

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

July 25, 2019

MEMBERS PRESENT:

Sam Ligon, Member
Robert Irvin, Member
Robert Parks, Member
Paul Zohlen, Alternate

MEMBERS ABSENT:

Pablo Brinkman, Member
Dennis Ferguson, Alternate

STAFF PRESENT:

Drew Paxton, Planning Director
Rebecca Pacini, Chief Planning Officer

CALL TO ORDER

On July 25, 2019 the Zoning Board of Adjustment meeting was called to order at 3:11 p.m. in the City Hall Council Chambers, 701 Main Street.

3. OTHER BUSINESS

3A. Elect a Zoning Board of Adjustment Chair and Vice Chair

Mr. Zohlen moved to nominate Robert Irvin as Chair and Robert Parks as Vice-Chair. Motion was seconded by Mr. Ligon and passed 4-0.

1. CONSENT AGENDA

1A. Approval of the minutes from the May 9, 2019 meeting.

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

2. PUBLIC HEARINGS AND ACTION

2A. Public hearing, consideration, and action concerning a request for a setback variance in accordance with Chapter I, "The City of Kerrville Zoning Code" Article 11-1-17 (Regulations regarding Building Height, Lot Width and Area, and Setbacks) to allow a 7.5-foot reduction in the side setback that will result in a 0-foot side setback for Lot 1, Block 1, of the Kerrville Church of Christ Subdivision, located at 1900 Loop 534. (File No. 2019-043)

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

Mr. Paxton presented the findings of fact.

Hearing no one else speak, Mr. Irvin closed the public hearing at 3:17 p.m.

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

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

July 25, 2019

2B. Public hearing, consideration, and action concerning a request for a setback variance in accordance with Chapter I, "The City of Kerrville Zoning Code" Article 11-1-17 (Regulations regarding Building Height, Lot Width and Area, and Setbacks) to allow a 4.2-foot reduction in the side setback that will result in a 1.8-foot side setback for Lot 22, Block 7, of the Hill Crest Addition, located at 941 Golf Avenue N. (File No. 2019-047)

Mr. Irvin opened the public hearing at 3:18 p.m.

Mr. Paxton presented the findings of fact.

Mr. Irvin confirmed that the carport would go in front of the existing garage and mentioned that a neighbor would not be opposed if it did not encroach into the alley.

Mr. Chad Huber, applicant, stated that they will gutter the side next to the neighbor.

Hearing no one else speak, Mr. Irvin closed the public hearing at 3:22 p.m.

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

4. STAFF REPORTS

Mr. Paxton gave an update on the proposed zoning code. Planning and Zoning gave recommendation with minor changes to the map, parking in DAC, and a couple of minor tweaks. The zoning code will go before City Council August 13th and for a second reading August 27th. Once the zoning code is approved it will go into effect October 1, 2019.

The biggest goal was to clarify and simplify the current zoning code. The number of zoning districts was reduced. The Code Review Committee's (CRC) goal was to simplify and reduce nonconformities. 150 current nonconforming uses was reduced to 45-50 in the new code. Changes along Memorial Blvd. were responsive to future vision rather than what is currently there. It was recommended to be changed to C-2. Next Tuesday the CRC will review sign code, subdivision ordinance which includes sidewalks and parkland dedication ordinance, zoning overlays for downtown, river corridor and airport, and will also look at a tree preservation ordinance and possibly landscape ordinance.

Mr. Irvin asked if the sidewalk ordinance do away with sidewalks to "nowhere".

Mr. Paxton said in theory, but the biggest problem is the sidewalk ordinance and subdivision ordinance do not mesh well.

Mr. Irvin said he is in favor of sidewalks, but when you have established neighborhoods from 40 to 60 years ago with no sidewalks and then a new home is built on an empty lot and is required to build a sidewalk it does not make sense.

Mr. Paxton replied that some of it is a policy decision for City Council.

Mr. Irvin stated sidewalks for some subdivisions is a good thing.

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

July 25, 2019

Mr. Paxton said some areas are redeveloped for sidewalks. Mrs. Pacini is working on a grant for Safe Routes to School from and to schools. We need good policy to move it forward. Some communities do have sidewalks on only one side of the street. Streets division has looked at reconstruction and whether to add additional detail.

Mr. Paxton said they are working on updating parkland dedication standards and looking at a tree ordinance and asking what that threshold would be and what Kerrville really wants. The 2050 plan addresses heritage trees; replacement; planting and dark skies requirements, what the guidelines are and what is standard.

5. EXECUTIVE SESSION

No executive session was held.

ADJOURNMENT

The meeting adjourned at 3:31 p.m.

ATTEST:



Robert Irvin, Chair



Dorothy Miller, Recording Secretary

9/12/19

Date Minutes Approved