

**City of Wimberley**  
Wimberley City Hall, 221 Stillwater  
Wimberley, Texas 78676  
**Planning & Zoning Commission**  
Minutes of Regular Meeting  
June 13, 2019 at 6:00 p.m.

**1. Call to Order**

**2. Call of Roll**

Meeting called to order at 6:06 p.m. by staff, Sandy I. Floyd. Present were Commissioners Austin Weeks, Peter Lingamfelter, Teresa Shell, Craig Reitz, Tim Dodson, and Sara Dishman. Charles Savino was absent.

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

Upon recommendation of the City Administrator, Commissioner Weeks made a motion to move the Election of Officers before the Citizen Communications. Commissioner Lingamfelter seconded.

**3. Citizen Communications**

None.

**4. Election of Officers**

Commissioner Reitz nominated Commissioner Lingamfelter as Chair. Commissioner Dishman seconded. Motion carried 5-0-1 with Commissioner Lingamfelter abstaining.

Commissioner Reitz nominated Commissioner Dodson as Vice-Chair. Commissioner Dishman seconded. Motion carried 5-0-1 with Commissioner Dodson abstaining.

Commissioner Weeks nominated Charles Savino as Parliamentarian. Commissioner Lingamfelter seconded. Motion carried 6-0-0.

**5. Consent Agenda**

Approval of minutes of the Special Planning & Zoning Commission meeting on May 7, 2019.

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

## 6. Public Hearing and Possible Action

- (A) Hold a public hearing and consider making a recommendation to City Council regarding case ZA-19-004, an application to change the zoning from Single-Family Residential 2 (R-2) to Residential Acreage (RA) for property located at 2595 Flite Acres 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 Lingamfelter opened the public hearing. Having no one wishing to speak the public hearing was closed. After discussion, Commissioner Weeks moved to recommend approval of the application as presented. Commissioner Dodson seconded the motion. 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-19-005, proposing an ordinance amending Ordinance No. ZA-01-032, which designated real property located on Lot 1, Madrone Park, more commonly known as 706 FM 2325, Wimberley, Hays County, Texas, as a Planned Unit Development with a base zoning of Commercial-Low Impact (C-1), and imposed certain development regulations. This amendment proposes to allow structures to be rebuilt as they were at the time of the original PUD in the event of a fire or other accidental or natural means; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (Madrone Office Park & Storage, LLC, Applicant)

Staff, Sandy Floyd, provided a summary of request. Applicants Steve & Susan Thurber provided further information. Chair Lingamfelter opened the public hearing. Having no one wishing to speak the public hearing was closed. After discussion, Commissioner Dishman moved to recommend denial of the application as presented. Commissioner Reitz seconded the motion. Motion failed on a vote of 2-4-0. Commissioner Weeks made a motion to approve the application as presented. Commissioner Shell seconded. Motion carried on a vote 4-2-0 with Commissioner's Reitz and Dishman voting against.

- (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 3, (District Regulations) Section 9.03.083 (Commercial-Low Impact); Section 9.03.084 (Commercial-Moderate Impact); & Section 9.03.085 (Commercial-High Impact) 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. (Councilmember Fore)

Staff, Sandy Floyd, provided a summary of request. Chair Lingamfelter opened the public hearing. Multiple citizens provided further information. After discussion, Commissioner Reitz moved to recommend denial of the application as presented. Commissioner Shell seconded the motion. Motion carried on a vote of 4-2-0 with Commissioner's Week and Dishman voting against.

**7. Staff and Commission Reports**

None.

The meeting adjourned at 8:27 p.m.

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

**These minutes approved the 11<sup>h</sup> of July, 2019.**

**APPROVED:** *Peter J. Lingamfeker*  
**Peter Lingamfeker, Chair**