

**Village of Wimberley**  
City Hall, 12111 Ranch Road 12, Wimberley, Texas  
**Minutes of Board of Adjustment Meeting**  
Monday, March 26, 2007 at 6:30 p.m.

The meeting was called to order at 6:30 p.m. by Acting Chair Jason Aldridge.

Board Members present were Ron Freeman, Chuck Bursiel, and Bill Cline.

Board Member absent was Barry Tyler.

Staff present was Don Ferguson, Robert Ronson, Cindy Crosby, and Brenda Millender.

**A. Consent Items**

- Approval of minutes of the January 22, 2007 meeting of the Board of Adjustment.

Board Member Cline moved to accept the minutes of January 22, 2007. Motion was seconded by Board Member Freeman and motion passes on a vote of 3-0-1 (Board Member Bursiel abstained).

Acting Chair Aldridge stated that the applicant for Case No. BA-07-005 is not present yet, therefore Case No. BA-07-006 will be heard first.

**B. Public Hearing: Applications for Variances**

1. **BA-07-005** – Applicant, Wimberley Water Supply, 771 Wayside Drive, Wimberley, Texas.

The Village of Wimberley Board of Adjustment will consider a request for variances for 771 Wayside Drive for requirements as shown below:

- A. Section 155.057 (D) (4) (c) – Interior side yard setback

Robert Ronson stated that Wimberley Water Supply would like to expand the pumping station by adding another standpipe. The applicant is requesting a variance to the required 78 foot side yard setback in order to locate the new standpipe next to the current standpipe, which has a 9 foot side yard setback.

Acting Chair Aldridge opened the public hearing. Wimberley Water Supply Engineer, Joel Wilkinson, informed the Board that the location of the second standpipe is not negotiable because the hydraulic system will be interconnected. Mr. Wilkinson stated that the second standpipe is necessary to double water capacity, but also to be used while the other is being serviced. Acting Chair Aldridge closed the public hearing.

Board member Freeman made a motion to approve BA-07-005. Board member Bursiel seconded the motion. Following determination of findings of fact (attached), motion passes on a vote of 4-0.

**2. BA-07-006** – Applicant, Melanie Cagle, 14000 Ranch Road 12, Wimberley, Texas.

The Village of Wimberley Board of Adjustment will consider a request for variances for 14000 Ranch Road 12, for requirements as shown below:

A. Section 155.075 (H) (2) (a) – location of off-site parking space

Robert Ronson informed the Board that the Planning & Zoning Commission approved a change in use from retail only to allow a small restaurant contingent upon providing four required parking spaces within 150 feet of the property. The applicant is requesting a variance to allow the parking to be located 270 feet from the property connected by a sidewalk.

Acting Chair Aldridge opened the public hearing. Property owner, Joyce Tate spoke in favor of the application. Acting Chair Aldridge closed the public hearing.

Board member Freeman asked the applicant to explain the arrangement. Mrs. Cagle replied that she currently runs a retail shop and would like to provide a light lunch, soup, sandwiches and desserts. Mr. Freeman asked whether there had been a problem with parking. Mrs. Cagle replied that most of her customers are walking the square.

Board member Freeman made a motion to approve BA-07-005. Board member Cline seconded the motion. Following determination of findings of fact (attached), motion passes on a vote of 4-0.

**C. Announcements and Requests for Future Agenda Items**

No announcements or requests for future agenda items were heard.

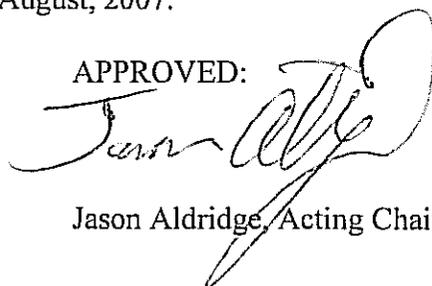
**D. Adjournment**

**Adjourn at 7:07 p.m.**

Recorded by Brenda Millender

These minutes approved on the 27<sup>th</sup> of August, 2007.

APPROVED:



Jason Aldridge, Acting Chair