

**City of Wimberley**  
City Hall, 12111 Ranch Road 12, Suite 114  
Wimberley, Texas 78676  
**Planning & Zoning Commission**  
Minutes of Regular Meeting  
March 25, 2010 at 6:30 p.m.

Meeting called to order by Chair Tracey Dean. Present were Commissioners Mike Jones, Lila McCall, Paul Xiques, David Glenn, and Phil Dane. Commissioner Jean Ross had an excused absence.

Staff Present: City Administrator Don Ferguson, City Secretary Cara McPartland, and City Planning Technician Sandy Irvin.

**Citizen Communications:**

No citizen comments were heard.

**1. Consent Agenda**

Approval of minutes of the regular Planning & Zoning Commission meeting on March 11, 2010.

Commissioner Jones moved to approve the minutes as presented. Commissioner McCall seconded. Motion carried on a vote of 4-0. Chairman Dean and Commissioner Glenn abstained.

**2. Public Hearing and Possible Action**

- A. Hold a public hearing and make a recommendation to City Council regarding Case #ZA-09-011, a City initiated proposal to zone certain currently un-zoned properties located along, at or near Ranch Road 12, County Road 1492, Spoke Hollow Road, River Road, Stillwater Street, Southriver Road, Hill County Trail, Leath Hollow Drive, Ridge Road, Barber Drive, Rim Road, River Bend Road, Climbing Way, Little Ranches Road, Chaparral Drive, Wayside Drive and Flite Acres Road in Wimberley, Hays County, Texas, from un-zoned to either Residential Acreage (RA), Rural Residential 1 (R-1), Single Family Residential 2 (R-2), Single Family Residential 3 (R-3), Scenic Corridor (SC), Commercial – Low Impact (C-1), or Public Protection Utility (PPU) as further shown on the map on file at the City. (*City of Wimberley, Applicant*)

City Administrator Ferguson reviewed the City initiated zoning process to date, highlighted current/proposed zoning/uses, and noted that five (5) of the affected properties requested a zoning designation different from that recommended by

City staff. He advised that the correct requested zoning for Property #26 is Commercial – Low Impact (C-1), not C-2 as listed in page two (2) of staff's report. Maps were displayed and reasoning was provided for City-recommended zoning and alternate zoning requests, including specific "clean-up" case(s) that will require separate zoning. City Administrator Ferguson noted that no opposition has been received from notified property owners and closed with staff's recommendation for approval.

No public comments were heard.

Due to conflict of interest issues involving Chairman Dean and Commissioner Dane, City Administrator Ferguson's recommended three separate votes be taken on this item, with the first vote to recommend approval in accordance with Map #3, *except* for the following property numbers: 2, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34, 35, and 36.

Given the possible development of a Lodging – Retreat (L-3) zoning district (see *Agenda Item 3*), discussion established that certain property owners of large tracts may opt to request Lodging – Retreat (L-3) in the future, if such a district is created.

Commissioner Dane moved to recommend approval of the item as presented, *with the exception of the properties noted above by City Administrator Ferguson*. Commissioner Xiques seconded. Motion carried on a vote of 6-0.

Chairman Dean recused himself from the meeting at this time due to a possible conflict of interest.

Acting Chair Glenn entertained a motion for recommendation relating to Southriver property numbers 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34, 35, and 36. Commissioner Jones moved to recommend approval of the item as presented relating to the previously listed Southriver properties. Commissioner McCall seconded. Motion carried on a vote of 5-0 (Chairman Dean recused).

Chairman Dean rejoined the meeting at this time and resumed duties as chairman.

Commissioner Dane recused himself from the meeting at this time due to a possible conflict of interest.

Chairman Dean entertained a motion for recommendation relating to River Meadows property number 2. Commissioner Glenn moved to recommend approval of the item as presented relating to Property #2. Commissioner Xiques seconded. Motion carried on a vote of 5-0 (Commissioner Dane recused).

Commissioner Dane rejoined the meeting at this time.

- B. Hold a public hearing and consider making a recommendation to City Council regarding Case #ZA-09-012, a City initiated proposal to zone certain currently un-zoned properties located at or near the intersection of Ranch Road 12 and FM 32 in Wimberley, Hays County, Texas, from un-zoned to either Commercial – Low Impact (C-1), Commercial – Moderate Impact (C-2), Highway Commercial (HC) and Public Facilities (PF) as further shown on the map on file at the City. (*City of Wimberley, Applicant; this item was continued from the March 11, 2010 meeting of the Planning and Zoning Commission*)

City Administrator Ferguson reviewed the City initiated zoning process to date, highlighted current/proposed zoning/uses, and noted that one (1) of the affected property owners requested a zoning designation different from that recommended by City staff. He noted that no opposition has been received from notified property owners and recommended approval.

No public comments were heard.

There was brief background discussion of planning areas and intensity of uses in the Junction area. City Administrator Ferguson outlined permitted/conditional HC uses.

Commissioner Dane moved to recommend approval of the item as presented. Commissioner Glenn seconded. Motion carried on a vote of 6-0.

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

Discuss and consider the possible development of a Lodging – Retreat (L-3) zoning district and accompanying definitions and development standards. (*City Administrator*)

City Administrator Ferguson reviewed past discussion and stated that no comments have been received to date from Commission members on this item. Due to Commissioner Ross's absence and need for Commission input, City Administrator Ferguson welcomed comments, particularly relating to density, impervious cover, setbacks, uses, and facilities. It was agreed to continue this item in order to receive and compile feedback into a draft document for Commission review.

### **4. Staff and Commission Reports**

- Announcements
- Future Agenda Items

City Administrator Ferguson thanked Commission members for their hard work during the City-initiated zoning process and looked forward to future focus on land use/planning.

To further education on historical preservation/restoration/rehabilitation, discussion addressed scheduling a highly-regarded presentation recently given by Brian Ratchford and utilizing the Wimberley Institute of Cultures as a valuable resource on historical issues.

City Administrator Ferguson reported on a recent favorable Attorney General opinion requested by the City to clarify its authority to enforce non-point source pollution regulations in its Extra Territorial Jurisdiction.

Hearing no further announcements or future agenda items, Commissioner Dane moved to adjourn. Commissioner Glenn seconded. Motion carried on a vote of 6-0.

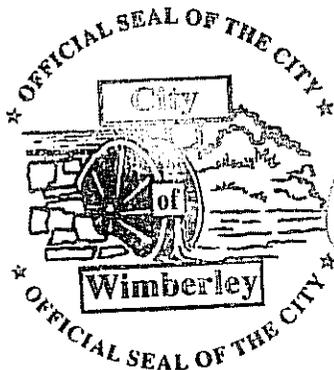
**Adjourn at 7:10 p.m.**

Recorded by:

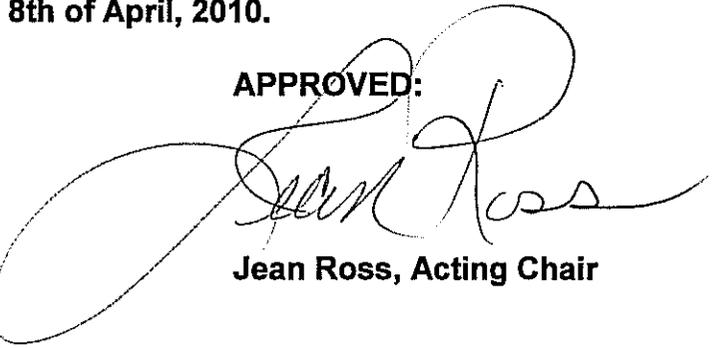


Cara McPartland

**These minutes approved the 8th of April, 2010.**



**APPROVED:**



**Jean Ross, Acting Chair**