



City of Wimberley

221 Stillwater Drive, Wimberley, Texas 78676

PLANNING & ZONING COMMISSION MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER DRIVE, WIMBERLEY, TEXAS 78676
THURSDAY, August 12, 2021– 6:00 P.M.

AGENDA

1. **CALL TO ORDER** August 12, 2021 at 6:00 p.m.
2. **CALL OF ROLL** Nathan Glaiser, Planning and Development Coordinator
3. **CITIZENS COMMUNICATIONS**
The Planning and Zoning Commission welcomes comments from the general public on issues and items of concern, not on this agenda. Those wishing to speak must sign-in before the meeting begins and observe a three-minute time limit when addressing the Commission. Speakers will have one opportunity to speak during the time period. Speakers desiring to speak on an agenda item will be allowed to speak when the agenda item is called. Inquiries about matters not listed on the agenda will either be directed to staff or placed on a future agenda for Commission consideration. Comments from speakers should not be directed towards any specific member of the Commission or City staff. Comments should not be accusatory, derogatory or threatening in nature.
4. **MINUTES**
Approval of minutes of the Regular Planning & Zoning Commission meeting on June 10, 2021.
5. **PUBLIC HEARING AND POSSIBLE ACTION**
 - 5.1. Hold a public hearing and consider making a recommendation to City Council regarding case CUP-21-016, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) on a property located at 700 Little Ranches, Wimberley, Hays County, Texas. (Applicant: Ryan & Molly Galbraith)
 - 5.2. Hold a public hearing and consider making a recommendation to City Council regarding case CUP-21-017, an application for a Conditional Use Permit to allow for the operation of a Bed and Breakfast (STR1) on a property located at 285 Sierra Loma, Wimberley, Hays County, Texas. (Applicant: Jimmy & Marie Finger)

5.3. Hold a public hearing and consider making a recommendation to City Council regarding case CUP-21-018, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) on a property located at 213 Leveritts Loop, Wimberley, Hays County, Texas. (*Applicant: Steve Crossland*)

5.4. Hold a public hearing and consider making a recommendation to City Council regarding an ordinance of the City of Wimberley, Texas amending Chapter 9 (Planning & Development), Article 9.03 (Zoning), Division 5 (Development Standards), Section 9.03.181 (Off-Street Parking and Loading Requirements) to add Section (G) City Center Overlay Parking; and amending article 9.05, Development Fees to add section Fee-in-Lieu of Parking Spaces and providing for savings, severability, repealer, effective date, and proper notice and meeting.

6. STAFF AND COMMISSIONER REPORTS

6.1. Announcements

6.2. Future Agenda Items

7. ADJOURNMENT

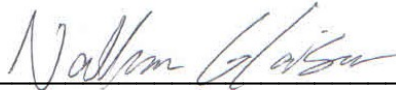
The Commission may retire into Executive Session at any time between the meeting's opening and adjournment for the purpose of discussing any matters listed on the agenda as authorized by the Texas Government Code including, but not limited to, Homeland Security pursuant to Chapter 418.183 of the Texas Local Government Code; Consultation with Legal Counsel pursuant to Chapter 551.071 of the Texas Government Code; Discussion about real estate acquisition pursuant to Chapter 551.072 of the Texas Government Code; Discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; Deliberations about gifts and donations pursuant to Chapter 551.076 of the Texas Government Code; Discussion of economic development pursuant to Chapter 551.087 of the Texas Government Code; Action, if any, will be taken in open session.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. The members of the boards, commissions and/or committees may be permitted to participate in discussion on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at Wimberley City Hall, a place convenient and readily accessible to the general public at all times, and to the City's website, www.cityofwimberley.com, in compliance with Chapter 551, Texas Government Code,

on Monday, August 9, 2021, by 6:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.



Nathan Glaiser
Planning and Development Coordinator



The City of Wimberley is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact City Secretary Laura Calcote at (512) 847-0025 two business days in advance of the meeting for appropriate arrangements.