

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

**August 2, 2018**

**Members Present:**

Bob Waller, Chair  
Garrett Harmon, Vice-Chair  
Tricia Byrom, Commissioner  
David Jones, Commissioner  
Rustin Zuber, Commissioner  
Bill Morgan, Alternate

**City Executive Staff Present:**

Drew Paxton, Executive Director of Development Services  
Dorothy Miller, Recording Secretary

**CALL TO ORDER:**

On August 2, 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 June 21, 2018 meeting.**

Item was tabled by Cmr. Waller due to lack of minutes.

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

**3A. Public Hearing & Action, Annexation and Zoning** – Public hearing, consideration, and action for the City of Kerrville to annex into its incorporated limits and recommendation for a zoning classification of District 7-W for approximately 59.09 acre tract of land out of the Joseph S. Anderson Survey No. 141, Abstract No. 2 and the J.S. Sayder Survey No. 142, Abstract No. 290, Said tract located within Kerr County, Texas, and the Extraterritorial Jurisdiction of the City of Kerrville, Texas; consisting of the Property generally located adjacent to State Spur 98 (Thompson Drive) and between its intersections with James Road and Knapp Road (Case #2018-018)

Mr. Paxton presented the facts and asked Commissioners to render a decision.

Cmr. Waller opened the public hearing at 4:35 p.m.

Ms. Bonnie Johnson spoke and asked that the developer keeps in mind what is best for our community and to please regard the beautiful country that he is going to develop.

Mr. James Bilta spoke and stated Knapp Road is the only access to his property. He said the annexation does not affect Knapp Road at all, which is partly owned by the City and partly by the County (or at least they have control of it), but opposes to it being closed as there is no other legal access to his home and does not think it is reasonable to have to come through their development and their construction for five years to get to their house.

Mr. J.E. Johnson spoke and stated the 100 year flood plain need to be addressed on the plat so the developer knows how to move forward with the pondage and drainage and also so TCEQ and FEMA are satisfied. Mr. Johnson distributed documents that indicate a possible way of going forward to where it does not cause a great deal of expense to the developer so they can use what is already there and be able to generate their annexation plat with the information that is there on how to deal with those waters and by draining everything towards that swell in the middle of that project they are able to move forward with their projects, smooth off the dirt with the pads filled and move forward and save a lot of money and a lot of heartbreak. There is also an outline and how to deal with the issue of Knapp Road disappearing and still be able to develop the park that is below and be able to address the pondage and retainage and believes it will save a lot of money.

Hearing no one else speak, Cmr. Waller closed the public hearing at 4:48 p.m.

Cmr. Harmon moved to recommend approval of annexation and zoning with the right of way correction; motion was seconded by Cmr. Zuber and passed 5-0.

**3B. Public Hearing & Action, Annexation and Zoning** – Public hearing, consideration and action for the City of Kerrville to annex into its incorporated limits and recommendation for a zoning classification of District PD for approximately 3.669 acre tract of land out of the J.D. Leavell Survey NO. 1862, Abstract NO. 1435, said tract located within Kerr County Texas, and the Extraterritorial Jurisdiction of the City of Kerrville, Texas; consisting of the property addressed as 884 Farm to Market Road 784 (Harper Road) (Case #2018-048)

Mr. Paxton presented the facts and asked Commissioners to render a decision.

Cmr. Waller opened the public hearing at 4:59 p.m. Hearing no one speak, Cmr. Waller closed the public hearing at 5:00 p.m.

Cmr. Zuber moved to recommend approval of the annexation and zoning with the designation of Gateway zoning district instead of Planned Development District; motion was seconded by Cmr. Jones and passed 5-0.

**3C. Public Hearing & Action, Annexation and Zoning** – Public hearing, consideration and action for the City of Kerrville to annex into its incorporated limits and recommendation for a zoning classification of District PD for approximately 0.885 acre tract of land, a portion being out of the Jesus Hernandez Survey No. 548, Abstract No. 189 and another part being out of M.K. and T.E. RY. Co. Survey No. 1862, abstract 1435; said tract located within Kerr County, Texas and the Extraterritorial Jurisdiction of the City of Kerrville, Texas; consisting of the property addressed at 874 Farm to Market Road 783 (Harper Road) (Case #2018-049)

Mr. Paxton presented the facts and asked Commissioners to render a decision.

Mr. Waller opened the public hearing at 5:08 p.m. Hearing no one speak, Mr. Waller closed the public hearing at 5:09 p.m.

Mr. Zuber moved to recommend approval of the annexation and zoning with the Gateway zoning district instead of Planned Development District; motion was seconded by Mr. Byrom and passed 5-0.

#### **4. CONSIDERATION & ACTION**

**4A. Consideration and Final Action, Alternative Screening** – Consideration and action concerning a request for alternate screening pursuant to Article 11-1-18 (g) located on part of Lots 3-6 Block 3 of Oak Hill 1 Addition and .289 acres of land out of Abstract 106 Cage Survey 116, 1010 Sidney Baker Street (Case #2018-051)

Mr. Paxton presented the findings of fact.

Mr. Harmon moved to approve the alternative screening; motion was seconded by Mr. Jones and passed 5-0.

**4B. Consideration and Final Action, Preliminary Plat** – Consideration and action concerning a Preliminary Plat of The Landing, a subdivision containing approximately 59.09 acres of land out of the Joseph S. Anderson Survey No. 141, Abstract No. 2, and the J.S. Sayder Survey No. 142, Abstract No. 290, Kerr County. (Case #2018-047)

Mr. Paxton presented the findings of fact.

Mr. Zuber moved to accept the preliminary plat as presented; motion was seconded by Mr. Harmon and passed 4-1.

#### **5. STAFF REPORT**

Mr. Paxton reported City Council is looking at appointing a Code Review Committee as a follow up to the Kerrville 2050 Comprehensive Plan. That committee will look at and start to prioritize different city codes and ordinances to review, one of those being the zoning code and one being the subdivision code and whether or not to hire an outside consultant to do some of those reviews. The committee will start meeting this fall.

#### **6. ADJOURNMENT**

The meeting was adjourned at 5:55 p.m.

APPROVED: Robert Waller  
Robert Waller, Chair

Dorothy A. Miller  
Dorothy Miller, Recording Secretary

10/04/18  
Date Minutes Approved