

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

November 10, 2016

MEMBERS PRESENT:

Peter Lewis, Vice-Chair
Judy Eychner, Member
Sam Ligon, Member
Robert Parks, Alternate

MEMBERS ABSENT:

Linda Stilwell, Chair
Justin MacDonald, Secretary
Danny Almond, Alternate

STAFF PRESENT:

Trent Robertson, City Planner
Dorothy Miller, Recording Secretary

CALL TO ORDER

On November 10, 2016 the Zoning Board of Adjustment meeting was called to order at 3:08 p.m. in the City Hall Council Chambers, 701 Main Street.

1. ELECTION OF OFFICERS

- 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."

Mr. Lewis moved to nominate Linda Stilwell as chair person. Ms. Eychner seconded the motion and motion passed 4-0.

Ms. Eychner moved to nominate Peter Lewis as vice-chair person. Mr. Ligon seconded the motion and motion passed 4-0.

Mr. Lewis reported members did not feel it necessary to vote for a secretary as city staff provides the recording secretary for all meetings.

2. 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.)

No visitors were present; no one spoke.

3. Consent Agenda

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

November 10, 2016

3A. Approval of the minutes from the June 16, 2016 meeting.

Ms. Eychner moved to approve the minutes as presented; motion seconded by Mr. Ligon and passed 4-0.

4. PUBLIC HEARINGS AND ACTION

4A. **Public Hearing & Action, Variance Request** – Public hearing, consideration, and action concerning a request for a 15-foot variance from the 25-foot minimum front yard required setback in accordance to Chapter I, “The City of Kerrville Zoning Code” Article 11-1-17 for an approximate 1.24 acre tract. Legal Description JA Tivy Addition Lot 3-R Block 27; located at 1001 Jefferson Street North. (File No. 2016-053)

Mr. Robertson presented the findings of fact.

Mr. Lewis opened the public hearing at 3:12 p.m. Hearing no one speak, Mr. Lewis closed the public hearing at 3:20 p.m.

Ms. Eychner moved to approve the variance based on the findings of fact; motion was seconded by Mr. Ligon and passed 4-0.

4B. **Public Hearing & Action, Variance Request** – Public hearing, consideration, and action concerning two variance requests: 1) for a 5-foot variance from the 6-foot minimum side yard (non-corner side) required setback; and 2) request for a 23-foot variance from the 25-foot minimum rear yard required setback in accordance to Chapter I, “The City of Kerrville Zoning Code” Article 11-1-17 for an approximate .43 acre tract. Legal Description Cage Addition Block O, portion of Lot 1; located at 504 Tivy Street North. (File No. 2016-062)

Mr. Robertson presented the findings of fact.

Mr. Lewis opened the public hearing at 3:30 p.m. Hearing no one speak, Mr. Lewis closed the public hearing at 3:34 p.m.

Judy Eychner moved to approve the variance based on the findings of fact; motion was seconded by Mr. Ligon and passed 4-0.

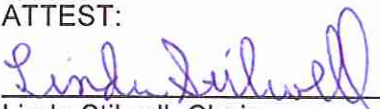
5. STAFF REPORTS

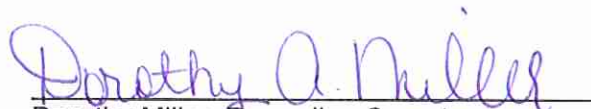
Mr. Robertson had nothing to report at this time.

6. ADJOURNMENT

The meeting adjourned at 3:39 p.m.

ATTEST:


Linda Stilwell, Chair


Dorothy Miller, Recording Secretary

12-01-16
Date Minutes Approved