

City of Wimberley
Wimberley City Hall, 221 Stillwater
Wimberley, Texas 78676
Planning & Zoning Commission
Minutes of Regular Meeting
May 10, 2018 at 6:00 p.m.

Meeting called to order at 6:00 p.m. by Acting Chair Natalie Meeks. Present were Commissioners Rebecca Minnick, Austin Weeks, John Espinoza, Gail Pigg & Greg Douglas. Charles Savino was absent.

Staff Present: Sandy I. Floyd, Planning and Development Coordinator/GIS Analyst

Citizen Communications:

None.

1. Consent Agenda

Approval of minutes of the Regular Planning & Zoning Commission meeting on April 12, 2018.

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

3. Public Hearing and Possible Action

- (A) Hold a public hearing and consider making a recommendation to City Council regarding case ZA-18-003, proposing an ordinance amending Ordinance No. 2015-010, which amended Ordinance No. 2009-046, which amended Ordinance No. 08-003, which amended Ordinance No. ZA-06-013, which designated real property located on approximately 15.4 acres, more commonly known as 14100 Ranch Road 12, Wimberley, Hays County, Texas, as a Wimberley Planned Development District with a base zoning of Commercial-Moderate Impact (C-2), and imposed certain development regulations. This amendment proposes to include curbside pickup and associated signage; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (Brookshire Bros., Applicant)

Staff, Sandy Floyd, provided a summary of request. Chair Meeks opened the public hearing at 6:04 p.m. Brookshire Bros. representative Dalin Welch provided further information. The public hearing was closed at 6:11. After discussion, Commissioner Minnick made a motion to approve the curbside and parking signs as submitted and approve a fifty (50) square foot illuminated sign. Commissioner Espinoza seconded the motion. Motion carried on a vote 6-0-0.

- (B) Hold a public hearing and consider making a recommendation to City Council regarding case ZA-18-004, proposing an ordinance amending Ordinance No. 2011-017, which designated real property located on approximately 131.896 acres, more commonly known as 333 Wayside Dr., Wimberley, Hays County, Texas, as a Wimberley Planned Development District with a base zoning of Residential Acreage (RA), and imposed certain development regulations. This amendment proposes to include beer, wine and alcohol for on-premise consumption; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (Wimberley Seven A Land, LLC, Applicant)

Staff, Sandy Floyd, provided a summary of request. The applicant requested to continue this item at the June 14th meeting. Chair Meeks opened the public hearing at 6:39 p.m. then closed after comments at 6:56, allowing those signed up a chance to speak. After discussion, Commissioner Pigg made a motion to continue the request until the June 14th meeting. Commissioner Minnick seconded the motion. Motion carried on a vote 6-0-0.

- (C) Hold a public hearing and consider making a recommendation to City Council regarding case ZA-18-005, an application to change the zoning from Single-Family Residential 1 (R-1) to Residential Acreage (RA) for property located at 395 Rocky Springs 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. (City of Wimberley, Applicant)

Staff, Sandy Floyd, provided a summary of request. Chair Meeks opened the public hearing at 7:09 p.m. and closed the public hearing at 7:09 p.m., having no one wishing to speak. Commissioner Weeks made a motion to approve the request as submitted. Commissioner Pigg seconded the motion. Motion carried on a vote 6-0-0.

- (D) Hold a public hearing and consider making a recommendation to City Council regarding the proposed subdivision of 3.00 acres out of the H. Keiser Survey No. 60, Abstract No. 271, establishing the Careway Plat #1, and related variance request from the City Subdivision Code Requirements relating to lot shape and average depth to average width ratio. (Wimberley SLF, LLC, Applicant)

Staff, Sandy Floyd, provided a summary of request. Chair Meeks opened the public hearing. Having no one wishing to speak the public hearing was closed. After discussion, Commissioner Douglas made a motion to approve the request as submitted. Commissioner Espinoza seconded the motion. Motion carried on a vote 6-0-0.

3. Discussion and Possible Action

- (A) Discuss and consider possible action regarding a site development plan on a 3.00 acre tract out of the H. Keiser Survey No. 60, Abstract No. 271. (Wimberley, SLF, LLC, Applicant)

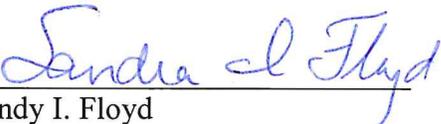
Staff, Sandy Floyd, provided a summary of request. After discussion, Commissioner Weeks made a motion to approve the request as submitted. Commissioner Douglas seconded the motion. Motion carried on a vote 5-1-0, with Commissioner Pigg voting against the request.

4. Staff and Commission Reports

The development of the tree ordinance was briefly discussed and how it needed legal review.

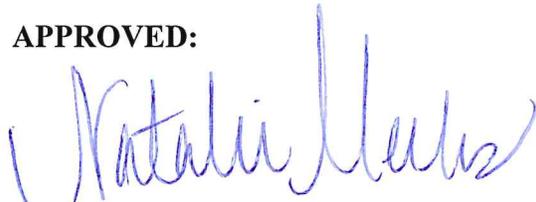
The meeting adjourned at 7:43 p.m.

Recorded by:


Sandy I. Floyd

These minutes approved the 14th of June, 2018.

APPROVED:



Natalie Meeks, Acting Chair