

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

February 13, 2020

MEMBERS PRESENT:

Robert Irvin, Chair
Robert Parks, Vice-Chair
Pablo Brinkman, Member
Sam Ligon, Member, *arrived at 3:06 p.m.*
Paul Zohlen, Member
Ernest Garza, Alternate
Katherine Marlow, Alternate, *sat in for Mr. Ligon*

STAFF PRESENT:

Drew Paxton, Planning Director
Dorothy Miller, Recording Secretary

CALL TO ORDER

On February 13, 2020 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. CONSENT AGENDA

1A. Approval of the minutes from the December 12, 2019 meeting.

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

2. PUBLIC HEARINGS AND ACTION

2A. Public hearing, consideration, and action concerning a request for a setback variance in accordance with Chapter 60, "The City of Kerrville Zoning Code" Section 60-50(d)(4) Area and Height Regulations, to vary the front and rear setbacks on 1.23 acres, Lots 1 through 11 in the proposed Quail Meadows Subdivision, generally located at 306 Meeker Road. (File No. 2019-089)

Mr. Kent Densley, applicant, presented the case and reasoning for the variance request. Mr. Densley stated they are planning to build seven single family units, which is the biggest reason why they are requesting the setback variance. They are also planning to build four townhomes. The single family homes will be approximately 1,400 square feet and the townhomes will be approximately 1,300 square feet. Elevation of the townhomes will match with the single family homes.

Mr. Mike Wellborn of Wellborn Engineering stated they are trying to allow for two car parking and that is why they are asking for the setback variance.

Mr. Paxton presented the findings of fact.

Quail Meadows will be a private gated community with allowable fire access. A Home Owners Association will be established. The street will be privately maintained, not a burden on the City.

At 3:20 Mr. Irvin called for a ten minute recess to allow Mr. Paxton to retrieve a letter of opposition that was received earlier today.

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Mr. Irvin reconvened the meeting at 3:25 p.m. at which time Mr. Paxton read the letter from Mr. Harry Gordon to the board. In the letter Mr. Gordon stated his concerns regarding added traffic.

Screening will include an existing chain link fence that runs east and west and also a six foot privacy fence.

Details of the HOA rules were discussed.

Mr. Irvin opened the public hearing at 3:31 p.m. Hearing no one speak, Mr. Irvin closed the public hearing at 3:32 p.m.

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

3. STAFF REPORTS

Mr. Paxton reported there is one case for the meeting of March 12, 2020:

4. EXECUTIVE SESSION

No executive session was held.

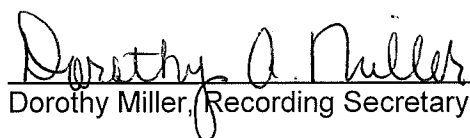
ADJOURNMENT

The meeting adjourned at 3:33 p.m.

ATTEST:



Robert Irvin, Chair



Dorothy Miller, Recording Secretary

03/12/2020
Date Minutes Approved