

MEMBERS PRESENT:

Linda Stilwell, Chair
Sam Ligon, Member
Danny Almond, Alternate
Robert Parks, Alternate

MEMBERS ABSENT:

Peter Lewis, Vice-Chair
Judy Eychner, Member

STAFF PRESENT:

Gordon Browning, Interim City Planner
Dorothy Miller, Recording Secretary

CALL TO ORDER

On March 16, 2017 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. 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 January 5, 2017 meeting.

Mr. Almond moved to approve the minutes as presented; motion seconded by Mr. Parks and passed 4-0.

3. PUBLIC HEARINGS AND ACTION

3A. **Public Hearing & Action, Variance Request** – Public hearing, consideration, and action concerning two variance requests: 1) for an 18-foot variance from the 25-foot minimum rear yard setback; and 2) a 6-foot variance from the 15-foot minimum side yard (corner side) setback in accordance with Chapter I, "The City of Kerrville Zoning Code" Article 11-1-17 for an approximate 0.20 acre tract. Legal description JA Tivy's Addition, Block 1, Lot 1; located at 1501 Water Street East. (File No. 2017-013)

Mr. Browning presented the findings of fact.

Ms. Stilwell opened the public hearing at 3:09 p.m.

Mr. Larry Howard spoke and discussed plans for his property, moving an existing home, and his reason for requesting the variance.

Ms. Florence Ayala spoke and asked what the property owner was planning on doing. Ms. Ayala stated she does not want the home to be another "halfway" house. Mr. Howard replied, saying the home would be repurposed as a residential structure if allowed by zoning or be used as an office complex with a couple of small offices and a meeting facility. Mr. Howard stated it will not be used as a sober living home.

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

Mr. Parks moved to approve the variance based on the findings of fact; motion was seconded by Mr. Almond and passed **4-0**.

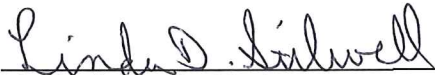
4. STAFF REPORTS

Mr. Browning reported there is nothing

5. ADJOURNMENT

The meeting adjourned at 3:14 p.m.

ATTEST:



Linda Stilwell, Chair



Dorothy Miller, Recording Secretary

4-20-17
Date Minutes Approved