

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

January 2, 2020

**Members Present:**

Garrett Harmon, Vice-Chair  
David Jones, Commissioner  
David Lipscomb, Commissioner  
Cliff Tuttle, Commissioner  
Rustin Zuber, Commissioner

**Members Absent:**

Tricia Byrom, Commissioner

**City Staff Present:**

Drew Paxton, Director of Planning  
Dorothy Miller, Recording Secretary

**CALL TO ORDER:**

On January 2, 2020, Cmr. Harmon 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 December 5, 2019 meeting.

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

1B. Election of Officers

Cmr. Jones nominated Cmr. Harmon for chair person; nomination was seconded by Cmr. Zuber and passed 5-0.

Cmr. Jones nominated Cmr. Zuber for vice-chair person; nomination was seconded by Cmr. Tuttle and passed 5-0.

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

**2A.** Public hearing, consideration, and action for the City of Kerrville to annex into its incorporated limits with a zoning classification of Planned Development District for approximately 34.89 acres out of the B. S. & F. Survey No. 1, Certificate No. 1589, Abstract No. 77; consisting of the property generally located at 2700 Fredericksburg Road. (File No. 2019-084)

Mr. Paxton presented the finding of facts.

Ms. Sherry Brown, Administrative Officer for USDA, stated she is here in support of their petition for annexation into the city of Kerrville and also to confirm they are in concurrent with the zoning that the city has proposed.

Mr. Paxton continued his presentation.

Cmr. Harmon opened the public hearing at 4:38 p.m.

Mr. Bruce Stracke asked about annexation coming into the city and the utilities and how the water and sewer are getting extended onto the property.

Mr. Paxton stated they are going to extend that north onto their property for current and any future use of the property.

Mr. Trey Atkinson asked if the USDA is proposing the annexation itself and what is the benefit to them. The facility cannot connect to city water and sewer without a service agreement or annexation, which the city felt was best to proceed with annexation. The cost will be absorbed by USDA.

Hearing no one else speak, Cmr. Harmon closed the public hearing at 4:41 p.m.

Cmr. Zuber moved to recommend approval of the annexation and zoning request as presented. Motion was seconded by Cmr. Tuttle and passed 5-0.

**2B.** Public hearing, consideration and action concerning a variance request in accordance with Chapter 92 Sign Code of the Code of Ordinance, City of Kerrville, Texas, to allow the relocation of an existing projecting sign with 210 sq. ft. sign area, 30 feet in height, 22 feet above the wall, and allow a new sign to be internally illuminated for the Arcadia Theater located at 717 Water Street. (File No. 2019-085)

Mr. Paxton presented the finding of facts.

**4:45...**Mr. Larry Howard, President of 4<sup>th</sup> on the River and current owner of the Arcadia Theater. In their plan they would like to move the existing neon sign that projects from the building. They want to restore the façade to the original (listen). Showed power point of what sign will look like. Discussed what new sign will look like and that is what they are asking a variance for. More energy efficient, no visible bulbs, no moving signs.

Cmr. Harmon opened the public hearing at 4:52 p.m.

Mr. William Rector spoke in favor of the variance. First, the current sign is antique and deserves to be preserved; second, the sign ...; third, just behind city hall is the restored Schreiner... and... (listen). Believes there is precedence for approving this variance.

Hearing no one else speak, Cmr. Harmon closed the public hearing at 4:55 p.m.

Cmr. Tuttle moved to approve the sign variance as presented. Motion was seconded by Cmr. Jones and passed 5-0.

### **3. STAFF REPORT:**

Mr. Paxton presented the staff report. There will be a meeting in February. Code Committee meets the end of January so we may have something the first or second meeting in February.


#### 4. EXECUTIVE SESSION

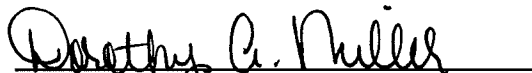
No executive session was taken.

#### 5. ADJOURNMENT

The meeting was adjourned at 4:57 p.m.

APPROVED:

  
Garrett Harmon, Chair

  
Dorothy Miller, Recording Secretary

02/06/2020  
Date Minutes Approved

