

CITY COUNCIL MINUTES
OF A SPECIAL MEETING

KERRVILLE, TEXAS
SEPTEMBER 23, 2010

On Thursday, September 23, 2010, the Kerrville City Council special meeting was called to order by Mayor Wampler at 6:00 p.m., in the city hall council chambers, 800 Junction Highway, Kerrville, Texas.

MEMBERS PRESENT:

David Wampler	Mayor
R. Bruce Motheral	Mayor Pro Tem
Gene Allen	Councilmember
T. Scott Gross	Councilmember
Stacie Keeble	Councilmember

MEMBER ABSENT: None

STAFF PRESENT:

Todd Parton	City Manager
Mike Hayes	City Attorney
Kristine Ondrias	Assistant City Manager
Brenda G. Craig	City Secretary
Mike Erwin	Director of Finance
Travis Cochrane	Director of Information Technology
Charlie Hastings	Director of Public Works
John Young	Police Chief
Mindy Wendele	Director of Business Programs
Robert Ojeda	Fire Chief
Kim Meismer	Director of General Operations

DISCUSSION AND ACTION:

Regarding the proposed development by Hunter Equity located at the southwest corner of Guadalupe Street and Junction Highway.

Mr. Parton noted Hunter Equity had discussions with staff and was planning to submit a proposal for a mixed use development at the southwest corner of Guadalupe Street and Junction Highway, including a public river trail project. Zoning for the development was proposed to be Planned Development District (PDD) in order to allow the developer to have flexibility in project development; this project could set the standard for future development along the river. Mr. Parton noted staff was in the process of reviewing ordinances and regulations that could impact and/or prohibit Hunter Equity's ability to construct such a development, for example:

- The Water Code prohibited development within the Upper Guadalupe River Authority (UGRA) flood control easement, which included a portion of Hunter Equity's property.
- FEMA (Federal Emergency Management Agency) regulations prohibited construction of habitable structures in floodways.
- Various zoning, water quality, and environmental issues limited construction along the river.

Council also discussed the following:

- How to balance development in the river corridor, and protect the river and maintain water quality.
- Want to facilitate the rivertrail, and need to address ordinances that currently prohibited such development.
- Not let city ordinances get in the way of the development; potential economic generator for the city.
- City lacking in land use and zoning regulations; need to address development standards along the river and, to the extent the city can, try to accommodate Hunter Equity's plans for their development. ZOIC could provide input and a recommendation regarding zoning along the river.
- The proposed Hunter Equity development gives the city the opportunity to be selective in the type of development allowed along the river.
- The potential rivertrail as conceptually presented by Hunter Equity could be a great asset to the city and to his development; there was enthusiasm to move forward.
- Council should be careful in changing the rules for one developer as any change would affect all future development.

Mr. Parton recommended that council authorize staff to review and make recommendations regarding possible amendments:

- Water Code to eliminate or mitigate the conflict of permanent and habitable structures within the UGRA flood control easement.
- FEMA floodplain management and its affect on construction of habitable structures.
- City subdivision standards.
- Work with ZOIC regarding zoning and land use issues.
- Address water quality and environmental issues, particularly with regard to drainage and parking lot maintenance issues.

The consensus of the council was to move forward with Mr. Parton's recommendation.

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

APPROVED: _____

David Wampler, Mayor

Brenda G. Craig, City Secretary