

CITY COUNCIL MINUTES
WORKSHOP MEETING WITH ZOIC

KERRVILLE, TEXAS
NOVEMBER 15, 2010

On Monday, November 15, 2010, the Kerrville City Council met with the Zoning Ordinance Input Committee (ZOIC) at 11:35 a.m. in the Main Street Office, at 715 Water Street, Kerrville, Texas.

COUNCILMEMBERS PRESENT:

R. Bruce Motheral	Mayor Pro Tem (arrived at 11:56 a.m.)
Gene Allen	Councilmember
T. Scott Gross	Councilmember
Stacie Keeble	Councilmember

COUNCILMEMBER ABSENT:

David Wampler	Mayor
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ZOIC MEMBERS PRESENT:

John Mosty, Chairman	
Carson Conklin	Justin MacDonald
A.L. "Curg" Starkey	Walter Schellhase
Brian Bondy (arrived at 11:54 a.m.)	

ZOIC MEMBERS ABSENT:

Beverly Buffington

CITY STAFF PRESENT:

Todd Parton	City Manager
Michael C. Hayes	City Attorney
Kristine Ondrias	Assistant City Manager
Brenda G. Craig	City Secretary
Kevin Coleman	Director of Planning and Development
Gordon Browning	Senior Planner

PRESENTATION AND DISCUSSION OF AN OVERVIEW OF ZONING ORDINANCE REVISIONS:

Mr. Coleman noted ZOIC was established in January 2009 to review the zoning ordinance and create a list of conflicts with the comp plan. In July 2009 the council amended the charge to ZOIC and ZOIC began the process of re-writing the zoning ordinance to bring it into conformance with the comp plan. The goal was to simplify zoning districts and establish the base line zoning. ZOIC had completed a review of the first two zoning districts and submitted a draft to council, and the central business district was currently under legal review. He reported on the status of each article of the zoning ordinance and where it was in the review/re-write process.

The following comments were made by city council:

- Impressed with the quality of work being performed by ZOIC.
- The ordinance should be a simple, straight forward document designed to protect the environment, protect private property rights, and enable the private market to work.

- ZOIC should have public vetting during each step in the process; include the business community and get public approval; should not have to “defend” the document.
- Expressed concern about trying to tackle the entire document at one time; suggested getting the districts set up first, and then proceed to the functional aspects of the code.
- Keep it simple and do it in stages. Too many districts; simplify number of districts first; then look at specific issues in each district.
- Concern about selling a complete package; do in stages; should not be voluminous and complicated. If the document is complicated and unclear, the public may react the way it did with the unified development code several years ago.
- Need to get people involved; need public input and participation.

The following comments were made by members of ZOIC:

- Primary goal is to prepare a more simplified, easy to understand zoning ordinance that will allow more uses on more properties by right, and to state specifically what conditions are required to permit certain uses without being subjective to interpretation by city staff.
- Staff should be able to show exactly what can and cannot be done on a property, or what uses can be allowed if certain conditions are met, and still have requirements to protect neighboring properties.
- Should eliminate conditional use permits and planned development districts which basically create spot zoning.
- Before districts can be established, must first establish the uses and performance standards for each district and define those districts.
- Cannot expect a perfect document for everyone; there will be some conflicts.

Mr. Coleman noted staff and ZOIC were currently planning public vetting for the central business district, parking, and special development standards. The assumption was that the development standards would be in place before putting “permitted use” on the chart.

ADJOURNMENT

The meeting adjourned at 12:50 p.m.

APPROVED: _____

Bruce Motheral, Mayor Pro Tem

Brenda G. Craig, City Secretary