

**City of Wimberley**  
City Hall, 221 Stillwater  
Wimberley, Texas 78676  
**Planning & Zoning Commission**  
Minutes of Regular Meeting  
November 10, 2011 at 6:30 p.m.

Meeting called to order by Chair Tracey Dean. Present were Commissioners Jean Ross, Charles Lancaster, Steve Klepfer, Tom Haley, and Rick Burleson. Commissioner Beth Mitchell was absent.

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 October 27, 2011.

Commissioner Ross moved to approve the minutes as presented. Commissioner Klepfer seconded. Motion carried on a vote of 5-0. Commissioner Lancaster abstained.

**2. Public Hearing and Consider Action**

Hold a public hearing and consider making a recommendation to City Council regarding an application for a Replat of Lot 16 of the Green Acres Subdivision, located at Wayside Drive and Green Acres Drive in the City of Wimberley's Extraterritorial Jurisdiction (ETJ), Hays County, Texas, creating two (2) lots, Lot 16A (3.373 acres) and Lot 16B (2.00 acres), along with variance requests relating to the City's lot configuration and lot line location requirements. (*Robert & Karen Webster, Applicants*)

City Administrator Ferguson reviewed the subject property's proposed subdivision into two (2) lots having areas of 3.373 acres (Lot 16A) and 2.00 acres (Lot 16B), with Lot 16A fronting Green Acres Drive and Lot 16B fronting Wayside Drive. He noted that both lots are within the service area of Wimberley Water Supply Corporation and wastewater will be provided by on-site sewerage facilities. As the lots are located in the ETJ, the tracts are not zoned.

Because neither of the proposed lots meets the required 1:5 average depth to average width ratio (in part due to the City's driveway location requirements) as required by City Code, a variance is being requested from the City's lot depth/width requirements. Additionally, he advised that the applicant is seeking a variance from lot line Code

requirements. Specifically, the facing of Lot 16B on Wayside Drive results in the rear lot line of Lot 16B being the side lot line of Lot 16A, which does not comply with City Code.

City Administrator Ferguson recommended approval of the Replat, as presented, along with the requested variances, provided the remaining review comment (relating to the format of the proposed Replat) from the City Engineer is addressed prior to filing of the Plat.

Discussion addressed the applicants' reasoning for the subdivision request, driveway requirements and possible driveway locations, intended uses, city/county subdivision procedures/requirements, and subject property access.

Commissioner Haley moved to recommend approval of the item, as presented, including the requested variances. Commissioner Ross seconded. Motion carried on a vote of 6-0.

### **3. Discuss and Consider Action**

- A. Discuss and consider possible action regarding a proposal to amend the City of Wimberley Zoning Code to allow, as a conditional use, home health facilities in certain zoning districts. (*City Administrator*)

City Administrator Ferguson reviewed provisions of the draft ordinance based on previous Commission direction.

Discussion addressed:

- Following italicized revision to §155.066(D)(1), relating to factors for review of conditional use permit (CUP) applications: "Permitted *and conditional* uses in the applicable zoning district;"
- Density of specific uses in applicable zoning districts (such as number of existing CUPs in certain areas)
- Revision of language in §155.066(E)(18) clarifying which individuals would be allowed to reside in a home health facility
- Zoning districts included in draft ordinance, including reasoning for inclusion of all commercial districts
- Current allowance of "Adult Day Care" (not 24-hour care) as a permitted use in commercial zoning districts
- Residential uses in commercial zoning districts

Commissioner Ross moved to approve the draft ordinance, as presented, including revisions as noted above. Commissioner Klepfer seconded. Motion carried on a vote of 6-0.

- B. Discuss and consider possible action regarding an action plan for the Commission's upcoming review of the City's Subdivision Code. (*City Administrator*)

After discussing problematic aspects of the current Subdivision Code and various options, agreement was reached to retain the existing framework and to chronologically review and rewrite the Code in a user-friendly format that addresses compliance and development issues. Platting procedures were agreed upon as a priority for Commission review and recommendation. City Administrator Ferguson asked that Commission members consider issues such as consistency with the Comprehensive Plan, development, water/wastewater, access, and limitations on the City's subdivision authority.

#### 4. Staff and Commission Reports

- Announcements
- Future Agenda Items

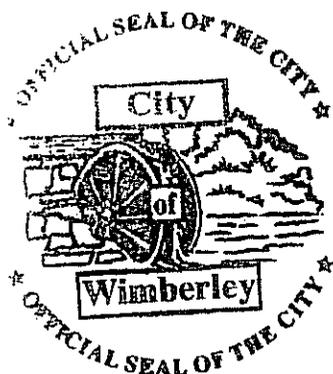
Hearing no announcements or future agenda items, Commissioner Ross moved to adjourn. Commissioner Lancaster seconded. Motion carried on a vote of 6-0.

**Adjourn at 7:20 p.m.**

Recorded by:

  
Cara McPartland

**These minutes approved the 8th of December, 2011.**



**APPROVED:**

  
**Tracey Dean, Chair**