

City of Wimberley
 Wimberley City Hall, 221 Stillwater
 Wimberley, Texas 78676
Planning & Zoning Commission
 Minutes of Regular Meeting
 December 14, 2017 at 6:00 p.m.

Meeting called to order at 6:06 p.m. by Acting Chair Natalie Meeks. Present were Commissioners Rebecca Minnick, Austin Weeks, Charles Savino, Gail Pigg, John Espinoza and Greg Douglas.

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 November 9, 2017.

Commissioner Savino moved to approve the Consent Agenda, as presented. Commissioner Pigg seconded. Motion carried on a vote of 7-0.

2. **Public Hearing and Possible Action**

- (A) Hold a public hearing and consider making a recommendation to City Council regarding case ZA-17-007, an application to change the zoning from Commercial-Low Impact (C-1) to Commercial-High Impact (C-3) for property located at 14015 Ranch Road 12, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (The Quarter Shops LLC, Applicant)

Staff, Sandy Floyd, provided a summary of application and request. Acting Chair Meeks opened the public hearing at 6:09 p.m. Having no one wishing to speak, the public hearing was closed at 6:09 p.m. Commissioner Minnick made a motion to approve zoning. Commissioner Weeks seconded the motion. Motion failed on a vote 3-4, with Chair Meeks voting in favor. Commissioners Pigg, Savino, Douglas and Espinoza opposed.

- (B) Hold a public hearing and consider making a recommendation to City Council regarding case S-17-009, regarding the proposed Amending Plat of Lot 4 & Lot 5, Spoon Mountain Homesites, Establishing Lot 4A and related variance request from the City Subdivision Code requirements relating to minimum lot size. (Richard McDaniel, Applicant)

Staff, Sandy Floyd, provided a summary of application and request. Acting Chair Meeks opened the public hearing at 6:18 p.m. Having no one wishing to speak, the public hearing was closed at 6:18 p.m. Commissioner Pigg made a motion to approve the plat and requested variance. Commissioner Douglas seconded the motion. Motion carried on a vote 7-0.

- (C) Hold a public hearing and consider making a recommendation to City Council regarding the proposed ordinance amending Ordinance No. 2011-028, which amended Ordinance No. 2009-042, which amended Ordinance No. ZA-01-010, which designated real property located on approximately 5.34 acres, more commonly known as 14835 Ranch Road 12, Wimberley, Hays County, Texas, as a Planned Unit Development of Commercial-Low Impact (C-1) and imposed certain development regulations. This amendment proposes to revise the concept plan by increasing the building footprint and project square footage; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (Schoch McCrocklin Properties, Applicant)

Staff, Sandy Floyd, provided a summary of application and requests and opened the floor for John McCrocklin, applicant representative, to provide further information. Mr. McCrocklin gave historical account of case and proposed amendments. Acting Chair Meeks opened the public hearing at 6:38 p.m. Glen Bullock, neighbor, spoke in favor of the application. Public hearing closed at 6:39 p.m. Commissioner Savino made a motion to approve the amendment requests. Commissioner Espinoza seconded the motion. Motion carried on a vote 7-0.

- (D) Hold a public hearing and consider making a recommendation regarding an ordinance amending Title IX (General Regulations), Chapter 95 (On-Site Sewage Facilities Regulations), and Section 95.02 (Definitions) of the City of Wimberley Code of Ordinances; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (City of Wimberley)

Staff, Sandy Floyd, provided a summary of the code amendment request due to the definition of the Edwards Aquifer Contributing Zone not being updated in the last code amendment. Acting Chair Meeks opened the public hearing at 6:48 p.m. Having no one wishing to speak, the public hearing was closed at 6:48 p.m. Commissioner Pigg made a motion to approve the amendment requests. Commissioner Weeks seconded the motion. Motion carried on a vote 7-0.

3. Discussion and Possible Action

- (A) Discuss and consider possible action on amending the City Center Overlay District to allow liquor stores as a conditional use. (Vicki Cox by Councilmember Davis)

Staff, Sandy Floyd, provided background on request and turned floor over to Vicki Cox. Mrs. Cox explained proposed storefront. Travis Cox spoke in support of amendment, followed by property owner of proposed store location, Buck Baccus. After discussion, the Commission voted to recommend amending the City Center Overlay to allow liquor stores thirteen hundred (1300) square feet and less. Motion carried on a vote 6-1, with Commissioner Pigg opposing.

Prior to the next item, Staff Sandy Floyd pointed out that the applicant for the proposed zoning at 14015 RR 12 (Item 2A) had not voiced his application and stated the item could be reopened if one of the Commissioner's that voted against the item made a motion to reopen the item and it was seconded by another Commissioner that was opposed. Commissioner Douglas made a motion to reopen the discussion. Commissioner Pigg seconded. Motion carried on a vote 7-0.

Kevin Fowler, applicant, spoke on behalf of his application and intended use. After discussion, Commissioner Savino made a motion to approve zoning from Commercial-Low Impact (C-1) to Commercial-High Impact (C-3). Commissioner Minnick seconded. Motion carried on a vote 7-0.

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

Staff, Sandy Floyd, explained that she had updated the application based upon previous requests and had implemented the new application.

- (C) Discuss and consider possible action to approve amending Title XI (Business Regulations), Chapter 112 (Regulation of Vacation Rentals and Bed and Breakfast Lodgings) of the City of Wimberley Code of Ordinances in order to establish occupancy limits for vacation rentals and bed & breakfasts utilizing an On-Site Sewage Facility (OSSF). (Planning & Development Coordinator/GIS Analyst, Sandy I. Floyd)

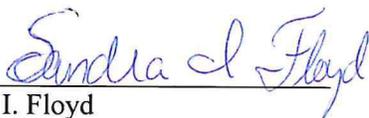
Staff, Sandy Floyd stated that this amendment addressed the maximum occupancy regulations for Bed & Breakfasts and Vacation Rentals utilizing an On-Site Sewage Facility (OSSF). After discussion, it was decided that the amendment needed to include maximum occupancy regulations for those utilizing sewer. This item to be continued and brought back with those inclusions.

- (D) Discuss and consider possible action regarding the proposed development of a heritage tree ordinance for commercial development. (Commissioner Espinoza)

Commissioner Espinoza engaged the Commission, asking how they would like to define a heritage tree. He also asked if they would like to include redevelopment or new development; city limits and extraterritorial jurisdiction (ETJ) for applicability of the tree ordinance. It was decided to continue the development of this tree ordinance to the second meeting in the month to allow more time for discussion.

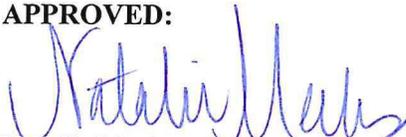
The meeting adjourned at 8:03 p.m.

Recorded by:


Sandy I. Floyd

These minutes approved the 11th of January, 2018.

APPROVED:


Natalie Meeks, Acting Chair