

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

November 5, 2015

MEMBERS PRESENT:

Linda Stilwell, Vice-Chair
Peter Lewis, Member
Sam Ligon, Member
Justin MacDonald, Member
Mark Bosma, Alternate
Robert Parks, Alternate

MEMBERS ABSENT:

Judy Eychner, Member

STAFF PRESENT:

Trent Robertson, City Planner
Dorothy Miller, Recording Secretary

CALL TO ORDER

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 Commission'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 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.)

On November 5, 2015 the Zoning Board of Adjustment meeting was called to order at 3:00 p.m. in the City Hall Council Chambers, 701 Main Street.

- 1A. **Election of New Officers** – In accordance with Article 11-1-22(b)(13) of the City of Kerrville's Zoning Code, "Officers of the Board of Adjustment shall be a **chairperson, vice-chairperson, and secretary** who shall be appointed by the members of the Board from among its members. The officers for the Board of Adjustment shall be appointed at the first meeting of the board, and thereafter such appointments shall be made at the first meeting held after October 1 of each year. Officers of the Board of Adjustment shall serve a term of one year, said term ending on September 30 after the date of election. An officer of the Board may not serve in the office elected for more than two consecutive terms."

Mrs. Stilwell nominated herself for chairperson; Mr. MacDonald seconded the nomination.
Nomination passed 5-0.

Mr. MacDonald nominated Peter Lewis for vice-chairperson; Mrs. Stilwell seconded the nomination.
Nomination passed 5-0.

Mr. Lewis nominated Mr. MacDonald for secretary; Mrs. Stilwell seconded the nomination.
Nomination passed 5-0.

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 the minutes from the December 11, 2014 meeting.

Mrs. Stilwell moved to approve the minutes of December 11, 2014 as presented; motion passed 5-0.

2B. Approval of the minutes from the August 6, 2015 meeting.

Mrs. Stilwell moved to approve the minutes of August 6, 2015 as presented; motion passed 5-0.

3. PUBLIC HEARINGS AND ACTION

3A. **Public Hearing & Action, Variance Request** - Public hearing, consideration, and action concerning a request for a 3-foot variance from the 6-foot side required setback for a guest quarters on a lot zoned residential in accordance with Chapter I, "The City of Kerrville Zoning Code" Article 11-1-17 for an approximate 2.35 acres tract. Legal Description ABS A0247 Martinez, SUR 124, located at 2031 Arcadia Loop South; east of Bear Creek Road South, between Arcadia Loop South and the Guadalupe River. (File No. 2015-048).

Mr. Robertson presented the findings of fact.

Mrs. Stilwell opened the public hearing at 3:11 p.m.

Mr. Hal Rideout, owner of property, spoke. Mr. Rideout presented a power point and discussed the following ten points:

- I. Site Plan – Limited Options
- II. Pre-Existing Condition
- III. Limited Options
- IV. Architectural Integrity
- V. Essential Access
- VI. Environment
- VII. Preservation
- VIII. Utility Alignment
- IX. Visual Mitigation
- X. Precedence


Hearing no one else speak, Mrs. Stilwell closed the public hearing at 3:19 p.m.

Mr. MacDonald moved to approve the variance based on the findings of fact; motion was seconded by Mr. Ligon and passed 5-0.

4. Adjournment

The meeting adjourned at 3:22 p.m.

ATTEST:


Linda Stilwell, Vice-Chair


Dorothy Miller, Recording Secretary

12/03/15
Date Minutes Approved