

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

September 6, 2018

Members Present:

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

City Executive Staff Present:

Rebecca Pacini, Chief Planning Officer
Drew Paxton, Executive Director of Development Services
Mike Hayes, City Attorney
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On September 6, 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.

Cmr. Zuber moved to approve the minutes as amended; motion was seconded by Cmr. Harmon and passed 5-0.

2B. Approval of the minutes from the August 2, 2018 meeting.

Cmr. Waller tabled item 2B as minutes were not available.

2C. Approval of the minutes from the August 16, 2018 meeting.

Cmr. Waller tabled item 2C as minutes were not available.

3. PUBLIC HEARING, CONSIDERATION AND ACTION

3A. Public hearing, consideration, and action to recommend a resolution to allow a Conditional Use Permit for Personal Services I (a beauty parlor) on JA Tivy Addition Block 28 Lot 1 Pt and Pt of an alley, approximately 0.132 acres (1220 Broadway).

Mr. Paxton presented the findings of fact.

Mr. Waller opened the public hearing at 4:36 p.m. Hearing no one speak, Mr. Waller closed the public hearing at 4:37 p.m.

Mr. Jones moved to recommend approval of the resolution as presented; motion was seconded by Mr. Byrom and passed 5-0.

3B. Public hearing, consideration, and action to recommend an ordinance for a zoning change from "RC" (Residential Cluster District) to District 24-N on 0.28 acres of land out of a 7.964 acre tract out of abstract A0325 Self Survey 626 (300 Block of Holdsworth Drive, west of Norfolk Lane, north of Holdsworth Drive).

Mr. Paxton presented the finding of facts.

Mr. Waller opened the public hearing at 4:39 p.m. Hearing no one speak, Mr. Waller closed the public hearing at 4:49 p.m.

Mr. Harmon moved to recommend approval for a zoning change as presented; motion was seconded by Mr. Byrom and passed 5-0.

3C. Public hearing, consideration, and action to recommend a zoning change for Lots 1-34 Comanche Trace, Phase 13 Addition, a subdivision within the City of Kerrville, Kerr County, Texas, and more commonly known as 1017-3011 Club House Drive and 1001 Comanche Hills; said zoning currently existing as a "PDD" (Planned Development District) and "R-1" (Single Family Residential District), both of which are proposed to change to "RC" (Residential Cluster District).

Mr. Paxton presented the finding of facts.

Mr. Waller opened the public hearing at 4:56 p.m. Hearing no one speak, Mr. Waller closed the public hearing at 4:57 p.m.

Mr. Harmon moved to recommend approval of the zoning change as presented; motion was seconded by Mr. Jones and passed 5-0.

3D. Public hearing, consideration, and action to recommend a zoning change from "R-1A" (Residential District) to District 11-C on Lots 52, 53, and 54, Block 14 Parsons Addition (213, 215, and 221 West Barnett Street).

Mr. Paxton presented the finding of facts.

Mr. Waller opened the public hearing at 5:04 p.m. Hearing no one speak, Mr. Waller closed the public hearing at 5:05 p.m.

Mr. Zuber moved to recommend approval for the zoning change as presented; motion was seconded by Mr. Harmon and passed 5-0.

4. STAFF REPORT:

Mr. Paxton introduced new Chief Planning Officer Rebecca Pacini.

Mr. Paxton reported there will be no meeting on September 20th and the next tentative meeting will be October 4th.

Mr. Paxton reported City Council appointed the Code Review Committee of which the City Manager has the list of appointees. The new committee will begin meeting sometime this month and start looking at prioritizing their list of city codes to be reviewed for updates or overhaul. The zoning code is a large part of what they will be reviewing. Through that zoning code update we'll be using the workshops as our public forum for that process. We may do a combination of town hall style meetings at the workshops for the Planning and Zoning Commission, open to the public, with the Code Review Committee, consultant and Planning Commission to garner that extra public interest to make sure what we're moving towards follows both the comprehensive plan and public input.

5. ADJOURNMENT

The meeting was adjourned at 5:13 p.m.

APPROVED: Robert Waller

Robert Waller, Chair

10/04/18
Date Minutes Approved

Dorothy A. Miller
Dorothy Miller, Recording Secretary

