

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

October 1, 2015

MEMBERS PRESENT:

David Watterson, Chairman
Bob Waller, Vice Chairman
Garrett Harmon, Commissioner
Bruce Motheral, Commissioner
Doyle Malone, Alternate, *sitting in for Cmr. Morgan*

MEMBERS ABSENT:

Bill Morgan, Commissioner
Rustin Zuber, Alternate

CITY COUNCIL LIASON

Bonnie White (not present)

STAFF PRESENT:

Trent Robertson, City Planner
Danny Batts, Director of Building Services/Chief Building Official
Kristine Day, Deputy City Manager
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On October 1, 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:

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 August 6, 2015 meeting.

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

3. PUBLIC HEARINGS AND ACTION

3A. **Public Hearing & Action, 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 “General Commercial” for an approximate 3.33 acres tract. 3.33 acres of land, more or less, out of the John A. Southmayd Survey No. 148, Abstract No. 288 in Kerr County, Texas, and being a part of a 7.9 acre tract and all of a 1.6 acre tract recorded in Volume 243, Page 95 and Volume 288, Page 568 of the Deed Records of Kerr County, Texas said two tracts being parts of a 24.56 acre tract recorded in Volume 221, Page 468 of the Deed Records of Kerr County, Texas, located on the southwest side of

Bandera Highway between Oak Hollow Drive East and Riverhill Boulevard East. 2180 Bandera Highway. (File No. 2015-043).

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

Cmr. Watterson opened the public hearing at 4:39 p.m.

Ms. Diane Hemmer spoke and stated her major concern is that if it's office space it's one thing but when you zone it commercial you open up to restaurants and fast food places and things like that, which the whole neighborhood would be not in favor of. It will create traffic, trash and also probably effect property values and that's a very major concern. Ms. Hemmer stated she would like to know what is coming in that it would require changing the zoning.

Mr. Robertson stated a proposed Kerr County Appraisal District office wants to put on office building on this site, but Planning and Zoning Commission would like to remember any zoning change that occurs on this property isn't directly for whatever use was told for us, it can be anything permitted in the land use table under that zoning district's regulations so although City staff has heard one thing there would be a range of different uses that could us it in the event they don't go forward with this and it's approved.

David Jackson spoke on behalf of the applicant and stated the use that's immediately adjacent to the residential uses will be, if this passes, used by just the office space for the district. Mr. Jackson stated it's true the rest of the property would be commercial, the only thing he'd point out is right across the street is the exact same zoning that they're applying for.

Cmr. Watterson closed the public hearing at 4:43 p.m.

Cmr. Harmon moved to approve the comprehensive plan amendment. Motion was seconded by Cmr. Waller and passed 5-0.

3B. Public Hearing & Action, Zoning Request – Public hearing, consideration, and action concerning a requested zoning change from (RC) Residential Cluster District to (S-36) South Side 36-District for an approximate 3.33 acres tract. 3.33 acres of land, more or less, out of the John A. Southmayd Survey No. 148, Abstract No. 288 in Kerr County, Texas, and being a part of a 7.9 acre tract and all of a 1.6 acre tract recorded in Volume 243, Page 95 and Volume 288, Page 568 of the Deed Records of Kerr County, Texas said two tracts being parts of a 24.56 acre tract recorded in Volume 221, Page 468 of the Deed Records of Kerr County, Texas, located on the southwest side of Bandera Highway between Oak Hollow Drive East and Riverhill Boulevard East. 2180 Bandera Highway. (File No. 2015-042).

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

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

Cmr. Waller moved to approve the zoning request. Motion was seconded by Cmr. Malone and passed 5-0.

4. CONSIDERATION AND ACTION

4A. **Preliminary Plat** – Consideration and action concerning a proposed preliminary subdivision plat for Legion Village a subdivision containing 1.00 acre of land, more or less, out of Samuel Wallace Survey No. 112 Abstract No. 360 in the City of Kerrville, Kerr County Texas. Located on the southwest side of Legion Drive North, between Goss Street North and Jennings Boulevard North. 3101 Legion Drive North. (File No. 2015-046).

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

Comr. Harmon moved to approve the preliminary plat. Motion was seconded by Comr. Motheral and passed 5-0.

5. ITEMS FOR DISCUSSION

5A. Temporary Structures located on Highway 27

Mr. Robertson discussed manufactured homes that are being put on new development lots instead of permanent structures. He stated a lot of times these temporary structures are then turned into permanent offices. The current code does not address these structures. Mr. Robertson asked Commissioners if this was something they would like to address further. Commissioners agreed they would like to look into this more regarding regulations.

5B. Regulation of 8-Liner machines

Mr. Robertson discussed the regulation of 8-liner machines (also known as slot machines or gaming devices). Recently staff have received a lot of inquiries regarding 8-liner machines and whether or not they are permitted inside the city limits. Mr. Robertson asked Commissioners if this was something they would like to address further. Commissioners agreed they would like to look into this more regarding regulations.

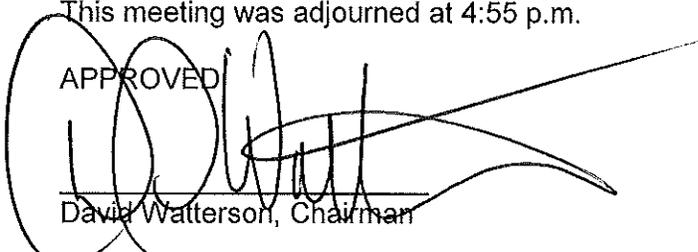
6. STAFF REPORTS:

Mr. Robertson stated there was nothing upcoming as of today.

7. ADJOURNMENT:

This meeting was adjourned at 4:55 p.m.

APPROVED


David Watterson, Chairman


Dorothy Miller, Recording Secretary

11/19/15
Date Minutes Approved

