



**CITY OF KERRVILLE**  
**ZONING BOARD OF ADJUSTMENT**  
REGULAR MEETING, Thursday, February 11, 2021, 3:00 PM  
CITY HALL, COUNCIL CHAMBERS  
701 MAIN STREET, KERRVILLE, TEXAS

**Zoning Board of Adjustment Meeting Procedures during the Disaster Declaration and Citizen/Public Participation Guidelines**

*COVID-19 (Coronavirus) provides a unique concern in that gathering members of the public, Zoning Board of Adjustment, and City staff within a physical setting constitutes a public health risk. On March 16, 2020, the Texas Governor suspended certain requirements of the Open Meetings Act to permit open meetings to occur in a fully virtual setting (telephonic/videoconference). The Zoning Board of Adjustment will conduct the above referenced meeting as an open public meeting. In an effort to avoid and mitigate health risks and due to limited occupancy levels in Council Chambers, standard safety protocol will be observed.*

*Standard safety protocol will be observed by the Zoning Board of Adjustment, City staff, and citizens/visitors attending the Zoning Board of Adjustment meeting at the City Hall Council Chambers. When entering City Hall you will be required to sanitize hands and wear a mask. Your temperature will be taken at a temperature station with a thermal digital thermometer before entering Council Chambers. Any persons with a temperature of 100.2 or above will not be allowed entry. Masks are required at all times within City Hall and the Council Chambers. The public podium will be sanitized between each public speaker. Six-foot distance seating will be observed and open seating will be designated. Overflow seating will also be provided should Council Chamber seating be full.*

*Citizens wishing to speak shall submit a completed "speaker request form" to the attending City staff before the Zoning Board of Adjustment meeting is called to order, definitely before the item is called or read into record. Each speaker is limited to four minutes.*

*The Zoom platform will be active during this meeting. Please see the Alternative Citizen/Public Participation Guidelines following the Agenda, below.*

*Citizens/Public Participants may also submit written comments on specific agenda items, to include public hearings, and comments will be read into the meeting record. Written comments must include a name, address, and a reference to the relevant item. Written comments that do not include such information will not be read. The City must receive all written comments by 2:15 p.m. on the date of the meeting. Written comments may be:*

- a. dropped off at the City Hall Utility Payments Drop-Box; or*
- b. emailed to [planning.division@kerrvilletx.gov](mailto:planning.division@kerrvilletx.gov).*

*This meeting is not broadcast or live-streamed. Public participation is only in person or via Zoom as detailed in the Alternative Citizen/Public Participation Guidelines below.*



# CITY OF KERRVILLE ZONING BOARD OF ADJUSTMENT

## AGENDA

REGULAR MEETING, Thursday, February 11, 2021, 3:00 PM  
CITY HALL, COUNCIL CHAMBERS  
701 MAIN STREET, KERRVILLE, TEXAS

### Regular Members:

Pablo Brinkman - Chair                      Paul Zohlen – Vice Chair  
Mike Asmus                                      Ernest Garza  
Sam Ligon

### Alternate Members:

Michael Killeen                                Jim Sandy

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### CALL TO ORDER

#### 1. CONSENT AGENDA

1A. Approval of the minutes from the December 17, 2020 meeting.

#### 2. PUBLIC HEARINGS AND ACTION

2A. Request for a variance in accordance with Chapter 60, "The City of Kerrville Zoning Code" Section 60-50(a)(4) Area and Height Regulations to allow a twenty two (22') foot front setback on Lot 46, The Heights of Kerrville Subdivision; and generally located at 121 Center Oaks Court. (Case No. 2021-003)

#### 3. STAFF REPORT

#### 4. EXECUTIVE SESSION

At any time during the meeting, the Zoning Board of Adjustment may meet in executive session regarding any of the matters posted above for attorney-client consultation in compliance with the Texas Open Meetings Act.

### ADJOURNMENT

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The facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information.

I hereby certify that this agenda was posted as notice of the meeting on the bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website on the following date and time: 2/5/2021 at 2:15 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Kesha Franchina

Kesha Franchina, Deputy City Secretary, City of Kerrville, Texas

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**ALTERNATIVE CITIZEN/PUBLIC PARTICIPATION GUIDELINES  
(Due to COVID-19 Pandemic Disaster Declaration)**

**Instructions for Zoom callers:** Dial the toll free number: **1-800-832-5611**. If the toll free number is not functioning, call the Zoom alternative back-up numbers **1-346-248-7799** or **1-669-900-6833**. When your call is answered you will hear **“Welcome to Zoom, enter your Meeting ID followed by pound”**. Enter in the Meeting ID below followed by the pound sign (#).

The Meeting ID is **982 6354 9487#**

Once you have called into the meeting, your microphone will be placed on mute and your call will be placed in the call queue. At this point, you will hear silence on the phone. Do not hang up. The moderator will unmute your microphone as he/she is going down the list. Once the meeting has started, you will be able to listen to proceedings even if your microphone is muted.

**The Zoom moderator will be accepting calls starting at 2:15 p.m.** Please place your call before 2:45 p.m. in order to participate. Callers seeking to speak on items, other than Public Hearing items, and who call in after this time will not be allowed to speak. For Public Hearing items, a caller seeking to speak on these items may call at any time prior to the item being introduced at the meeting. All callers are encouraged to call between 2:15 p.m. and 2:45 p.m. to be registered by the Zoom moderator. A caller must use the “raise your hand” feature on Zoom in order to be called upon for the Public Hearing. If a caller is using the Zoom app on a computer, tablet, or mobile phone click on “Participants” and click on “Raise Hand” button. By landline telephone press \*9 when requesting to speak. Each speaker is limited to four minutes.

**NOTE:** Zoom is a third party vendor which provides the ability for remote participation. Software changes may be beyond what the City can control. If the City is notified of any issues from the third party vendor, the City will notify citizens and provide alternatives for engagement and participation.

**Instructions for written comments:**

Written comments will be accepted for any agenda items, including Public Hearings. Written comments will be read into record and can be provided in two different ways:

**OPTION 1 by hard copy** – Written comments may be dropped off at the City Hall Utility Payments Drop-Box on the north side of City Hall by 2:15 p.m. the day of the meeting. You are required to provide your first and last name, address, and identify the item you commenting on.

**OPTION 2 by email** - Comments can be emailed to **planning.division@kerrvilletx.gov** and must be received by 2:15 p.m. the day of the meeting. You are required to provide your first and last name, address, and identify the item you are commenting on.

For either option, please provide **all required information** in order for your comments to be accepted. Thank you for your participation!