

City of Wimberley

221 Stillwater, Wimberley, Texas, 78676

PLANNING & ZONING MEETING
WIMBERLEY CITY HALL-CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS
NOVEMBER 14, 2019 - 6:00 P.M.

AGENDA

1. **CALL TO ORDER:** November 14, 2019 @ 6:00 P.M.

2. **CALL OF ROLL:** City Administrator, Shawn Cox

3. **CITIZENS COMMUNICATIONS:**

The Planning & 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 Planning & Zoning. 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 Planning & Zoning Commission or City staff. Comments should not be accusatory, derogatory or threatening in nature.

4. **CONSENT AGENDA**

The following items may be acted upon in one motion. No separate discussion or action is necessary unless requested by a commission member or citizen, in which event those items will be pulled from the consent agenda for separate consideration.

Approval of minutes of the Regular Planning & Zoning Commission meeting on October 10, 2019.

5. **PUBLIC HEARINGS AND POSSIBLE ACTION**

- (A) Hold a public hearing and consider making a recommendation to City Council regarding case ZA-19-008, an application to change the zoning from Commercial-Low Impact (C-1) to Office-Low Impact (O-1) for property located at 3 Palos Verdes Drive, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (Andervant Enterprises)

- (B) Hold a public hearing and consider making a recommendation to City Council regarding case CUP-19-014, an application for a Conditional Use Permit to allow for the operation of a vacation rental on property zoned Neighborhood Services (NS) located at 106 Sierra Loma, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (Greg & Lisa Weeks)
- (C) Hold a public hearing and consider making a recommendation to City Council regarding case ZA-19-009, an application to change the zoning from Single-Family Residential 2 (R-2) to Neighborhood Services (NS) for property located at 400 Lange Road, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (Jonathan Polhemus)
- (D) Hold a public hearing and consider making a recommendation to City Council regarding case CUP-19-015, an application for a Conditional Use Permit to allow for the operation of a vacation rental on property zoned Single-Family Residential 2 (R-2) located at 400 Lange Road, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (Jonathan Polhemus)
- (E) Hold a public hearing and consider making a recommendation to City Council regarding case CUP-19-016, an application for a Conditional Use Permit to allow for the operation of a vacation rental on property zoned Commercial-Moderate Impact (C-2) located at 111 Mill Race Lane, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (Jeanne Ann Cope)
- (F) Hold a public hearing and consider making a recommendation to City Council regarding case ZA-19-010, proposing an ordinance amending Ordinance No. 2018-042, which designated real property located on 3.221 acres of land out of the Texas Central Railway Co. Survey No. 5, Abstract No.707, more commonly known as 210 Masonic Lodge Road, Wimberley, Hays County, Texas, as a Wimberley Planned Development District (WPDD) with a base zoning of Neighborhood Services (NS), and imposed certain development regulations. This amendment proposes to revise the site plan; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (Ken & Yvette Strange)
- (G) Hold a public hearing and consider making a recommendation to City Council regarding an ordinance of the City of Wimberley, Texas amending Chapter 12 (Utilities) Article 12.03 (On-Site Sewage Facilities), Section 12.03.007 (Local Rules) of the City of Wimberley Code of Ordinances; and providing for the following: findings of fact, a savings clause, a repealing clause, a severability clause, effective date, and proper notice and meeting.
- (H) 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 Regulations) Article 9.04 (Water Quality Protection), of the City of Wimberley Code of Ordinances; and providing for the following: findings of fact, a savings clause, a repealing clause, a severability clause, effective date, and proper notice and meeting.

- (I) 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 Regulations) Article 9.02 (Subdivision Control), to create Division 11 (Landscaping & Tree Preservation) of the City of Wimberley Code of Ordinances; and providing for the following: findings of fact, a savings clause, a repealing clause, a severability clause, effective date, and proper notice and meeting.

6. **STAFF AND COMMISSION REPORTS**

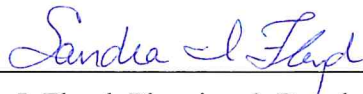
- Announcements
- Future agenda items

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.

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the Bulletin Board at the
Wimberley City Hall November 7, 2019 at 5:00 p.m.



Sandy I. Floyd, Planning & Development Coordinator/GIS Analyst

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 Laura Calcote, City Secretary, at (512) 847-0025 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices for the deaf may call (512) 272-9116 or may utilize the stateside Relay Texas Program at 1-800-735-2988.