

**MEMBERS PRESENT:**

Linda Stilwell, Chair  
Peter Lewis, Vice-Chair  
Judy Eychner, Member  
Sam Ligon, Member  
Mark Bosma, Alternate

**MEMBERS ABSENT:**

Justin MacDonald, Secretary  
Robert Parks, Alternate

**STAFF PRESENT:**

Trent Robertson, City Planner  
Dorothy Miller, Recording Secretary

**CALL TO ORDER**

**1. 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.)

On December 3, 2015 the Zoning Board of Adjustment meeting was called to order at 3:00 p.m. in the City Hall Council Chambers, 701 Main Street.

**2. Consent Agenda**

All items listed below in the consent agenda are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a Commissioner or citizen so requests; in which case the item(s) will be removed from the consent agenda and considered separately.

2A. Approval of the minutes from the November 5, 2015 meeting.

Mr. Lewis moved to approve the minutes as presented; motion seconded by Ms. Eychner and passed 5-0.

**3. PUBLIC HEARINGS AND ACTION**

3A. **Public Hearing & Action, Variance Request** – Public hearing, consideration, and action concerning a request for a 5-foot variance from the 15-foot rear required setback for a primary structure in the "RC" Residential Cluster Zoning District in accordance to Chapter I, "The City of Kerrville Zoning Code" Article 11-1-10(c) for an approximate .15 acre tract. Legal Description Meadows of Riverhill 1, Lot 1, Block 13, located at 2512 Rogers Circle East; southeast of Riverhill Boulevard, on the north side of Rogers Circle East at the end of the cul-de-sac. (File No. 2015-051).

Mr. Robertson presented the findings of fact.

Mrs. Stilwell opened the public hearing at 3:11 p.m.

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

**December 3, 2015**

Thad Chambers of Chambers Design Build, representing the home owner, Mr. Heinz, spoke. Mr. Chambers presented a slide show showing the design of home/floor plan and the approval letter from River Hills ACC.

James Hanine spoke and stated he was opposed to the variance. Mr. Hanine read from the deed restrictions of the subdivision.

Ms. Stilwell asked Mr. Chambers if they considered the deed restrictions. Mr. Chambers responded that the subdivision submitted a letter of approval for the variance.

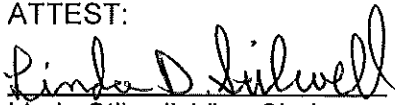
Hearing no one else speak, Mrs. Stilwell closed the public hearing at 3:21 p.m.

Mr. Bosma moved to approve the variance based on the findings of fact; motion was seconded by Mr. Ligon and passed 5-0.

**4. Adjournment**

The meeting adjourned at 3:29 p.m.

ATTEST:

  
Linda Stilwell, Vice-Chair

  
Dorothy Miller, Recording Secretary

01/07/16  
Date Minutes Approved