



City of Wimberley

221 Stillwater Drive, Wimberley, Texas 78676

PLANNING & ZONING COMMISSION MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, JANUARY 13, 2022– 6:00 P.M.

Minutes

1. CALL TO ORDER

Chairman Weeks called the meeting to order on January 13, 2022, at 6:00 p.m.

2. CALL OF ROLL

Commissioners Present:

David Hester	Member
Rick Burluson	Member
Charles Savino	Member
Jerry Lunow	Member
Tim Dodson	Vice-Chair
Austin Weeks	Chairman

Staff Members Present:

Nathan Glaiser	Planning and Zoning Coordinator
Charles Zech	City Attorney

3. CITIZENS COMMUNICATIONS

Beverly Clark asked about the criteria for accepting or denying a zoning request. Austin Weeks explained the public process that is followed for zoning request.

4. MINUTES

Motion to approve the minutes, as presented, made by Charles Savino. Motion was seconded by David Hester. Motion carried unanimously (6-0).

4.1. Approval of minutes of the Regular Planning & Zoning Commission meeting on December 9, 2021.

5. PUBLIC HEARING AND POSSIBLE ACTION

5.1. Hold a public hearing and consider making a recommendation to City Council regarding case ZA-21-012, an application for a Wimberley Planned Development District with base zoning of Residential Acreage (RA) to allow for the operation of an RV Park for property at 12322 Ranch Road 12, Wimberley, Hays County, Texas. (*Applicant: Jon Thompson, J Thompson Professional Consulting, LLC*)

Staff gave a brief presentation of the item and provided a recommendation to deny the

application based on incompatibility with the City of Wimberley Comprehensive Plan. Applicant, Jon Thompson, and owner, Pat Tessaro, presented their application and answered questions from the commissioners. Austin opened the public hearing at 6:39. Eleven citizens spoke in opposition to the request. They are as follows:

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|-------------------|-------------------|
| 1. Sharon Carter | 8. Beverley Clark |
| 2. Sheldon Ginn | 9. Sally Hawkins |
| 3. Mike Sandella | 10. James Mann |
| 4. Craig Fore | 11. Dana Boatman |
| 5. Candy Fore | |
| 6. Michael Murphy | |
| 7. Nelson Hensley | |

The speakers presented concerns that included increased development in the entrance corridor, density of the units, water supply, the aesthetics of RV parks, septic safety, environmental concerns, and traffic. Austin Weeks closed the public hearing at 7:06. The commissioners discussed further with the applicant and amongst themselves.

Charles Savino made a motion to recommend denial of the application. Motion was seconded by Rick Burleson. Motion carried unanimously (6-0).

The commissioners listed concerns relating to incompatibility with the comprehensive plan, issues developing in the entrance corridor and setting a precedent for future development, environmental concerns, traffic concerns, and issues with the high density of units and dark sky lighting.

6. STAFF AND COMMISSIONER REPORTS

6.1. Announcements

There were no announcements.

6.2. Future Agenda Items

There were no future agenda items discussed.

7. ADJOURNMENT

Chairman Weeks adjourned the meeting at 7:23 p.m.

RECORDED BY:



Nathan Glaiser, Planning and Zoning Coordinator

APPROVED BY:

Austin Weeks, Chairman