



City of Wimberley

221 Stillwater, P.O. Box 2027, Wimberley, Texas 78676

SPECIAL CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
WEDNESDAY, MAY 8, 2019 – 5:30 P.M.

MINUTES

CALL TO ORDER

Mayor Pro Tem Gary Barchfeld called the meeting to order at 5:35 p.m.

CALL OF ROLL

Council Members Present:	Mike McCullough	Place One
	Craig Fore	Place Two
	Allison Davis	Place Three
	Gary Barchfeld	Place Four
	Erik Wollam	Place Five
Council Members Absent:	Susan Jagers	Mayor
City Staff Present:	Shawn Cox	City Administrator
	Laura Calcote	City Secretary
	Charlie Zech	City Attorney
	Sandy Floyd	Planning & Development Coordinator/GIS Analyst

PUBLIC HEARING AND POSSIBLE ACTION

Hold a public hearing and consider approval regarding case ZA-19-003, an application for a Wimberley Planned Development District with base zoning of Participant Recreation-Low Impact (PR-1) for property located at 13401 Ranch Road 12, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (*M & N Meeks, LLC, Applicants*)

Council Member Erik Wollam recused himself from the discussion and vote, due to a conflict of interest.

Applicants Natalie and Matt Meeks presented their application to City Council for a Wimberley Planned Development District (WPDD), in order to correct the zoning designation and expand their hospitality business.

Planning and Development Coordinator/GIS Analyst Sandy Floyd advised 12 letters of opposition and one letter of support within the 200 feet notice area for the WPDD had been received to date. The twenty percent (20%) opposition within 200 feet had triggered the requirement for a super majority vote by City Council to approve the application. The Planning and Zoning Commission had recommended approval of the WPDD at their May 7th Meeting by a 4-2 vote.

Mayor Pro Tem Gary Barchfeld opened the public hearing at 6:05 p.m.

There were three public comments. They were as follows:

1. Steve Thurber stated the WPDD application was problematic for neighboring properties, as shown by the letters of opposition received. Mr. Thurber contended there was an issue with the process, and negotiations were further needed between the City, the applicants and the neighbors before approval of the application.

2. Jimmy Alan Hall, legal counsel for Wimberley Point LTD and Don Amaro, stated he was supportive of the presented plan, but the process was problematic and there were still details to be worked out. Mr. Hall noted that noise to neighboring properties was the biggest issue, and advised his aforementioned clients requested a postponement to the approval vote for the application until after the issues had been addressed.

3. Teresa Shell spoke in support of the WPDD application, and noted she understood the noise concerns of other neighboring properties. She stated the Meeks had done their due diligence in the process.

Mayor Pro Tem Gary Barchfeld closed the public hearing at 6:18 p.m.

There was lengthy discussion between Council members and the Meeks regarding the application, including noise concerns, trespassing concerns, zoning regulations and building phases for the expansion of the business.

Valeri Trahasaki spoke in support of the WPDD application.

Motion to approve case ZA-19-003, an application for a Wimberley Planned Development District with base zoning of Participant Recreation-Low Impact (PR-1) for property located at 13401 Ranch Road 12, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting, as amended with the addition of a sound structure, was made by Council Member Craig Fore. Motion was seconded by Council Member Mike McCullough. Motion carried as follows (3-1):

Mike McCullough	Aye
Craig Fore	Aye
Gary Barchfeld	Aye
Allison Davis	Nay

DISCUSSION AND POSSIBLE ACTION

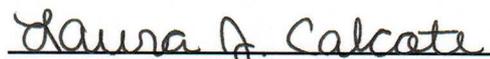
Discuss and consider possible action regarding an ordinance adding Article 4.12, Landscaping and Tree Preservation, to Chapter 4, Building Regulations, of the City of Wimberley Code of Ordinances. *(Place Three Council Member Allison Davis)*

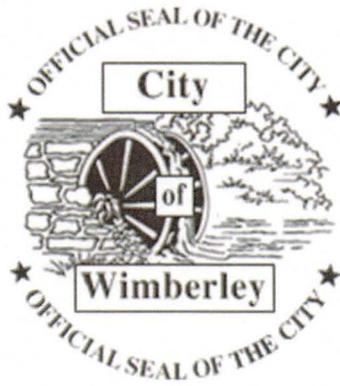
This item was not discussed and no action was taken.

ADJOURNMENT

Motion to adjourn the meeting at 6:49 p.m. was made by Council Member Allison Davis. Motion was seconded by Council Member Craig Fore. Motion carried unanimously (4-0).

RECORDED BY:


Laura J. Calcote, City Secretary



APPROVED BY:

A handwritten signature in black ink, appearing to read "Gary Barchfeld", is written over a horizontal line.

~~Susan Jagers, Mayor~~

Gary Barchfeld, Mayor Pro tem