

**City of Wimberley**  
City Hall, 221 Stillwater  
Wimberley, Texas 78676  
**Planning & Zoning Commission**  
Minutes of Special Meeting  
September 25, 2014 at 6:00 p.m.

Meeting called to order at 6:00 p.m. by Chair Tom Haley. Present were Commissioners Rick Millinor, Charles Lancaster, Tracey Dean, Charles Savino, and Thad Nance. Commissioner Rick Burleson was absent.

Staff Present: City Administrator Don Ferguson

**Citizen Communications:**

No citizen comments were heard.

**1. Consent Agenda**

Approval of minutes of the Special Planning & Zoning Commission meeting on July 24, 2014.

This item was heard after Agenda Item 2.

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

**2. Public Hearings and Possible Action**

Hold a public hearing and consider making a recommendation to City Council on the proposed Central Wimberley Master Plan. (*City Administrator*)

City Administrator Ferguson provided background on events pointing to the need for a Central Wimberley Master Plan (Plan) specifically for the downtown area (in addition to the City's Comprehensive Plan). He noted Plan area boundaries and explained the Plan's purpose as a vision subject to implementation and change over time.

Design Workshop Project Lead Rebecca Leonard recognized team members and outlined the presentation's agenda. Topics included:

- Plan's purpose as guidance for future capital improvements land use/planning; creation or amendment of policies and regulations; development; and use as communication tool in dealing with public/private partners
- Study area boundaries and development history

- Integration of the City's plans and policies such as the Comprehensive Plan, Transportation Master Plan, Economic Development Strategy, Parks and Recreation Master Plan, Wimberley Mobility Plan, etc.
- Existing conditions, including the Plan area's natural and built environments and community character
- Community engagement and charrette overview, including key outcomes of focus groups, public meetings, and public open houses
- Recommendations for future land use, connectivity, street/landscapes, parking, lighting, trails, signage, and building/architecture design strategies

Discussion addressed:

- Options/timeframes for phased Plan implementation
- Plans as concepts to guide development
- Decision-making process for specific development agreements
- Pedestrian traffic crosswalks and enforcement-related issues
- Historic districts
- Concerns regarding future development and Plan's effect on private property rights
- Parking options

Commissioner Dean moved to recommend approval of the Central Wimberley Master Plan, as presented. Commissioner Lancaster seconded. Motion carried on a vote of 6-0.

### 3. Staff and Commission Reports

- Announcements
- Future Agenda Items

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

**Adjourn at 7:07 p.m.**

Recorded by:

*Cara McPartland*

Cara McPartland

**These minutes approved the 9<sup>th</sup> of October, 2014.**

**APPROVED:**

*Tom Haley*  
Tom Haley, Chair

