

**AGENDA**  
**City of Kerrville Comprehensive Plan Update Committee**  
**Workshop Meeting**  
**Monday, October 15, 2007, 8:30 a.m.**  
**Council Chambers, 800 Junction Highway, Kerrville, TX**

**1. CALL TO ORDER**

**2. ACTION ITEM**

2A Approve the minutes from the meeting of October 8, 2007

**3. CONTINUE REVIEW OF CURRENT PLAN GOALS AND OBJECTIVES 7.2 & 7.3**

3A Continue review and editing as necessary of current Plan Goals and Objectives against Draft Vision Statement

3B. Develop new Goals and Objectives as required

**4. ADJOURNMENT**

The meeting place has wheel chair accessibility and available accessible parking spaces. Please call the City of Kerrville Development Services Department at (830) 792-8354 seventy-two hours (72) before the meeting to request accommodation.

**BUSINESS OF THE COMPREHENSIVE PLAN UPDATE COMMITTEE  
CITY OF KERRVILLE, TEXAS**

**AGENDA ITEM:** 2A **FOR AGENDA OF:** October 15, 2007  
**DESCRIPTION:** Approval of the minutes from the meeting of October 8 2007  
**APPLICANT(S):** Comprehensive Plan Update Committee Staff Recording Secretary  
**ATTACHMENT(S):** Minutes

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The Commission's Secretary recommends approval of the proposed minutes

**MEMBERS PRESENT:**

T. Justin MacDonald, Committee Member  
John Mosty, Committee Member  
Charles W. "Walt" Roetter, Committee Member  
William Morgan, Committee Member  
Wesley Dorman, Committee Member  
Lisa Nye-Salladin, Committee Member  
Ward Wueste, Committee Member

**MEMBERS ABSENT:**

**STAFF PRESENT:**

Kevin Coleman, Director of Development Services  
Gordon Browning, Senior Planner  
Trina Ramirez, Planning and Zoning Commission Secretary

**1. CALL TO ORDER:**

On October 8, 2007, the Kerrville Comprehensive Plan Update Committee meeting was called to order at 8:35 a.m. in the Council Chambers.

**2. ACTION ITEM**

2A. Approve the minutes from the meeting of October 1, 2007

John Mosty moved for approval of the minutes; subject to a minor change; motion was seconded by William Morgan and passed 7-0.

2B. Approve Draft Goal 7.1

John Mosty moved for approval of the revised Goal 7.1., link 7: Central City; motion was seconded by Justin MacDonald and passed 7-0.

**3. REVIEW CURRENT PLAN GOALS AND OBJECTIVES**

3A. Review and edit as necessary current Plan Goals and Objectives against draft Vision Statement

3B. Develop new Goals and Objectives as required

Wesley Dorman left at 9:50 a.m. and Ward Wueste left at 9:54 a.m.

The Committee made changes to Goal 7.2, link 7: Central City

**4 . ADJOURNMENT** – The next scheduled meeting is Monday, October 15, 2007. The following meetings will be held: October 16, 2007 at 5:00 p.m., October 22 and 29, 2007 at 8:30 a.m. and October 30, 2007 at 5:00 p.m.

The meeting adjourned at 11:05 a.m.

ATTEST:

\_\_\_\_\_  
Charles W. "Walt" Roetter, Chairperson

\_\_\_\_\_  
Trina Ramirez, Staff Recording Secretary



6. **Mixed Use Area** – Located between the historical downtown area and Schreiner University, this area is ripe for redevelopment, particularly along Broadway Avenue. Uses in the area are generally mixed, but do not currently provide a sufficient mix and density to encourage pedestrian activity.

**GOAL 7.1: Preserve, protect, and enhance the natural amenities, visual identity and the relationship of the Guadalupe River with Central City.**

**Objective A:** ~~Revise~~ The Guadalupe River (GR) zoning ~~classification to more appropriately address the special design issues between the Guadalupe River and the Central City.~~ district is primarily designed to allow the development of uses compatible with the riverside environment and Central City vision statement in the area contiguous with or in close proximity to the Guadalupe River.

**Objective B:** Integrate development and ~~Preserve and protect~~ the natural features of the river as a cultural and recreational amenity of development.

**Policy:** *Use the Future Land Use Map to guide development in the River Corridor in Central City.*

*Action 7.1.1. Promote development of the river corridor within Central City in a way that builds upon the river as an amenity ~~and improves local quality of life.~~ that promotes and encourages visitor traffic.*

- a. Encourage and promote commercial development along the river only to those uses that fully take advantage of the river as an amenity. ~~Limit infringement on the river's natural setting, including restriction of building height, design, materials, setback and density.~~ Encourage dual entrance and pedestrian traffic on the river side of development.

- b. Ensure that accessory uses, such as parking, delivery areas and commercial trash receptacles are placed away from the river corridor or appropriately screened to minimize visibility from the river, Louise Hays Park and other public areas.

*Action 7.1.2. Maintain and improve the natural resources of the river in a manner that draws residents to the area, while respecting the environment.*



*Mixed use activity along Broadway Avenue*



*Bridge near Tranquility Island*



- a. Utilize the Guadalupe River corridor to physically connect the river corridor to the Central City and from there to other areas within Kerrville by pathways for pedestrian and non-motorized traffic. Develop river corridor crossing for pedestrian and non-motorized traffic to unify Central City.
- b. Continue efforts to improve the water quality and improve the overall ecosystem that exists along the Guadalupe River.
- ~~e. Design entrance features and public access to the riverfront from adjacent areas of Central City, particularly the existing points of access behind the library, at the Sidney Baker Bridge, and near the bank on Water Street.~~
- d-c. Consider construction alternatives other than concrete lined drainage ditches to enhance the visual resource that is the river.
- e-d. Enhance both sides of the waterfront, particularly near bridges and visual connections, to tie Central City together. ~~, including use of public art, landscaping, decorative lighting, gateways, streetscape, pedestrian amenities, banners, and monuments.~~



Corner of Earl Garrett Street  
And Main Street