

**City of Wimberley**  
City Hall, 221 Stillwater  
Wimberley, Texas 78676  
**Planning & Zoning Commission**  
Minutes of Regular Meeting  
June 10, 2010 at 6:30 p.m.

Meeting called to order by Chairman Tracey Dean. Present were Commissioners Jean Ross, Lila McCall, Paul Xiques, David Glenn, and Phil Dane. Commissioner Mike Jones had an excused absence.

Staff Present: City Administrator Don Ferguson, City Secretary Cara McPartland, and City Planning Technician Sandy Irvin.

**Citizen Communications:**

No citizen comments were heard.

**1. Consent Agenda**

Approval of minutes of the regular Planning & Zoning Commission meeting on May 27, 2010.

Commissioner Ross moved to approve the minutes as presented. Commissioner Dane seconded. Motion carried on a vote of 5-0. Chairman Dean abstained.

**2. Public Hearing and Possible Action**

Hold a public hearing and consider making a recommendation to City Council regarding Case #ZA-10-002, an application to change the zoning from Neighborhood Services (NS) to Public Facilities (PF) and remove an existing conditional use permit for a 1.5 acre tract of land located at 45 La Buena Vista, Wimberley, Hays County, Texas. (*Renee Boschert, Applicant; consideration of this item was continued from the May 27, 2010 meeting of the Planning and Zoning Commission*)

City Planning Tech Irvin reviewed the zoning application, including subject property location, current/proposed zoning/uses, and notification. She stated that staff received no opposition from surrounding property owners and recommended approval. City Administrator Ferguson detailed reasons for the requested zoning change/CUP removal to allow for the operation of a public charter school in conjunction with the Katherine Anne Porter School District. Currently, the applicant operates a private Montessori school at the location with a CUP. He directed the Commission's attention to three (3) written statements of support received earlier today.

No public comments were heard.

In response to Commissioner Dane's inquiry, there were no audience members who expressed opposition to this item.

Commissioner Ross moved to recommend approval of the item as presented. Commissioner McCall seconded. Motion carried on a vote of 6-0.

### 3. Discussion and Action

Discuss and consider the possible development of a Lodging – Retreat (L-3) zoning district and accompanying definitions and development standards. (*City Administrator*)

City Administrator Ferguson reviewed past discussions, highlighted public hearing/notification procedures, and summarized the revised draft of the proposed L-3 zoning district.

Discussion addressed:

- Changing the designation "RV = 2 guest bedrooms" to "RV *site* = 2 guest bedrooms"
- Maximum number of RV pads/sites allowed (10 per total development)
- Modifying *Maximum Impervious Coverage* as follows: "The maximum impervious cover limits may be increased five (5) percentage points, if more than one-half of roof runoff from combined structures on-site is isolated, treated, and used for irrigation."
- Clarifying language relating to maximum guest bedrooms per acre to: "No more than ten (10) bedrooms are to exist within the boundaries of any single acre."
- Addition of clause "if required by this section" relating to vegetative buffers
- Additional italicized language to §155.055(G) relating to setbacks: "No lodge, cottage, cabin or *RV site* shall be located within one-hundred (100) feet of Cypress Creek and one-hundred fifty (150) feet of the Blanco River, *or in the floodplain, whichever is greater.*"
- Modification of §155.055(F)(3) as follows: "RVs, travel trailers, or motor homes may not be used for onsite dwelling for a period greater than 30 consecutive days or for nonresidential purposes."
- Prohibition of outdoor camping, including tents and pop-up trailers
- Possible name change of zoning district from "Lodging" to "Retreat" or "Rural Retreat"
- Amendment of §155.055(G)(4) as follows: ". . .along all lodging property lines abutting property zoned residential, so as to visually screen the *retreat* uses."
- In §155.055(A), replace "tourist *resort* development" with "tourist *retreat* development"

- Concerns expressed by Commissioner Dane regarding creation of a new "Retreat" zoning district versus utilizing the existing WPDD process, unintended consequences or "worst case scenario" of doing so, and the original intent behind creation of a new zoning district for existing businesses
- Compromise agreement to modify maximum impervious cover limits to twenty percent (20%)
- Need to proceed with scheduling of public hearings to gather public input

Commissioner Ross moved to direct staff to publish this proposed ordinance for a public hearing for consideration by the Commission and City Council. Chairman Dean seconded. Motion carried on a vote of 5-1. Commissioner Dane voted against.

After discussion of scheduling conflicts, publication of a July 8, 2010 hearing date was agreed upon.

#### **4. Staff and Commission Reports**

- Announcements
- Future Agenda Items

In response to Commissioner Glenn, City Administrator Ferguson clarified a future agenda item relating to the appointment process for board/commission members.

Hearing no further announcements or future agenda items, Commissioner Ross moved to adjourn. Chairman Dean seconded. Motion carried on a vote of 6-0.

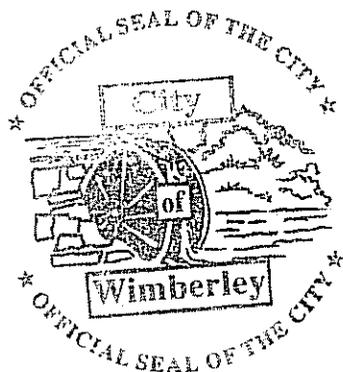
**Adjourn at 7:52 p.m.**

Recorded by:

*Cara McPartland*

Cara McPartland

**These minutes approved the 8th of July, 2010.**



**APPROVED:**

*Tracey Dean*

**Tracey Dean, Chair**