

**MEMBERS PRESENT:**

Linda Stilwell, Chair  
Peter Lewis, Vice-Chair  
Judy Eychner, Member  
Sam Ligon, Member  
Danny Almond, Alternate  
Robert Parks, Alternate

**MEMBERS ABSENT:**

Justin MacDonald, Member

**STAFF PRESENT:**

Trent Robertson, City Planner  
Dorothy Miller, Recording Secretary

**CALL TO ORDER**

On January 5, 2017 the Zoning Board of Adjustment meeting was called to order at 3:02 p.m. in the City Hall Council Chambers, 701 Main Street.

**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.)

No visitors were present; no one spoke.

**2. Consent Agenda**

2A. Approval of the minutes from the December 15, 2016 meeting.

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

**3. PUBLIC HEARINGS AND ACTION**

3A. Public Hearing & Action, Variance Request – Public hearing, consideration, and action concerning a variance request for a 5-foot variance from the 25-foot minimum front yard required setback in accordance to Chapter I, "The City of Kerrville Zoning Code" Article 11-1-17 for an approximate 1.37 acre tract. Legal Description all that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, comprising 1.37 acres, more or less, out of the original Survey No. 111, Samuel Wallace, Abstract No. 359. Being all of that 1

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

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4/10 acre tract which was conveyed from Bonnie McKinney Schwausch to B & E Ventures, by deed dated 9th day of February, 1985, of record in volume 312, at page 77, of the Deed Records of Kerr County, Texas, and being a part of that 3 acre tract which was conveyed from R.F. Hunt, to E.M. McDonald, by deed dated the 7th day of August 1923, of record in Volume 41, at page 321, of the Deed Records of Kerr County, Texas; southeast of Loop 534, between Riverside Drive East and the Guadalupe River. (File No. 2016-079)

Mr. Robertson presented the findings of fact.

Ms. Stilwell opened the public hearing at 3:11 p.m. Hearing no one speak, Ms. Stilwell closed the public hearing at 3:12 p.m.

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

**4. STAFF REPORTS**

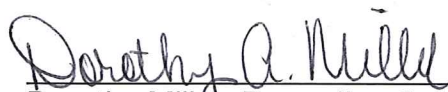
Mr. Robertson reported there will be a training meeting on February 9, 2017 at 3:00 p.m. No other matters are pending at this time.

**5. ADJOURNMENT**

The meeting adjourned at 3:13 p.m.

ATTEST:

  
Linda Stilwell, Chair

  
Dorothy Miller, Recording Secretary

3-16-17  
Date Minutes Approved