

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

March 28, 2019

MEMBERS PRESENT:

Danny Almond, Chair
Pablo Brinkman, Member
Sam Ligon, Member
Robert Irvin, Member
Robert Parks, Member
Dennis Ferguson, Alternate

STAFF PRESENT:

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

CALL TO ORDER

On March 28, 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 January 10, 2019 meeting.

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

3. PUBLIC HEARINGS AND ACTION

3A. Public hearing, consideration, and action concerning a request for a setback variance 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 Lot 7, Block 2, in the Virgil Merrell Third Addition Subdivision, located at 1213 Donna Kay Drive. (File No. 2019-003)

Mr. Paxton presented the findings of fact.

Mr. Almond opened the public hearing at 3:08 p.m.

Mr. and Mrs. Paul and Sandra Bortree, owners, stated their purpose for the variance and that they needed it for their underwriters.

Hearing no one else speak, Mr. Almond closed the public hearing at 3:10 p.m.

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

3B. Public hearing, consideration, and action concerning a request for a setback variance 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)

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to allow a 9-foot reduction in the setback for the yard adjacent to a side street that will result in a 6-foot side setback for Lot 8, Block 70, in the J. A. Tivy Addition Subdivision, located at 1228 5th Street. (File No. 2019-018)

Mr. Almond opened the public hearing at 3:12 p.m.

Mr. Paxton presented the findings of fact.

Hearing no one else speak, Mr. Almond closed the public hearing at 3:12 p.m.

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

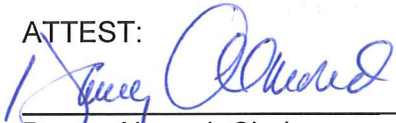
4. STAFF REPORTS

Mr. Paxton reported the next code review committee meeting is May 9th to look at the zoning code. We have gone from 48 or 49 zoning districts down to a proposed 17 zoning districts, removing the geographical locations, north, south, east, west, and central districts, simplifying those to three commercial districts, C-1, C-2, C-3, industrial, and retain special districts, downtown, mixed used, planned development, and airport district. That committee has looked at the draft zoning, made their comments, and after the May 9th meeting we will have open house in May for public input and then go back to the code review committee. The code review committee will also begin looking at the sign ordinance on May 9th with the consultant, look at some recommendations and get some feedback. Carrying through the process they will be looking at some overlay districts particularly looking at Guadalupe River and Gateway rather than having separate zoning districts and have a separate set of requirements that fit those areas. They may be looking at some airport overlays and possibly downtown overlays but are pending at this point. They will be moving forward throughout the summer looking at subdivision regulations, park dedication, sidewalks, and other related ordinances. The goal is to complete the process in September.

5. ADJOURNMENT

The meeting adjourned at 3:20 p.m.

ATTEST:



Danny Almond, Chair



Dorothy Miller, Recording Secretary

5/9/19

Date Minutes Approved