

**City of Wimberley**  
City Hall, 221 Stillwater  
Wimberley, Texas 78676  
**Planning & Zoning Commission**  
Minutes of Regular Meeting  
August 25, 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 Bureson. Absent was Beth Mitchell.

Staff Present: City Administrator Don Ferguson.

**Citizen Communications:**

No citizen comments were heard.

**1. Consent Agenda**

Approval of minutes of the Regular Planning & Zoning Commission meeting on August 11, 2011.

Commissioner Ross moved to approve the minutes as presented. Commissioner Lancaster seconded. Motion carried on a vote of 6-0.

**2. Public Hearing and Consider Action**

- A. Hold a public hearing and consider making a recommendation to City Council regarding an application for a Preliminary Plan and Final Plat of 17.794 acres to be known as *The Williams Family Subdivision*, located at 11552 Ranch Road 12, Wimberley, Hays County, Texas, along with a variance request relating to the City's lot configuration requirements. (*Mike Williams, Applicant*)

City Administrator Ferguson reviewed the subject property's proposed subdivision into three (3) lots having areas of 6.727 acres (Lot 1), 3.467 acres (Lot 2), and 7.6 acres (Lot 3), with all three lots having frontage on Ranch Road 12 and Spoke Hollow Road. He noted that there is no right-of-way dedication associated with the proposed subdivision. All lots will be served by private water wells and on-site sewerage facilities. Because Lots 1, 2 and 3 do not have a rectangular configuration as required by City Code, a variance is being requested for the shape of Lot 2. Lots 1 and 3 are exempt from this requirement due to configuration of the parent tract. City Administrator Ferguson recommended approval of the Preliminary Plan and Final Plat, as proposed, along with the requested variance.

Resident Tinka Winn Eoff addressed the Commission in support of the proposed subdivision.

After brief a discussion, Commissioner Klepfer moved to recommend approval of the item, as presented, including the requested variance. Commissioner Haley seconded. Motion carried on a vote of 6-0.

- B. Hold a public hearing and consider making a recommendation to City Council on Case ZA-11-006, an application to amend the Wimberley Planned Development District (WPDD) with a base zoning of Rural Residential 1 (R-1), for property located at 11552 Ranch Road 12, Wimberley, Hays County, Texas to reflect a recent replat of the subject property. *(Mike Williams, Applicant)*

City Administrator Ferguson advised that prior to this meeting, the applicant requested withdrawal of his WPDD amendment application and submitted a request to change the subject property's zoning from WPDD with base R-1 zoning to Scenic Corridor (SC).

Commissioner Haley moved to recommend accepting the request to withdraw the case. Commissioner Lancaster seconded. Motion carried on a vote of 6-0.

### 3. Staff and Commission Reports

- Announcements
- Future Agenda Items

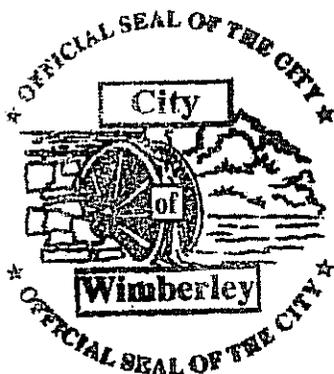
Hearing no announcements or future agenda items, the meeting was adjourned.

**Adjourn at 6:39 p.m.**

Recorded by:

Cara McPartland

These minutes approved the 8<sup>th</sup> of September, 2011.



APPROVED:

*Tracey Dean*

Tracey Dean, Chair