



April 21, 2022

TO: All APOR Members

RE: Rezoning of Land to South of Riverhill P&Z Meeting Report

Planning & Zoning Commission Meeting Outcome

At their meeting on April 07, 2022, the Planning & Zoning Commission voted 6-0 to recommend approval of a rezoning request for a 36.28-acre parcel of the 168.47 acres of land south of Riverhill from “RE” (Residential Estates) to “R-3” (Multi-Family Residential). The intention of the Developer is to construct approximately 360 “affordable” units (apartments). Per the new zoning these can be up to three stories. Please see the attached map for details. *Note: Other than a map of the outline of the property no other detail was submitted nor required at this time. A map of the area is included.*

Summary of Meeting

Project Presentation. The Kerrville Director of Development outlined the request along with a staff recommendation for approval. The Developers attorney then presented more detail of the proposal; a justification based on the need for more “affordable” housing” in Kerrville and rebuttals to anticipated objections from the Riverhill community. These can be best summed by his characterization of these amounting to *“not in my back yard”* syndrome.

Public Hearing. Doug Holmes and I spoke on behalf of the Association. Our objections focused on the potential loss of home value to Riverhill homeowners; traffic on Riverhill Blvd., rebutting the suggestion a connection of Hwy. 173 and Hwy. 16 was a viable solution; pointing that a specific area of this property was already rezoned for the express purpose of this sort of development., Finally specific sections of the Kerrville 2050 plan were sited that are in direct conflict with this request. The owners of the 55 acres directly adjacent to Riverhill expressed their strong opposition. Another Riverhill homeowner questioned the need for this in light of several other announced or in progress projects addressing the issue. Two owners of property on Hwy. 16 voiced their concerns, mostly focused on the traffic on Hwy.16 and turn lanes into Riverhill Blvd.

Next Step. The recommendation for approval now goes before the City Council who will make the ultimate decision. Two readings are required, and each includes a Public Hearing at which citizens can express their views. These are scheduled the City Council meetings on May 24, 2022, and June 07, 2022. Since these dates are after the upcoming election a new Council will take up the matter.

APOR Action.

Given the potential impacts to the Riverhill community, a Special Homeowners Meeting will be called for early May. This will provide an opportunity to answer questions, express concerns and provide input on an Action Plan going forward. Based on our previous experience with the Vintage Heights matter, we have several options on how best to address this matter.

We will keep you posted and thank you for your continued support.

Bill White

See the accompanying map for details.