

City of Wimberley
City Hall, 221 Stillwater
Wimberley, Texas 78676
Planning & Zoning Commission
Minutes of Regular Meeting
May 26, 2016 at 6:00 p.m.

Meeting called to order at 6:00 p.m. by Acting Chair Charles Savino. Present were Commissioners John Urban, Tracey Dean (via videoconference), Austin Weeks, and Thad Nance.

Staff Present: City Administrator Don Ferguson and City Secretary Cara McPartland

Citizen Communications:

No citizen comments were heard.

1. Consent Agenda

Approval of minutes of the Regular Planning & Zoning Commission meeting on April 14, 2016.

Commissioner Nance moved to approve the minutes, as amended. Commissioner Urban seconded. Motion carried on a vote of 5-0.

2. Public Hearings and Possible Action

Hold a public hearing and consider making a recommendation to City Council regarding the proposed Preliminary Plat of 11.29 acres establishing Lots 1, 2 3 and 4 of the *Hacienda del Cielo Subdivision* located off West Spoke Hill Road, Wimberley, Hays County, Texas, and related variance requests from the City Subdivision Code requirements relating to lot shape and lot width and depth. (*City Administrator*)

City Administrator Ferguson explained the proposed plat would subdivide an 11.29 acre tract as follows: Lot 1 – 2.06 acres; Lot 2 – 4.57 acres; Lot 3 – 2.64 acres and Lot 4 – 2.02 acres. He noted the following: each lot has frontage along a 50-foot road easement; proposed zoning/use is Residential Acreage (RA)/residential; proposed subdivision will require the four (4) newly created lots to be zoned Rural Residential 1 (R-1); water supply will be obtained from on-site groundwater wells; and wastewater to be provided by on-site sewerage facilities. He advised that Lots 2 and 3 have a flag lot configuration, therefore, the property owner is seeking a variance from City Code Section 154.063(C) relating to lot shape. Because Lot 2 has 51.42 feet of road easement frontage and Lot 3 has less than 90 feet of road easement frontage, the property owner is seeking a variance from City Code Section 154.063(F) relating to lot width and depth. He stated the property owner is unable to meet the referenced Code

requirements due to the existing size and slope of the parent tract and recommended approval of the proposed Preliminary Plat and requested variances. City Administrator Ferguson said some neighbors have expressed concerns regarding access to Lot 2 from West Spoke Hill Road.

Chairman Savino opened the public hearing.

The property owner's representative, Kelly Kilber of BEC-LIN Engineering, concurred with staff's recommendation and offered to answer any questions.

Surrounding property owner, Gary Weeks, supports the subdivision, but expressed concerns regarding driveway access and drainage issues. Mr. Weeks advised that the property owner and his realtor have both indicated that use of the existing driveway for access will make the property easier to sell and encouraged the development of a road agreement to ensure access and proper maintenance, especially with potential for extra traffic.

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

Discussion addressed reasoning for the flag-shaped lots, Lot 2's access to West Spoke Hill Road, West Spoke Hill Road's status as a road that is not publicly maintained, and anticipated drainage flows.

Property owner, John Leckenby, provided historical information on his driveway's width, his neighbors' lack of objections regarding the flag-shaped lots and driveway access, and use of Mr. Leckenby's driveway as a preferred option.

City Administrator Ferguson suggested the addition of a restrictive covenant allowing access to Lot 2 from the driveway of Lot 3 in the proposed subdivision. Discussion addressed a possible road agreement among property owners, the need for inclusion of flow management in driveway drainage design, and possible restrictive covenant language that would allow access via Lot 3's driveway or through a joint road use agreement.

City Administrator Ferguson advised that a restrictive covenant could be drafted to present to Council allowing access to Lot 2 from the driveway of Lot 3 in the proposed subdivision.

Commissioner Urban moved to recommend approval of the Preliminary Plat, as proposed, including the requested variances, with the understand that the parties shall draft a restrictive covenant encouraging access for Lot 2 from the driveway of Lot 3. Commissioner Savino seconded. Motion carried on a vote of 4-0. Commissioner Weeks recused himself due to a conflict of interest.

Hearing no announcements or future agenda items, Chairman Savino called the meeting adjourned.

Adjourn at 6:37 p.m.

Recorded by:

Cara McPartland
Cara McPartland

These minutes approved the 9th of June, 2016.

APPROVED:



Charles Savino, Acting Chair

