

City of Wimberley

221 Stillwater, P.O. Box 2027, Wimberley, Texas 78676

CITY OF WIMBERLEY BOARD OF ADJUSTMENT MEETING
WIMBERLEY CITY HALL-CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS
MAY 16, 2016- 6:00 P.M.

AGENDA

CALL TO ORDER: MAY 16, 2016 @ 6:00 P.M.

CALL OF ROLL

1. **CONSENT AGENDA**

APPROVAL OF MINUTES OF THE MARCH 7, 2016 MEETING OF THE BOARD OF ADJUSTMENT.

2. **PUBLIC HEARINGS AND POSSIBLE ACTION**

(Persons wishing to speak before the Board must register by signing in where indicated by Board Secretary. The Board will follow its adopted order of procedure for considering and acting on a variance request).

PUBLIC HEARING AND CONSIDER POSSIBLE ACTION ON CASE NO. BA-16-002, A REQUEST FOR A VARIANCE TO THE SECTIONS OF THE CITY OF WIMBERLEY ZONING CODE RELATING TO MAXIMUM BUILDING FOOTPRINT FOR A PROPERTY LOCATED AT 14711 RANCH ROAD 12, WIMBERLEY, HAYS COUNTY, TEXAS. *(ST. MARY'S CATHOLIC CHURCH, APPLICANT)*

3. **DISCUSSION AND ACTION**

DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING AN APPEAL OF THE CITY ADMINISTRATOR'S DETERMINATION OF GRANDFATHER STATUS FOR A SHORT-TERM RENTAL PROPERTY LOCATED AT 401 ROCKY SPRINGS ROAD, WIMBERLEY, HAYS COUNTY, TEXAS. *(CITY ADMINISTRATOR)*

4. **BOARD MEMBER REPORTS**

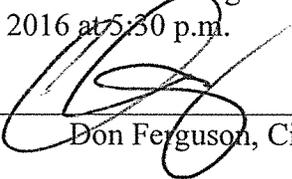
- ANNOUNCEMENTS
- FUTURE AGENDA ITEMS

ADJOURNMENT

THE BOARD MAY RETIRE INTO EXECUTIVE SESSION AT ANY TIME BETWEEN THE MEETING'S OPENING AND ADJOURNMENT FOR THE PURPOSE OF DISCUSSING ANY MATTERS LISTED ON THE AGENDA AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE INCLUDING, BUT NOT LIMITED TO, HOMELAND SECURITY PURSUANT TO CHAPTER 418.183 OF THE TEXAS LOCAL GOVERNMENT CODE; CONSULTATION WITH LEGAL COUNSEL PURSUANT TO CHAPTER 551.071 OF THE TEXAS GOVERNMENT CODE; DISCUSSION ABOUT REAL ESTATE ACQUISITION PURSUANT TO CHAPTER 551.072 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF PERSONNEL MATTERS PURSUANT TO CHAPTER 551.074 OF THE TEXAS GOVERNMENT CODE; DELIBERATIONS ABOUT GIFTS AND DONATIONS PURSUANT TO CHAPTER 551.076 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF ECONOMIC DEVELOPMENT PURSUANT TO CHAPTER 551.087 OF THE TEXAS GOVERNMENT CODE; ACTION, IF ANY, WILL BE TAKEN IN OPEN SESSION.

CERTIFICATION

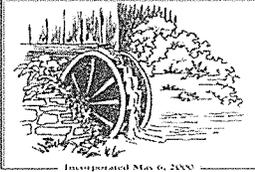
I hereby certify the above Notice of Meeting was posted on the Bulletin Board at the Wimberley City Hall on May 13, 2016 at 5:30 p.m.



Don Ferguson, City Administrator

The City of Wimberley is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact Don Ferguson, City Administrator, at (512) 847-0025 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices for the deaf may call (512) 272-9116 or may utilize the stateside Relay Texas Program at 1-800-735-2988.

Board of Adjustment Agenda Item Form



Date Submitted: May 13, 2016

Agenda Date Requested: May 16, 2016

Project/Proposal Title: APPROVAL OF MARCH 7,
2016 MINUTES OF BOARD OF ADJUSTMENT
MEETING

Funds Required:

Funds Available:

Council Action Requested:

Ordinance

Resolution

Motion

Discussion

Project/Proposal Summary:

Attached are the minutes for the March 7, 2016 Board of Adjustment meeting for review and consideration.

City of Wimberley
City Hall, 221 Stillwater, Wimberley, Texas
Minutes of Board of Adjustment Meeting
Monday, March 7, 2016 at 6:00 p.m.

The meeting was called to order at 6:00 p.m. by Chair P. Jason Aldridge. Board members present were Dick Larson, Darin Maroni, Bill Cline, and Steve Gartside.

Staff members present: City Administrator Don Ferguson

1. Consent Agenda

Approval of minutes of the December 21, 2015 meeting of the Board of Adjustment.

Boardmember Larson moved to approve the minutes, as presented. Boardmember Maroni seconded. Motion carried on a vote of 5-0.

2. Public Hearings and Possible Action

Public hearing and consider possible action on Case No. BA-16-001, a request for a variance to the sections of the City of Wimberley Zoning Code relating to maximum building height for a property zoned Single Family Residential 2 (R-2) located at 150 Malone Drive, Wimberley, Hays County, Texas. (*Grady Burnette, Applicant*)

City Administrator Ferguson reviewed the subject property's location, zoning, and the applicant's plans to build a new two-story residence to replace a home damaged in the 2015 Memorial Day Weekend Flood. To comply with the City's Flood Prevention Ordinance, the lowest floor (including the basement) must be elevated at least one (1) foot above the Base Flood Elevation (BFE). The applicant is proposing to elevate the lowest floor of the new residence above both the BFE and the higher Advisory Base Flood Elevation (ABFE) issued by FEMA following the flood. As a result, the height of the new residence will be thirty-eight (38) feet, which is three (3) feet above the maximum allowable building height for a residence. He recommended approval of the variance, as requested.

Chairman Aldridge opened the public hearing.

Applicant Grady Burnette, representing the property owners (Hoffman River House LLC), introduced project architect Holly Arthur, and illustrated the need for the variance to exceed the maximum allowable building height by three (3) feet.

Discussion established that no opposition has been received on the variance request and one (1) audience member was present in support of the request.

Hearing no further comments, Chairman Aldridge closed the public hearing.

Boardmember Larson moved to approve the requested variance, as presented, with the inclusion of affirmative findings on all six conditions listed below, required for granting of variance pursuant to City of Wimberley Ordinance No. 2001-010, Section 10:

1. That there are special circumstances or conditions affecting the property involved such that the strict application of the provisions of this ordinance would (a) deprive the applicant of the reasonable use of the property; and (b) create an unnecessary hardship in the development of this property; and
2. That such circumstances or conditions are (a) not self-imposed; (b) not based solely on economic gain or loss; and (c) do not generally affect most properties in the vicinity of the property; and
3. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
4. The variance if granted will not: (a) adversely affect the public health, safety or welfare; (b) be contrary to the public interest; and (c) be injurious to or adversely affect the orderly use of other property within the area; and
5. The property involved is otherwise in compliance with all other applicable City ordinances, rules, and regulations; and
6. The granting of the variance will be in harmony with the spirit and purpose of this ordinance.

Boardmember Cline seconded. Motion carried on a vote of 5-0.

3. Board Member Reports

- Announcements
- Future Agenda Items

Hearing no announcements or future agenda items, Chairman Aldridge called the meeting adjourned at 6:08 p.m.

Adjourned at 6:08 p.m.

Recorded by:

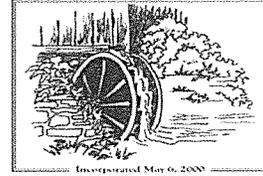
Cara McPartland

These minutes approved on the ____ day of May, 2016.

APPROVED:

P. Jason Aldridge, Chair

Report for Board of Adjustment BA-16-002



Summary:

The applicant has requested a variance relating to the maximum allowable building footprint for a property located at 14711 Ranch Road 12

Applicant Information:

Applicant: St. Mary's Catholic Church
Property Owner: Catholic Diocese of Austin
 6225 Hwy. 290
 Austin, TX

Subject Property:

Legal Description: 13.88 acres out of Hillcrest Section 1 and Woodcreek Section 3
Location: 14711 Ranch Road 12
Existing Use of Property: Church
Existing Zoning: Public Facilities (PF)
Proposed Use of Property: Church
Planning Area: III
Overlay District: Entrance Corridor Overlay District

Surroundings:

Frontage On: Ranch Road 12

Area Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of Property	C-1	Vacant
S of Property	R-2	Residential
E of Property	C-1	Commercial
W of Property	R-2	Residential

Legal Notice

200' Letters 5/5/16
Published 5/5/16
Sign Placement 5/9/16
Responses None

Comments:

The applicant, St. Mary's Catholic Church, is seeking a variance from the City's requirements relating to the maximum allowable building footprint for a proposed new Parish Hall. The subject property is located at 14711 Ranch Road 12. The property is currently the site of the St. Mary's Catholic Church. It is located in Planning Area III, zoned Public Facilities (PF) and within the boundaries of the *Entrance Corridor Overlay District*.

The applicant is proposing to construct a new 8,432 square foot Parish Hall on the subject property to meet the current and future space needs of the Church. Currently,

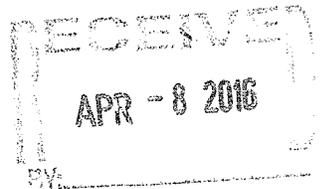
the City Code limits the maximum building footprint on a PF zoned property to 7,500 square feet.

The Church's existing facilities are inadequate to meet the current space needs of the Church according to the applicant who notes the Diocese of Austin has requested the Church move forward with a building program to provide facilities adequate to accommodate future projected growth of the Church.

The proposed Parish Hall will accommodate eight (8) 20' x 20' meeting rooms. It has been designed to maintain a residential scale and to "fit" visually on campus.

To date, City staff has received no comments opposing the requested variance.

Upon review of the application, City staff recommends approval of the requested variance relating to the maximum allowable building height.



FOR OFFICIAL USE ONLY

APPLICATION DATE: _____ FILE NO. _____

HEARING DATE: _____ PLANNING AREA: _____ ZONING: _____

VARIANCE FEES: \$ _____ DATE PAID: _____ RECEIVED BY: _____

City of Wimberley APPLICATION FOR VARIANCE

OWNER/AGENT INFORMATION

1. Owner's Name: CATHOLIC DIOCESE Home Phone: () _____
OF AUSTIN Business Phone: (512) 847-9181
 ATTN: REVEREND RICHARD TIGERINA Cell Phone: () _____
 Fax: () _____

Current Mailing
 Address: 14711 R.R. 12 City WIMBERLEY State TX Zip 78676
 Email: [REDACTED]

2. Agent's Name: ROBERT MAORIO Business Phone: (512) 749-0733
 (Must be accompanied by letter of authorization from owner) Cell: () _____

Current Mailing
 Address: 5811 BLUE BLOFF RD. City AUSTIN State TX Zip 78724
 Email: [REDACTED]

PROJECT DATA

1. Property ID#: R _____ (SEE ATTACHMENT No. 1) (Appears on your Tax Statement) Present Zoning: PF

Street Address of Project: 14711 R.R. 12 Wimberley, Texas 78676
 (Note: If you do not have an assigned street address, please call 512-393-2160 Directions to Project)

Subdivision: HILLCREST Lot: 1,2,9,10,11 & 12 Block: 1 Recorded in Vol. 14 Page 334-336

2. IS PROPERTY IN AN OVERLAY DISTRICT? YES NO UNKNOWN
 TYPE OF OVERLAY ZONE(S) (if applicable) ENTRANCE CORRIDOR

Project Data (Continued)

3. FLOOD PLAIN (What, if any, flood zone does your property Occupy?): ZONE X

4. WASTEWATER SYSTEM: () Septic; () Aqua Utility; () GBRA
HAYS COUNTY SEPTIC PERMIT NUMBER (if applicable): _____

5. Directions to your Project: LOCATED AT SOUTH WEST CORNER
OF RANCH ROAD 12 & CYPRESS CREEK LANE IN
THE CITY OF WIMBERLEY, HAYS COUNTY.

Please clearly mark your property so it is easily identifiable.

SPECIFIC SECTIONS OF ZONING ORDINANCE NO. 2001-010 FOR WHICH A VARIANCE IS REQUESTED:

155.060 (D)(4) MAX. BUILDING FOOTPRINT:
7,500 SQ. FT.

REASON FOR NEED OF VARIANCE (Attach separate sheet if necessary)

(SEE ATTACHMENT No. 2)

**ACKNOWLEDGMENT OF EXISTING
Subdivision Plat Notes, Deed Restrictions Restrictive Covenants
and/or Zoning Conditional Use Permits**

I, the Applicant herein, have checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permits prohibiting certain uses and/or requiring certain development restrictions (for example, height, access, screening) on the property for which a variance is now being considered on my behalf.

If a conflict should result with the request I am submitting to the City of Wimberley due to subdivision plat notes, deed restrictions, restrictive covenants and/or which do not conform with the City ordinances, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of subdivision plat notes, deed restrictions, restrictive covenants and/or zoning ordinances.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permit information, which may apply to this property.

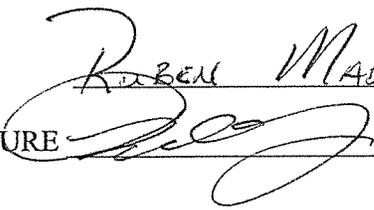
Date: _____ APPLICANT _____

SIGNATURE _____

WHEN APPLICABLE:

Date: 4-8-2016

AGENT Reuben Madrid

SIGNATURE 

SITE INSPECTION AUTHORIZATION

Applicant/owner, or Applicant's authorized agent, hereby authorizes the City of Wimberley Board of Adjustment Members and City representatives to visit and inspect the property for which this application is being submitted.

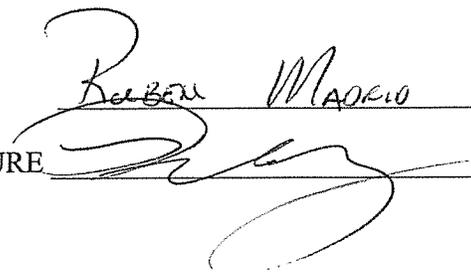
Date: _____ APPLICANT _____

SIGNATURE _____

WHEN APPLICABLE:

Date: 4-8-2016

AGENT Reuben Madrid

SIGNATURE 

SUBMITTAL CHECKLIST

TO ENSURE THAT YOU HAVE COMPLIED WITH THE VARIANCE APPLICATION REQUIREMENTS, REVIEW THE FOLLOWING LIST. GRANTING OF A VARIANCE IS CONDITIONAL ON MEETING THE FOLLOWING REQUIREMENTS:

FAILURE TO COMPLY WITH THE REQUIREMENTS MAY CAUSE A DELAY IN PROCESSING YOUR APPLICATION.

- (✓) Complete "Application for Variance"
 - (✓) Provide plat map of property to which variance applies.
 - (✓) Provide names and addresses of property owners within 200 feet of any portion of Applicant's property.
 - (✓) Provide a legal description of the property to which variance applies.
 - (✓) Sign/date Submittal Verification form.
 - (✓) Sign/date Site Inspection Authorization form.
 - (✓) Sign/date Acknowledgement Form.
 - (✓) Pay Variance Fee (this fee is based on the cost of services incurred by the City of Wimberley in reviewing, processing and recording this variance request).
 - (✓) Applicant agrees to attend the Board of Adjustment Public Hearing.
 - (✓) **I have reviewed the Conditions Required and believe they are met:** (Wimberley Zoning Ordinance No. 2001-010, Section 10) No variance shall be granted without first giving public notice and conducting a public hearing on the variance request in accordance with Section 10.8, and unless the Board of Adjustment makes specific, written findings of fact as follows:
 1. That there are special circumstances or conditions affecting the property involved such that the strict application of the provisions of the Zoning Ordinance would (a) deprive the applicant of the reasonable use of the property; and (b) create an unnecessary hardship in the development of the property; and
 2. That such circumstances and conditions are (a) not self-imposed; (b) not based solely on economic gain or loss; and (c) do not generally affect most properties in the vicinity of the property.
 3. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
 4. The variance if granted will not: (a) adversely affect the public health, safety or welfare; (b) be contrary to the public interest and (c) be injurious to or adversely affect the orderly use of other property within the area;
-

5. The property involved is otherwise in compliance with all other applicable City ordinances, rules and regulations; and

6. The granting of the variance will be in harmony with the spirit and purpose of this ordinance.

Special Circumstances:

N/A

SUBMITTAL VERIFICATION AND/OR WAIVER OF APPEARANCE

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me, my firm, or agent, may delay the review of the Application.

Date: _____

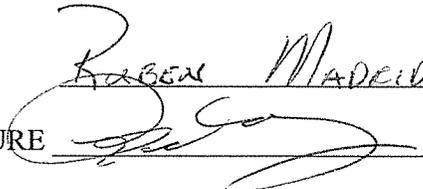
APPLICANT _____

SIGNATURE _____

WHEN APPLICABLE:

Date: 4-8-2010

AGENT Ruben Madrid

SIGNATURE 

Agent Authorization Form

I, Rev. Richard Tyson Porter owner of the property located at 14711 Ranch Road 12 Wimberley, Texas 78676 have authorized Javier Barajas, P.E. or Ruben Madrid, to represent and act on the behalf of the above referenced Corporation, Partnership, Entity or Individual for the sole purposes of preparing and submitting this Application for Variance and Development Site Plan Review Application to the City of Wimberley for the review and approval by said entity for the St. Mary's Parish Hall located at 14711 Ranch Road 12, Wimberley, TX 78676.

Signature: Rev. Richard Tyson Porter
Date: 4/5/2016

April 8, 2016

Mr. Don Ferguson
City of Wimberley
City Administrator
221 Stillwater
Wimberley, Texas 78676

**RE: St. Mary's Parish Hall
Request for Variance Letter - Attachment No. 2**

Dear Mr. Ferguson:

On behalf of our client, St. Mary's Catholic Church in Wimberley, I am requesting for a variance from the Zoning Ordinance 155.060 (D)(4) - *Maximum Building Footprint: 7,500 square feet.*

Dear Mr. Ferguson:

St. Mary Catholic Church is requesting a variance to allow for the construction of new Parish Hall consisting of an approximately 8,432 square foot building of which 7,700 square feet is air conditioned and the balance of space is a covered barbecue and serving area, not enclosed nor air conditioned. The purpose is to meet the current and future needs of the parish. Currently the site has four existing buildings plus the hall tied to the sanctuary. The existing buildings are three small single story residences that have been converted to office use. The sizes of the existing buildings are as follows: Hall 3,900 s. f., Sanctuary 4,300 s. f., Bldg. 1 400 s. f., Bldg. 2 2,650 s. f., Bldg. 3 1900 s. f. and Bldg. 4 1650 s. f.

The existing sanctuary is for the most part used for religious services. However, due to shortage of space it is also used for meetings. The existing parish hall, attached to the sanctuary is used for various functions, e.g., religious education, meetings, dinners, large gatherings under cover, and other activities.

Building number 1 is used exclusively by The Knights of Columbus, a Catholic organization under its own charter.

Building number 2 is the parish office building

Building number 3 is called The Raphael House and is used for meetings and religious education

Building number 4 is called the Badger House and is mostly for ministry use but also religious education

The current campus enclosed building spaces do not meet the parish's requirements. Clearly, it would be foolhardy to expand our existing facilities or build a new facility that would merely accommodate our current needs. Therefore, the Diocese of Austin has insisted that we provide adequate facilities to accommodate the considerable growth that is projected for the greater Wimberley area. The proposed Parish Hall building will accommodate (8) 20' x 20' meeting rooms. It has been designed to maintain a residential scale and fit visually on campus. Careful consideration was given to nestling the facility beneath the existing rock face/drop even more reducing the height while maintaining a humble presence.

There is not any foreseeable need for new construction at this site for the next 10 years.

Should you have any comments or concerns please feel free to contact me. I may be reached at (512) 749-0733 or by email at [REDACTED]

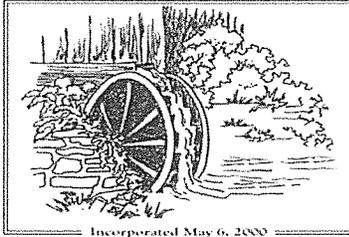
Sincerely,



Ruben Madrid

PROPERTY OWNER'S WITHIN 200 FEET

Owner	Parcel ID	Situs No.	Situs Street Name	Situs Street Suffix	Address	City	State	Zip
ALTICE, THERESA	R17508	14800	RR 12		1541 SCHARPE	HOUSTON	TX	77023
AYMOND GREGORY M BISHOP OF THE	R52889		PALOS VERDES	DR	Attr: BISHOP'S OFFICE OR CHANCELLOR - 6225 HWY 290 E	AUSTIN	TX	78723
AYMOND GREGORY M BISHOP OF THE	R52890	6	PALOS VERDES	DR	Attr: BISHOP'S OFFICE OR CHANCELLOR - 6225 HWY 290 E	AUSTIN	TX	78723
BALCONES BANK SSB	R26122		RR 12		P O BOX 17001	SAN ANTONIO	TX	78217-7001
BALCONES BANK SSB	R26124	14710	RR 12		P O BOX 17001	SAN ANTONIO	TX	78217-7001
BALCONES BANK SSB	R17521		RR 12		PO BOX 17001	SAN ANTONIO	TX	78217-7001
BALCONES BANK SSB	R26123		RR 12		P O BOX 17001	SAN ANTONIO	TX	78217-7001
BRADBURY, JUDITH E	R52707	21	PALOS VERDES	DR	P O BOX 1982	WIMBERLEY	TX	78676-1982
CRESCENDO ENTERPRISES INC	R48521	180	JOE WIMBERLEY	BLVD	P O BOX 349	WIMBERLEY	TX	78676-0349
DOWELL AMBER LEIGH	R52894		PALOS VERDES	DR	3 PALOS VERDES DR	WIMBERLEY	TX	78676-3603
DOWELL AMBER LEIGH	R134893	3	PALOS VERDES	DR	3 PALOS VERDES DR	WIMBERLEY	TX	78676-3603
FIEDLER KELLY ANN	R52703	1	EL SOL		1 EL SOL	WIMBERLEY	TX	78676
FLOREANI MICHAEL & ELIZABETH	R52892	10	PALOS VERDES	DR	10 PALOS VERDES DR	WIMBERLEY	TX	78676
GINDORF CHRIS & JOAN	R52746		PALOS VERDES		20 PALOS VERDES DR	WIMBERLEY	TX	78676
GINDORF, CYNTHIA	R52744	104	LA PAIS		104 LA PAIS DR	WIMBERLEY	TX	78676
GRACE, MICHELLE	R134895		PALOS VERDES	DR	P O BOX 2346	WIMBERLEY	TX	78676-2346
GRACE, MICHELLE	R52697	7	PALOS VERDES	DR	P O BOX 2346	WIMBERLEY	TX	78676-2346
GRACE, MICHELLE	R134894		PALOS VERDES	DR	P O BOX 2346	WIMBERLEY	TX	78676-2346
HILL COUNTRY CONVENIENCE & PETROLEUM LLC	R63428	15011	RR 12		2207 N CENTER ST	BONHAM	TX	75418-2112
LOCKWOOD TIM & BETTY	R52737	101	BLUE BIRD	LN	P O BOX 1031	WIMBERLEY	TX	78676-1031
MALLARD DAVID N & DARENDA W	R17164		JOE WIMBERLEY	BLVD	15 PALOS VERDES	WIMBERLEY	TX	78676
MALLARD NEAL & DARENDA W	R52701	15	PALOS VERDES	DR	P O BOX 144	WIMBERLEY	TX	78676-0144
MALLARD NEAL & DARENDA W	R52702	11	PALOS VERDES	DR	P O BOX 144	WIMBERLEY	TX	78676-0144
MCWILLIAMS JEFF & JUDITH	R52699		PALOS VERDES	DR	10 SHOOTING STAR PL	SPRING	TX	77381-6131
MULTIPLE OWNERS	R17537	100	CYPRESS CREEK	LN				
ROSSI RICHARD & LINDA	R52738	103	BLUEBIRD		103 BLUE BIRD LN	WIMBERLEY	TX	78676-3663
SIBLEY, KAREN E	R52736	16	LA BUENA VISTA		16 LA BUENA VISTA DR	WIMBERLEY	TX	78676-3630
THOMASON FUNERAL HOME INC	R48520	14700	RR 12		Attr: DWAYNE THOMASON - P O BOX 1609	SAN MARCOS	TX	78667-1609
VERITECH ENTERPRISES LLC	R52691	8	PALOS VERDES		5 BROOKHOLLOW DR	WIMBERLEY	TX	78676
VICTORIA BANK & TRUST	R48522	14650	RR 12		100 CONGRESS AVE STE 1900	AUSTIN	TX	78701-2750
VILLARET PAUL A & TERA C	R52700	13	PALOS VERDES	DR	13 PALOS VERDES DR	WIMBERLEY	TX	78676-3603
WESTERN MARC & KELLY	R52704		EL SOL		1 EL SOL CV	WIMBERLEY	TX	78676
WIMBERLEY WATER SUPPLY CORP	R52693	110	LA PAIS	DR	P O BOX 10	WIMBERLEY	TX	78676-0010
WIMBERLEY WATER SUPPLY CORP	R52776	110	LA PAIS	DR	P O BOX 10	WIMBERLEY	TX	78676-0010



City of Wimberley

221 Stillwater, P.O. Box 2027, Wimberley, Texas, 78676
Phone: (512) 847-0025 - Fax: (512) 847-0422

Steve Thurber, Mayor - Cindy Anderson, Mayor Pro-Tem
Council Members - Bob Dussler, Mac McCullough, Pam Showalter, John White
Don Ferguson, City Administrator

May 5, 2016

NOTICE OF PUBLIC HEARING

Re: **File No. BA-16-002**
Maximum Building Footprint Variance
14711 Ranch Road 12

Dear Property Owner:

You are receiving this letter because you own property within 200 feet of the above-referenced location.

The applicant, St. Mary's Catholic Church, has requested a variance from the City of Wimberley Code requirements relating to maximum building footprint on property located at 14711 Ranch Road 12, Wimberley, Texas. The City of Wimberley Zoning Board of Adjustment will consider this request at a public hearing on **Monday, May 16, 2016, at 6:00 p.m.** in the Wimberley City Hall, 221 Stillwater.

Because the granting of this request may affect your property, you are encouraged to participate in the zoning process. The public will be given an opportunity to speak during the hearing. If you wish to comment but are unable to attend, written comments may be submitted to the City Administrator prior to the meeting.

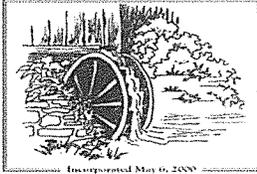
Additional information regarding the proposed zoning is available for public review at City Hall during normal business hours. Should you have questions, please contact the City Administrator at 512-847-0025.

CITY OF WIMBERLEY

**NOTICE OF
PUBLIC HEARING
(Request for Variance)**

Notice is hereby given that the City of Wimberley Board of Adjustment will hold a public hearing at the Wimberley City Hall on Monday, May 16, 2016, at 6:00 p.m. to consider the following: BA-16-002 – an application for a variance from the City of Wimberley Zoning Code requirements relating to maximum building footprint for a property located at 14711 Ranch Road 12, Wimberley, Texas. Following the public hearing, the Board of Adjustment will consider action regarding the subject variance request. Comments on this request from any member of the public may be presented in person or by mail (PO Box 2027) at City Hall prior to the hearing. The public will be granted an opportunity to speak at the hearings. Additional information concerning the proposed action is available for review at the Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

BOA Agenda Form



Date Submitted: May 13, 2016

Agenda Date Requested: May 16, 2016

Project/Proposal Title: CONSIDER POSSIBLE ACTION REGARDING AN APPEAL OF AN ADMINISTRATIVE DETERMINATION REGARDING GRANDFATHER STATUS OF A SHORT TERM RENTAL FACILITY LOCATED AT 401 ROCKY SPRINGS ROAD

Commission Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow the Board of Adjustment to hear an appeal of a determination made by the City Administrator regarding the grandfather status for an existing short-term rental facility located at 401 Rocky Springs Road.

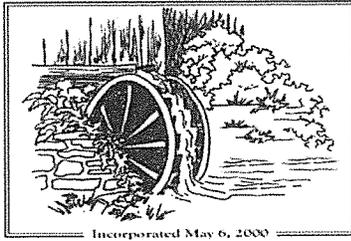
In February 2016, City staff launched a zoning enforcement effort to identify those existing short-term rental operations in the city that are in violation of the City's Zoning Code (the "Code"). In order to be in compliance with the Code, a short-term rental operation must have secured a Conditional Use Permit (the "CUP") from the City or a grandfather designation from the City as a pre-existing non-conforming use. To obtain grandfather status, a property owner must present evidence (affidavit, receipts, etc.) that their short-term rental has been in continuous operation since before April 5, 2001.

Considering the large number of non-compliant short-term rentals identified in the enforcement effort and the age of many of the short-term rental operations, on March 3, 2016, the City Council voted to modify the City's grandfather requirements to help bring the subject operations into compliance with the City Code. The modified policy adopted by City Council allows existing short-term rental facilities identified in the enforcement effort to obtain "grandfather" status if no complaint has been received by the City about the subject facility and the property owner has submitted a sworn affidavit to the City indicating the subject facility has been operated continuously for the five (5) years preceding the date of the affidavit.

Following adoption of the modified policy, the City received an affidavit on March 17, 2016, from Bruce and Carole Boatner stating their existing short-term rental facility at 401 Rocky Springs Road has been used on a continuous basis as a short-term rental facility for at least five (5) years. In addition, the Boatner's submitted copies of a rental activity report from their booking agent along with a letter from one (1) of their previous renters. Upon review of the information provided, and with no documentation of a previous complaint regarding the subject short-term facility, the City determined the modified grandfather requirements for the short-term rental had been met and the City Administrator issued a grandfather letter to the subject property owners on April 14, 2016. Attached is a copy of the referenced letter of determination.

On April 18, 2016, the City received a written appeal of the City Administrator's grandfather status determination from Mr. Sandy Wall. Attached is a copy of the subject appeal.

The Board of Adjustment has the authority to hear and decide an appeal that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of the City's Zoning Code. The Board may reverse or affirm, in whole or in part, or may modify the administrative official's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination. In effect, the Board has the same authority as the administrative official.



City of Wimberley

221 Stillwater , P.O. Box 2027, Wimberley, Texas 78676

Phone: (512) 847-0025 - Fax: (512) 847-0422

Steve Thurber, Mayor - Cindy Anderson, Mayor Pro-Tem

Council Members - Bob Dussler, Mac McCullough, , Pam Showalter, John White

Don Ferguson, City Administrator

April 14, 2016

Mr. Bruce Boatner
401 Rocky Springs Road
Wimberley, Texas 78676

Dear Mr. Boatner:

I am writing this letter in response to your request for grandfather status for an existing short-term rental facility located at 401 Rocky Springs Road, Wimberley, Texas.

Within the City of Wimberley (the "City"), there are short-term rental facilities that have been in existence and in continuous operation for more than five (5) years. Modified provisions adopted by the Wimberley City Council on March 3, 2016, allow such facilities to be grandfathered and continue operations, if no complaint has been received by the City about the subject facility and the property owner has submitted a sworn affidavit to the City indicating the facility has been operated continuously for the five (5) years preceding the date of the affidavit.

It is your contention that the above-mentioned short-term rental facility has been in operation at the subject location since before March 2011. The following information was provided to the City to support your claim:

- A copy of a letter from Bruce and Carole Boatner, dated March 17, 2016, indicating the subject residence was designed and built to be a short-term rental facility.
- Copies of activity reports from *SkyRun Vacation Rentals* relating to the short-term rental of the subject residence between 2014 to 2016.
- A copy of a letter from Aaron Rodrigue dated March 26, 2016, detailing his short-term rental history of the subject residence between 2008 and 2014.
- A sworn affidavit from Bruce Boatner certifying that they have owned the property located at 401 Rocky Springs Road, Wimberley, Texas, for at least five (5) years and have used the subject property on a continuous basis as a short-term rental facility.

Upon review of the information provided, and with no documentation of a complaint having been previously received by the City regarding the subject short-term rental facility, the City has determined the requirements have been met for the subject short-term rental facility to be deemed a pre-existing non-conforming use, also known as a grandfathered use.

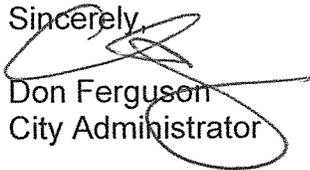
If the above-referenced short-term rental facility is expanded at any point in the future, a Conditional Use Permit (the "CUP") will be required.

Should the facility in the future be deemed detrimental or hazardous to the health, safety, or welfare of nearby residents or citizens, the City has the authority to take action to address such concerns or even eliminate the grandfather status altogether and require a CUP be obtained for the vacation rental facility to continue to operate.

Also, please be advised, in your operation of the subject short-term rental facility, you are prohibited from exceeding the maximum occupancy for the subject residence, as established by the previously issued septic permit for the residence.

I hope this information helps resolve your concerns. If you have any questions or need further information, please feel free to contact me at 512. 847.0025.

Sincerely,



Don Ferguson
City Administrator

Bruce and Carole Boatner
1042 Martin St
Houston, Texas 77018

March 30, 2016

Mr. Don Ferguson, City Administrator
City of Wimberley
221 Stillwater, P.O. Box 2027
Wimberley, Texas 78676

Dear Mr. Ferguson:

Attached is our affidavit and supporting documentation confirming that our house at 401 Rocky Springs was used continuously a vacation rental over the prior five years.

As additional support, I would like to note that we expressly designed the house over ten years ago for the express purpose of it being weekend/vacation rental house. The floor plan is not at all typical of a permanent residence in that it has only two bedrooms each with a private bathroom. The two bedroom "suites" are separated by a 15 feet long "owners' closet" which would be disproportionately large for a typical two bedroom house. I will be happy to provide you with a floor plan of the house if you think it would be helpful.

Our aim when we first bought the property in 2001 was to build a weekend house that we could rent to others to help pay for taxes, insurance, upkeep and other expenses and that is exactly what we did continuously after the house was completed well over five years ago. Initially, we rented the house informally by word of mouth and were unaware of any related taxes or reporting requirements. Beginning in January 2014, we contracted with a professional rental service, Skyrun Vacation Rentals, to manage the property.

Thank you so much for your guidance and support during the CUP process. Please let us know if you have any questions or concerns.

Sincerely,

Handwritten signatures of Bruce and Carole Boatner. The signature on the left is for Bruce Boatner and the signature on the right is for Carole Boatner.

Bruce and Carole Boatner

AFFIDAVIT

STATE OF TEXAS §

§

COUNTY OF HAYS §

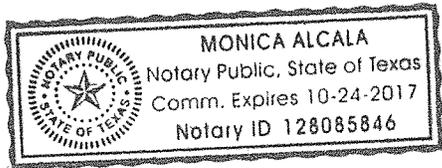
BEFORE ME, the undersigned notary public, appeared Bruce Boatner, known to me to be the person whose name is subscribed to the following instrument, and who having been duly sworn upon his oath deposed and stated as follows:

1. My name is BRUCE BOATNER. I am over 21 years of age and am a resident of HARRIS County, Texas. I have never been convicted of a felony. I am of sound mind, capable of making this Affidavit, and I have personal knowledge of the facts herein stated, and they are true and correct.
2. I am the owner of the following property:
401 ROCKY SPRINGS
WIMBERLEY, TEXAS
3. The property has been operated continuously as a (bed and breakfast lodging / vacation rental) for the five (5) years preceding the date of this affidavit.

FURTHER AFFIANT SAYETH NOT.

Bruce Boatner
BRUCE BOATNER
Printed Name: _____

SWORN TO AND SUBSCRIBED BEFORE ME on this 30 day of March, 2016, to certify which witness my hand and official seal.



Monica Alcala
NOTARY PUBLIC, STATE OF TEXAS
Printed Name: Monica Alcala
My commission expires: 10/24/17

March 26, 2016

To Whom it May Concern:

I, Aaron Rodrigue, residing at 19141 Grandview Point, Montgomery, Texas, hereby confirm that my wife, Melissa, and I rented the house at 401 Rocky Springs, Wimberley, Texas from Bruce and Carole Boatner on three separate weekends, the first during 2008 and the most recent during 2014. We paid the Boatners directly for the first two vacation rentals and paid their property manager, Skyrun, for the last vacation rental.

Melissa and I greatly enjoyed all of our prior stays and hope to rent the house again in the near future.

Please feel free to contact me directly should you require any additional information.

Sincerely,



Aaron Rodrigue



Carole Boatner
 1042 Martin
 Houston, TX 77018

Property Managed			
Property	Type	Payment Owner	Other Owners
STAR HOUSE	2 Bedroom	Carole Boatner	

Reservations with January 2016 Departures								
#	Type	Dates	Gross Rent	Cleaning	Other Charges	Tp	Commission	Net Due
407	Owner	12/26 - 1/3	\$0.00	\$70.00			\$0.00	-\$70.00
1606	Paying Guest	1/16 - 1/18	\$405.10	\$0.00			\$81.02	\$324.08
1456	Owner	1/28 - 1/31	\$0.00	\$70.00			\$0.00	-\$70.00
Total Due Primary Property Owner								\$184.08

Monthly Payment Summary					
Date	Property		Prev Balance	Stmt Total	New Balance
2/11/16	STAR HOUSE	Paid to you by ACH	\$0.00	\$184.08	\$184.08

Thank you for being a SkyRun Texas Hill Country client. Call us if you have any questions about this statement or about your property in the Hill Country.

Scott Teuton & Aaron Scott, Owners
 830.221.8344 | 512.753.2626

February 2016 Property Owner Statement



Carole Boatner
1042 Martin
Houston, TX 77018

Property Managed

Property	Type	Payment Owner	Other Owners
STAR HOUSE	2 Bedroom	Carole Boatner	

Reservations with February 2016 Departures

#	Type	Dates	Gross Rent	Cleaning	Other Charges	Tp	Commission	Net Due
1614	Paying Guest	2/12 - 2/15	\$675.00	\$0.00			\$135.00	\$540.00
1733	Paying Guest	2/19 - 2/21	\$400.00	\$0.00			\$80.00	\$320.00
1560	Owner	2/25 - 2/28	\$0.00	\$70.00			\$0.00	\$-70.00
Total Due Primary Property Owner								\$790.00

Other Charges/Credits(-)

Date	Frequency	Description	Amount
2/29/16	One Time	Coordinating Wimberley Conditional Use Permit Process	\$40.00
Total Other Charges/Credits(if -)			\$40.00

Monthly Payment Summary

Date	Property	Description	Prev Balance	Stmt Total	New Balance
3/14/16	STAR HOUSE	Paid to you by ACH	\$0.00	\$750.00	\$750.00

Thank you for being a SkyRun Texas Hill Country client. Call us if you have any questions about this statement or about your property in the Hill Country.

Scott Teuton & Aaron Scott, Owners
830.221.8344 | 512.753.2626

Subject: RE: Boatner Grandfather Status Documents

Date: Monday, April 18, 2016 4:06:43 PM Central Daylight Time

From: Wall, Sandy

To: Don Ferguson

Don,

I would like to formally request an opportunity to address the Zoning Board of Appeals regarding the grandfathering of the Boatner's weekend rental property.

My issues are that the majority of Rocky Springs residents oppose this weekend rental and I feel that it is in violation of the covenant filed with Hays County. The restrictions set forth in the covenant are our only protection from unwanted development that could affect our home values and the nature of our subdivision. I feel that any part of this covenant that is not vigorously defended will affect our ability to enforce any other part of it in the future.

I do not agree that one brief letter from a friend meets the burden of proof of five years of rentals. The letter vaguely states that the author rented this property from the Boatner's, but included no dates, cancelled checks, or any other form of documentation that such rentals took place. I feel that this does not meet any standard that this property has been operating as a weekend rental property for more than 5 years. I do agree there is substantial evidence the property has been a weekend rental for the past two years but that would not meet your grandfather time line.

I am very disappointed that the city would side against residents of Wimberley and in favor of non-residents who admittedly purchased property in our sub-division as a commercial venture. The city's own committee that looked into our protest voted overwhelmingly against it and one comment was, "I would not want that next to me". The term "Grandfathered" implies that someone is clearly operating in good faith or in compliance with existing rules and then the rules change and as a result they are no longer in compliance but allowed to continue. In this case the owners were never in compliance and operating in violation of the covenant and the City of Wimberley. They got caught but they are now allowed to continue as if they were operating legally and in compliance in the first place.

I look forward to the opportunity to express my objections before the Board.

Thank you for your assistance in the matter,

M. L. "Sandy" Wall

THE SAFARILAND GROUP | Director, Training Group
979-824-1597

**NOTICE OF
PUBLIC MEETING
(Grandfather Status Appeal)**

Notice is hereby given that the City of Wimberley Board of Adjustment will hold a meeting at the Wimberley City Hall on Monday, May 16, 2016, at 6:00 p.m. to consider the following: An appeal of the City Administrator's determination of grandfather status for a short-term rental property located at 401 Rocky Springs Road, Wimberley, Texas. Additional information concerning the proposed action is available for review at the Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

May 4, 2016

City of Wimberley
Board of Adjustments
FAX: 512-847-0422

Re: 401 Rocky Springs – appeal of grandfather status

Dear Board of Adjustments,

I would like to appeal the granting of grandfather status to Bruce and Carole Boatner, for a short-term rental facility located at 401 Rocky Spring Road, Wimberley, Texas. The basis of this appeal is that the Boatners do not meet the modified provisions adopted by the Wimberley City Council on March 3, 2016. The Boatners did not provided evidence/documentation substantiating that this facility/residence has been operated continuously for five (5) years preceding the date of Bruce Boatner's affidavit, March 30, 2016.

The Boatners provided copies of activity reports from SkyRun Vacation Rentals for short-term rental of the residence from January 2014 to February 2016. They also provided a copy of a letter from Aaron Rodrigue detailing his short-term rental of the residence three (3) times between 2008 and 2014, details below:

First rental – 2008: This date is irrelevant to any calculation of 5 years of continuous short term rental operation of the Boatner's residence. Payment made to the Boatners.

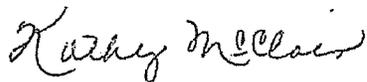
Second rental – date ?: Possibly occurring in 2011 or 2012 or 2013. Payment made to the Boatners.

Third rental – 2014: Payment made to SkyRun Vacation Rentals.

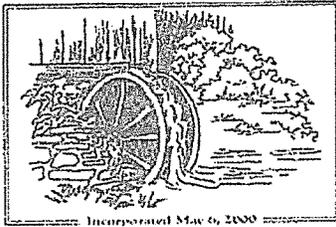
No other documentation evidencing rental of the facility/residence has been provided by the Boatners. The documentation submitted does not substantiate continuous operation of the residence as a short term rental for five years. Thus, the requirement of five years of continuous operations was not met.

Also, no consideration from the residence of the neighborhood was given in the granting of the grandfather clause. There was and still is an overwhelming majority of the neighbors who oppose short-term rentals in our deed restricted and zoning restricted residential neighborhood.

Thank you very much for your considerations,



Kathy McClain
301 Rocky Springs Road
Wimberley, Texas 78776
512.497.5896



City of Wimberley

221 Stillwater , P.O. Box 2027, Wimberley, Texas 78676

Phone: (512) 847-0025 - Fax: (512) 847-0422

Steve Thurber, Mayor - Cindy Anderson, Mayor Pro-Tem

Council Members - Bob Dussler, Mac McCullough, Pam Showalter, John White
Don Ferguson, City Administrator

April 14, 2016

Mr. Bruce Boatner
401 Rocky Springs Road
Wimberley, Texas 78676

Dear Mr. Boatner:

I am writing this letter in response to your request for grandfather status for an existing short-term rental facility located at 401 Rocky Springs Road, Wimberley, Texas.

Within the City of Wimberley (the "City"), there are short-term rental facilities that have been in existence and in continuous operation for more than five (5) years. Modified provisions adopted by the Wimberley City Council on March 3, 2016, allow such facilities to be grandfathered and continue operations, if no complaint has been received by the City about the subject facility and the property owner has submitted a sworn affidavit to the City indicating the facility has been operated continuously for the five (5) years preceding the date of the affidavit.

It is your contention that the above-mentioned short-term rental facility has been in operation at the subject location since before March 2011. The following information was provided to the City to support your claim:

- A copy of a letter from Bruce and Carole Boatner, dated March 17, 2016, indicating the subject residence was designed and built to be a short-term rental facility.
- Copies of activity reports from *SkyRun Vacation Rentals* relating to the short-term rental of the subject residence between 2014 to 2016.
- A copy of a letter from Aaron Rodrigue dated March 26, 2016, detailing his short-term rental history of the subject residence between 2008 and 2014.
- A sworn affidavit from Bruce Boatner certifying that they have owned the property located at 401 Rocky Springs Road, Wimberley, Texas, for at least five (5) years and have used the subject property on a continuous basis as a short-term rental facility.

Upon review of the information provided, and with no documentation of a complaint having been previously received by the City regarding the subject short-term rental facility, the City has determined the requirements have been met for the subject short-term rental facility to be deemed a pre-existing non-conforming use, also known as a grandfathered use.

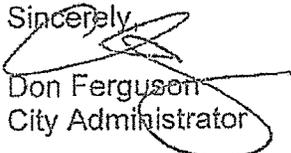
If the above-referenced short-term rental facility is expanded at any point in the future, a Conditional Use Permit (the "CUP") will be required.

Should the facility in the future be deemed detrimental or hazardous to the health, safety, or welfare of nearby residents or citizens, the City has the authority to take action to address such concerns or even eliminate the grandfather status altogether and require a CUP be obtained for the vacation rental facility to continue to operate.

Also, please be advised, in your operation of the subject short-term rental facility, you are prohibited from exceeding the maximum occupancy for the subject residence, as established by the previously issued septic permit for the residence.

I hope this information helps resolve your concerns. If you have any questions or need further information, please feel free to contact me at 512. 847.0025.

Sincerely,


Don Ferguson
City Administrator

AFFIDAVIT

STATE OF TEXAS

§
§
§

COUNTY OF HAYS

BEFORE ME, the undersigned notary public, appeared Bruce Boatner, known to me to be the person whose name is subscribed to the following instrument, and who having been duly sworn upon his oath deposed and stated as follows:

1. My name is BRUCE BOATNER. I am over 21 years of age and am a resident of HARRIS County, Texas. I have never been convicted of a felony. I am of sound mind, capable of making this Affidavit, and I have personal knowledge of the facts herein stated, and they are true and correct.
2. I am the owner of the following property:
901 ROCKY SPRINGS
WIMBERLEY, TEXAS
3. The property has been operated continuously as a (bed and breakfast lodging / vacation rental) for the five (5) years preceding the date of this affidavit.

FURTHER AFFIANT SAYETH NOT.



BRUCE BOATNER

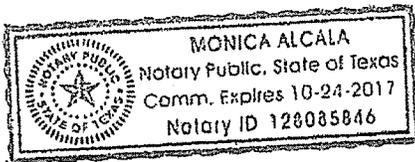
Printed Name: _____

SWORN TO AND SUBSCRIBED BEFORE ME on this 30 day of March 2016, to certify which witness my hand and official seal.

NOTARY PUBLIC, STATE OF TEXAS

Printed Name: Monica Alcala

My commission expires: 10/24/17



Bruce and Carole Boatner
1042 Martin St
Houston, Texas 77018

March 30, 2016

Mr. Don Ferguson, City Administrator
City of Wimberley
221 Stillwater, P.O. Box 2027
Wimberley, Texas 78676

Dear Mr. Ferguson:

Attached is our affidavit and supporting documentation confirming that our house at 401 Rocky Springs was used continuously a vacation rental over the prior five years.

As additional support, I would like to note that we expressly designed the house over ten years ago for the express purpose of it being weekend/vacation rental house. The floor plan is not at all typical of a permanent residence in that it has only two bedrooms each with a private bathroom. The two bedroom "suites" are separated by a 15 feet long "owners' closet" which would be disproportionately large for a typical two bedroom house. I will be happy to provide you with a floor plan of the house if you think it would be helpful.

Our aim when we first bought the property in 2001 was to build a weekend house that we could rent to others to help pay for taxes, insurance, upkeep and other expenses and that is exactly what we did continuously after the house was completed well over five years ago. Initially, we rented the house informally by word of mouth and were unaware of any related taxes or reporting requirements. Beginning in January 2014, we contracted with a professional rental service, Skyrun Vacation Rentals, to manage the property.

Thank you so much for your guidance and support during the CUP process. Please let us know if you have any questions or concerns.

Sincerely,

Handwritten signatures of Bruce and Carole Boatner. The signature on the left is 'Bruce Boatner' and the signature on the right is 'Carole Boatner'.

Bruce and Carole Boatner

March 26, 2016

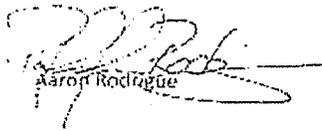
To Whom it May Concern:

I, Aaron Rodrigue, residing at 19141 Grandview Point, Montgomery, Texas, hereby confirm that my wife, Melissa, and I rented the house at 401 Rocky Springs, Wimberley, Texas from Bruce and Carole Boatner on three separate weekends, the first during 2008 and the most recent during 2014. We paid the Boatners directly for the first two vacation rentals and paid their property manager, Skyrun, for the last vacation rental.

Melissa and I greatly enjoyed all of our prior stays and hope to rent the house again in the near future

Please feel free to contact me directly should you require any additional information.

Sincerely,



Aaron Rodrigue

SkyRun Vacation Rentals -
Texas Hill Country
texashillcountry.skyrun.com

Unit Annual Summary Report
STAR HOUSE - 2015 & 2014
2 YEAR SUMMARY



Month	Previous Year (2014)			2015			Difference					
	Revenue	Nights	Avg/Nt	Revenue	Nights	Avg/Nt	Revenue	% Diff	Nights	% Diff	Avg/Nt	% Diff
Jan	\$700.00	4	\$175.00	\$2,000.00	11	\$181.82	\$1,300.00	-197.14%	-7	-175.00%	\$14.00	8.00%
Feb	\$2,275.52	14	\$162.61	\$1,400.00	7	\$200.00	\$-875.52	-38.50%	-7	-50.00%	\$57.39	27.99%
Mar	\$2,000.00	10	\$200.00	\$3,800.00	19	\$200.00	\$1,800.00	90.00%	9	50.00%	\$0.00	0.00%
Apr	\$2,940.00	15	\$196.00	\$4,300.00	22	\$195.45	\$1,360.00	46.26%	7	46.67%	\$-0.55	-0.28%
May	\$2,730.00	14	\$195.00	\$3,850.00	18	\$213.89	\$1,120.00	-41.03%	-4	-28.57%	\$18.89	9.65%
Jun	\$3,145.01	16	\$196.56	\$3,027.50	15	\$201.83	\$-117.51	-3.74%	-1	-6.25%	\$5.27	2.68%
6 Mo Total	\$13,791.53	73	\$188.93	\$18,457.50	92	\$200.63	\$4,665.97	33.83%	19	26.03%	\$11.70	6.19%
Jul	\$4,980.02	26	\$178.22	\$4,626.00	20	\$231.30	\$-354.02	-7.29%	-6	-28.57%	\$53.08	29.70%
Aug	\$2,950.01	17	\$173.53	\$2,065.00	9	\$229.44	\$-885.01	-30.00%	-8	-47.06%	\$55.91	32.22%
Sep	\$2,740.00	15	\$182.67	\$3,025.00	13	\$232.69	\$285.00	10.40%	-2	-13.33%	\$50.02	27.38%
Oct	\$1,937.51	10	\$193.75	\$2,217.80	12	\$184.82	\$280.29	14.47%	2	20.00%	\$-0.95	-0.49%
Nov	\$2,200.00	11	\$200.00	\$2,850.00	11	\$259.09	\$650.00	29.55%	0	0.00%	\$69.09	30.55%
Dec	\$0.00	0	N/A	\$950.00	4	\$237.50	\$950.00	N/A	4	N/A	\$237.50	N/A
6 Mo Total	\$14,817.54	81	\$182.93	\$15,733.80	69	\$228.03	\$916.26	6.18%	-12	-14.81%	\$45.10	24.65%
Year Total	\$28,615.07	164	\$174.52	\$34,191.30	141	\$242.50	\$5,576.23	19.50%	-23	-14.02%	\$200.00	11.43%

Month	Night Breakdown 2015										Total	Revenue Breakdown		
	Paying Guest	Owner Referral	Owner Friend	Owner	Owner Self-Cln	Unit Mt Hold	Building Mt Hold	Other	Comp	Long Term		Paying Guest	Owner Referral	Value Owner Use
Jan				7							7	\$2,080.00	\$0.00	\$1,323.64
Feb				7							7	\$1,400.00	\$0.00	\$1,400.00
Mar				4							4	\$3,800.00	\$0.00	\$800.00
Apr				6							6	\$4,300.00	\$0.00	\$0.00
May				4							4	\$3,850.00	\$0.00	\$1,283.33
Jun				4							4	\$3,027.50	\$0.00	\$807.33
6 Mo Total	92	0	0	28	0	0	0	0	0	0	120	\$18,457.50	\$0.00	\$5,614.30
Jul				3							3	\$4,626.00	\$0.00	\$893.90
Aug				3							3	\$2,065.00	\$0.00	\$688.33
Sep				4							4	\$3,025.00	\$0.00	\$930.77
Oct				4							4	\$2,217.80	\$0.00	\$739.27
Nov				3							3	\$2,850.00	\$0.00	\$777.27
Dec											4	\$950.00	\$0.00	\$0.00
6 Mo Total	69	0	0	17	0	0	0	0	0	0	86	\$15,733.80	\$0.00	\$3,829.54
Year Total	161	0	0	45	0	0	0	0	0	0	206	\$33,191.30	\$0.00	\$9,443.84

Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015	Jun 2015
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

Notes: The yellow columns at the top is the summary of revenue and nights for the year. Everything else is detail

*Value Owner Use = Theoretical value of the nights that the owner used. Does NOT represent rental income received by SkyRun or owner. Represents the amount of additional rental income that would have theoretically been received if the owner did not occupy the unit.

Res = reservation for paying guest
 Owner = owner reservation, needs regular clean
 Building Mt Hold = building undergoing maintenance and unit cannot be booked
 Long Term = Long Term Rental (monthly/nowbid)

Owner Referral = paying guest referred by an owner where SkyRun collects money and checks in guest
 Owner Self-Cln = owner reservation, owner cleans condo instead of typical clean
 Other = other type of reservation/booking/hold

Owner Friend = non-paying friend of owner
 Unit Mt Hold = specific unit undergoing maintenance and cannot be booked
 Comp = Complimentary Reservation

SkyRun Vacation Rentals -
Texas Hill Country
v2texashillcountry.skyrun.com

January 2016 Property Owner Statement



Carole Boatner
1042 Martin
Houston, TX 77018

Property Managed			
Property	Type	Payment Owner	Other Owners
STAR HOUSE	2 Bedroom	Carole Boatner	

Reservations with January 2016 Departures								
#	Type	Dates	Gross Rent	Cleaning	Other Charges	Tip	Commission	Net Due
407	Owner	12/26 - 1/3	\$0.00	\$70.00			\$0.00	\$-70.00
1606	Paying Guest	1/16 - 1/18	\$405.10	\$0.00			\$81.02	\$324.08
1456	Owner	1/28 - 1/31	\$0.00	\$70.00			\$0.00	\$-70.00
Total Due Primary Property Owner								\$184.08

Monthly Payment Summary						
Date	Property		Prev. Balance	Stmnt. Total	New Balance	
2/11/16	STAR HOUSE	Paid to you by ACH	\$0.00	\$184.08	\$184.08	

Thank you for being a SkyRun Texas Hill Country client. Call us if you have any questions about this statement or about your property in the Hill Country.

Scott Teuton & Aaron Scott, Owners
830.221.8344 | 512.753.2626

SkyRun Vacation Rentals -
Texas Hill Country
v2texashillcountry.skyrun.com

February 2016 Property Owner Statement



Carole Boatner
1042 Martin
Houston, TX 77018

Property Managed			
Property	Type	Payment Owner	Other Owners
STAR HOUSE	2 Bedroom	Carole Boatner	

Reservations with February 2016 Departures								
#	Type	Dates	Gross Rent	Cleaning	Other Charges	Tp	Commission	Net Due
1614	Paying Guest	2/12 - 2/15	\$675.00	\$0.00			\$135.00	\$540.00
1733	Paying Guest	2/19 - 2/21	\$400.00	\$0.00			\$80.00	\$320.00
1560	Owner	2/26 - 2/28	\$0.00	\$70.00			\$0.00	\$-70.00
Total Due Primary Property Owner								\$790.00

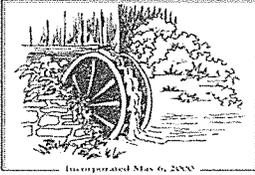
Other Charges/Credits(-)			
Date	Frequency	Description	Amount
2/29/16	One Time	Coordinating Wimberley Conditional Use Permit Process	\$40.00
Total Other Charges/Credits(If -)			\$40.00

Monthly Payment Summary					
Date	Property	Description	Prev Balance	Stmt Total	New Balance
3/14/16	STAR HOUSE	Paid to you by ACH	\$0.00	\$750.00	\$750.00

Thank you for being a SkyRun Texas Hill Country client. Call us if you have any questions about this statement or about your property in the Hill Country.

Scott Teuton & Aaron Scott, Owners
830.221.8344 | 512.753.2626

Board of Adjustment Agenda Item Form



Date Submitted: May 13, 2016

Agenda Date Requested: May 16, 2016

Project/Proposal Title: BOARD MEMBER REPORTS

Funds Required:

Funds Available:

Council Action Requested:

Ordinance

Resolution

Motion

Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow for reports to be presented by Board members and for future agenda item requests.