



# City of Wimberley

221 Stillwater, Wimberley, Texas 78676

**REGULAR**  
**PLANNING AND ZONING COMMISSION MEETING**  
**WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS**  
**221 STILLWATER, WIMBERLEY, TEXAS 78676**  
**THURSDAY, AUGUST 10, 2023 - 6:00 PM**

## **AGENDA**

1. **CALL TO ORDER** August 10, 2023, at 6:00 PM
2. **CALL OF ROLL**
3. **CITIZENS COMMUNICATIONS**  
*This provides an opportunity for the citizens to comment on agenda and non-agenda items in advance of the regular business of the Planning and Zoning Commission. Those wishing to speak must sign-in before the meeting begins and observe a three-minute time limit when addressing the Board. Speakers will have one opportunity to speak during the time period. Comments from speakers should not be directed towards any specific member of the Board or City staff. Comments should not be accusatory, derogatory or threatening in nature.*
4. **MINUTES**
  - 4.1. Consider approval of the June 8, 2023 Regular Planning & Zoning Commission meeting minutes.
5. **PUBLIC HEARING AND POSSIBLE ACTION**
  - 5.1. Hold a public hearing and consider making a recommendation regarding case CUP-23-012, an application for a Conditional Use Permit, to allow for the operation of a Vacation Rental (STR2) on a property located at 13201 Ranch Road 12, Wimberley, Hays County, Texas. *(Applicant: Tyler Brewer)*
  - 5.2. Hold a public hearing and consider making a recommendation to City Council regarding case ZA-23-003, an application for a zoning amendment to change the zoning for a property located at 14000 Ranch Road 12, Wimberley, TX, from Commercial Low Impact (C-1) to Commercial High Impact (C-3). *(Applicant: Willis Rothelle)*
  - 5.3. Hold a public hearing and consider making a recommendation to City Council regarding case CUP-23-008, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) on a property located at 270 Sierra Loma, Wimberley, TX. *(Applicant: Ronald & Julie Bauer)*
  - 5.4. Hold a public hearing and consider making a recommendation regarding case CUP-23-009, an application for a Conditional Use Permit to allow for the following uses at 151 Las Flores, Wimberley, Texas: Administrative and Professional Offices, Repair Services: Consumer, and Retail

Sales and Services: Limited. (Applicant: Huband Ranch Services LLC)

- 5.5. Hold a public hearing and consider making a recommendation regarding case CUP-23-011, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) at 13300 Ranch Road 12 Wimberley, Texas. (*Applicant: Jody Doss*)
- 5.6. Hold a public hearing and consider making a recommendation regarding an amendment to Chapter 9, Section 9.02 Subdivision Control, providing for findings of fact, savings, severability, repealer, an effective date, and proper notice and meeting. (*Nathan Glaiser, Planning & Public Works Director*)
- 5.7. Hold a public hearing and consider making a recommendation regarding an amendment to Chapter 9, Section 9.02.008, definitions and interpretations of the Wimberley City Code.

6. **DISCUSSION AND POSSIBLE ACTION**

- 6.1. Consider the appointment of a Chairperson to the Planning and Zoning Commission with a term ending June 30, 2024.
- 6.2. Consider the appointment of a Vice-Chairperson to the Planning and Zoning Commission with a term ending June 30, 2024.

7. **BOARD MEMBER REPORTS**

- 7.1. Announcements
- 7.2. Future Agenda Items

8. **ADJOURNMENT**

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](http://www.cityofwimberley.com), in compliance with Chapter 551, Texas Government Code, on Monday, August 7, 2023 by 6:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.



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Nathan Glasier  
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 Tammy Cook at (512) 847-0025 two business days in advance of the meeting for appropriate arrangements.

