

City of Wimberley
City Hall, 221 Stillwater
Wimberley, Texas 78676
Planning & Zoning Commission
Minutes of Regular Meeting
December 8, 2011 at 6:30 p.m.

Meeting called to order by Chair Tracey Dean. Present were Commissioners Beth Mitchell, Jean Ross, Charles Lancaster, Steve Klepfer, Tom Haley, and Rick Burleson.

Staff Present: City Administrator Don Ferguson and City Secretary Cara McPartland

Citizen Communications:

No citizen comments were heard.

1. Consent Agenda

Approval of minutes of the Regular Planning & Zoning Commission meeting on November 10, 2011.

Commissioner Ross moved to approve the minutes as presented. Commissioner Klepfer seconded. Motion carried on a vote of 7-0.

2. Public Hearing and Consider Action

Hold a public hearing and consider making a recommendation to City Council on Case #CUP-11-005, an application for a conditional use permit (CUP) to allow for a secondary residential structure on a 4.43 acre tract of land, which is zoned Rural Residential 1 (R-1), located at 400 Hillview, Wimberley, Hays County, Texas. (*Brandon Namken, Applicant for Jeffrey & Cynthia Anderson, Property Owners*)

City Administrator Ferguson reviewed the subject property's location, zoning, and proposed structures, which will be consistent with the architectural style of the surrounding neighborhood. It was noted that one of the structures to be built will serve as a primary residence, while the secondary structure will serve as guest quarters. Both structures will comply with height requirements and there are no plans to use the guest quarters for use as bed and breakfast/vacation rental facilities. Inquiries were received from surrounding property owners about the structures' design, but no opposition was expressed. City Administrator Ferguson recommended approval and noted that a public hearing will be held at the December 12, 2011 Board of Adjustment meeting to consider a variance request to allow for a setback encroachment for one of the proposed structures.

No public comments were heard.

Discussion addressed topography of the subject property's building site, need for variance request, road easement(s), and wet weather creek.

Commissioner Ross moved to recommend approval of the item, as presented. Commissioner Klepfer seconded. Motion carried on a vote of 7-0.

3. Discuss and Consider Action

Discuss and consider issues relating to the Platting and Planning Procedures of Chapter 154 Subdivision Control of the City of Wimberley Code of Ordinances. (*City Administrator*)

Discussion addressed sections related to administrative issues, types/definitions of plats, types of plans, classifications of plats, formatting, and incorporation of certain Local Government Code provisions. No vote was taken on this item.

4. Staff and Commission Reports

- Announcements
- Future Agenda Items

City Administrator Ferguson reminded the Commission that beginning January 12, 2012, Planning & Zoning meetings will begin at 6:00 p.m., rather than 6:30 p.m. He noted that the Commission will meet at 6:30 p.m. on December 22, 2011.

Hearing no further announcements or future agenda items, Commissioner Ross moved to adjourn. Commissioner Mitchell seconded. Motion carried on a vote of 7-0.

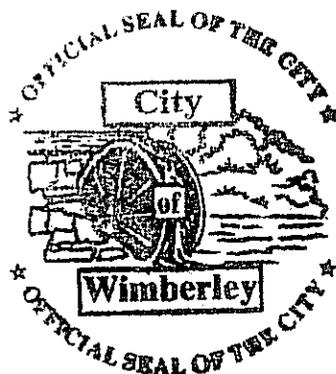
Adjourn at 6:51 p.m.

Recorded by:

Cara McPartland

Cara McPartland

These minutes approved the 22nd of December, 2011.



APPROVED:

Tracey Dean

Tracey Dean, Chair