

City of Wimberley
City Hall, 221 Stillwater
Wimberley, Texas 78676
Planning & Zoning Commission
Minutes of Regular Meeting
March 28, 2013 at 6:00 p.m.

Meeting called to order at 6:00 p.m. by Chair Tracey Dean. Present were Commissioners Tom Haley, Charles Lancaster, Steve Klepfer, and Rick Burleson. Commissioners Beth Mitchell and Lance Cawley were absent.

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 March 14, 2013.

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

2. Public Hearing and Possible Action

Hold a public hearing and consider making a recommendation to the Wimberley City Council regarding an ordinance of the City of Wimberley designating geographic boundaries for a particular zoning district and classification for 0.56 acres of property located at 400 River Road, Wimberley, Hays County, Texas, designating such property as a Wimberley Planned Development District (WPDD) with a base zoning district of Village Inn (VI); and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (*Purple Crown Investments, Applicant*)

City Administrator Ferguson reviewed the subject property's location, planning area, current/proposed zoning and uses, and pre-existing, non-conforming structure. The applicant proposes to purchase the property and remodel the existing building into a lodging facility with twelve (12) rooms. The footprint of the existing building will not be enlarged upon or extended. All standards and requirements of the VI zoning district and other applicable ordinances will apply, except for the following requested variances from the room number, building size, and setback requirements:

- Recognize and allow the pre-existing, non-conforming building size

- Allow twelve (12) sleeping rooms (two more rooms than are normally allowed on VI-zoned properties)
- Allow reduction in the size of the required front yard setback from thirty (30) feet to fifteen (15) feet to accommodate the required number of off-street parking spaces

City Administrator Ferguson detailed the Concept Plan, which features a 337-square foot pool, twelve (12) parking spaces, one (1) screened dumpster location, and one (1) monument sign, not to exceed thirty-two (32) square feet in size and ten (10) feet in height. The proposed development will have a water quality detention pond, along with a privacy wall, not to exceed seven (7) feet in height, between the parking lot and pool area. Water/wastewater will be provided by Wimberley Water Supply Corporation and properly permitted on-site sewage facilities, respectively. Maximum build-out impervious cover and building coverage are below the maximum coverage requirements for VI-zoned properties. He recommended approval of the proposed WPDD with base VI zoning, as presented.

One adjacent property owner called to express concerns regarding the zoning request, and opposed any future commercial development on River Road and in other parts of the community.

Chairman Dean opened the public hearing.

Applicant's representative Albert Valera and current subject property owner Phyllis Taylor felt that the proposed development will benefit the community and generate less vehicular traffic.

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

Discussion among Commission members, staff, and applicant's representatives addressed:

- Need for septic system variance related to minimum lot size requirements
- Design of engineered septic system
- Required compliance with all applicable septic regulations
- Setbacks and specific encroachments
- Dumpster screening
- Compliance with parking space requirements

Commissioner Lancaster moved to recommend approval of the item, as presented, which includes the requested variances. Commissioner Haley seconded. Motion carried on a vote of 5-0.

3. Staff and Commission Reports

- Announcements
- Future Agenda Items

City Administrator Ferguson reminded Commission members of a special joint City Council/Planning and Zoning Commission meeting scheduled for April 12, 2013 at 5:30 p.m.

Hearing no further announcements or future agenda items, Commissioner Lancaster moved to adjourn. Commissioner Klepfer seconded. Motion carried on a vote of 5-0.

Chairman Dean called the meeting adjourned.

Adjourn at 6:20 p.m.

Recorded by:



Cara McPartland

These minutes approved the 9th of May, 2013.

APPROVED:



Steve Klepfer, Acting Chair

