

**City of Wimberley**  
City Hall, 221 Stillwater, Wimberley, Texas  
**Minutes of Board of Adjustment Meeting**  
Monday, March 7, 2016 at 6:00 p.m.

The meeting was called to order at 6:00 p.m. by Chair P. Jason Aldridge. Board members present were Dick Larson, Darin Maroni, Bill Cline, and Steve Gartside.

Staff members present: City Administrator Don Ferguson

**1. Consent Agenda**

Approval of minutes of the December 21, 2015 meeting of the Board of Adjustment.

Boardmember Larson moved to approve the minutes, as presented. Boardmember Maroni seconded. Motion carried on a vote of 5-0.

**2. Public Hearings and Possible Action**

Public hearing and consider possible action on Case No. BA-16-001, a request for a variance to the sections of the City of Wimberley Zoning Code relating to maximum building height for a property zoned Single Family Residential 2 (R-2) located at 150 Malone Drive, Wimberley, Hays County, Texas. (*Grady Burnette, Applicant*)

City Administrator Ferguson reviewed the subject property's location, zoning, and the applicant's plans to build a new two-story residence to replace a home damaged in the 2015 Memorial Day Weekend Flood. To comply with the City's Flood Prevention Ordinance, the lowest floor (including the basement) must be elevated at least one (1) foot above the Base Flood Elevation (BFE). The applicant is proposing to elevate the lowest floor of the new residence above both the BFE and the higher Advisory Base Flood Elevation (ABFE) issued by FEMA following the flood. As a result, the height of the new residence will be thirty-eight (38) feet, which is three (3) feet above the maximum allowable building height for a residence. He recommended approval of the variance, as requested.

Chairman Aldridge opened the public hearing.

Applicant Grady Burnette, representing the property owners (Hoffman River House LLC), introduced project architect Holly Arthur, and illustrated the need for the variance to exceed the maximum allowable building height by three (3) feet.

Discussion established that no opposition has been received on the variance request and one (1) audience member was present in support of the request.

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



Boardmember Larson moved to approve the requested variance, as presented, 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.

Boardmember Cline seconded. Motion carried on a vote of 5-0.

**3. Board Member Reports**

- Announcements
- Future Agenda Items

Hearing no announcements or future agenda items, Chairman Aldridge called the meeting adjourned at 6:08 p.m.

**Adjourned at 6:08 p.m.**

Recorded by:

*Cara McPartland*  
 Cara McPartland

These minutes approved on the 16<sup>th</sup> day of May, 2016.



**APPROVED:**

*[Handwritten Signature]*  
 P. Jason Aldridge, Chair