



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, MAY 13, 2021– 6:00 P.M.

AGENDA

1. **CALL TO ORDER** May 13, 2021 at 6:00 p.m.
2. **CALL OF ROLL** Nathan Glaiser, Planning and Development Coordinator
3. **CITIZENS COMMUNICATIONS**
Citizens must sign-in with Planning and Development Coordinator, Nathan Glaiser via email at nglaiser@cityofwimberley.com at least two (2) hours before the meeting to address the Planning and Zoning Commission. Limit your comments to three (3) minutes. The Commission will listen to the comments but cannot discuss or respond to the comments during the meeting. Inquiries about matters not listed on the agenda will either be directed to staff or placed on a future agenda for Council 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 April 8, 2021.
5. **PUBLIC HEARINGS AND POSSIBLE ACTION**
 - 5.1. Hold a public hearing and consider making a recommendation to City Council regarding case ZA-21-007, an application for a Zoning Amendment to change the zoning for the property located at 107 Old Kyle Rd, Wimberley, Hays County, Texas, from Commercial – Low Impact (C-1) to Commercial – High Impact (C-3). (*Applicant: Russ Whistler*)
 - 5.2. Hold a public hearing and take possible action regarding case CUP-21-013, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) on a property located at 140 Southriver, Wimberley, Hays County, Texas. (*Applicant: South River Properties*)
 - 5.3. Hold a public hearing and take possible action regarding case CUP-21-014, an application for a Conditional Use Permit to allow for the operation of a Bed & Breakfast

(STR1) on a property located at 300 River Road, Wimberley, Hays County, Texas.
(Applicant: Bruce & Tracey Levinson)

6. DISCUSS AND CONSIDER POSSIBLE ACTION

- 6.1. Discuss and consider possible action regarding a proposal to change the notification area for Vacation Rentals (STR2) from 200' to 500'.
- 6.2. Discuss and consider possible action regarding a proposal to change the Condition Use Permit (CUP) application to include questions relating to property owner's associations and shared private services, infrastructure, and facilities.
- 6.3. Discuss and consider possible action regarding a proposed Parking Ordinance for the City Center Overlay.

7. STAFF AND COMMISSIONER REPORTS

- 7.1. Announcements
- 7.2. Future Agenda Items

8. ADJOURNMENT

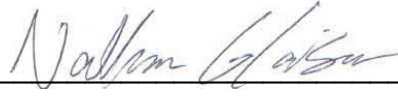
The Commission may retire into Executive Session at any time between the meeting's opening and adjournment for the purpose of discussing any matters listed on the agenda as authorized by the Texas Government Code including, but not limited to, Homeland Security pursuant to Chapter 418.183 of the Texas 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, May 10, 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.

