



**CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA**  
**REGULAR MEETING, THURSDAY, April 16, 2015 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 2, 2015 Planning & Zoning Commission meeting. **Pg. 2**

**3. CONSIDERATION AND ACTION**

**3A. Consideration & Action, Preliminary Subdivision Plat and a Revision of a Plat -**

Consideration and action concerning a proposed preliminary subdivision plat establishing Scenic Valley Springs Phase 2 and a revision of Plat for Lot 1, Scenic Valley Springs comprising 5.08 acres of land, more or less, described in Document #11-04429, and two 5.08 acres of land, more or less, described as tracts 1 and 2 in Document #14-7834 O.P.R.K.C.TX. All situated in Kerr County, TX in the B.S. & F. Survey Number 3, Abstract 78. Tract 2 is also partially situated in the W. McCutcheon Survey Number 1660, Abstract 851 and Tract 2 is also the same as Lot 1, Block A, Scenic Valley Springs Volume 8, Page 81. (File No. 2015-018). **Pg. 4**

**3B. Consideration & Action, Final Plat -** Consideration and action concerning a proposed final subdivision plat of Green Hills Center by establishing Lots 1-2, Block 1 located in the City of Kerrville, Kerr County, Texas, being a portion of that certain 6.18 acre by Deed of Record in Document No. 13-03589 of the official Public Records of Kerr County, Texas. Located at 1002 Junction Highway. (File No. 2015-017). **Pg. 6**

**4. STAFF REPORTS**

4A. May 7, 2015 Planning & Zoning Commission meeting. **Pg. 8**

**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: April 10, 2015 at 4:30 p.m. and 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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# City of Kerrville Planning Department Report

To: Planning & Zoning Commission  
Agenda Item: 2A  
Hearing Date: April 16, 2015  
Representative: Staff

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## **Proposal**

Approval of the minutes from the April 2, 2015 Planning & Zoning Commission meeting.

### **MEMBERS PRESENT:**

David Watterson, Chairman  
Robert Waller, Vice Chairman  
Bill Morgan, Commissioner  
R. Bruce Motheral, Commissioner  
Doyle Malone, Alternate  
Rustin Zuber, Alternate (*sat in for Cmr. Harmon*)

### **MEMBERS ABSENT:**

Garrett Harmon, Commissioner

### **CITY COUNCIL LIASON**

Gary Stork (present)

### **STAFF PRESENT:**

Trent Robertson, City Planner  
Kristine Day, Deputy City Manager  
Dieter Werner, Director of Engineering  
Dorothy Miller, Recording Secretary

### **CALL TO ORDER:**

On April 2, 2015, Cmr. Watterson 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:**

2A. Approval of the minutes from the March 12, 2015 meeting.

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

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

3A. **Public Hearing & Action, Voluntary Annexation & Zoning Recommendation** - First public hearing, consideration, and action concerning a proposed voluntary annexation and a recommendation for a zoning classification of (RM) "Residential Mix" District, for an approximate 3.05 acre tract of land out of the W.H. Crawford Survey No. 653, Abstract No. 123, Kerr County, Texas, located at 421 Roy Street. (Planning File No. 2014-033).

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

Cmr. Watterson opened the public hearing at 4:33 p.m. Hearing no one speak, Cmr. Watterson closed the public hearing at 4:34 p.m.

Cmr. Motheral moved to approve the voluntary annexation and zoning recommendation with the condition that a formal look at the utilities to be expanded across the face of the property is conducted. Motion was seconded by Cmr. Morgan and passed 5-0.

**4. STAFF REPORTS:**

Mr. Robertson reported at the next Planning and Zoning Commission meeting that is scheduled for April 16, 2015.

**5. ADJOURNMENT:**

This meeting was adjourned at 4:40 p.m.

**Recommended Action**

The recording Secretary recommends approval of the minutes from the April 2, 2015 Planning & Zoning Commission meeting.



# City of Kerrville Planning Department Report

To: Planning & Zoning Commission  
Agenda Item: 3A  
Planning File #: 2015-018  
Hearing Date: April 16, 2015  
Representative: Al Hargraves  
Location: Scenic Valley Road  
Legal Description: 5.08 acres of land, more or less, described in Document #11-04429, and two 5.08 acres of land, more or less, described as tracts 1 and 2 in Document #14-7834 O.P.R.K.C.TX. All situated in Kerr County, TX in the B.S. & F. Survey Number 3, Abstract 78. Tract 2 is also partially situated in the W. McCutcheon Survey Number 1660, Abstract 851 and Tract 2 is also the same as Lot 1, Block A, Scenic Valley Springs Volume 8, Page 81.  
Total Acreage: 15.24

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## **Proposal**

Preliminary Subdivision Plat establishing Scenic Valley Springs Phase 2 and a Revision of Plat for Lot 1, Scenic Valley Springs

## **Procedural Requirements**

Notice of this meeting was posted at city hall and on the city's internet website on April 10, 2015, in accordance with Section 551.043(a) of the Texas Government Code.

## **Recommended Action**

Staff recommends that the Commission considers and takes action on the proposal.

## **Staff Analysis and Recommendation: Approval**

### **1. Requirements and Guidelines:**

The proposal has met all requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance.





# City of Kerrville Planning Department Report

To: Planning & Zoning Commission  
Agenda Item: 3B  
Planning File #: 2015-017  
Hearing Date: April 16, 2015  
Representative: Bury Inc. (Jason Link, P.E.)  
Location: 1002 Junction Highway  
Legal Description: Lots 1-2, Block 1 located in the City of Kerrville, Kerr County, Texas, being a portion of that certain 6.18 acre by Deed of Record in Document No. 13-03589 of the official Public Records of Kerr County, Texas  
Total Acreage: 6.103

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## **Proposal**

Final subdivision plat of Green Hills Center by establishing Lots 1-2, Block 1

## **Procedural Requirements**

Notice of this meeting was posted at city hall and on the city's internet website on April 10, 2015, in accordance with Section 551.043(a) of the Texas Government Code.

## **Recommended Action**

Staff recommends that the Commission considers and takes action on the proposal.

## **Staff Analysis and Recommendation: Approval**

### **1. Requirements and Guidelines:**

The proposal has met all requirements and guidelines in accordance with Article 10-IV of the City of Kerrville Subdivision Ordinance.





# City of Kerrville Planning Department Report

To: Planning & Zoning Commission  
Agenda Item: 4A  
Hearing Date: April 16, 2015  
Representative: Staff

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## **May 7, 2015 Planning and Zoning Commission Public Hearing**

- **Case Number: 2015-021** (414, 416, 418 Clay Street)- Zoning Change Request