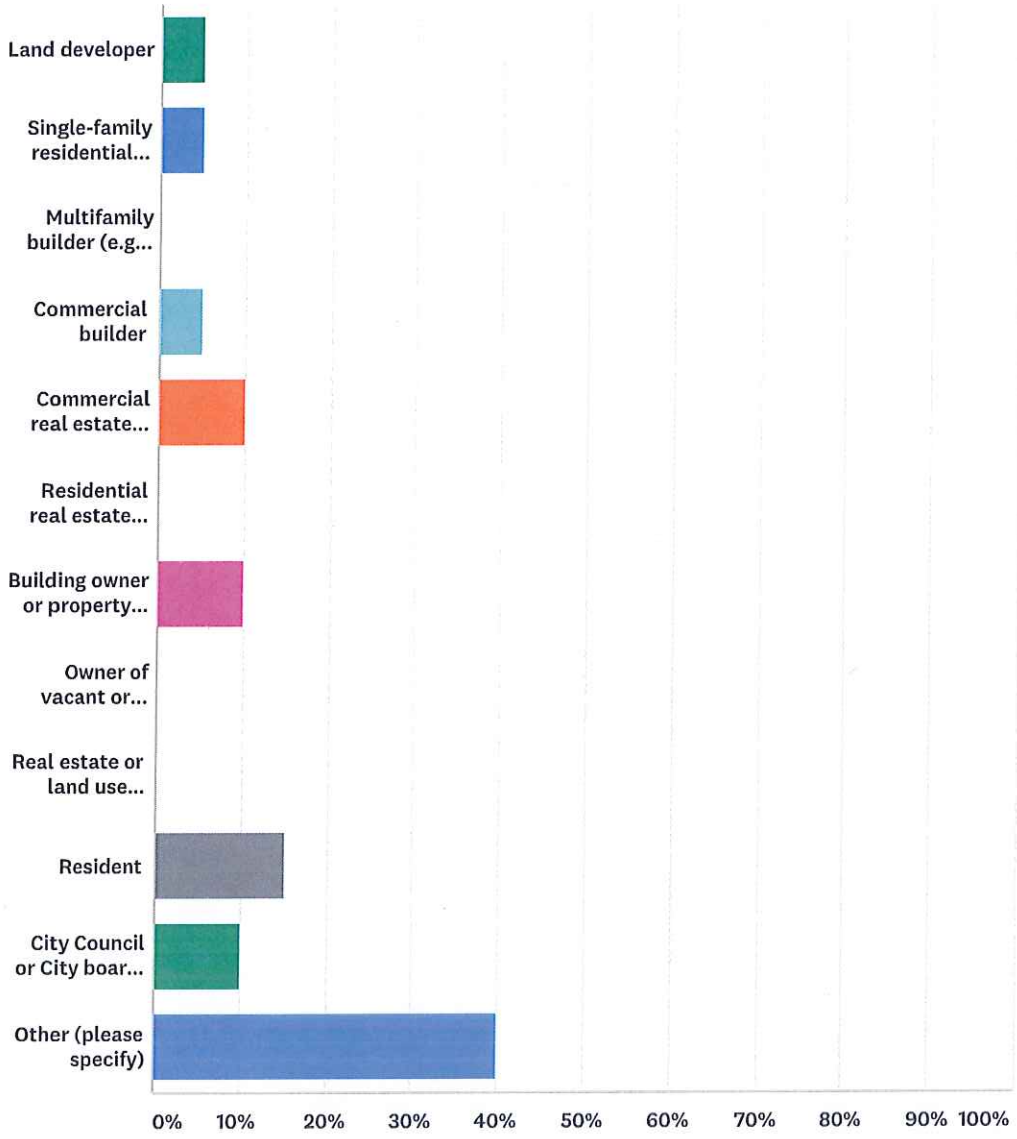
Q2 What is your area of interest or expertise most related to the use of Kerrville's development-related codes? Please select the area that most closely applies. You may enter additional choices from the list in the blank labeled "Other".

Answered: 20 Skipped: 1



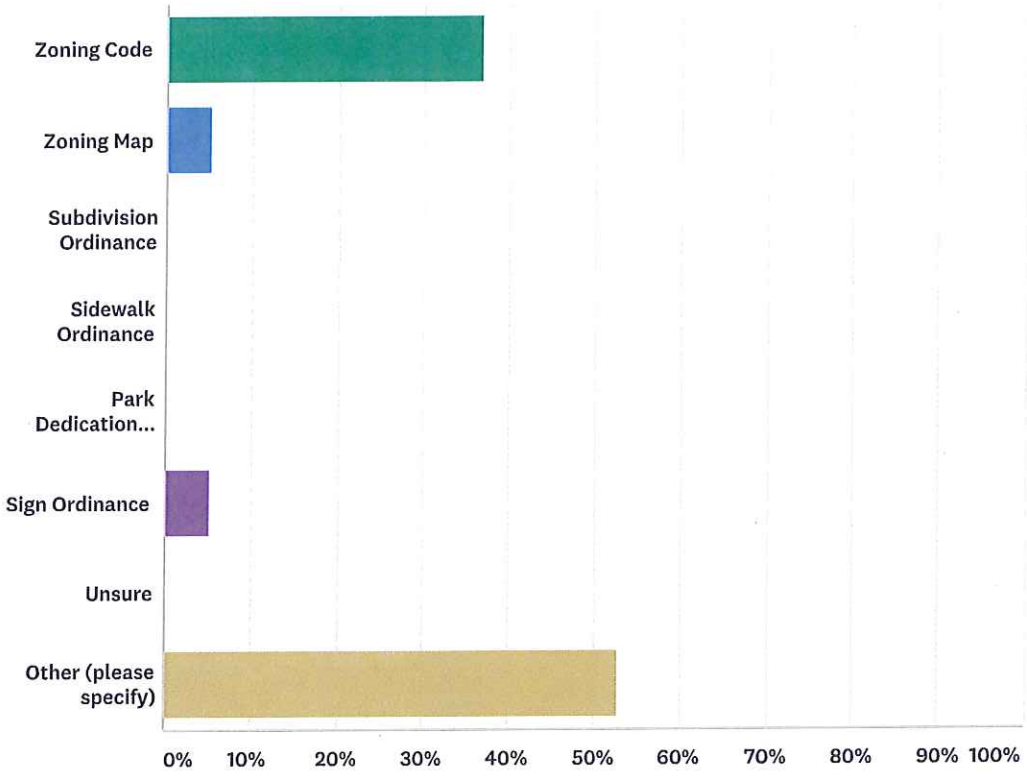
ANSWER CHOICES	RESPONSES	
Land developer	5.00%	1
Single-family residential builder (e.g., single-family homes, patio homes, townhomes)	5.00%	1
Multifamily builder (e.g., apartments, condominiums)	0.00%	0
Commercial builder	5.00%	1
Commercial real estate broker/agent (for tenant or owner)	10.00%	2

Residential real estate broker/agent	0.00%	0
Building owner or property manager	10.00%	2
Owner of vacant or undeveloped land	0.00%	0
Real estate or land use attorney	0.00%	0
Resident	15.00%	3
City Council or City board member	10.00%	2
Other (please specify)	40.00%	8
TOTAL		20

#	OTHER (PLEASE SPECIFY)	DATE
1	Architect	10/22/2018 6:45 AM
2	Architect	10/17/2018 12:56 PM
3	Electric Utility	10/16/2018 3:50 PM
4	ARCHITECT	10/16/2018 2:54 PM
5	We provide civil engineering & surveying services for all types of development.	10/15/2018 5:13 PM
6	Architect	10/15/2018 3:51 PM
7	Lumber yard and remodeling	10/14/2018 12:38 PM
8	Won't let me select more than one option. I am a land developer, multifamily builder, building owner/property manager, resident of Kerrville, and former City Council, P&Z, and ZBA member	10/12/2018 11:52 AM

Q3 Which of the following development-related ordinances and documents have you worked with most often in Kerrville?Please select the area that most closely applies. You may enter additional choices from the list in the blank labeled "Other".

Answered: 19 Skipped: 2



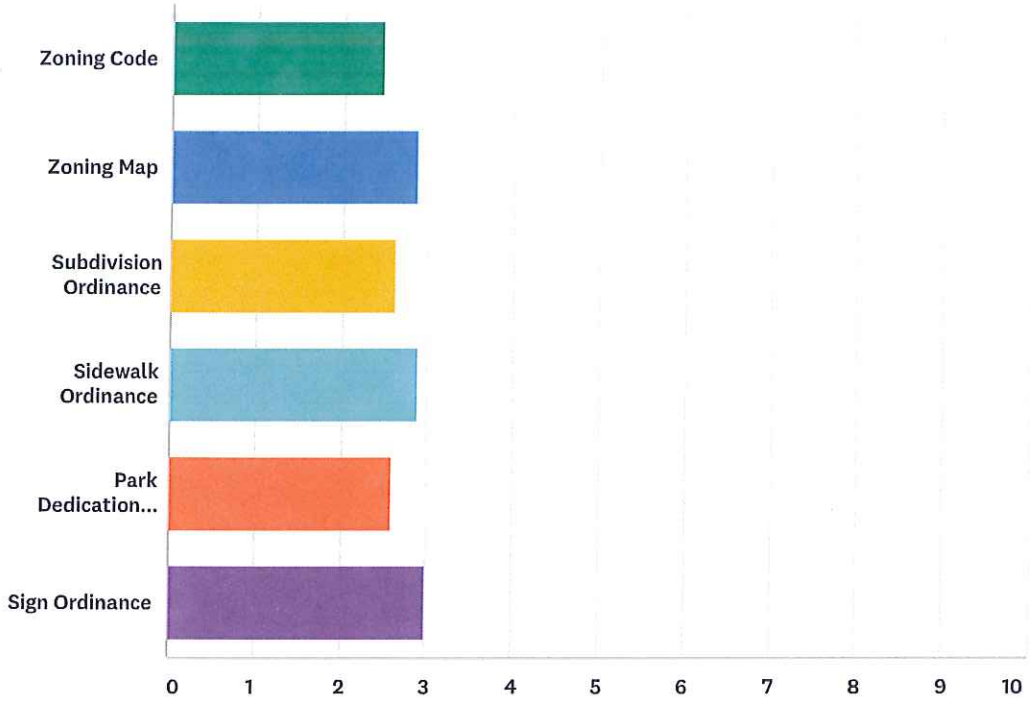
ANSWER CHOICES	RESPONSES	
Zoning Code	36.84%	7
Zoning Map	5.26%	1
Subdivision Ordinance	0.00%	0
Sidewalk Ordinance	0.00%	0
Park Dedication Ordinance	0.00%	0
Sign Ordinance	5.26%	1
Unsure	0.00%	0
Other (please specify)	52.63%	10
TOTAL		19

#	OTHER (PLEASE SPECIFY)	DATE
1	Sidewalk, Sign	10/22/2018 6:45 AM
2	City Code for existing neighborhoods	10/17/2018 1:47 PM

3	Zoning code, map, sidewalk	10/17/2018 10:52 AM
4	Zoning code, Map and Sign ord.	10/17/2018 7:31 AM
5	INTERNATIONAL BUILDING CODE	10/16/2018 2:54 PM
6	none	10/16/2018 1:44 PM
7	All the above. Note that the online form will only let me select one at a time.	10/15/2018 5:13 PM
8	Zoning Code, Zoning Map, Sidewalk Ordinance, Sign Ordinance	10/15/2018 3:51 PM
9	Permit requests	10/14/2018 12:38 PM
10	All of the above	10/12/2018 11:52 AM

Q4 How easy or difficult is it to work with the following ordinances and documents?Please rate all that apply using the following scale.

Answered: 19 Skipped: 2



	VERY EASY	SOMEWHAT EASY	AVERAGE	SOMEWHAT DIFFICULT	VERY DIFFICULT	TOTAL	WEIGHTED AVERAGE
Zoning Code	5.88% 1	11.76% 2	23.53% 4	41.18% 7	17.65% 3	17	2.47
Zoning Map	6.67% 1	13.33% 2	46.67% 7	26.67% 4	6.67% 1	15	2.87
Subdivision Ordinance	0.00% 0	0.00% 0	69.23% 9	23.08% 3	7.69% 1	13	2.62
Sidewalk Ordinance	0.00% 0	18.75% 3	56.25% 9	18.75% 3	6.25% 1	16	2.88
Park Dedication Ordinance	0.00% 0	0.00% 0	70.00% 7	20.00% 2	10.00% 1	10	2.60
Sign Ordinance	5.88% 1	23.53% 4	41.18% 7	23.53% 4	5.88% 1	17	3.00

#	OTHER (PLEASE SPECIFY)	DATE
1	I have not worked with any of these ordiances.	10/16/2018 1:44 PM
2	Standard Spcifications for Subdivision Construction= Somehwat difficult; 2006 IFC as it is applied to development = Very Difficult; Thoroughfare Plan = Useless	10/15/2018 5:13 PM

Q5 What are the biggest challenges or problems you have found in your use of the following ordinances and documents?Please comment on all that apply and be as specific as possible. You will have an opportunity to mention specific requirements in the next question.

Answered: 17 Skipped: 4

ANSWER CHOICES	RESPONSES	
Zoning Code	70.59%	12
Zoning Map	64.71%	11
Subdivision Ordinance	35.29%	6
Sidewalk Ordinance	58.82%	10
Park Dedication Ordinance	29.41%	5
Sign Ordinance	52.94%	9
Other	23.53%	4

#	ZONING CODE	DATE
1	Too many - hassel to obtain variances - outdated	10/21/2018 11:41 AM
2	Too many zones, challenge to navigate through	10/18/2018 2:27 PM
3	too extensive, so much to weed through	10/17/2018 12:56 PM
4	energy efficientcy and others	10/17/2018 10:52 AM
5	Too many zones, spot zones, too many small PDD's	10/17/2018 10:52 AM
6	Not enough detail on uses	10/17/2018 7:31 AM
7	UNDERSTANDING WORDING ON SOME ISSUES	10/16/2018 2:54 PM
8	Highly restrictive codes that make change of use extremely difficult or impossible	10/16/2018 1:28 PM
9	Ambiguity, format, too many zoning types	10/15/2018 5:13 PM
10	Too many districts	10/15/2018 3:51 PM
11	Too many exceptions allowed	10/12/2018 5:47 PM
12	Overly complex, lack of ability to find straightforward answers to permitted uses	10/12/2018 11:52 AM

#	ZONING MAP	DATE
1	easy to read but need to be updated	10/21/2018 11:41 AM
2	Continued protection of River Corridor.	10/17/2018 1:47 PM
3	makes you realize why the zoning code is too much	10/17/2018 12:56 PM
4	Same as above, more interactive map would be nice	10/17/2018 10:52 AM
5	Too many zones	10/17/2018 7:31 AM
6	NOT MUCH	10/16/2018 2:54 PM
7	Very convoluted the way it is drawn	10/16/2018 2:23 PM
8	Some of the colors for various zones are similar in color.	10/15/2018 5:13 PM
9	None	10/15/2018 3:51 PM

10	Too many zones without obvious reasons	10/12/2018 5:47 PM
11	None	10/12/2018 11:52 AM
#	**SUBDIVISION ORDINANCE**	**DATE**
1	Our older neighborhood residential code is not strict enough. There are MANY poor examples around our city.	10/17/2018 1:47 PM
2	haven't worked with	10/17/2018 12:56 PM
3	drainage	10/17/2018 10:52 AM
4	Sometimes there are questions to which is the correct version, ambiguity in interpretation by all, etc.	10/15/2018 5:13 PM
5	None	10/15/2018 3:51 PM
6	None	10/12/2018 11:52 AM
#	**SIDEWALK ORDINANCE**	**DATE**
1	The sidewalks to nowhere	10/22/2018 6:45 AM
2	Associated costs of sidewalks	10/21/2018 11:41 AM
3	inconsistent	10/17/2018 12:56 PM
4	Doesn't seem to "connect the dots"	10/17/2018 10:52 AM
5	NOT MUCH	10/16/2018 2:54 PM
6	Repeated allowance of variance requests, which counter the intent of the sidewalk ordinance	10/16/2018 1:28 PM
7	Consistent application.	10/15/2018 5:13 PM
8	Enforcement	10/15/2018 3:51 PM
9	Too many sidewalks to nowhere	10/12/2018 5:47 PM
10	Lots of "sidewalks to nowhere" as a result of the patchwork enforcement of this ordinance.	10/12/2018 11:52 AM
#	**PARK DEDICATION ORDINANCE**	**DATE**
1	haven't worked with	10/17/2018 12:56 PM
2	NONE	10/16/2018 2:54 PM
3	Rarely used.	10/15/2018 5:13 PM
4	None	10/15/2018 3:51 PM
5	Lack of flexibility between donating land or money. Lack of transparency as to how dedicated funds are spent.	10/12/2018 11:52 AM
#	**SIGN ORDINANCE**	**DATE**
1	Needs to be simplified	10/21/2018 11:41 AM
2	hope it can be consolidated	10/17/2018 12:56 PM
3	Too restrictive for each zone to another	10/17/2018 7:31 AM
4	EQUITABLE ENFORCEMENT - BELATEDLY REMOVING BILLBOARDS	10/16/2018 2:54 PM
5	Unclear limitations/language regarding setbacks, sign styles and types	10/16/2018 1:28 PM
6	None	10/15/2018 3:51 PM
7	Provisions are not uniformly enforced to create a level playing field for all businesses.	10/13/2018 9:22 PM
8	Not closely followed	10/12/2018 5:47 PM
9	None	10/12/2018 11:52 AM
#	**OTHER**	**DATE**
1	Do we even have a tree or landscape ordinance?	10/21/2018 11:41 AM
2	I HELPED WRITE ORIGINAL IN 1980'S & SERVED ON THE SIGN AMORTIZATION BOARD	10/16/2018 2:54 PM

3	No experience.	10/16/2018 1:44 PM
4	Standard Specifications for Subidivion Construction; Fire Code; Thoroughfare Plan; Pre-Construction & Final Acceptance for all developments	10/15/2018 5:13 PM

Q6 Are there specific requirements that you find particularly challenging or problematic as you work with the existing ordinances and documents? Please comment on all that apply and be as specific as possible.

Answered: 15 Skipped: 6

ANSWER CHOICES	RESPONSES	
Zoning Code	80.00%	12
Zoning Map	13.33%	2
Subdivision Ordinance	20.00%	3
Sidewalk Ordinance	40.00%	6
Park Dedication Ordinance	20.00%	3
Sign Ordinance	26.67%	4
Other	13.33%	2

#	ZONING CODE	DATE
1	Cumbersome to work with the number of zones	10/22/2018 6:45 AM
2	Interpretation of codes	10/21/2018 11:41 AM
3	Requires too many CUP's	10/18/2018 2:27 PM
4	I know of some businesses that are on the line as "soft industry" and "craftsman".	10/17/2018 1:47 PM
5	efficientcy rating	10/17/2018 10:52 AM
6	Secondary buildings	10/17/2018 10:52 AM
7	OCCASIONALLY INTERPRETATIONS	10/16/2018 2:54 PM
8	Off-street parking requirements	10/16/2018 1:28 PM
9	Conditional Uses, Zoning Requirements being based on use, etc.	10/15/2018 5:13 PM
10	Too many districts	10/15/2018 3:51 PM
11	Zone assignments in one zone being allowed to cross over into adjacent zones that would be in conflict in the adjacent zone	10/12/2018 5:47 PM
12	Over use of CUPs and PDDs to achieve desired results	10/12/2018 11:52 AM

#	ZONING MAP	DATE
1	Needs to be simplified	10/21/2018 11:41 AM
2	None	10/15/2018 3:51 PM

#	SUBDIVISION ORDINANCE	DATE
1	Among other issues, trailers and excess vehicles on a property need to be dealt with. We have properties around the city that have junk, dead and downed trees, and also properties that are in ill repair. Many curb to asphalt areas are grass covered and trash cans are left in front yards. Property values and daily contentment is affected by a "few bad apples " in an area.	10/17/2018 1:47 PM
2	Ambiguous & Conflicting Requirements, Interpretation & Application of Requirements	10/15/2018 5:13 PM
3	None	10/15/2018 3:51 PM

#	SIDEWALK ORDINANCE	DATE
1	Solution on cost - who pays - maybe shared?	10/21/2018 11:41 AM

2	A resident doing driveway improvement may be at mercy of City for this added expense.	10/17/2018 1:47 PM
3	Consistent Interpretation & Application of Requirements	10/15/2018 5:13 PM
4	Enforcement	10/15/2018 3:51 PM
5	Should not apply unless it is a continuing sidewalk snot hit and miss	10/12/2018 5:47 PM
6	Constructing sidewalks in areas where no other sidewalks exist.	10/12/2018 11:52 AM
#	**PARK DEDICATION ORDINANCE**	**DATE**
1	Application of Requirements	10/15/2018 5:13 PM
2	N/A	10/15/2018 3:51 PM
3	Getting insufficient credit for the value of donated land.	10/12/2018 11:52 AM
#	**SIGN ORDINANCE**	**DATE**
1	OCCASIONALLY INTERPRETATIONS	10/16/2018 2:54 PM
2	None	10/15/2018 3:51 PM
3	There are three billboards that are long past their time to be removed but not only remain present but have been allowed to slowly creep to an increase in size. Hold times for electronic signs are not enforced.	10/13/2018 9:22 PM
4	Some ridiculous rules like being subject to fines if open sign left on after business is closed and not being allowed to have two signs if business faces two streets zone	10/12/2018 5:47 PM
#	**OTHER**	**DATE**
1	for all the above, there is just way to much information to sift through, and you will never get the same response on similar projects two time in a row. Nothing is interpreted the same because no one wants to make the common sense effort to do so. It's a crutch to throw the entire code book at someone and say 'comply'.	10/17/2018 12:56 PM
2	No experience.	10/16/2018 1:44 PM

Q7 Do you have specific suggestions or insights that you feel might help address any of the challenges or problems you have identified in a new ordinance or zoning map?Please comment on all that apply and be as specific as possible.

Answered: 14 Skipped: 7

ANSWER CHOICES	RESPONSES	
Zoning Code	71.43%	10
Zoning Map	14.29%	2
Subdivision Ordinance	28.57%	4
Sidewalk Ordinance	50.00%	7
Park Dedication Ordinance	21.43%	3
Sign Ordinance	42.86%	6
Other	21.43%	3

#	ZONING CODE	DATE
1	Conditional Use permits still have a place. You can only create so many zoning districts and categories before it gets to cumbersome. Let the CUP process be used for areas identified that need some consistent development guidelines, like gateway or river corridor.	10/22/2018 6:45 AM
2	Reduce number of of designations	10/21/2018 11:41 AM
3	Reduce total zones to 10-15	10/18/2018 2:27 PM
4	Allow more general "by right" uses	10/17/2018 10:52 AM
5	reduce the number of zones and allow more permitted uses	10/17/2018 7:31 AM
6	EQUITABLE ENFORCEMENT	10/16/2018 2:54 PM
7	Rewrite & Simplify	10/15/2018 5:13 PM
8	Simplify	10/15/2018 3:51 PM
9	Zoning in gateway areas should require that all properties in the zone be maintained and be inhabitable or be subject to condemnation and demolition	10/12/2018 5:47 PM
10	Revise and condense zoning districts based on use, rather than geography. See recommendations of Comprehensive Plan Updates from 2008 and 2018.	10/12/2018 11:52 AM

#	ZONING MAP	DATE
1	Map would follow suit	10/21/2018 11:41 AM
2	Color code to coordinate with other municipalities' standards	10/15/2018 3:51 PM

#	SUBDIVISION ORDINANCE	DATE
1	Many residents have work trailers regularly used in their occupations, and of course, these should be allowed. This is different than residents just using their driveways or front yards as parking/storage units. "Improved surface" for parking needs to be defined more carefully. "Grandfathering" permission will need to be addressed. Also, the subject of junk vs. "art" needs to be revisited. I would like to see the City become a little more aggressive in identifying properties which are breaking regulations. Presently, the city deals with these issues on a complaint basis. I'd like to see the city publicize Code Requirements and educate our public to encourage both meeting code on one's own property and knowing where/how to file a complaint.	10/17/2018 1:47 PM
2	EQUITABLE ENFORCEMENT	10/16/2018 2:54 PM

3	Many suggestions	10/15/2018 5:13 PM
4	N/A	10/15/2018 3:51 PM
#	**SIDEWALK ORDINANCE**	**DATE**
1	Rather than require sidewalks for every project, require sidewalks where it makes sense in neighborhoods or areas that are still being developed. In areas where the land is already significantly developed, take the fee and put it in a pot to use for building continuous sidewalks in areas that really need it and they will be used.	10/22/2018 6:45 AM
2	Solution on costs and sidewalks to no where	10/21/2018 11:41 AM
3	Have sidewalk master plan, city to install	10/17/2018 10:52 AM
4	Rewrite. One glaring problem is that the City wants this to be treated as a public improvement; however, it is required to be maintained by the property owners.	10/15/2018 5:13 PM
5	Enforcement	10/15/2018 3:51 PM
6	If sidewalks are going to be required for all new construction in a given area it should be required in the whole adjacent areas	10/12/2018 5:47 PM
7	Revise to remove developed neighborhoods that do not have sidewalks, or allow for an administrative or automatic variance process.	10/12/2018 11:52 AM
#	**PARK DEDICATION ORDINANCE**	**DATE**
1	I don't see ever applied to developments.	10/15/2018 5:13 PM
2	N/A	10/15/2018 3:51 PM
3	Revisit formulas to ensure that credit is given for current market values.	10/12/2018 11:52 AM
#	**SIGN ORDINANCE**	**DATE**
1	I would like to see more signs that are integral to the building itself, painted on or mounted to the building facade.	10/17/2018 1:47 PM
2	Make this more fair to all buisnesses	10/17/2018 7:31 AM
3	EQUITABLE ENFORCEMENT	10/16/2018 2:54 PM
4	None	10/15/2018 3:51 PM
5	Create a way that citizens can report violations so that officials can address violations promptly.	10/13/2018 9:22 PM
6	Too many discrepancies allowed in enforcing sign ordinance. Rules should be applied equally	10/12/2018 5:47 PM
#	**OTHER**	**DATE**
1	Building height- The general idea is good, but I believe a building like a hotel on the river would be an asset, and limiting the height could prevent this from happening. The old Bluebonnet Hotel in downtown Kerrville is often discussed as a treasure that shouldn't have been torn down, but it probably wouldn't have complied with height restrictions.	10/22/2018 6:45 AM
2	same as i stated above	10/17/2018 12:56 PM
3	No experience.	10/16/2018 1:44 PM

Q8 Are there aspects of the existing ordinances or documents that have worked well for you or that you like?Please comment on all that apply and be as specific as possible.

Answered: 12 Skipped: 9

ANSWER CHOICES	RESPONSES	
Zoning Code	41.67%	5
Zoning Map	33.33%	4
Subdivision Ordinance	25.00%	3
Sidewalk Ordinance	16.67%	2
Park Dedication Ordinance	8.33%	1
Sign Ordinance	33.33%	4
Other	50.00%	6

#	ZONING CODE	DATE
1	Good index	10/18/2018 2:27 PM
2	Not horible but takes time to understand	10/17/2018 10:52 AM
3	No	10/17/2018 7:31 AM
4	Working with Staff	10/15/2018 3:51 PM
5	Not really.	10/12/2018 11:52 AM

#	ZONING MAP	DATE
1	Not horible but takes time to understand	10/17/2018 10:52 AM
2	No	10/17/2018 7:31 AM
3	None	10/15/2018 3:51 PM
4	Works relatively well.	10/12/2018 11:52 AM

#	SUBDIVISION ORDINANCE	DATE
1	The city is more active in addressing residential code violations, and anonymity is respected.	10/17/2018 1:47 PM
2	N/A	10/15/2018 3:51 PM
3	Works relatively well; just needs modernizing and updating.	10/12/2018 11:52 AM

#	SIDEWALK ORDINANCE	DATE
1	Not horible but takes time to understand	10/17/2018 10:52 AM
2	Simplicity	10/15/2018 3:51 PM

#	PARK DEDICATION ORDINANCE	DATE
1	N/A	10/15/2018 3:51 PM

#	SIGN ORDINANCE	DATE
1	In the 32 years I've lived in Kerrville, I've seen a lot of improvement in the size and height of signage.	10/17/2018 1:47 PM
2	No	10/17/2018 7:31 AM
3	None	10/15/2018 3:51 PM

4	Maximal size for off site advertising (billboards). Maximal size, brightness and hold times for electronic signs.	10/13/2018 9:22 PM

#	OTHER	DATE
1	Building permite dept. working better	10/21/2018 11:41 AM
2	for the above, nothing has worked well. Even when you have professional engineers on every project, nothing is ever the same here in Kerrville. It frustrates them and us as well. All departments are a moving target.	10/17/2018 12:56 PM
3	ALL SERVE A PROCESS - WOULD HAVE TO CURRENTLY REVIEW TO ANSWER ACCURATELY	10/16/2018 2:54 PM
4	No experience.	10/16/2018 1:44 PM
5	The Development Site Plan process is very helpful when working properly.	10/15/2018 5:13 PM
6	Creation of a historic district that restricts certain construction, advertising types and encourages historic preservation	10/13/2018 9:22 PM

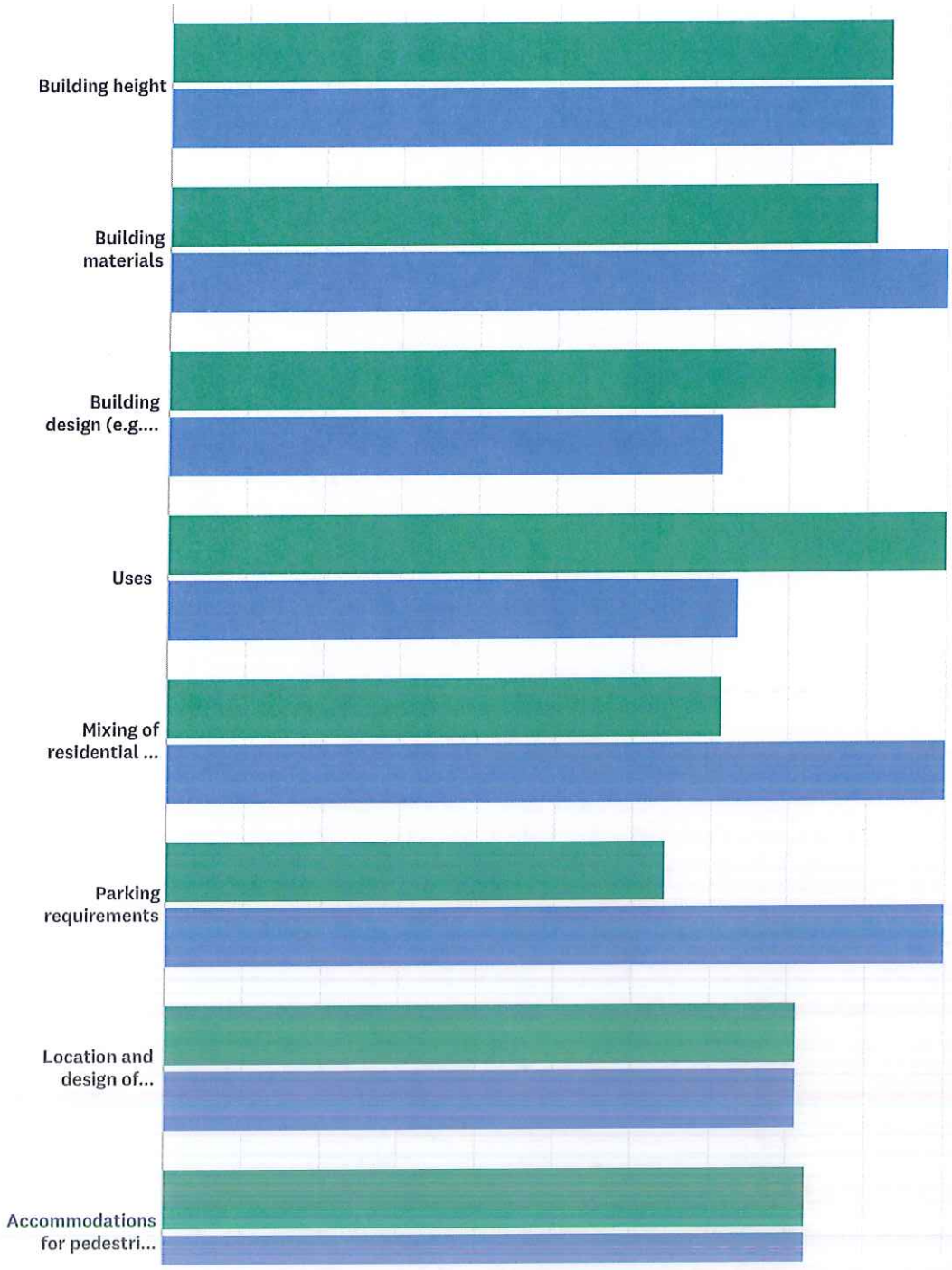
Q9 Are there zoning and development-related ordinances not currently in effect or lacking in Kerrville that you feel the City should consider? Please comment write your response in the space below.

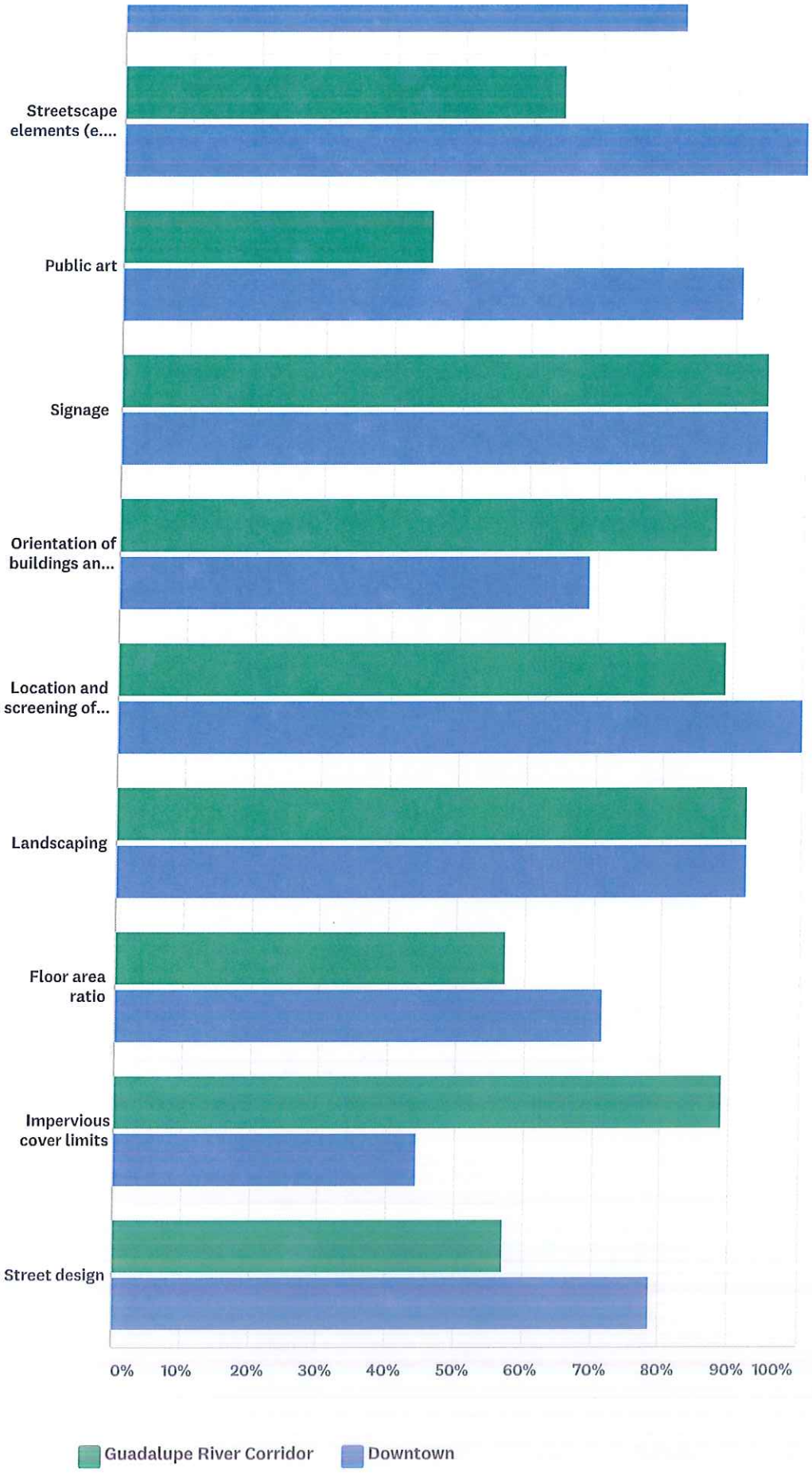
Answered: 14 Skipped: 7

#	RESPONSES	DATE
1	Tree/landscaping - do they exist?	10/21/2018 11:41 AM
2	I would prefer a cumulative zoning policy	10/18/2018 2:27 PM
3	tree preservation	10/17/2018 12:56 PM
4	In general - want less regulation, not more. Maybe fencing, parking on grass	10/17/2018 10:52 AM
5	Tiny Homes, smaller lots for smaller homes	10/17/2018 7:31 AM
6	Reduce the number of zones	10/16/2018 4:50 PM
7	RIVER AND GATEWAY OVERLAY RECOMMENDATIONS BACKED WITH TAX INCENTIVES FOR COMPLIANCE	10/16/2018 2:54 PM
8	No.	10/16/2018 1:44 PM
9	bike rack requirements to encourage alternative transportation; tree ordinance to protect heritage trees; impervious cover rules to protect soil/water resources;	10/16/2018 1:28 PM
10	Landscape Requirements, Thoroughfare Plan, Green Development Incentives, Work Force Housing Development Alternatives	10/15/2018 5:13 PM
11	Landscape Ordinance/Guidelines; Tree Protection; Dark Sky	10/15/2018 3:51 PM
12	There is currently no restriction on building height in Kerrville. This is short sided and needs to be addressed. There needs to be stronger rules to protect what historic structures that we have remaining in our community.	10/13/2018 9:22 PM
13	None I can think of	10/12/2018 5:47 PM
14	No.	10/12/2018 11:52 AM

Q10 During the Kerrville 2050 Comprehensive Plan process, community members expressed an interest in considering a special set of guidelines or standards to preserve the unique aesthetics and character of catalyst areas like the Guadalupe River Corridor and Downtown Kerrville. What characteristics and aspects of these areas do you feel these guidelines/standards should address?Please select all that apply by checking the appropriate column(s).

Answered: 20 Skipped: 1




Streetscape elements (e....
Public art
Signage
Orientation of buildings an...
Location and screening of...
Landscaping
Floor area ratio
Impervious cover limits
Street design
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Guadalupe River Corridor
Downtown

	GUADALUPE RIVER CORRIDOR	DOWNTOWN	TOTAL RESPONDENTS
Building height	92.86% 13	92.86% 13	14
Building materials	90.91% 10	100.00% 11	11
Building design (e.g., amount of glass per façade, enhanced doors/entryways at block corners, allowances for balconies and awnings, connections to the Guadalupe River for properties with river frontage)	85.71% 12	71.43% 10	14
Uses	100.00% 15	73.33% 11	15
Mixing of residential and non-residential activities in a single building	71.43% 10	100.00% 14	14
Parking requirements	64.29% 9	100.00% 14	14
Location and design of on-street and off-street parking	81.25% 13	81.25% 13	16
Accommodations for pedestrians and bicycles (e.g., sidewalks, bike lanes, bike parking features, enhanced crosswalks)	82.35% 14	82.35% 14	17
Streetscape elements (e.g., street trees and other landscaping, lighting, patio dining areas, street furniture—benches, trash receptacles, bike racks)	64.71% 11	100.00% 17	17
Public art	45.45% 5	90.91% 10	11
Signage	94.74% 18	94.74% 18	19
Orientation of buildings and building openings to the street, the river, or other important natural or man-made features	87.50% 14	68.75% 11	16
Location and screening of utilities and service areas (e.g., dumpsters, transformers)	88.89% 16	100.00% 18	18
Landscaping	92.31% 12	92.31% 12	13
Floor area ratio	57.14% 4	71.43% 5	7
Impervious cover limits	88.89% 8	44.44% 4	9
Street design	57.14% 8	78.57% 11	14

Q11 Do you have any other comments that you would like to make at this time? Please write your response in the space below.

Answered: 7 Skipped: 14

#	RESPONSES	DATE
1	Do not want Kerrville to look like a planned community - needs to keep it's unique charm and individuality.	10/21/2018 11:41 AM
2	I don't want to sound like I am complaining about specific neighborhood uglies! I'm just pointing out examples I often see! Thanks!	10/17/2018 1:47 PM
3	Simplify. Tread lightly. Small but smart changes. Lean towards less regulation and property rights but protect property values.	10/17/2018 10:52 AM
4	THANK YOU FOR ADDRESSING. PLEASE DON'T MAKE IT TOO RESTRICTIVE WHEN DESIGN PROFESSINALS ARE HIRED.	10/16/2018 2:54 PM
5	The 2050 plan is a needed document that has the ability to shape our community in a positive direction. Allowing capitalism to document whatever is done has not worked well in the past for our future.	10/13/2018 9:22 PM
6	Something has to be done to get some properties either renovated and made inhabitable or they should be condemned And demolished. There seems to be a large number of these in the Junction Highway and Francisco Lemos areas. They are definitely eyesores and totally uninhabitable.	10/12/2018 5:47 PM
7	The City should consider the burden on private landowners and tenants as part of any proposed land-use rules. While aesthetics are important, property owners should be incentivized to participate in a cohesive neighborhood design aesthetic, rather than forced to. Again, many of these design elements are nice, but are often costly. It is not fair to ask property owners to shoulder the cost of compliance, especially as we are trying to promote more businesses and affordable housing to be located in Kerrville.	10/12/2018 11:52 AM