

Planning & Zoning Commission Meeting Packet 1/13/22

Included:

- Meeting Minutes 12.9.21
- Staff Report ZA-21-012 (Item 5.1)
- Ordinance
- Exhibits (Concept Plan & Plat)
- WPDD Application, Narrative, and Addendum
- Letters of Opposition
- Notification Map



City of Wimberley

221 Stillwater Drive, Wimberley, Texas 78676

PLANNING & ZONING COMMISSION MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, DECEMBER 9, 2021– 6:00 P.M.

Minutes

1. CALL TO ORDER

Chairman Weeks called the meeting to order on December 9, 2021, at 6:01 p.m.

2. CALL OF ROLL

Commissioners Present:

David Hester	Member
Charles Savino	Member
Philip McBride	Member
Jerry Lunow	Member
Tim Dodson	Vice-Chair
Austin Weeks	Chairman

Staff Members Present:

Nathan Glaiser	Planning and Zoning Coordinator
Charles Zech	City Attorney

3. CITIZENS COMMUNICATIONS

There were no citizen communications.

4. MINUTES

Motion to approve the minutes, as presented, made by Charles Savino. Motion was seconded by Tim Dodson. Motion carried unanimously (6-0).

4.1. Approval of minutes of the Regular Planning & Zoning Commission meeting on December 9, 2021.

5. PUBLIC HEARING AND POSSIBLE ACTION

5.1. Hold a public hearing and consider making a recommendation to City Council regarding case ZA-21-012, an application to change the zoning of 10600 Ranch Road 12, also known as Lot 36, Hilltop Place Section 1, from Residential Acreage (RA) to Lodging 2 (L-2).

Staff gave a presentation to the Commissioners noting that the RA zoning that was given to 10600 Ranch Road 12 was likely an oversight. Staff cited the minutes from the City Council meeting in 2002 where the initial zoning ordinance was adopted. The

applicant, Chris Herndon, answered questions from the commissioners. Chairman Weeks opened the public hearing at 6:07 and then closed it immediately due to lack of comments. **Charles Savino made a motion to recommend approval of the zoning change. Motion was seconded by Philip McBride. Motion carried unanimously (6-0).**

- 5.2. Hold a public hearing and consider making a recommendation to City Council regarding case CUP-21-022, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) on a property located at 2800 River Road, Wimberley, Hays County, Texas.

Staff gave a presentation to the Commissioners describing the request. The applicant, Patrick Birdsong, spoke about on-going issues with the River Meadows HOA. Chairman Weeks opened the public hearing at 6:16 p.m. Six citizens spoke in opposition to the request: Jason Aldridge, River Meadows HOA president, spoke about issues with the HOA deed restrictions, the HOA river park, after-hours activity from Short Term Rentals and trash issues. Steven Schoen presented the AirBnB Ad and spoke on the neighborhood opposition to the request. Dan Sauerwin, Vice President of River Meadows HOA, spoke on deed restrictions and complains about trash on the subject property. Leslie Harwell, adjacent neighbor, spoke on River Meadows deed restrictions, noise, and trespassing concerns. Justin Walker spoke on concerns of safety at the HOA River Park and excess noise and trash. Dick Adams, Secretary of the River Meadows HOA spoke on the history of short-term rentals in the River Meadows subdivision. Patrick Birdsong spoke about the neighborhood concerns and how he has been mitigating the noise complaints, trash, and the HOA deed restrictions. Chairman Weeks closed the public hearing at 6:41 p.m. **Charles Savino made a motion to recommend denial of the application due to the opposition of the neighborhood and the impact on the shared HOA river park. Motion was seconded by Jerry Lunow. Motion carried unanimously (6-0).**

6. STAFF AND COMMISSIONER REPORTS

6.1. Announcements

There were no announcements.

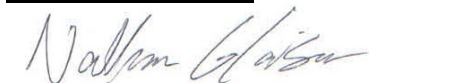
6.2. Future Agenda Items

There were no future agenda items discussed.

7. ADJOURNMENT

Chairman Weeks adjourned the meeting at 6:56 p.m.

RECORDED BY:



Nathan Glaiser, Planning and Zoning Coordinator



APPROVED BY:

Austin Weeks, Chairman



AGENDA ITEM:	ZA-21-012 Rezone 12322 RR 12 from RA to WPDD w/RA base zoning
SUBMITTED BY:	Nathan Glaiser, Planning and Development Coordinator
DATE SUBMITTED:	December 8, 2021
MEETING DATE:	January 13, 2021 (P&Z) / January 20, 2021 (City Council)

REPORT

ITEM

Hold a public hearing and consider making a recommendation to City Council regarding case ZA-21-012, an application to Rezone 12322 Ranch Road 12 from **Residential Acreage (RA) to Wimberley Planned Development District**.

A Wimberley Planned Development District is a special zoning district that provides an alternate approach to conventional land use controls. The WPDD includes a base zoning, an ordinance establishing the WPDD that includes any deviations in use from the base zoning, and a concept plan that gives an overview of the proposed development.

The applicant has requested a base zoning of Residential Acreage (RA) which is the current zoning of the property. Unless otherwise specified in the WPDD, the requirements of the RA zoning district will be in effect. On top of the base zoning, the applicant is requesting a WPDD to allow for the development of a 31 site RV and tiny home park for long term (30+ day) leases. They would also provide a washeteria and clubhouse for the residents. The site development standards requested are 32 parking spaces (one behind each RV site plus an ADA space) and minimum 10' setbacks on the side and rear property lines. All other design standards would be consistent with RA zoning, the Entrance Corridor overlay, and the Protected Waterway overlay.

PROPERTY INFORMATION

Property Description

Applicant(s):	Jon Thompson, J Thompson Professional Consulting, LLC
Property Address:	12322 Ranch Road 12
Property Owner:	12322 Ranch Road 12, LLC (c/o Michael & Patricia Tessaro)
Legal Description:	Leath Hollow, Lot 8-A
Property Size:	9.23 Acres

Existing Use of Property: Vacant

Existing Zoning: Residential Acreage

Proposed Use of Property: RV and tiny home long-term rental

Request: Rezone to WPDD as outlined in application and concept plan

Planning Area: I

Overlay District: Entrance Corridor & Protected Waterway

Surrounding Property:

Frontage: Ranch Road 12

Surrounding Zoning & Land Use	North of Property	Current Zoning:	Existing Land Use:
		RA	Single-Family Residential
	South of Property	RA & WPDD	Commercial/Religious Assembly
	East of Property	RA	Raw Land
	West of Property	SC & RA	Commercial/Raw Land

COMMENTS

Staff has spoken has received letters of opposition from two neighbors within 200' that make up roughly 26% of adjacent land area. This application will require a supermajority vote from City Council for approval. I have also spoken and received comments from 6 other community members that were in opposition to the request based on septic, water availability, traffic and general concerns about growth.

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200'): December 29, 2021

Published Legal Notice (Wimberley View): December 30, 2021

Staff Analysis

The City of Wimberley Comprehensive Plan identifies seven planning areas to be used as a guide for future growth. The subject property lies within planning areas I and VII.

Planning Area I: Primary location for very low impact larger lot residential developments and agricultural uses.

Appropriate uses: RA, R-1, R-2, R-3, PPU, PF, WPDD, NS, [RR-1]

Planning Area VII: Primary location for low impact community and regional services as well as low impact traditional residential development.

Appropriate uses: RA, R-1, R-2, NS, O-1, L-1, PPU, PR-1, PF, SC, WPDD, VI

The proposed WPDD includes 31 long term RV sites for rent on a 9.23-acre property. This is roughly 3.36 dwelling units per acre. Due to the density and number of units proposed, staff finds that the WPDD application as submitted is not consistent with the land use guidelines described in the Comprehensive Plan.

Staff recommends denial of the WPDD application.

CRITERIA FOR CONSIDERATION

When considering action on a zoning change, the Council should consider the criteria within the Code of Ordinances Sec.9.03.255(a)(2)

- (A) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the city as a whole;
- (B) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings;
- (C) The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances which may make a substantial part of that vacant land unavailable for development;
- (D) The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change;
- (E) How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;
- (F) Any other factors which will substantially affect the public health, safety, morals, or general welfare; and
- (G) Whether granting the request furthers the land use objectives and principles adopted by the city.

Possible Motions can include:

- Motion to recommend to City Council approval of ZA-21-012
- Motion to recommend to City Council approval of ZA-21-012 with conditions
- Motion to deny ZA-21-011 for the following reasons (list all reasons)

*this list is not exclusive and other motions can be made

ATTACHMENT/S

- Ordinance

- Concept Plan (Exhibit A)
- Plat (Exhibit B)
- Application
- WPDD ordinance for reference

ORDINANCE NO. 2022-xx

AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS CHANGING THE ZONING DESIGNATION FOR APPROXIMATELY 9.23 ACRES OF PROPERTY LOCATED AT 12322 RANCH ROAD 12, WIMBERLEY, HAYS COUNTY, TEXAS, TO WIMBERLEY PLANNED DEVELOPMENT DISTRICT (WPDD) WITH A BASE ZONING DISTRICT OF RESIDENTIAL ACREAGE (RA) AND PROVIDING FOR THE FOLLOWING: DELINEATION ON ZONING MAP; FINDINGS OF FACT; SEVERABILITY; EFFECTIVE DATE AND PROPER NOTICE AND MEETING.

WHEREAS, the regulations established by Article 9.03 (Zoning) of the Wimberley Code of Ordinances, as amended, (the “Code”), are specifically designed to lessen congestion in the streets; secure safety from fire, panic, and other dangers; promote health and general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public facilities; and,

WHEREAS, in the course of adopting the regulations established by the Code, the Planning and Zoning Commission and City Council have given careful consideration to the unique qualities of the City, including the demographics of its inhabitants, the community’s history, geography, natural resources, existing structures, property values, workforce, education levels, commercial base, surrounding communities, public facilities and infrastructure; and,

WHEREAS, the regulations established by the Code have been adopted with reasonable consideration, among other things, for the character of each district and its peculiar suitability for the particular uses; with a view of conserving property values and encouraging the most appropriate use of land in the City; and,

WHEREAS, the regulations established by the Code and in this Ordinance are in furtherance of the public interest, for the good government, peace, order, trade and commerce of the City and necessary and proper for carrying out the power granted by law to the City; and,

WHEREAS, the following enactments are a valid exercise of the City’s broad police powers and based upon the City’s statutory regulatory authority, including but not limited to Texas Local Government Code Chapters 51, 52, and 211; and,

WHEREAS, in accordance with section 9.03.098 of the Code, the Wimberley Planned Development District (WPDD) Zoning is permitted in all Planning Areas of the Comprehensive Plan, and the Residential Acreage (RA) zoning district is permitted in Planning Area I; and,

WHEREAS, the purpose of the WPDD is to permit flexibility and creativity within a project to maximize the unique physical features of a particular site, encourage the efficient use of land and economic arrangement of improvements, as well as encourage the conservation of energy and natural resources; and,

WHEREAS, the proposed layout of improvements provides the most efficient and practical use of the property due to the shape of the subject property described herein; and,

WHEREAS, the property owner proposes to conserve and preserve existing natural resources and landscape features of the property by providing enhancements and proposing construction materials which will be in conformance with the City’s aesthetic goals; and,

WHEREAS, the City Council and Planning and Zoning Commission have carefully reviewed the requirements of the City’s Comprehensive Zoning Ordinance and has concluded that Leath Hollow, Lot 8-A, more commonly known as 12322 Ranch Road 12, Wimberley, Hays County, Texas (the “Property”) qualifies for the Wimberley Planned Development District (WPDD) Zoning, with a base zoning district of Residential Acreage (RA) designation, and that such designation is consistent with established City policy and is in the public interest, subject to the conditions stated herein and to be constructed in accordance with the Development Plan to be submitted prior to the issuance of building permits, to be based on the Concept Plan, Design Standards and Elevations of the subject property, attached hereto and incorporated herein as Exhibit “A”, which is hereby made a part of this WPDD Ordinance; and,

WHEREAS, parties in interest and citizens have had an opportunity to be heard at public hearings conducted by the Planning and Zoning Commission and City Council, on January 13, 2022 and January 20, 2022, respectively, notice of which was published in the City’s official newspaper before the 15th day before the first public hearing and agendas for each hearing were posted at City Hall more than seventy-two (72) hours prior to the respective hearing.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, HAYS COUNTY, TEXAS:

ARTICLE I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Wimberley and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

ARTICLE II. AMENDMENT

A. Zoning. That the property described as Leath Hollow, Lot 8-A, more commonly known as 12322 Ranch Road 12, Wimberley, Hays County, Texas (the “Property”) and more particularly described on the attached survey in Exhibit “B”, (referred to herein as the “Property”) is hereby designated as a Wimberley Planned Development District, with a base zoning district of Residential Acreage (RA) in accordance with the Code of Ordinances and subject to the WPDD Conditions described herein in Subsection B. Further, development and construction on the Property shall be in conformance with the Development Plan to be submitted prior to issuance of building permits, to be based on the Concept Plan, Design Standards and Elevations, described on Exhibit “A”, and incorporated by reference for all purposes.

B. WPDD Conditions

1. All provisions of the Residential Acreage (RA) zoning district shall apply except as modified herein.
 - a. Additional permitted uses: RV and tiny home long term rental (30+ days); washateria and club house for RV park guest.

2. Development and construction of the Property shall be in conformance with the Concept Plan, which includes, but is not limited to, building layout, special amenities, square footages and parking, attached as Exhibit “A”, and incorporated by reference for all purposes.

3. Development and construction of the Property shall be in conformance with the Design Standards describing the special amenities, and other design elements applicable to the Property, as follows:

- a. If any of the existing or proposed structures is damaged or destroyed by fire or other accidental or natural means, the City, upon application by the owner thereof, shall issue a permit for repair or reconstruction of the building or structure, provided that the repair or reconstruction conforms with the provisions of the City Building Code and the building or structure is not being enlarged upon, expanded, or extended.

In the event any of the existing or proposed structures, located in the floodplain, is damaged or destroyed by fire, or other accidental or natural means, the City, upon application by the owner thereof, shall issue a permit for repair or reconstruction of the building or structure at the pre-existing location, provided that the repair or reconstruction conforms with the provisions of the City Flood Damage Prevention Ordinance and the building or structure is not being enlarged upon, expanded, or extended. Such buildings or structures may also be relocated on the Property, outside the floodplain, after first obtaining the necessary permits from the City and provided the building or structure is not being enlarged upon, expanded, or extended.

Nothing in this Ordinance shall be deemed to prevent ordinary repairs, restoration or alterations to the above-mentioned structures provided the building or structure is not being enlarged upon, expanded, or extended.

- b. The property shall be further developed, with the following improvements consistent with the concept plan: Thirty-one (31) RV or tiny home sites; washateria; clubhouse.
- c. The following standards are the maximum permitted standards for the development and construction of new building on the Property:
 1. There will be one (1) ADA parking space and one (1) parking space behind each RV site for a total of thirty-two (32) parking spaces.
 2. Minimum interior side and rear setbacks shall be ten (10) feet from property line.
 3. All development shall meet the requirements of both the Entrance Corridor and Protected Waterway Overlays.

4. A Site Development Plan shall be submitted for review and approval by the City of Wimberley prior to construction on any improvements detailed in this Ordinance or on the Concept Plan, no later than six (6) years from adoption of this ordinance. Failure to comply with article II (B)(3)(c)(3) shall result in this ordinance being voided and of no effect.

All conditions and requirements provided in this Ordinance and the City's Code of Ordinances must be complied with prior to the issuance of a building permit and certificate of occupancy.

ARTICLE III. ZONING DISTRICT MAP

The official Zoning District Map shall be revised to reflect the zoning district boundary established by this Ordinance.

ARTICLE IV. SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

ARTICLE V. EFFECTIVE DATE

This Ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

ARTICLE VI. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code, and the Standard Zoning Enabling Act, Chapter 211 of the Texas Local Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED this 20th day of January, 2022, by a vote of __ (Ayes) to __ (Nays) __ (Abstain) vote of the City Council of the City of Wimberley, Texas

CITY OF WIMBERLEY

BY: _____
Gina Fulkerson, Mayor

ATTEST:

Laura Calcote, City Secretary

APPROVED AS TO FORM:

City Attorney



-  PROPERTY LINE
 PROPOSED CURB & GUTTER
 PAINTED CURB
 "NO PARKING - FIRE ZONE"
 SIDEWALK
 HANDICAP RAMP
 PARKING CURB STOP

✓ DIMENSIONAL SITE PLAN NOTES

1. SIDEWALKS AND CURB RAMPS TO BE CONSTRUCTED PER CITY OF DRIPPING SPRINGS STANDARDS.
2. EVERY HANDICAP-DESIGNATED PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED" OR EQUIVALENT LANGUAGE CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND.
3. ALL HANDICAP SPACES (H.C.) ARE 9'-WIDE. H.C. SPACES MARKED AS VAN-ACCESSIBLE HAVE AN 9'-WIDE ACCESS AISLE.
4. "ALL EXTERIOR LIGHTING SHALL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.3.2E."
5. PER CHAPTER 8, THE DUMPSTER ENCLOSURES MUST BE ONE (1) FOOT ABOVE THE HEIGHT OF THE WASTE CONTAINER. USE PROTECTIVE POLES IN CORNERS AND AT IMPACT AREAS. FENCE POSTS OF RUST PROTECTED METAL OR CONCRETE. A MINIMUM 6" SLAB IS REQUIRED, AND MUST SLAB IS REQUIRED AND MUST BE SLOPED TO DRAIN. THE ENCLOSURE MUST HAVE STEEL FRAME GATES WITH SPRING LOADED HINGES AND FASTENERS TO KEEP CLOSED. SCREENING MUST BE ON ALL FOUR SIDES BY MASONRY WALL OR APPROVED FENCE OR SCREENING WITH OPAQUE GATES.
6. ALL WALLS 30" OR HIGHER THAN FINAL GRADE AND ALONG PEDESTRIAN OR VEHICULAR ROUTES MAY NEED HANDRAIL. CONTRACTOR TO COORDINATE HANDRAIL LOCATIONS WITH OWNER AND ENGINEER DURING CONSTRUCTION.
7. ALL DIMENSIONS ARE REFERENCED TO BACK OF CURB, OR TO EDGE OF GRAVEL DRIVEWAY WHERE CURB IS NOT PLANNED.
8. ALL DRIVING SURFACES SHALL BE ABLE TO BE ENGINEERED TO WITHSTAND 75,000 LBS. 2012 IFC 503 AND D102.1

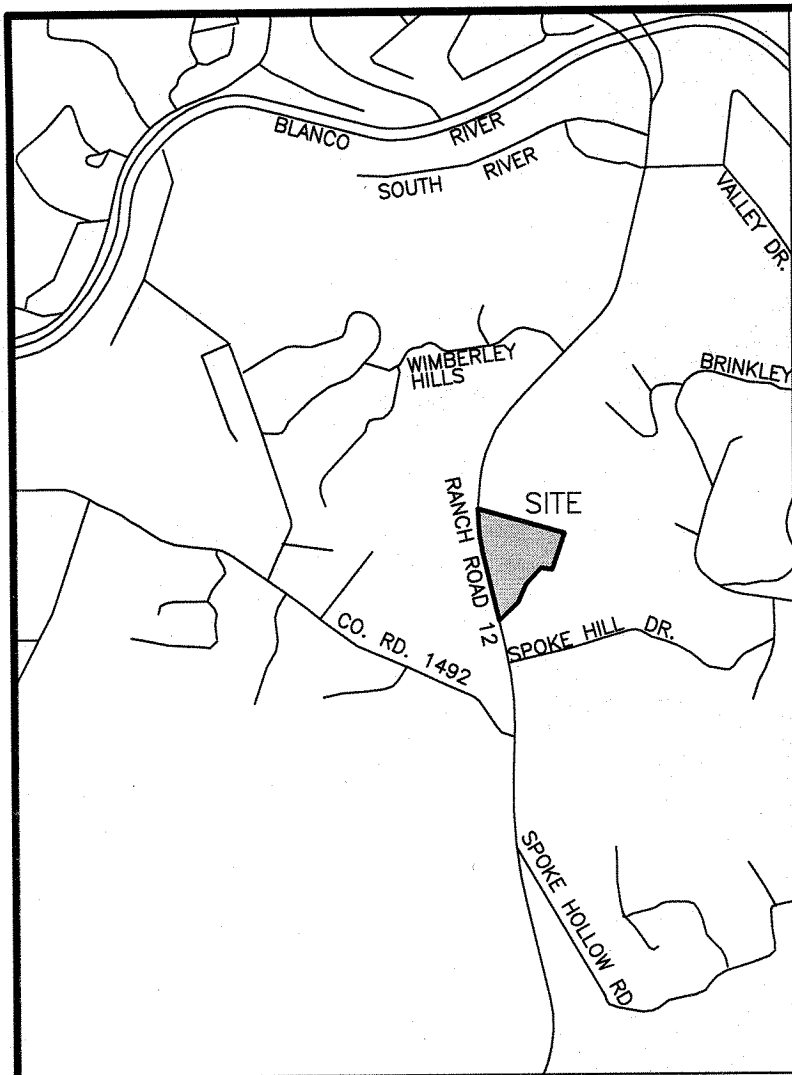
NET SITE AREA:	402,131 sq ft
AREA WITHIN THE FLOOD PLAIN:	158,433 sq ft
AREA TO BE DISTURBED BY DEVELOPMENT:	146,027 sq ft
EXISTING IMPERVIOUS COVER:	11,453 sq ft
EXISTING IC TO REMAIN:	10,403 sq ft
PROPOSED BUILDINGS / FLATWORK:	8,122 sq ft
PROPOSED BUILDING AND PARKING:	40,211 sq ft
NUMBER OF PARKING SPACES:	1 - ADDED

MAX SQ. OF BUILDINGS, PARKING, & DRIVEWAY	58,736 sf
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EXISTING USE: VACANT
PROPOSED USE: RV PARK

Slopes Table					
Number	Minimum Slope	Maximum Slope	Area Sq. Ft.	Area Ac.	Color
1	0.00%	15.00%	393888.49	9.04	
2	15.00%	25.00%	7952.42	0.18	
3	25.00%	35.00%	18.24	0.00	
4	35.00%	100.00%	83.10	0.00	





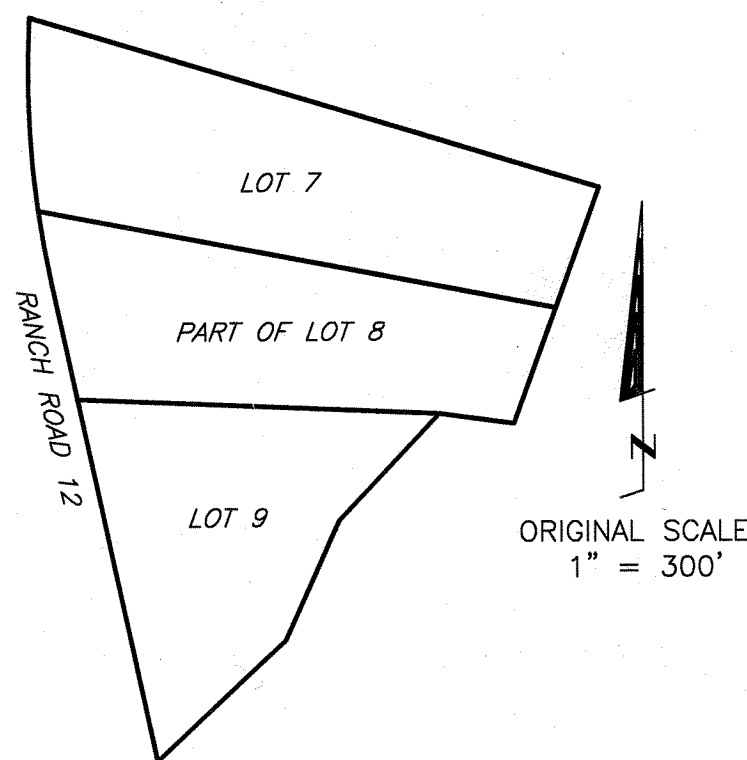
VICINITY MAP - 1"=2000'

SURVEYORS NOTES

- FENCES MEANDER.
- ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0355F, DATED 9/2/2005, A PORTION OF THIS SUBDIVISION LIES WITHIN ZONE "A", (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD).
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
- THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.
- THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE. NO PORTION OF THE SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF WIMBERLEY AND IS SUBJECT TO ITS ORDINANCES.
- THIS SUBDIVISION LIES WITHIN THE FOLLOWING JURISDICTIONS:
ESD #4 AND #7, WIMBERLEY INDEPENDENT SCHOOL DISTRICT.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF WIMBERLEY.
- THIS SUBDIVISION HAS AN AVERAGE SLOPE OF LESS THAN 15%.
- PROVISIONS OF THE CITY OF WIMBERLEY COMPREHENSIVE PLAN SHALL ALSO GOVERN THIS SUBDIVISION.
- BUILDING SETBACK LINES SHALL BE PER CITY OF WIMBERLEY ZONING ORDINANCE.
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF WIMBERLEY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
- NO OBJECT, INCLUDING BUILDING, FENCING, OR LANDSCAPING WHICH WOULD INTERFERE WITH THE CONVEYANCE OF STORMWATER SHALL BE PLACED OR ERRECTED WITHIN A DRAINAGE EASEMENT. THE OWNER(S) OF ANY LOT(S) UPON WHICH DRAINAGE FACILITIES ARE LOCATED, INCLUDING DETENTION, SHALL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF SUCH FACILITIES.
- IMPROVEMENTS EXIST ON THIS PROPERTY WHICH ARE NOT LOCATED BY THIS SURVEY.
- DRIVEWAY ACCESS TO R.M. 12 REQUIRES A PERMIT FROM THE TEXAS DEPT. OF TRANSPORTATION.
- ALL 100 YEAR FLOODPLAIN SHOWN WITHIN THE BOUNDARY OF THIS PLAT IS HEREBY DEDICATED AS DRAINAGE EASEMENT.

LEGEND

- VOL PG HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
 VOL PG HAYS COUNTY PLAT RECORDS
 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
 1/2" IRON ROD FOUND OR DIAMETER NOTED
 1/2" IRON PIPE FOUND OR DIAMETER NOTED
 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HAYES"
 IRON ROD FOUND WITH PLASTIC CAP
 (XXX) RECORD INFORMATION



EXISTING LOT CONFIGURATION
LOTS 7, 9 AND PART OF 8, LEATH HOLLOW SUBDIVISION, RECORDED IN VOLUME 1, PAGE 25 OF THE HAYS COUNTY PLAT RECORDS HAYS COUNTY, TEXAS

ORIGINAL SCALE
1" = 300'

DAVID & GEORGINE MERZ TO
RYAN TOWNS ET UX
7/22/2014 (LOT 6)

STATE OF TEXAS*
COUNTY OF HAYS*

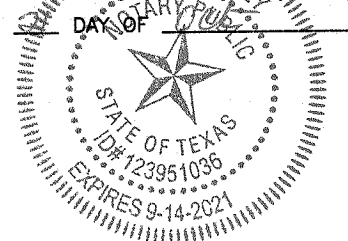
KNOW ALL MEN BY THESE PRESENTS, THAT WE, 12322 RANCH ROAD 12, LLC, OWNERS OF 12.7098 ACRES OF LAND, BEING ALL OF LOT 7 AND 9 AND PART OF LOT 8, LEATH HOLLOW SUBDIVISION, HAYS COUNTY, TEXAS AS CONVEYED TO US BY DEED DATED SEPTEMBER 7, 2018, AND RECORDED IN HAYS COUNTY DOCUMENT NUMBER 18032274, HAYS COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY REPLAT LOTS 7 AND 9 AND A PORTION OF LOT 8, LEATH HOLLOW SUBDIVISION, ESTABLISHING LOT 7-A AND 8-A, CITY OF WIMBERLEY, HAYS COUNTY, TEXAS, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED.

MICHAEL L. TESSARO
PATRICIA A. TESSARO

STATE OF TEXAS*
COUNTY OF HAYS*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MICHAEL L. TESSARO AND PATRICIA A. TESSARO, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 22 DAY OF OCTOBER, 2020.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, TOM POPE, HAYS COUNTY FLOODPLAIN ADMINISTRATOR, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL FLOODPLAIN RELATED REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH APPROVAL IS REQUIRED.

TOM POPE, R.S., OF.M.

DATE 10-21-2020

BASED ON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF WIMBERLEY. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR THE VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF WIMBERLEY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND/OR THE DOCUMENTS ASSOCIATED WITH IT.

PAUL L. PARKER
CITY ADMINISTRATOR

DATE 9-23-20

I, PAUL L. PARKER, CITY ADMINISTRATOR OF THE CITY OF WIMBERLEY, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH APPROVAL IS REQUIRED.

PAUL L. PARKER
CITY ADMINISTRATOR

DATE 9-23-20

RECOMMENDED FOR APPROVAL ON THE 13th DAY OF October, 2020 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WIMBERLEY, TEXAS

AUSTIN WEEKS
CHAIR

DATE 10/13/20

APPROVED AND AUTHORIZED TO BE RECORDED ON THE 23rd DAY OF September, 2020 BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, TEXAS.

GINA FULKERSON
MAYOR

DATE 9-23-2020

STATE OF TEXAS *
COUNTY OF HAYS *

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 23rd DAY OF October, 2020, AT 8:14 O'CLOCK P.M., AND DULY RECORDED ON THE 23rd DAY OF October, 2020, AT 2:14 O'CLOCK P.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN DOCUMENT NUMBER 20047958.

ELAINE H. CARDENAS by: Jia Kotzer, Deputy
ELAINE H. CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS



WIMBERLEY WATER SUPPLY CORPORATION, CON#10314, AN APPROVED WATER SUPPLY SYSTEM, HAS ADEQUATE QUANTITY TO SUPPLY THIS SUBDIVISION IN ACCORDANCE WITH THE POLICIES OF THE WATER SUPPLY SYSTEM.

GARRETT ALLEN, GENERAL MANAGER
WIMBERLEY WATER SUPPLY CORPORATION

DATE 10/23/20

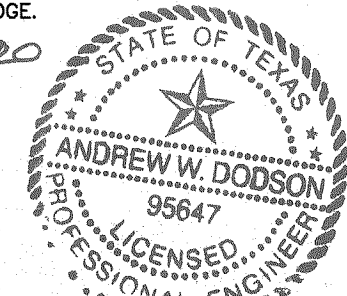
UTILITY NOTES

- ELECTRIC UTILITY - PEDERNALES ELECTRIC COOPERATIVE
- WATER UTILITY - WIMBERLEY WATER SUPPLY CORPORATION
- WASTEWATER - PRIVATE, INDIVIDUAL ON-SITE SEWAGE FACILITIES
- TELEPHONE - FRONTIER COMMUNICATIONS

ENGINEER'S CERTIFICATION:

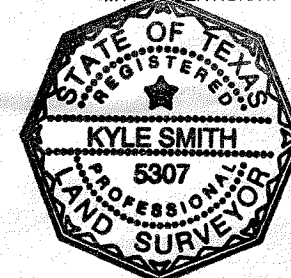
I, ANDREW DODSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ANDREW DODSON
TEXAS REGISTRATION NO. - P.E. 95647
361 MIDDLE CREEK BUDA, TX 78610
TX FIRM #20870



I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT TO THE BEST OF MY SKILL AND KNOWLEDGE THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR
KYLE SMITH, R.P.L.S. NO. 5307



BYRN & ASSOCIATES, INC.
ENGINEERS SURVEYORS
P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-396-2270 FAX 512-392-2945

REPLAT OF LOTS 7, 9 AND A PORTION OF LOT 8, LEATH HOLLOW SUBDIVISION, ESTABLISHING LOT 7-A & 8-A
CITY OF WIMBERLEY, HAYS COUNTY, TEXAS

1ST BAPT. CHURCH OF WIMBERLEY, INC. TO
LUTHERAN CHURCH OF THE RESURRECTION, INC.
12/13/1991 (4.261 AC.)

OWNERS - MIGUEL & ANGELICA SILVA
HCDN 16021567
12.36 AC. IN THE AMASA TURNER
SURVEY A-461

OWNER - CARL LEINWEBER

1 AC. IN THE LEWIS GIBBS
SURVEY, A-205

OWNER - TODD ROUTH
LOT 2-A, PLAZA DEL SOL

OWNERS - LORNA PETCH
SUSAN GODFREY

4.13 AC. IN THE LEWIS
GIBBS SURVEY, A-205

OWNER - SHERI LYNN PRIDDY

6.07 AC. IN THE LEWIS
GIBBS SURVEY, A-205

CLIENT: TESSARO, MICHAEL
DATE: 5/22/2019
OFFICE: K. SMITH
CREW: K. SMITH, C. SMITH
FB/PG: 768/48
PLAT NO. 27671-19-c

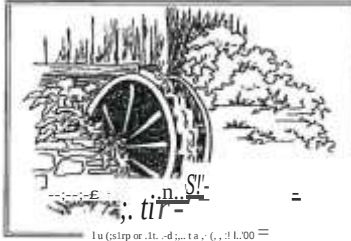
**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

20047958 PLAT
10/23/2020 02:14:07 PM Total Fees: \$71.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas





City of Wimberley

221 Stillwater, Wimberley, Texas, 78676

Phone: 512-847-0025 Fax: 512-847-0422

www.cityofwimberley.com

Wimberley Planned Development District

OFFICE USE ZA _____ Date: _____ Staff Review _____
P&Z Hearing: _____ Council Hearing: _____ Fees Paid: ☐ Application ☒ Public Notice

Applicant: Jon Thompson, J Thompson Professional Consulting, LLC
Mailing address: PO Box 172 City: Dripping Springs State: TX Zip: 78620
Phone: (512) 568-2184 Email: jthompsonconsultingds@gmail.com
Property Owner: 12322 Ranch Road 12, LLC (c/o Michael & Patricia Tessaro)
Mailing address: 12326 RR 12 City: Wimberley State: TX Zip: 78676
Phone: _____ Email: _____

Project Site Address: 12322 RR 12, Wimberley, Texas 78676
Legal description: Leath Hollow, Lot 8-A
Total Acreage or Square Footage: 9.23 Deed recorded in: Instrument # 18032274
Hays CAD Parcel ID R 175391 Planning Area: I Zoning: 09/10/2018 RA
Is property located in an overlay district? **DY**es ONo If Yes, type: Entrance Corridor Overlay

WIMBERLEY PLANNED DEVELOPMENT DISTRICT (WPDD)

See the Wimberley Code of Ordinances, Section 155.062 for full requirements of the Wimberley Planned Development District.

This document sets forth in narrative and graphic form (attached) the purpose, intent and physical nature of a Wimberley Planned Development District, which is a zoning district that applies only to the property described herein, as provided by Section 155.062 of the Wimberley Code of Ordinances.

All references to the "Zoning Ordinance" refer to the ordinance and amendments in effect on the date of the application for this WPDD.

A. PURPOSE AND INTENT

1. General

The Wimberley Planned Development District, herein referred to as WPDD, is a special zoning district category that provides an alternate approach to conventional land use controls. The WPDD may be used for individual tracts or on tracts or parcels of land that are under common ownership and are to be developed as one unit according to a master design statement or a master development plan. The WPDD is subject to special review procedures, and once approved by the City Council, it becomes a special zoning classification for the property it represents.

Conventional land use controls tend to segregate uses and concentrate them into specific areas on the land. One of the key objectives of the Comprehensive Plan is to ensure the continuation of the eclectic, mixed-use pattern which characterizes the Wimberley Valley. Toward that end, WPDDs, shall be allowed in all Planning Areas and shall be used to allow otherwise incompatible uses to be sited side-by-side. While it is not customary to use the planned developments in this way, the WPDD will be the Planning and Zoning Commission's "tool of choice" to ensure that this ordinance does not adversely impact the historical growth patterns of the City.

2. Specific

The purpose and intent of the development under this application is:

- a. Compatibility with adjoining and nearby properties:
- b. Preservation of unique physical features of the site:
- c. Achievement of diversified land uses:
- d. Achievement of continuity of function and design:
- e. Provision of open space and common areas:

B. PERMITTED USES

1. Base Zoning District: **RA**
2. Additional uses allowed: **RV and tiny home long-term rental**
3. Conditional Uses:

C. SITE AREA

1. Total tract Area: **402,131 square feet (9.23 acres)**
2. Net Site Area as defined by the zoning code: **146,027 square feet**
3. Areas in the five (5) slope zones defined in the Net Site Area: **401,942.25 square feet**
4. Area within a Flood Plain: **158,433 square feet**
5. Area to be disturbed by development (all phases): **146,027 square feet**

D. EXISTING DEVELOPMENT

Existing development features and structures that do not comply with the base district provisions and these WPDD development regulations shall be considered legal nonconforming features and structures, except as provided under Site Remediation.

Existing development consists of:

1. Buildings and other structures shown as existing on the site plan having total impervious surface of 11,453 square feet.
2. Roads and parking areas shown as existing on the site plan having a total impervious surface of 58,736 square feet.
3. Development features and structures shown as existing on the site plan, which are within an Overlay District of the Zoning Ordinance:
4. Number of parking spaces shown as existing on the site plan: 0
5. Existing uses that are to be continued under this WPDD: Current use is vacant; no defined use currently.
6. Number of parking spaces required by Section 155.075 of the Code of Ordinances for the existing uses that are to be continued: 32 (1 ADA space, 31 spaces included in the RV slots - passenger vehicle would be behind the RV.
7. Area and volume of storm water retention or detention facilities shown as existing on the site plan: (nothing existing)
8. The existing zoning, development, and uses on adjacent property are:
North: RA East: RA
South: R1 / RA West: RA / SC / R2

E. SITE REMEDIATION

Existing development features and structures shown as existing on the site plan shall be removed and/or improved as follows: All existing shall be incorporated into the proposed RV park as it is planned at the moment.

F. NEW DEVELOPMENT

1. **Phases**
The site will be developed in phases and by area shown on the site plan according to the following schedule: One phase, all built at one time.
2. **Subdivision**
The site will be subdivided according to the attached Subdivision Plan. The property has already been subdivided / platted / approved / recorded.
3. **Buildings**
At full build-out the site will have new buildings with a maximum foot print per building of varies square feet and a total building foot print of 18,525 square feet.

4. Roads, Driveways and Parking

At full build-out the site will have 50,614 square feet of new road, driveways, and parking area, including 50,614 square feet of impervious cover.

5. Parking Space

At full build-out there will be a total of 31 parking spaces on the site. Parking spaces are required by Section 155.075 of the Code of Ordinances for the proposed and existing uses on the site.

6. Water Supply **Wimberley Water Supply**

7. Wastewater Treatment **OSSF**

8. Drainage

A plan shall be included upon City Engineer request in the Site Development phase for storm water drainage for the construction phase (applying to any construction phase) and for the permanent drainage (applying to the entire site and/or each individual subdivided lot).

The storm water management plan shall be adequate for the two (2), ten (10) and twenty-five (25) year storm events. The plan shall include any necessary engineered designs for storm water retention, detention and filtration facilities, and a demonstration that the proposed development of the property:

1. Shall preserve established watercourses as conduits for storm water runoff from higher properties and to lower properties; and
2. Shall not result in damage or diminished value of downstream properties by a peak flow of storm water runoff exceeding the historical peak flow rate for each above referenced storm event; and
3. Shall not result in an alteration in the historical overland flow pattern of storm water; and
4. Shall not result in the conduct of hazardous materials, and pollutants, onto another property or into a waterway.

The plan shall include an analysis of the effect of land grading, including any cut and fill, and/or natural land surface alteration within and outside of the areas of impervious cover. The City may require a hydrological engineering report to demonstrate the adequacy of the plan. Detention, retention and filtration facilities may be shared between multiple properties. The plan shall also include proposed storm water conveyance for the one-hundred (100) year storm event

9. Landscaping

The areas set aside for landscaping and preservation of natural existing plant material on the site plan will be developed according to the Commercial Landscape regulation of the Code of Ordinances, Section 155.078, and specifically as described in the attached Landscape Plan.

WPDD Application Addendum (Tessaro)

1. Compatibility with adjoining and nearby properties.
 - a. The proposed WPDD is compatible with adjoining properties in that it's stated intent is to be a long-term rental facility that is like long-term residential occupancy rather than a short-term rental which is less compatible with the existing surrounding uses.
2. Preservation of unique physical features of the site
 - a. The most unique physical feature of this site is Pierce Creek which is being preserved by the owner in compliance with the City's Watershed Protection Ordinance. Other than the crossing of the creek with a driveway leading from Ranch Road 12 to the proposed development, the area around the creek is being left undisturbed.
3. Achievement of diversified land uses
 - a. For a tract only nine acres in size with a single owner, the achievement of diversified land uses is more difficult. However, in the sense that these nine acres is providing a residential alternative option for the community. The owner's intent is to create a community that benefits and does not adversely impact the Wimberley Valley. It should be noted as well that the owner also owns the second lot in this subdivision on which he will be residing.
4. Achievement of continuity of function and design
 - a. The achievement of continuity of function and design is being achieved as much as it can be with the owner's requirements for newer RV's and tiny homes for his community. The permanent buildings will be designed with an exterior design that is complimentary to the regional architecture of the Hill Country and more specific to the Wimberley Valley.
5. Provision of open space and common areas
 - a. The entirety of the nine acres is not being developed and as such by keeping the development as compact as possible it will preserve more of the native terrain which will be common space for the tenants of the community as green space.

G. DEVELOPMENT REGULATIONS

Development regulations for the base district, Overlay districts and Ordinances and Development Standards of the City of Wimberley shall apply, except as otherwise explicitly provided in this WPPD.

1. In the absence of a connection to a State Licensed central wastewater treatment utility, a current Hays County private wastewater permit for the existing and/or proposed use and discharge rate shall be required.
2. Evidence shall be provided of compliance with TCEQ regulation: Subchapter B: Contributing Zone To The Edwards Aquifer In Medina, Bexar, Comal, Kinney, Uvalde, Hays, Travis And Williamson Counties. 213.20-213.28, Effective June 1, 1999
3. Permanent and construction phase drainage plans shall be provided and be subject to review by the City upon request by the City Engineer.
4. A plan for a curb cut or interface between a private road or drive and a City street shall be provided and be subject to review by the City. Evidence of curb cut permission from Texas Department of Transportation shall be provided when applicable.
5. New and existing signage shall comply with the Code of Ordinances Section 152 (Signs) and be of uniform style.
6. An Outdoor Lighting Plan shall be submitted upon City Engineer request showing how new and existing outdoor lighting, including lighting for any form of illuminated sign, shall comply with the Code of Ordinances Section 151.60 Outdoor Lighting.
7. Open storage or placement of materials, commodities or equipment and machinery, including motor vehicles and trailers, shall be within the building setback and shall be fully screened, by fence (as permitted by the City) and/or vegetative screening, from City streets or roads or adjacent or facing residential or un-zoned districts. Outdoor placement or display of commercial material and equipment for sale in the building setback space, or the outdoor display of any object, merchandise, or material that is not a usual item for sale under the permitted use for the site or lot is prohibited.
8. Additional development regulations including but not limited to: uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, setbacks, screening, landscaping, accessory buildings, signs, lighting, project phasing or scheduling, management associations, and other requirements as the City Council and the Planning and Zoning Commission may deem appropriate are as follows:

8/16/2021

DATE

Patricia Hernandez

APPLICANT SIGNATURE

WHEN APPLICABLE:

Date May 11, 2021 _____

Jon Thompson

AGENT SIGNATURE

WPDD Narrative

12322 Ranch Road 12, LLC

December 8, 2021

Prepared by: Jon Thompson, J. Thompson Professional Consulting, LLC

The proposed project is located in the corporate limits of the City of Wimberley and is zoned RA (Residential Acreage). Further, it is in a Planning Area I. The site is a 9.23-acre property without any structural improvements at present. There are two existing water wells on the property and the property also has a drainage easement that contains the 100-year floodplain as shown on the recorded plat (see attached).

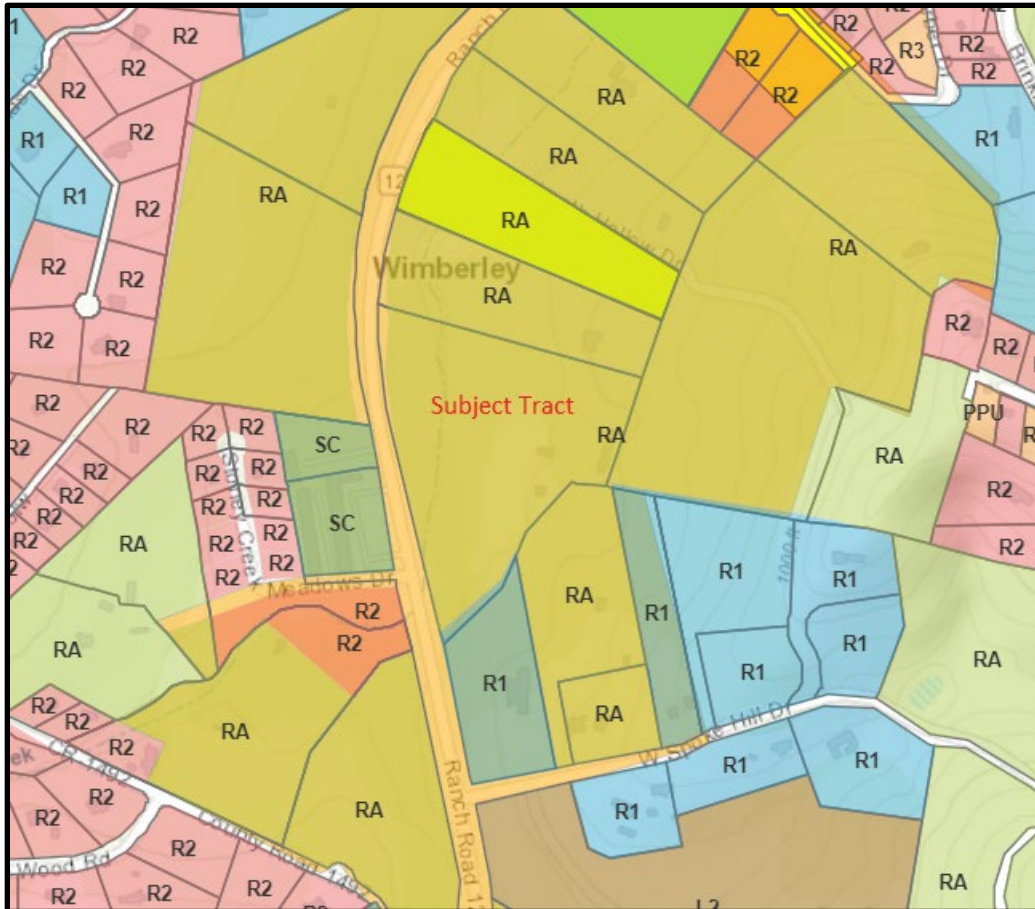
The proposed usage of this tract is to incorporate on the site 31 sites for RVs or tiny homes (park model RVs). This would be a site that would allow for the long-term rental of these units / sites. There would also be amenities, such as, a clubhouse, wash house (washateria), outdoor gathering place with picnic tables and outdoor games, etc.

While this area is surrounded on the east side of Ranch Road 12 with like-zoned properties, RA, there are two tracts on the opposite side of Ranch Road 12 that are zoned SC (Scenic Corridor). As this is a property on RR12, this type of site is typically best suited for commercial zoning of varying intensity based on multiple factors and the community's vision for their town. In this instance, the Owner, who resides adjacent to the property, envisions this site as a property that would tastefully develop a highway property that would promote area tourism of the Wimberley Valley for people to come and share in the experience of the spirit of Wimberley for short periods of time whether it be a weekend, a weeklong getaway in the summer, or an excursion for a winter vacation.

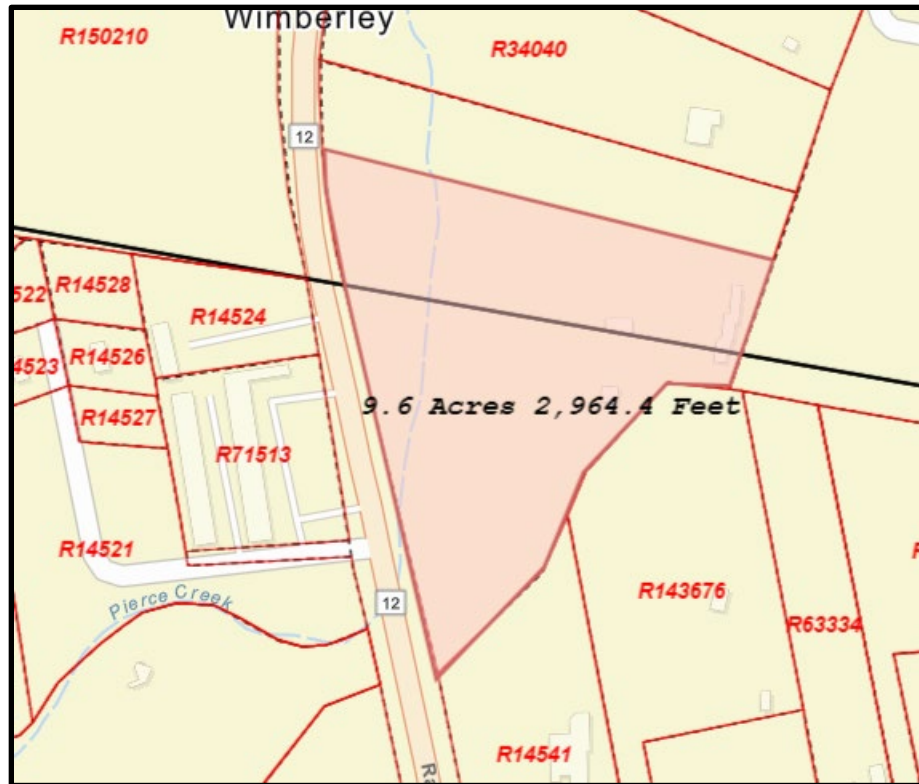
The current zoning, RA, does not allow for what the Owner proposes to do. As such, as the WPDD Application states, *"Conventional land use controls tend to segregate uses and concentrate them into specific areas on the land. One of the key objectives of the Comprehensive Plan is to ensure the continuation of the eclectic, mixed-use pattern which characterizes the Wimberley Valley. Toward that end, WPDDs, shall be allowed in all Planning Areas and shall be used to allow otherwise incompatible uses to be sited side-by-side. While it is not customary to use the planned developments in this way, the WPDD will be the Planning and Zoning Commission's 'tool of choice' to ensure that this ordinance does not adversely impact the historical growth patterns of the City."*

Provided along with this narrative and application are:

1. Concept Plan
2. Narrative
3. Renderings



City of Wimberley Zoning Map (Tract is marked "Subject Tract")



HaysCAD Parcel Data



Aerial (Source: HaysCAD)

Nathaniel Glaiser

From: Jane Vaninger [REDACTED]
Sent: Sunday, January 9, 2022 2:34 PM
To: Nathaniel Glaiser
Subject: Proposed two developments: 12322 RR12 & Citaspel @ 1492 & RR 12

Follow Up Flag: Follow up
Flag Status: Flagged

We are opposed to the two developments being proposed: the RV park across from Plaza del Sol, and the Citaspel development at 1492 & Ranch Road 12. We have lived in Wimberley for 30 years, off RR 1492, and would like our town to not become a subdivision city. The impact of septic and the watershed with the creek, which floods and is right below the Citaspel property, is an environmental issue. The impact on the water needed for these two developments is great, given our past history of drought. If we open up to development within our city limits to this type of construction, Wimberley will no longer retain its small town atmosphere and charm. This is a terrible precedent to set, within our city limits. Citaspel intends a B&B allowance, which sets a brand new precedent for short term rentals and a high influx of people. They also "say" these new homes would use rainwater catchment, but that is in fact up to each individual homeowner. The fact they are proposing three story high residences on that hillside is an environmental blight. This density is not needed, nor is it characteristic or in synch with current residences and businesses. Plaza Del Sol has been infamously under utilized; an additional strip center is unnecessary. The night sky lighting is another aesthetic and environmental factor.

The fact that these planning meetings are being held during Covid, in a town where the majority of the population is elderly, is a red flag also.

We ask our City Planning & Zoning and City Council to deny these development requests, to ensure the integrity of our watershed, water supply, night sky, septic and B&B density, as well as the aesthetics of our hill country charm.

Respectfully submitted,

Jane Vaninger

Anne Melinger

Nathaniel Glaiser

From: Deborah McMullan [REDACTED]
Sent: Sunday, January 9, 2022 4:33 PM
To: Nathaniel Glaiser
Subject: RV Park permit

Follow Up Flag: Follow up
Flag Status: Flagged

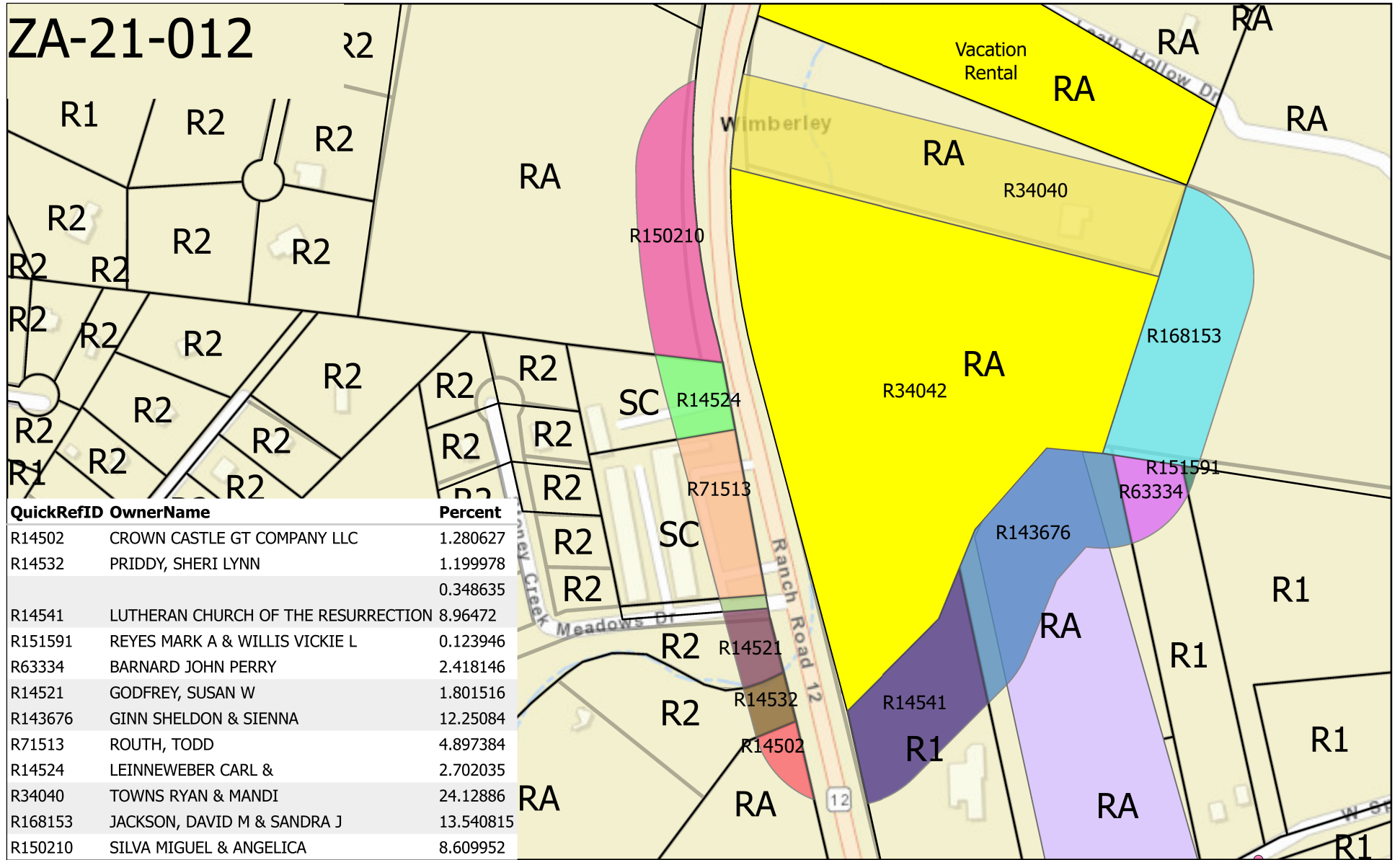
I understand that a request to permit the building of an RV Park on Highway 12 across from Plaza del Sol is on Thursday night's agenda. Unfortunately I have to travel for work but would like to express my thoughts on this matter. I would highly recommend that this be a NO vote for the following reasons:

1. Wimberley simply doesn't have the road infrastructure to handle much more traffic than we already have.
2. This development would have to rely on septic systems to handle their waste. As a state environmentalist, I can tell you that septic systems are one of the top activities that contaminate our groundwater. (Please note that I work in groundwater protection). Our aquifer is very sensitive and should be protected.
3. Due to growth and weather patterns, we are already seeing an increased stress on our water sources and again we need to protect our aquifer.
4. The location of this RV Park is on the main highway coming into our town. Is this really what we want our area to start looking like? RV Parks everywhere. I've seen way too many small towns that have allowed numerous RV parks to come in. Several have actually been abandoned and are now an eyesore. Even though we have a high demand to tourist accommodations today, that could end if we destroy the charm of our town and our water source or contaminate the river.
5. With the amount of tourism that we currently have, it has already reached the point where locals can hardly go to town or eat at our own restaurants on any given weekend. If more RV Parks are allowed, this will continue to make our town where locals simply can't enjoy or support our businesses.

Again, I would like to encourage a vote of NO on this request.

Regards,
Deborah McMullan

ZA-21-012



QuickRefID	OwnerName	Percent
R14502	CROWN CASTLE GT COMPANY LLC	1.280627
R14532	PRIDY, SHERI LYNN	1.199978
		0.348635
R14541	LUTHERAN CHURCH OF THE RESURRECTION	8.96472
R151591	REYES MARK A & WILLIS VICKIE L	0.123946
R63334	BARNARD JOHN PERRY	2.418146
R14521	GODFREY, SUSAN W	1.801516
R143676	GINN SHELTON & SIENNA	12.25084
R71513	ROUTH, TODD	4.897384
R14524	LEINNEWEBER CARL &	2.702035
R34040	TOWNS RYAN & MANDI	24.12886
R168153	JACKSON, DAVID M & SANDRA J	13.540815
R150210	SILVA MIGUEL & ANGELICA	8.609952



200' Notification Map

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 This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

2022

Coordinate System: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

