

**City of Wimberley**  
City Hall, 221 Stillwater  
Wimberley, Texas 78676  
**Planning & Zoning Commission**  
Minutes of Special Meeting  
September 27, 2012 at 6:00 p.m.

Meeting called to order by Chair Tracey Dean. Present were Commissioners Beth Mitchell, Jean Ross, Charles Lancaster, Steve Klepfer, and Rick Burluson. Commissioner Lance Cawley 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 9, 2012.

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

**2. Public Hearing and Possible Action**

- A. Hold a public hearing and consider making a recommendation to City Council regarding Case No. CUP-12-010, an application for a conditional use permit (CUP) submitted by Mike Yarborough to allow for a secondary single family residence on an approximately 1.446 acre tract located at 510 South River, Wimberley Hays County, Texas, zoned Single Family Residential 2 (R-2). (*Mike Yarborough, Applicant*)

City Administrator Ferguson reviewed the subject property's location, current/proposed zoning and uses, overlay district, planning area, and existing structure(s). He stated that the applicant is proposing a 360 square-foot addition above the detached garage that will have a bathroom, shower, and open area. Septic system capacity is adequate to handle wastewater from the existing and proposed single family residential units. He noted one response received in opposition from a notified property owner expressing concerns regarding increased river traffic. Staff recommended approval of the CUP request.

Chairman Dean opened the public hearing.

Applicant Mike Yarborough provided information on the proposed addition, which is not changing the footprint or roof line, but simply finishing out the attic area above the garage, and adding an apron on an existing garage window. Neighboring South River property owner, Steve Gartside, stated that he has no problems with the CUP request.

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

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

- B. Hold a public hearing and consider making a recommendation to City Council regarding Case No. ZA-12-003, an application for a zoning change submitted by Purple Crown Investments, to change the zoning classification for an approximately .56 acre tract located at 400 River Road, Wimberley, Hays County, Texas, from Commercial – Low Impact (C-1) to Village Inn (VI). (*Purple Crown Investments, Applicant*)

City Administrator Ferguson reviewed the subject property's location, current/proposed zoning and uses, planning area, and existing "grandfathered" bed and breakfast/day spa operation. He stated that the applicant is proposing to acquire the property and replace the current uses with a ten (10) room lodging operation to be housed in existing structures on the property. Plans call for the septic system to be upgraded to handle anticipated wastewater needs. All parking for the proposed operation will be off-street and at least one (1) parking space will be provided for each room rented. It was noted that the subject property meets all of the development standards established for the Village Inn (VI) zoning district. He explained that the VI zoning district was created in 2011 to allow for a less intense, commercial lodging alternative, limiting congestion, facilitating traffic flow, and providing for the safety of motorists, cyclists, pedestrians, businesses, and landowners. City staff received two (2) inquiries on the requested zoning change. One of those inquiring expressed no opposition, while the second individual expressed concern via email about the impact of the proposed operation on adjacent neighborhoods, particularly increased river traffic. City Administrator Ferguson recommended approval of the zoning change request.

Discussion addressed rezoning of the subject property versus requesting a variance from current requirements.

Chairman Dean opened the public hearing.

Joe Taylor provided statistics on vehicle traffic (an average of thirty cars daily) visiting the current bed and breakfast/day spa operation known as *Touched by Angels*, which has existed for the past sixteen years. He noted that his wife, Phyllis Taylor currently owns the subject property, and anticipated that the proposed lodging operation will result in decreased vehicle traffic for the neighborhood.

Applicant Albert Valera of Purple Crown Investments provided details on the proposed lodging facility's operation and management, which will be owner-operated in a hands-on manner. He stated that the proposed lodging-only use will be lower impact than the current mixed uses at the subject property. He noted that renovations will be made to the interior structures, but that the building footprint will not change.

Discussion addressed communications with neighboring property owners, lack of opposition, location of subject property in transitional area, private septic system versus connection to wastewater provider (Aqua Texas), planned upgrades to private septic system, and reduced intensity of proposed use. Handouts were distributed to the Commission on the proposed lodging operation. Specific planned improvements and lodging rates were discussed.

Hearing no comments, Chairman Dean closed the public hearing.

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

**3. Staff and Commission Reports**

- Announcements
- Future Agenda Items

Retiring *Touched by Angels* owner Phyllis Taylor expressed appreciation for being able to spend twenty wonderful years in Wimberley. The Commission extended best wishes to Mrs. Taylor.

Hearing no announcements or future agenda items, Commissioner Klepfer moved to adjourn. Commissioner Mitchell seconded. Motion carried on a vote of 6-0.

**Adjourn at 6:24 p.m.**

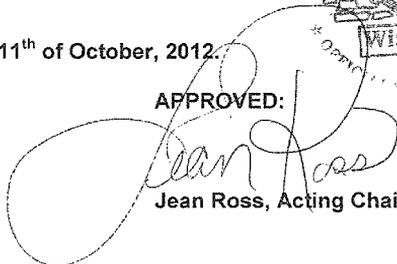
Recorded by:



Cara McPartland

These minutes approved the 11<sup>th</sup> of October, 2012.

APPROVED:



Jean Ross, Acting Chair

