

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

March 5, 2020

**Members Present:**

Garrett Harmon, Chair  
Rustin Zuber, Vice-Chair  
Tricia Bryom, Commissioner  
David Jones, Commissioner  
David Lipscomb, Commissioner  
Cliff Tuttle, Commissioner  
Hunter Patterson, Commissioner

**City Staff Present:**

Drew Paxton, Director of Planning  
Mike Hayes, City Attorney  
Dorothy Miller, Recording Secretary

**CALL TO ORDER:**

On March 5, 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 February 6, 2020 meeting.

Cmr. Bryom moved to approve the minutes as presented; motion was seconded by Cmr. Jones and passed 7-0.

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

**2A.** Public hearing, consideration, and action to recommend an ordinance to change the zoning from R-1 Single-Family Residential District to R-3 Multifamily Residential District, which includes a proposed amendment to the Future Land Use Plan of the City's comprehensive Plan, on approximately 3.88 acres out of the Hand Survey No. 115, Abstract A0193; and generally located west of Loop 534 and north of Paragon Place. (Case No. 2020-005)

Mr. Paxton introduced the case.

Mr. Michael Bates, applicant, presented his case and the reasons for his request.

Mr. Paxton presented the finding of facts.

Cmr. Harmon opened the public hearing at 4:43 p.m.

The following persons spoke:

- Mr. Blair Murray
- Mrs. Sue Pierce
- Mr. Michael Pierce
- Mr. Doug Evans

Hearing no one else speak, Cmr. Harmon closed the public hearing at 4:51 p.m.

Cmr. Zuber moved to recommend denial for an ordinance to change the zoning from R-1 Single-Family Residential District to R-3 Multifamily Residential District. Motion was seconded by Cmr. Byrom and passed 7-0.

**2B.** Public hearing, consideration, and action to recommend an ordinance to amend the concept plan for Planned Development 03-26, on Lots 1, 2 & 3, Block 1, Martin Addition; and generally located 3001-3019 Memorial Blvd. (Case No. 2020-007)

Mr. Paxton introduced the case.

Mr. Rick Martin, applicant, presented his case and the reasons for his request.

Mr. Paxton presented the finding of facts.

Cmr. Harmon opened the public hearing at 5:08 p.m.

The following persons spoke:

- Ms. Becky Ayala

Hearing no one else speak, Cmr. Harmon closed the public hearing at 5:10 p.m.

Cmr. Byrom moved to recommend approval for an ordinance to amend the concept plan for Planned Development 03-26. Motion was seconded by Cmr. Lipscomb and passed 7-0.

**2C.** Public hearing, consideration, and action to recommend an ordinance to change the zoning from PDD (Planned Development District 09-08) to C-3 General Commercial District on approximately 3.06 acres of land out of the Samuel Wallace Survey No. 112 Abstract A0360; and generally located at 3105, 3115, 3125, and 3135 Memorial Blvd. (Case No. 2020-009)

Mr. Paxton introduced the case.

Mr. Harvey Brinkman, applicant, presented his case and reasons for his request.

Mr. Paxton presented the finding of facts.

Cmr. Harmon opened the public hearing at 5:16 p.m.

The following persons spoke:

- Mr. Robert Gonzalez
- Mr. John Davis

Hearing no one else speak, Cmr. Harmon closed the public hearing at 5:27 p.m.

Cmr. Byrom moved to recommend approval for an ordinance to change the zoning from PDD (Planned Development District 09-08) to C-3 General Commercial District. Motion was seconded by Cmr. Zuber and passed 6-1.

**2D.** Public hearing, consideration, and action to recommend an ordinance to change the zoning from R-1 Single-family Residential District to RT Residential Transitional District on approximately 3.97 acres out of the Walter Fosgate Survey No. 120, Abstract 138; and generally located at 1104 Lois Street. (Case No. 2020-010)

Mr. Paxton introduced the case.

Mr. Guy Syfert, applicant, presented his case and gave reasons for his request.

Mr. Paxton presented the finding of facts.

Cmr. Harmon opened the public hearing at 5:50 p.m.

Hearing no one speak, Cmr. Harmon closed the public hearing at 5:51 p.m.

Cmr. Zuber moved to recommend approval for an ordinance to change the zoning from R-1 Single-family Residential District to RT Residential Transitional District. Motion was seconded by Cmr. Byrom and passed 7-0.

**2E.** Public hearing, consideration, and action to recommend an ordinance to change the zoning from PDD (Planned Development District 06-04) to R-2 Medium Density Residential District on approximately 7.629 of land out of the Samuel Wallace Survey Number 112, Abstract No. 360; and generally located east of Meeker Road and south of Poplar Street. (Case No. 2020-011)

Mr. Paxton introduced the case.

Mr. Joe Byers, applicant, presented his case and gave reasons for his request.

Mr. Paxton presented the finding of facts.

Cmr. Harmon opened the public hearing at 5:59 p.m.

The following persons spoke:

- Mr. Terry Kincaid
- Ms. Sheila Sloan
- Mr. Michael Standard
- Ms. Ann Olverley

Hearing no one else speak, Cmr. Harmon closed the public hearing at 6:14 p.m.

Mr. James Wilson, civil Engineering with (applicant), spoke. Mr. Wilson addressed the flooding concerns mentioned.

Mr. Byrom moved to recommend **approval** for an ordinance to change the zoning from PDD (Planned Development District 06-04) to R-2 Medium Density Residential District. Motion was seconded by Mr. Jones and passed 7-0.

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

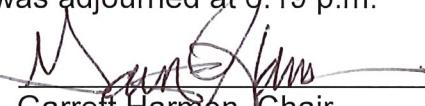
Mr. Paxton presented the staff report. The Code Review Committee will be meeting later this month to review the subdivision code. The next Planning and Zoning meeting will be April 2, 2020.

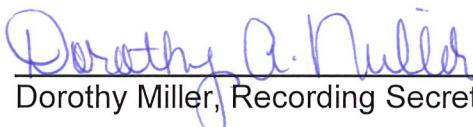
### **4. EXECUTIVE SESSION**

No executive session was taken.

### **5. ADJOURNMENT**

The meeting was adjourned at 6:19 p.m.

APPROVED:   
Garrett Harmon, Chair

  
Dorothy Miller, Recording Secretary

6/4/2020  
Date Minutes Approved