



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
TUESDAY, JANUARY 14, 2025 - 6:00 PM

MINUTES

1. **CALL TO ORDER** January 14, 2025, at 6:00 PM

Chair Anne Ulfelder called the meeting to order at 6:00 p.m.

2. **CALL OF ROLL**

Commissioners Present:

Matt Joyce
Chris Sharp
Ben O'Kane
Anne Ulfelder
Vance McCracken
Jerry Lunow
Michael Rambo

Staff Present:

Nathan Glaiser, ACM/Director of Development Services
Tammy Heller, City Secretary
Tim Patek, City Administrator

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.

No citizen comments this evening.

4. **MINUTES**

- 4.1. Consider approval of the December 12, 2024 Regular Planning and Zoning Commission meeting minutes.

A motion was made by Commissioner Lunow, seconded by Commissioner Sharp, to approve the December 12, 2024 Planning & Zoning Commission meeting minutes. The motion carried unanimously (7-0).

5. **DISCUSSION**

- 5.1. Hold a pre-application review conference to discuss a proposed Wimberley Planned Development District for property located at 300 FM 3237, Wimberley. No action will be taken or rights granted during this discussion.

Nathan Glaiser, ACM/Director of Development Services, provided the process for a Wimberley Planned Development District (WPDD). He stated that any potential applicant for a WPDD may, schedule a pre-application review conference with the city administrator and with the planning and zoning commission. This item is considered the pre-application conference and the applicant is here to present their preliminary development concept. The commission will be able to review and provide the applicant with non-binding preliminary information as to any items of particular concern that could surface during the application review process. Mr. Glaiser noted items of concern can be discussed during this process, but no rights will be granted on the basis of any pre-application conference.

A question was posed regarding next steps in the process and Mr. Glaiser stated after this initial pre-application conference, the requirements like all other zoning cases would occur. There would be a public notice, a public hearing, review and recommendation by the Planning and Zoning Commission, and lastly consideration by City Council.

The applicant, Mac McCullough, was in attendance and provided information to the commission regarding his proposed plans for his property. Mr. McCullough expressed his intent to move RV spots, remove the current cabin, remove the storage building and build ten apartments, and lastly relocate the driveway due to safety concerns.

Comments were made by the commission regarding long vs. short term RV parking, mitigating increased traffic, removal of storage units, and potential removal of trees. Mr. McCullough addressed all comments. Mr. Glaiser explained that the changes the applicant is proposing would not be allowed under the current zoning of the property, therefore the applicant is seeking a WPDD. The Commission expressed their appreciation for proposing affordable housing in this project.

There was no action taken this evening.

- 5.2. Hold a pre-application review conference to discuss a proposed Wimberley Planned Development District for property located at 320 Wimberley Square, Wimberley. No action will be taken or rights granted during this discussion.

Michael Creecy, applicant provided information on the proposed WPDD at 320 Wimberley Square. The proposed district would include a grocery store, restaurant, and boutique hotel. Mr. Creecy stated he would like to limit water usage on this property by implementing a net zero water system, but this will be a challenge. The current C-3 zoning does not allow for the proposed uses so a WPDD is being requested. Mr. Creecy responded to comments and questions posed by the Commission regarding parking, building height, landscape, walkway, impervious cover, fire suppression system, and water usage.

Mr. Creecy stated the language that will be in the WPDD is up for discussion and anything can be included. The commission provided consensus to add language regarding some type of water storage.

The commission expressed their appreciation for the thorough information. There was no action this evening.

6. BOARD MEMBER REPORTS

- 6.1. Announcements

No announcements this evening.

- 6.2. Future Agenda Items

No future agenda items added this evening.

7. **ADJOURNMENT**

Chair Ulfelder adjourned the regular meeting of the Planning and Zoning Commission at 7:32 p.m.

RECORDED BY:

Planning & Zoning Commission Staff Liaison



APPROVED BY:

Planning & Zoning Commission Chairperson