

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

**September 21, 2017**

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Marty Lenard, Alternate

**STAFF PRESENT:**

Sabine Kuenzel, Interim Executive Director of Development Services  
Stuart Barron, Public Works Director  
Kyle Burow, Director of Engineering  
Mike Hayes, City Attorney  
Dorothy Miller, Recording Secretary

**CALL TO ORDER:**

On September 21, 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 September 7, 2017 meeting.

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

### **3. CONSIDERATION AND ACTION**

3A. **Consideration and Action, Replat** - Consideration and action of a replat of 5.608 acres located at 1709 Water Street, described as Lots 1-6, Block 9, the abandoned portion of H Street, and 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. (File No. 2017-026).

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

Mr. Barnett moved to approve the replat. Motion was seconded by Mr. Harmon and passed 5-0.

### **4. DISCUSSION ITEMS**

4A. **Discussion Item, Ordinance Amendment** – Discussion regarding pending ordinance amendment as it pertains to Wireless Telecommunications Facilities.

Ms. Kuenzel presented an overview of the new state mandates, samples of the types of facilities, reviewed the range of options, and asked for general direction for further research and discussion of regulations.

4B. **Discussion Item, Ordinance Amendment** – Discussion regarding pending ordinance amendment as it pertains to subdivision regulations approval process.

Ms. Kuenzel discussed the Commission's role in the subdivision platting process. There is a specific section of the subdivision regulations that appears to be in conflict with the intent of Texas Local Government Code Chapter 212 regarding timely review of plats. It also could potentially conflict with the City's Subdivision Regulations related to total review time. It also does not appear to be aligned with standard development practices. Ms. Kuenzel discussed the standard of sequencing of platting and associated public infrastructure in communities that she worked in. Compliance with Article 10-IV-2 Section (B) 4 of the Subdivision Regulations appears to take two of the steps out of sequence. Compliance with this section would be virtually impossible and remain in compliance with Section (B) 2. In order to comply with both sections, the applicant would need to submit construction plans, construct the improvements, and have their City inspections completed, all prior to submittal of the actual final plat document. To provide a higher level of certainty within the process, Ms. Kuenzel recommends that Commissioners consider an amendment that would set the application/approval process sequencing as discussed.

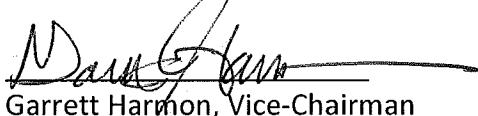
### **5. STAFF REPORTS**

Ms. Kuenzel stated there are no staff reports at this time.

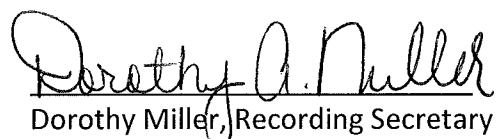
### **6. ADJOURNMENT**

This meeting was adjourned at 5:35 p.m.

APPROVED:

  
Garrett Harmon, Vice-Chairman

10/5/17  
Date Minutes Approved

  
Dorothy Miller, Recording Secretary