

**City of Wimberley**  
City Hall, 221 Stillwater  
Wimberley, Texas 78676  
**Planning & Zoning Commission**  
Minutes of Regular Meeting  
January 12, 2012 at 6:00 p.m.

Meeting called to order by Acting Chair Tom Haley. Present were Commissioners Beth Mitchell, Jean Ross (arrived at 6:04 p.m.), Charles Lancaster, Steve Klepfer, Tom Haley, 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 December 22, 2011.

Commissioner Klepfer moved to approve the minutes as presented. Commissioner Mitchell seconded. Motion carried on a vote of 5-0. Commissioner Ross was not present at this time.

**2. Public Hearing and Possible Action**

Hold a public hearing and consider making a recommendation to City Council regarding a proposed ordinance of the City of Wimberley, Texas, amending Chapter 155 (Zoning) of the Code of Ordinances, Section 155.005 (Definitions) to add the definition of "Home Health Facility," amending Subsection (C) of the following sections: §155.035 Residential Acreage (RA); §155.036 Rural Residential 1 (R-1); §155.037 Single-Family Residential 2 (R-2); §155.038 Single-Family Residential 3 (R-3); §155.039 Single-Family Residential 4 (R-4); §155.040 Two-Family Residential (Duplex) (R-5); §155.041 Multi-Family Residential 1 (Triplex/Quadriplex/Apartments) (MF-1); §155.042 Multi-Family Residential 2 (Apartments) (MF-2); §155.045 Office-Low Impact (O-1); §155.047 Commercial-Low Impact (C-1); §155.048 Commercial-Moderate Impact (C-2); §155.049 Commercial-High Impact (C-3); §155.061 Neighborhood Services (NS); §155.094 Scenic Corridor (SC); and §155.060 Public Facilities (PF) to permit Home Health Facility as a conditional use in each zoning district specified herein; and providing for the following: findings of fact; repealer; severability; effective date; and proper notice and meeting. (*City Administrator*)

City Administrator Ferguson reviewed key provisions and modifications incorporated into the draft ordinance in accordance with the Commission's prior discussion.

Acting Chair Haley opened the public hearing. Hearing no comments, Acting Chair Haley closed the public hearing.

Discussion addressed specific language in §155.066(D), Commissioner Lancaster's concerns regarding restrictions, clarification of public hearing date(s), and parking requirements.

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

### 3. Discuss and Consider Action

Discuss and consider issues relating to the platting and planning procedures of Chapter 154 Subdivision Control of the City of Wimberley Code of Ordinances.  
(City Administrator)

Acting Chair Haley advised that this item will be continued to allow for further review by the City Attorney. No vote was taken.

### 4. Staff and Commission Reports

- Announcements
- Future Agenda Items

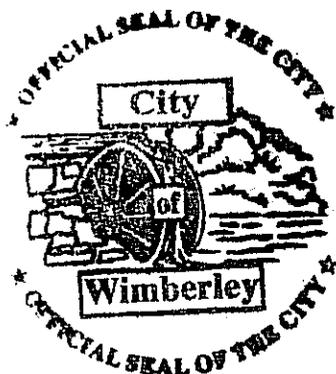
Hearing no announcements or future agenda items, Commissioner Klepfer moved to adjourn. Commissioner Ross seconded. Motion carried on a vote of 6-0.

**Adjourn at 6:22 p.m.**

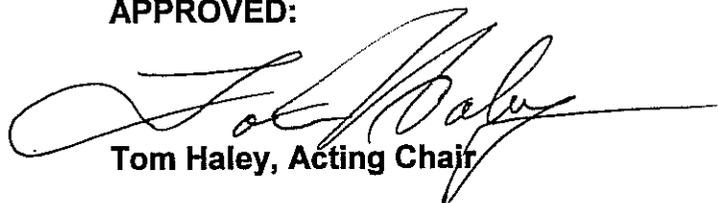
Recorded by:

  
Cara McPartland

**These minutes approved the 26<sup>th</sup> of January, 2012.**



**APPROVED:**

  
Tom Haley, Acting Chair