

City of Wimberley
 City Hall, 221 Stillwater
 Wimberley, Texas 78676
Planning & Zoning Commission
 Minutes of Regular Meeting
 April 9, 2015 at 6:00 p.m.

Meeting called to order at 6:10 p.m. by Chair Tom Haley. Present were Commissioners Rick Millinor, Charles Savino (arrived at 6:10 p.m.), Thad Nance, and Rick Burleson. Commissioner Charles Lancaster was absent and Commissioner Tracey Dean arrived at 6:35 p.m.

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 February 12, 2015.

Commissioner Millinor moved to approve the minutes, as presented. Commissioner Savino seconded. Motion carried on a vote of 4-0. Commissioner Burleson abstained.

2. Public Hearings and Possible Action

- A. Hold a public hearing and consider making a recommendation to City Council regarding Case #ZA-15-003, an application to amend the existing Wimberley Planned Development District (WPDD), with a base zoning of Commercial – Moderate Impact (C-2), for property located at 14100 Ranch Road 12, Wimberley, Hays County, Texas, to allow alcoholic beverage sales for off-premise and on-premise consumption, on Parcel One of the development, removing current restrictions on the method of service and type of container. (*Brookshire Brothers, Ltd., Applicant*)

City Administrator Ferguson reviewed original WPDD conditions, subsequent amendments, and current restrictions on the sale of beer and wine for on- and off-premise consumption on Parcel One of the subject property. He advised the applicant is seeking to amend the existing WPDD to remove existing restrictions such that the WPDD simply shows alcoholic beverage sales (off- and on-premises) as a permitted use on Parcel One on the subject property. He noted that similar language related to alcoholic beverage sales exists in the WPDD for H-E-B. The only call received on the requested WPDD amendment related to concerns regarding sale of liquor and the caller was informed that Brookshire Brothers would only be selling beer and wine.

Chairman Haley opened the public hearing. Hearing no comments, Chairman Haley closed the public hearing.

Discussion addressed possible reasoning for existing restrictions approved as part of a previous WPDD amendment, definition of Parcel One, and methods to control where alcoholic beverages may be consumed. Brookshire Brothers representatives clarified that on-premise consumption of alcoholic beverages would be restricted to the deli area of the grocery store and that signage will inform customers to confine consumption to the specified deli area, with management intervention in the event of non-compliance with store rules.

Commissioner Savino moved to recommend approval of the item, as presented, to allow for alcoholic beverage sales (off- and on-premises) as a permitted use on Parcel One of the subject property. Commissioner Millinor seconded. Motion carried on a vote of 5-0.

- B. Hold a public hearing and consider making a recommendation to City Council regarding Case #CUP-15-001, an application for a conditional use permit to allow for a sit-down eating establishment including the sale of beer and wine for on-premise consumption on a commercial tract of land at 101-C Wimberley Square, Wimberley, Hays County, Texas. (*Michele McCullough, Applicant*)

City Administrator Ferguson reviewed the subject property's location, current/proposed zoning, and the applicant's proposal to begin selling beer and wine for on-premise consumption, along with pre-packaged foods, as part of the existing coffee shop operation. He stated that City staff has received no comments, either for or against, the requested zoning change and recommended approval.

Chairman Haley opened the public hearing. Hearing no comments, Chairman Haley closed the public hearing.

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

3. Staff and Commission Reports

- Announcements
- Future Agenda Items

City Administrator Ferguson reported on the Commission's review of the City's Subdivision Code and inclusion of water conservation measures and on the status and timeframe of H-E-B's construction project.

Commissioner Dean arrived at this time (6:35 p.m.).

Hearing no further announcements or future agenda items, Chairman Haley called the meeting adjourned.

Adjourn at 6:40 p.m.

Recorded by:



Cara McPartland

These minutes approved the 25th of June, 2015.

APPROVED:



Tom Haley, Chair

