

**City of Wimberley**  
City Hall, 221 Stillwater  
Wimberley, Texas 78676  
**Planning & Zoning Commission**  
Minutes of Regular Meeting  
January 12, 2017 at 6:00 p.m.

Meeting called to order at 6:00 p.m. by Chair John Urban. Present were Commissioners Austin Weeks, Natalie Meeks, Charles Savino, and John Espinoza. Commissioners Rebecca McCullough and Gail Pigg were absent.

Staff Present: City Administrator Don Ferguson

**Citizen Communications:**

No citizen comments were heard.

**1. Consent Agenda**

Approval of minutes of the Regular Planning & Zoning Commission meeting on December 8, 2016.

Commissioner Savino moved to approve the Consent Agenda, as presented. Commissioner Weeks seconded. Motion carried on a vote of 5-0.

**2. Public Hearings and Possible Action**

- A. Hold a public hearing and consider making a recommendation to City Council regarding Case CUP-16-022, an application for a conditional use permit to allow for the operation of a vacation rental facility on residentially zoned property located at 171 Panorama Drive, Wimberley, Hays County, Texas. (*David Estey, Applicant*)

City Administrator Ferguson requested this item be continued until February 9, 2017 due to the need to re-publish the newspaper notice. He noted that the Commission's February 9<sup>th</sup> agenda will also include a rezoning request on the subject property due to a recent subdivision.

Commissioner Savino moved to continue this item until the Commission's meeting on February 9, 2017. Commissioner Weeks seconded. Motion carried on a vote of 5-0.

- B. Hold a public hearing and consider making a recommendation to City Council regarding Case ZA-16-002, an application to change the zoning from Rural Residential 1 (R-1) to Single Family Residential 2 (R-2) for property located at 25 La Toya Trail, Wimberley, Hays County, Texas (*City of Wimberley*)

City Administrator Ferguson reviewed the subject property's location, current/proposed zoning and uses, and the need to rezone the property due to an error made when the City initiated residential zoning shortly after incorporation. He noted that staff received informational inquiries on the zoning request.

Chairman Urban opened the public hearing.

The subject property owner, Alan Knox, spoke of his intent to build a single family residence and offered to answer any questions.

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

Brief discussion addressed lot size requirements for R-1, R-2, and RA zoning districts.

Commissioner Espinoza moved to recommend approval of the zoning change, as presented. Commissioner Meeks seconded. Motion carried on a vote of 5-0.

**3. Staff and Commission Reports**

- Announcements
- Future Agenda Items

City Administrator Ferguson advised that City Council made a few minor modifications on first reading of the proposed revisions to the City's vacation rental regulations.

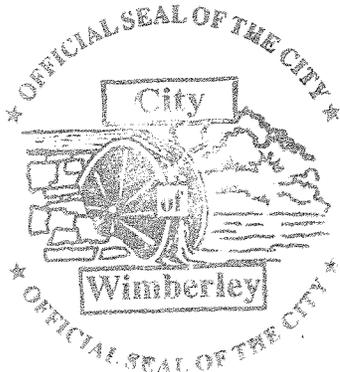
Hearing no further announcements or future agenda items, Chairman Urban called the meeting adjourned.

**Adjourn at 6:07 p.m.**

Recorded by:

  
 Cara McPartland

**These minutes approved the 9<sup>th</sup> of February, 2017.**



**APPROVED:**

  
 John Urban, Chair