

**Members Present:**

Bob Waller, Chair  
Garrett Harmon, Vice-Chair  
David Jones, Commissioner  
Rustin Zuber, Commissioner  
Jim Brown, Alternate

**Members Absent:**

Tricia Byrom, Commissioner  
Bill Morgan, Alternate

**City Executive Staff Present:**

Drew Paxton, Executive Director of Development Services  
Rebecca Pacini, Chief Planning Officer  
E.A. Hoppe, Deputy City Manager  
Mike Hayes, City Attorney  
Kyle Burow, Director of Engineering  
Dorothy Miller, Recording Secretary

**CALL TO ORDER:**

On October 4, 2018, Cmr. Waller 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. VISITORS/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 Commissioner'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 to 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.)

**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.

2A. Approval of minutes for the August 2, 2018 meeting.

Cmr. Harmon moved to approve the minutes as presented; motion was seconded by Cmr. Jones and passed 4-0, with Cmr. Brown abstaining as he was not a Commissioner at the time of this meeting.

2B. Approval of the minutes from the August 16, 2018 meeting.

Cmr. Zuber moved to approve the minutes as presented; motion was seconded by Cmr. Harmon and passed 4-0, with Cmr. Brown abstaining as he was not a Commissioner at the time of this meeting.

2C. Approval of the minutes from the September 6, 2018 meeting.

Cmr. Harmon moved to approve the minutes as amended; motion was seconded by Cmr. Brown and passed 5-0.

**3. PUBLIC HEARING, CONSIDERATION AND ACTION**

**3A.** Public hearing, consideration, and action concerning a Development Site Plan for Lots 1-6 Comanche Trace, Phase 13 Addition, a subdivision within the City of Kerrville, Kerr County, Texas, and more commonly known as 3001, 3003, 3005, 3007, 3009, and 3011 Club House Drive. (File No. 2018-066)

Mr. Paxton presented the findings of fact.

Cmr. Waller opened the public hearing at 4:35 p.m. Hearing no one speak, Cmr. Waller closed the public hearing at 4:36 p.m.

Cmr. Harmon moved to recommend approval for the development site plan as presented; motion was seconded by Cmr. Brown and passed 5-0.

#### **4. CONSIDERATION AND FINAL ACTION**

**4A. Consideration and Final Action, Final Plat** – Consideration and action concerning a Final Plat of Kerrville Sports Complex, a subdivision containing approximately 120.4 acres of land out of the Walter Fosgate Survey No. 120, Abstract No. 138, in the City of Kerrville, Kerr County, Texas, and more commonly known as 111 Home Run Drive and 117 Sweeper Lane. (Case # 2018-070)

Mr. Paxton presented the findings of fact.

Cmr. Zuber moved to approve the final plat as presented; motion was seconded by Cmr. Jones and passed 5-0.

#### **5. STAFF REPORT:**

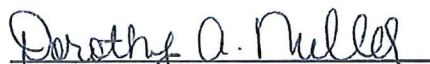
Mr. Paxton reported yesterday afternoon was the kickoff for the Code Review Committee the City's consultant, Kimley-Horn. Mr. Mark Bowers met with the Committee yesterday and gave an orientation of what their project is going to be and looking at a timeline over the next nine to twelve months. The first big item is the zoning ordinance review and amendment overhaul. They will also be looking at subdivision ordinances and regulations as well as a list of other smaller ordinances to review all based off the comprehensive plan. There are approximately 20 to 30 different implementation items they will be reviewing during that next year process. Staff has set aside the second meeting for Planning and Zoning Commission as a workshop to give Commissioners updates throughout the process and may have some public meetings through P&Z and the Code Review Committee during those workshops. The goal for this project, different from the comprehensive plan is, as the Code Review Committee finishing one project it will go through the adoption process as they continue on their next piece rather than collecting all the items and approve all of them at the end. Staff expects to see the zoning code adoption go before P&Z and City Council in February/March. Subdivision regulations will kick off around that same time for review coming further on in the year for adoption.

#### **6. ADJOURNMENT**

The meeting was adjourned at 4:51 p.m.

APPROVED:

  
Robert Waller, Chair

  
Dorothy Miller, Recording Secretary

11/01/18  
Date