



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR PLANNING AND ZONING COMMISSION MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, MARCH 10, 2022 - 6:00 PM

MINUTES

1. **CALL TO ORDER** March 10, 2022, at 6:00 PM

Chairman Weeks called the meeting to order on March 10, 2022, at 6:00 PM.

2. **CALL OF ROLL**

Commissioners Present:

David Hester, Member
Rick Burleson, Member
Charles Savino, Member
Philip McBride, Member
Jerry Lunow, Member
Tim Dodson, Vice-Chair
Austin Weeks, Chair

Staff Members Present:

Nathan Glaiser, Planning and Development Coordinator
Charles Zech, City Attorney

3. **CITIZENS COMMUNICATIONS**

This provides an opportunity for the citizens to comment on agenda and non-agenda items in advance of the regular business of the Planning and Zoning Commission. Those wishing to speak must sign-in before the meeting begins and observe a three-minute time limit when addressing the Board. Speakers will have one opportunity to speak during the time period. Comments from speakers should not be directed towards any specific member of the Board or City staff. Comments should not be accusatory, derogatory or threatening in nature.

4. **MINUTES**

- 4.1. Approval of minutes of the Regular Planning & Zoning Commission meeting on February 10, 2022.

Motion to approve the minutes of the Regular Planning & Zoning Commission meeting held on February, 10, 2022, was made by Charles Savino. Motion was seconded by Philip McBride. Motion carried unanimously (6-0).

5. **PUBLIC HEARING AND POSSIBLE ACTION**

- 5.1. Hold a public hearing and consider making a recommendation to City Council regarding case CUP-22-002, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) on a property located at 13510 Ranch Road 12, Wimberley, Hays County, Texas. (*Applicant: Beer Ranch Project, LLC*)

The applicants described their request in detail and answered questions from the Commissioners. Chairman, Austin Weeks, opened the public hearing at 6:36. No comments were given by citizens and the public hearing was closed. **Motion to recommend approval of the application to City Council with the condition that the Short-Term Rental operation be limited to seven (7) units was made by Commissioner Charles Savino. Motion was seconded by Commissioner Jerry Lunow. Motion carried as follows:**

David Hester: Aye
Rick Burleson: Aye
Charles Savino: Aye
Philip McBride: Abstain
Jerry Lunow: Aye
Tim Dodson: Aye
Austin Weeks: Aye

6. **DISCUSSION**

- 6.1. Pre-application discussion of a property located at 12322 Ranch Road 12, Wimberley, Texas. (*J. Thompson Professional Consulting LLC*)

There was discussion between the applicant and commissioners regarding potential development opportunities for the subject property.

7. **BOARD MEMBER REPORTS**

- 7.1. Announcements

There were no announcements.

- 7.2. Future Agenda Items

The commissioners decided to have a discussion item concerning Short-Term Rentals for the next meeting.

8. **ADJOURNMENT**

Chairman Weeks adjourned the meeting at 7:38 PM.