

**City of Wimberley**  
City Hall, 221 Stillwater  
Wimberley, Texas 78676  
**Planning & Zoning Commission**  
Minutes of Regular Meeting  
February 9, 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, Rebecca McCullough, and John Espinoza. Commissioner Gail Pigg arrived at 6:09 p.m.

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 January 12, 2017.

Commissioner Savino moved to approve the Consent Agenda, as presented. Commissioner Weeks seconded. Motion carried on a vote of 6-0.

**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; this case was continued from the January 12, 2017, Planning and Zoning Commission meeting*)

City Administrator Ferguson reviewed the subject property's location, current/proposed zoning and uses, existing 3-bedroom residence, and associated rezoning request on the subject property due to a recent subdivision. He noted that the applicant proposes to use the residence as a vacation rental, with a maximum occupancy of six (6) people. He advised that the City Sanitarian recommends a maximum occupancy of four (4) people for the proposed vacation rental facility. He stated guests would be required to park on the subject property. In addition to the applicant's house rules, City Administrator Ferguson read a list of conditions to be made part of the requested conditional use permit (CUP), should the Commission desire to recommend approval. It was noted that the City's short-term rental regulations are currently being reviewed and certain conditions recommended as part of that review are included in the list. It was

noted that City staff has received no comments on the CUP request and that the applicant is not present at tonight's meeting.

Chairman Urban felt uncomfortable making a recommendation without the applicant or the applicant's representative present and suggested continuing this item until such time the applicant or designated representative can be present.

Commissioner Savino moved to continue this item until the Commission's meeting on March 9, 2017. Commissioner McCullough seconded. Motion carried on a vote of 6-0.

Discussion addressed the inclusion of Condition No. 11, which is remains in the list of conditions, as City Council has not formally approved amending the Zoning Code to date. Discussion addressed consequences for violating Condition No. 16.

- B. Hold a public hearing and consider making a recommendation to City Council regarding Case ZA-17-001, an application to change the zoning from Residential Acreage (RA) to Rural Residential 1 (R-1) for Lots 23A and 23B of Hilltop Place, Section 1, Wimberley, Hays County, Texas (*David Estey, Applicant*)

City Administrator Ferguson reviewed the subject property's recent subdivision, which created two (2) lots, Lot 23A (2.00 acres) and Lot 23B (3.22 acres) from one 5.22 acre lot. He advised there is a need to rezone the newly created lots from Residential Acreage (RA) (for lots greater than 5 acres in size) to Rural Residential 1 (R-1) to bring the zoning designation for the subject property into compliance with the City's Zoning Ordinance.

Chairman Urban opened the public hearing.

Hearing no comments, Chairman Urban closed the public hearing.

Commissioner Espinoza moved to recommend approval of the zoning change, as presented. Commissioner McCullough seconded. Motion carried on a vote of 6-0.

Commissioner Pigg joined the meeting at this time (6:09 p.m.).

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

- Announcements
- Future Agenda Items

City Administrator Ferguson reported there will be two more Planning and Zoning meetings later this month on February 22<sup>nd</sup> relating to a community meeting on the proposed Tractor Supply development and on February 23<sup>rd</sup> relating to a vacation rental CUP request. He stressed that the Tractor Supply community meeting will be posted as a special meeting to allow for a possible quorum of Planning and Zoning members to attend. Discussion addressed the scope of the proposed Tractor Supply community meeting.

Chairman Urban asked an audience member if he had any Citizen Communications for the Commission and he replied he just had general zoning questions that could be answered later.

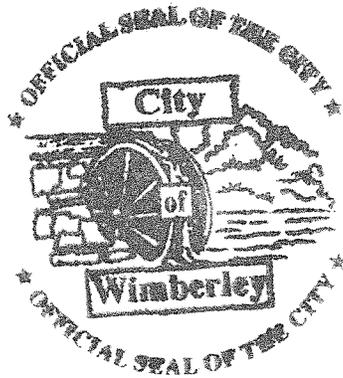
Hearing no further announcements or future agenda items, Chairman Urban called the meeting adjourned.

**Adjourn at 6:27 p.m.**

Recorded by:

*Cara McPartland*  
Cara McPartland

**These minutes approved the 23<sup>rd</sup> of February, 2017.**



**APPROVED:**

*John Urban*  
**John Urban, Chair**