

City of Wimberley
City Hall, 221 Stillwater
Wimberley, Texas 78676
Planning & Zoning Commission
Minutes of Regular Meeting
February 12, 2015 at 6:00 p.m.

Meeting called to order at 6:00 p.m. by Chair Tom Haley. Present were Commissioners Rick Millinor, Tracey Dean, Charles Lancaster, Charles Savino, and Thad Nance. Commissioner Rick Burleson was absent.

Staff Present: City Administrator Don Ferguson

Citizen Communications:

No citizen comments were heard.

1. Consent Agenda

Approval of minutes of the Regular Planning & Zoning Commission meeting on January 8, 2015.

Commissioner Savino moved to approve the minutes, as presented. Commissioner Nance seconded. Commissioner Dean abstained. Motion carried on a vote of 5-0.

2. Discussion and Consider Action

Discuss and consider action regarding possible changes to Chapter 154 Subdivision Control of the City of Wimberley Code or Ordinances. (*City Administrator*)

City Administrator Ferguson reviewed the original development of the City's Subdivision Control Regulations, which were based on a compilation of sources. He noted use of the term "urban" and stated that the Commission may want to revisit certain references and modify verbiage to better reflect Wimberley's more rural setting and align with the "small-town" atmosphere referenced in the City's Comprehensive Plan.

City Administrator Ferguson directed the Commission to §154.056 Urban Design Principles and explained the intent of this section to set the tone for design standards in keeping with the Comprehensive Plan and encourage small-scale, low-density development with open spaces. He reviewed other areas in §154.056 related to street systems, traffic generation/access, land use arrangement and design, and public utilities/infrastructure, including possible language to mandate underground utilities.

Discussion included costs associated with underground utilities, appropriate land uses, watershed provisions/protection, storm water management system requirements,

specific provisions in the City's Water Quality Protection Ordinance, commercial versus residential development, impervious cover regulations, industrial uses and references to under/above-ground storage facilities.

City Administrator Ferguson spoke on the arrangement and inclusion of certain types of regulations in the existing Subdivision Code and the need for unification and reorganization. Other topics included storm water management system basic design objectives/requirements under §154.057; desired types of drainage facilities and designs; clarifying the separate and independent nature of storm water drainage systems versus sanitary sewer systems; storm sewer designs; impervious cover credits to developers for rainwater collection; possible impact fees for parks; restrictions in areas subject to inundation; need to clarify Subdivision Code language in general; identifying overlapping and/or contradictory regulations in different ordinances; optimal procedures for the Subdivision Code review.

City Administrator Ferguson suggested tackling the review process by identifying what the Commission wants subdivisions to look like and identifying what types of subdivisions are not desired. Discussion favored flexibility to allow for Wimberley's unique topography and development-related challenges such as vista preservation and utilities. Specific challenges relating to building a new Subdivision Code were discussed, as well as the need to schedule a joint workshop session with City Council.

It was agreed that the Commission will wait until the update of the City's Comprehensive Plan is completed before commencing its review of the Subdivision Code. City Administrator Ferguson reminded that Chapter 154 Subdivision Control also applies to the subdivision activity in the City's extraterritorial jurisdiction.

4. Staff and Commission Reports

- Announcements
- Future Agenda Items

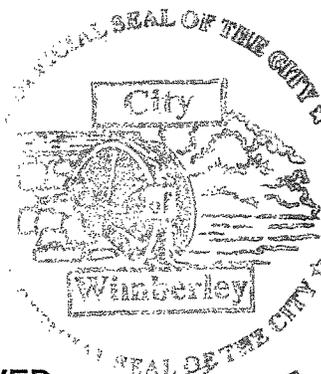
Hearing no announcements or future agenda items, Chairman Haley called the meeting adjourned.

Adjourn at 7:25 p.m.

Recorded by:

Cara McPartland
Cara McPartland

These minutes approved the 9th of April, 2015.



APPROVED:

Tom Haley
Tom Haley, Chair