

items:

1. Application No. 211-01-038, Dave & Lee Williams, 200 Winn Valley, Room addition to a single family residence, R-2 zoning recommended by P&Z;
2. Application No. 211-01-042, Adam Hicks, 2620 & 2630 FM 3237, single family residence, R-2 zoning recommended by P&Z;
3. Application No. 211-01-043, Mike & Jan Jones, 303 & 305 CR1492, single family residence, R-2 zoning recommended by P&Z;

Councilman Brown moved to approve zoning as recommended by P&Z Commission for these three applications, Councilman Klepfer seconded, motion approved 5-0.

C. Application No. 211-01-045, John Cabler, 340, 400, & 410 Arrowlake, single family residence, R-2 zoning requested:

P&Z Commission Chair Fryer said this property is in a flood plain, set-back restrictions apply that are unworkable on these already-platted lots, and a Variance is required. The Council convened as the Wimberley Board of Adjustment. Walter Brown moved that the Board approve the Variance, calling Mr. Cabler's attention particularly to Sections 10.6 b.1 and 10.6 c. 1-5 of the Zoning Ordinance; Steve Klepfer seconded. Mr. Klepfer said he did not want Board members to lose sight of their objectives when they set up the restrictions for the Protected Waterway Overlay District. Board voted to approve Variance 5-0. Mayor Hewlett reconvened City Council; Councilman Manis moved to approve the requested zoning, Councilman Brown seconded, motion approved 5-0.

D. Application No. 211-01-046, Matt Manis, 206 Hub Drive, single family residence, R-2 zoning requested:

The Council convened as the Wimberley Board of Adjustment; Mr. Manis recused himself. Mr. Klepfer moved to approve a Variance of the Protected Waterway Overlay District, with attention to Zoning Ordinance Sections 10.6 b.1 and 10.6 c.1-5; Ms. Knies seconded, Board approved 4-0. Mayor Hewlett reconvened City Council, Councilman Manis recused himself. Councilman Brown moved approval of the requested zoning, Councilwoman Knies seconded, Council approved 4-0.

## 6. Variance Requests

Application No. 211-01-044, Jim Thompson, 220 South River, single family residence, R-2 zoning requested; Variance requested for Protected Waterway Overlay District:

The Council convened as the Wimberley Board of Adjustment. Mr. Brown moved to approve the Variance of the Protected Waterway Overlay District, Ms. Knies seconded, motion approved 5-0. Mayor Hewlett reconvened City Council. Councilman McGee moved to approve the requested zoning, Councilman Brown seconded, motion approved 5-0.

## 7. Subdivision Cases

Application No. 212-01-004, Steve Brown, 405 Flite Acres Road, request to subdivide 10.839 acres into three lots of 1.5, 1.5, and 7.839 acres for single family residences:

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