

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

**November 1, 2018**

**Members Present:**

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

**Members Absent:**

Tricia Byrom, Commissioner

**City Executive Staff Present:**

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

**CALL TO ORDER:**

On November 1, 2018, 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 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 October 4, 2018 meeting.

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

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

3A. Public hearing, consideration, and action to recommend a resolution to allow a Conditional Use Permit for an Electric Facility (Solar Facility) on approximately 4.465 acres of land out of the Samuel Wallace Survey No. 114, Abstract No. 348 in the City of Kerrville, Kerr County, Texas, and generally located in the 2000 block of Singing Wind Drive. (File No. 2018-068)

Mr. Paxton presented the findings of fact.

Mr. Waller opened the public hearing at 4:35 p.m. Hearing no one speak, Mr. Waller closed the public hearing at 4:36 p.m.

Mr. Brown moved to recommend approval for the conditional use permit as presented, including the removal of the platting requirement and approval of the draft resolution; motion was seconded by Mr. Jones and passed 5-0.

**3B.** Public hearing, consideration, and action to recommend an ordinance for a zoning change from "11-C" to Central Business District, "CBD," on approximately 6.79 acres of land consisting of Lots 1 and 2, Block 1, of the H.E.B. Addition, and Lots 300, 301, 302, 348, and 349, Block 48, of the Schreiner 2nd Addition, more commonly known as 212, 220, and 300 Main Street and 217 Jefferson Street. (File No. 2018-073)

Mr. Paxton presented the findings of fact.

Mr. Waller opened the public hearing at 4:42 p.m.

Mr. Benjamin Scott, representative of H.E.B., thanked city staff and the city team that have helped with this project and stated how this change would help them, giving them flexibility to make this project work. The first stop is to combine the parcels they have already that are across Hays Street, close that street, and locate a new store on the south side of the property. It will allow them to put up a 100,000 square foot store, a standard parking layout, and go from six gas pumps to 16 pumps, and enable them to modernize the store.

Hearing no one else speak, Mr. Waller closed the public hearing at 4:43 p.m.

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

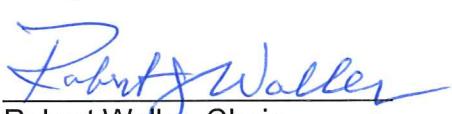
#### **4. STAFF REPORT:**

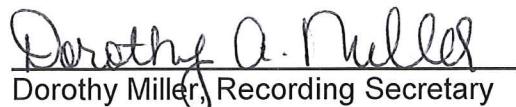
Mr. Paxton reported the Code Review Committee is in session right now working on administrative sections and various zoning districts of the zoning code and will continue moving forward looking at possible adoption and public hearings through February and March for the zoning code. They will then move on to the subdivision code and some other auxiliary development codes, sidewalk ordinance, park dedication, etc.

#### **6. ADJOURNMENT**

The meeting was adjourned at 4:55 p.m.

APPROVED:

  
Robert Waller, Chair

  
Dorothy Miller, Recording Secretary

12/06/18  
Date Minutes Approved