

City of Wimberley
City Hall, 221 Stillwater, Wimberley, Texas
Minutes of Board of Adjustment Meeting
Monday, February 2, 2015 at 6:00 p.m.

The meeting was called to order at 6:04 p.m. by Chair P. Jason Aldridge. Board members present were Darin Maroni, Bill Cline, and Steve Gartside.

Staff members present: City Administrator Don Ferguson

1. Consent Agenda

Approval of minutes of the September 8, 2014 meeting of the Board of Adjustment.

Boardmember Cline moved to approve the minutes, as presented. Boardmember Maroni seconded. Motion carried on a vote of 4-0.

2. Public Hearing and Possible Action

- A. Public hearing and consider possible action on Case No. BA-15-001, a request for a variance to the City of Wimberley Zoning Code requirements relating to construction within a required front setback for a property zoned Single Family Residential 2 (R-2), located at 12 DeLuna Lane, Wimberley, Hays County, Texas. (*Robert and Heather Jackson, Applicants*)

City Administrator Ferguson reviewed the subject property's location, zoning/use, and proposed addition to existing single family residence. He advised that the proposed addition would be located on a pre-existing vacant slab that is attached to the west side of the residence. He stated that the slab encroaches ten (10) feet into the required forty (40) foot front setback and the addition would extend no further than the edge of the referenced existing slab. It was noted that, according to the applicants, there is no other location to construct the proposed addition due to the location of several large trees and a septic system. He cited City Code §155.037(D)(3), which prohibits construction, including buildings, parking areas, and driveways, except entry driveways and utilities, within the required setback area. City staff received one (1) written comment in support of the variance request and recommended approval.

Chairman Aldridge opened the public hearing

DeLuna Lane resident Bob Bullock provided background information, ownership history, and pre-existing, non-conforming conditions related to the subject property. He offered to answer any questions and expressed support for the variance request.

Chairman Aldridge closed the public hearing.

Boardmember Cline moved to approve the requested variance, 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.

Brief discussion established that the proposed addition will be one-story.

Boardmember Maroni seconded. Motion carried on a vote of 4-0.

3. Board Member Reports

- Announcements
- Future Agenda Items

Hearing no announcements or future agenda items, Chairman Aldridge called the meeting adjourned at 6:13 p.m.

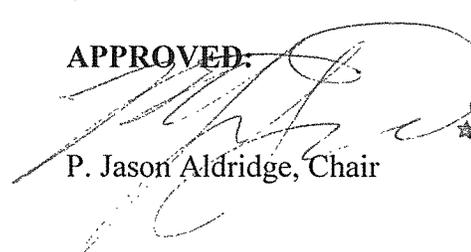
Adjourned at 6:13 p.m.

Recorded by:


Cara McPartland

These minutes approved on the 3rd day of August, 2015.

APPROVED:


P. Jason Aldridge, Chair

