

**City of Wimberley**  
City Hall, 221 Stillwater  
Wimberley, Texas 78676  
**Planning & Zoning Commission**  
Minutes of Regular Meeting  
October 13, 2016 at 6:00 p.m.

Meeting called to order at 6:00 p.m. by Chair John Urban. Present were Commissioners Charles Savino, Austin Weeks, Gail Pigg, and John Espinoza. Commissioners Natalie Meeks and Rebecca McCullough were absent.

Staff Present: City Administrator Don Ferguson

**Citizen Communications:**

No citizen comments were heard.

**1. Consent Agenda**

- A. Approval of minutes of the Regular Planning & Zoning Commission meeting on September 8, 2016.

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

- B. Approval of minutes of the Special Joint City Council-Planning and Zoning Commission meeting on October 4, 2016.

Chairman Urban moved to approve Consent Agenda items, as presented. Commissioner Savino seconded. Motion carried on a vote of 5-0.

**2. Public Hearing and Possible Action**

Hold a public hearing and consider making a recommendation regarding an ordinance of the City of Wimberley, Texas, amending Title XV (Land Usage), Chapter 155 ( Zoning), Sections 155.005 (Definitions), and 155.059 (Participant Recreation-High Impact; PR-2) of the City of Wimberley Code of Ordinances to add a conditional use for limited duration/on-premise alcohol sales; and providing for the following: findings of fact, savings, severability, repealer, effective date, and proper notice and meeting.

City Administrator Ferguson explained that the City recently received an inquiry from the operators of the *Wimberley Players Theatre* seeking permission to serve alcoholic beverages in conjunction with their performances. As on-premise consumption of alcoholic beverages is not a permitted or conditional use in the PR-2 zoning district, City

Administrator Ferguson explained that a zoning change would be needed to allow such use. He stated that alcohol sales would be limited to the duration of the event and shall not occur more than one hour before and after the event. He noted that the establishment could not derive more than seventy five percent (75%) of their gross revenue from the on-premise sale of alcoholic beverages.

Chairman Urban opened the public hearing.

Terri Burney-Bisett of the *Wimberley Players Theatre* said the intent is to offer beer and wine only and anticipated that 40-45 drinks may be served each performance. She advised that the proper TABC licensing will be secured.

City Administrator Ferguson clarified that the proposed ordinance would allow alcoholic beverages in addition to beer and wine. Discussion addressed TABC certification; the ability to consider CUP applications for beer and wine only or to include alcoholic beverages; the applicant's intent to apply for a TABC permit for beer/wine only; the limited duration of on-premise consumption only for specified time periods; special events, such as tastings, that require City Council approval; other PR-2 zoned properties; and surrounding commercially-zoned properties.

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

Commissioner Savino moved to recommend approval of the proposed ordinance, as presented. Commissioner McCullough seconded. Motion carried on a vote of 5-0.

### 3. Staff and Commission Reports

- Announcements
- Future Agenda Items

Hearing no comments, Chairman Urban called the meeting adjourned.

**Adjourn at 6:15 p.m.**

Recorded by:

*Cara McPartland*

Cara McPartland

**These minutes approved the 8<sup>th</sup> of December, 2016.**

**APPROVED:**

*John Urban*

**John Urban, Chair**

