

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

**March 21, 2019**

**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:**

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

**CALL TO ORDER:**

On March 21, 2019, 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.)

No one spoke.

**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 February 7, 2019 meeting.

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

**3. CONSIDERATION AND FINAL ACTION**

**3A.** Consideration and action concerning a Final Plat of Kerrville Crossing, a subdivision containing approximately 2.506 acres of land consisting of Lot 1, Block 1, Evans Addition, a subdivision in the City of Kerrville, Kerr County, Texas, recorded in Volume 8, page 97 of the plat records of Kerr County, to establish Lots 1-R and 2-R, Block 1 to be addressed as 1205 and 1201 Junction Hwy. (File No. 2018-067)

Mr. Paxton presented the findings of fact.

Cmr. Byrom moved to approve the final plat as presented; motion was seconded by Cmr. Zuber and passed 5-0.

#### **4. PUBLIC HEARING, CONSIDERATION & ACTION**

**4A.** Public hearing, consideration, and action to recommend an ordinance to change the zoning from Gateway District ("GTW") to District 23-N on approximately 4.09 acres, out of the Patrick Fleming Survey No. 666, Abstract No. 145, within the City of Kerrville, Kerr County, Texas; and more commonly known as 2011 Easy Street. (File No. 2019-006)

Mr. Paxton presented the findings of fact.

Cmr. Waller opened the public hearing at 4:48 p.m. Hearing no one speak, Cmr. Waller closed the public hearing at 4:49 p.m.

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

**4B.** Public hearing, consideration, and action for the City of Kerrville to annex into its incorporated limits with a zoning classification of Public & Institutional District ("PI") a portion of an approximately 35.05 acre tract of land out of the S. Wallace Survey No. 114, Abstract No. 348, and the S. Wallace Survey No. 113, Abstract No. 347; said portion of the 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 Highway Loop 534. The portion of the tract that is located within the City of Kerrville is currently zoned both E-25 and Residential Cluster ("RC") Zoning Districts, said zoning which is proposed to be amended to Public & Institutional District ("PI"). (File No. 2019-007)

Mr. Paxton presented the findings of fact.

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

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

**4C.** Public hearing, consideration, and action to recommend a resolution to allow a Conditional Use Permit for a Stand-Alone Parking Lot on approximately 0.89 acres of land consisting of all of Lots 369, 370, 371, 372, 373, and portion of Lot 374, Block 52, of the Schreiner 2nd Addition; and more commonly known as 400, 408, 412, and 416 Jefferson Street. (File No. 2019-011)

Item 4C was postponed by applicant request.

**4D.** Public hearing, consideration, and action to recommend an ordinance to change the zoning from Single Family Residential District ("R-1") and Guadalupe River District ("GR") to Guadalupe River District ("GR") on approximately 10.06 acres, out of the Thornton F. Hollis Survey No. 143, Abstract No. 181, within the City of Kerrville, Kerr County, Texas; and more commonly known as 100 Concho. (File No. 2019-019)

Mr. Paxton presented the findings of fact.

Comr. Waller opened the public hearing at 5:00 p.m.

Harvey Brinkman asked about the future of the Guadalupe River zoning district in the new Zoning Code.

Mr. Paxton explained there will not be a Guadalupe River zoning district in the new Zoning Code but a proposed Guadalupe River overlay which will offer protection for the river. He also said staff will work with Mr. Brinkman and his investors on what that recommendation is going to be.

Hearing no one else speak, Comr. Waller closed the public hearing at 5:07 p.m.

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

**5. STAFF REPORT:**

Mr. Paxton reported that the July meeting will need to be rescheduled. Commissioners discussed potential dates of July 11<sup>th</sup> or the 18<sup>th</sup>. Commissioners recommended July 18<sup>th</sup> for the rescheduled July meeting.

**6. ADJOURNMENT**

The meeting was adjourned at 5:11 p.m.

APPROVED: Robert A. Waller  
Robert Waller, Chair

Dorothy A. Miller  
Dorothy Miller, Recording Secretary

5/2/19  
Date Minutes Approved

