



# City of Wimberley

221 Stillwater, Wimberley, Texas 78676

**REGULAR BOARD OF ADJUSTMENT MEETING**  
**WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS**  
**221 STILLWATER, WIMBERLEY, TEXAS 78676**  
**THURSDAY, JULY 24, 2025 - 6:00 PM**

## **AGENDA**

1. **CALL TO ORDER**                      July 24, 2025, at 6:00 PM
  
2. **CALL OF ROLL**
  
3. **CITIZENS COMMUNICATIONS**  
*This provides an opportunity for the citizens to comment on agenda and non-agenda items in advance of the regular business of the Board of Adjustment. Those wishing to speak must sign-in before the meeting begins and observe a three-minute time limit when addressing the Board. Speakers will have one opportunity to speak during the time period. Comments from speakers should not be directed towards any specific member of the Board or City staff. Comments should not be accusatory, derogatory or threatening in nature.*
  
4. **MINUTES**
  - 4.1. Approval of minutes from the April 17, 2024 meeting of the Board of Adjustment.
  
5. **DISCUSSION AND POSSIBLE ACTION**
  - 5.1. Consider the appointment of a Chairperson to the Board of Adjustment with a term ending June 30, 2026.
  - 5.2. Consider the appointment of a Vice-Chairperson to the Board of Adjustment with a term ending June 30, 2026.
  
6. **PUBLIC HEARING AND POSSIBLE ACTION**
  - 6.1. Hold a public hearing and consider possible action regarding case BOA-25-001, a request for a variance to allow for an encroachment into the dominant street setback of a property located at 212 Loma Vista, Wimberley, Texas.
  - 6.2. Hold a public hearing and consider possible action to grant two variances to permit the construction of an external neon roof sign that exceeds the size limit and is a prohibited sign type allowed by the City of Wimberley Sign Ordinance at a property located at 9595 Ranch Roach 12, Wimberley, Texas.
  
7. **BOARD MEMBER REPORTS**
  - 7.1. Announcements

7.2. Future Agenda Items

8. **ADJOURNMENT**

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. The members of the boards, commissions and/or committees may be permitted to participate in discussion on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

**CERTIFICATION**

I hereby certify the above Notice of Meeting was posted on the bulletin board at Wimberley City Hall, a place convenient and readily accessible to the general public at all times, and to the City's website, [www.cityofwimberley.com](http://www.cityofwimberley.com), in compliance with Chapter 551, Texas Government Code, on Monday, July 21, 2025 by 12:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.



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Nathan Glasier  
Planning and Development Coordinator

The City of Wimberley is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact City Secretary Tammy Heller at (512) 847-0025 two business days in advance of the meeting for appropriate arrangements.





# City of Wimberley

221 Stillwater, Wimberley, Texas 78676

## REGULAR BOARD OF ADJUSTMENT MEETING

WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS  
221 STILLWATER, WIMBERLEY, TEXAS 78676

WEDNESDAY, APRIL 17, 2024 - 5:30 PM

## MINUTES

### **1. CALL TO ORDER**

The meeting was called to order at 5:30 PM on April 17, 2024.

### **2. CALL OF ROLL**

Brian Woodward conducted a roll call. JoKathryn Quinn, Edward Davis (filling in for Tom Gordon), Tim Dodson, and Brian Woodworth were present. Pam Tise was noted as absent, but arrived at 5:50 p.m.

### **3. CITIZENS COMMUNICATIONS**

There were no citizen communications at this time. The chair decided to wait until the specific agenda item to allow public comments.

### **4. MINUTES**

#### **4.1 Approval of Minutes from the September 25, 2023 meeting of the Board of Adjustment.**

The chair, Brian Woodward, called for a motion to approve the minutes from the September 25, 2023 meeting. There was a brief discussion about whether all members could vote on the minutes, even if they weren't present at the previous meeting. Nathan Glaiser clarified that it was ministerial and all could vote. The motion was put to a vote.

*Motion: To approve the minutes from the September 25, 2023 meeting of the Board of Adjustment, made by JoKathryn Quinn, seconded by Tim Dodson. The motion passed unanimously.*

### **5. DISCUSSION AND POSSIBLE ACTION**

#### **5.1 Hold A Public Hearing and consider possible action regarding Case No. BA-24-001**

Nathan provided background information on the case. He explained that the property at 108 Hub Drive is located off Flight Acres on the Blanco River, is 0.828 acres, and is zoned single-family residential 2. The setback requirement for interior side yards is 10 feet. The applicants wish to demolish an existing building on the property line and build a new structure that would encroach on the setback by approximately 8 feet.

The chair opened the public hearing at 5:46 PM.

Jimmy Salter, the applicant, presented his case. He explained that his company, Hootside Away, buys and improves properties. The property in question is in poor condition and nearly uninhabitable. Salter stated that the lot is skinny and long, with about a third of it undevelopable due to a cliff. He explained that relocating the structure isn't feasible due to septic field requirements. They are requesting a variance to push the current building back to be at least 2 feet away from the property line.

Board members asked questions about the age of the house, flood history, and previous modifications. Salter and his associate, Steven Kennedy, provided answers, noting that the house was built around 1984-1986 and had experienced flooding.

Victoria Hill, a neighbor, expressed concerns about the proposed structure's proximity to their septic system and property line. She worried about potential sewage leakage and safety issues.

Malone Hill, another neighbor, voiced opposition to the variance, citing concerns about property value and the precedent it might set.

The applicant clarified their plans and the limitations they face due to the lot's size and shape.

The public hearing was closed at 6:11 PM.

The board then discussed the six criteria for granting a variance as outlined in the zoning code. After careful consideration of each criterion, the board members concluded that the application did not meet all the necessary requirements for approval.

*Motion: To deny the application for variance in Case No. BA-24-001 made by Edward Davis, seconded by JoKathryn Quinn. The motion passed unanimously, with all board members voting to deny the variance request.*

## **6. BOARD MEMBER REPORTS**

### **6.1 Announcements**

There were no announcements from board members.

### **6.2 Future Agenda Items**

No future agenda items were proposed.

### ***Adjournment***

*Motion to adjourn the meeting made by JoKathryn Quinn, seconded by Pam Tise. The motion passed unanimously. The meeting was adjourned at 6:30 p.m.*

**RECORDED BY:**

\_\_\_\_\_  
BOA Staff Liaison

**APPROVED BY:**

\_\_\_\_\_  
BOA Chairperson





<b>AGENDA ITEM:</b>	<b>BA-25-001</b>
<b>SUBMITTED BY:</b>	Nathan Glaiser, ACM / Development Director
<b>DATE SUBMITTED:</b>	July 1 <sup>st</sup> 2025
<b>MEETING DATE:</b>	July 24 <sup>th</sup> 2025

# REPORT

## ITEM

The applicant, Wayne Latchford (representing owner Al Sander), has requested a variance from the Dominant Street Setback requirement Section 9.03.074(d)3(a) that restricts building within 30ft of the front property line for a property located at 212 Loma Vista. This property is along the Blanco River and is within the 100-year floodplain. The applicant is seeking to build closer to the road where the land is higher in elevation and less susceptible to flooding. The applicant is seeking a 10ft encroachment to maintain a building setback line of 20ft from the property line along the street.

## PROPERTY INFORMATION

### Property Description

<b>Applicant(s):</b>	Wayne Latchford
<b>Property Address:</b>	212 Loma Vista
<b>Property Owner:</b>	Al Sander
<b>Legal Description:</b>	The Point Lot 6R
<b>Property Size:</b>	.932 acres
<b>Existing Use of Property:</b>	Vacant lot
<b>Existing Zoning:</b>	Single Family Residential 3
<b>Proposed Use of Property:</b>	Residential
<b>Request:</b>	10ft encroachment into dominant street setback
<b>Planning Area:</b>	II
<b>Overlay District:</b>	Protected Waterway

### Surrounding Property:

**Frontage:** Loma Vista

Surrounding Zoning & Land Use	Current Zoning:		Existing Land Use:
	North of Property	R3	Residential
South of Property	R2	Residential	
East of Property	R3	Residential	

**COMMENTS**

Staff has received one comment from a neighboring property that has no objection to the request.

**LEGAL NOTICE**

**Surrounding Neighbor Notification Letters (200’):** July 9, 2025  
**Published Legal Notice (Wimberley View):** July 10, 2025

**CRITERIA FOR CONSIDERATION**

When considering granting a variance, the Board should consider the following criteria from the Wimberley Code of Ordinances Section 9.03.254 (f)(3):

- (A) That there are special circumstances or conditions affecting the property involved such that the strict application of the provisions of this article would (i) deprive the applicant of the reasonable use of the property; and (ii) create an unnecessary hardship in the development of the property;
- (B) That such circumstances or conditions are (i) not self-imposed; (ii) not based solely on economic gain or loss; and (iii) do not generally affect most properties in the vicinity of the property;
- (C) The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
- (D) The variance if granted will not:
  - (i) Adversely affect the public health, safety or welfare;
  - (ii) Be contrary to the public interest; and
  - (iii) Be injurious to or adversely affect the orderly use of other property within the area.
- (E) The property involved is otherwise in compliance with all other applicable city ordinances, rules, and regulations; and
- (F) The granting of the variance will be in harmony with the spirit and purpose of this article.

**ATTACHMENT/S**

- Application for Variance
- Application Attachments

**FOR OFFICIAL USE ONLY**

APPLICATION DATE: \_\_\_\_\_ FILE NO. \_\_\_\_\_

HEARING DATE: \_\_\_\_\_ PLANNING AREA: \_\_\_\_\_ ZONING: \_\_\_\_\_

VARIANCE FEES: \$ \_\_\_\_\_ DATE PAID: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_

## City of Wimberley APPLICATION FOR VARIANCE

**OWNER/AGENT INFORMATION**

1. Owner's Name: Al Sander Home Phone: ( ) \_\_\_\_\_  
 Business Phone: ( ) \_\_\_\_\_  
 Cell Phone: (512) 940-1831  
 Fax: ( ) \_\_\_\_\_

Current Mailing  
 Address: P.O. Box 139 City Wimberley State TX Zip 78676  
 Email: [REDACTED]

2. Agent's Name: Wayne Latchford Business Phone: ( ) \_\_\_\_\_  
 (Must be accompanied by letter of authorization from owner) Cell: (512) 470-4914

Current Mailing  
 Address: 14800 RR 12 City Wimberley State Tx Zip 78676  
 Email: [REDACTED]

**PROJECT DATA**

1. Property ID#: R 62858 (Appears on your Tax Statement) Present Zoning: \_\_\_\_\_  
 Street Address of Project: 212 Loma Vista Wimberley, Texas 78676  
 (Note: If you do not have an assigned street address, please call 512-393-2160 Directions to Project)  
 Subdivision: The Point Lot: 6R Block: \_\_\_\_\_ Recorded in Vol. \_\_\_\_\_ Page \_\_\_\_\_

2. IS PROPERTY IN AN OVERLAY DISTRICT? YES \_\_\_\_\_ NO \_\_\_\_\_ UNKNOWN \_\_\_\_\_  
 TYPE OF OVERLAY ZONE(S) (if applicable) \_\_\_\_\_

**Project Data (Continued)**

3. FLOOD PLAIN (What, if any, flood zone does your property Occupy?): AE

4. WASTEWATER SYSTEM:  Septic;  Aqua Utility;  GBRA  
HAYS COUNTY SEPTIC PERMIT NUMBER (if applicable): \_\_\_\_\_

5. Directions to your Project: Ranch Road 12 to River Road  
then left on Loma Vista travel approximately 1/4 mile,  
the property is on the right.

Please clearly mark your property so it is easily identifiable.

**SPECIFIC SECTIONS OF ZONING ORDINANCE NO. 2001-010 FOR WHICH A VARIANCE IS REQUESTED:**

Refer to survey, 30' BSL per ZR

**REASON FOR NEED OF VARIANCE (Attach separate sheet if necessary)**

The property has a steep bluff formed by the Blanco River  
that impedes the site's buildable area. This bluff highly  
restricts a house footprint. Many of the homes along Loma Vista  
are setback much less that the 30 ft. per the current zoning  
restriction. The applicant is requesting a setback variance  
of 10 ft., moving the setback requirement to 20 ft. vs. 30 ft.

**ACKNOWLEDGMENT OF EXISTING  
Subdivision Plat Notes, Deed Restrictions Restrictive Covenants  
and/or Zoning Conditional Use Permits**

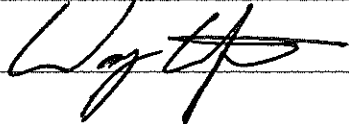
I, the Applicant herein, have checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permits prohibiting certain uses and/or requiring certain development restrictions (for example, height, access, screening) on the property for which a variance is now being considered on my behalf.

If a conflict should result with the request I am submitting to the City of Wimberley due to subdivision plat notes, deed restrictions, restrictive covenants and/or which do not conform with the City ordinances, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of subdivision plat notes, deed restrictions, restrictive covenants and/or zoning ordinances.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permit information, which may apply to this property.

Date: \_\_\_\_\_ APPLICANT \_\_\_\_\_  
SIGNATURE \_\_\_\_\_

WHEN APPLICABLE:


Date: 7/1/2025 \_\_\_\_\_  
AGENT Wayne Latchford  
SIGNATURE 

**SITE INSPECTION AUTHORIZATION**

Applicant/owner, or Applicant's authorized agent, hereby authorizes the City of Wimberley Board of Adjustment Members and City representatives to visit and inspect the property for which this application is being submitted.

Date: \_\_\_\_\_ APPLICANT \_\_\_\_\_  
SIGNATURE \_\_\_\_\_

WHEN APPLICABLE:

Date: 7/1/2025 \_\_\_\_\_  
AGENT Wayne Latchford  
SIGNATURE 

**Letter of authorization from owner  
212 Loma Vista, Wimberley TX**

**Property:** 212 Loma Vista, Wimberley TX 78676

**Owner:** Al Sander

**Applicant/Agent:** Wayne Latchford

I, Al Sander, hereby certify that I am the owner of the above described property. I am respectfully requesting approval of the Application for Variance. I hereby authorize the Applicant/Agent, Wayne Latchford, listed on this application to act on my behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

AL SANDER

Printed name

Al Sander

Signature

7-1-25

Date

**SUBMITTAL CHECKLIST**

**TO ENSURE THAT YOU HAVE COMPLIED WITH THE VARIANCE APPLICATION REQUIREMENTS, REVIEW THE FOLLOWING LIST. GRANTING OF A VARIANCE IS CONDITIONAL ON MEETING THE FOLLOWING REQUIREMENTS:**

**FAILURE TO COMPLY WITH THE REQUIREMENTS MAY CAUSE A DELAY IN PROCESSING YOUR APPLICATION.**

- Complete "Application for Variance"
- Provide plat map of property to which variance applies.
- Provide names and addresses of property owners within 200 feet of any portion of Applicant's property.
- Provide a legal description of the property to which variance applies.
- Sign/date Submittal Verification form.
- Sign/date Site Inspection Authorization form.
- Sign/date Acknowledgement Form.
- Pay Variance Fee (this fee is based on the cost of services incurred by the City of Wimberley in reviewing, processing and recording this variance request).
- Applicant agrees to attend the Board of Adjustment Public Hearing.
- I have reviewed the Conditions Required and believe they are met:** (Wimberley Zoning Ordinance No. 2001-010, Section 10) No variance shall be granted without first giving public notice and conducting a public hearing on the variance request in accordance with Section 10.8, and unless the Board of Adjustment makes specific, written findings of fact as follows:

1. That there are special circumstances or conditions affecting the property involved such that the strict application of the provisions of the Zoning Ordinance would (a) deprive the applicant of the reasonable use of the property; and (b) create and unnecessary hardship in the development o the property; and
2. That such circumstances and 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.
3. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
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;

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.

**Special Circumstances:**

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**SUBMITTAL VERIFICATION AND/OR WAIVER OF APPEARANCE**

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me, my firm, or agent, may delay the review of the Application.

Date: \_\_\_\_\_

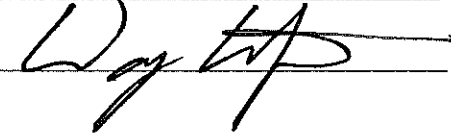
APPLICANT \_\_\_\_\_

SIGNATURE \_\_\_\_\_

WHEN APPLICABLE:

Date: 7/1/2025

AGENT Wayne Latchford

SIGNATURE 

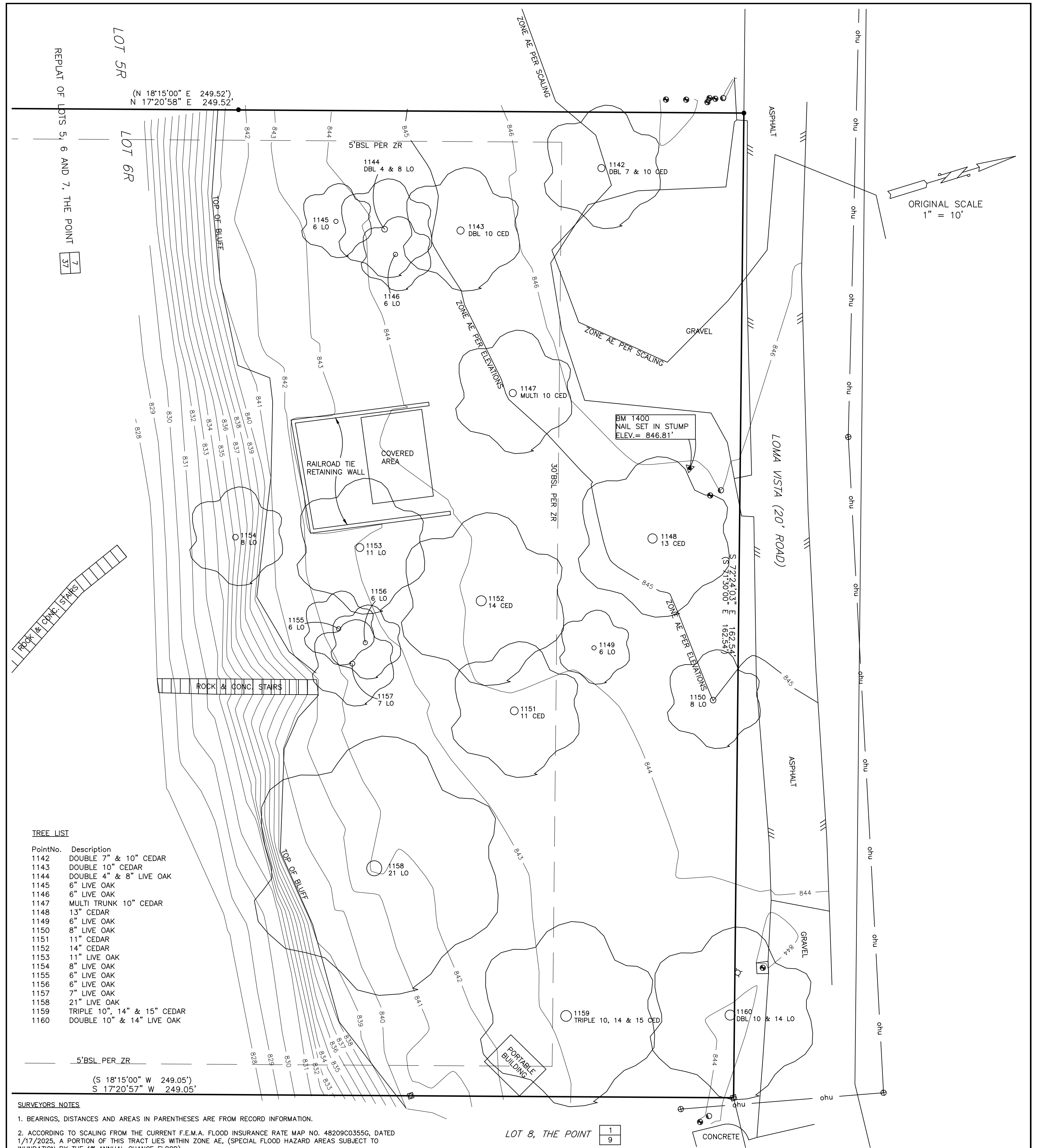
## **Board of Adjustments Public Hearing**

### **Application for Variance**

#### **212 Loma Vista, Wimberley Texas**

Response to the written findings of fact per the Variance form:

- 1) Site conditions present unnecessary hardship due to the steep bluff formed by the Blanco River. The bluff restricts a minimal house footprint.
- 2) The steep bluff tapers into the site area and creates a much smaller building area than the other properties on Loma Vista.
- 3) The house design is a single story 1515 sq. ft. plan single family residence. The design is minimal for the Owners to enjoy a reasonable home on the Blanco River.
- 4) The variance if granted will not: a) effect the public health, safety or welfare. There is still a 20 ft. setback and the house is the last house on the street. b) the design is beautiful and should be a feature on the street. c) Many other homes on the street are much closer than 20 feet and the traffic is minimal and very slow moving.
- 5) Yes, the property is in compliance with all other applicable City ordinances, rules and regulations.
- 6) Yes, the granting of this variance will be in harmony with the spirit and purpose of this ordinance.



**TREE LIST**

PointNo.	Description
1142	DOUBLE 7" & 10" CEDAR
1143	DOUBLE 10" CEDAR
1144	DOUBLE 4" & 8" LIVE OAK
1145	6" LIVE OAK
1146	6" LIVE OAK
1147	MULTI TRUNK 10" CEDAR
1148	13" CEDAR
1149	6" LIVE OAK
1150	8" LIVE OAK
1151	11" CEDAR
1152	14" CEDAR
1153	11" LIVE OAK
1154	8" LIVE OAK
1155	6" LIVE OAK
1156	6" LIVE OAK
1157	7" LIVE OAK
1158	21" LIVE OAK
1159	TRIPLE 10", 14" & 15" CEDAR
1160	DOUBLE 10" & 14" LIVE OAK

**SURVEYORS NOTES**

- BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
- ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0355G, DATED 1/17/2025, A PORTION OF THIS TRACT LIES WITHIN ZONE AE, (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD).
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
- THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.
- THIS TRACT MAY BE SUBJECT TO THE RIGHTS OF THE STATE OF TEXAS UP TO THE GRADIENT BOUNDARY OF THE BLANCO RIVER.
- ACCORDING TO THE CITY OF WIMBERLEY ONLINE ZONING MAP, THIS LOT IS ZONED R3. THE BUILDING SETBACKS FOR R3 ARE: FRONT-30', SIDE-5', REAR-20'.
- ACCORDING TO SCALING FROM FEMA FLOOD INSURANCE RATE MAPS, THE BFE FOR THIS LOT IS 845.0'.

LOT 8, THE POINT 1  
9

**LEGEND**

<span style="border: 1px solid black; padding: 2px;">VOL PG</span>	HAYS COUNTY PLAT RECORDS
<span style="border: 1px solid black; padding: 2px;">X</span>	1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "SMITH SURVEYING"
●	1/2" IRON ROD FOUND OR DIAMETER NOTED
△	CALCULATED POINT
▲	CONCRETE NAIL SET
— ohu —>	UTILITY LINE, POLE AND GUY
○	WATER METER
⊙	WATER VALVE
⊕	FIRE HYDRANT
○	TREE
BSL	BUILDING SETBACK LINE
ZR	ZONING REGULATIONS

TO ALBERT SANDER, EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON 4/28/2025. THAT ALL PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.

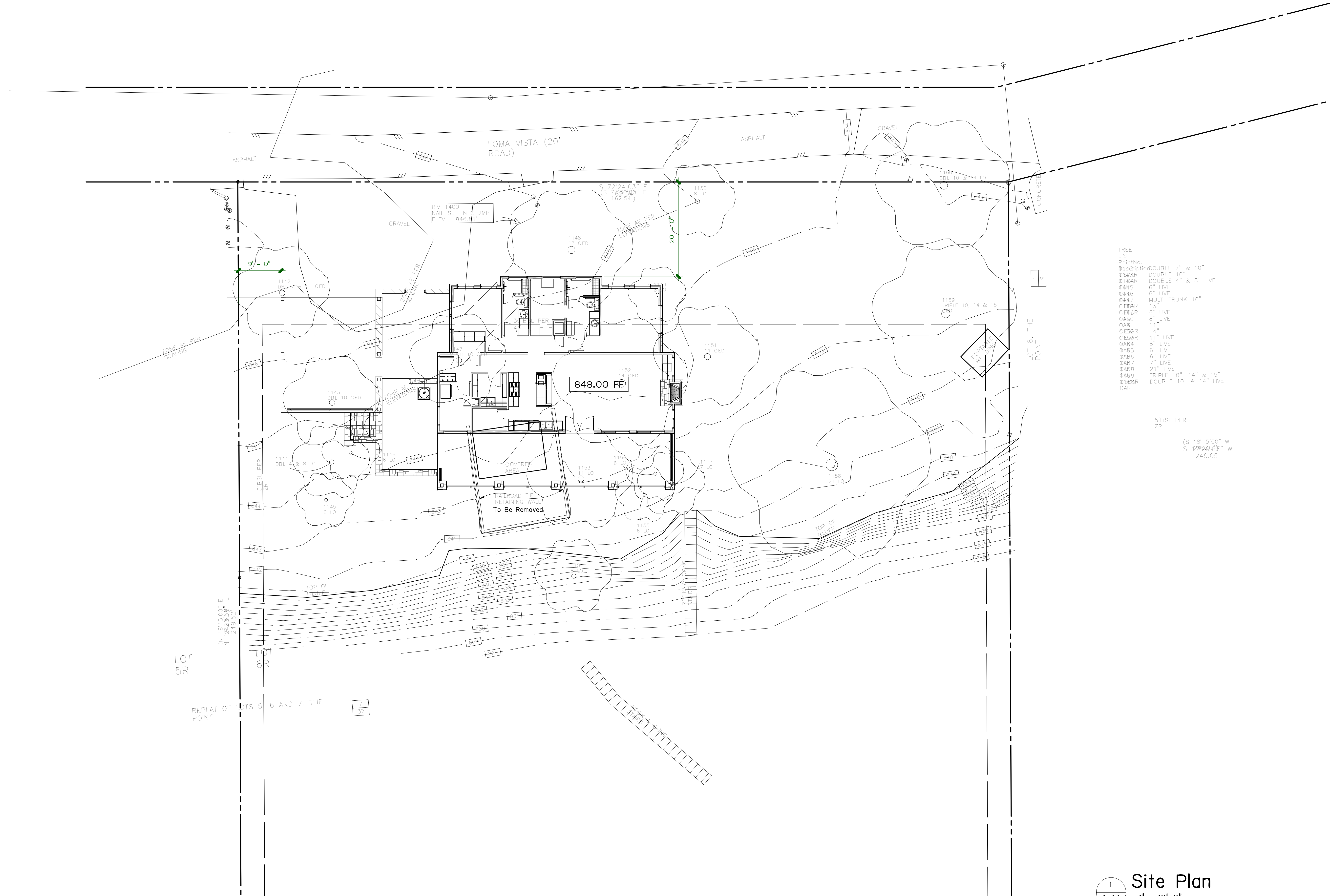
KYLE SMITH, R.P.L.S. NO. 5307



**SMITH SURVEYING**  
P.O. BOX 231, DRIFTWOOD, TEXAS 78619  
FIRM NO. 10194905  
512-757-1637

**TOPOGRAPHIC SURVEY OF A  
PORTION OF LOT 6R, THE  
POINT, HAYS COUNTY, TEXAS**

CLIENT: SANDER, ALBERT  
DATE: 4/28/2025  
FB/PG: 1/46  
PLAT NO. 1028-25-c

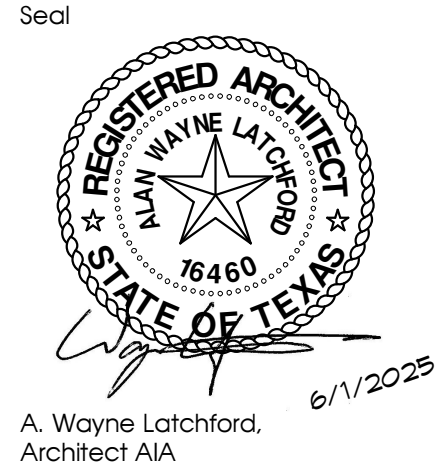


TREE LIST

PointNo.	Description
0442	DOUBLE 7" & 10"
0443	DOUBLE 10"
0444	DOUBLE 4" & 8" LIVE
0445	6" LIVE
0446	8" LIVE
0447	MULTI TRUNK 10"
0448	13"
0449	8" LIVE
0450	8" LIVE
0451	11"
0452	14"
0453	11" LIVE
0454	8" LIVE
0455	6" LIVE
0456	6" LIVE
0457	7" LIVE
0458	21" LIVE
0459	TRIPLE 10", 14" & 15"
0460	DOUBLE 10" & 14" LIVE
0461	OAK

S'BSL PER  
ZR  
(S 18'15"00" W  
S 127'2.05" W  
249.05'

1 Site Plan  
A-1.1 1" = 10'-0"



Latchford  
Bachardy  
Architects

100 Melody Way, Suite C  
Wimberley, Texas 78676  
Office / FAX: 512-847-0802  
info@lb-architects.com  
www.lb-architects.com

A New Residence for:

AI & Jean Ann Sander

212 Loma Vista, Wimberley TX 78676

project #: 2501  
drawn by: WL  
checked by: WL  
issue purpose:  
BID SET

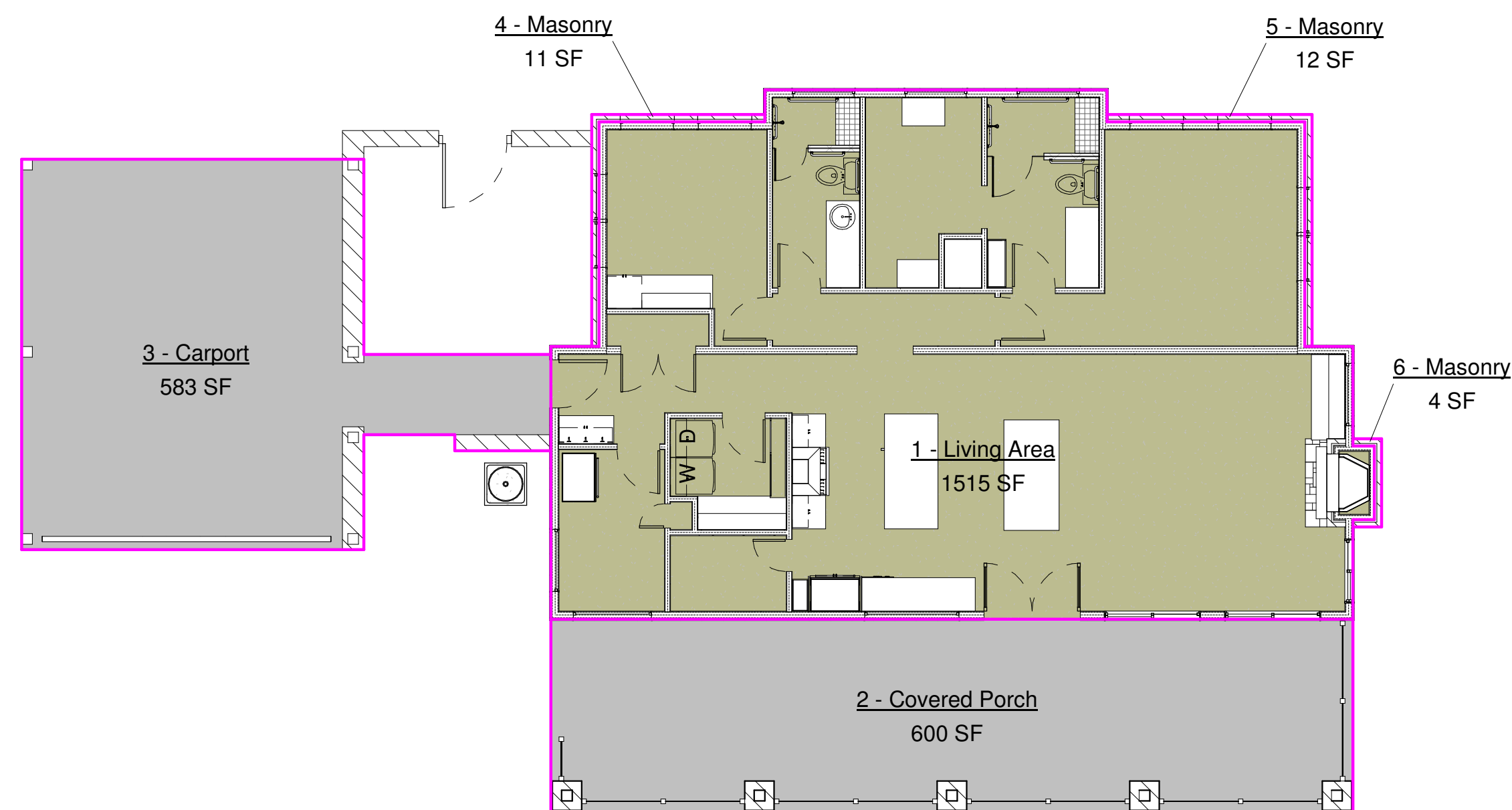
date 7/1/2025 1:21:07 PM

sheet contents:  
Site Plan

sheet number:  
**A-1.1**  
2 of 12



1  
A-1.0 3-D Exterior View



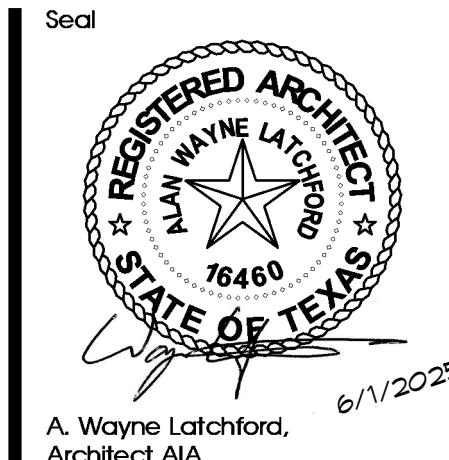
2  
A-1.0 1/8" = 1'-0" 1st Floor Area Plan



3  
A-1.0 3-D Exterior View

Building Area Schedule	
Name	Area
1 - Living Area	1515 SF
2 - Covered Porch	600 SF
3 - Carport	583 SF
4 - Masonry	11 SF
5 - Masonry	12 SF
6 - Masonry	4 SF
Grand total	2726 SF

Drawing List	
Sheet no.	Sheet Name
A-1.0	3-D Exterior Views, Area Plan
A-1.1	Site Plan
A-2.1	Floor Plan
A-2.2	Upper Level Clerestory Plan
A-3.1	Exterior Elevations and 3-D View
A-3.2	Exterior Elevations and Roof Plan
A-3.3	Sections
A-3.4	Carport - Elevations & Sections
A-4.1	Interior Elevations and Island Plan
A-4.2	Interior Elevations
E-1	Electrical Plan
S-1	Structural Framing Plan



Latchford  
Bachardy  
Architects

100 Melody Way, Suite C  
Wimberley, Texas 78676  
Office / FAX: 512-847-0802  
info@lb-architects.com  
www.lb-architects.com

A New Residence for:  
**Al & Jean Ann Sander**  
212 Loma Vista, Wimberley TX 78676

project #: 2501  
drawn by: WL  
checked by: WL  
issue purpose:  
BID SET

date 7/1/2025 1:19:25 PM

sheet contents:  
3-D Exterior Views, Area  
Plan

sheet number:  
**A-1.0**  
1 of 12



<b>AGENDA ITEM:</b>	<b>Sign Variance</b>
<b>SUBMITTED BY:</b>	Nathan Glaiser, ACM / Develop Director
<b>DATE SUBMITTED:</b>	7/7/2025
<b>MEETING DATE:</b>	7/24/2025

# REPORT

## ITEM

The Applicant, Micah Bowen, has requested two variances to allow for the construction of a neon roof sign at 9595 Ranch Road 12, Wimberley, TX. The sign would be constructed of metal and neon lighting, a sign type that is specifically prohibited by the Wimberley Sign Ordinance Section 4.08.013(5). They are requesting a variance from this regulation.

Also, the size of the sign is 3’ high and 40’ across, totaling 120 square feet. The proposed location of the sign is on the deck in front of the “Neon Armadillo”, a restaurant currently under construction. The deck has a total façade area of 806.25 square feet. Wimberley Sign Ordinance Section 4.08.011(2)(f) limits roof signs to 10% of the area of the facade, which in this case would be 80.6 square feet. They are requesting a variance from that size restriction to allow for a sign that is 120 square feet.

## PROPERTY INFORMATION

### Property Description

<b>Applicant(s):</b>	Micah Bowen
<b>Property Address:</b>	9595 Ranch Road 12
<b>Property Owner:</b>	Micah Bowen
<b>Legal Description:</b>	James Alston Jr Survey A0025
<b>Property Size:</b>	10.298
<b>Existing Use of Property:</b>	Commercial
<b>Existing Zoning:</b>	Highway Commercial
<b>Shared Infrastructure</b>	NA
<b>Request:</b>	2 Sign Variances for Type and Size
<b>Planning Area:</b>	VI

**Overlay District:** Entrance Corridor

**Surrounding Property:**

**Frontage:** Ranch Road 12, FM 32

		<b>Current Zoning:</b>	<b>Existing Land Use:</b>
<b>Surrounding Zoning &amp; Land Use</b>	<b>North of Property</b>	O2	Commercial
	<b>South of Property</b>	ETJ	Unknown
	<b>East of Property</b>	C2	Commercial
	<b>West of Property</b>	PF	Unknown

**COMMENTS**

Staff has not received any comments as of 7/22/2025.

**CRITERIA FOR CONSIDERATION**

*Standards for variances.* The board of adjustment may approve a variance only if it makes affirmative findings, reflected in the minutes of the board of adjustment's proceedings, as to all of the following:

- (1) The variance will not authorize a type of sign that is specifically prohibited this article;
- (2) The variance is not contrary to the goals and objectives outlined by the city comprehensive plan, section VII, D-2;

*From the Comprehensive Plan:*

<ul style="list-style-type: none"><li>2. Ensure that signage in the City and its ETJ is appropriate to the community character and ambience.<ul style="list-style-type: none"><li>a. The City should establish standards for the size, location, illumination and other characteristics of permanent and temporary signs.</li><li>b. The City should regulate signage design so that it is compatible with the scale, materials and character of the community.</li></ul></li></ul>
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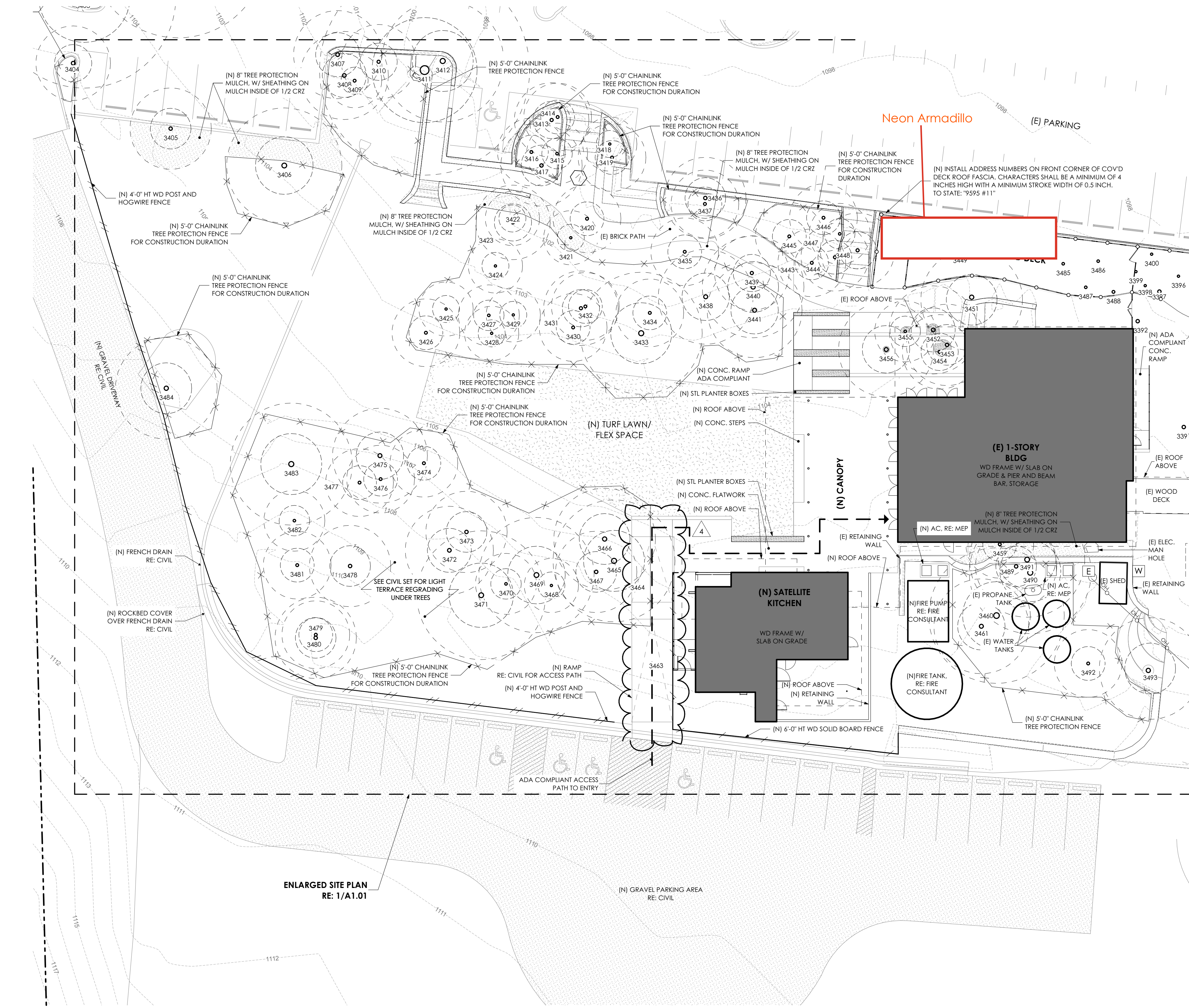
- (3) The variance is not contrary to the public interest;
- (4) Due to special conditions, a literal enforcement of this article would result in unnecessary hardship. Hardship that is self-induced or that is common to other similarly classified properties will not satisfy this requirement. Financial or economic hardship alone will not satisfy this requirement;

(5) The spirit and purpose of this article will be observed, and substantial justice will be done.

#### **ATTACHMENT/S**

- Application
- Variance support by applicant

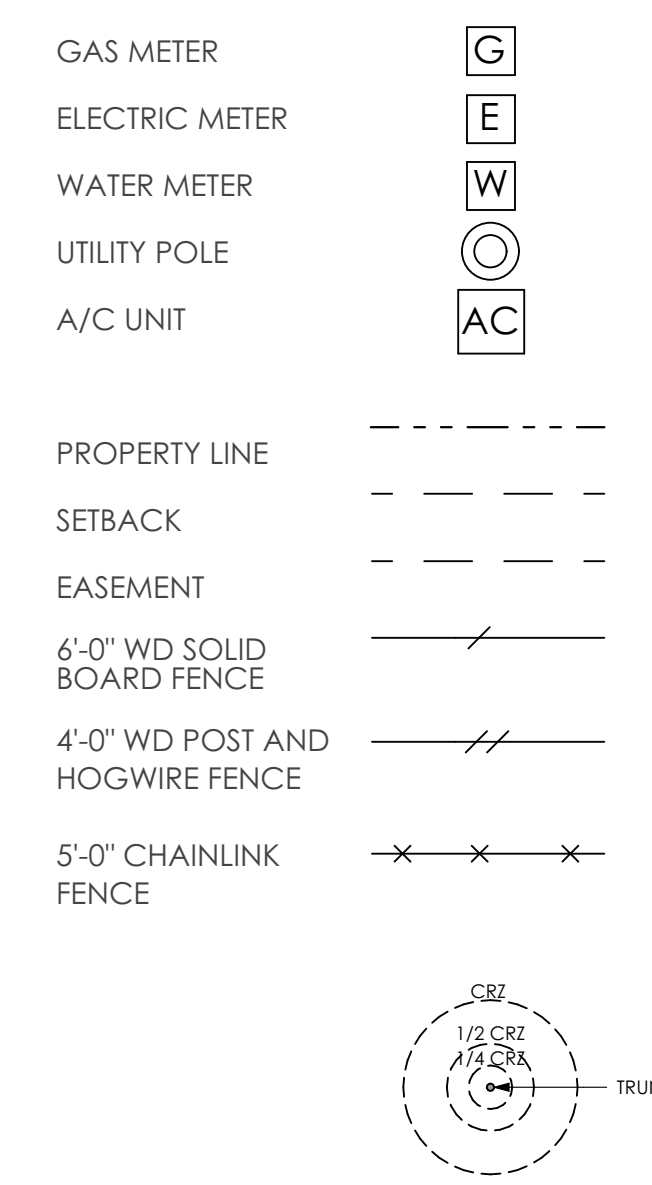




TREE SCHEDULE:

3377 12" LIVE OAK	3439 11" LIVE OAK
3378 13" LIVE OAK	3440 15" LIVE OAK
3379 16" LIVE OAK	3441 14" LIVE OAK
3380 9" LIVE OAK	3442 10" LIVE OAK
3381 9" LIVE OAK	3443 10" LIVE OAK
3382 10" LIVE OAK	3444 10" LIVE OAK
3383 8" LIVE OAK	3445 10" LIVE OAK
3384 9" LIVE OAK	3446 10" LIVE OAK
3385 11" LIVE OAK	3447 9" LIVE OAK
3386 9" LIVE OAK	3448 11" LIVE OAK
3387 8" LIVE OAK	3449 19" LIVE OAK
3388 8" LIVE OAK	3450 10" CEDAR ELM
3389 11" LIVE OAK	3451 15" LIVE OAK
3390 12" LIVE OAK	3452 13" LIVE OAK
3391 12" LIVE OAK	3453 12" LIVE OAK
3392 12" LIVE OAK	3454 11" LIVE OAK
3393 11" LIVE OAK	3455 9" LIVE OAK
3394 11" LIVE OAK	3456 14" LIVE OAK
3395 10" LIVE OAK	3457 10" LIVE OAK
3396 8" LIVE OAK	3458 23" LIVE OAK (15-15')
3397 12" LIVE OAK	3459 10" LIVE OAK
3398 8" LIVE OAK	3460 20" LIVE OAK
3399 8" LIVE OAK	3461 14" LIVE OAK
3400 8" LIVE OAK	3462 16" LIVE OAK (11-10')
3401 17" LIVE OAK	3463 13" HACKBERRY
3402 26" LIVE OAK	3464 14" LIVE OAK
3403 27" LIVE OAK	3465 18" LIVE OAK
3404 13" LIVE OAK	3466 15" LIVE OAK
3405 12" LIVE OAK	3467 12" LIVE OAK
3406 17" LIVE OAK	3468 8" LIVE OAK
3407 13" LIVE OAK	3469 17" LIVE OAK (12-10')
3408 13" LIVE OAK	3470 9" LIVE OAK
3409 10" LIVE OAK	3471 19" LIVE OAK
3410 11" LIVE OAK	3472 13" LIVE OAK
3411 31" LIVE OAK	3473 12" LIVE OAK
3412 18" LIVE OAK (13-9')	3474 10" HACKBERRY
3413 11" LIVE OAK	3475 14" LIVE OAK (11-5')
3414 10" LIVE OAK	3476 10" LIVE OAK
3415 9" LIVE OAK	3477 10" LIVE OAK
3416 10" LIVE OAK	3478 12" LIVE OAK
3417 12" LIVE OAK	3479 10" LIVE OAK (8-4')
3418 8" LIVE OAK	3480 12" LIVE OAK
3419 10" LIVE OAK	3481 10" LIVE OAK
3420 10" LIVE OAK	3482 9" LIVE OAK
3421 8" LIVE OAK	3483 18" LIVE OAK
3422 8" LIVE OAK	3484 15" LIVE OAK
3423 11" LIVE OAK	3485 9" LIVE OAK
3424 8" LIVE OAK	3486 9" LIVE OAK
3425 8" LIVE OAK	3487 9" LIVE OAK
3426 10" LIVE OAK	3488 10" LIVE OAK
3427 9" LIVE OAK	3489 12" LIVE OAK
3428 8" LIVE OAK	3490 18" LIVE OAK
3429 8" LIVE OAK	3491 17" LIVE OAK
3430 10" LIVE OAK	3492 10" PECAN
3431 11" LIVE OAK	3493 15" PECAN (11-8')
3432 10" LIVE OAK	3494 14" LIVE OAK
3433 18" LIVE OAK	3495 14" LIVE OAK
3434 10" LIVE OAK	3496 10" LIVE OAK
3435 10" LIVE OAK	3497 13" LIVE OAK
3436 12" LIVE OAK	3498 9" LIVE OAK
3437 10" LIVE OAK	3499 10" LIVE OAK
3438 14" LIVE OAK	3500 12" LIVE OAK

SYMBOL KEY:



GENERAL NOTES:

- TREE PROTECTION FENCING AND MULCH SHALL BE INSTALLED AT APPLICABLE TREES WITHIN THE LIMITS OF CONSTRUCTION AS NOTED. FENCING SHALL PROTECT THE ENTIRE CRITICAL ROOT ZONE (CRZ) AREA WHERE POSSIBLE. FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF 5 FT. AN 8 IN LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR TREES WHICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE.
- CONTRACTOR TO REVIEW PLAN FOR SITE ACCESS AND TREE PROTECTION WITH ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- NO CUT OR FILL 4" OR GREATER WITHIN THE 1/2 CRZ OF PROTECTED TREES. NO IMPACT ALLOWED IN THE 1/4 CRZ.
- TOTAL TRUNK DIAMETER OF TREES REMOVED OR SEVERELY IMPACTED BY THIS PROJECT:  
= 84"  
TOTAL TREE MITIGATION REQUIRED AT 1:1 RATIO:  
= 84"
- REFER TO SEPTIC DESIGN FOR SIZE AND LOCATION OF NEW SYSTEM.
- REFER TO CIVIL DRAWINGS FOR MORE INFORMATION ON SITE.
- SHADED BUILDINGS REPRESENT THE YARROWS HILL COUNTRY FIXED FOOD ESTABLISHMENT.



2/26/2025  
- ACCESS RAMP

THE JUNCTION WTX  
9595 RR 12  
WIMBERLEY TX 78676

DO NOT SCALE DRAWING



SEAL  
The drawings, specifications, ideas, designs, and arrangements presented herein are and shall remain the property of Point B Design Group. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they were prepared and developed without the written consent of Point B Design Group. Visual contact with these drawings shall constitute conclusive evidence of acceptance of these restrictions.

FOR CONSTRUCTION

DRAWING TITLE:  
ENLARGED SITE PLAN

SCALE:  
1/16" = 1'-0"

SCALES ARE 50% OF NOTED WHEN PRINTED ON 11 X 17 PAPER

DATE:  
01/24/2025

SHEET NUMBER:

A1.01

Molly Bowen

Junction WTX LLC

9595 Ranch Road 12

Wimberley, Texas 78676

molly@wimberleyway.com

832-964-4830

Board of Adjustment

City of Wimberley

221 Stillwater, Wimberley, TX 78676

Dear Members of the Board of Adjustment,

I am writing to respectfully request two variances on behalf of our business, The Neon Armadillo, located at 9595 Ranch Road 12 otherwise known as The Junction. Due to the unique location and character of our property, we believe both requests meet the standards outlined in the City of Wimberley's Sign Ordinance. The requested variances are as follows:

1. Permission to use neon signage.
2. Approval for an increase in sign size beyond current ordinance limitations.

Below, I will address each variance request according to the criteria set forth by the Board of Adjustment:

## VARIANCE REQUEST 1: NEON SIGNAGE

1. The variance will not authorize a prohibited sign:  
While neon signage is generally prohibited, the design and purpose of our neon sign is aligned with the artistic and character-driven identity of our business. This requested sign is not a typical, offensive commercial neon sign but a reflection of our brand. The alternative illuminated exterior signage would actually be more offensive and less authentic to Wimberley's coveted hill country aesthetic. Please see attached design deck that provides an overview of The Neon Armadillo aesthetic as well as the comparison of signage below:

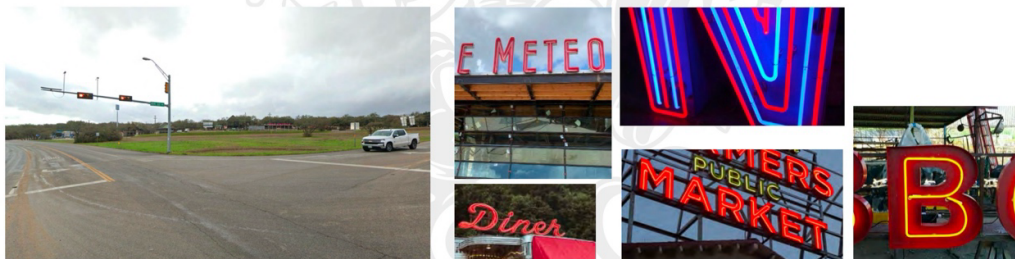
Example of the requested neon signage:



~3' H LETTERS WITH NEON FONT/CLORS TBD

SIGN CAN INTERIOR AND RETURNS (SIDES) POSSIBLY DIFFERENT COLORS FOR VISUAL POP

MAYBE THE "O" INCORPORATES ROLLED/UNROLLED NEON ARMADILLO



Alternative Signage:



- 2. Consistency with the Comprehensive Plan:  
Our neon sign aligns with the city’s goals of fostering a vibrant and unique business environment. Neon signage has become a cherished and nostalgic element in the broader Austin area, and incorporating it would add to the community’s charm.
- 3. Not contrary to the public interest:  
The neon sign will enhance the visual appeal of our business and attract visitors, which in turn supports the local economy.
- 4. Unnecessary hardship due to special conditions:  
Our property was annexed into the city limits after the original zoning regulations were established, and we have a significant setback from

the road due to a large TDOT reservoir. This unique hardship justifies the need for bright and bold signage to ensure visibility and brand identity – without looking offensive/tacky.

5. Spirit and purpose of the article:

Granting this variance would uphold the spirit of the city's regulations by ensuring that signage is both tasteful and in harmony with the community's aesthetic.

## **VARIANCE REQUEST 2: INCREASED SIGN SIZE**

1. No authorization of prohibited signs:

The increase in sign size is necessary due to the unique conditions of our property. This request does not go against the intent of the city's regulations but rather ensures that the sign serves its purpose effectively. The Junction is located 4 miles outside the Wimberley Square and our complex is located nearly 600 feet (591 feet) from the intersection of Ranch Road 12 and FM 32.

The sign we are currently requesting is 3 foot high letters spelling out NEON ARMADILLO and it will be approximately 34 feet and 4 inches long. The total square footage of the sign will be 103 square feet.

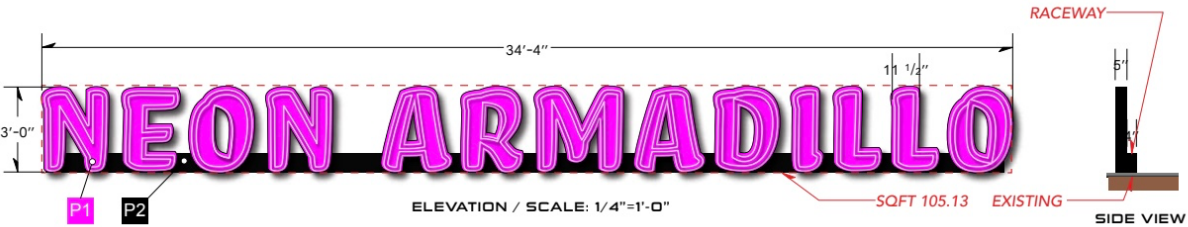
For reference, the current temporary banner displayed at the Junction is 7 feet high x 27 feet long which is 189 square feet total, and even at this scale is somewhat challenging to read from the road. Please see pictures below for reference. The Neon Sign mock-up is NOT what the actual sign will look like in terms of color and font, but it was created by Sign Crafters to show scale.

Neon Armadillo Sign Variance Request - July 21, 2025



PROPOSED SIGN IS SHOWN AT APPROXIMATE SCALE IN PHOTO

NIGHT VIEW



2. Consistency with the Comprehensive Plan:  
The larger sign size is in line with the comprehensive plan's goals, as it ensures that businesses like ours can thrive while still contributing positively to the community's aesthetic and economic landscape.
3. Not contrary to the public interest:  
A larger sign is essential for visibility from the road, ensuring that drivers can easily locate our business. This not only helps our business but also supports the local economy and provides a service to the community.
4. Unnecessary hardship due to special conditions:  
The large setback from the road means that a standard-sized sign would not be effective for our location. This creates a hardship that justifies the need for a larger sign to ensure our business is visible and accessible.
5. Spirit and purpose of the article:  
By granting this variance, the city would be supporting a local business in a way that aligns with the overall goals of fostering a vibrant and attractive community. The larger sign would ensure that our business can thrive while still maintaining the aesthetic integrity of the area.

Thank you for considering our requests. We believe that these variances will not only support our business but also contribute positively to the community. We look forward to the opportunity to discuss this further at the upcoming Board of Adjustment meeting.

Sincerely,

Molly Bowen

Partner

The Neon Armadillo