

**CITY OF KERRVILLE, TEXAS  
ZONING BOARD OF ADJUSTMENT**

**January 10, 2019**

**MEMBERS PRESENT:**

Peter Lewis, Vice-Chair  
Sam Ligon, Member  
Robert Irvin, Member  
Robert Parks, Member  
Pablo Brinkman, Alternate

**MEMBERS ABSENT:**

Danny Almond, Chair

**STAFF PRESENT:**

Drew Paxton, Executive Director of Development Services  
Rebecca Pacini, Chief Planning Officer  
Dorothy Miller, Recording Secretary

**CALL TO ORDER**

On January 10, 2019 the Zoning Board of Adjustment meeting was called to order at 3:00 p.m. in the City Hall Council Chambers, 701 Main Street.

**1. VISITORS/CITIZENS FORUM**

No one spoke.

**2. CONSENT AGENDA**

**2A.** Approval of the minutes from the February 1, 2018 meeting.

Mr. Brinkman moved to approve the minutes as presented; motion was seconded by Mr. Parks and passed 5-0.

**2B.** Approval of the minutes from the September 20, 2018 meeting.

Mr. Brinkman moved to approve the minutes as presented; motion was seconded by Mr. Parks and passed 5-0.

**3. PUBLIC HEARINGS AND ACTION**

**3A. Public Hearing & Action, Variance Request** – Public hearing, consideration, and action concerning a request for setback variances in accordance with Chapter I, "The City of Kerrville Zoning Code" Article 11-1-17 (Regulations regarding Building Height, Lot Width and Area, and Setbacks) to allow a 1-foot reduction in the side setback that will result in a 5-foot side setback for an approximately 0.63 acre property that consists of portions of Lots 3 and 4, Block 5, in the Starkey Manor Subdivision, located at 1106 W. Main Street. (File No. 2018-090)

Mr. Paxton presented the findings of fact.

Mr. Lewis opened the public hearing at 3:04 p.m.

Mr. Joel Dully, contractor, spoke, stating the reason for the request is to accommodate 18 foot wide door for a two-car garage.

Hearing no one else speak, Mr. Lewis closed the public hearing at 3:09 p.m.

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Mr. Brinkman moved to approve the variance as presented; motion was seconded by Mr. Irvin and passed 5-0.

**3B. Public Hearing & Action, Variance Request** – Public hearing, consideration, and action concerning a request for setback variances in accordance with Chapter I, “The City of Kerrville Zoning Code” Article 11-1-17 (Regulations regarding Building Height, Lot Width and Area, and Setbacks) to allow a 30-foot reduction in the front setback that will result in a 0-foot front setback for an approximately 0.32 acre property that consists of Lots 1 and 2, Block 32, in the JA Tivy Addition, located at 1616 Broadway. (File No. 2018-091)

Mr. Paxton presented the findings of fact.

Mr. Lewis opened the public hearing at 3:15 p.m.

Mr. Villanueva spoke, giving a history of the pergola and the reason for the variance request.

Hearing no one else speak, Mr. Lewis closed the public hearing at 3:24 p.m.

Mr. Ligon moved to approve the variance as presented; motion was seconded by Mr. Brinkman and passed 4-1.

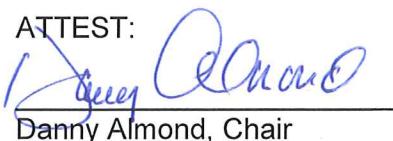
**4. STAFF REPORTS**

Mr. Paxton gave an update on the zoning code review committee. They are scheduled to meet the second week of February to go through the draft of the new zoning code. The general goal from the committee to the consultants was to simplify the code. The current draft does expand the residential districts to six districts and then three commercial districts, two special districts, one industrial district, the airport district that will remain with some minor modifications, and the addition of an agricultural district. The review will then go to an open house in February and a joint City Council/Planning and Zoning meeting in March. They will then look at design standards, subdivision code, sign code, sidewalk ordinance and other ancillary ordinances moving through the spring and summer time.

**5. ADJOURNMENT**

The meeting adjourned at 3:29 p.m.

ATTEST:

  
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Danny Almond, Chair

  
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Dorothy Miller, Recording Secretary

3/28/19  
Date Minutes Approved