

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

**April 6, 2017**

**MEMBERS PRESENT:**

Bob Waller, Chairman  
Garrett Harmon, Vice-Chair  
Don Barnett, Commissioner  
Rustin Zuber, Commissioner, *arrived 4:37 p.m.*  
David Jones, Alternate, *sat in for Cmr. Zuber*  
Marty Lenard, Alternate, *sat in for Cmr. Sigerman*

**MEMBERS ABSENT:**

Michael Sigerman, Alternate

**CITY COUNCIL LIASON**

Glenn Andrew (not present)

**STAFF PRESENT:**

Gordon Browning, Interim City Planner  
Mayor Bonnie White  
Danny Batts, Chief Building Official/Director of Building Services  
Dorothy Miller, Recording Secretary

**CALL TO ORDER:**

On April 6, 2017, Cmr. Waller called the Kerrville Planning and Zoning Commission regular meeting to order at 4:31 p.m. in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

**1. VISITORS/CITIZENS FORUM:**

No one spoke.

**2. 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.

**3. PUBLIC HEARINGS AND ACTION**

3A. Public Hearing & Action, Replat – Public hearing, consideration, and action concerning a request for a replat of Lots 1-4, Vista Hills, a subdivision in Kerr County, containing 9.87 Acres out of the Joseph Josey Survey No. 2, Abstract No. 1094, located at 285 Scenic Hills Road. (File No. 2017-016).

Mr. Browning presented the case and asked Commissioners to render a decision.

Mr. Waller opened the public hearing at 4:34 p.m. Hearing no one speak, Mr. Waller closed the public hearing at 4:35 p.m.

Mr. Harmon moved to approve the replat as presented. Motion was seconded by Mr. Lenard and passed 5-0.

**3B. Public Hearing & Action, Zoning Text Amendment – Public hearing, consideration, and action concerning a request for a zoning text amendment to amend Chapter I, “The City of Kerrville Zoning Code”, 11-I-6 Central City Zoning District, to amend the land use table for the “CBD” Central Business District to change use code 312, “Beverage and Tabacco Product Manufacturing” from not permitted to a “P” Permitted Use. (File No. 2017-017).**

Mr. Browning presented the case and asked Commissioners to render a decision.

Mr. Waller opened the public hearing at 4:38 p.m. Hearing no one speak, Mr. Waller closed the public hearing at 4:39 p.m.

Mr. Harmon moved to table the Zoning Text Amendment as presented. Motion was seconded by Mr. Barnett and passed 5-0.

#### **4. ITEMS FOR DISCUSSION**

**4A. Review and discuss the City’s “Home Occupation” definition, as defined in Article 11-1-3 (a)(49) of the zoning Code.**

Mr. Browning explained that the Home Occupation is a definition, not part of the enforceable ordinance, therefore the Code Enforcement division cannot enforce violations and take them to court if necessary. Mr. Browning asked the Commissioners to consider revising the ordinance to include enforcement of violations.

Mr. Batts discussed the issues he and his staff have had with home occupations and not being able to enforce violations due to the lack of an ordinance saying, “Thou shall not...”. This makes it extremely difficult for Code Enforcement to address citizen’s complaints.

Mr. Harmon moved to direct City Attorney to create an ordinance to provide a means of enforcement for home occupation businesses. Motion was seconded by Mr. Barnett and passed 5-0.

**4B. Review and discuss the Kerrville Comprehensive Plan, “Link to the Future”.**

Mr. Browning stated Commissioners’ requested to review and discuss the Kerrville Comprehensive Plan.

Commissioners discussed a cross between “pushing the envelope of overregulation” and developing the city to be aesthetically pleasing. They also discussed their function of reviewing the comprehensive plan periodically instead of waiting for several years to pass or only as needed due to a requested change. They also discussed waiting to proceed until after a new city planner has been hired and giving the new city manager time to review the plan himself.

#### **5. STAFF REPORTS**

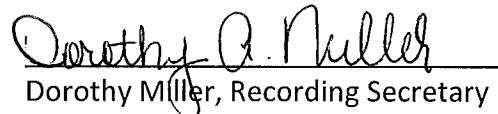
Mr. Browning reported there is nothing scheduled at this time. The next tentative meeting will be April 20, 2017.

#### **6. ADJOURNMENT**

This meeting was adjourned at 5:11 p.m.

APPROVED:

  
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Garrett Harmon, Vice-Chairman

  
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Dorothy Miller, Recording Secretary

3-15-17  
Date Minutes Approved

