

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

**October 5, 2017**

**MEMBERS PRESENT:**

Garrett Harmon, Vice-Chair  
Don Barnett, Commissioner  
Rustin Zuber, Commissioner  
David Jones, Alternate (*sitting in for Cmr. Sigerman*)  
Marty Lenard, Alternate (*sitting in for Cmr. Waller*)

**MEMBERS ABSENT:**

Bob Waller, Chairman  
Michael Sigerman, Commissioner

**STAFF PRESENT:**

Sabine Kuenzel, Interim Executive Director of Development Services  
Danny Batts, Director of Building Services / Chief Building Official  
Kyle Burow, Director of Engineering  
Dorothy Miller, Recording Secretary

**CALL TO ORDER:**

On October 5, 2017, Cmr. Harmon 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 21, 2017 meeting.

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

**3. PUBLIC HEARING, CONSIDERATION & ACTION**

Comr. Harmon recused himself due to a conflict of interest to which an affidavit was presented prior to the meeting. Comr. Zuber accepted the duties of chairperson.

3A. **Public Hearing, Consideration, & Action, Zoning Ordinance Amendment** - Public hearing, consideration and action concerning a text amendment adding home occupation regulations, to Chapter 1, Article 11-1-19, "Home Occupation Regulations". (File No. 2017-027)

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

Comr. Zuber called the public hearing to order at 4:40 p.m. Hearing no one speak, Comr. Zuber closed the public hearing at 4:41 p.m.

Comr. Zuber moved to recommend city council approve the zoning ordinance amendment excluding the registration requirements. Motion was not seconded and failed.

Comr. Jones moved to recommend city council approve the zoning ordinance amendment as presented. Motion was seconded by Comr. Barnett and passed 3-1.

Comr. Harmon resumed duties as chairperson.

#### 4. **DISCUSSION ITEMS**

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

This item was previously discussed at the September 21, 2017 Planning and Zoning Commission meeting. At that time Ms. Kuenzel presented an overview of the new state mandates, viewed samples of the types of facilities, reviewed the range of options, and asked for general direction for further research and discussion of regulations. At today's meeting, Ms. Kuenzel discussed design standards, limitations within residential areas, parks, and other key areas of the city.

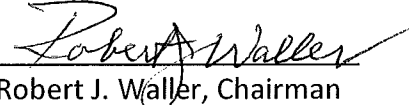
#### 5. **STAFF REPORTS**

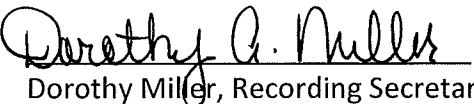
Ms. Kuenzel stated there are no staff reports at this time.

#### 6. **ADJOURNMENT**

This meeting was adjourned at 5:20 p.m.

APPROVED:

  
Robert J. Waller, Chairman

  
Dorothy Miller, Recording Secretary

12-21-17  
Date Minutes Approved