



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, JANUARY 11, 2024 - 6:00 PM

AGENDA

1. **CALL TO ORDER** January 11, 2024, 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 December 14, 2023, Regular Planning & Zoning Commission meeting minutes.
5. **PUBLIC HEARING AND POSSIBLE ACTION**
 - 5.1. Hold a public hearing and consider making a recommendation to City Council regarding case CUP-23-018, an application for a Conditional Use Permit to install a transmitter tower at 111 Old Kyle Rd, Wimberley, Texas.
 - 5.2. Hold a public hearing and consider making a recommendation to City Council regarding case CUP-23-019, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) at 105 A & 105 B, Old Kyle Rd, Wimberley, TX.
 - 5.3. Hold a public hearing and consider possible action regarding case COA-24-001, an application for a certificate of appropriateness for the construction of a new structure located at 220 Old Kyle, Wimberley, Texas.
 - 5.4. Hold a public hearing and consider making a recommendation to City Council regarding an amendment to the Historic District Design Guidelines regarding the review process of certain property alterations.
6. **BOARD MEMBER REPORTS**

6.1. Announcements

6.2. Future Agenda Items

7. **ADJOURNMENT**

EXECUTIVE SESSION NOTE: The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for Executive 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. 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, January 8, 2024, by 6:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.



Nathan Glaiser
Director of Planning & Public Works

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 Heller at (512) 648-2403 two business days in advance of the meeting for appropriate arrangements.





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, DECEMBER 14, 2023 - 6:00 PM

MINUTES

1. **CALL TO ORDER** December 14, 2023, at 6:00 PM

Chair Austin Weeks called the meeting to order at 6 p.m.

2. **CALL OF ROLL**

Commissioners Present:
Austin Weeks, Chair
Anne Ulfelder, Vice Chair
David Hester
Bob Clark
Vance McCracken
Jerry Lunow
Michael Rambo

Staff Present:
Nathan Glaiser, Planning and Public Works Director
Alexis Esparza, Permit Coordinator
Lee Simmons, City Attorney

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.

There were no citizen comments.

4. **MINUTES**

- 4.1. Consider approval of the November 9, 2023, Regular Planning & Zoning Commission meeting minutes.

A motion was made to approve the Regular Planning and Zoning Commission meeting minutes by Commissioner Ulfelder, Seconded by Commissioner Clark. The motion passes unanimously.

5. PUBLIC HEARING AND POSSIBLE ACTION

- 5.1.** Hold a public hearing and consider making a recommendation to City Council regarding case CUP-23-018, an application for a Conditional Use Permit to install a transmitter tower at 111 Old Kyle Rd, Wimberley, Texas.

Nathan Glaiser, Planning and Public Works Director, recommends postponing this item due to building regulation conflict.

Chair Weeks opened the public hearing at 6:04 p.m.

Commissioners held a brief discussion over the installation of the transmitter tower. The discussion included possible alternatives, such as installing the tower on city-owned property. Glaiser stated he would look into the alternative options mentioned.

Commissioner Ulfelder questions whether the installation of the transmitter tower should be approved due to the historic district being adjacent to the proposed property.

Chair Weeks closed the public hearing at 6:11 p.m.

No action was taken on this item.

6. DISCUSSION AND POSSIBLE ACTION

- 6.1.** Discuss board meeting protocol and methods for reducing tension during contentious items.(Commissioner McCracken)

Commissioner McCracken would like methods of how to respond to citizens that voice their concern.

Nathan Glaiser, Planning and Public Works Director, explains that the role of the Chair is to deem who has the floor. The general rule is to limit speaking at the podium to 3 minutes. Another recommendation made by Glaiser was adding a Q&A section at the end of the meeting.

The commissioners directed staff to add citizen communication language to the sign-up speaking sheet and add a Question/concern section.

7. BOARD MEMBER REPORTS

- 7.1.** Announcements

There were no announcements.

- 7.2.** Future Agenda Items

There were no future agenda items.

8. ADJOURNMENT

Chair Weeks Adjourned the meeting at 6:44 p.m.

RECORDED BY:

Planning & Zoning Commission Staff Liaison



APPROVED BY:

Planning & Zoning Commission Chairperson



AGENDA ITEM:	CUP-23-018 – Telecommunications Tower
SUBMITTED BY:	Nathan Glaiser, Planning and Public Works Director
DATE SUBMITTED:	November 20, 2023
MEETING DATE:	January 11, 2024 (P&Z) / January 18, 2024 (City Council)

REPORT

ITEM

The applicants, KVVH LP Wimberley Valley Radio, have requested a Conditional Use Permit to install a transmitter tower on property located at 111 Old Kyle Rd, Wimberley. The property is known as the Lumberyard and is zoned Commercial High Impact 3. It currently has multiple buildings on the property, including a restaurant, retail stores, and offices. The Wimberley Valley Radio station has its studio on the property. They are requesting the installation of a 40' transmitter tower in order to expand their reach within the valley. The proposed tower would transmit from the KVVH studio at the lumberyard to a larger tower in the ETJ. This would eliminate the radio stations reliance on working internet service to broadcast. KVVH broadcasts emergency messages for the city when needed.

Current regulations in article 4.10 of the Wimberley code of ordinances prohibit the height of antennas within overlay zoning districts to exceed 25'. The ordinance will have to be amended by City Council prior to issuance of a building permit. The Commission may motion to recommend approval of the CUP with the condition that article 4.10 be amended to allow for construction of a tower higher than 25'.

PROPERTY INFORMATION

Property Description

Applicant(s):	KVVH Wimberley Valley Radio
Property Address:	111 Old Kyle Rd
Property Owner:	Buck Baccus
Legal Description:	Amasa Turner Survey Abstract 461
Property Size:	.92 acres
Existing Use of Property:	Commercial
Existing Zoning:	C3
Shared Infrastructure	None
Request:	Transmitter Tower (communication tower)

Planning Area: V
Overlay District: City Center

Surrounding Property:

Frontage: Old Kyle Rd

Surrounding Zoning & Land Use	North of Property	Current Zoning:	Existing Land Use:
		PR1	Park
	South of Property	C3	Commercial
	East of Property	PR1	Park
	West of Property	PR1	Park

COMMENTS

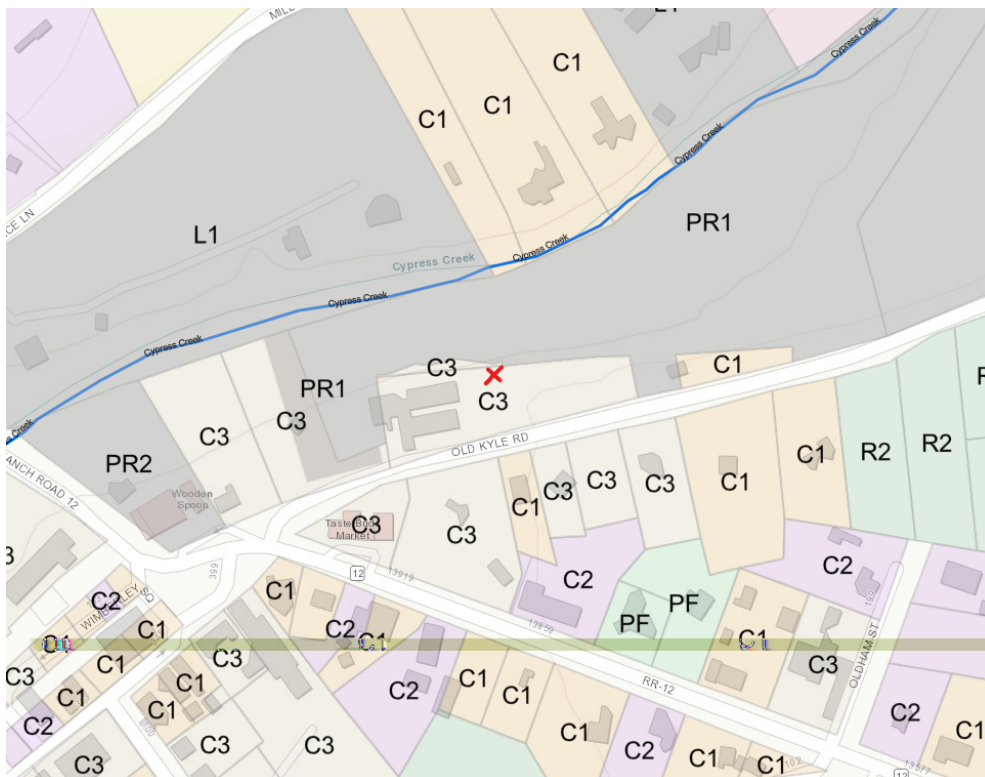
Staff has not received any comments from citizens as of 1/8/2024.

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200'): December 19, 2023
Published Legal Notice (Wimberley View): December 28, 2023

ATTACHMENT/S

- Application
- Tower Manual (Model is 25G)





Conditional Use Permit
Planning & Development

FOR OFFICE USE ONLY

Date: _____ CUP - _____ - _____ Staff Review _____

P&Z Hearing: _____ Council Hearing: _____ Fees Paid (\$650): ☐ _____

Applicant: KWVH LP Wimberley Valley Radio

Mailing Address: 111 Old Kyle Road #108 City: Wimberley State: TX Zip: 78676

Phone: [REDACTED] Email: [REDACTED]

OWNER'S INFORMATION

Property Owner: Buck Baccus

Mailing Address: 111 Old Kyle Road #204 City: Wimberley State: TX Zip: 78676

Phone: [REDACTED] Email: [REDACTED]

PROJECT SITE ADDRESS: 111 Old Kyle Road #108, Wimberley, TX 78676

Legal description: A0461 AMASA TURNER SURVEY, TRACT 1 & 2, ACRES 0.9152

Total Acreage or Square Footage: .93 Deed recorded in: 4/30/2015

Hays CAD Parcel ID R- R18409 Planning Area: V Zoning: C3

Is property located in an overlay district? ☒ Yes ☐ No If Yes, type: _____

SPECIFIC CONDITIONAL USE REQUEST: Installation of Transmitter Tower

Applicant understands that the purpose of the Conditional Use Permit (CUP) process is to allow certain uses which are not specific; permitted uses within a zoning district. To be considered for a CUP, the requested use must be listed under "Conditional Uses" within the applicable zoning district.

UTILITIES

Electric Provider: PEC

Water provider or Private Well: PUBLIC / ~~AQUA~~ Wimberley Water Supply

Wastewater Service or Septic Permit No. City

*If you have an On-Site Sewage Facility (OSSF) you can submit an open records request for your permit information if you do not have it.

Forms & Applications October 2021 1

CONDITIONAL USE PERMIT (CUP) SUBMITTAL CHECKLIST

- ☒ Complete "Conditional Use Permit Application"
- ☒ Metes and bounds description and/or survey exhibit
- ☒ Site Plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities; size height, construction materials, and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening such as walls, plantings and fences
- ☒ Copy of the Original Deed(s)
- ☒ Payment of application fee (credit card payments, checks/money orders, cash exact change only)
- ☒ Agent authorization to represent property owner if applicable

MY REQUEST IS BASED ON THE FOLLOWING:

- The use is harmonious and compatible with surrounding existing uses or proposed uses and does not adversely affect an adjoining site than would a permitted use.
- The use requested by the applicant is set forth as a conditional use in the base district.
- The nature of the use is reasonable.
- The conditional use does not adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area.
- The conditional use does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting, or its type of sign; and
- That any additional conditions specified, if any, ensure that the intent and purposes of the base districts are being upheld.

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me, my firm, or agent, may delay the review of the Application. I authorize City of Wimberley Staff to visit and inspect the property for which this application is being submitted. I agree to attend or have a representative attend the Planning & Zoning Commission and City Council meetings. I have checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning actions to ensure that there are no restrictions on the subject property and understand that the City zoning action does not relieve any obligation of these restrictions.

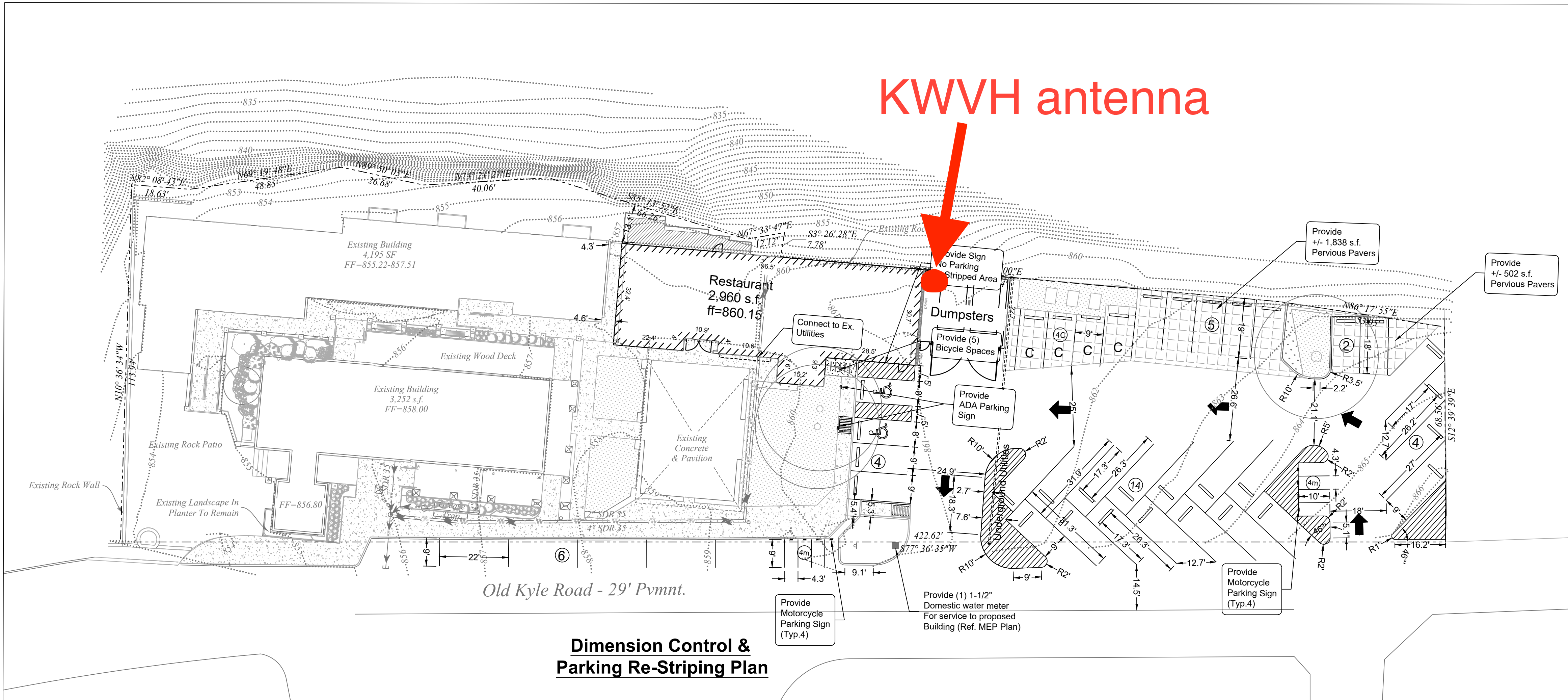
Applicant's Signature: _____



Date: 11-20-23

Forms & Applications October 2021 2

ORIGINAL LAYOUT SIZE - 24X36
@2022 H:\BUILFILES\BAC\BUCK BACCUS\BAC 70375 (THE LUMBERYARD)\04 CAD\PLOT SHEETS\DIMENSIONAL CONTROL.DWG 6/3/2022 8:37 AM Laurie Welch



Curb Note
All proposed curbing shall be constructed as a 6" catch curb with bottom of curb at existing grade.

Handicap Parking and Accessible Route Notes

1. All handicapped parking spaces are to be signed as per City of Wimberly Specifications for van-accessible parking.
2. Each accessible parking space must be identified by a sign centered at a minimum of five feet above the parking surface at the head of the parking space. The sign must include the international symbol of accessibility and state "Reserved" or equivalent language and must not be obscured by a vehicle parked in the accessible space.
3. The maximum longitudinal slope and cross slope for the handicapped space and aisle is 2%.
4. All curb ramps will have a detectable warning texture extending the full width of the ramp including flares.
5. The slope for accessible routes can not exceed 5% along the horizontal slope and 2% for the cross-slope.
6. A minimum vertical clearance of 11'4" must be provided at accessible passenger loading zones and along vehicle access routes to such areas from site entrances. A minimum vertical clearance of 9'8" must be provided for van-accessible parking spaces and along the vehicular thereto.

Parking Note
All spaces denoted with M on Dimensional Control Plan are motorcycle parking spaces and should be marked "Motorcycle Parking Only". All spaces denoted with C on Dimensional Control Plan are Compact parking spaces and should be marked "Compact Parking Only".

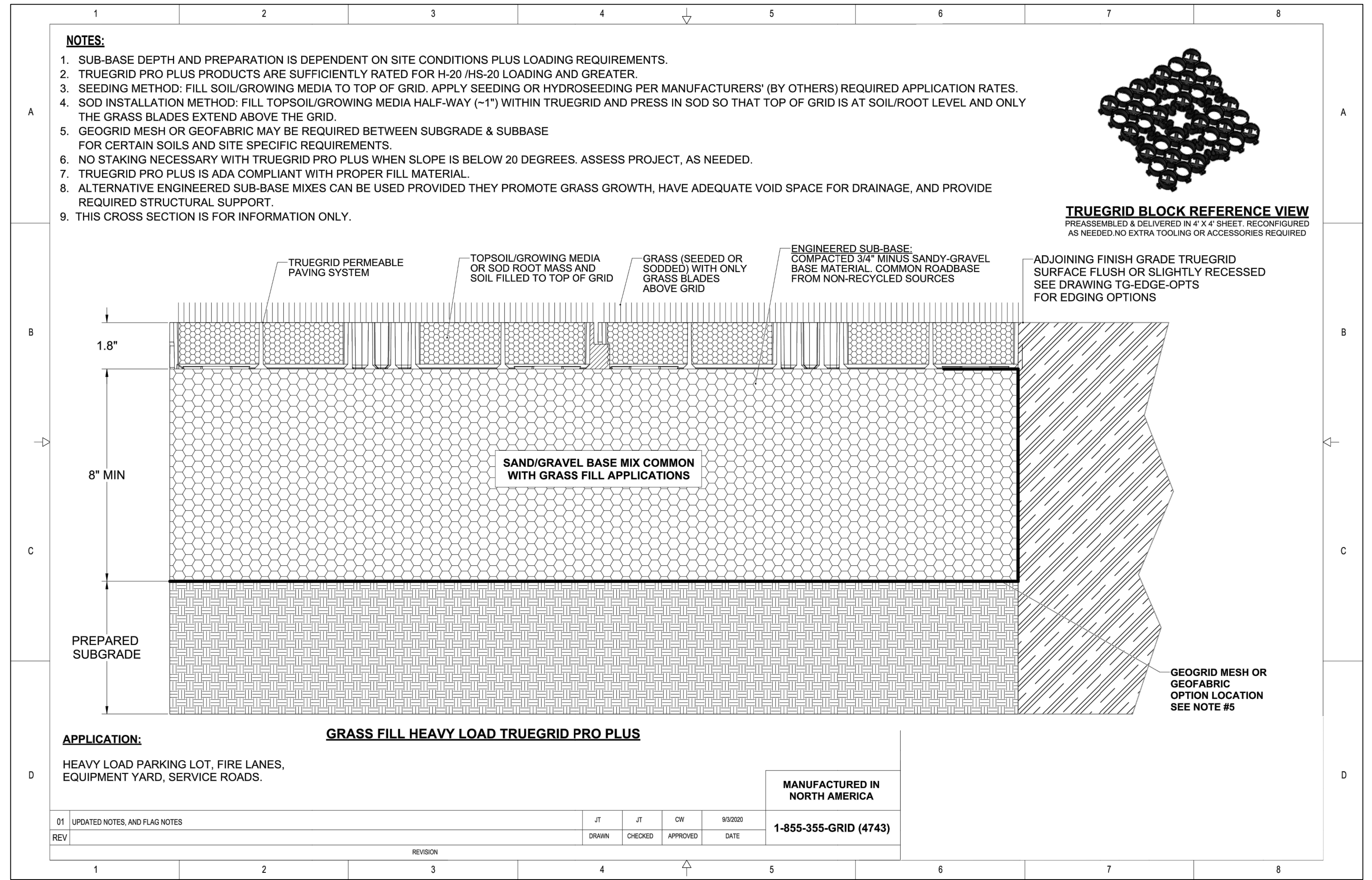
Parking Data				
Land Use	Sq. Ft.	Required Ratio	Spaces Req.	Spaces Provided
Office	3,257	1:300	* 8.14	8
Commercial	5,434	1:200	*20.38	21
Restaurant Sitting	1,865	1:100	*13.99	14
			42.51	43

Parking Provided:

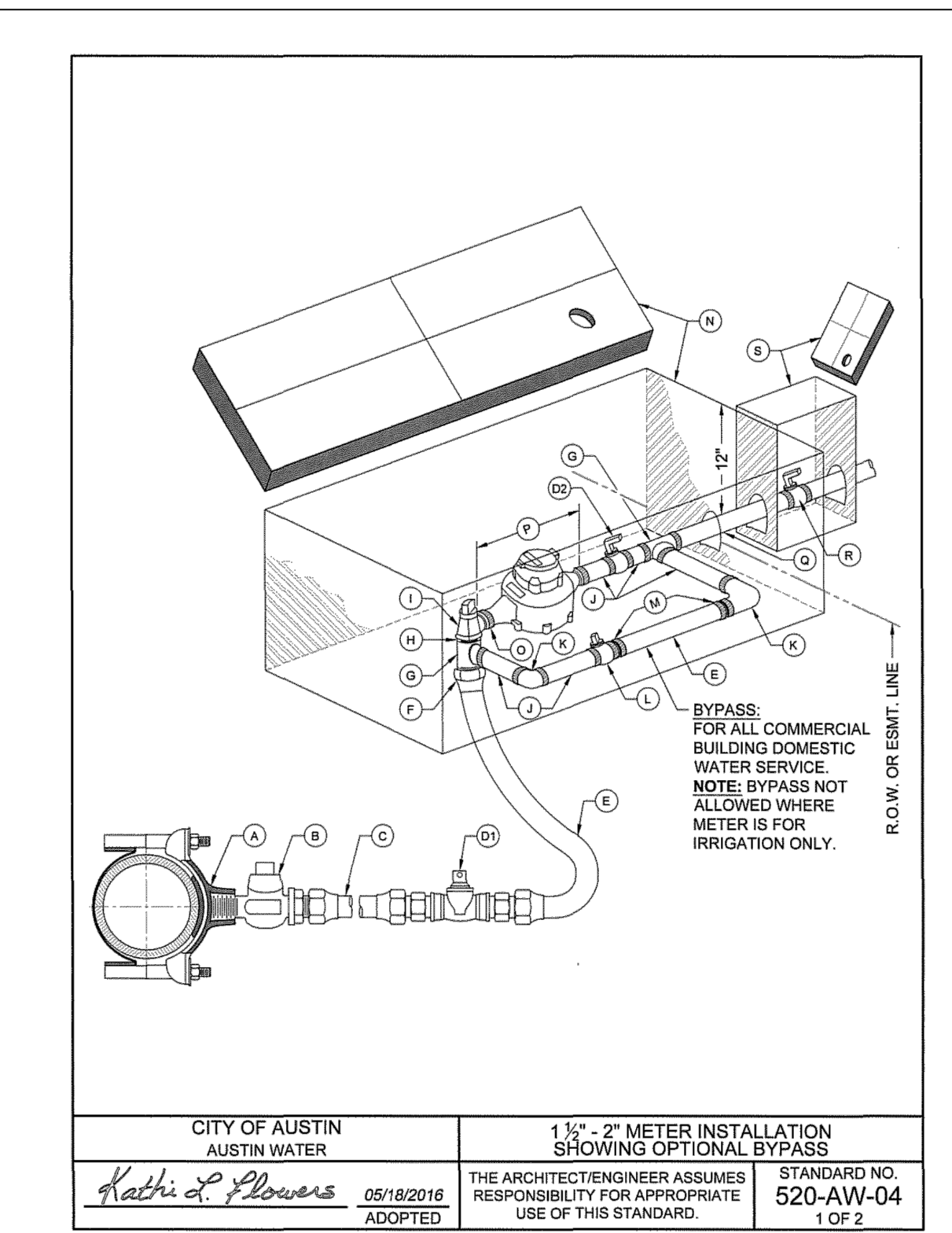
5	Bicycle	* 25% reduction per Sec. 9.03.181(g)(D)
8 (= 4 Comp.)	Motorcycle (4'x9' min.) (2 M spaces = 1 Comp. space)	
2	Handicap (9'x18' min.) (1 Van) ***	*** Waiver requested for parking space sizing, Sec. 9.03.181(c)(5).
6	Parallel (9'x22' min.) ***	
27	Regular (9'x18' min.) ***	
4	Compact (9'x17' min.) ***	
43		

Impervious Cover Calculations				
Site area	40,483.78 s.f.	0.929 ac.		
Existing Impervious Cover	32,670.24 s.f.	0.750 ac.	80.70% G.S.A.	
Total Proposed Imper. Cover	33,416.68 s.f.	0.767 ac.	82.54% G.S.A.	
Buildings	10,407.00 s.f.			
Walks & Drives	21,839.68 s.f.			
Pervious Pavers	2,340 s.f. @ 50% = 1,170 s.f. Impervious			
Net Increase Imper. Cover	+ 746.44 s.f.			

RATIONAL METHOD RUNOFF CALCULATIONS									
Area (ac.)	Imper. Cover	Imper. Area (ac.)	Pervious Area (ac.)	Tc	Lag	CN	Coefficient	Intensity (in/hr)	Runoff (cfs)
Existing	0.93 (0.00145)	80.73	0.75	0.18	5	6	94.5	0.83	15.24
Developed	0.93 (0.00145)	82.54	0.77	0.16	5	6	94.9	0.85	15.24



'TRUGRID' or Equivalent



MATERIALS LIST:

- A. 2" SERVICE CLAMP
- B. 2" CORPORATION STOP MALE THREAD INLET BY COMPRESSION OUTLET
- C. 2" COPPER WATER SERVICE TUBING EXTENDED BEYOND PAVEMENT
- D1. 2" BALL VALVE, SPL WW-275
- D2. 2" BALL VALVE, SPL WW-275
- E. 2" COPPER SERVICE TUBING
- F. 2" BRASS COUPLING - COMPRESSION TO MALE IPT
- G. 2" BRASS TEE
- H. 2" BRASS CLOSE NIPPLE
- I. 2" ANGLE METER STOP: SERVICE TUBING INLET x FLANGED OUTLET
- J. 2" BRASS NIPPLE
- K. 2" BRASS ELBOW
- L. 2" LOCKABLE CURB STOP - FEMALE IPT INLET BY COMPRESSION OUTLET
- M. 2" BRASS COUPLING - SERVICE TUBING TO MALE IPT
- N. RECTANGULAR METER BOX AND COVER, SPL WW-145A
- O. BRASS ADAPTER (2" x 1 1/2") FOR 1 1/2" METER ONLY
- P. WATER METER, LENGTH 13" (PURCHASED FROM AUSTIN WATER)
- Q. 2" COPPER SERVICE TUBING (PRIVATE PLUMBING PER CODE)
- R. CUSTOMER CUT-OFF VALVE
- S. CUSTOMER VALVE BOX AND LID

NOTES:

1. SERVICE CLAMP SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM.
2. BRANCH CONNECTIONS AND ALL ANGLE METER STOPS MUST BE INSTALLED PRIOR TO ANY METER INSTALLATION.
3. TOP OF BOXES SHOULD BE 1" ABOVE GROUND.
4. PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS; BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25).
5. BOX MUST BE BEHIND CURB NEXT TO PROPERTY LINE OR EASEMENT AND OUT OF VEHICULAR TRAFFIC AREA AND SIDEWALK.
6. BALL VALVE "D1" SHALL NOT BE LOCATED UNDER SIDEWALK, CURB, OR PAVEMENT, AND NOT BE LOCATED MORE THAN 24" HORIZONTALLY FROM METER BOX OR 36" BELOW FINAL GRADE.
7. COPPER SERVICE SHALL BE COPPER TUBING SIZE ANNEALED SEAMLESS TYPE "K" MEETING ASTM B88 WITH NO SWEAT OR SOLDERED JOINTS.

RECLAIMED WATER:

FOR RECLAIMED WATER SERVICES AND METERS, ALL RECLAIMED TUBING SHALL BE MANUFACTURED PURPLE TUBING. ALL OTHER TUBING AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL TUBING AND FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-3C. ALL BURIED DI AND CI PIPE AND FITTINGS SHALL ALSO BE WRAPPED IN PURPLE POLYETHYLENE PER SPL WW-27D. ALL COVERS SHALL HAVE "RECLAIMED WATER" CAST INTO THEM.

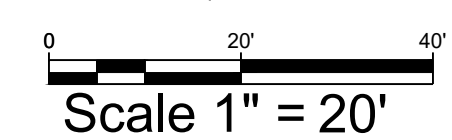
CITY OF AUSTIN
AUSTIN WATER

Kathi L. Flowers 05/18/2016 ADOPTED

1 1/2" - 2" METER INSTALLATION SHOWING OPTIONAL BYPASS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 520-AW-04
2 OF 2



4



The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

Revision	Date	By	App	Comment

BUCK BACCUS
BACCUS CAPITAL INVESTMENTS
111 OLD KYLE ROAD, SUITE 204
WIMBERLY, TEXAS 76876
(512) 450-8145

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AUSTIN BRYAN CONROE HOUSTON

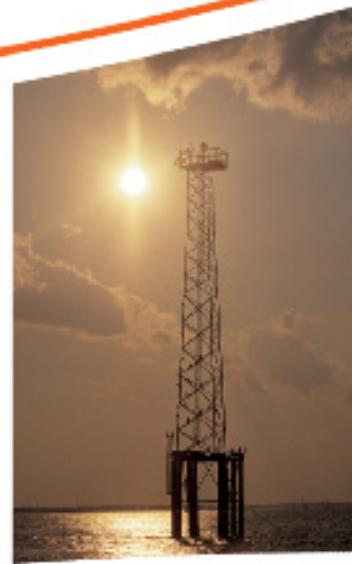
Dimension Control & Parking Re-Striping Plan

The Lumberyard
111 Old Kyle Road
Wimberly, Texas 76876
Hays County



Design:	LW
CAD:	DM
Review:	SLI
Project No:	BAC 70375
Sheet:	4 of 7

SELF-SUPPORTING TOWERS





STANDARD G-SERIES SELF-SUPPORTING



G-SERIES SELF-SUPPORTING

GENERAL USE

The self-supporting G-Series towers offer an easy, low-cost solution to get light weight antennas in the air quickly. By using the G-Series tower as a self-supporting structure, you minimize land area usage. They are functional in a wide variety of wind speeds. See ROHN's standard designs to help identify the right structure for your project. These are the same sturdy, robust tower sections that ROHN has fabricated for years. Each larger model allows for more loading capacity.

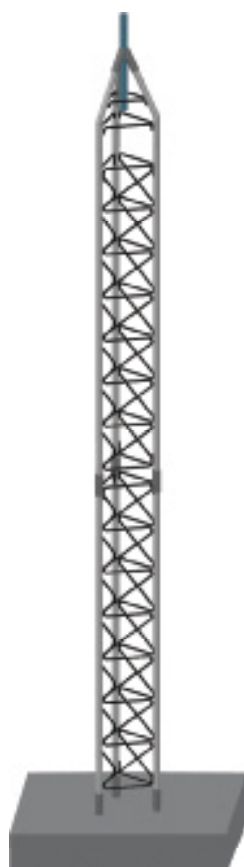
FEATURES

- Completely hot-dip galvanized after fabrication
- Cross bracing is formed by a continuous solid rod bracing fashioned into a zig-zag pattern for strength
- Pre-engineered loading charts meet varying individual specs and site conditions
- Typical uses include: small dishes, broadband, security and two-way communication
- All towers have 'fixed' bases

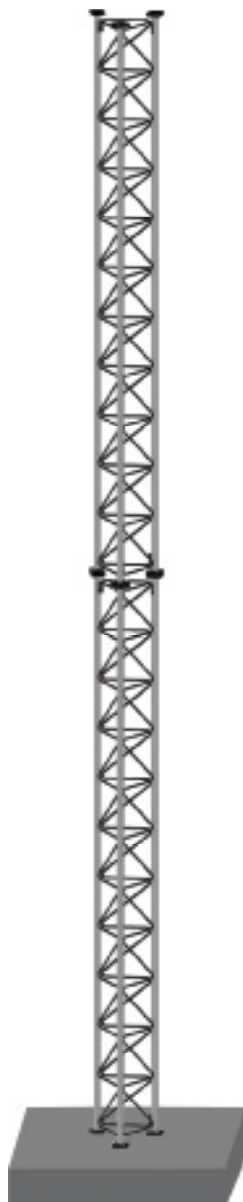
KITS

The kit part numbers for ROHN Self-Supporting G-Series towers include:

- Short base for embedment in concrete
- Grounding optional
- All tower sections and connection hardware
- Tapered top (25G and 45G towers)
- Top plate (55G towers)
- Cap plate kit (65G towers)



Typical Self-Supporting
25G, 45G and 55G Tower
(Tapered top available
for 25G & 45G only)



Typical Self-Supporting
45GSR and 65G Tower

Per Rev G requirements, any structure greater than 10' requires a climber safety device. Please see page 209 for ordering information.

G SERIES

REV. F ALLOWABLE ANTENNA AREAS (SQ. FT.)

70 MPH
Fastest Mile

70 MPH Fastest Mile Wind Speed - No Ice								
Height	25G		45G		55G		65G	
	FT ²	Part No.	FT ²	Part No.	FT ²	Part No.	FT ²	Part No.
10'	19.7	25SS010	42.5	45SS010	75.0	55SS010	95.0	65SS010
20'	14.2	25SS020	22.0	45SS020	43.0	55SS020	95.0	65SS020
30'	6.4	25SS030	12.0	45SS030	26.0	55SS030	76.2	65SS030
35'	3.6	25SS035	8.7	45SS035	21.9	55SS035	61.2	65SS035
40'	1.5	25SS040	5.1	45SS040	15.0	55SS040	48.8	65SS040
45'			2.3	45SS045	11.4	55SS045	39.0	65SS045
50'					6.5	55SS050	29.3	65SS050
55'					4.0	55SS055	24.4	65SS055
60'					0.8	55SS060	18.4	65SS060
70'							8.7	65SS070
80'							0.9	65SS080

80 MPH
Fastest Mile

80 MPH Fastest Mile Wind Speed - No Ice								
Height	25G		45G		55G		65G	
	FT ²	Part No.	FT ²	Part No.	FT ²	Part No.	FT ²	Part No.
10'	14.3	25SS010	30.0	45SS010	57.0	55SS010	95.0	65SS010
20'	9.0	25SS020	16.0	45SS020	30.0	55SS020	85.0	65SS020
30'	3.7	25SS030	7.5	45SS030	17.0	55SS030	55.8	65SS030
35'	1.4	25SS035	4.7	45SS035	14.5	55SS035	44.0	65SS035
40'			1.4	45SS040	8.0	55SS040	34.1	65SS040
45'					5.9	55SS045	26.2	65SS045
50'					1.5	55SS050	19.7	65SS050
55'							14.5	65SS055
60'							9.4	65SS060
70'							1.3	65SS070

90 MPH
Fastest Mile

90 MPH Fastest Mile Wind Speed - No Ice								
Height	25G		45G		55G		65G	
	FT ²	Part No.	FT ²	Part No.	FT ²	Part No.	FT ²	Part No.
10'	10.5	25SS010	25.0	45SS010	45.0	55SS010	95.0	65SS010
20'	6.9	25SS020	11.0	45SS020	23.0	55SS020	65.0	65SS020
30'	1.7	25SS030	4.0	45SS030	12.0	55SS030	40.0	65SS030
35'			1.9	45SS035	9.4	55SS035	32.2	65SS035
40'					4.0	55SS040	24.1	65SS040
45'					2.2	55SS045	17.7	65SS045
50'							14.5	65SS050
55'							7.7	65SS055
60'							3.3	65SS060

Note: Antenna areas, ft.², assume all round antenna members.

NO ICE



G SERIES

REV. G EFFECTIVE PROJECTED AREA (SQ. FT.)

90 MPH
3-Second Gust

90 MPH 3-Second Gust Wind Speed															
Height	25G			45G			45GSR			55G			65G		
	EPA		Part No.	EPA		Part No.	EPA		Part No.	EPA		Part No.	EPA		Part No.
	Exp. B	Exp. C		Exp. B	Exp. C		Exp. B	Exp. C		Exp. B	Exp. C		Exp. B	Exp. C	
10'	26.8	21.3	25SS010	60.0	47.5	45SS010	95	84	45SR010	80	79	55SS010	95	95	65SS010
20'	18.5	13.4	25SS020	31.3	22.7	45SS020	95	71	45SR020	56	42	55SS020	95	95	65SS020
30'	7.9	4.1	25SS030	16.1	8.4	45SS030	87	58	45SR030	34	21	55SS030	95	71	65SS030
35'	4.4	1.2	25SS035	9.8	3.8	45SS035	76	52	45SR035	25	14	55SS035	80	54	65SS035
40'	1.3	-	25SS040	4.9	-	45SS040	60	40	45SR040	17	8	55SS040	62	41	65SS040
45'				0.7	-	45SS045	48	31	45SR045	11	3	55SS045	48	30	65SS045
50'							38	23	45SR050	5	-	55SS050	37	21	65SS050
55'							29	16	45SR055				28	14	65SS055
60'							22	11	45SR060				20	7	65SS060

100 MPH
3-Second Gust

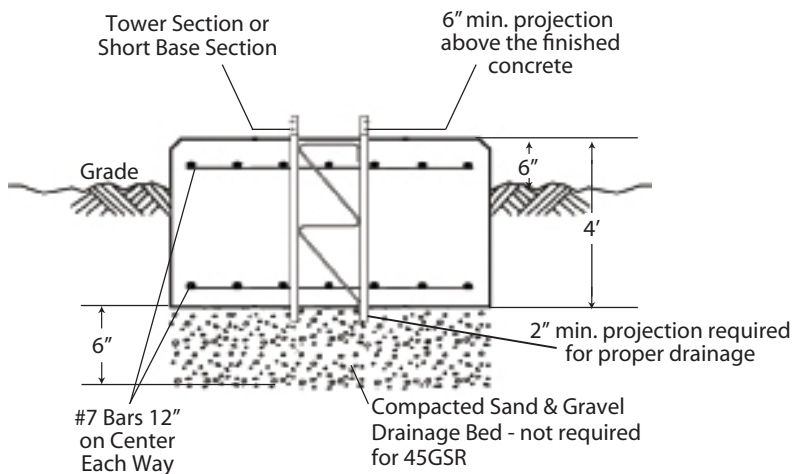
100 MPH 3-Second Gust Wind Speed															
Height	25G			45G			45GSR			55G			65G		
	EPA		Part No.	EPA		Part No.	EPA		Part No.	EPA		Part No.	EPA		Part No.
	Exp. B	Exp. C		Exp. B	Exp. C		Exp. B	Exp. C		Exp. B	Exp. C		Exp. B	Exp. C	
10'	20.7	16.4	25SS010	47.4	39.5	45SS010	82	66	45SR010	78	63	55SS010	95	95	65SS010
20'	14.0	9.9	25SS020	23.2	16.9	45SS020	74	55	45SR020	43	32	55SS020	95	95	65SS020
30'	5.3	2.2	25SS030	9.7	4.8	45SS030	66	43	45SR030	24	14	55SS030	81	55	65SS030
35'	2.1	-	25SS035	5.1	0.7	45SS035	59	38	45SR035	17	8	55SS035	61	40	65SS035
40'				1.2	-	45SS040	46	30	45SR040	10	3	55SS040	47	29	65SS040
45'							35	22	45SR045	5	-	55SS045	35	20	65SS045
50'							27	15	45SR050				26	13	65SS050
55'							20	9	45SR055				17	6	65SS055
60'							13	4	45SR060				11	1	65SS060

110 MPH
3-Second Gust

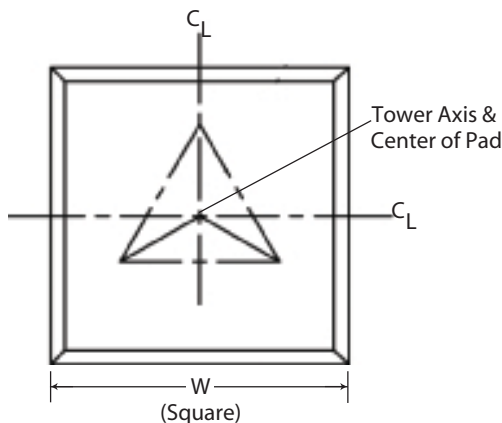
110 MPH 3-Second Gust Wind Speed															
Height	25G			45G			45GSR			55G			65G		
	EPA		Part No.	EPA		Part No.	EPA		Part No.	EPA		Part No.	EPA		Part No.
	Exp. B	Exp. C		Exp. B	Exp. C		Exp. B	Exp. C		Exp. B	Exp. C		Exp. B	Exp. C	
10'	16.5	12.7	25SS010	39.4	31.9	45SS010	67	53	45SR010	63	51	55SS010	95	95	65SS010
20'	10.6	7.2	25SS020	18.3	12.3	45SS020	59	43	45SR020	34	25	55SS020	95	81	65SS020
30'	3.1	0.4	25SS030	6.5	1.9	45SS030	51	32	45SR030	17	9	55SS030	65	43	65SS030
35'				1.7	-	45SS035	45	27	45SR035	11	4	55SS035	48	30	65SS035
40'							35	22	45SR040	5	-	55SS040	35	21	65SS040
45'							26	15	45SR045				25	13	65SS045
50'							19	9	45SR050				17	7	65SS050
55'							13	4	45SR055				10	-	65SS055
60'							7	-	45SR060				4	-	65SS060

Note: Antenna areas, ft.², assume all round antenna members.

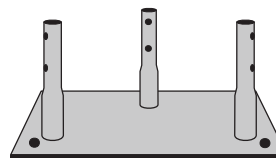
SELF-SUPPORTING G-SERIES FOUNDATIONS



ELEVATION VIEW
25G (shown), 45G & 55G
SELF-SUPPORTING TOWER FOUNDATION



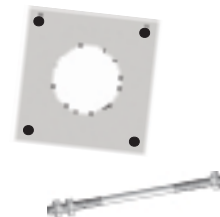
PLAN VIEW



CONCRETE BASE PLATE WITH ANCHORS
25GSSB

FOR USE WITH SELF-SUPPORTING 25G TOWERS.

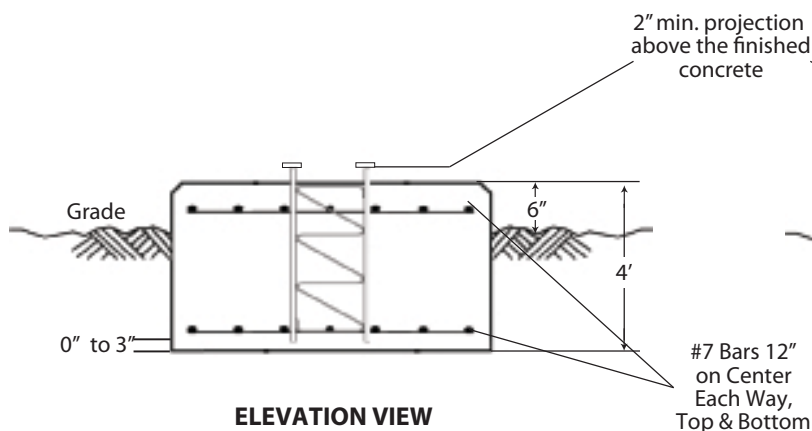
ALTERNATIVE TO USING SHORT BASE.
BASE BOLTS & TEMPLATE MUST BE ORDERED SEPARATELY.



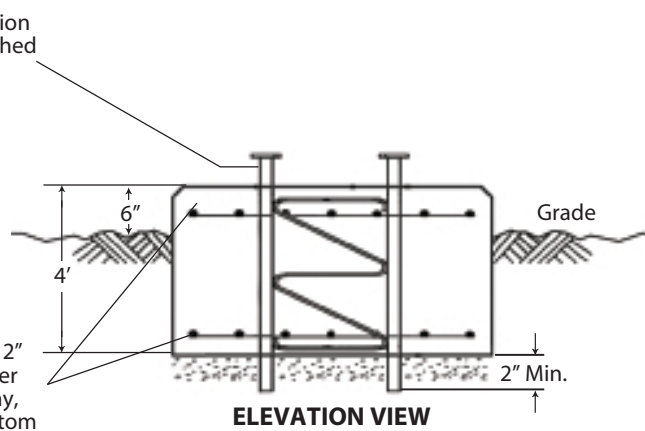
BASE BOLTS & TEMPLATE
KH8175A

FOR USE WITH 25GSSB IN SELF-SUPPORTING 25G TOWER APPLICATIONS. KIT INCLUDES (1) TEMPLATE & (4) BASE BOLTS.

Tower	Mat Width (W)	Concrete Volume (Cu. Yds.)
25G	4' - 0"	2.4
45G	5' - 3"	4.1
55G	6' - 0"	5.3
45GSR 65G	7' - 9"	8.9



ELEVATION VIEW
45GSR
SELF-SUPPORTING TOWER FOUNDATION



ELEVATION VIEW
65G
SELF-SUPPORTING TOWER FOUNDATION



SELF-SUPPORTING G-SERIES DESIGN NOTES

1. Tower designs are in accordance with approved national standard ANSI/EIA-222-F and ANSI/TIA-222G, Structure Class I, Exposures B and C, Topographic Category I.
2. All towers must have "fixed" bases. Pinned bases may not be used.
3. Designs assume transmission lines symmetrically placed as follows:
 - 25G Tower - One 5/8" Line on each face (Total =3)
 - 45G Tower - One 7/8" Line and one 1/2" line on each face (Total = 3 @ 7/8" & 3 @ 1/2")
 - 55G & 65G Towers - Two 7/8" Lines on each face (Total =6)
4. Antennas and mounts assumed symmetrically placed at tower apex.
5. Rev F tabulated allowable antenna areas assume all round antenna members.
6. Allowable flat-plate antenna areas, based on EIA RS-222-C, may be obtained by multiplying Rev. F Antenna areas shown by 0.6.
7. Standard foundation designs are based on Rev. F normal soil and Rev. G presumptive clay soil parameters.

Refer to pages 147-153 for General Installation and Foundation Notes.





AGENDA ITEM:	CUP-23-019 – Vacation Rental (STR2)
SUBMITTED BY:	Nathan Glaiser, Planning and Public Works Director
DATE SUBMITTED:	December 6, 2023
MEETING DATE:	January 11, 2024 (P&Z) / January 18, 2024 (City Council)

REPORT

ITEM

The applicant, Russell Whisler, has requested a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) on property located at 105 A & 105 B, Old Kyle Rd, Wimberley. The property is .663 acres and zoned Commercial High Impact C3. There are multiple buildings on the property generally used for retail, including In Style and Society. The applicants are requesting 2 short-term rental 2 units in the duplex building toward the back of the property. They are requesting a maximum of 6 guest. There is no parking on the property, but the applicant can utilize the fee-in-lieu option in the City Center Overlay. The property is connected to city sewer.

PROPERTY INFORMATION

Property Description

Applicant(s):	Russell Whisler
Property Address:	105 A & 105 B Old Kyle Rd
Property Owner:	Mavericks 14 LLC
Legal Description:	ABS 461 AMASA Turner Survey
Property Size:	.663 Acres
Existing Use of Property:	Single Family Residence/duplex and Retail
Existing Zoning:	C3
Shared Infrastructure	None
Request:	Vacation Rental (STR2)
Planning Area:	V
Overlay District:	City Center – Historic Preservation Overlay District

Surrounding Property:

Frontage: Old Kyle Rd

Surrounding Zoning

Current Zoning:

Existing Land Use:

& Land Use	North of Property	L1	Lodging
	South of Property	C3	Commercial
	East of Property	PR1	Park
	West of Property	C3	Commercial

COMMENTS

Staff has not received any comments from citizens as of 1/8/2024.

RECOMMENDATION

Staff defers to P&Z for their recommendation.

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200'): December 19, 2023
Published Legal Notice (Wimberley View): December 28, 2023

ATTACHMENT/S

- Application
- Zoning Map





Conditional Use Permit

Planning & Development

FOR OFFICE USE ONLY

Date: _____ CUP - _____ - _____ Staff Review _____

P&Z Hearing: _____ Council Hearing: _____ Fees Paid (\$650): ☐ _____

Applicant: Russell Whisler

Mailing Address: 1604 Little Ranches Rd City: Wimberley State: TX Zip: 78676

Phone: [REDACTED] Email: [REDACTED]

OWNER'S INFORMATION

Property Owner: Mavericks 14 LLC

Mailing Address: 1604 Little Ranches Rd City: Wimberley State: TX Zip: 78676

Phone: [REDACTED] Email: [REDACTED]

PROJECT SITE ADDRESS: 105 A & B Old Kyle Rd

Legal description: ABS 461 AMASA TURNER SURVEY ACRES, 0.663

Total Acreage or Square Footage: .663 Deed recorded in: Hays

Hays CAD Parcel ID R- 18447 Planning Area: City Center Zoning: C3

Is property located in an overlay district? ☒ Yes ☐ No If Yes, type: _____

SPECIFIC CONDITIONAL USE REQUEST: STR-2

Applicant understands that the purpose of the Conditional Use Permit (CUP) process is to allow certain uses which are not specific; permitted uses within a zoning district. To be considered for a CUP, the requested use must be listed under "Conditional Uses" within the applicable zoning district.

UTILITIES

Electric Provider: PEC

Water provider or Private Well: Wimberley Water

Wastewater Service or Septic Permit No. Wimberley Sewer

*If you have an On-Site Sewage Facility (OSSF) you can submit an open records request for your permit information if you do not have it.

Forms & Applications October 2021 1

CONDITIONAL USE PERMIT (CUP) SUBMITTAL CHECKLIST

- ☒ Complete "Conditional Use Permit Application"
- ☒ Metes and bounds description and/or survey exhibit
- ☒ Site Plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities; size height, construction materials, and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening such as walls, plantings and fences
- ☒ Copy of the Original Deed(s)
- ☒ Payment of application fee (credit card payments, checks/money orders, cash exact change only)
- ☒ Agent authorization to represent property owner if applicable

MY REQUEST IS BASED ON THE FOLLOWING:

- The use is harmonious and compatible with surrounding existing uses or proposed uses and does not adversely affect an adjoining site than would a permitted use.
- The use requested by the applicant is set forth as a conditional use in the base district.
- The nature of the use is reasonable.
- The conditional use does not adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area.
- The conditional use does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting, or its type of sign; and
- That any additional conditions specified, if any, ensure that the intent and purposes of the base districts are being upheld.

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me, my firm, or agent, may delay the review of the Application. I authorize City of Wimberley Staff to visit and inspect the property for which this application is being submitted. I agree to attend or have a representative attend the Planning & Zoning Commission and City Council meetings. I have checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning actions to ensure that there are no restrictions on the subject property and understand that the City zoning action does not relieve any obligation of these restrictions.

Applicant's Signature: Russell C Whisler Date: 12/6/2023

ADDITIONAL QUESTIONS AND LIST OF CONDITIONS THAT MAY BE INCLUDED IN A BED AND BREAKFAST/VACATION RENTAL CUP

OWNER: Mavericks 14 LLC

LOCATION OF PROPERTY: 105 A & B Old Kyle Rd

LEGAL DESCRIPTION: ABS 461 AMASA TURNER SURVEY ACRES

PLANNING AREA: City Center V PRESENT ZONING: C3

EXISTING USE: Residential Duplex

HOMEOWNERS ASSOCIATION CONTACT INFO: NA

SHARED FACILITIES (RIVER PARK, POOL, ETC.): NA

PROPERTY IN FLOODPLAIN? ☒ YES ☐ NO

GATED COMMUNITY OR PRIVATE STREET? ☐ YES ☒ NO

USE TO BE GRANTED: Bed & Breakfast OR ☒ Vacation Rental

NEW CONSTRUCTION: (Describe existing construction) If new construction is contemplated: Describe new construction. The architecture and façade of all new construction will be traditional “Hill Country” design and harmonious with those of adjacent uses. No construction shall commence prior to compliance with all applicable ordinances, laws, rules, and regulations.

COMPATIBILITY TO NEARBY AREAS: The facilities on the property will always be harmonious and compatible with surrounding uses

OFF-STREET PARKING: All parking will be off-street. 0 Off-street parking spaces will be provided for off-street guest parking, which will be adequate for a maximum occupancy of 6 guests. Parking will be in these spaces only.

SIGNAGE: All signage will be of traditional “Hill Country” design and will comply with the City Sign Ordinance.

NOISE AND LIGHTING: Exterior lighting to be only landscape lighting. All noise audibles from outside, and all light visible from outside the property shall be maintained at low levels appropriate to a single-family neighborhood. No large parties are permitted.

NUMBER OF BEDROOMS: 2 PROPOSED MAXIMUM OCCUPANCY: 6 guests.

Forms & Applications October 2021 3

OCCUPANT REGULATIONS AND GUIDELINES: Guest Guidelines are attached hereto and made a part of this Conditional Use Permit. The bed and breakfast lodging facility shall be operated in accordance with the guidelines. These guidelines shall be furnished to all guests.

WASTEWATER SYSTEM: The wastewater treatment system (to be designed and constructed) will always be adequate for the maximum occupancy.

WATERFRONT USAGE: (Applicable if guests have water access) Guests may only use the Cypress River/Creek in the area directly adjacent to the bed and breakfast lodging facility. Guests may not use the River/Creek in front of other properties or enter upon any property which is not part of the bed and breakfast facility for the purpose of entering or exiting the water or for any other reason.

PROPERTY MANAGEMENT: Owner will provide guests and close-by neighbors with owner's telephone number to assure Owner's immediate knowledge of any concerns that may arise. (If not, owner occupied) Owner agrees to always retain under contract a responsible local management company the property is used as a non-owner-occupied bed and breakfast lodging. The management company shall advise guests of the applicable conditions contained herein, receive, and pass on to owner any complaints received and at owner's direction act upon such complaints. (If owner occupied) The property shall be the owner's principal place of residence and the owner shall actively always supervise and manage the property that it is used as a bed and breakfast facility.

MISCELLANEOUS: Owner agrees to maintain the property in a manner conducive to the health and safety of the guests and the neighborhood. All trash and garbage will be placed in provided receptacles which shall not be visible from the street except on pick-up day. No trash bags shall be left out in the open. The exterior of the facility and the landscaping, including lawns, will be always maintained in good condition.

REVOCATION: The cup may be revoked by the City Council upon recommendation of the Planning and Zoning Commission in the event of the violation of any of the conditions contained therein.

OWNER COMPLIANCE: Owners agree to comply with all City of Wimberley Ordinances, and all state, county and City laws, rules, and regulations.

ACCEPTED AND AGREED TO:

Russell C Whisler
OWNER SIGNATURE

Russell Whisler
PRINT NAME

12/6/2023
DATE

OWNER SIGNATURE

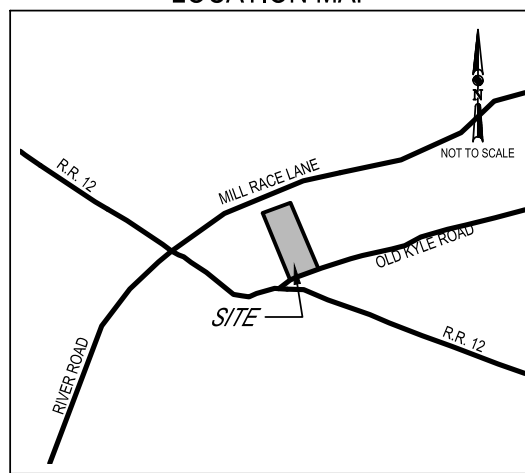
PRINT NAME

DATE

AS BUILT SURVEY OF

A 0.685 ACRE (MEASURED) TRACT OF LAND CONVEYED TO MAVERICKS 14, LLC, BY DOUBLE LC PARTNERS TWO, LTD IN GENERAL WARRANTY DEED, DOCUMENT NO. 21051871, (O.P.R.H.C.), AMASA TURNER SURVEY NO. 1 (A-461), HAYS COUNTY, TEXAS

LOCATION MAP



LEGEND

P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
CONC.	CONCRETE
●	IRON ROD FOUND
⊗	WOOD POST
⊙	60D NAIL WITH WASHER FOUND
⊕	MAG NAIL FOUND
△	CALCULATED POINT
⊖	WATER METER
⊕	WATER VALVE
⊙	SANITARY SEWER MANHOLE
⊖	SEPTIC TANK LID
⊕	SANITARY SEWER CLEANOUT
⊙	IRRIGATION CONTROL VALVE
⊖	UTILITY POLE
⊕	A/C PAD
—	WOOD FENCE
—	ELECTRIC/CABLE TV (OVERHEAD)
⊖	ELECTRIC MANHOLE
■	ASPHALT
■	CONCRETE
■	STONE

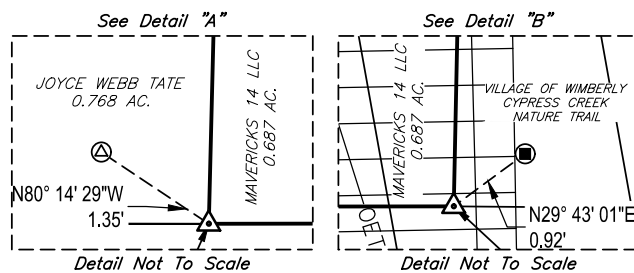
"CYPRESS CREEK
NATURE TRAIL & PRESERVE"
THE VILLAGE OF WIMBERLY
VOL. 1929 PG. 388

MAVERICKS 14 LLC
0.687 AC.
DOC. NO. 21051871
WARRANTY DEED

SINGLE STORY
WOOD/STONE BUILDING
1888.28 SQ. FT.

S 65° 57' 27" W 112.13'
(S 66° 04' 00" W 112.38')

Old Kyle Road
Variable Width R.O.W.



NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983. ALL DISTANCES AND COORDINATES ARE SURFACE VALUES CSF: 10001069881 AT BASE POINT 1. BASIS OF ELEVATION IS THE TRIMBLE VRS NETWORK, NAD83(2011), EPOCH2010.00, GEOD12B.
2. FIELD WORK COMPLETED ON: 06/29/2022
3. PARCEL IS WITHIN THE CITY LIMITS OF WIMBERLY, TEXAS
4. PARCEL APPEARS TO BE ZONED AS "C-3, COMMERCIAL HIGH IMPACT" AS PER CITY OF WIMBERLY PLANNING AREAS AND ZONING MAP, ONLINE AT [HTTPS://CITYOFWIMBERLY.MAPS.ARCGIS.COM](https://cityofwimberly.maps.arcgis.com). THIS INFORMATION IS PROVIDED AS-IS WITHOUT WARRANTY FOR THE CONVENIENCE OF THE CLIENT.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

JOSHUA C. NAUMANN
DATE: JULY 28, 2022
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6883
JNAUMANN@MATKINHOOVER.COM
JOB NO. 22-5043
DATE OF SURVEY: 06/29/2022
DATE DRAWN: 07/28/2022 DRAWN BY: AM



MATKINHOOVER
ENGINEERING
& SURVEYING

8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 512.249.0600
CONTACT@MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
CIVIL ENGINEERS | SURVEYORS | LAND PLANNERS | CONSTRUCTION MANAGERS | CONSULTANTS

SURVEY DATE: JUNE 29, 2022

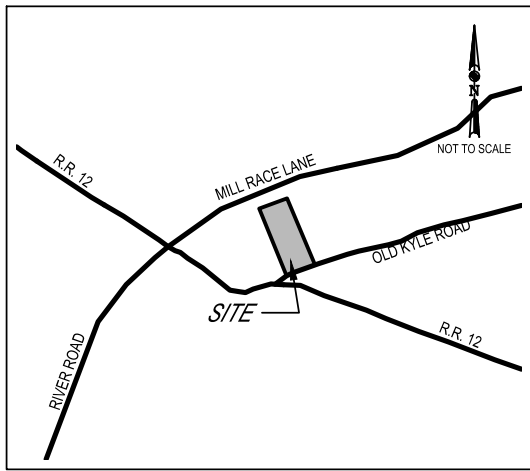
MHS JOB NO. - 22-5043

SHEET 1 OF 2

AS BUILT SURVEY OF

A 0.685 ACRE (MEASURED) TRACT OF LAND CONVEYED TO MAVERICKS 14, LLC, BY DOUBLE LC PARTNERS TWO, LTD IN GENERAL WARRANTY DEED, DOCUMENT NO. 21051871, OFFICIAL DEED RECORDS HAYS COUNTY, AMASA TURNER SURVEY NO. 1 (A-461), HAYS COUNTY, TEXAS

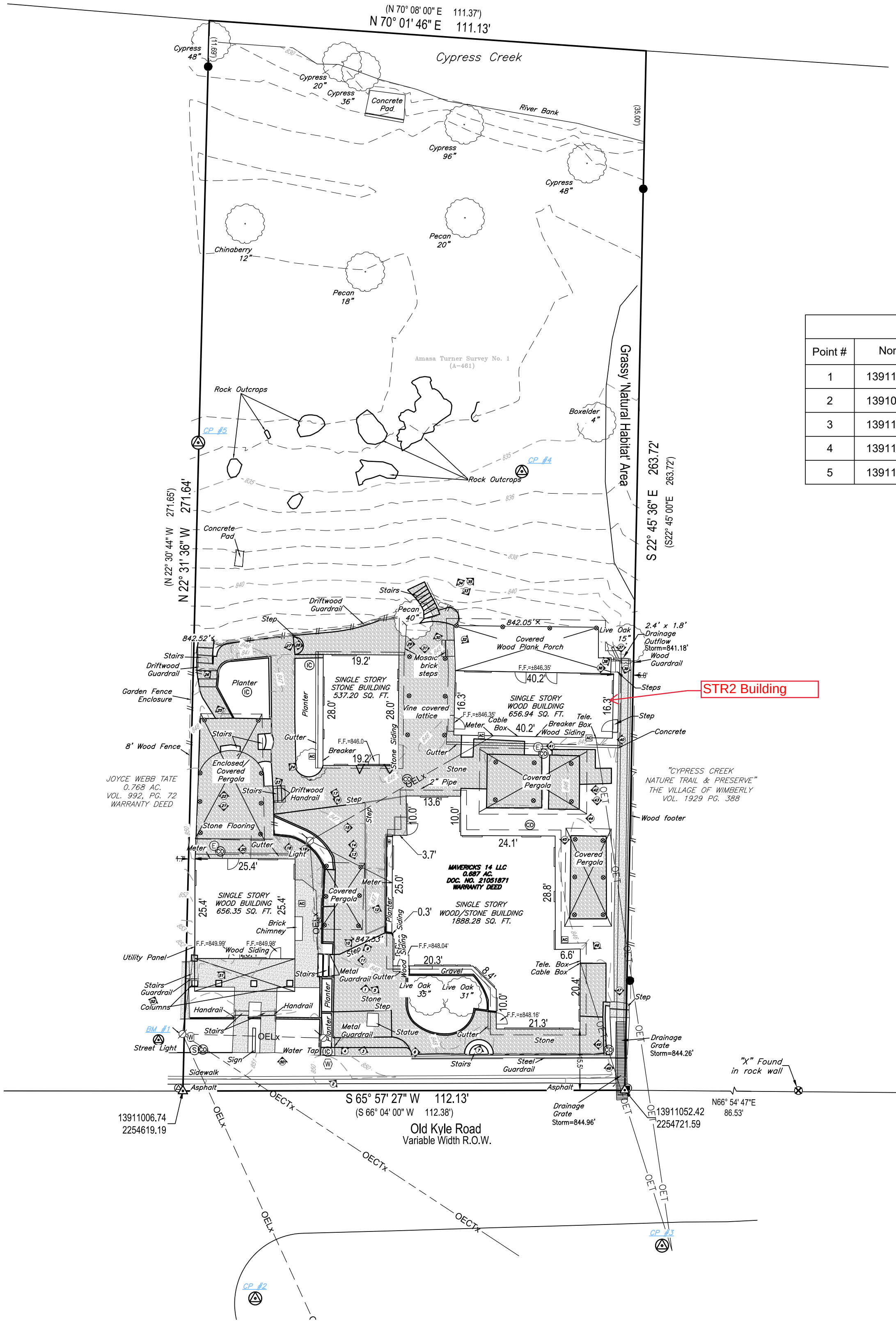
LOCATION MAP



JAMES MALCOLM HARRIS,
TRUSTEE OF THE MIDDLE RANCH TRUST
7.67 AC.
DOC. NO. 20049928
SPECIALTY WARRANTY DEED

LEGEND	
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
CONC.	CONCRETE
●	IRON ROD FOUND
⊙	WOOD POST
⊙	60D NAIL WITH WASHER FOUND
⊙	MAG NAIL FOUND
⊙	CALCULATED POINT
⊙	WATER METER
⊙	WATER VALVE
⊙	SANITARY SEWER MANHOLE
⊙	SEPTIC TANK LID
⊙	SANITARY SEWER CLEANOUT
⊙	IRRIGATION CONTROL VALVE
⊙	UTILITY POLE
⊙	A/C PAD
—	WOOD FENCE
—	ELECTRIC/CABLE TV (OVERHEAD)
⊙	ELECTRIC MANHOLE
■	ASPHALT
■	CONCRETE
■	STONE

Control Point Table				
Point #	Northing	Easting	Elevation	Raw Description
1	13911016.06'	2254608.29'	852.10'	IR w/ blue plastic cap marked "Control"
2	13910966.10'	2254657.33'	853.56'	Set Mag nail w/ washer
3	13911020.22'	2254746.24'	850.47'	Set Mag nail w/ washer
4	13911185.29'	2254634.04'	835.60'	IR w/ blue plastic cap marked "Control"
5	13911158.62'	2254556.01'	833.66'	IR w/ blue plastic cap marked "Control"



STR2 Building

- NOTES:
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983. ALL DISTANCES AND COORDINATES ARE SURFACE VALUES CSF: 10001069881 AT BASE POINT 1. BASIS OF ELEVATION IS THE TRIMBLE VRS NETWORK, NAD83(2011), EPOCH2010.00, GEOID12B.
 - FIELD WORK COMPLETED ON: 06/29/2022
 - PARCEL IS WITHIN THE CITY LIMITS OF WIMBERLY, TEXAS
 - PARCEL APPEARS TO BE ZONED AS "C-3, COMMERCIAL HIGH IMPACT" AS PER CITY OF WIMBERLY PLANNING AREAS AND ZONING MAP, ONLINE AT [HTTPS://CITYOFWIMBERLY.MAPS.ARCGIS.COM](https://cityofwimberly.maps.arcgis.com). THIS INFORMATION IS PROVIDED AS-IS WITHOUT WARRANTY FOR THE CONVENIENCE OF THE CLIENT.

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JOSHUA C. NAUMANN DATE: JULY 28, 2022
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8 SPENCER ROAD SUITE 100
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CIVIL ENGINEERS | SURVEYORS | LAND PLANNERS | CONSTRUCTION MANAGERS | CONSULTANTS

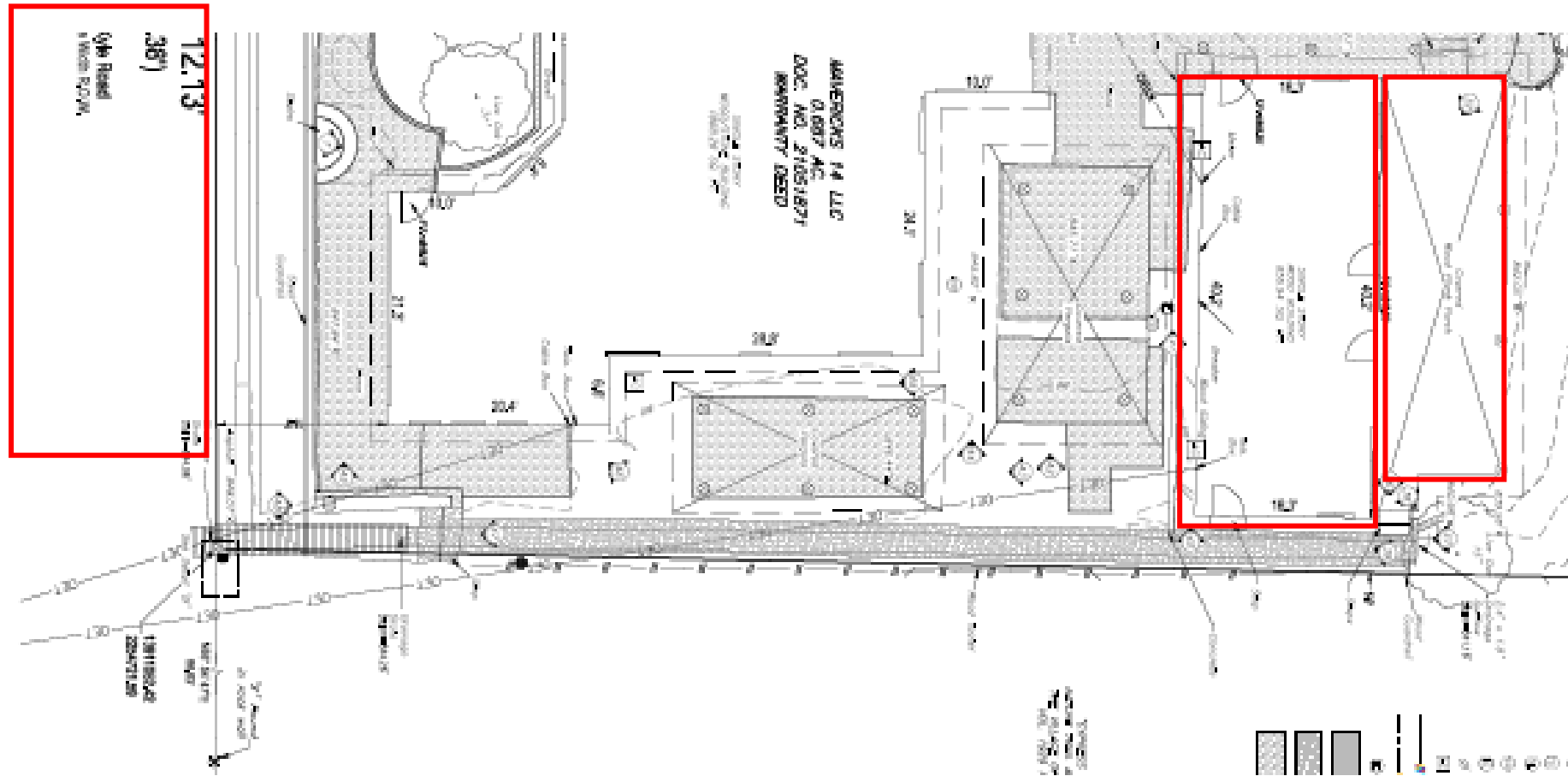
SURVEY DATE: JUNE 29, 2022

MHS JOB NO. - 22-5043

SHEET 2 OF 2

Existing Duplex Residential (656.94 SqFt)
w/ Covered Porch to be used as STR2

Current Street
Parking Serving
Residence





AGENDA ITEM:	COA-24-001
SUBMITTED BY:	Nathan Glaiser, Planning and Development Coordinator
DATE SUBMITTED:	December 21, 2023
MEETING DATE:	January 11, 2024

REPORT

ITEM

The applicant, Suzanne Oliver, is requesting a certificate of appropriateness for proposed new construction at 220 Old Kyle Rd. The applicant is proposing the construction of one 600 square foot building to be used for bathroom facilities, a small kitchen area, and patio. The proposed building is to be located behind an existing contributing building that is being used as an art gallery. It is to be one-story.

Architectural features include “a gabled structure with a trussed roof, board and batten vertical siding with an exterior rock knee-wall which will be in the “giraffe” style of construction and with limestone rocks matching those on the original structure.”

See application for details on architectural features.

PROPERTY INFORMATION

Property Description

Applicant(s):	Suzanne Oliver
Property Address:	220 Old Kyle Rd
Property Owner:	Proper Care Management LLC
Existing Use of Property:	Retail
Existing Zoning:	C3
Architecture:	Vernacular
Contributing:	new construction on site with one contributing building.

COMMENTS

None.

CRITERIA FOR CONSIDERATION

See Chapter 5 of Historic District Design Guidelines.

STAFF RECOMMENDATION

Staff recommends **approval** of the certificate of appropriateness.

- Compatible with existing historic building in design (Chapter 5.1) by incorporating matching “giraffe” style masonry.
- New construction is located towards rear of property and is not obstructing view of existing historical building from the ROW. (Chapter 5.4)
- Small one-story structure is similar in mass and scale to existing historic structure (Chapter 5.5)
- Wood Board and batten siding is appropriate exterior building material (Chapter 5.7)
- Doorways will be flat with façade (Chapter 5.9)
- Mechanical and electrical service units will not be visible from the street. (Chapter 5.11)

ATTACHMENT/S

- Application



CITY OF WIMBERLEY

Planning & Development Department
221 Stillwater, Wimberley, TX 78676
P (512) 847-0025
www.cityofwimberley.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name of Applicant: SUZANNE OLIVER

Mailing Address: 350 SCENIC WAY WIMBERLEY, TX 78676

Phone Number: 512-547-0305 Email Address: SUZANNE OKR @GMAIL.COM

Name of Owner (if different than Applicant): PROPER CARE MANAGEMENT, LLC

Mailing Address: 350 SCENIC WAY WIMBERLEY, TX 78676

Phone Number: 512-547-0305

Address of Property Where Structure/Site Located: 220 OLD KYLE RD
WIMBERLEY, TX 78676

Zoning Classification of Property: C-3

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):

ART GALLERY / BAR - accessory structure being
built for Current/Existing Use.

Description of Proposed Work: Pour a concrete slab - approximately
600^{sq} for Bathroom facilities, small kitchen prep
area + gable roof to cover a portion of existing patio.

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements:

Vertical Board & Batten Siding, Rock knee-wall
made with Limestone matching Rock on existing
structure, installed vertically in "Brieff" style. Traditional
gable roof; downward facing lights, doors flush with
walls. A one-story, small structure designed for quiet local
gathering related to local arts & culture.
Estimated Cost of Proposed Work: \$150,000.

Intended Starting Date of Proposed Work: 12-26-2023

Intended Completion Date of Proposed Work: 03-31-2024

ATTACH THE FOLLOWING DOCUMENTS (in a form acceptable to the City):

☒ Current photograph of the property and adjacent properties (view from street/right-of-way)

☒ Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development

☒ Elevation drawings/sketches of the proposed changes to the structure/site

☐ Samples of materials to be used Hardi-plank Board & Bat vertical siding-
painted in off-white. Standing Seam
☐ Color chips of the colors which will be used on the structure (if applicable) metal Roof

☐ Sign Permit Application (if applicable) N/A

☐ Building Permit Application (if applicable) -IN PROCESS

☐ Application for alternative exterior design standards and approach (if applicable)

☐ Supplemental Design Information (as applicable)

[Signature]
Signature of Applicant

12-21-2023
Date

[Signature]
Signature of Property Owner Authorizing the Proposed Work

12-21-2023
Date

The subject property at 220 Old Kyle Rd.

Legal description:

0.2118 acre of Amasa Turner Survey; Volume 1887, page 476, official public records
Hays County. A portion of Lot 10 of the Charles and Ollie Oldham Subdivision
recorded in Volume 142, Page 424 of Deed Records of Hays County.

Texas Historic Landmark, 22HY04, Danforth-Kerbow House

Built in 1941

**ARCHITECTURAL DESCRIPTION AND SIGNIFICANCE as recorded by the Texas State
Historical Commission:**

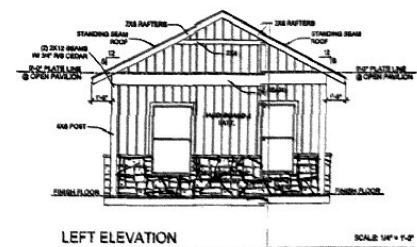
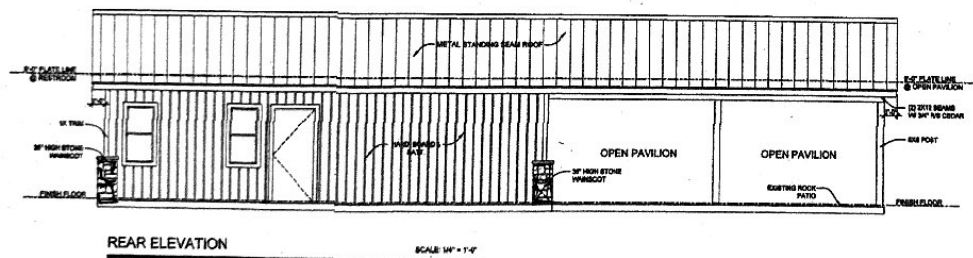
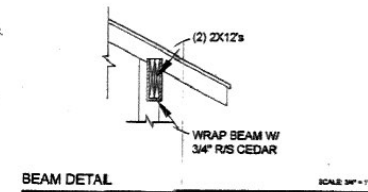
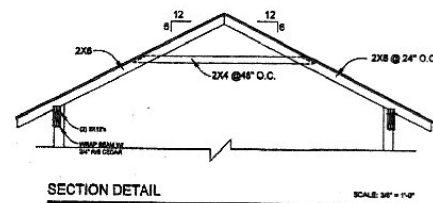
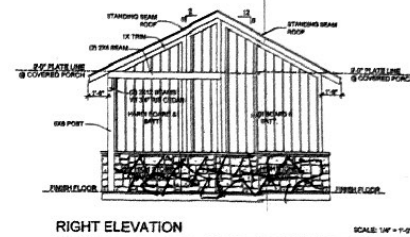
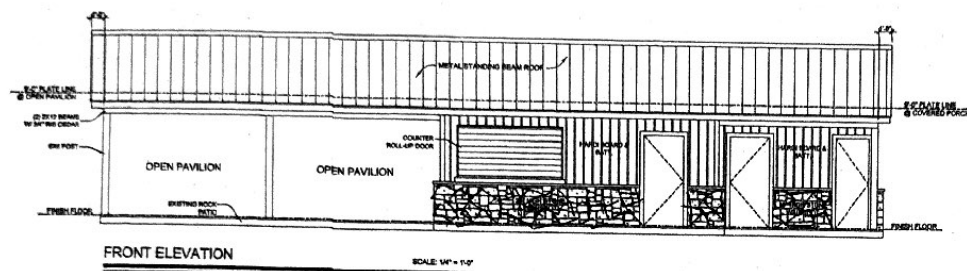
The original structure is a one story vernacular style cottage. Built with a medium hip roof construction, it has a standing seam metal roof and a small covered front porch with a gabled roof. The roof has projecting covered eaves with no rafters exposed. The structure is built at the front part of the lot fairly close to the road. This allows future modifications or construction done for the purpose of optimizing commercial viability, to be built at the rear of the existing structure, not visible from the street nor detracting from the original historic building. Future construction on the property will retain in every way possible the distinctive materials, features and spaces that characterize this property.

The design of the new construction will be compatible with the existing and traditional commercial buildings on the square. The design is similar in scale and character to the historic structures. One story, small, and designed for quiet, local gatherings of art and cultural related events.

Features include: a gabled structure with a trussed roof, board and batten vertical siding with an exterior rock knee-wall which will be in the "giraffe" style of construction and with limestone rocks matching those on the original structure.

Doorways to the bathrooms and service area will flat with the façade.

All lighting will be downward facing, only used when required, and never left on overnight. Motion detectors and timers will be used. Mechanical and electrical services units will not be visible from the street or the front of the new structure.



WOODEN BOARD & BAT
SIDING.
LIMESTONE ROCK KNEE WALL
ON 3 SIDES LAID IN PERPENDICULAR
GIRAFFE STYLE TO MATCH EXISTING
ORIGINAL STRUCTURE ON PROPERTY.



**CHARLES
ROCCAPRTE'S
HILL COUNTRY
PLANS, INC.**

© All rights reserved

P.O. Box 838
18031 Road 12
Weslaco, TX 78768
(512) 841-1418
FAX (512) 17-1018

PLAN FOR
220 GALLERY

DESIGNED BY:
FILE NAME: 220 GALLERY VISION DATE:
REVISED: OTHER INFORMATION:

SHEET COUNT:
ELEVATION:
PROJECT NAME:

SHEET NUMBER
A-1
3 OF 8

Scale
1" = 25'

Reference attached metes
and bounds description
marked OLDKYL02

Old Kyle Highway
(N 75°48'49"E - 59.97')
N 75°48'13"E 60.02'

1/2" IR
Found

Gravel Parking

Gravel Driveway

1 Story
Stone Bldg.

Porch

Shed

Shed

Shed

Sewer Cleanout

Proposed building

Existing Patio

Proposed deck

Wood Fence
Post

S 86°57'53"W 60.38'
(S 86°35'37"W - 60.95')

Wood Fence
Post

Tres Rojas LLC Tract
Doc. # 19020697 - OPRHC

White Tract
V. 1880/ P. 570
OPRHC

Lucky Kidd LLC Tract
Doc. # 20027097 - OPRHC

Legend

OPRHC
Official Public Records of Hays County
HCDR
Hays County Deed Records
() Data from recorded
documents
Doc. # 12014102 - OPRHC
Wirefence
Woodfence
Overhead Powerline
Utilitypole

Surveyor's Notes: Fences are shown for graphic purposes and may meander along property lines slightly. All bearings and distances are based upon Texas State Plane Coordinate System, Texas South Central Zone, NAD 1983 datum. This survey was done without the use of a title search. There may be easements/ documents that affect this lot that are not shown.

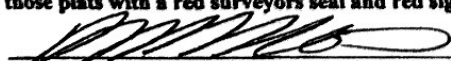
**PLAT SHOWING PROPOSED SITE PLAN OF 0.211 ACRES OUT OF AND PART
OF THE AMASA TURNER SURVEY, ABSTRACT NO. 461, HAYS COUNTY, TEXAS.**

FOR: Proper Care Management LLC

DATE: September 5, 2023

ADDRESS: 220 Old Kyle Highway, Wimberley, Texas.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is essentially correct and that said property has access to a public road. Only those plats with a red surveyors seal and red signature shall be deemed reliable and authentic.



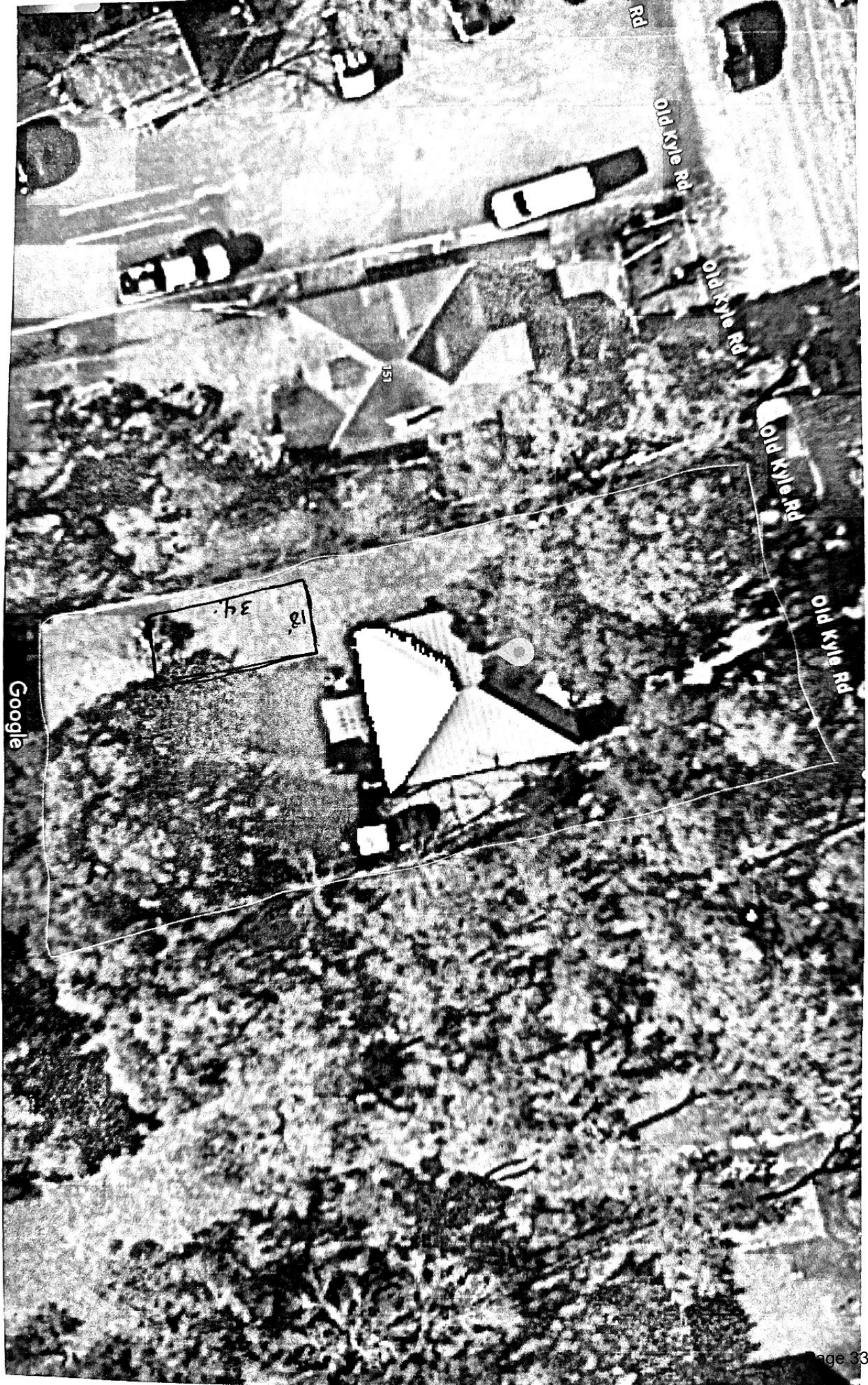
Ronald D. Hayes, Registered Professional Land Surveyor, No. 5703

According to the scaling of FEMA Map Panel 0355 F of the September 2, 2005 insurance rate map for the County of Hays, Texas, the property described hereon is in the Zone "X" of the flood hazard area and determined to be outside the 100 year flood zone.

**HAYES SURVEYING LLC
202 SUNFLOWER DRIVE
KYLE, TEXAS 78640
512-738-0511**



File # OLDKYL02
Field Book # 99
Page # 20





AGENDA ITEM:	4. Hold a public hearing and consider making a recommendation to City Council regarding an amendment to the Historic District Design Guidelines regarding the review process of certain property alterations.
SUBMITTED BY:	
DATE SUBMITTED:	01/05/2024
MEETING DATE:	January 11, 2024

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Staff would like the Planning & Zoning Commission's recommendation on modifying the Historic District Design Guidelines so that certain property alterations can be granted a certificate of appropriateness administratively. Staff is recommending administrative approval for fences and signs. Staff is also recommending that portable electronics, such as propane heaters and televisions not require certificates of appropriateness. Chapter 4.6 of the Historic District Design Guidelines gives guidance for fences and Chapter 7 for signs. Staff believes that administrative approval of these two alterations will expedite permitting while still ensuring compliance.

REQUESTED ACTION

Ordinance

FINANCIAL

STAFF RECOMMENDATION

Staff recommends approval of this amendment.

ATTACHMENT/S

1. Ord. 2024-03 Exhibit A

E. When to Use the Guidelines?

EMERGENCY REPAIR

In the case of an emergency repair, it is acceptable to make necessary repairs to protect and/or stabilize the building. While making repairs, every effort should be made to retain the historic materials and character of the building.

Apply for certificate of appropriateness as soon as possible after making emergency repairs.

WHAT REQUIRES REVIEW?

The following is a list of changes that must be brought before the **Planning and Zoning Commission** for design review:

- The construction of a new structure.
- Addition to a structure.
- The alteration or restoration of any exterior features of an historic resource.
- The removal or demolition, in whole or in part, of an historic resource.
- Applying a new exterior siding material.
- Adding a new window, door, or dormer.
- Creating a driveway or a parking area.
- Adding a satellite dish (TV) or other mechanical equipment, solar panel, etc.
- Building or enclosing a porch, carport, deck, fence, or garage.
- Adding outdoor heaters, televisions, mounted electronic equipment, and similar items.
- The alteration of any exterior features of commercial structures, non-residential structures, bed and breakfasts, or residential structures used as or changing to non-residential or commercial use.
- The construction of a new sign and changes to existing signs.

The following is a list of changes that must be brought before **City Staff** for design review:

- Routine repairs and maintenance.
- Minor alterations.
- Fences
- The construction of a new sign and changes to existing signs.

WHAT DOES NOT REQUIRE REVIEW?

The following is a list of changes that do not need to be reviewed by the Planning and Zoning Commission:

- Painting and paint colors
- Backyard landscaping
- Interior work
- A/C and systems repair