

City of Wimberley
City Hall, 221 Stillwater
Wimberley, Texas 78676
Planning & Zoning Commission
Minutes of Regular Meeting
June 23, 2016 at 6:00 p.m.

Meeting called to order at 6:00 p.m. by Acting Chair Charles Savino. Present were Commissioners Austin Weeks, Natalie Meeks, Rebecca McCullough, and John Espinoza. Commissioner John Urban was absent. (Newly appointed Commissioner Gail Pigg was not present and will be sworn in at a later date.)

Prior to swearing in newly appointed Planning & Zoning Commissioner Natalie Meeks, Mayor Mac McCullough spoke on the importance of the Commission's roles and responsibilities, including presenting reports to Council and the composition of Commission membership. He encouraged Commission members to take the time needed to make challenging decisions and felt that three-year terms will be positive for the Commission and the City.

Mayor McCullough administered the Oath of Office to newly appointed Commissioner Natalie Meeks.

Staff Present: City Administrator Don Ferguson and City Secretary Cara McPartland

Citizen Communications:

No citizen comments were heard.

1. Consent Agenda

Approval of minutes of the Regular Planning & Zoning Commission meeting on June 9, 2016.

Commissioner Weeks moved to approve the minutes, as presented. Commissioner McCullough seconded. Motion carried on a vote of 5-0.

2. Public Hearings and Possible Action

- A. Hold a public hearing and consider making a recommendation to City Council regarding Case ZA-16-002, an application to amend an existing Wimberley Planned Development District ("WPPD") with a base zoning of Commercial – Moderate Impact (C-2) for property located at 14100 Ranch Road 12, Wimberley, Hays County, Texas. The proposed amendment revises the Concept Plan and certain development regulations including, but not limited to, those relating to property access, impervious cover, setbacks, maximum building footprint and parking. *(DDC Merritt Starlight Ltd, Applicant)*

This item was withdrawn by the applicant prior to tonight's meeting. No action was taken.

- B. Hold a public hearing and consider making a recommendation to City Council regarding the proposed Replat of Lot 9 and portions of Lot 8 and Lot 10 of the *Harrison Resort* Subdivision, located off Malone Drive, Wimberley, Hays County, Texas, to establish Lots 8-A, 9-A, 9-B and 10-A, and related variance requests from the City Subdivision Code requirements relating to lot shape, lot width and public road frontage. (*City Administrator*)

City Administrator Ferguson reviewed the area and acreage of the proposed lots, current zoning, and proposed residential use. He noted that water/wastewater service will be provided by Wimberley Water Supply Corporation and on-site sewerage facilities, respectively. He advised that Lot 10-A has 35.26 feet of Malone Drive frontage, requiring variances from Code §154.063(C) relating to lot shape and §154.063(F) relating to lot width. In addition, he stated that Lot 8-A does not have contiguous frontage on a dedicated public road and requires a variance from §154.063(D) relating to required public road frontage. He noted that the applicant is unable to meet the referenced Code requirements because of the existing lot sizes and configurations and recommended approval.

No public comments were heard.

Discussion addressed the applicant's reconstruction of a flood-damaged home on the subject property; need to correct current zoning designation; Malone Drive's status as a public or private road; access easements; State regulations regarding navigable streams; and area ownership history.

Commissioner Weeks moved to approve the Replat, including the requested variances, as presented. Commissioner Meeks seconded. Motion carried on a vote of 5-0.

- C. Hold a public hearing and consider making a recommendation to City Council regarding a proposed ordinance amending Chapter 155 (Zoning) Section 155.107 (Planning and Zoning Commission) of the Code of Ordinances for the City of Wimberley, Texas in order to revise the appointment process and term lengths for members of the Planning and Zoning Commission; and providing for findings of fact, an effective date; proper notice and meeting, and severability. (*City Administrator*)

No public comments were heard.

Chairman Savino favored the term length change and staggering of terms in order to avoid wholesale changes in the makeup of the Commission.

City Administrator Ferguson presented various options for implementing three-year terms for the Commission to consider.

To initiate three-year terms, Chairman Savino recommended drawing straws for one-, two-, and three-year terms, with two members drawing for one-year terms, two members drawing for two-year terms, and three members drawing for three-year terms.

Chairman Savino felt that new Planning and Zoning commissioners would benefit from possible workshop(s) training sessions. City Administrator Ferguson offered possible workshop(s) items, days, and times, should the Commission wish to schedule a workshop session.

Commissioner McCullough moved to approve revising the Commission's appointment process and term lengths from two (2) years to three (3) years, per the aforementioned recommendation, as stated by Chairman Savino. Commissioner Weeks seconded. Motion carried on a vote of 5-0.

In addition, City Administrator Ferguson gave an overview of Merritt Starlight's withdrawal of its zoning application, the competitive nature of State financing, and the applicant's re-evaluation of possible future options for development of the subject property. Audience member Lila McCall spoke on the proposed senior housing development's location as ideal and expressed disappointment that financing was not awarded to the developer. She hoped that future attempts to secure financing will be successful and allow the development to move forward. Prospective rent structures and development standards for construction of an area multi-family development were briefly discussed.

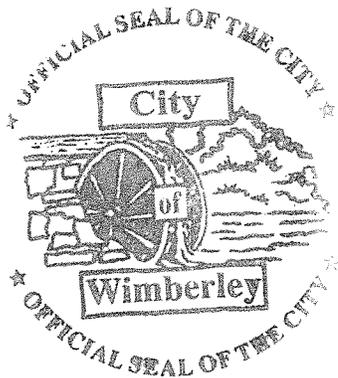
Hearing no further comments, Chairman Savino called the meeting adjourned.

Adjourn at 6:48 p.m.

Recorded by:


Cara McPartland

These minutes approved the 14th of July, 2016.



APPROVED:


John Urban, Acting Chair