



CITY OF BANDERA

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MINUTES FOR THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BANDERA

TUESDAY, JANUARY 28, 2020
AT 6:00 PM IN THE MUNICIPAL BUILDING
AT 511 MAIN STREET, BANDERA, TEXAS

1. **Call to Order.** Chairman Jason Williams calls the meeting to order at 6:00 pm. All P&Z Members are present, Patricia Moore, Larry Haddad and Lia Cloudt, along with City Administrator J Horry, City Secretary Jill Shelton.

2. **Consent agenda.**

a) **Approval of minutes meetings on May 7, 2019 and November 6, 2019.**

Larry Haddad makes a motion to approve, seconded by Patricia Moore. All in favor, none opposed.

3. **Consideration, discussion and possible action on the following items:**

a) **Review replat and make a recommendation to City Council on the request from Suzanne Reed to replat one lot, BANDERA RNG 8 LT 32 0.318 ACRES, ID 187630, into two lots required under the minimum required lot size.** This item is tabled for lack of survey. No action.

b) **Discuss and review the Special Use Permit for Short-Term Rentals.** There is discussion about the term short-term rental versus bed and breakfast. There is discussion about a limit on the amount of Special Use Permits (SUPs) for Short-Term Rentals (STRs). There is discussion about holding the current and future STRs accountable for remitting the appropriate taxes and possible permit fees.

There is discussion about the validity of permits regarding time and ownership. There is discussion about taxes, how the city has found the current STRs, and that the people currently remitting taxes are doing so without any regulations from the City. There is discussion about tracking the number of customers/visitors coming during events, etc.

There is discussion about the enforcement of the ordinance and the city administrator's authority. There is discussion about the permits/applications that would be used and whether or not it needs to be displayed on location. There is discussion about the length of time STRs would be required to comply to the ordinance after it's passed.

There is much discussion about possible safety requirements and certificates of occupancy policies.

There is no action on this item.

c) **Discussion and review the "use regulations" in each zoning district under Article 10-II-4 District Regulations.** Tabled for review. No action.

d) **Review applications for consideration of appointment and make recommendation for City Council.** It is stated Jerad Wilcox and Darcy Hasty are the only two applicants for one available seat. There is much discussion about what seats are up and how they can be filled. Mr. Wilcox, present tonight, gives some background information on himself and why he wants to be a part of the community.

Patricia Moore makes a motion to recommend Jerad Wilcox to be a part of the Planning and Zoning Commission, seconded by Larry Haddad. All in favor, none opposed. Motion passes.

4. Future agenda items.

Historic Walking Trail

5. Adjourn. The meeting is adjourned at 6:48 pm.

A handwritten signature in cursive script that reads "Jill Shelton". The signature is written in black ink and is positioned above a horizontal line.

Jill Shelton
City Secretary