

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

December 6, 2018

Members Present:

Bob Waller, Chair
Tricia Byrom, Commissioner
David Jones, Commissioner
Rustin Zuber, Commissioner
Jim Brown, Alternate
Bill Morgan, Allternate, *sitting in for Cmr. Harmon*

Members Absent:

Garrett Harmon, Vice-Chair

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 December 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 November 1, 2018 meeting.

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

3. PUBLIC HEARING, CONSIDERATION & ACTION

3A. Public hearing, consideration, and action to recommend an ordinance for a zoning change from Gateway District, "GTW," to Planned Development District, "PDD," on approximately 4.27 acres of land out of the Patrick Fleming Survey No. 666, Abstract 145 in the City of Kerrville, Kerr County, Texas, more commonly known as 318 Leslie Drive. (File No. 2018-081)

Mr. Paxton presented the findings of fact.

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

Ms. Mary Olden spoke. Her property butts up to 318 Leslie Drive and has lived there for 48 years. Ms. Olden wanted to know what types of properties are permitted in the gateway district as compared to the PDD. Her main concern is her privacy and the value of her property because she has concerns about mobile home parks, low income housing, and would not like to see those come back into her area any more. Ms. Olden is concerned as to what might go into this property. Mr. Paxton defined the differences between the gateway and PDD districts as it pertains to this proposal. Ms. Olden also had concerns regarding safety and traffic.

Mr. Waller read aloud Mr. Don Nowlin's written comments in favor of the proposal.

Mr. Paco Mondragon, applicant, presented the scope of the project. The project has been in the works for about a year to a year-and-a-half. The project consists of phase I and phase II. Mr. Mondragon stated the warehouse distribution is going to be a very small, local facility for local distribution in the Kerrville area. The facility will house product for the local convenience stores. There will be two drivers who live in Kerrville who will pick up products from the warehouse for delivery to the stores. Phase II consists of the retail use, which will be for small trade use. The project will give needed pedestrian light to Easy Street and add sidewalks to the area. There will be two trucks, similar to the small U-Haul trucks, and one 18-wheeler that will come once a week. The entire facility will be less than 4,000 square feet and will have fencing as per city requirements.

Mr. James Craft spoke and asked why this particular property was chosen for this development. Mr. Mondragon commented on the location of the highway being just two blocks away. Mr. Craft asked if the access and egress to the warehouse portion would be off Leslie Drive and not Easy Drive so any housing developed on Easy Street would not have to see the delivery trucks, to which Mr. Mondragon answered that is correct. Mr. Craft asked about screening for the residential properties. Mr. Mondragon reiterated the city's screening requirements.

Mr. Bill Olden asked for the location of the PDD to be clarified and asked what type of fencing and lighting would be used. Mr. Paxton explained what the requirements would be and that all of this would be addressed during the review process.

Hearing no one else speak, Mr. Waller closed the public hearing at 5:26 p.m.

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

3B. Public hearing, consideration and action concerning two (2) variance requests in accordance with Article II – Signs, of the Code of Ordinance, City of Kerrville, Texas: 1) to allow a freestanding lighted sign; and 2) to allow a lighted sign to exceed the maximum size of 3 square feet by allowing a lighted sign that is 9 feet by 3 feet for a total of 27 square feet, for Pint & Plow Brewing Company located at 332 Clay Street. (File No. 2018-085)

Mr. Paxton presented the findings of fact.

Mr. Waller opened the public hearing at 5:39 p.m.

Mr. Jeremy Walther, owner of Pint and Plow, gave a short presentation.

Hearing no one elsespeak, Cmr. Waller closed the public hearing at 5:44 p.m.

Cmr. Byrom moved to approve the variance as presented; motion was seconded by Cmr. Morgan and passed 5-0.

4. STAFF REPORT:

Mr. Paxton reported he is currently working with the code review committee, our consultant, Kimberly-Horn, the same consultants that worked on our 2050 comprehensive plan, going through several sections of the administrative sections of the code and making sure we have a clear process for developers and contractors. We will then be moving into drafting some of the land use lists to present to the code review committee and starting to look at the layout of the zoning districts. We are hoping to have a draft for the committee early February. Mr. Paxton has tentatively scheduled a joint city council and planning and zoning commission meeting in March and planning an open house between then to present the draft code and then going back to the code review committee before it goes to city council, which will take us into the end of April.

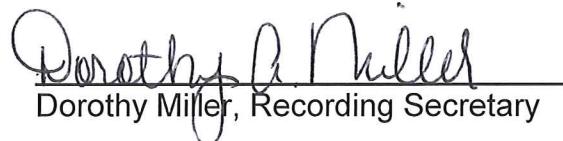
Mr. Paxton also reported updates with the Food Service Advisory Board and the Building Board of Adjustment.

6. ADJOURNMENT

The meeting was adjourned at 5:50 p.m.

APPROVED:


Robert Waller, Chair


Dorothy Miller, Recording Secretary

1/3/19
Date Minutes Approved

