

City of Wimberley
Wimberley City Hall, 221 Stillwater
Wimberley, Texas 78676
Planning & Zoning Commission
Minutes of Regular Meeting
July 27, 2017 at 6:00 p.m.

Meeting called to order at 6:00 p.m. by Acting Chair Natalie Meeks. Present were Commissioners Austin Weeks, Charles Savino, Rebecca Minnick, Gail Pigg, and John Espinoza.

Staff Present: Interim City Administrator/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 July 13, 2017.

Commissioner Weeks moved to approve the Consent Agenda, as presented. Commissioner Espinoza seconded. Motion carried on a vote of 6-0.

2. Election of Officers

Commissioner Pigg moved to continue this item to a future meeting. Commission Minnick seconded. Motion carried on a vote of 6-0.

3. Public Hearing and Possible Action

Hold a public hearing and consider making a recommendation to City Council on an ordinance of the City of Wimberley, Texas amending Title XV (Land Usage), Chapter 155 (Zoning), Section 155.005 (Definitions) and Section 155.078 (Supplemental Regulations) of the City of Wimberley Code of Ordinances; and providing for the following: findings of fact, a savings clause, a repealing clause, a severability clause, and effective date, and proper notice and meeting. (*Interim City Administrator*)

Interim City Administrator McPartland reported on the proposed amendment to allow improvements to grandfathered structures on property defined as the "Market Days Area." As the density of the grandfathered structures make it difficult for improvements to be made that would comply with modern fire and life safety codes that require minimum fire separation distances, staff consulted with the City's contract inspection firm (ATS Engineers) and the City fire marshal on possible scenarios to allow

improvements while maintaining fire safety. It was noted that specific language was included in the draft ordinance to mitigate fire risk in accordance with fire marshal recommendations and that the definition of "Market Days Area" was further clarified since the Commission's last meeting.

Acting Chair Meeks opened the public hearing. Hearing no comments, Acting Chair Meeks closed the public hearing.

Discussion among Commission members, Lions Club Building and Facilities Manager John Stark, and staff included types of planned repairs/remodeling; creation of zones; and specific fire safety measures.

Commissioner Savino moved to recommend approval of the item, as presented. Commissioner Espinoza seconded. Motion carried on a vote of 6-0.

4. Discussion and Possible Action

- A. Discuss and consider possible action regarding the proposed development of a heritage tree ordinance for commercial development. (*Former Place Three Councilmember Sally Trapp*)

Discussion included the need for balance on this issue. Commissioner Espinoza moved to continue this item, as there is pending State legislation on the ability of municipalities to regulate tree removal. Commissioner Savino seconded. Motion carried on a vote of 6-0.

- B. Discuss and consider possible action regarding the existing development regulations relating to the Edwards Aquifer System. (*Commissioner Gail Pigg*)

Commissioner Pigg requested to remove this item and hold future discussion of site development requirements and applications. No action was taken.

5. Staff and Commission Reports

- Announcements
- Future Agenda Items

Future agenda items: Review of site development requirements, regulations, and applications; presentation on OSSF regulations; state legislation on short-term rentals.

Hearing no further future agenda items, Chairman Urban called the meeting adjourned.

Adjourn at 6:57 p.m.

Recorded by Cara McPartland:

Cara McPartland

by Sandra L. Floyd

These minutes approved the 24th of August, 2017.

APPROVED:

Natalie Meeks, Acting Chair

A handwritten signature in blue ink that reads "Natalie Meeks". The signature is written in a cursive style with a large initial 'N' and 'M'.