

City of Wimberley
City Hall, 221 Stillwater
Wimberley, Texas 78676
Planning & Zoning Commission
Minutes of Regular Meeting
December 13, 2012 at 6:00 p.m.

Meeting called to order by Acting Chair Steve Klepfer. Present were Commissioners Beth Mitchell, Charles Lancaster, Lance Cawley, and Rick Burleson. Chair Tracey Dean and Commissioner Jean Ross were 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 November 8, 2012.

Commissioner Lancaster moved to approve the minutes, as presented. Commissioner Cawley seconded. Motion carried on a vote of 4-0. Commissioner Burleson abstained.

2. Public Hearing and Possible Action

Hold a public hearing and consider making a recommendation to City Council regarding an application for the Replat of Lots 1 and 2 of the WMT Subdivision located in the Extraterritorial Jurisdiction of the City of Wimberley, Hays County, Texas, and requested variances from Section 154.063(C) relating to lot shape criteria and Section 154.063(D)(3) relating to lot lines. (*Hays County & Paul Dunn, Applicants*)

City Administrator Ferguson reviewed the proposed subdivision which replats Lot 1 (4.122 acres) and Lot 2 (1.470 acres) to create three lots – Lot 1A (1.571 acres, Lot 1B (2 acres) and Lot 2A (2.099 acres). Lots 1A and 1B will obtain water supply from private water wells, while wastewater service for the two lots will be provided by on-site sewerage facilities. Lot 2A will not have utility service. He noted that the intended use of Lots 1A and 1B is commercial/retail, while the intended use of Lot 2A is public parking for the nearby Regional Hike and Bike Trail. Lot 1B and Lot 2A will have a joint-use access driveway off RM 3237 and access to Lot 1A will be from Winters Mill Parkway.

The applicant is seeking variances from Section 154.063(C) and Section 154.063(D)(3) of the City Code relating to lot shape criteria and lot lines, respectively. The size and

unusual configuration of the subject property make it impossible for the applicant to meet the required average depth to width ratio and lot line requirements. City staff recommended approval of the proposed replat and requested variances, as presented.

Acting Chair Klepfer opened the public hearing. Hearing no comments, Acting Chair Klepfer closed the public hearing.

Discussion addressed the proposed subdivision as a means to resolve parking issues along the Hike and Bike Trail, details of the current/proposed lot configuration, access drives, and possible future measures to ensure parking compliance.

Commissioner Lancaster moved to recommend approval of the item, as presented, which includes the requested variances. Commissioner Cawley seconded. Motion carried on a vote of 5-0.

3. Discussion and Possible Action

Discuss and consider action on issues relating to the platting and planning procedures of Chapter 154 Subdivision Control of the City of Wimberley Code of Ordinances. (*City Administrator*)

City Administrator Ferguson advised that this item will be continued until the Commission's next meeting on January 10, 2013. No vote was taken.

4. Staff and Commission Reports

- Announcements
- Future Agenda Items

Hearing no announcements or future agenda items, Commissioner Mitchell moved to adjourn. Acting Chair Klepfer called the meeting adjourned.

Adjourn at 6:15 p.m.

Recorded by:

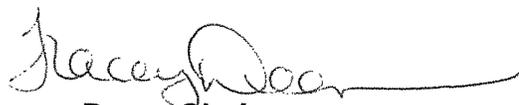


Cara McPartland

These minutes approved the 24th of January, 2013.



APPROVED:



Tracey Dean, Chair