

**VILLAGE OF WIMBERLEY**  
**Comprehensive Plan Review Commission**

Minutes of Meeting  
November 27, 2007

Meeting was called to order by Chair Frank Austin at 9:00 AM

**PRESENT:**

CPRC MEMBERS: Frank Austin, Steve Klepfer, Bert Ray, Jean Ross, Lewis Smith and Mike Stevens.

CITY OFFICIALS: None

CITY ADMINISTRATION: None

VISITORS: None

**MINUTES:**

Minutes of the November 6, 2007 meeting were reviewed and approved without change.

**PUBLIC COMMENTS:** None

**A. PRESENTATIONS:** None

**B. WORK SESSION:**

1. Zoning Categories for Property Along Entrance Highways: The desirability of making adjustments to allow low-impact commercial zoning along the four entrance highways was discussed. Although the lowest level Planning Area which allows commercial zoning is Area III (old designation C), it allows both zoning C-1 (low-impact) and C-2 (moderate-impact). The members sought ways to re-designate the highway-frontage property as Planning Area III while limiting the commercial zoning to uses approximating C-1.

To achieve this, it was moved that: "All properties along RR12, RR2325 and RR3237 which are currently designated as Planning Area I be re-designated as planning Area III, but with the allowable uses and restrictions limited to those of zoning C-1." The motion passed 6-0.

2. Planning Area Definitions: After further discussion related to the clarification and implementation of the above motion, it was suggested that a simpler and more easily administered approach might be to create a new Planning Area VII. This new Planning Area could be specifically tailored to acknowledge the Commission's intent for commercial development along entrance highways (and also reflect the spirit of the existing Entrance Corridor Overlays).

It was moved that: "A new Planning Area VII be created, and that Steve Klepfer be authorized to prepare a draft definition of this new Planning Area for the Commission's consideration". The motion passed 6-0.

**C. ITEMS FOR CONSIDERATION AND ACTION:** None

**D. ANNOUNCEMENTS AND REQUESTS FOR FUTURE AGENDA ITEMS:** None

**E. AGENDA ITEMS FOR NEXT MEETING:**

1. Review Steve Klepfer's draft definition for the new Planning Area VII.
2. Review a draft of the revised Planning Area map showing Planning Area VII locations.
3. Consider appropriate ways to obtain public input on the Commission's recommendations, and ways to address any public concerns over these proposed Plan revisions.

**F. FUTURE MEETINGS SCHEDULE:**

1. December 4, 2007
2. December 18, 2007
3. January 8, 2007 (verify)

**G. ADJOURNMENT:**

The meeting adjourned at 10:20 AM

Submitted by Bert Ray, CPRC Secretary

Approved at CPRC meeting December 5, 2007