City of Wimberley
Wimberley City Hall, 221 Stillwater
Wimberley, Texas 78676
Planning & Zoning Commission
Minutes of Regular Meeting
November 9, 2017 at 6:00 p.m.

Meeting called to order at 6:00 p.m. by Acting Chair Natalie Meeks. Present were Commissioners Rebecca Minnick, Austin Weeks, Charles Savino, and John Espinoza.

Staff Present: Sandy I. Floyd, Planning and Development Coordinator/GIS Analyst
Brad Young, Legal Counsel

Citizen Communications:

None.

1. **Consent Agenda**

Approval of minutes of the Regular Planning & Zoning Commission meeting on October 12, 2017.

Commissioner Savino moved to approve the Consent Agenda, as presented. Commissioner Espinoza seconded. Motion carried on a vote of 5-0.

2. **Public Hearing and Possible Action**

(A) Hold a public hearing and consider making a recommendation to City Council regarding the Proposed Vacate & Replat Lot 1, Harrison Resort Sec. 2 and Lot 16, Breezeway Subdivision, and Plat 0.119 Acres out of the Amasa Turner Survey, Abstract No. 461 Establishing the P.R. Anderson Addition, and related variance requests from the City Subdivision Code requirements relating to lot shape and average depth to average width ratio and minimum lot size. (Planning & Development Coordinator/GIS Analyst Sandy I. Floyd)

Staff, Sandy Floyd, provided a summary of application and requests. Acting Chair Meeks opened the public hearing. Kelly Kilber, applicant, spoke in favor of the application. Public hearing closed. Commissioner Weeks made a motion to approve the plat and requested variances. Commissioner Savino seconded the motion. Motion carried on a vote 5-0.

(B) Hold a public hearing and consider making a recommendation to City Council regarding the proposed Amending Plat of 2.43 Acres, a Portion of Lot 20, Lea Acres and related variance request from the City Subdivision Code requirements relating to minimum lot size. (Planning & Development Coordinator/GIS Analyst Sandy I. Floyd)

Staff, Sandy Floyd, provided a summary of application and request. Acting Chair Meeks opened the public hearing. Kelly Kilber, applicant, spoke in favor of the application. Public hearing closed. Commissioner Savino made a motion to approve the plat and requested variance. Commissioner Minnick seconded the motion. Motion carried on a vote 5-0.

(C) Hold a public hearing and consider making a recommendation to City Council regarding the proposed ordinance amending Ordinance No. 2017-012, which amended ordinance No. ZA-06-013, which designated real property located on approximately 15.4 acres, more commonly known as 14100 Ranch Road 12, Wimberley, Hays County, Texas, as a Wimberley Planned Development District of Commercial-Moderate Impact (C-2), and imposed certain development regulations. This amendment proposes to revise the concept plan for Parcel 3 to combine two cottages into one and to include lap siding as part of the acceptable exterior materials; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (David Ferrette, Trepex Construction, LLC, Applicant)

Staff, Sandy Floyd, provided a summary of application and requests. Acting Chair Meeks opened the public hearing. David Ferrette, applicant, spoke in favor of the application. Public hearing closed. Commissioner Weeks made a motion to approve the amendment requests. Commissioner Savino seconded the motion. Motion carried on a vote 5-0.

(D) Hold a public hearing and consider making a recommendation to City Council regarding case ZA-17-006, an application to change the zoning from Single-Family Residential 2 (R-2) to Single-Family Residential 3 (R-3) for property located at 215 Rim 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. (City of Wimberley)

Staff, Sandy Floyd, provided a summary of application and request, noting that the current size of the lot fit into the Single-Family Residential 3 (R-3) zoning category and there was a discrepancy with the City's original zoning of this particular property. Acting Chair Meeks opened the public hearing. Having no one wishing to speak, the public hearing was closed. Commissioner Espinoza made a motion to approve the zoning change. Commissioner Savino seconded the motion. Motion carried on a vote 5-0.

3. Discussion and Possible Action

Acting Chair Meeks made a motion to continue all other agenda items to the December 14, 2017 Planning & Zoning meeting. Commissioner Minnick seconded the motion. Motion carried on a vote 5-0.

The meeting adjourned at 6:15 p.m.

Recorded by:

Sandra I. Floyd

Sandy I. Floyd

These minutes approved the 14th of December, 2017.

APPROVED:

Natalie Meeks

Natalie Meeks, Acting Chair