

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

May 5, 2016

MEMBERS PRESENT:

Garrett Harmon, Vice-Chair
Don Barnett, Commissioner
Doyle Malone, Commissioner
Bill Morgan, Commissioner
Michael Slgeman, Alternate

MEMBERS ABSENT:

Bob Waller, Chairman
Rustin Zuber, Alternate

CITY COUNCIL LIASON

Bonnie White (present)

STAFF PRESENT:

Trent Robertson, City Planner
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On May 5, 2016, Cmr. Harmon called the Kerrville Planning and Zoning Commission regular meeting to order at 4:34 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 April 21, 2016 meeting.

Cmr. Morgan moved to approved the minutes as presented. Motion was seconded by Cmr. Barnett 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 “Mixed-Use” for an approximate 5.61 acres tract. Being all of a certain tract or parcel of land out of Wm. C. Francis Survey No. 146, in the City of Kerrville, Kerr County, Texas; part of the land conveyed as 25.62 acres to Villa Saralita. Ltd. from One Kerrville, L.P. by a Warranty Deed with Vendor's Lien executed the 14th day of July, 2006 and recorded in Volume 1545 at Page 265 of the Official Public Records of Kerr County, Texas. Located on the east side of Medina Highway (Highway 16), between Southway Drive South and Fairway drive East. 1335 Medina Highway (Highway 16). (File No. 2016-020)

Mr. Robertson presented the findings of fact for both this item as well as item 3B as they both concern the same property. Mr. Robertson asked Commissioners to render a decision.

Comr. Harmon opened the public hearing at 4:41 p.m. Mr. Britt Benton discussed possible uses for the property and why he is requesting a zoning change to S34.

Mr. Bill Arnold spoke and stated he had no position either way, but does have concerns. Mr. Arnold stated all entities involved with this project have been very cooperative and willing to answer questions and concerns.

Hearing no one else speak, Comr. Harmon closed the public hearing at 4:51 p.m.

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

3B. Public Hearing & Action, Zoning Request – Public hearing, consideration, and action concerning a requested zoning change from (R-3) Multifamily Residential District to (S-34) South Side 34-District for an approximate 5.61 acres tract. Being all of a certain tract or parcel of land out of Wm. C. Francis Survey No. 146, in the City of Kerrville, Kerr County, Texas; part of the land conveyed as 25.62 acres to Villa Saralita. Ltd. from One Kerrville, L.P. by a Warranty Deed with Vendor's Lien executed the 14th day of July, 2006 and recorded in Volume 1545 at Page 265 of the Official Public Records of Kerr County, Texas. Located on the east side of Medina Highway (Highway 16), between Southway Drive South and Fairway drive East. 1335 Medina Highway (Highway 16). (File No. 2016-019).

Comr. Harmon opened the public hearing at 4:56 p.m.. Hearing no one speak, Comr. Harmon closed the public hearing at 4:57 p.m.

Comr. Morgan moved to approve the zoning request as presented by staff; motion was seconded by Comr. Malone and passed 5-0.

4. CONSIDERATION AND ACTION

4A. Consideration and Action, Preliminary Plat – Consideration and action concerning a proposed preliminary plat for Bandera Highway Mega Storage Phase 2 a subdivision establishing Lot 1, 4.54 acres, being in and a part of original survey no. 146, WM. C. Francis, Abstract No. 137; being one (1) lot in one (1) block; no new streets or alleys in the City of Kerrville, Kerr County, Texas. Located on the northeast side of Bandera Hwy (Highway 173), between Highway 16 and Chapman Drive East. 1225 Bandera Hwy. (File No. 2016-021).

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

Comr. Morgan moved to approve the preliminary plat as presented by staff; motion was seconded by Comr. Barnett and passed 5-0.

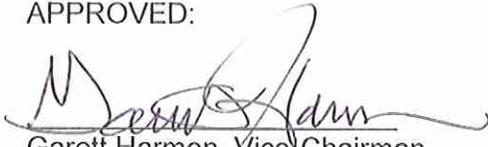
5. STAFF REPORTS:

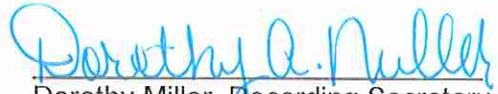
Mr. Robertson reported a possible text amendment regarding temporary structure will be presented at the next meeting of Thursday, May 19, 2016.

6. ADJOURNMENT:

This meeting was adjourned at 5:10 p.m.

APPROVED:


Garrett Harmon, Vice-Chairman


Dorothy Miller, Recording Secretary

05-19-16
Date Minutes Approved

