

City of Wimberley
Wimberley City Hall, 221 Stillwater
Wimberley, Texas 78676
Planning & Zoning Commission
Minutes of Regular Meeting
September 28, 2017 at 6:00 p.m.

Meeting called to order at 6:17 p.m. by Acting Chair Natalie Meeks. Present were Commissioners Rebecca Minnick, Austin Weeks, Charles Savino, and John Espinoza. Gail Pigg was absent.

Staff Present: Sandy I. Floyd, Planning and Development Coordinator/GIS Analyst
Brad Young, Legal Counsel

Citizen Communications:

None.

1. Consent Agenda

Approval of minutes of the Regular Planning & Zoning Commission meeting on September 14, 2017.

Commissioner Savino moved to approve the Consent Agenda, as presented. Commissioner Minnick seconded. Motion carried on a vote of 5-0.

2. Public Hearing and Possible Action

- (A) Hold a public hearing and consider making a recommendation to City Council regarding case CUP-17-007, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental facility on property zoned Single-Family Residential 2 (R-2), located at 300 Lange Road, Wimberley, Hays County, Texas. *(Jim & Cheryl Turner, applicants)*

Staff, Sandy Floyd, provided a summary of application. Acting Chair Meeks opened the public hearing at 6:21 pm. Jim Turner, applicant, spoke in favor of the application and the recommended maximum capacity as calculated by City Staff. Acting Chair Meeks closed the public hearing at 6:23 pm. Commissioner Espinoza asked the applicant of his response time to the subject tract and the applicant informed that he would have a response time, if necessary, of less than ten (10) minutes. Commissioner Savino moved to approve and Commissioner Minnick seconded the motion. Motion carried on a vote 5-0.

3. Discussion and Possible Action

- A. Discuss and consider possible action regarding the proposed development of a Heritage Tree Ordinance for commercial development. (Commissioner John Espinoza)

Commissioner John Espinoza provided a presentation to the Planning & Zoning Commission regarding information for possible inclusion of a Heritage Tree Ordinance.

- B. Discuss and consider possible action on updating the City Site Development Application. (Planning & Development Coordinator/GIS Analyst Sandy I. Floyd)

Staff, Sandy Floyd, reviewed the first draft of an updated Site Development Application and advised of other information that will be included.

- C. Discuss and consider possible action regarding development of a City On-Site Sewage Facility Ordinance as related to commercial use. (Commissioner Charles Savino)

Commissioner Savino recapped the meeting him and Commissioner Espinoza had with Kyle DeHart, City Sanitarian, on September 19th. Commissioner Savino recommended having the TCEQ regulations that Mr. DeHart utilizes for maximum occupancy calculations for Vacation Rentals Bed & Breakfast facilities codified in City regulations for clarity to the applicant of how that number is derived. Staff, Sandy Floyd, stated that she would create a City Council future agenda item to seek Council direction on creation of an ordinance that addresses this; Commissioner Savino stated he would attend the City Council meeting to expand upon ordinance request.

Staff, Sandy Floyd, suggested that a few Commission members come to City Hall when the City Sanitarian has office hours for discussion. Commissioner Savino and Commissioner Espinoza decided they would do this and discuss findings at next meeting.

- D. Discuss and consider possible action regarding enforcement of Vacation Rental Violations. (Commissioner Espinoza)

Commissioner Espinoza spoke of Vacation Rentals operating without a Conditional Use Permit (CUP), and therefore out of compliance with City Code and what enforcement the City has to address these issues. Legal Counsel, Brad Young, stated the under current code the City has the ability to fine up to \$2,000 a day.

4. Staff and Commission Reports

- Announcements
- Future Agenda Items

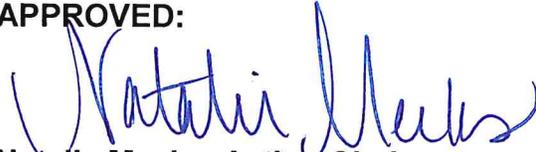
Hearing no further future agenda items, the meeting adjourned at 7:17 p.m.

Recorded by:

Sandra L Floyd

These minutes approved the 12th of October, 2017.

APPROVED:


Natalie Meeks, Acting Chair