

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

June 20, 2019

**Members Present:**

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

**Members Absent:**

Jim Brown, Alternate

**City Staff Present:**

Mark McDaniel, City Manager  
EA Hope, Deputy City Manager  
Guillermo Garcia, Executive Director for Strategic Initiatives  
Drew Paxton, Director of Planning  
Rebecca Pacini, Chief Planning Officer  
Dorothy Miller, Recording Secretary

**CALL TO ORDER:**

On June 20, 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. 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.

1A. Approval of minutes for the June 6, 2019 meeting.

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

**2. PUBLIC HEARING, CONSIDERATION & ACTION**

2A. Public hearing, consideration, and action to approve an ordinance: adopting the City of Kerrville, Texas, Zoning Code, a comprehensive rewrite of the City's zoning regulations in accordance with the Kerrville Comprehensive Plan (Kerrville 2050) to be known as the "City of Kerrville, Texas Zoning Code," Chapter 60 of the City's Code of Ordinances; adopting the Official Zoning Map of the city, providing for the maintenance thereof, and for providing procedures to amend said map; repealing in their entirety all ordinances or parts of ordinances inconsistent herewith. (File No. 2019-037)

Mr. Mark Bowers gave brief overview of the proposed Zoning Code update.

Ms. Monica Heid presented detailed changes to the draft since the last presentation that was provided at the joint Planning and Zoning Commission meeting with City Council.

Mr. Bowers presented the proposed Zoning Map and concluded the presentation.

Mr. Waller opened the public hearing at 5:41 p.m.

Mr. Bruce Stracke spoke, stating he was generally happy with the proposed changes but had concerns with changing the zoning from commercial/transition zone back to residential along Memorial Boulevard near Loop 534. He recommended commercial use without residential along Memorial Boulevard. Mr. Stracke stated he gets more inquiries for commercial use in that area than for residential use.

Mr. Zuber agreed, stating he has the same concerns with other areas as well.

Mr. Stracke said he would prefer a mixed use or C-2 zoning. Mr. Paxton stated the consultants were asked to specifically look at nonconformities.

Mr. McDaniel stated the old zoning allowed residential and commercial. Mr. McDaniel stated that the Mixed Use zoning district would be the only compatible zoning that allows residential and commercial uses.

Mr. Stracke stated mixed use would address his concerns.

Mr. Hoppe discussed the future land use plan that identified this area as transitional residential which includes multifamily residential uses.

Mr. Zuber stated there were a lot of little areas like this that do not simplify the zoning code but complicates it.

Mr. Stracke discussed some other areas that seem to have incorrect proposed zoning and then thanked everyone for the work they are doing.

Mr. McDaniel stated the struggle was to make areas as consistent as possible without changing existing zoning.

Hearing no one else speak, Mr. Waller closed the public hearing at 6:09 p.m.

Mr. Zuber stated that he is in support of the draft Zoning Code but has similar concerns that were expressed about the proposed zoning map. Mr. Zuber questioned changing conforming uses to a different zoning, specifically PI zoning.

Mr. Harmon stated these issues need to be addressed before approving a recommendation to City Council. He also stated the land use chart and zoning map should be listed in the table of contents to be easily found.

Mr. Byrom said she would like a more defined process on changing zoning.

Mr. Paxton stated there are two choices: a property owner could apply for a zone case and go through the normal process. If it is a specific area, staff can do a public study of the area taking into account the future land use plan to bring forward a zoning change.

Mr. Jones stated there needs to be clear direction to answer these questions.

Mr. Paxton stated he had conversations with several Commissioners and citizens with similar concerns looking at the map. He said they need to find a balance. Mr. Paxton recommended adopting the code as is or with some recommendations.

Mr. McDaniel suggested Commissioners come back on July 18<sup>th</sup> after looking at these processes and make a decision then.

No motion was made in favor of bringing the item back on July 18<sup>th</sup> in order to address the concerns that were expressed in reference to the zoning map.

**3. STAFF REPORT:**

No report was presented.

**4. EXECUTIVE SESSION**

At any time during the meeting, the Planning and Zoning Commission may meet in executive session regarding any of the matters posted above for attorney-client consultation in compliance with the Texas Open Meetings Act.

**5. ADJOURNMENT**

The meeting was adjourned at 6:23 p.m.

APPROVED: Robert Waller  
Robert Waller, Chair

Dorothy A. Miller  
Dorothy Miller, Recording Secretary

07/18/19  
Date Minutes Approved

