

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

March 1, 2018

MEMBERS PRESENT:

Bob Waller, Chairperson
Garrett Harmon, Vice-Chairperson
Don Barnett, Commissioner
Michael Sigerman, Commissioner
Rustin Zuber, Commissioner
David Jones, Alternate
Marty Lenard, Alternate

MEMBERS ABSENT:

None

STAFF PRESENT:

Sabine Kuenzel, Chief Planner
Drew Paxton, Executive Director for Development Services
Mike Hayes, City Attorney
Cheryl Brown, Deputy City Secretary

CALL TO ORDER:

On Thursday, March 1, 2018, Cmr. Waller 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. VISITOR/CITIZENS FORUM:

No one spoke.

2. CONSENT AGENDA:

2A. Approval of the minutes from the February 15, 2018 meeting. *This item was postponed to the next Planning & Zoning Commission meeting.*

3. CONSIDERATION & ACTION:

3A. Consideration & Final Action, Preliminary Plat – Consideration and action concerning a Preliminary Plat of Comanche Tract Section 15, a subdivision containing approximately .33 acres of land out of the William Watt Survey No. 65, Abstract No. 364 in the City of Kerrville, Texas, and located along the future extension of Comanche Hills. (Case #2018-007)

Ms. Kuenzel presented the case and asked Commissioners to render a decision.

Cmr. Sigerman moved to approve the plat as presented. Motion was seconded by Cmr. Zuber and passed 5-0.

3B. Consideration & Final Action, Final Replat – Consideration and action concerning a Final Replat of The Meridian, a portion of that subdivision containing approximately 7.89 acres of land; a subdivision of Kerr County according to the plat of records in Volume 7, pages 80-81.

Mr. Paxton presented the case and noted that no action was required by the Commission at this time.

4. PUBLIC HEARINGS AND ACTION:

4A. Public Hearing & Action, Conditional Use Permit – Public hearing, consideration, and action on a recommendation concerning a conditional use permit for an approximate 2.08 acres tract, Lot 1 Block 3 Sutton Addition, located at 3410 Memorial Boulevard; east of Loop 534, between Carmichael Street East and Tucker Road East. (File No. 2017-070)

Mr. Paxton presented the item. The request for a conditional use permit was made in order to allow the installation of a manufactured home. He stated that the property owners were present, and they would speak to the Commission.

Cmr. Waller opened the public hearing at 4:51 p.m.

Mr. Charles Wickware, the property owner, spoke in favor of the conditional use permit.

Cmr. Waller closed the public hearing at 4:55 p.m.

Cmr. Sigerman moved to approve the conditional use permit. Mr. Zuber seconded. The motion failed 2 to 3, with Cmr. Sigerman and Cmr. Zuber voting in favor, and Cmr. Waller, Cmr. Barnett, and Cmr. Harmon voting against.

4B. Public Hearing & Action, Text Amendment – Public hearing, consideration, and action on a recommendation concerning a text amendment adding conditional use permit regulations for parking lots to Chapter 1, Article 11-1-13, "Conditional Use Permits" of the City of Kerrville Zoning Code. (File No. 2018-008)

Ms. Kuenzel presented the item, and asked the Commissioners to render a decision.

Cmr. Waller opened the public hearing at 5:21 p.m.

Bruce Strake spoke in favor of the text amendment.

Bruce Motheral spoke in favor of the text amendment.

Cmr. Waller closed the public hearing at 5:35 p.m.

Cmr. Barnett recommended approval of the text amendment. He recommended that it go before the City Council.

Cmr. Harmon asked if it would come back before the Commission before it goes to the City Council.

Cmr. Sigerman recommended the text amendment go before the City Council at their next meeting.

After discussion among the commissioners, Mr. Hayes suggested the Commission table the item, and direct staff to go through all the zones in the Zoning Code, and define the uses for parking lots.

Cmr. Zuber stated his concern was for the residential zones.

Cmr. Zuber moved to table the item, and direct staff to come back before the Commission with their recommendations for parking lots in all zones. Mr. Sigerman seconded, and the motion passed 5-0.

5. DISCUSSION ITEM

5A. Discussion – Discussion concerning a pending ordinance amendment to address right-of-way design standards, Wireless Telecommunication Network Node design manual.

Mr. Paxton presented the item. He stated staff was to take the design manual to City Council at their next meeting.

The Commissioners discussed the possibility of adding a map to show the design district.

6. STAFF REPORT

Mr. Paxton reported that a right-of-way ordinance was scheduled to be reviewed at a future meeting of the Commission.

7. ADJOURNMENT

Cmr. Barnett moved to adjourn. Cmr. Sigerman seconded. The motion passed 5-0, and the meeting adjourned at 5:45 p.m.

APPROVED:


Garrett Harmon, Vice-Chair


Cheryl Brown, Deputy City Secretary

4-5-18

Date Minutes Approved

