

City of Wimberley
City Hall, 221 Stillwater
Wimberley, Texas 78676
Planning & Zoning Commission
Minutes of Regular Meeting
July 14, 2011 at 6:30 p.m.

Meeting called to order by Chair Tracey Dean. Present were Commissioners Beth Mitchell, Jean Ross, Charles Lancaster, Steve Klepfer, Tom Haley, and Rick Burleson.

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 June 23, 2011.

Commissioner Ross moved to approve the minutes as presented. Commissioner Klepfer seconded. Motion carried on a vote of 5-0. Commissioners Mitchell and Haley abstained.

2. Election of Officers

Commissioner Lancaster moved to nominate Tracey Dean for the position of Chair. Commissioner Klepfer seconded. Motion carried on a vote of 7-0.

Commissioner Ross moved to nominate Tom Haley for the position of Vice Chair. Commissioner Lancaster seconded. Motion carried on a vote of 7-0.

Commissioner Lancaster moved to nominate Jean Ross for the position of Parliamentarian. Commissioner Mitchell seconded. Motion carried on a vote of 7-0.

3. Public Hearing and Possible Action

- A. Hold a public hearing and consider making a recommendation to City Council on Case #ZA-11-004, a request to change the zoning from Single Family Residential 2 (R-2) and Residential Acreage (RA) to Scenic Corridor (SC) for a 7.58 acre tract of land located at 12500 Ranch Road 12, Wimberley, Hays County, Texas. (*Bren and John Carr, Applicants*)

City Administrator Ferguson reviewed the subject property's location, current/proposed zoning and uses, and proposed subdivision into three (3) lots and an access easement.

The subdivision will divide the subject property into two 1+ acre tracts, one 7.58 acre tract, and an access easement. He noted that a separate zoning application has been submitted to rezone the two smaller tracts because their size does not conform to the lot size requirements for RA zoning. Discussion established that the existing conditional use permit for a bed and breakfast for the 7.58 acre tract will not be affected by the requested zoning change. No comments were received and staff recommended approval, subject to subdivision approval.

No public comments were heard.

Commissioner Ross moved to recommend approval of the item, as presented. Commissioner Klepfer seconded. Motion carried on a vote of 7-0.

- B. Hold a public hearing and consider making a recommendation to City Council on Case #ZA-11-005, a request to change the zoning from Residential Acreage (RA) to Single Family Residential 2 (R-2) for two (2) 1.89 acre tracts of land located at 12500 Ranch Road 12, Wimberley, Hays County, Texas. (*Bren and John Carr, Applicants*)

City Administrator Ferguson reviewed the subject property's location, current/proposed zoning and uses, details of the proposed subdivision, and access. The two subject tracts must be rezoned because their size does not conform to the lot size requirements for RA zoning. No comments were received and staff recommended approval, subject to subdivision approval.

No public comments were heard.

Commissioner Haley moved to recommend approval of the item, as presented. Commissioner Ross seconded. Motion carried on a vote of 7-0.

- C. Hold a public hearing and make a recommendation to City Council regarding Case #CUP-11-003, an application for a conditional use permit (CUP) to allow for a sit-down eating establishment including the sale of beer, wine and alcohol for on-premise consumption on a commercial tract of land at 303 Wimberley Square, Wimberley, Hays County, Texas. (*Effat Shekarforoosh, Applicant*)

City Administrator Ferguson reviewed the subject property's location, current/proposed zoning and uses, and operating hours. He noted that no comments or opposition from the public have been received. He recommended approval of the CUP for beer and wine only (no alcohol), limited to the restaurant's (*Marco's Italian Restaurant & Pizzeria*) current operating hours of 11 a.m. to 2:30 p.m. and 5:00 p.m. to 8:30 p.m. (closed Tuesdays), occasionally remaining open no later than 9 p.m. for certain events.

Chairman Dean opened the public hearing.

The applicant's representative, Neel Morton, clarified that the owners intend to sell beer and wine only as part of the dining experience and that operating hours are as stated above.

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

Discussion addressed hours of operation, limited outdoor seating, and compliance with all Texas Alcoholic Beverage Commission (TABC) requirements

Commissioner Ross moved to recommend approval of the item, including the following conditions: limiting sales to beer and wine only during operating hours, as stated above, and compliance with all TABC requirements. Commissioner Klepfer seconded. Motion carried on a vote of 7-0.

4. Discussion and Possible Action

Discuss and consider possible action relating to a proposed change to the meeting policy for the Planning and Zoning Commission regarding the frequency of regular Commission meetings. (*Commission Vice Chairman Steve Klepfer*)

Because City-wide zoning is almost complete, Commissioner Klepfer stated that the Commission might be able to meet less frequently and still serve citizens in a timely manner. Discussion clarified the Commission's ability to call meetings on an as-needed basis, procedures for calling a meeting, possibility of longer duration meetings (if meetings were held only once a month), past problems with meeting quorum requirements, compatibility with City Council's meeting schedule, need for meetings related to planning and other issues, and current Commission attendance requirements.

No action was taken on this item.

5. Staff and Commission Reports

- Announcements
- Future Agenda Items

City Administrator Ferguson reported on potential future funding for downtown master planning.

As a future agenda item, Commissioner Haley requested discussion of revising the ordinance related to removal/reinstatement of Planning and Zoning Commission members.

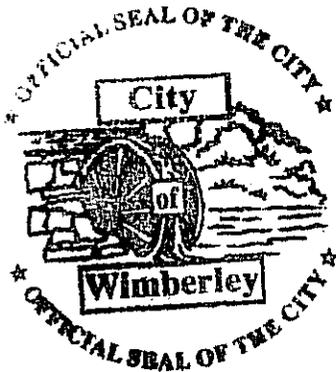
Hearing no further announcements or future agenda items, Chairman Dean entertained a motion to adjourn. Commissioner Lancaster moved to adjourn. Commissioner Ross seconded. Motion carried on a vote of 7-0.

Adjourn at 7:01p.m.

Recorded by:

Cara McPartland
Cara McPartland

These minutes approved the 28th of July, 2011.



APPROVED:

Tom Haley

Tom Haley, Acting Chair