

**City of Kerrville Planning & Zoning Commission Agenda**  
**Thursday, March 3, 2011 4:30 p.m.**  
**City Hall City Council Chambers, 800 Junction Highway, Kerrville, TX**

**1. 4:30 p.m. Call to Order**

Chair calls the meeting to order; roll call.

Page

**2. Visitor/Citizens' Forum**

Any person with business not scheduled on the agenda is encouraged to briefly speak their ideas to the Commission. Please fill out the SPEAKER REQUEST FORM and give it to the Commission's Secretary prior to the meeting. The number of speakers will be limited to the first ten speakers and each speaker is limited to three minutes. (No formal action can be taken on these items as the Open Meetings Act requires formal action items be posted on an agenda no later than 72 hours before the meeting. If formal action is required, the items will be placed on an agenda for a future meeting.)

**3. 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.

**3A. Approval of the minutes from the meeting of January 20, 2011**

**4. Public Hearing**

**4A. Replat: J.A. Tivy Addition** – A replat of Lots 3-8, Block 27, J.A. Tivy Addition located at 1001 Jefferson Street. Zoned: PDD. Applicant: Voelkel Land Surveying, PLLC. (File No. 2011-08)

5

**4B. Annexation and Zoning Request** – Consider a proposed annexation into the Kerrville City Limits and a recommendation of zoning of 278.4 acres of various properties, such properties being generally located near the Town Creek Road and Morris Road intersection, north along Town Creek Road, across and including Interstate 10, continuing north through undeveloped 28property and terminating at the south property line of the James Avery Craftsman Headquarters. Applicant: City of Kerrville. (File No. 2011-06)

7

---

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information.

I do hereby certify that this notice of meeting was posted on the bulletin board at the city hall of the city of Kerrville, Texas, and said notice was posted on the following date and time: February 28, 2011 at 8:15 am and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Teri Kinsey  
Deputy City Secretary, City of Kerrville, Texas

---

4C. **Annexation and Zoning Request** – Consider a proposed annexation into the Kerrville City Limits and a recommendation of zoning of a 43.72 acre tract generally located at and along the intersection of Harper Road (FM 783) and Avery Road and adjacent to the north property line of the American Bank of Texas property. Applicant: City of Kerrville. (File No. 2011-07)

4D. **Zoning Code Amendment** – Consider a recommendation to the City Council to amend Article 11-I-6, Central City, of the Zoning Code of the City of Kerrville, by creating a new zoning district the Central Business District (CBD) by rezoning parts of RT (Residential Transition) District, C-11, C-12 and all of C-18 (Central City) Districts, amending Article 11-I-3, Definitions and Interpretation of Words and Phrases, by deleting the existing definition for Central Business District and adding a new definition for Central Business District, Article 11-I-6 (11); deleting Article 11-I-6 (a)(8) C-18 (Central City) District; deleting Article 11-I-17 (c)(1) Special Setbacks (Central Business District); amending Article 11-I-20 (c)(1) Application to Existing Buildings by deleting subparagraphs (i) and (ii) from the Zoning Code. Applicant: City of Kerrville. (File No. 2011-01)

4E. **Zoning Code Amendment** – Consider a recommendation to the City Council to amend Article 11-I-19, Special Development Regulations for Specific Uses, of the Zoning Code of the City of Kerrville, by deleting the existing Article 11-I-19, Special Development Regulations for Specific Uses, and adding a new Article 11-I-19, Supplementary Development Requirements, to the Zoning Code. Applicant: City of Kerrville. (File No. 2011-02)

4F. **Zoning Code Amendment** – Consider a recommendation to the City Council to amend Article 11-I-20, Off-Street Parking and Loading Regulations, of the Zoning Code of the City of Kerrville, by deleting the existing Article 11-I-20, Off-Street Parking and Loading Regulations, and adding a new Article 11-I-20, Off-Street Parking and Loading Regulations, to the Zoning Code. Applicant: City of Kerrville. (File No. 2011-03)

## 5. **Staff Reports**

5A. Future Agenda Items

6. **Adjourn** - The next scheduled meeting is Thursday, March 17, 2011

---

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information.

I do hereby certify that this notice of meeting was posted on the bulletin board at the city hall of the city of Kerrville, Texas, and said notice was posted on the following date and time: February 28, 2011 at 8:15 am and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Teri Kinsey  
Deputy City Secretary, City of Kerrville, Texas

---