

**City of Wimberley**  
City Hall, 221 Stillwater  
Wimberley, Texas 78676  
**Planning & Zoning Commission**  
Minutes of Regular Meeting  
September 8, 2011 at 6:30 p.m.

Meeting called to order by Chair Tracey Dean. Present were Commissioners Beth Mitchell, Jean Ross, Charles Lancaster, Steve Klepfer, and Tom Haley. Commissioner Rick Burleson was 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 Regular Planning & Zoning Commission meeting on August 25, 2011.

Commissioner Ross moved to approve the minutes as presented. Commissioner Lancaster seconded. Motion carried on a vote of 6-0.

**2. Public Hearing and Consider Action**

- A. Discuss and consider making a recommendation to City Council regarding Case #CUP-11-004, an application for a conditional use permit (CUP) to allow for the operation of a Vacation Rental on 1.848 acres located at 265 Climbing Way, Wimberley, Hays County, Texas, zoned Single Family Residential 2 (R-2). (*Elliott Levine, Applicant*)

City Administrator Ferguson advised that on August 29, 2011, the applicant submitted a written request to withdraw the CUP application. He recommended that the Commission vote to accept the request to withdraw the case from further consideration.

Commissioner Haley moved to recommend approval for acceptance of the withdrawal request. Commissioner Ross seconded. Motion carried on a vote of 6-0.

- B. Hold a public hearing and consider making a recommendation to City Council regarding Case #ZA-11-008, an application requesting an amendment to an existing Planned Unit Development for a tract of land located at 14835 Ranch Road 12, Wimberley, Hays County, Texas to add Assisted Living Facility and Lodging as permitted uses and to amend development requirements relating to

building square footage, total project square footage, and parking. (*John McCrocklin, Applicant*)

City Administrator Ferguson advised that on September 7, 2011, the applicant submitted a written request for a two-week delay in consideration of the amendment application. He recommended that the Commission vote to accept the request to continue consideration until the Commission's next regular meeting on September 22, 2011.

Commissioner Klepfer moved to recommend approval for acceptance of the continuance request. Commissioner Lancaster seconded. Motion carried on a vote of 6-0.

- C. Hold a public hearing and consider making a recommendation to City Council regarding Case #ZA-11-007, an application to change the zoning from Residential Acreage (RA) to Rural Residential 1 (R-1) for 2.11 acres of property located at 355 Smith Creek Road in Wimberley, Hays County, Texas. (*David Mooty, Applicant*)

City Administrator Ferguson reviewed the application, including subject property location, planning areas, and current/proposed zoning. He noted that the requested zoning change is being made in conjunction with a proposed Replat of Lots 8, 9, and 10 of the Pebble Brook Subdivision, which will dissolve lot lines and combine the three tracts to form one 2.11 acre tract, therefore reducing density. No comments were received on the proposed zoning change and staff recommended approval.

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

Commissioner Ross moved to recommend approval of the item, as presented. Commissioner Klepfer seconded. Motion carried on a vote of 6-0.

### **3. Staff and Commission Reports**

- Announcements
- Future Agenda Items

As a future agenda item, Commissioner Klepfer requested consideration of reducing Commission meetings to once per month. Discussion addressed the pros and cons of changing the meeting schedule to once monthly, with the understanding that special meetings could be called as needed, versus maintaining the current meeting schedule. Issues relating to public notification, publication, and posting requirements were clarified.

Hearing no further announcements or future agenda items, Commissioner Haley moved to adjourn. Chairman Dean seconded. Motion carried on a vote of 6-0.

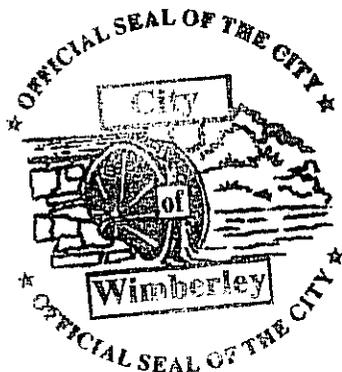
**Adjourn at 6:45 p.m.**

Recorded by:



Cara McPartland

**These minutes approved the 22nd of September, 2011.**



**APPROVED:**



**Tracey Dean, Chair**