

**City of Wimberley**  
 Wimberley City Hall, 221 Stillwater  
 Wimberley, Texas 78676  
**Planning & Zoning Commission**  
 Minutes of Regular Meeting  
 February 14, 2019 at 6:00 p.m.

Meeting called to order at 6:04 p.m. by Acting Chair Natalie Meeks. Present were Commissioners Rebecca Minnick, Mark McDonald, Tim Dodson, Peter Lingamfelter & Charles Savino. Commissioner Reitz was absent.

Staff Present: Shawn Cox, City Administrator  
 Sandy I. Floyd, Planning & Development Coordinator/GIS Analyst  
 Legal Counsel, Charles Zech

**Citizen Communications:**

None.

**1. Consent Agenda**

Approval of minutes of the Regular Planning & Zoning Commission meeting on January 10, 2019.

Commissioner McDonald moved to approve the Consent Agenda, as presented. Commissioner Minnick seconded. Motion carried on a vote of 5-0-1. Commissioner Lingamfelter abstained.

**2. Public Hearing and Possible Action**

- (A) Hold a public hearing and consider making a recommendation to City Council regarding case CUP-19-002, an application for a Conditional Use Permit to allow for the installation of a manufactured home on property zoned Rural Residential 1 (R-1) for property located at 309 Lange Road, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (Richard Roederer, Applicant)

Staff, Sandy Floyd, provided a summary of request. Chair Meeks opened the public hearing. Two citizens spoke against the request. The applicant provided further information. Commissioner Savino moved to disapprove the request as presented. Commissioner Minnick seconded the motion. The Commission broke into Executive Session at 6:34 p.m. and the meeting reconvened at 6:52 p.m. Commissioners Savino & Minnick withdrew their previous motion. Commissioner McDonald moved to postpone the request. Commissioner Minnick seconded. Motion carried on a vote of 6-0-0.

- (B) Hold a public hearing and consider making a recommendation to City Council regarding case ZA-19-001, an application to change the zoning from Single-Family Residential 2 (R-2) to Commercial-Low Impact (C-1) for property located at 13301 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. (Mystic Hill, LLC, Sibyl Burrows, Applicant)

Chair Meeks recused herself and abstained from the vote. Commissioner Savino acted as Chair and opened the public hearing. Having no one wishing to speak, the public hearing was closed. Staff provided a summary of the request, followed by the applicant. Commissioner McDonald moved to approve the request as presented. Commissioner Lingamfelter seconded the motion. After discussion, motion carried on a vote 5-0-1.

- (C) Hold a public hearing and consider making a recommendation to City Council regarding an ordinance of the City of Wimberley, Texas amending Chapter 9 (Planning & Development Regulations) Article 9.03 (Zoning), Division 4, (Use Requirements and Restrictions) Section 9.03.141 (Bed and Breakfast Lodging Requirements) of the City of Wimberley Code of Ordinances; and providing for the following: findings of fact, a savings clause, a repealing clause, a severability clause, effective date, and proper notice and meeting.

Staff, Shawn Cox, presented a summary. Chair Meeks opened the public hearing. Twenty citizens spoke against the revised ordinance amendments. The public hearing was closed. After discussion, it was determined a joint workshop would be scheduled between the Short-Term Rental Committee and the Planning & Zoning Commission.

### 3. Staff and Commission Reports

Joint workshop to be scheduled as previously discussed.

The meeting adjourned at 8:45 p.m.

Recorded by: Sandra I. Floyd, Sandy I. Floyd

**These minutes approved the 14<sup>th</sup> of March, 2019.**

APPROVED: Natalie Meeks  
Natalie Meeks, Chair