

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

**September 10, 2020**

**MEMBERS PRESENT:**

Pablo Brinkman, Vice-Chair  
Sam Ligon, Member  
Paul Zohlen, Member  
Mike Asmus, Alternate

**MEMBERS ABSENT:**

Ernest Garza, Member  
Robert Irvin, Chair

**STAFF PRESENT:**

Drew Paxton, Planning Director  
Steve Melander, Planner I  
Dorothy Miller, Recording Secretary

**CALL TO ORDER**

On September 10, 2020 the Zoning Board of Adjustment meeting was called to order at 3:01 p.m. in the City Hall Council Chambers, 701 Main Street.

**1. CONSENT AGENDA**

**1A.** Approval of the minutes from the June 25, 2020 meeting.

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

**2. PUBLIC HEARINGS AND ACTION**

**2A.** A request for a variance in accordance with Chapter 60, "The City of Kerrville Zoning Code" Section 60-50(b)(4) Area and Height Regulations to allow a 19.9 foot front setback on Lot 4-R, Block 7, Virgil Merrill 1, generally located at 1204 Donna Kay Drive. (Case No. 2020-042)

Mr. Paxton introduced the case.

Mr. Mike McBain, applicant, presented his case and answered board member's questions.

Mr. Paxton presented the findings of fact.

Mr. Brinkman opened the public hearing at 3:13 p.m.

Hearing no one speak, Mr. Brinkman closed the public hearing at 3:14 p.m.

Mr. Zohlen moved to approve the variance as presented; motion was seconded by Mr. Garza and passed 4-0.

**2B.** A request for a variance in accordance with Chapter 60, "The City of Kerrville Zoning Code" Section 60-50(b)(4) Area and Height Regulations to allow a 17.6 foot front setback on Lot 20, Block 6, The Summit Phase 12, generally located at 1817 Summit Spur. (Case No. 2020-044)  
Mr. Paxton introduced the case.

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

**September 10, 2020**

Mr. Erik Phillips, applicant, presented his case and answered board member's questions.

Mr. Paxton presented the findings of fact.

Mr. Brinkman opened the public hearing at 3:27:00 p.m.

Mr. Charlie McIlvain spoke, expressing his opposition.

Mr. Duke Ellington spoke, expressing his opposition.

Mr. Michael Killeen spoke, expressing his opposition.

Mr. Paxton was asked how many letters of opposition were received. There were a total of twenty (20) letters in opposition and one (1) in favor.

Mr. Barry Rollman spoke, expressing his opposition.

Ms. Jacqueline Magill spoke on behalf of herself and Mr. William Beaver, expressing their opposition.

Mr. Paxton read five (5) additional letters that were received after the agenda packet was sent out. All letters read were in opposition.

Hearing no one else speak, Mr. Brinkman closed the public hearing at 3:44 p.m.

Mr. Zohlen moved to deny the variance as presented; motion was seconded by Mr. Ligon and was approved 4-0.

**3. STAFF REPORTS**

Mr. Paxton had nothing to report at this time.

**4. EXECUTIVE SESSION**


No executive session was held.

**ADJOURNMENT**

The meeting adjourned at 3:50 p.m.

ATTEST:

  
\_\_\_\_\_  
Pablo Brinkman, Vice-Chair

  
\_\_\_\_\_  
Dorothy Miller, Recording Secretary

12/17/2020  
\_\_\_\_\_  
Date Minutes Approved