR) Guadalupe River to (PDD) Planned Development District, for a total of 29.765 acres of land in the F. Rodriguez Survey No. 72, Abstract No. 280, Kerr County, located at 5235 State Highway 27 East.

**APPLICANT(S):** AP29, LLC (Harvey Brinkman)

**ATTACHMENT(S):** Concept Plan

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**SUMMARY STATEMENT**

The subject of the proposed initial zoning and rezoning is approximately 29.76 acres, located across SH 27 from the Airport, and along the northeast bank of the Guadalupe River. The site has been selected for the development of a manufacturing and administrative office complex to support the design, manufacture, repair, engraving and distribution of jewelry.

The front 6.385 acres is currently zoned (GR) Guadalupe River. The remaining 23.38 acres is outside of the city limits and the owner has requested annexation and initial zoning.

The PDD would enable these specific uses and the development of the campus in accordance with the concept plan (attached).

A review of the Future Land Use Plan suggests that the area is intended for industrial use. Thus, Staff does not anticipate the need to amend the Future Land Use Plan.

**RECOMMENDED ACTION**

1. Open the required public hearing and receive comments.
2. Render a decision on the requested rezoning. A motion concerning the 23.38 acres (the portion not within the city limits currently) should contain a contingency of successful annexation.



