

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

December 3, 2015

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Bill Morgan, Commissioner

CITY COUNCIL LIASON

Bonnie White (present)

STAFF PRESENT:

Trent Robertson, City Planner
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On December 3, 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. Public Hearing & Action, Conditional Use Permit - Public hearing and consideration of resolution concerning a requested conditional use permit for a Manufactured Home or Manufactured Housing for an approximate 2.95 acres tract. Legal Description 2.95 acres out of Sam Wallace Survey No. 112, Abstract No. 360 and Sam Wallace Survey No. 113, Abstract No. 347, both surveys in Kerr County, Texas; Recorded in Volume 681 on Page 527 of the real property records of Kerr County, Texas located at 3370 Loop 534; north of Singing Wind Drive, between Loop 534 and Landfill Road North. (File No. 2015-050).

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

Cmr. Watterson opened the public hearing at 4:35 pm. Hearing no one speak, Cmr. Watterson closed the public hearing at 4:36 pm.

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

2B. **Public Hearing & Action, Residential Replat** - Public hearing, consideration, and action concerning a proposed replat of Lot 7-R1 and Lots 8-9, Block 6 of The Summit Phase Twelve, located at 1801, 1803, 1805 and 1807 Summit Spur North; southeast of Summit Spur North, between Vista View Circle North and Vista Ridge Drive North. (File No. 2015-053).

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

Comr. Watterson opened the public hearing at 4:38 pm.

Mrs. Brenda Craig spoke. She stated she and her husband Bill Craig were in favor of the replat.

Hearing no one else speak, Comr. Watterson closed the public hearing at 4:39 pm.

Mr. Lee Voelkel asked to speak at 4:40 pm. He explained how the requested replat came about.

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

2C. **Public Hearing & Action, Conditional Use Permit** - Public hearing and consideration of resolution concerning a requested conditional use permit for a Building Construction, Specialist for an approximate .35 acres tract. Legal Description 0.35 acres, more or less, out of P.R. Oliver Survey No. 122, Abstract No. 265 in the City of Kerrville, Kerr County, Texas; part of a certain 1.937 acre tract recorded in Volume 1784 at Page 29 of the Official Public Records of Kerr County, Texas. Located at 1612 Goat Creek Road; east of Goat Creek Road, between Stephanie Drive North and Junction Highway (also known as Highway 27). (File No. 2015-057).

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

Comr. Watterson opened the public hearing at 4:46 pm.

Mr. Lee Voelkel spoke and reiterated what Mr. Robertson stated regarding screening.

Mr. J.E. Johnson with EZ Sub Storage spoke and stated he was in favor of the CUP.

Hearing no one else speak, Comr. Watterson closed the public hearing at 4:55 pm.

Comr. Motheral moved to approve the conditional use permit with waiver as requested from all screening requirements and include hours of operation which were stated as 8:00 am to 6:00 pm. Motion was seconded by Comr. Waller and passed 5-0.

3. CONSIDERATION AND ACTION

3A. **Consideration & Action, Final Plat** – Consideration and action concerning a final subdivision plat of Avery Airport Subdivision for 29.765 acre tract of land situated in the F. Rodriguez Survey No. 72, Abstract No. 280, Kerr County, Texas and being all of that of that certain 29.765 acre tract of land recorded in Doc. #14-07302, official public records, Kerr County, Texas. Located to the south of Al Mooney Road North, between State Highway 27 and Wharton Road East. (2015-056).

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

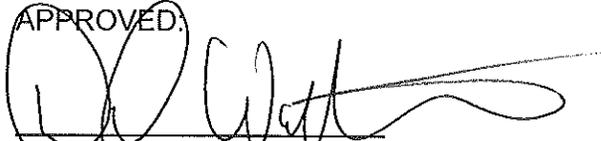
Cmr. Waller moved to approve the final plat as presented. Motion was seconded by Cmr. Harmon and passed 5-0.

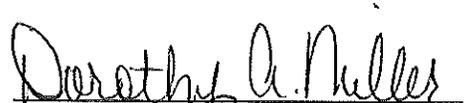
4. STAFF REPORTS:

Mr. Robertson stated a replat will be presented at the December 17th meeting.

5. ADJOURNMENT:

This meeting was adjourned at 5:06 p.m.

APPROVED.

David Watterson, Chairman


Dorothy Miller, Recording Secretary

December 17, 2015
Date Minutes Approved

