

**City of Wimberley**  
City Hall, 221 Stillwater  
Wimberley, Texas 78676  
**Planning & Zoning Commission**  
Minutes of Regular Meeting  
November 13, 2014 at 6:00 p.m.

Meeting called to order at 6:00 p.m. by Chair Tom Haley. Present were Commissioners Rick Millinor, Charles Savino, Thad Nance, and Rick Burleson. Commissioners Charles Lancaster and Tracey Dean were absent.

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 October 9, 2014.

Commissioner Savino moved to approve the minutes, as presented. Commissioner Burleson seconded. Motion carried on a vote of 5-0.

**2. Public Hearing and Consider Action**

Hold a public hearing and consider making a recommendation to City Council regarding an application to subdivide a portion of a 10.01 acre tract of real property located at 615 Sunset Drive, Wimberley, Hays County, Texas, establishing Lot 1, Boyles Home Subdivision, and requested variances from Section 151.20 (H)(3) of Ordinance No. 2009-050 relating to lot size multiplier and Section 154.008 relating to net site area calculation. (*Tom Boyles, Applicant*)

City Administrator Ferguson reviewed the proposed subdivision to create a 1.05 acre lot, which will require rezoning to Single Family Residential 2 (R-2). He noted the intended use of the newly created lot is residential, with water/wastewater to be provided by Wimberley Water Supply Corporation and on-site sewerage facilities, respectively. Due to the extreme topography of the proposed lot, the applicant is seeking the subject variances to allow for construction of a new home, which would not be allowed if the above referenced Code provisions were strictly enforced. He advised that to plat Lot 1 according to City Code, the required lot size would need to be twenty (20) acres due to the lot's calculated average slope of thirty-nine percent (39%).

Chairman Haley opened the public hearing.

The applicant's representative, Kelly Kilber, offered to answer any questions and spoke on the applicant's plans to address construction difficulties posed by the subject property's terrain.

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

Discussion included:

- Building height
- Case-specific variance requests for newly created lots
- Intended residential use
- Platting history of ten-acre tract
- Topographical challenges
- Possible revision of slope regulations to be less restrictive
- Existing steep slope development
- Building plans/permitting
- Cut and fill provisions
- Implications for possible future development on remaining unplatted 8.96 acres of original tract, should it be subdivided
- Erosion control as part of development process
- Factors such as cost, access, and safety as challenges to steep slope development

Commissioner Savino moved to recommend approval of the item, as presented, which includes the variances, as requested. Commissioner Millinor seconded.

Chairman Haley called for a vote as follows: Commissioner Millinor, aye; Commissioner Savino, aye; Commissioner Nance, aye; Commissioner Burleson, nay; and Chairman Haley, aye. Motion carried on a vote of 4-1, with Commissioner Burleson's vote against based on concerns related to the granting of variances for newly created lots.

Discussion followed on the need for future consideration of revisions to Code requirements for steep slope development.

### **3. Discussion and Possible Action**

Discuss and consider action regarding possible changes to Chapter 154 Subdivision Control of the City of Wimberley Code or Ordinances. (*City Administrator*)

City Administrator Ferguson reviewed past discussions of the Subdivision Code and requested direction on review procedures. Discussion favored an approach that would initially focus on establishing undesired types of development. Other discussion topics included sustainability, incentivizes/disincentives, water resources, and future workshop scheduling.

**4. Staff and Commission Reports**

- Announcements
- Future Agenda Items

City Administrator Ferguson advised the Commission's next meeting is scheduled for December 11, 2014.

Hearing no further announcements or future agenda items, Chairman Haley called the meeting adjourned.

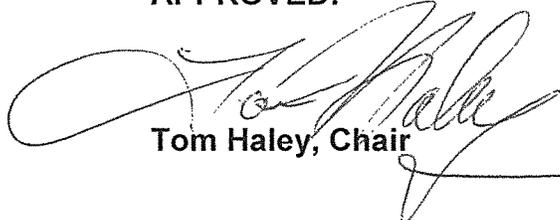
**Adjourn at 7:08 p.m.**

Recorded by:

  
Cara McPartland

**These minutes approved the 8<sup>th</sup> of January, 2015.**

**APPROVED:**

  
**Tom Haley, Chair**

