



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, NOVEMBER 14, 2024 - 6:00 PM

AGENDA

1. **CALL TO ORDER** November 14, 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 September 12, 2024 Regular Planning and 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-24-007, an application for a Conditional Use Permit to allow for the sale of beer and wine for on-premise and off-premise consumption at 13615 Ranch Road 12, Wimberley, TX. (*Nathan Glaiser, Director of Planning & Public Works*)
6. **DISCUSSION AND POSSIBLE ACTION**
 - 6.1. Discuss and consider possible action on a Replat of Lot 38, Paradise Hills, Section 2, and 10.79 acres in the Thomas Carothers Survey, Abstract 106 located at 300 Sunrise Drive, Wimberley.
7. **BOARD MEMBER REPORTS**
 - 7.1. Announcements
 - 7.2. Future Agenda Items
8. **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 Thursday, November 7, 2024 by 5:00 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, SEPTEMBER 12, 2024 - 6:00 PM

MINUTES

1. **CALL TO ORDER** September 12, 2024, at 6:00 PM

Chair Anne Ulfelder called the meeting to order at 6:00 p.m.

2. **CALL OF ROLL**

Commissioners Present:

Chris Sharp
Ben O'Kane
Anne Ulfelder
Vance McCracken
Michael Rambo

Staff Present:

Nathan Glaiser, Director of Planning & Public Works
Tim Patek, City Administrator
Tammy Heller, City Secretary

Commissioners Absent:

Matt Joyce
Jerry Lunow

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 this evening.

4. **MINUTES**

- 4.1. Consider approval of the August 29, 2024, Regular Planning and Zoning Commission meeting minutes.

A motion was made by Commissioner O'Kane, seconded by Commissioner Rambo, to approve the August 29, 2024 Regular Planning and Zoning Commission Meeting Minutes. The motion carried unanimously (5-0).

5. **DISCUSSION AND POSSIBLE ACTION**

- 5.1. Discuss and consider possible action on a replat of Lot 36 and Lot 37 of Cedar Ridge Estates, establishing Lot 36A, at a property located at 491 Cindi Circle, Wimberley, TX.

Nathan Glaiser, Director of Planning and Public Works provided a presentation on a replat of Lot 36 and Lot 37 of Cedar Ridge Estates, establishing Lot 36A, at a property located at 491 Cindi Circle, Wimberley, Texas. All requirements have been met for a re-plat and this property is zoned R-2. Staff recommends approval.

Upon completion of discussion, a motion was made by Commissioner McCracken, seconded by Commissioner O'Kane, to approve the replat as presented. The motion carried unanimously (5-0).

6. PUBLIC HEARING AND POSSIBLE ACTION

- 6.1. Hold a public hearing and consider making a recommendation to City Council regarding case CUP-24-006, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) at 42 La Buena Vista Dr, Wimberley, TX.

Nathan Glaiser, Director of Planning and Public Works, gave a presentation regarding case CUP-24-006, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) at 42 La Buena Vista. Mr. Glaiser made a comment noting a correction. The application stated 2.31 acres but only 1.547 acres are under consideration for the Conditional Use Permit.

Chair Ulfelder opened the public hearing at 6:06 p.m. Mr. Glaiser read comments of opposition into the record from Amanda Zehnder, Brian Johnson & Frances Ambrose, Madonna Kimball, and Tony Saucedo. Oppositions cited included disruptions, increased traffic, undesirable conditions, and unvetted tenants.

Those who spoke:

Mary Ann De Leon, spoke in opposition, citing lower home values and increased traffic.

Mary Mitchell, spoke in opposition, citing lack of care for property and increased noise levels.

Gabrielle Gibson, applicant, spoke in support of the conditional use permit.

Deno Pourlos, applicant, spoke in support of the conditional use permit. He stated the renters would be vetted, backgrounds would be checked, and he requested an opportunity to rent as available. The applicants responded to questions posed by the Commission.

Penny Sparks-Preston, spoke in opposition, stating this appears to be a business with benefits. She is concerned about increasing traffic impacting the safety of the neighborhood.

Craig Fore expressed his appreciation to the commission. He spoke in opposition and stated, if approved, this short-term rental would become a permanent use of the property.

Candy Fore, spoke in opposition of the conditional use permit. She stated that they are a small residential neighborhood and a short-term rental is not residential. She stated this would change the character of the neighborhood and asked for denial.

Sylvia Banks, spoke in opposition, stating this is a peaceful neighborhood and is concerned with noise, traffic, and the change of restrictions within the neighborhood.

There being no further comments, Chair Ulfelder closed the public hearing at 6:33 p.m.

Upon completion of discussion, a motion was made by Commissioner McCracken, seconded by Commissioner Sharp, to deny case CUP-24-006, an application for a Conditional Use Permit to operate a Short-Term Rental (STR2) at a property located at 42 La Buena Vista Wimberley, Texas. The motion carried unanimously (5-0).

7. BOARD MEMBER REPORTS

7.1. Announcements

The next Planning and Zoning Commission will be scheduled for Tuesday, October 15, 2024 at 6:00 p.m. if there are any cases.

7.2. Future Agenda Items

No items added this evening.

8. ADJOURNMENT

Chair Ulfelder adjourned the meeting at 6:37 p.m.

RECORDED BY:

Planning & Zoning Commission Staff Liaison



APPROVED BY:

Planning & Zoning Commission Chairperson



AGENDA ITEM:	CUP – Beer and Wine on-premise and off-premise consumption – 13615 RR 12
SUBMITTED BY:	Nathan Glaiser, Planning and Public Works Director
DATE SUBMITTED:	10/2/2024
MEETING DATE:	11/14/2024

REPORT

ITEM

The applicant, Genevieve Guy, has applied for a conditional use permit (CUP) to allow for the sale of beer and wine for on-premises and off-premises consumption for a property located at 13615 Ranch Road 12, Wimberley. This property was previously operated as a retail business called “The Tree House”. The new owner has plans to open a wine shop here where customers can order a glass of wine to sample and then purchase a bottle of wine to take home. This “Tasting Room” use is not a defined use within the City’s zoning code. However, it is closely related to conditional uses that are already available in the C1 zoning. These available conditional uses include “Eating Establishment: including the sale of alcohol” and “Package store”, which permits the sale of beer and wine for off-premises consumption.

The proposed property will include a single two-story building with the tasting room on the first floor and a short-term rental on the second. It will include a reconfigured parking lot that includes 10 spaces which exceeds the 6 spaces required by the code. This property is on City wastewater and Wimberley Water Supply Corporation water.

PROPERTY INFORMATION

Property Description

Applicant(s):	Genevieve Guy
Property Address:	13615 Ranch Road 12
Property Owner:	Big Bluestem Holdings LLC
Legal Description:	0.23 Acres from the Amasa Turner Survey Abstract 461
Property Size:	0.23 acres
Existing Use of Property:	Vacant/retail
Existing Zoning:	C-1
Shared Infrastructure	NA

Request: Beer and wine for on-premise consumption and off-premise consumption

Planning Area: III

Overlay District: City Center

Surrounding Property:

Frontage: RR 12

Surrounding Zoning & Land Use	North of Property	Current Zoning:	Existing Land Use:
		C1	Mixed Commercial
	South of Property	R3	Vacant
	East of Property	C1	Vacant
	West of Property	C2	Commercial

COMMENTS

Staff has not received any comments on this request as of 11/7/2024.

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200'): 10/31/2024

Published Legal Notice (Wimberley View): 10/31/2024

RECOMMENDATION

Staff defers to the Planning and Zoning Commission for their recommendation.

CRITERIA FOR CONSIDERATION

- (A) The use is harmonious and compatible with surrounding existing uses or proposed uses, and does not more adversely affect an adjoining site than would a permitted use;
- (B) The architecture, facade, and signage designs of the use are traditional Hill Country designs and are harmonious with those of adjacent uses. In the case of chain establishments, they shall not include or simulate the signature designs of those establishments beyond the absolute minimum necessary to identify the establishment;
- (C) The use requested by the applicant is set forth as a conditional use in the base district;
- (D) The nature of the use is reasonable;
- (E) 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;

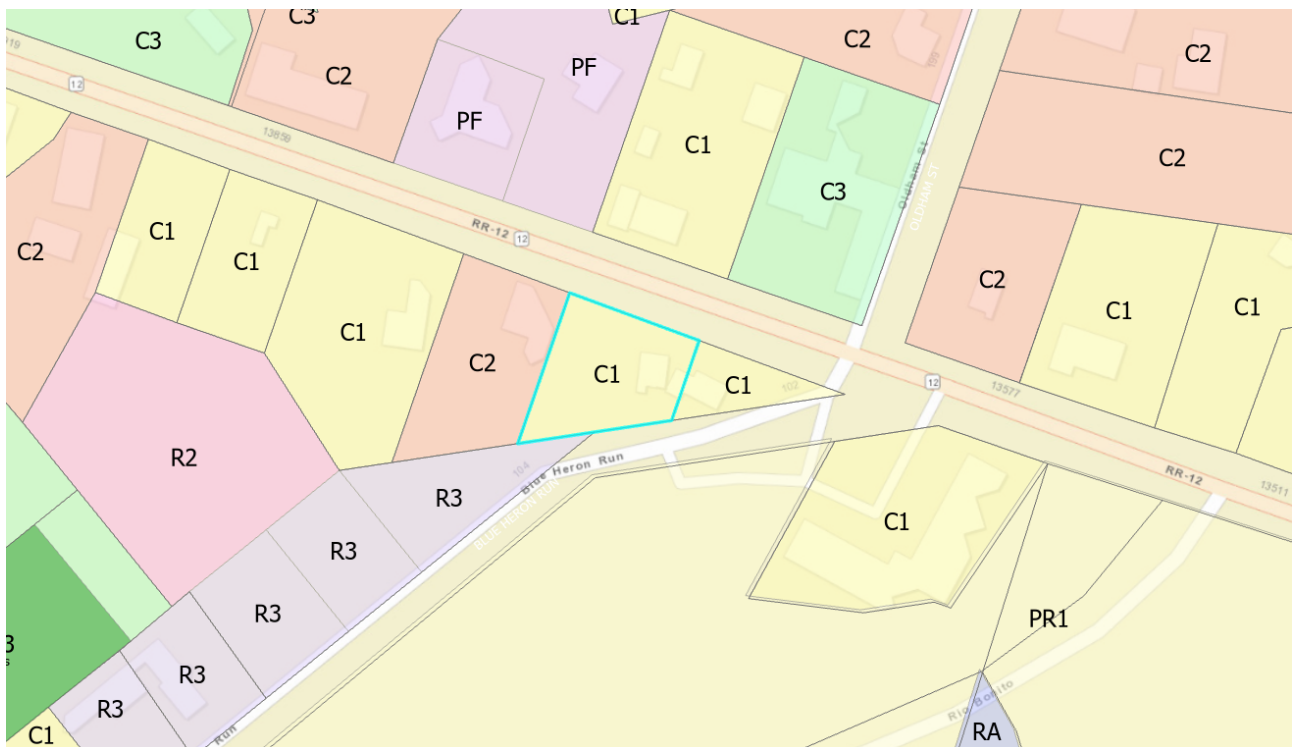
(F) The conditional use does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting, or its type of sign; and

(G) Any additional conditions specified, if any, ensure that the intent and purposes of the base district are being upheld.

ATTACHMENT/S

- Application

Zoning Map





**CITY OF
WIMBERLEY**

Conditional Use Permit

Planning & Development

FOR OFFICE USE ONLY

Date: _____ CUP - _____ - _____ Staff Review _____

P&Z Hearing: _____ Council Hearing: _____ Fees Paid (\$750): ☐ _____

Applicant: Genevieve Guy

Mailing Address: 105 Colt Cove City: Kyle State: TX Zip: 78640

Phone: [REDACTED] Email: [REDACTED]

OWNER'S INFORMATION

Property Owner: BIG BLUESTEM HOLDINGS LLC

Mailing Address: 433 LEVERITTS LOOP City: Wimberley State: TX Zip: 78676

Phone: [REDACTED] Email: [REDACTED]

PROJECT SITE ADDRESS: 13615 Ranch Road 12, Wimberley, Texas 78676

Legal description: A0461 AMASA TURNER SURVEY, ACRES 0.23

Total Acreage or Square Footage: 0.23 Acres Deed recorded in: 10/27/2023

Hays CAD Parcel ID R- 18534 Planning Area: 1381 SF Zoning: C-1

Is property located in an overlay district? ☒ Yes ☐ No If Yes, type: C-WIM-SQ

SPECIFIC CONDITIONAL USE REQUEST: Sale of Beer and Wine for on-premise and off-premise consumption

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: Pedernales Electric Cooperative, Inc.

Water provider or Private Well: Wimberley Water Supply Corporation

Wastewater Service or Septic Permit No. Central Wimberley Wastewater System

*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

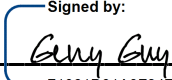
- ☒ Complete "Conditional Use Permit Application"
- ☒ Metes and bounds description and/or survey exhibit
- ☒ Site Plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities; size height, construction materials, and 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:** 10/2/2024

Signed by: 71061D01A0F3477...

Forms & Applications October 2021 2

**FLOOD PLAN NOTE - (FOR INSURANCE PURPOSES ONLY:
NOT FOR CONSTRUCTION, PERMITTING, OR OTHER USES.)**

This tract is not within an identified Special Flood Hazard Area inundated by 100-Year Flood as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map for Hays County, Texas, and Incorporated Areas, Map Number 48208C0355F, dated September 2, 2005.

TITLE COMMITMENT NOTE:

This survey reflects and is limited to those easements visible and apparent on the ground, and those easements of record called out on WFS National Title Insurance Company, Title Commitment of No. 2012-048605, effective August 13, 2012, at 8:00 a.m., issued by Corridor Title Co., August 23, 2012, at 8:00 a.m. The title commitment is subject to the recording of specific exceptions cited on Schedule B of said Title Commitment. The title commitment and the survey shown hereon.

1) Restraint Covenants: None of record cited.

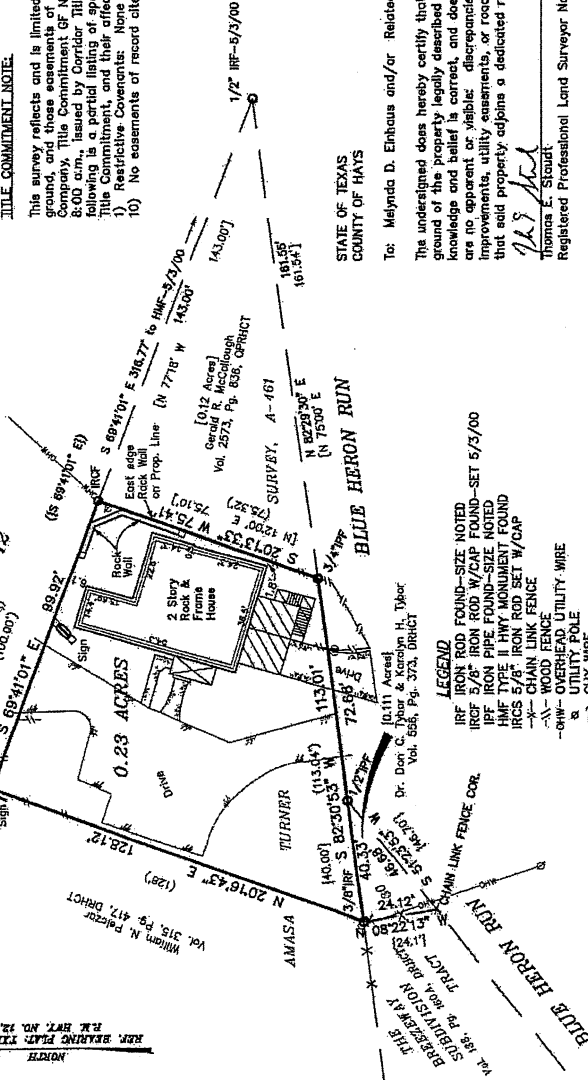
10) No easements of record cited.

ADDRESS:
13615 Ranch Road 12

APPEARS TO BE VESTED IN:
VCD Centurian Discretionary Trust
Vol. 4278, Pg. 549, OPRHCT

REF. BEARING PLAT NO. 12, CSJ NO. 14-70-0890
N 89°41'01" E 100.00' (100.00')

RANCH ROAD 12
(for ROW) (100.00')



STATE OF TEXAS
COUNTY OF HAYS

To: Melynda D. Einhaus and/or Related Assigns, and Corridor Title Co.

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and that to the best of my knowledge and belief is correct, and does declare that on the ground there are no apparent or visible discrepancies, dead line conflicts, overlapping of improvements, utility easements, or roadways, except as shown hereon, and that said property adjoins a dedicated roadway, except as shown hereon.

9/14/12
Date
Thomas E. Staudt
Registered Professional Land Surveyor No. 3984

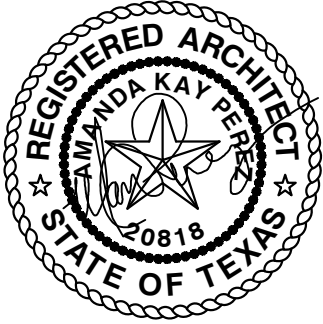


	STAUDT SURVEYING, INC. Thomas E. Staudt RPLS # 3984 Office: P.O. Box 1273 78820 (817) 355-2235	PLAT SHOWING SURVEY OF 0.23 ACRES OF LAND OUT OF THE AMASA TURNER SURVEY, A-461 HAYS COUNTY, TEXAS
	Rev. 9/14/12 - Update [Date: MAY 3, 2000] Dr. By: TES/STS Job # 12115 DWG # 12115b	

X 0700 10/27/23



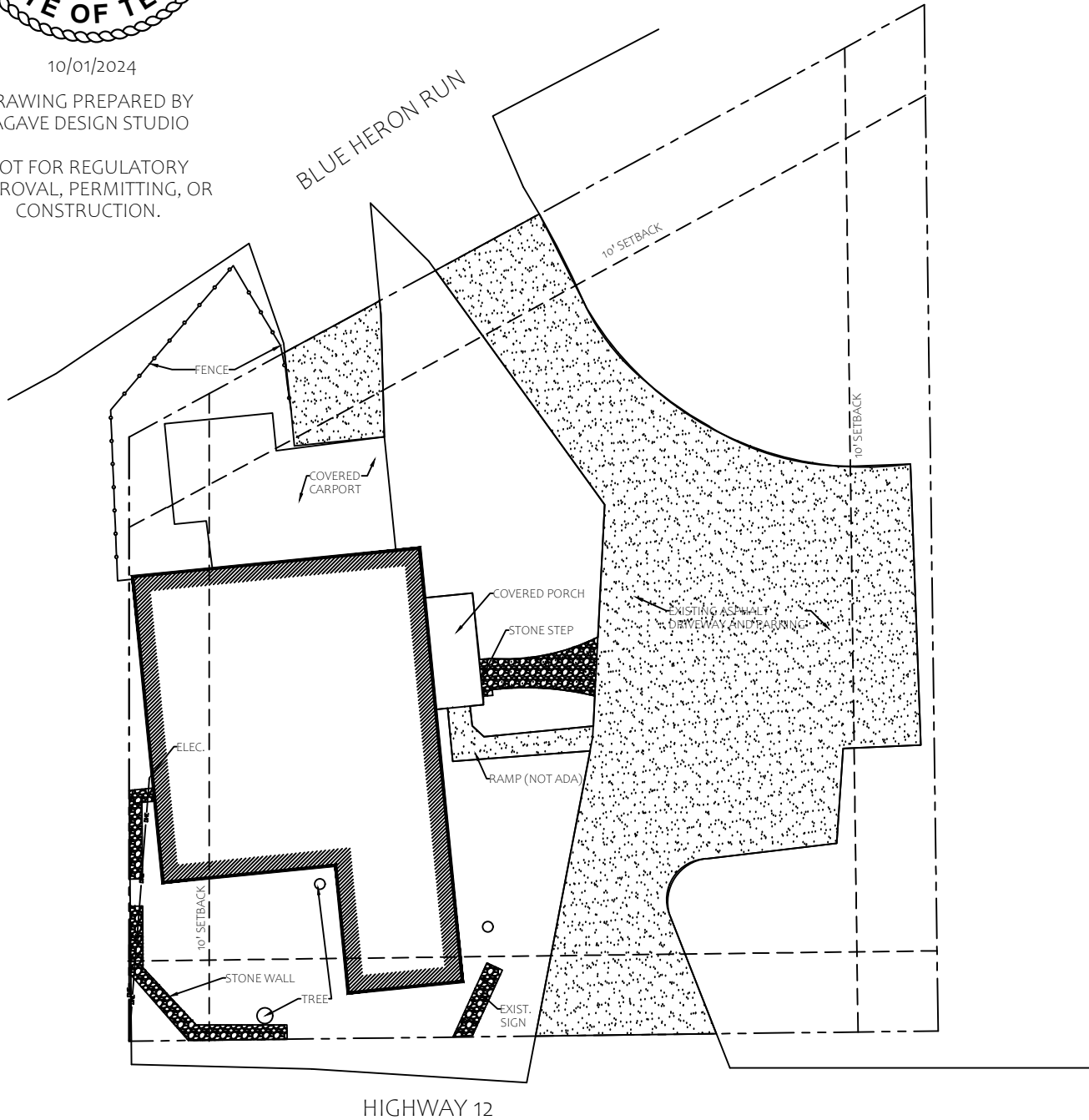
Existing Photos shown for reference only



10/01/2024

DRAWING PREPARED BY
AGAVE DESIGN STUDIO

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.



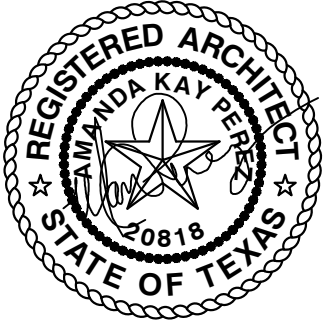
EXISTING SITE PLAN

SCALE: 1" = 20'-0"

WineBerley

13615 Ranch Rd 12 Wimberley, Tx 78676

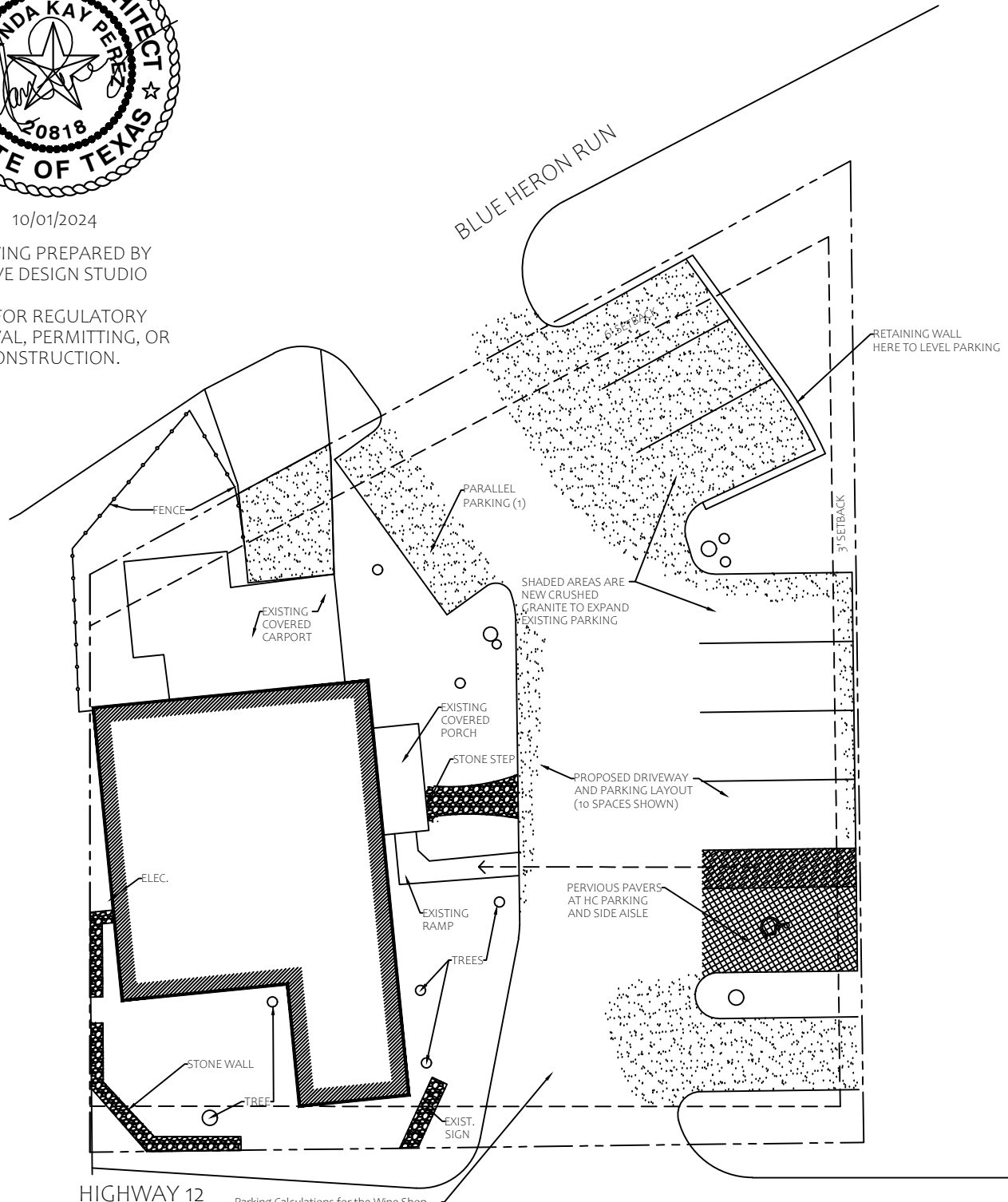




10/01/2024

DRAWING PREPARED BY
AGAVE DESIGN STUDIO

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.



Parking Calculations for the Wine Shop
Seating - $404/100 = 4.04$
Retail - $665/200 = 3.325$
Total = $7.37 (x .75) = 5.53$ required spaces.
10 SHOWN

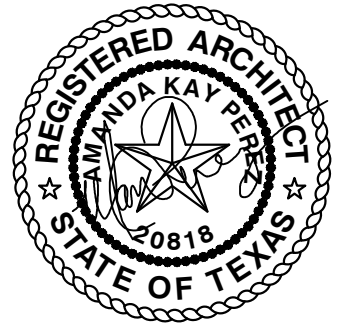
PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

WineBerley

13615 Ranch Rd 12 Wimberley, Tx 78676

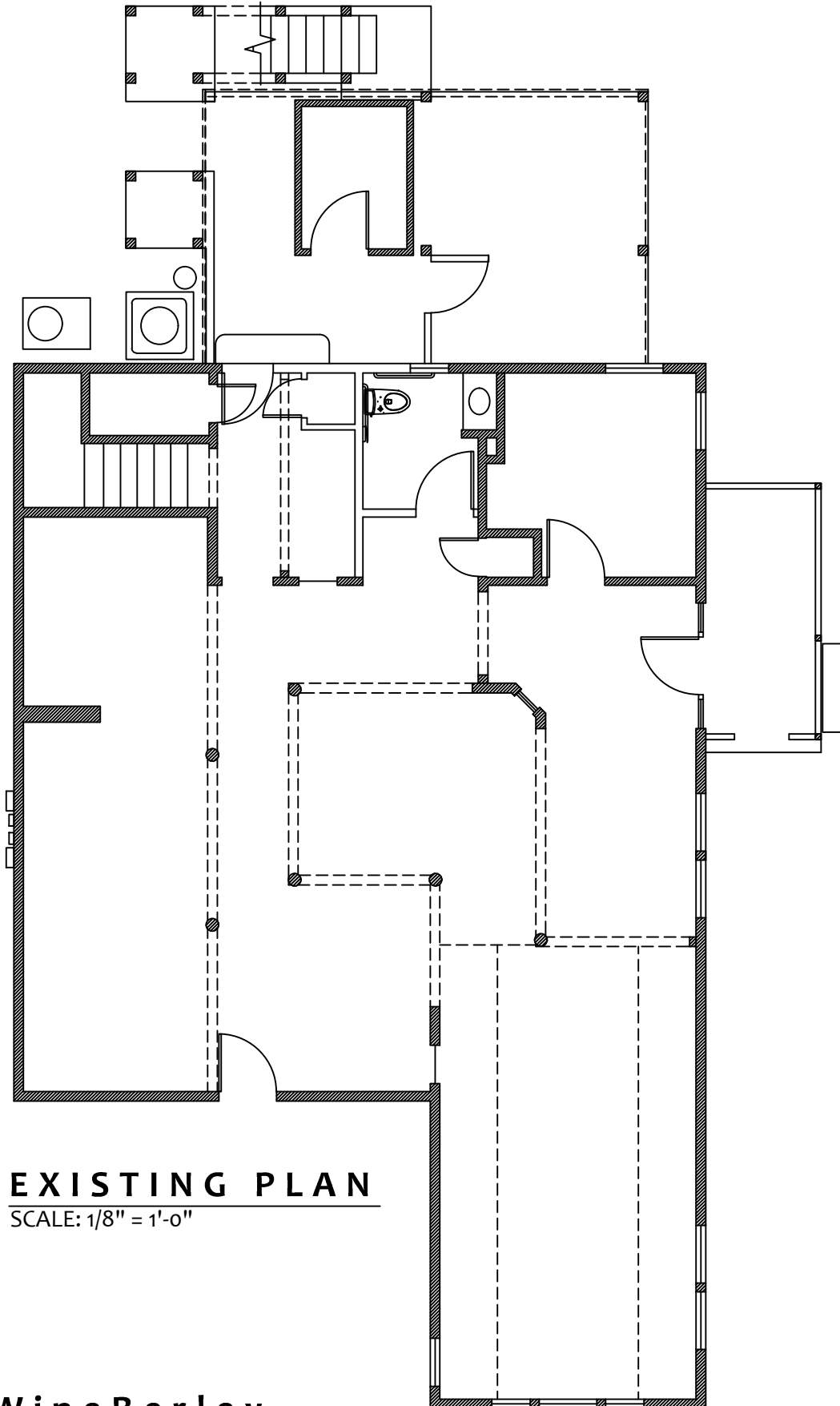




10/01/2024

DRAWING PREPARED BY
AGAVE DESIGN STUDIO

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.



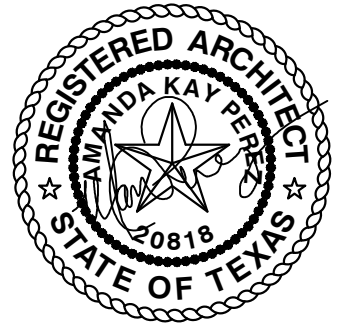
EXISTING PLAN

SCALE: 1/8" = 1'-0"

WineBerley

13615 Ranch Rd 12 Wimberley, Tx 78676

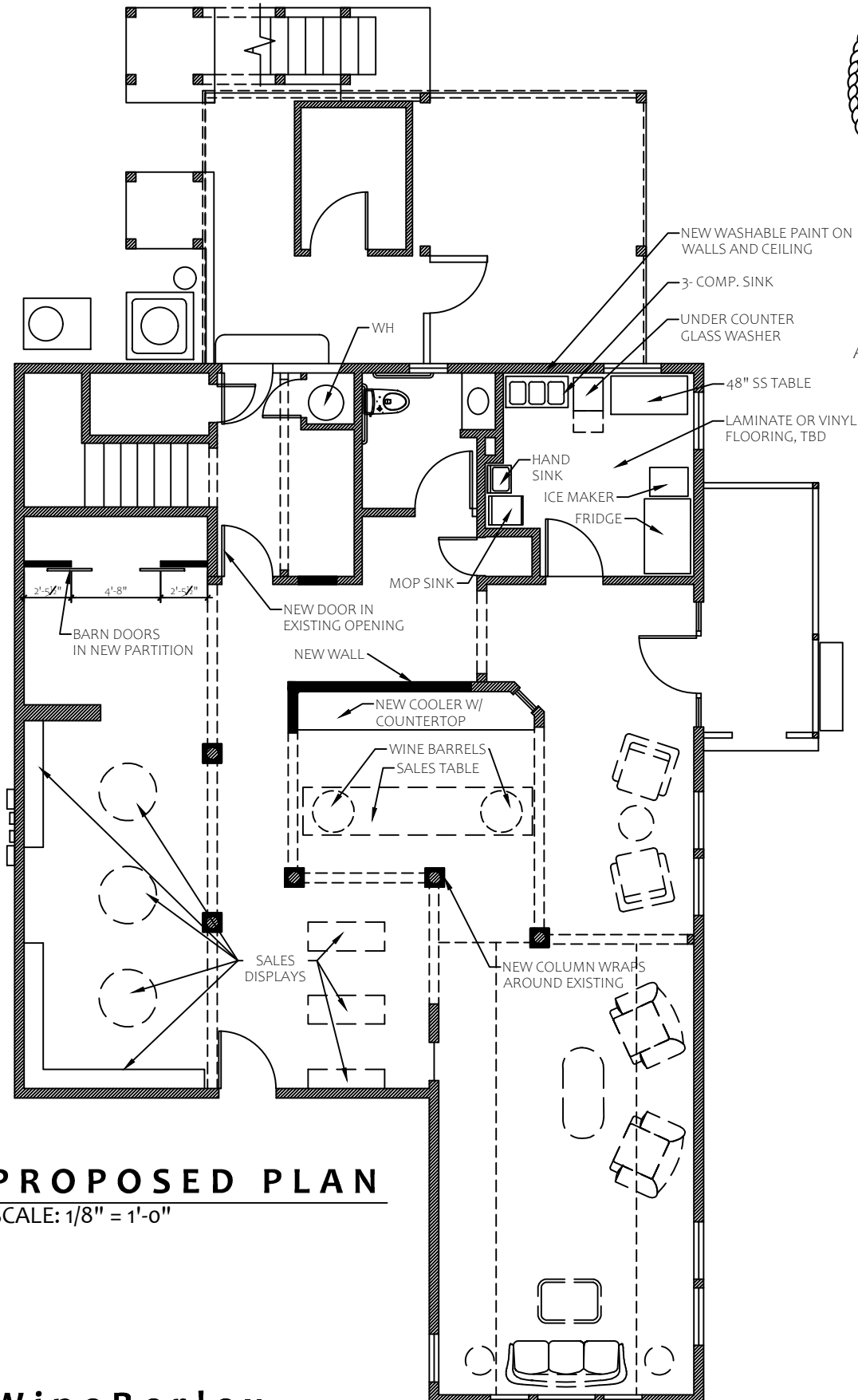




10/01/2024

DRAWING PREPARED BY
AGAVE DESIGN STUDIO

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.



PROPOSED PLAN

SCALE: 1/8" = 1'-0"

WineBerley

13615 Ranch Rd 12 Wimberley, Tx 78676



AGENDA ITEM:	1. Discuss and consider possible action on a Replat of Lot 38, Paradise Hills, Section 2, and 10.79 acres in the Thomas Carothers Survey, Abstract 106 located at 300 Sunrise Drive, Wimberley.
SUBMITTED BY:	
DATE SUBMITTED:	11/07/2024
MEETING DATE:	November 14, 2024

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Staff recommends denial of this replat due to non-compliance with Section 4.06.004 or the Wimberley Code of Ordinances (attached) that requires a larger minimum lot size for lots with steep slopes. Based on the slope map provided, the slopes for lot 3 exceed 25% and are likely in the 50-80% range. This would require a larger lot size according to the table in Section 4.06.004. This plat was received on 10/28 and is currently in technical review to address these concerns. However, state law requires that plats be acted on within 30 days of filing an application. Therefore, staff recommends that P&Z deny this plat for the reason provided.

REQUESTED ACTION

Motion

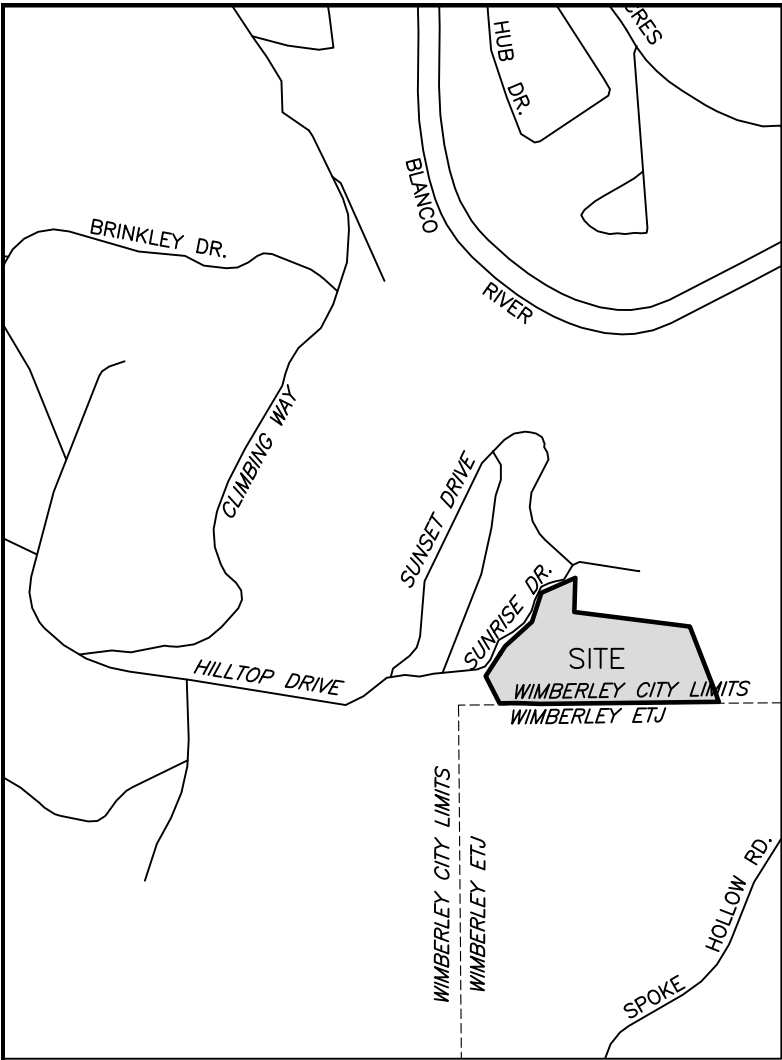
FINANCIAL

STAFF RECOMMENDATION

Staff recommends denial of this replat due to non-compliance with Section 4.06.004 of the Wimberley Code of Ordinances.

ATTACHMENT/S

1. Clevenger replat 10-11-24
2. Slope Map
3. Wimberley, TX Code of Ordinances



VICINITY MAP — 1"=1000'

SURVEYORS NOTES

1. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0355F, DATED 9/2/2005, THIS LOT LIES WITHIN ZONE "AE", (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD).
2. 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.
3. 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.
4. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF WIMBERLEY AND IS SUBJECT TO ITS ORDINANCES.
6. THIS SUBDIVISION LIES WITHIN THE FOLLOWING JURISDICTIONS:
ESD #4 AND #7, WIMBERLEY INDEPENDENT SCHOOL DISTRICT.
7. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PERMITTED SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE CITY OF WIMBERLEY.
8. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND, IN SOME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
9. BUILDING SETBACK LINES SHALL BE PER CITY OF WIMBERLEY ZONING ORDINANCE.
10. PROVISIONS OF THE CITY OF WIMBERLEY COMPREHENSIVE PLAN SHALL ALSO GOVERN THIS SUBDIVISION.
11. NO CONSTRUCTION OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL ALL CITY OF WIMBERLEY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS, THAT WE, GAYLYNN CLEVINGER AND JOSEPH ANTHONY MURPHY, OWNERS OF LOT 38, PARADISE HILLS, SECTION 2, REVISED AS RECORDED IN VOLUME 1, PAGE 307 OF THE HAYS COUNTY PLAT RECORDS AND 10.789 ACRES OF LAND IN THE THOMAS CAROTHERS SURVEY, ABSTRACT NO. 106, HAYS COUNTY, TEXAS AS CONVEYED TO US BY DEED DATED MARCH 3, 2017, AND RECORDED IN HAYS COUNTY INSTRUMENT NUMBER 17008093, HAYS COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY PLAT 11.25 ACRES TO BE KNOWN AS SUNRISE VALLEY ESTATE, CITY OF WIMBERLEY, HAYS COUNTY, TEXAS, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED.

GAYLYNN CLEVINGER
244 SUNRISE DR.
WIMBERLEY, TX. 78676

JOSEPH ANTHONY MURPHY
244 SUNRISE DR.
WIMBERLEY, TX. 78676

STATE OF TEXAS*
COUNTY OF HAYS*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED , GAYLYNN CLEVINGER AND JOSEPH ANTHONY MURPHY, 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 ____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.

TIMOTHY PATEK
CITY ADMINISTRATOR

DATE

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

TIMOTHY PATEK
CITY ADMINISTRATOR

DATE

I HEREBY CERTIFY THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS TO WHICH APPROVAL IS REQUIRED.

NATHAN GLAISER,
PLANNING & DEVELOPMENT COORDINATOR

DATE

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 ____ DAY OF _____, 20____, AT ____ O'CLOCK ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 20____ AT ____ O'CLOCK ____M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER _____.

ELAINE H. CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS

UTILITY NOTES

- ELECTRIC UTILITY — PEDERNALES ELECTRIC COOPERATIVE
- WATER UTILITY — WIMBERLEY WATER SUPPLY CORPORATION
- WASTEWATER — INDIVIDUAL ON-SITE SEWAGE FACILITIES

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



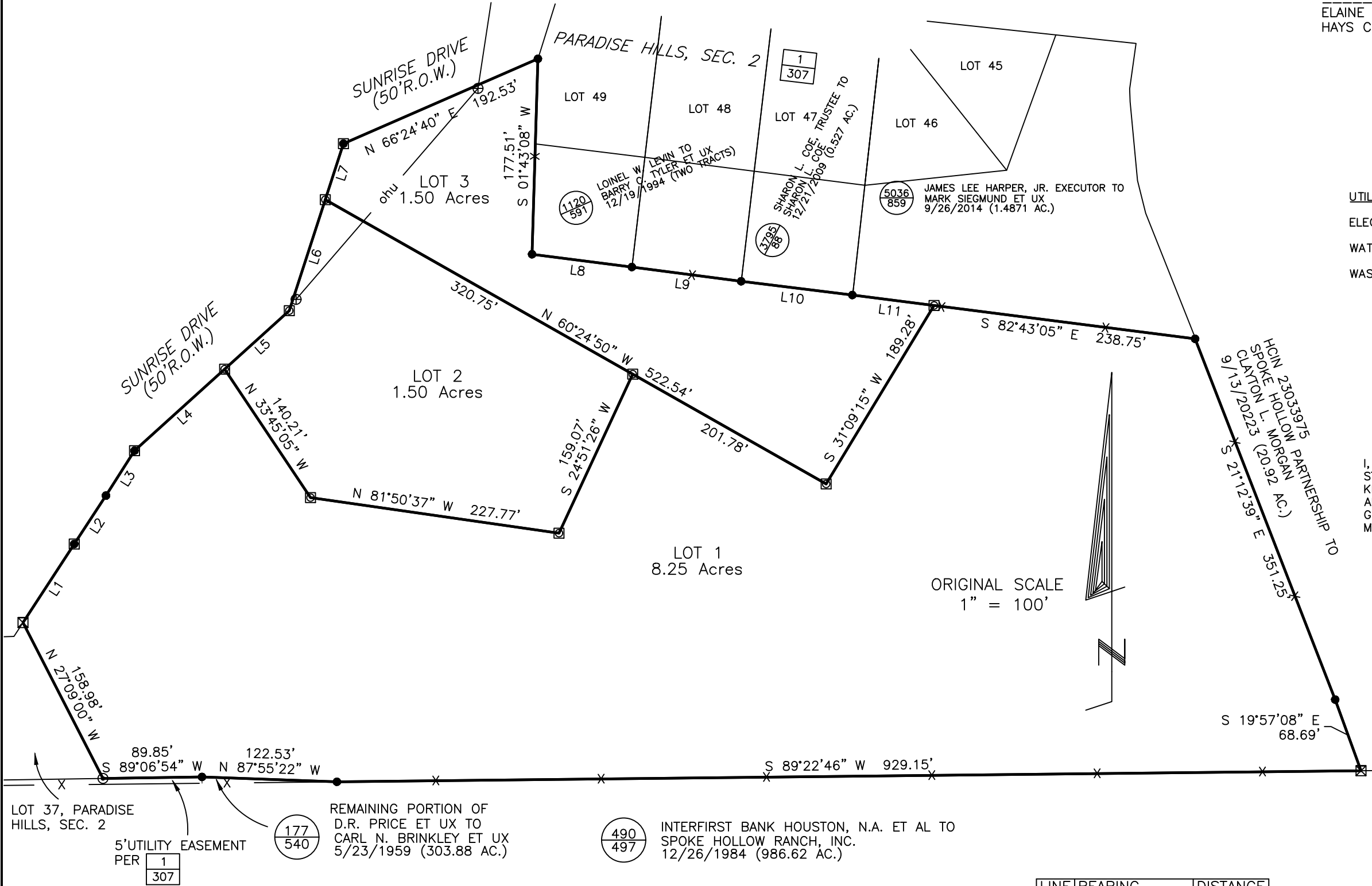
SURVEYING

P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-396-2270 FAX 512-392-2945
FIRM NO. 10070500

REPLAT OF LOT 38, PARADISE HILLS, SECTION 2, AND 10.79 ACRES IN THE THOMAS CAROTHERS SURVEY, A-106, ESTABLISHING PARADISE HILLS, SECTION 2, LOT 38 REPLAT, CITY OF WIMBERLEY, HAYS COUNTY, TEXAS

EXISTING CONFIGURATION
LOT 38, PARADISE HILLS, SECTION 2, REVISED AS RECORDED IN VOLUME 1, PAGE 307 OF THE HAYS COUNTY PLAT RECORDS, AND 10.79 ACRES IN THE THOMAS CAROTHERS SURVEY, ABSTRACT NO. 106, AS RECORDED IN HAYS COUNTY INSTRUMENT NUMBER 17008093 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS.

- HCIN HAYS COUNTY INSTRUMENT NUMBER
- 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
 - 3/8" IRON PIPE FOUND
 - ALUMINUM CAPPED IRON ROD FOUND



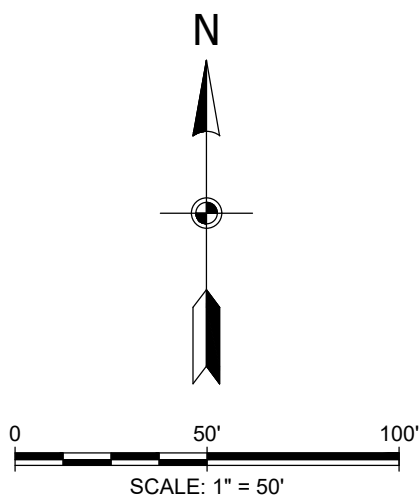
REPLAT

CLIENT: CLEVINGER, GAYLYNN
DATE: 8/14/2024
OFFICE: K. SMITH
CREW: K. SMITH
FB/PG: 790/73
PLAT NO. 28304-24-c

LINE	BEARING	DISTANCE
L1	N 33°05'49" E	85.15'
L2	N 33°13'03" E	52.50'
L3	N 32°27'17" E	48.33'
L4	N 47°51'15" E	110.26'
L5	N 47°51'15" E	79.11'
L6	N 17°57'19" E	105.88'
L7	N 17°57'19" E	53.43'
L8	S 82°42'30" E	91.32'
L9	S 82°34'19" E	99.98'
L10	S 82°57'24" E	101.64'
L11	S 82°43'05" E	74.74'



Slopes Table					
Number	Minimum Slope	Maximum Slope	Area Sq. Ft.	Area Ac.	Color
1	0.00%	15.00%	7512762.87	172.47	
2	15.00%	25.00%	3097026.15	71.10	
3	25.00%	13301.29%	6388585.93	146.66	



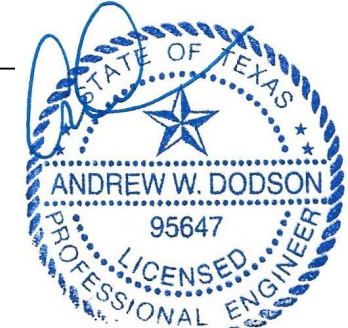
DODSON
CIVIL GROUP

361 MIDDLE CREEK DRIVE
BUDA, TX 78610-2763
FIRM # 20870

[illegible]

CLEVELAND WIMBERLEY
SITE DEVELOPMENT PERMIT PLAN
SUNRISE DRIVE
WIMBERLEY, TX 78676

SLOPE MAP



Date:	10/25/2024
Check by:	AWD
Drawn By:	MBS
Sheet No.	11 of 20
Project No.	



Sec. 4.06.004 - Lot size multiplier

The minimum and maximum lot size for a zoning district shall be increased according to the average slope of the lot according to the following table:

Average Slope	Lot Size Multiplier
0 to 15%	1.0 x
16 to 20%	1.4
21 to 25%	3.3
26 to 30%	10.0
31 to 35%	20.0

(Ordinance 2009-050, § II(D) (151.20(3)), adopted 12/3/09)