

City of Wimberley
City Hall, 221 Stillwater
Wimberley, Texas 78676
Planning & Zoning Commission
Minutes of Regular Meeting
July 23, 2015 at 6:00 p.m.

Meeting called to order at 6:12 p.m. by Chair Tom Haley. Present were Commissioners Rick Millinor, Tracey Dean, Charles Savino, and Thad Nance (arrived at 6:12 p.m.). Commissioners John Urban and Rick Burleson were absent.

Staff Present: City Administrator Don Ferguson and City Secretary Cara McPartland

Citizen Communications:

No citizen comments were heard.

1. Consent Agenda

Approval of minutes of the Special Planning & Zoning Commission meeting on June 25, 2015.

Commissioner Savino moved to approve the minutes, as presented. Commissioner Dean seconded. Motion carried on a vote of 4-0. Commissioner Dean abstained.

2. Public Hearings and Possible Action

- A. Hold a public hearing and consider making a recommendation to City Council regarding Case #ZA-15-004, an application to change the zoning from Residential Acreage (RA) to Single Family Residential 2 (R-2) for Lot 38 (approximately .37 acres) of Paradise Hills Section 2, located on Sunrise Drive, Wimberley, Hays County, Texas. (*City of Wimberley, Applicant*)

City Administrator Ferguson reviewed the subject property's location and current/proposed zoning, and advised that the initial zoning was made in error during City-initiated residential zoning, which occurred shortly after the City's incorporation. The current RA zoning designation is intended for properties five (5) acres or more in size and the correct zoning designation for the subject property should be R-2, which is intended for properties 20,000 square feet to two (2) acres in size. He noted no comments have been received, either for or against the requested zoning change and recommended approval.

Chairman Haley opened the public hearing. Hearing no comments, Chairman Haley closed the public hearing.

Commissioner Dean moved to recommend approval of the item, as presented. Commissioner Nance seconded. Motion carried on a vote of 5-0.

- B. Hold a public hearing and consider making a recommendation to City Council regarding Case #ZA-15-005, an application to change the zoning from Single Family Residential 2 (R-2) to Rural Residential 1 (R-1) for property located at 2312 Flite Acres Road, Wimberley, Hays County, Texas. (*Phillip & Peggy Collins, Applicants*)

City Administrator Ferguson reviewed the subject property's location, current/proposed zoning, existing structure(s), and recent replat of Lots 38, 39, and 40, which combined three (3) lots to form one (1) 2.64 acre tract, necessitating the change in zoning designation from R-2 to R-1. He noted no comments have been received either for or against the requested zoning change and recommended approval.

Chairman Haley opened the public hearing.

Applicant Phillip Collins expressed frustration regarding the time commitment and expense of replatting and rezoning the subject property and asked that the City consider simplifying its procedures.

Hearing no further comments, Chairman Haley closed the public hearing.

City Administrator Ferguson explained current Code requirements and discussion addressed possible future revisions to the City's Zoning/Subdivision Codes, considerable surveyor costs, and benefits to applicant of consolidating three (3) lots into one (1) lot.

Commissioner Dean moved to recommend approval of the zoning change, as presented. Commissioner Savino seconded. Motion carried on a vote of 5-0.

- C. Hold a public hearing and make a recommendation to City Council regarding Case # CUP-15-002, an application for a conditional use permit (CUP) to allow for a secondary single family residence on property zoned Residential Acreage (RA) located at 987 Anderson Ridge, Wimberley, Hays County, Texas. (*Nelson & Julie Hensley, Applicants*)

City Administrator Ferguson reviewed the subject property's location, current/proposed zoning, existing residence, and applicants' intent to construct a second single family residence on the property that would serve as their primary residence. The existing residence on the subject property would become a guest cottage. Access to both residences would be gained from Anderson Ridge and a new septic system would be installed to serve the secondary residence. He noted no comments have been received either for or against the requested zoning change and recommended approval.

Chairman Haley opened the public hearing.

Applicant Nelson Hensley thanked the Commission for its service and expressed appreciation to his neighbors. He and Mrs. Hensley hope to live full-time in Wimberley upon retirement at their newly constructed residence.

Hearing no further comments, Chairman Haley closed the public hearing.

Commissioner Dean moved to approve the CUP for a secondary single family residence, as presented. Commissioner Savino seconded. Motion carried on a vote of 5-0.

- D. Hold a public hearing and make a recommendation to City Council regarding Case #CUP-15-003, an application for a conditional use permit (CUP) to allow for a beauty shop/spa on property zoned Neighborhood Services (NS) located at 210 Masonic Lodge, Wimberley, Hays County, Texas. (*Fish Out of Water LP, Applicant*)

City Administrator Ferguson reviewed the subject property's location, current/proposed zoning, and existing structure. He advised that the vacant 1,500 square foot commercial building once housed a beauty shop and the applicant desires to open another beauty shop with a spa in the subject building. He noted that access would be gained from Masonic Lodge and that the applicant will be required to provide the City with evidence that the existing septic system is properly functioning and has adequate capacity. He noted no comments have been received either for or against the requested zoning change and recommended approval.

Chairman Haley opened the public hearing.

The applicant's representative, Ron Freeman, stated that the subject building was constructed before the City's incorporation, and was formerly used as a beauty salon operation, which terminated and has since been vacant. Due to inactivity, he explained that the subject property did not maintain its grandfathered status, necessitating the applicant's CUP request.

Hearing no further comments, Chairman Haley closed the public hearing.

Commissioner Dean moved to approve the CUP to allow a beauty shop/spa, as presented. Commissioner Nance seconded. Motion carried on a vote of 5-0.

3. Staff and Commission Reports

- Announcements
- Future Agenda Items

City Administrator Ferguson announced there will be a Community Flood Recovery Meeting at the Wimberley Community Center on Tuesday, July 28th at 6 p.m. at the Wimberley Community Center. He advised that the Commission will need to hold a special meeting on July 30th to hear a zoning amendment case.

Hearing no further announcements or future agenda items, Chairman Haley called the meeting adjourned.

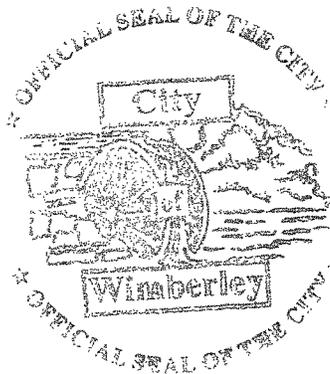
Adjourn at 6:38 p.m.

Recorded by:



Cara McPartland

These minutes approved the 30th of July, 2015.



APPROVED:



Tom Haley, Chair