

**MEMBERS PRESENT:**

Robert Irvin, Chair  
Linda Stilwell, Vice-Chair  
Judy Eychner, Member  
Peter Lewis, Member  
Sam Ligon, Member  
Justin MacDonald, Alternate

**MEMBERS ABSENT:**

Robert Parks, Alternate

**STAFF PRESENT:**

Chris Stewart, Interim Senior Planner  
Dieter Werner, Director of Engineering  
Kristine Day, Deputy City Manager  
Mike Hayes, City Attorney  
Dorothy Miller, Recording Secretary

**1. CALL TO ORDER**

On December 11, 2014 the Zoning Board of Adjustment meeting was called to order at 4:30 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 meeting of July 2, 2014

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

**3. PUBLIC HEARINGS AND ACTION:**

3A. Variance Requests: Public hearing, consideration, and action concerning a variance to allow a reduction of the required off-street parking spaces for property located at 332 Clay St.  
Planning File: 2014-049

Mr. Stewart presented the findings of fact.

Mr. Irvin opened the public hearing at 4:47 p.m.

Jeremy Walthers, applicant, spoke. Mr. Walthers began by giving some background on his proposed project and offered counterpoints and arguments regarding contradictions he found in staff findings of fact. Mr. Walthers presented his reasons for finding the facts to be true.

Mr. Chris Avery spoke on behalf of Mr. Walthers and his family. Mr. Avery stated he is in favor of the variance and encourages the Zoning Board of Adjustment to approve the variance.

Mr. John Fleckenstein, II spoke on behalf of Austin Young Chamber of Commerce and the Hill Country Young Professionals. Mr. Fleckenstein spoke in favor of the variance.

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

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Mr. Chris Barker spoke. Mr. Barker stated he heard of the project from Patrick Wilt, the owner of Grape Juice. Mr. Barker stated he and Mr. Wilt are very much in favor of the variance.

Mr. Josh Hare spoke. Mr. Hare stated he is an investor in the proposed project and spoke of similarities between this project and a brewery he owns in Austin. Mr. Hare's brewery is also located in a residential area. The brewery is family friendly and has had great success. Mr. Barker is in favor of the variance.

Mr. Irvin closed the public hearing at 5:20 p.m.

Mr. Walthers discussed the many parking possibilities offered by surrounding businesses, who are all in favor of this project.

Mr. Lewis asked staff if there is structured on-street parking (striped) and/or is the right-of-way wide enough to allow that or could striped on-street parking be creating along Jefferson or Clay streets. Mr. Stewart replied there is none currently there. Mrs. Day confirmed there are no striped on-street parking spaces. Mrs. Day stated Jefferson is a collector street and on-street parking is generally not striped on collector streets. Mrs. Day stated staff would have to evaluate Clay Street if that were something staff went back and did, but there would be minimal parking spaces at best.

Additional discussion was held regarding parking issues. Mrs. Day stated staff could look at policy change through planning and zoning and present the changes to city council.

Although the Zoning Board of Adjustment is in favor of the variance, Board members were not able to find all findings of fact to be true, thus had to deny the variance.

Ms. Stilwell moved to regretfully deny the variance as presented; motion was seconded by Mr. Ligon and failed 5-0.

**4. Adjournment**

The meeting adjourned at 6:25 p.m.

ATTEST:

  
Linda Stilwell, Chair

  
Dorothy Miller, Recording Secretary

11/05/15  
Date Minutes Approved