

**City of Wimberley**  
City Hall, 221 Stillwater  
Wimberley, Texas 78676  
**Planning & Zoning Commission**  
Minutes of Regular Meeting  
July 28, 2011 at 6:30 p.m.

Meeting called to order by Acting Chair Tom Haley. Present were Commissioners Beth Mitchell, Jean Ross, Charles Lancaster, Steve Klepfer, and Rick Burleson. Chair Tracey Dean was 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 July 14, 2011.

Commissioner Ross pulled the minutes. After discussion between Commissioner Ross and City Administrator Ferguson on Agenda Item 4 (relating to consensus on the item), no changes were made.

Commissioner Ross moved to approve the minutes as presented. Commissioner Mitchell seconded. Motion carried on a vote of 6-0.

**2. Discussion and Action**

- A. Discuss and consider possible action on a proposed amendment to Ordinance No. 2011-002 of the City of Wimberley, Texas revising the removal process for board members appointed to the Planning and Zoning Commission and the Board of Adjustment. (*Commission Vice Chairman Tom Haley*)

Acting Chair Haley spoke in favor of an affirmative action to remove, rather than to reinstate an automatically removed member, for breach of attendance requirements. He noted the difficulty of finding qualified volunteers for service and felt that at times there are mitigating circumstances that need to be considered before automatic removal.

Discussion addressed the reasoning for the current versus proposed attendance requirements, meeting quorum requirements, greater burden on Planning and Zoning (as compared to other boards/commissions) to serve the public's needs in a timely manner, role/relationship of appointing Council member to his/her respective nominee,

super majority or simple majority vote requirement for removal/reinstatement, role of staff, and uniform application of attendance requirements.

Commissioner Klepfer moved to direct staff to proceed with the process of amending Ordinance No. 2011-022, as presented (*attached to these minutes*). Commissioner Ross seconded. Motion carried on a vote of 6-0.

- B. Discuss and consider possible action on the proposed development of an ordinance regulating wind turbines within the City of Wimberley, Texas. (*City Administrator*)

City Administrator Ferguson reported on increasing inquiries received from property owners exploring possible turbine installations. Discussion addressed specific issues including height, setbacks, ground clearance, safety, noise, access, lighting, appearance, permitting, maintenance/repairs, abandonment, zoning areas allowed, neighborhood acceptance or disapproval, cost-effectiveness of wind turbines, minimum lot size/slope/setback requirements, the City's regulatory authority in the extra territorial jurisdiction (ETJ), balancing environmental and community goals, prohibition of wind turbines versus general preference for allowance as a conditional use, current regulations related to heights, towers, and antennas, and broader notification for public hearings on wind turbines.

Commissioner Ross moved to direct City Administrator Ferguson to provide the Commission a draft ordinance for consideration at its next meeting. Commissioner Mitchell seconded. Motion carried on a vote of 6-0.

### **3. Staff and Commission Reports**

- Announcements
- Future Agenda Items

Hearing no announcements or future agenda items, Acting Chair Haley moved to adjourn. Commissioner Lancaster seconded. Motion carried on a vote of 6-0.

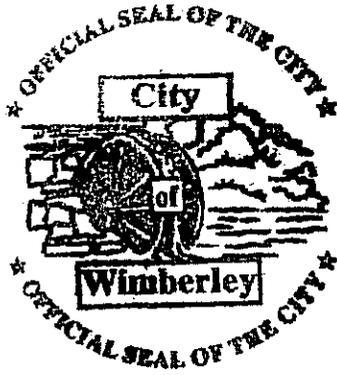
**Adjourn at 7:00 p.m.**

Recorded by:



Cara McPartland

**These minutes approved the 11th of August, 2011.**



APPROVED:

A handwritten signature in black ink, appearing to read "Tracey Dean", with a long horizontal flourish extending to the right.

Tracey Dean, Chair