

City of Wimberley
Wimberley City Hall, 221 Stillwater
Wimberley, Texas 78676
Planning & Zoning Commission
Minutes of Regular Meeting
June 14, 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, Craig Reitz, Tim Dodson, John Espinoza, Gail Pigg & Charles Savino.

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 May 10, 2018.

Commissioner Pigg moved to approve the Consent Agenda, as presented. Commissioner Minnick seconded. Motion carried on a vote of 5-0-2. Commissioners Reitz and Dodson abstained.

2. Public Hearing and Possible Action

- (A) 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. Applicant representative, Scott Way, provided further information. Chair Meeks opened the public hearing at 6:25p.m. Five people spoke in favor of the request: Stan Starrett, Lila McCall, David Glenn, William Bowman, Rose Amons; while one spoke against: Tom Wenneson. The public hearing was closed at 6:53. After discussion, Commissioner Savino made a motion to approve the request as submitted. Commissioner Minnick seconded the motion. Motion carried on a vote 5-2-0. Commissioners Espinoza and Pigg opposed.

- (B) Hold a public hearing and consider making a recommendation to City Council regarding case ZA-18-006, an application to change the zoning from Residential Acreage (RA) to Rural Residential 1 (R-1) for Lots 4A1B, 4A2A, 4A2B and 4A2C, Flite Acres Little Ranches, 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 7:14 p.m. Edward Davis spoke against the request. The public hearing was closed at 7:19 p.m. After discussion, Commissioner Pigg made a motion to approve the request. Commissioner Minnick seconded the motion. Motion carried on a vote 6-0-1. Commissioner Reitz opposed the request.

- (C) Hold a public hearing and consider making a recommendation to City Council regarding case CUP-18-008, an application for a Conditional Use Permit to allow for a vacation rental for property located at 2645 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. (2625 Flite Acres LLC, Applicant)

Staff, Sandy Floyd, provided a summary of request. Chair Meeks opened the public hearing at 7:23 p.m. Applicant representative, Phil Collins, provided further information. The public hearing was closed at 7:31 p.m. Commissioner Savino made a motion to approve the request as submitted. Commissioner Dodson seconded the motion. Motion carried on a vote 6-1-0. Commissioner Reitz opposed the request.

- (D) Hold a public hearing and consider making a recommendation to City Council regarding case CUP-18-009, an application for a Conditional Use Permit to allow for the operation of a drive-in and drive-thru eating establishment on property zoned Commercial-Low Impact (C-1) for property located at 612 FM 2325, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (Centex Drive-In Properties, LLC/Austin Sonics, Ltd, Applicant)

Staff, Sandy Floyd, provided a summary of request. Applicant representative, John Patton, provided further information. Chair Meeks opened the public hearing at 7:52 p.m. Nine people spoke against the request: Ron Tilton, Mary Kuricar, Judy Bradbury, Heather Carter, Shannon DuPlessis, Mary Gibson, David Davila, Mary Burke, Tom Keyser; while three spoke for: Bill Breedlove, Glen Bullock, Elizabeth Gajdos-Potolicchio; Phil Collins stated more time needed to be spent on the Comprehensive Plan. The public hearing was closed at 8:35 p.m. After discussion, Commissioner Pigg made a motion to deny the request as submitted. Commissioner Reitz seconded the motion. Motion carried on a vote 6-0-0.

3. Discussion and Possible Action

- (A) Discuss and consider possible action to approve amending Title XI (Business Regulations), Chapter 112 (Regulation of Vacation Rentals and Bed and Breakfast Lodgings) of the City of Wimberley Code of Ordinances in order to establish occupancy limits for vacation rentals and bed and breakfasts utilizing an on-site sewage facility (OSSF) and public sewer service. (City of Wimberley)

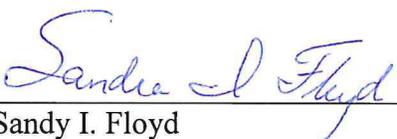
Staff, Sandy Floyd, provided a summary of request. Discussion including amending verbiage as related to the sewer maximum occupancy. Staff would bring this item back.

4. Staff and Commission Reports

Commissioner Pigg brought up reviewing commercial zoning uses as a future item of interest.

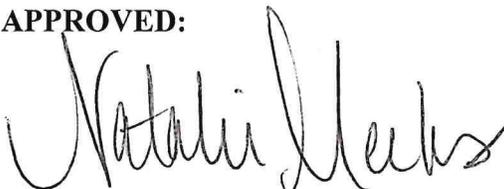
The meeting adjourned at 9:10 p.m.

Recorded by:


Sandy I. Floyd

These minutes approved the 12th of July, 2018.

APPROVED:


Natalie Meeks, Acting Chair