



**CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA**  
**REGULAR MEETING, THURSDAY, AUGUST 16, 2018 4:30 P.M.**  
**CITY HALL COUNCIL CHAMBERS**  
**701 MAIN STREET, KERRVILLE, TEXAS**

**CALL TO ORDER**

**1. VISITORS/CITIZENS FORUM**

Any person with business not scheduled on the agenda is encouraged to briefly speak 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 on 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 June 7, 2018 meeting.

**2B.** Approval of the minutes from the June 21 2018 meeting.

**2C.** Approval of the minutes from the August 2, 2018

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

**3A. Public Hearing & Resolution** – Public hearing and consideration of resolution concerning a requested conditional use permit for a manufactured home for a 5 acre tract. Legal Description Freeman Fritts Block 1, Lot 2-R (601 Spur 100 N). (Case # 2018-054)

**4. STAFF REPORT**

**5. ADJOURNMENT**

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-258-1117 for further information.

I do hereby certify that this notice of meeting was posted on the bulletin board at the city hall of the city of Kerrville, Texas, and said notice was posted on the following date and time: \_\_\_\_\_ at \_\_\_\_\_ and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.



# City of Kerrville Planning Department Report

To: Planning & Zoning Commission  
Agenda Item: 2A Minutes August 16, 2018 Commission meeting  
Action: Approval, approval with specific changes  
Representative: Staff

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## **Members Present:**

Bob Waller, Chair  
Michael Sigerman, Commissioner  
Rustin Zuber, Commissioner  
David Jones, Alternate, *sitting in for vacant position*  
Marty Lenard, Alternate, *sitting in for Michael Sigerman*

## **Members Absent:**

Garrett Harmon, Vice-Chair

## **City Executive Staff Present:**

Drew Paxton, Executive Director of Development Services  
Mayor Bill Blackburn  
Mark McDaniel, City Manager  
E.A. Hoppe, Deputy City Manager  
Stuart Barron, Director of Public Works  
Kyle Burow, Director of Engineering  
Mike Hayes, City Attorney  
Brian Hunt, Chief Building Official  
Trina Sanchez, Assistant Director of Building Services  
Stuart Cunyus, Public Information Officer  
Dorothy Miller, Recording Secretary

## **CALL TO ORDER:**

On June 7, 2018, Cmr. Waller called the Kerrville Planning and Zoning Commission regular meeting to order at 4:31 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 Commissioner'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 to 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 minutes for the May 17, 2018 meeting.

Mr. Jones moved to approve the minutes as presented. Mr. Sigerman seconded, and the motion passed 5-0.

## **3. PUBLIC HEARING, CONSIDERATION AND ACTION**

**3A. Public Hearing and Review of a Comprehensive Plan** – Public hearing and review, to include a recommendation, concerning the City's adoption of a comprehensive plan, known as "Kerrville 2050", for the long-range development of the City of Kerrville and its extraterritorial jurisdiction. The Comprehensive Plan contains provisions on land use, transportation, and public utilities, among other subjects, and will be used to coordinate and guide the establishment of the City's development regulations. (Ord. No. 2018-13, File No. 2018-020)

Mr. Mark Bowers with Kimley-Horn, consultant firm presented the Kerrville Comprehensive Plan including:

- Presentation Overview
  - Comprehensive Plan Process
  - Overview of Comprehensive Plan Components
  - Discussion
- Comprehensive Plan Process
  - Comprehensive Plan
  - Kerrville 2050 Approach
  - Public / Committee Process
- Overview of Comprehensive Plan Components
  - Project Brand
  - Community Priorities
  - Vision Statement
  - Land Use
- Land Use
  - Chapter Outline
  - Previous Plan Direction
  - Future Land Use Plan
  - Place Type Example
  - Strategic Catalyst Area Example – Area 2
  - 2018 and 2008 Plan Comparison

- Economic Development
  - Introduction
  - Current Economic Development Initiatives
  - People
  - Sites and Buildings
  - Incentives and Business Support
  - Infrastructure
  - Quality of Life
  - Market Opportunities
  - Guiding Principles and Sample Action items
- Housing
  - Introduction
  - Current Housing Conditions, Market Opportunities
  - Guiding Principles and Sample Action Items
  - Implementation Topics
- Community & Neighborhood Character / Placemaking
  - Introduction
  - Existing Conditions and the Kerrville 2050 Plan
  - Placemaking in Strategic Catalyst Areas
  - Guiding Principles and Sample Action Items
- Mobility / Transportation
  - Introduction
  - Thoroughfare Plan
  - Guiding Principles and Sample Action Items
- Thoroughfare Plan *Context-Sensitive Street Design*
  - Reviewed alternative street types and cross sections
  - Designed applications for new and established thoroughfares
  - Aligned with the goals for multimodal trip options and healthy lifestyles
- Water/ Wastewater and Drainage
  - Introduction
  - Water Supply and Water Quality
  - Wastewater Management
  - Storm Water Management
  - Guiding Principles and Sample Action Items
- Public Facilities & Services
  - Introduction
  - Public Services
  - Public Facilities
  - Guiding Principles and Sample Action Items
- Parks, Open Space, and the River Corridor
  - Introduction
  - Existing Conditions AND Plan Implications
  - Guiding Principles AND Sample Action Items
- Downtown Revitalization
  - Introduction
  - Investing in Downtown
  - Guiding Principles and Sanmple Action Items

- Implementation
  - Introduction
  - Implementation Matrix
  - Conclusion
  - Kerrville 2050 Guiding Principles by Plan Topic
  - Implementation Matrices

Cmr. Waller opened the public hearing at 5:19 p.m.

Mr. David Lipscomb spoke. He stated he got the opportunity to participate both in the previous and current comprehensive plan, he thinks it is a great plan and said to move forward.

Ms. Mary Lee Stewart spoke. She had concerns with the communities ability to call in complaints regarding old houses in need of repair and if the city could make her conduct such repairs if deemed necessary as well as who would pay for those repairs. Mr. Paxton responded saying the city currently does have proactive and reactive code enforcement. There has been discussion as part of the implementation plan to adopt property maintenance codes but that will be in another project the city will look at through a public hearing process as well. That does not mean someone can call and have city come out and work on your house or anything but that could be part of that process based on case by case.

Councilwoman Judy Eychner spoke. She stated she is very excited and in support of the plan. She said one of their biggest jobs in the implementation is going to be answering questions and managing expectations of the public.

Ms. Cathy Wilson spoke. She has concerns about adding housing with apartments in the backyard which changes the property values. She agrees we need to grow Kerrville but wants to look at how we do it and how it effects people that are here now.

Ms. Francis Lovett spoke with concerns regarding area 11 and its adjoining ETC regarding water supply and air quality to these areas.

Mr. Walter Koenig, President CEO of the Kerrville Chamber of Commerce, spoke. He stated as of June 5<sup>th</sup> and based on a former resolution from the chamber's board of directors the Kerrville Area of Chamber of Commerce representing over 1,000 area businesses officially endorsed the Kerrville 2050 Comprehensive Plan.

Mr. Charlie McIlvain spoke in support of the plan.

Mayor Bill Blackburn spoke. He stated he was vice-chairman of the 2002 comprehensive plan for Kerrville. This plan is far more comprehensive, has more community support, more data, and looking at other cities. Questions have been raised about gentrification of certain neighborhoods and stated although that could happen, it is not what the comprehensive plan is supporting and does not believe this will be a concern.

Kimber Faulkenberg spoke, stating she supports the plan and feels very confident with what has been laid out in the plan.

Mary Ellen Summerlin spoke, stating the plan does offer a lot of protection for the community.

Bruce Stracke spoke, stating how pleased he is with the broad consensus he has seen with city staff, business owners, and the community.

Barbara Burton spoke stating the plan does have language that will protect the river.

Councilwoman Delayne Sigerman spoke, commending everyone who had a part in the comprehensive plan and is in favor of the plan.

Mrs. Carolyn Lipscomb spoke, reiterating what others have already stated. She said the plan is just that, a plan. 2050 is a long ways away and the plan can be changed if needed. This is not an end, it is a beginning.

Hearing no one else speak, Cmr. Waller closed the public hearing at 5:48p.m.

Cmr. Sigerman moved to recommend approval of the Kerrville 2050 Comprehensive Plan; motion was seconded by Cmr. Lenard and passed 5-0.

**3B. Public Hearing & Resolution** – Public hearing and consideration of resolution concerning a requested conditional use permit to add an apartment unit to the existing single family residential use on Lot 6, Block 6, Richards Addition, located at 1620 First Street. (File No. 2018-024)

Mr. Paxton presented the findings of fact and asked Commissioners to hold a public hearing and render a decision.

Cmr. Waller opened the public hearing at 6:04 p.m.

Ms. Cathy Wilson spoke, stating her concerns for the allowance of an apartment behind this home. She is concerned about her property value as well as who could be living in the apartment in the future, although currently it is being requested for a family member. She does not want this to set a precedent for other homes to be able to do the same.

Ms. Julie Klink spoke. She stated the apartment in question is a tiny home, not a shed, as suggested by Ms. Wilson. Ms. Klink discussed the improvements that are planned for the building and does not believe the home will reduce anyone's property value.

Mrs. Carolyn Lipscomb spoke regarding the zoning of single family neighborhoods. In her experience the zoning means nothing because the ordinance does not define what a single family is. She is concerned about the hazards lack of parking and lack of ability for emergency personnel to get to you. There is no protection for the single family neighborhood remaining as such.

Ms. Julie Kling responded by saying the zoning of her property is "R-1" which is single family residential and allows single family homes with apartments through the conditional use permit process (if approved).

Mr. Jones moved to deny the CUP; motion was seconded by Mr. Sigerman and was denied 5-0.

**4. STAFF REPORT:**

Mr. Paxton reported the comprehensive plan is going to city council with the Commissioners' recommendation next Tuesday (June 12, 2018). The second reading for city council will be June 26, 2018 and will be held at the Cailloux Theater. This will be the second reading and final vote for adoption.

**5. ADJOURNMENT**

The meeting was adjourned at 6:27 p.m.



# **City of Kerrville**

## **Planning Department**

### **Report**

To: Planning & Zoning Commission

Agenda Item: 2B Minutes August 16, 2018 Commission meeting

Action: Approval, approval with specific changes

Representative: Staff

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# **City of Kerrville**

## **Planning Department**

### **Report**

To: Planning & Zoning Commission

Agenda Item: 2C Minutes August 16, 2018 Commission meeting

Action: Approval, approval with specific changes

Representative: Staff

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# City of Kerrville Planning Department Report

To: Planning & Zoning Commission  
Agenda Item: 3A  
Action: Public Hearing, Consideration and Action  
Planning File #: 2018-054  
Representative: Steve Volkman, VA Dogs of Texas

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## Proposal

The VA Dogs of Texas is requesting to place a manufactured home on the property. This is for the use of a staff member in order to assist their veteran clients at any time. This will be in addition to other structures on the property that are for the counseling services offered by the applicant.

## Procedural Requirements

Seven letters were mailed July 31<sup>st</sup>, to adjacent property owners. The public notice was published in the Kerrville Daily Times on July 30<sup>th</sup>.

## Staff Analysis and Recommendation

The adjacent district to the north is zone RM, Residential Mixed, which allows manufactured homes. The surround properties are zoned E-27, same as the property in question.

Since the primary use is not changing, the request is consistent with the Comprehensive Plan, Kerrville 2050.

As an accessory use to the overall property, staff does not foresee any major impacts by allowing the manufactured home on the property.

## Attachments

Site Plan

