

**City of Wimberley**  
 Wimberley City Hall, 221 Stillwater  
 Wimberley, Texas 78676  
**Planning & Zoning Commission**  
 Minutes of Regular Meeting  
 April 11, 2019 at 6:00 p.m.

**1. Call to Order**

**2. Call of Roll**

Meeting called to order at 6:02 p.m. by Acting Chair Natalie Meeks. Present were Commissioners Rebecca Minnick, Peter Lingamfelter, Charles Savino, Craig Reitz, Tim Dodson, and Sara Dishman.

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

**3. Citizen Communications**

One citizen comment.

**4. Consent Agenda**

Approval of minutes of the Regular Planning & Zoning Commission meeting on March 14, 2019.

Commissioner Savino moved to approve the Consent Agenda, as presented. Commissioner Reitz seconded. Motion carried on a vote of 6-0-1. Commissioner Dishman abstained.

**5. Public Hearing and Possible Action**

- (A) Hold a public hearing and consider making a recommendation to City Council regarding case CUP-19-001, an application for a Conditional Use Permit to allow for the operation of a vacation rental on property zoned Single-Family Residential 2 (R-2) 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, Applicant)

Chair Meeks recused herself. Staff, Sandy Floyd, provided a summary of request. Acting Chair Savino opened the public hearing. Having no one wishing to speak the public hearing was closed. The applicant provided further information. After discussion, Commissioner Lingamfelter moved to recommend approval of the application as presented. Commissioner Dodson seconded the motion. Motion carried on a vote of 6-0-1.

- (B) Hold a public hearing and consider making a recommendation to City Council regarding case ZA-19-002, an application to change the zoning from Single-Family Residential 2 (R-2) to Commercial-Moderate Impact (C-2) for property located at 151 Oldham Street, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (Mike Oldmixon, Applicant)

Commissioner Minnick recused herself. Staff, Sandy Floyd, provided a summary of request. Chair Meeks opened the public hearing. A property owner within the two-hundred foot notice area voiced opposition. The public hearing was closed. After discussion, Commissioner Dishman moved to recommend approval of the application as presented. Commissioner Savino seconded the motion. Motion carried on a vote of 6-0-1.

- (C) Hold a public hearing and consider making a recommendation to City Council 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)

This item was continued to a future meeting.

#### 6. Discussion and Possible Action

- (A) Discuss and consider possible action 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, provided a summary of request and status of the proposed amendment. After discussion, Commissioner Minnick made a motion to recommend approval of the ordinance with the exception of the annual renewal fee and requirements. Commissioner Dishman seconded. Motion carried on a vote of 7-0-0.

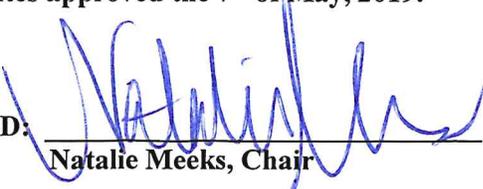
#### 7. Staff and Commission Reports

None.

The meeting adjourned at 8:22 p.m.

Recorded by: , Sandy I. Floyd

These minutes approved the 7<sup>th</sup> of May, 2019.

APPROVED:   
Natalie Meeks, Chair