

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

August 1, 2019

**Members Present:**

Garrett Harmon, Vice-Chair  
Tricia Byrom, Commissioner  
David Jones, Commissioner  
Rustin Zuber, Commissioner  
Bill Morgan, Alternate

**Members Absent:**

Bob Waller, Chair

**City Staff Present:**

E.A. Hoppe, Deputy City Manager  
Guillermo Garcia, Executive Director for Strategic Initiatives  
Drew Paxton, Director of Planning  
Rebecca Pacini, Chief Planning Officer  
Dorothy Miller, Recording Secretary

**CALL TO ORDER:**

On August 1, 2019, Cmr. Harmon 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. 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.

1A. Approval of minutes for the July 18, 2019 meeting.

Cmr. Morgan moved to approve the minutes as presented; motion was seconded by Cmr. Byrom and passed 5-0.

**2. PUBLIC HEARING, CONSIDERATION & ACTION**

2A. Public hearing, consideration, and action to adopt an ordinance to change the zoning from Planned Development District (PDD) adopted by Ordinance 2004-15 and amended by Ordinance 2017-19 for commercial, office, and residential uses and Single Family Residential District (R-1) to Planned Development District (PDD) for agricultural, commercial, mixed-use, office, open space, residential, and wireless telecommunications facilities uses on approximately 264.22 acres comprising approximately 243.14 acres out of the Walter Fosgate Survey No. 120, Abstract 138, 20.27 acres out of the Jesus Hernandez Survey No. 548, Abstract No. 189, and 0.81 acre out of the J. D. Leavell Survey No. 1862, Abstract No. 1435, within the City of Kerrville, Kerr County, Texas; and generally located along Holdsworth Drive east of Town Creek Road. (File No. 2019-048)

Mr. Paxton presented the proposed zoning change and gave details of the ordinance.

Mr. Harmon opened the public hearing at 4:40 p.m.

Mr. Clayson Lambert spoke. He stated that he lives on Town Creek Road and access to properties flood frequently. He is concerned about additional development because when access roads are flooded, emergency vehicles cannot get in or out using these roads. His family has lived there for 43 years and no improvements have ever been done.

Ms. Mintha Brown spoke. She is also concerned with flooding. The creek accumulates trash and debris during flooding and she is concerned about increase in property tax.

Mr. Daniel Hrna spoke. He has fought flooding and said it is dangerous when working nights because you cannot cross the access roads in the morning due to the bridges being flooded. Morris Drive is the only access and the water has seen up to four feet high over the dam. Two low water bridges need to be raised.

Mr. Tom Warner spoke. He had some questions regarding the orange colored areas on Exhibit C. Mr. Paxton stated that area was zoned for residential homes, townhomes, and light commercial. Mr. Warner said he has seen some bad things happen due to the low water crossing and flooding. Speeding is also a problem along Morris Drive and paving the road would increase this problem.

Mr. Mike Mackey spoke. He asked who is requesting the zoning change and why. The roads are forgotten old county roads that have had no maintenance. Morris Drive is a dangerous intersection at Harper Road and carries heavy, fast traffic and will have traffic and engineering problems. It is going to take cooperation with the county in regards to fixing the problems with the roads.

Mr. Bill Armor spoke. He wants to restate what others have said. Town Creek is not suitable for increased traffic. There are several blind corners and flooding is an issue. Mr. Armr stated he is a pilot for AirVac and several times a year has to hike up to the highway to get to work.

Hearing no one else speak, Mr. Harmon closed the public hearing at 5:00 p.m.

Mr. Bruce Stracke addressed the flooding issues, saying that today we are talking about zoning so the plan shows desired zoning. Plans are being made to create a high water crossing that is similar to the one near Schreiner Street and Town Creek; and right now it is just a plan and concept that is being discussed. Morris Drive would continue and a new collector road would come out to Holdsworth so the main access would be from Holdsworth, not from Morris. Plans to expand Town Creek Road above the floodplain and going onto the Cailloux property. Mr. Stracke emphasized that today we are just discussing zoning.

Mr. Byrom moved to approve the zoning change as presented; motion was seconded by Mr. Jones and passed 5-0.

### **3. STAFF REPORT:**

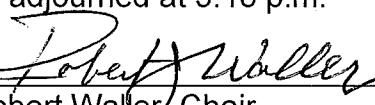
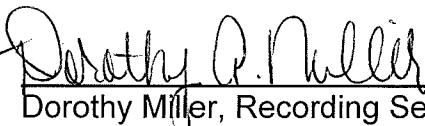
Mr. Paxton presented the staff report. The sign code will be the next discussion on August 15. Code Review Committee looked at it this week and made some modifications. The zoning code is going to city council on August 13. Throughout the rest of the calendar year we will look at subdivision ordinance updates, overlay districts for the river corridor, airport, and downtown and looking at some design standards for possible landscaping.

**4. EXECUTIVE SESSION**

No executive session was taken.

**5. ADJOURNMENT**

The meeting was adjourned at 5:18 p.m.

APPROVED:    
Robert Waller, Chair Dorothy Miller, Recording Secretary

8/15/19  
Date Minutes Approved

