

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

**August 17, 2017**

**MEMBERS PRESENT:**

Bob Waller, Chairman  
Garrett Harmon, Vice-Chair  
Don Barnett, Commissioner  
Michael Sigerman, Commissioner  
David Jones, Alternate  
Marty Lenard, Alternate

**MEMBERS ABSENT:**

Rustin Zuber, Commissioner

**STAFF PRESENT:**

Sabine Kuenzel, Interim Executive Director of Development Services  
Dorothy Miller, Recording Secretary

**CALL TO ORDER:**

On August 17, 2017, 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. VISITORS/CITIZENS FORUM:**

Any person with business not scheduled on the agenda is encouraged to briefly speak their ideas to the Commission. Please fill out the SPEAKER REQUEST FORM and give it to the Commission's Secretary prior to the meeting. The number of speakers will be limited to the first ten speakers and each speaker is limited to three minutes. (No formal action can be taken on these items as the Open Meetings Act requires formal action items be posted on an agenda no later than 72 hours before the meeting. If formal action is required, the items will be placed on an agenda for a future meeting.)

**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 July 6, 2017 meeting.

Cmr. Harmon moved to approve the minutes as presented. Motion was seconded by Cmr. Barnett and passed 5-0.

**3. PUBLIC HEARING AND ACTION**

3A. **Public Hearing & Action, Zoning Change** – Public hearing, consideration, and action concerning a requested zoning change to amend an existing (PD) Planned Development District for a tract of land consisting of 26.64 acres located on the northern intersection of Holdsworth Drive

and Cailloux Boulevard, further described as land out of the Walter Fosgate Survey 120. Abstract No. 138, Kerr County, Texas, and being a Portion of the Remaining Portion of that Certain Called 303.959 Acre Tract Recorded in Document No. 14-05748, Official Public Records of Kerr County. Texas. (File No. 2017-057)

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

Cmr. Waller opened the public hearing at 4:38 p.m.

Mr. Frank Renda spoke. He wanted to know what type of commercial enterprises are proposed for this property. Commissioners stated they were not able to answer this question. Mr. Renda stated he was concerned about increased access, traffic, and trash along Town Creek. Commissioners stated any development has to be approved by the development services department. Mr. Renda also expressed concerns about parking and dirt runoff on Town Creek and about the creek itself. Commissioners stated there would not be parking on Town Creek for motel/hotel purposes.

Mr. Larry Sutton spoke. He stated he was concerned with pollution of Town Creek (the creek itself) with the addition of a gas station. His main concern is that Town Creek is connected to the Guadalupe River. Commissioners stated a site plan would not be approved without consideration by development services. Ms. Kuenzel stated all issues are looked at during the planning process.

Mr. Gino Delgadillo spoke. He wanted verification of boundary lines and asked about increase in property taxes. He suggested speaking to Engineering or the city manager regarding Town Creek issues (silt, etc.).

Mr. Clay Lambert spoke. He had questions regarding public hearings. Ms. Kuenzel stated there are two public hearings, one before the planning and zoning commission and one before city council. Mr. Lambert asked about water management and property uses. Commissioners stated there are multiple uses allowed on in this planned development and that the property was annexed into the city limits. Mr. Lambert is also concerned about water issues. Ms. Kuenzel stated there are no issues, otherwise staff would be requested denial of the zoning change.

Hearing no one else speak, Cmr. Waller closed the public hearing at 5:12 p.m.

Cmr. Sigerman moved to approve the zoning change. Motion was seconded by Cmr. Harmon and passed 5-0.

#### **4. CONSIDERATION AND ACTION**

**4A. Consideration and Action, Replat** - Consideration and action concerning a replat of a portion of Lots 1-6, Block 9, a portion of H Street, and a portion of Lots 1-5, Block 10, J.A. Tivy's Addition to the City of Kerrville recorded in Volume P, Page 16, Plat Records, Kerr County, Texas, and being all of that certain 0.342 of one acre tract recorded in document No. 16-06322, official public records of Kerr County, Texas, all of that certain 2.404 acre tract recorded in document No. 16-06323, official records of Kerr County, Texas, all of certain 1.357 acre tract recorded in document No. 16-06324, official public records of Kerr County, Texas, and 0.396 of one acre tract being a portion of H Street recorded in document No. 17-01162, official records of Kerr County, Texas, containing 4.135 acres, more or less, in the City of Kerrville, Kerr County, Texas according to the Plat Records of Kerr County, Texas, located at 1709 Water Street. (File No. 2017-026).

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

Cmr. Harmon moved to table the replat until Commissioners receive more information on what is required to approve the plat. Motion was seconded by Cmr. Sigerman and passed **5-0**.

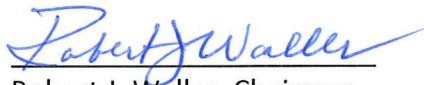
**5. STAFF REPORTS**

Ms. Kuenzel reported the next meeting will be Thursday, September 7, 2017 at 4:30 p.m.

**6. ADJOURNMENT**

This meeting was adjourned at 5:34 p.m.

APPROVED:



Robert J. Waller, Chairman

  
9/7/17

Date Minutes Approved



Dorothy Miller, Recording Secretary