

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

**May 15, 2014**

**MEMBERS PRESENT:**

David Watterson, Chair  
Garrett Harmon, Commissioner  
Bill Morgan, Commissioner  
Bruce Motheral, Commissioner  
Doyle Malone, Alternate  
Bob Waller, Vice-Chair  
Rustin Zuber, Alternate

**COUNCIL LIASON:**

Justin MacDonald (not present)

**STAFF PRESENT:**

Jason Lutz, Senior Planner  
Dorothy Miller, Recording Secretary

**CALL TO ORDER:**

On May 15, 2014, the Kerrville Planning and Zoning Commission regular meeting was called to order at 4:30 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 May 1, 2014 meeting.

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

**3. PUBLIC HEARING AND ACTION:**

**3A. Annexation & Zoning Recommendation** - Public hearing, consideration, and action concerning a proposed voluntary annexation and a recommendation for a zoning classification of (R-1) Single-Family Residential District, of The Heights of Kerrville Subdivision, consisting of a 308.841 acre tract of land out of the Florentine Lara Survey No. 123, Abstract No. 225, M.K. & T.E. R.R. Survey No. 1861, Abstract No. 1242 and the J.D. Leavell Survey No. 1862, Abstract No. 1435, Kerr County, Texas.

Planning File: 2014-008

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

Mr. Watterson opened the public hearing at 4:33 p.m. Hearing no one speak, Mr. Watterson closed the public hearing at 4:37 p.m.

Mr. Harmon moved to approve the annexation and recommended zoning classification of (R1) single-family residential district as presented; motion was seconded by Mr. Motheral and passed 5-0.

**3B. Conditional Use Permit** – Public hearing, consideration, and action concerning a proposed Conditional Use Permit to allow the expansion of a facility with the land use of “Vehicle Maintenance and Repair” for Lot 1-R, Block 17 of the J. A. Tivy Addition, located at 1321 Broadway Street.

Planning File: 2014-015

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

Mr. Watterson opened the public hearing at 4:42 p.m. Hearing no one speak, Mr. Watterson closed the public hearing at 4:43 p.m.

Mr. Morgan moved to approve the requested CUP as presented with the addition of building setbacks; motion was seconded by Mr. Motheral and passed 5-0.

**3C. Residential Replat & Variance Request** – Public hearing, consideration, and action concerning a proposed replat and a variance request for the minimum required lot frontage for Lots 65, 66, 67, 68, and part of 69, Block 16 of the G.R. Parsons Addition Subdivision, located at 208 W. Barnett St., 212 W. Barnett St., 700 Webster Ave., 706 Webster Ave., and 712 Webster Ave.

Planning File: 2014-016

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

Mr. Watterson opened the public hearing at 4:53 p.m.

Mr. Harvey Brinkman spoke and stated when they bought the property they also bought property across the street, which was previously the Famous Door Restaurant at the time. Mr. Brinkman stated sometime in the future they may plat that property separately.

Hearing no one speak, Mr. Watterson closed the public hearing at 4:56 p.m.

Mr. Morgan moved to approve the replat as presented and with the conditions listed by staff; motion was seconded by Mr. Waller and passed 5-0.

**4. STAFF REPORTS:**

4A. Report concerning future agenda items.

Mr. Lutz reported the following items will be presented at a special meeting on Thursday, May 29, 2014:

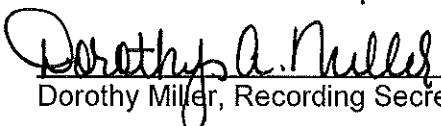
- Minor Plat establishing 2 lots
- Replat subdividing 1 lot into 3
- Final Plat for Schreiner-Vicens Subdivision
- P.D.D. 411 Meadowview

**5. ADJOURNMENT**

This meeting was adjourned at 5:00 p.m.

APPROVED:

  
David Watterson, Chair

  
Dorothy Miller, Recording Secretary

5/29/14

Date Minutes Approved

