

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

**October 16, 2014**

**MEMBERS PRESENT:**

David Watterson, Chair  
Garrett Harmon, Commissioner  
Bill Morgan, Commissioner  
Bob Waller, Vice-Chair  
Bruce Motheral, Commissioner

**MEMBERS ABSENT:**

Doyle Malone, Alternate  
Rustin Zuber, Alternate

**COUNCIL LIASON**

Gary Stork (present)

**STAFF PRESENT:**

Dieter Werner, Director of Engineering  
Chris Stewart, Interim Senior Planner  
Dorothy Miller, Recording Secretary

**CALL TO ORDER:**

On October 16, 2014, the Kerrville Planning and Zoning Commission regular meeting was called to order at 4:31 p.m. in the City Hall Council Chambers, 701 Main Street.

**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 September 18, 2014 meeting.

Comr. Morgan moved to approve the minutes as presented; motion was seconded by Comr. Harmon and passed 5-0.

**3. PUBLIC HEARINGS AND ACTION**

3A. **Residential Replat** – Public hearing, consideration, and action concerning a proposed residential replat of lot 10-A of the Mesa Park Subdivision, Section 2, located at 472 & 474 Bridle Path. (File No. 2014-036)

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

Comr. Watterson opened the public hearing for comments at 4:38 p.m. Hearing no one speak, Comr. Watterson closed the public hearing at 4:39 p.m.

Comr. Waller moved to approve the residential replat as presented; motion was seconded by Comr. Morgan and passed 5-0.

3B. **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 the future land use category of “Neighborhood Commercial” for approximately 0.80 acres of land consisting of lots 10, 11, and part of lots 13, 15, and 17, Block 1, of the A. L. Lewis Second Addition Subdivision and to amend the future land use category from “General Commercial” to the future land use category of “Neighborhood Commercial” for approximately 0.30 acres of land consisting of Lots 3 & 4 of the Powel Addition Subdivision, located at 304, 308, 312, 314, 316, 320, and 324 West Main Street. (File No. 2014-038)

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

Comr. Morgan moved to approve the comprehensive plan amendment as presented; motion was seconded by Comr. Motheral and passed 5-0.

3C. **Zoning Change Request** – Public hearing, consideration, and action concerning a requested zoning change from a (R-1A) Residential District to a (RT) Residential Transition District for approximately 1.10 acres consisting of lots 10, 11, and part of lots 13, 15, and 17, Block 1, of the A. L. Lewis Second Addition Subdivision and Lots 3 & 4 of the Powel Addition Subdivision, located at 304, 308, 312, 314, 316, 320, and 324 West Main Street. (File No. 2014-039)

Comr. Watterson opened the public hearing for comments at 4:55 p.m. Hearing no one speak, Comr. Watterson closed the public hearing at 4:56 p.m.

Comr. Harmon moved to approve the zoning change request as presented; motion was seconded by Comr. Waller and passed 5-0.

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

4A. Report concerning future agenda items.

Mr. Stewart reported the following for the next meeting:

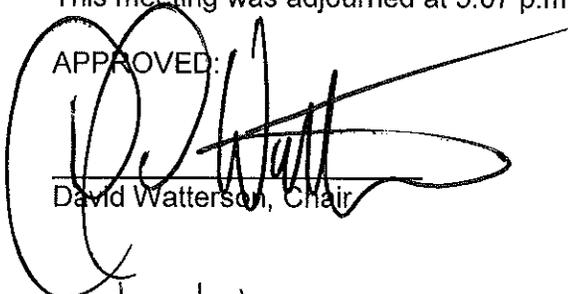
**Nov. 6, 2014**

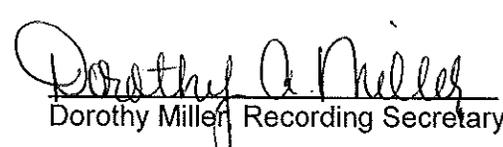
- Residential Replat – Comanche Trace
- Zoning Code Text Amendments – To allow community gardens, subject to site development standards, in any zoning district.

#### **4. ADJOURNMENT**

This meeting was adjourned at 5:07 p.m.

APPROVED:

  
David Watterson, Chair

  
Dorothy Miller, Recording Secretary

11/06/14  
Date Minutes Approved