

City of Wimberley
Wimberley City Hall, 221 Stillwater
Wimberley, Texas 78676
Planning & Zoning Commission
Minutes of Regular Meeting
October 12, 2017 at 6:00 p.m.

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

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 28, 2017.

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

2. Public Hearing and Possible Action

- (A) Hold a public hearing and consider making a recommendation to City Council regarding case ZA-17-004, a request for an amendment to the Wimberley Planned Development District (WPDD) with base zoning of Commercial-Moderate Impact (C-2) at 14501 RR 12, Wimberley, Hays County, Texas. *(HEB, Applicant)*

Staff, Sandy Floyd, provided a summary of application and requests. The applicant, HEB, has requested an amendment to their existing WPDD to allow for curbside pickup and associated signage for property located at 14501 RR 12.

The original WPDD with base zoning of Commercial-Moderate Impact (C-2) was approved January 16, 2014. The ordinance limited the grocery store to not exceed 46,500 square feet. The request to include a curbside pick-up service would increase the floor area to 50,000 square feet. There will be no additional impervious cover and a covered area in the front would be converted to allow for the curbside pick-up. Staff Sandy Floyd stated that in association with this request the applicant is proposing a modification in allowed signage to include curbside signage. Currently there are limitations of one sign for the following: south elevation (front), west elevation (FM 2325) and water storage tank; the east elevation (RR 12) is restricted from signage. Proposed signage would include front placement of an illuminated exterior sign that

says “HEB Curbside” as well as an image of a vehicle to the immediate left of this sign at an elevation approximate with the top of existing doors for entry and exit. Additional wayfinding signs are proposed: “Enter, Curbside” with arrows; “Thank you! Curbside”; “Do Not Enter, Curbside”. Several existing parking spaces will be designated as curbside pick-up. Staff has received two inquiries to date and no opposition.

Vice President of Real Estate for H.E.B., Benjamin Scott, provided further explanation.

Acting Chair Meeks opened the public hearing at 6:11 pm. Having no one signed up or wanting to speak, acting Chair Meeks closed the public hearing at 6:11 pm. Commissioner Pigg began a discussion of the requested signs and allowable lumens. Mark Johnson, Principal Engineer with Stantec stated that they will stay within their allowable lumens.

Chair Meeks questioned the increase in traffic. Benjamin Scott replied that the addition of curbside pick-up will be for existing customers and they do not anticipate new customers or an increase in traffic.

Commissioner Weeks asked if the sidewalk would continue across the store frontage. Benjamin Scott stated that the sidewalk would not be disturbed or encroached upon. Mark Vaclavik, Engineer with HEB, referenced an elevation document on the presentation.

An in-depth discussion regarding the signage took place and an exchange between the applicants and the Commission members resulted in the understanding that the plans for the automatic car wash (which was approved in the original WPDD) would be abandoned and the request for the three-thousand five hundred (3,500) square foot addition would not be limited to curbside pick-up and would be considered acceptable for grocery expansion as well.

After thoughtful consideration and discussion, a motion was made by Commissioner Pigg to allow: up to seven (7) directional signs with acceptable size as presented in the application; up to twenty (20) one and a half (1.5) square foot signs for parking space designation for curbside pick-up; one (1) Illuminated sign with a maximum size of fifty (50) square feet; three-thousand five hundred (3,500) square feet of grocery expansion to utilize curbside pick-up; and abandon future plans for the car wash facility. Commissioner Minnick seconded the motion. Motion carried on a vote 6-0.

After the motion and vote occurred, it was discussed that the motion did not include the verbiage to exclude limitation of the expansion to curbside pick-up, though this was the intent as evident by the negotiation of the signage request. It was discussed that if City Council were to accept recommendation and intent of the Planning & Zoning Commission, the motion for approval of the WPDD Amendment should include the following: up to seven (7) directional signs with acceptable size as presented in the application; up to twenty (20) one and a half (1.5) square foot signs for parking space designation for curbside pick-up; one (1) Illuminated sign with a maximum size of fifty (50) square feet; three-thousand five hundred (3,500) square feet of grocery expansion *including but not limited to curbside pick-up*; abandon future plans for the car wash facility.

3. Discussion and Possible Action

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

Staff, Sandy Floyd, reviewed the second draft of an updated Site Development Application. Commissioner Pigg requested inclusion of a statement on the application of how the development would meet the goals of the Comprehensive Plan. Additional information to be included was discussed with direction by Staff Legal Counsel Brad Young, in reference to including language regarding administrative completion of an application. Item Continued.

- B. 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 and first draft to the Planning & Zoning Commission of a Heritage Tree Ordinance. Item continued.

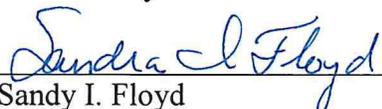
4. Staff and Commission Reports

- Announcements
- Future Agenda Items

Planning & Development Coordinator/GIS Analyst Floyd informed Planning & Commission members that the next meeting will be November 9th. Floyd also stated that she planned to put an item on the City Council agenda regarding seeking Council direction for drafting language for an ordinance related to maximum occupancy for vacation rentals and bed & breakfasts utilizing an On-Site Sewage Facility (OSSF). Commissioner Savino stated that Floyd had requested that he attend that meeting to speak on that item and that he would only do so with the go head of the rest of the Commission members; all concurred this was a good idea.

Hearing no further future agenda items, the meeting adjourned at 7:39 p.m.

Recorded by:


Sandy I. Floyd

These minutes approved the 9th of November, 2017.

APPROVED:


Natalie Meeks, Acting Chair