



CITY OF ROLLINGWOOD PLANNING AND ZONING COMMISSION MEETING MINUTES

Wednesday, October 11, 2023

The Planning and Zoning Commission of the City of Rollingwood, Texas held a meeting, open to the public, in the Municipal Building at 403 Nixon Drive in Rollingwood, Texas on September 6, 2023. Members of the public and the Planning and Zoning Commission were able to participate in the meeting virtually, as long as a quorum of the Planning and Zoning Commission and the presiding officer were physically present at the Municipal Building, in accordance with the Texas Open Meetings Act. A video recording of the meeting was made and will be posted to the City's website and available to the public in accordance with the Texas Public Information Act upon written request.

CALL ROLLINGWOOD PLANNING AND ZONING COMMISSION MEETING TO ORDER

1. Roll Call

Chair Dave Bench called the meeting to order at 6:04 p.m.

Members Present: Greg Demas, Michael Hall, Michael Rhodes, Brian Nash, and Chair Dave Bench

Also Present: City Administrator Ashley Wayman, City Attorney Lee Simmons, City Secretary Desiree Adair, Development Services Manager Nikki Stautzenberger, and Assistant to the City Administrator Makayla Rodriguez

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

2. Discussion and possible action on the minutes from the September 6, 2023 Planning and Zoning Commission meeting

Brian Nash moved to approve the minutes from the last meeting. Michael Rhodes seconded the motion. The motion carried with 5 in favor and 0 against.

PUBLIC HEARING

3. Public hearing on a Special Use Permit application for 2712 Bee Cave Road #106 to authorize operation of a restaurant, including alcoholic beverage sales, for on-premise consumption

Chair Dave Bench opened the public hearing at 6:07 p.m.

Casey Hoffman, 2800 Hatley Drive, asked a question about the address of the application.

Chair Dave Bench closed the public hearing at 6:08 p.m.

REGULAR AGENDA

4. Discussion and possible action regarding a recommendation on a Special Use Permit application for 2712 Bee Cave Road #106 to authorize operation of a restaurant, including alcoholic beverage sales, for on-premise consumption

Development Services Manager Nikki Stautzenberger discussed the items in the agenda packet. There is a special use permit application, a letter from the owner, an observation inspection from the City, and the portion of the Code relating to special use permits. She stated that the proposed use does comply with all applicable codes and regulations.

The Planning and Zoning Commission asked questions of Development Services Manager Nikki Stautzenberger regarding why this special use permit came to Planning and Zoning Commission, the difference between the zoning of C-1 and C-2, the location, and the serving of alcohol at the restaurant.

City Secretary Desiree Adair explained that there are places in the Code that discuss the requirements for an establishment that serves alcohol, but the Texas Alcoholic Beverage Commission (TABC) regulates whether an establishment can sell alcohol. The City Secretary is the first step in the application to determine whether it is a wet or a dry location and complies with ordinances, then it goes to the County, and then to the State. She answered questions from Chair Dave Bench regarding the Code that an establishment must comply with in order to be an establishment that serves alcohol within the City.

Carlos Yescas, representing the applicants for the special use permit, discussed food and beverage certificates, the other restaurants owned by the applicant, the capacity of the restaurant and when they plan to open.

Casey Hoffman stated that he would like another restaurant in the community.

Mike Rhodes moved to recommend approval of the Special Use Permit application for 2712 Bee Cave Road #106 to authorize operation of a restaurant, including alcoholic beverage sales, for on-premise consumption. Michael Hall seconded the motion. The motion carried with 5 in favor and 0 against.

5. Update on the Commercial Code changes, task force progress, and next steps

City Administrator Ashley Wayman discussed the status of the Commercial Code changes including more meetings of a small group of the task force, a joint meeting of the Planning and Zoning Commission and the City Council, then changes that will go to the Planning and Zoning Commission for recommendations, and then those recommendations will be sent to City Council to be heard.

Greg Demas asked a question about the area off Edgegrove near the commercial corridor. City Administrator Ashley Wayman explained that this is a rehabilitation and beautification project from the winter storm, and that the City is working with FEMA for reimbursement for these expenses.

6. Update on the CRCRC progress, survey, and next steps

Chair Dave Bench discussed productive meetings, the survey which will run October 21st through November 5th, working with Buie and Co., postcard delivery, and Planning and Zoning cooperation.

Brian Nash and Greg Demas thanked Dave Bench and the other members of the CRCRC for working to gather community input.

7. Thank Amie Rodnick for her service on the Planning and Zoning Commission

Chair Dave Bench thanked Amie Rodnick for her hard work and the time that she has spent on City government in Rollingwood. The Commission continued to express thanks for Amie's service and for her chairing the Commission.

ADJOURNMENT OF MEETING

The meeting was adjourned at 6:37 p.m. by Dave Bench.

Minutes Adopted on the _____ day of _____, 2023.

Dave Bench, Chair

ATTEST:

Desiree Adair, City Secretary