



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](http://www.cityofwimberley.com), in compliance with Chapter 551, Texas Government Code, on Monday, January 6, 2025, 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 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 12, 2024 - 6:00 PM**

## MINUTES

1. **CALL TO ORDER** December 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:

Matt Joyce  
Ben O'Kane  
Anne Ulfelder  
Vance McCracken  
Jerry Lunow

Staff Present:

Nathan Glaiser, ACM/Director Development Services  
Tammy Heller, City Secretary

Commissioners Absent:

Chris Sharp  
Michael Rambo

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.*

No citizen comments this evening.

4. **MINUTES**

- 4.1. Consider approval of the November 14, 2024 Regular Planning and Zoning Commission meeting minutes.

A motion was made by Commissioner O'Kane, seconded by Commissioner Lunow, to approve the November 14, 2024 Planning & Zoning Commission meeting minutes. The motion carried unanimously (5-0).

5. **PUBLIC HEARING AND POSSIBLE ACTION**

- 5.1. Hold a public hearing and consider making a recommendation to City Council regarding case CUP-24-008, an application for a Conditional Use Permit to operate a Short-Term Rental 2 (Vacation Rental) at a property located at 180 Oak Drive, Wimberley, TX.

Nathan Glaiser, ACM/Director of Development Services, provided a presentation regarding a Conditional Use Permit to allow for the operation of a Short-Term Rental 2 (Vacation Rental) on a property located at 180 Oak Drive, Wimberley Texas. Mr. Glaiser provided the acreage, zoning, site plan and renderings of the proposed plan. The property is within the City Center Overlay. There is one existing storage building on the property. The applicants are proposing to construct one main residence and one accessory dwelling unit (ADU) both to be used as Short-Term Rentals. They are requesting a maximum of 6 guests in the primary residence and 4 in the ADU. There is available parking on the property. The property is connected to the city sewer. Mr. Glaiser stated the request was properly notified and a letter of support was received.

Chair Ulfelder opened the Public Hearing at 6:04 p.m.

Dana Lombard, applicant, spoke in support of this project and provided the history of her family and their property in Wimberley. She stated the request for this property is to be a short-term rental property, but it will also be used by her family. She expressed excitement about the project and introduced the architect that designed the house. Ms. Lombard answered questions posed by the Commission regarding access to the property, maximum occupancy, the proposed building design, parking along Oak Drive, and utilities to the property.

There being no further comments, the Public Hearing was closed at 6:21 p.m.

A motion was made by Commissioner McCracken, seconded by Commissioner Ulfelder, to approve a recommendation to City Council on CUP-24-008, an application for a Conditional Use Permit to operate a Short-Term Rental, as presented. The motion carried unanimously (5-0).

## 6. **BOARD MEMBER REPORTS**

### 6.1. Announcements

No announcements this evening.

### 6.2. Future Agenda Items

No future agenda items added this evening.

## 7. **ADJOURNMENT**

Chair Ulfelder adjourned the regular meeting of the Planning and Zoning Commission at 6:22 p.m.

**RECORDED BY:**

\_\_\_\_\_  
Planning & Zoning Commission Staff Liaison

**APPROVED BY:**

\_\_\_\_\_  
Planning & Zoning Commission Chairperson





<b>AGENDA ITEM:</b>	1. Hold a pre-application review conference to discuss a proposed Wimberley Planned Development District for property located at 300 FM 3237, Wimberley. No action will be taken or rights granted during this discussion.
<b>SUBMITTED BY:</b>	
<b>DATE SUBMITTED:</b>	01/06/2025
<b>MEETING DATE:</b>	January 9, 2025

## AGENDA FORM

### ITEM DESCRIPTION/SUMMARY

Any potential applicant for a WPDD may, at his or her discretion, schedule a pre-application review conference with the city administrator and with the planning and zoning commission. During the pre-application conference with the planning and zoning commission it will review the applicant's preliminary development concept and will provide the potential applicant with non-binding preliminary information as to any items of particular concern that could surface during the application review process. Other items of concern to the commission and the city administrator may surface as the review process continues and no rights are granted on the basis of any pre-application conference.

This item is to discuss a potential expansion to the RV park on this property and additional multifamily residences. The applicant will provide more information at the meeting.

### REQUESTED ACTION

### FINANCIAL

### STAFF RECOMMENDATION

### ATTACHMENT/S

None



<b>AGENDA ITEM:</b>	2. Hold a pre-application review conference to discuss a proposed Wimberley Planned Development District for property located at 320 Wimberley Square, Wimberley. No action will be taken or rights granted during this discussion.
<b>SUBMITTED BY:</b>	
<b>DATE SUBMITTED:</b>	01/06/2025
<b>MEETING DATE:</b>	January 9, 2025

## AGENDA FORM

### ITEM DESCRIPTION/SUMMARY

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This is a preliminary review for a proposed Planned Development District that would include a grocery store, restaurant, and hotel at the location where the Cypress Creek Cafe used to be. Please see the attached documents provided by the applicant.

### REQUESTED ACTION

### FINANCIAL

### STAFF RECOMMENDATION

### ATTACHMENT/S

1. WS&B WPDD App

**A. PURPOSE AND INTENT:**

**1. General**

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

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

**2. Specific**

The purpose and intent of the development under this application is

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

**B. PERMITTED USES**

- 1. Base Zoning District: *C3*
- 2. Additional uses allowed:
- 3. Conditional Uses:

**C. SITE AREA**

- 1. Total tract Area: *1.44 acres*
- 2. Net Site Area as defined by section 9.03.005 of the zoning code:
- 3. Areas in the five slope zones defined in the Net Site Area:
- 4. Area within a Flood Plain. *NO*
- 5. Area to be disturbed by development (all phases):

**D. EXISTING DEVELOPMENT:**

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

Existing development consists of:

1. Buildings and other structures shown as existing on the site plan having total impervious surface of \_\_\_\_\_ square feet.
2. Roads and parking areas shown as existing on the site plan having a total impervious surface of \_\_\_\_\_ square feet.
3. Development features and structures shown as existing on the site plan that are within an Overlay District of the Zoning Ordinance.
4. Number of parking spaces shown as existing on the site plan:
5. Existing uses that are to be continued under this WPDD.
6. Number of parking spaces required by Section 9.03.181 of the Code of Ordinances for the existing uses that are to be continued.
7. Area and volume of storm water retention facilities shown as existing on the site plan:
8. The existing zoning, development and uses on adjacent property are:

Front: *City Parking*

Rear: *City Parking*

Left Side: *C1 + C2*

Right Side: *City Parking*

**E. SITE REMEDIATION:**

Existing development features and structures shown as existing on the site plan shall be removed and/or improved as follows:

**F. NEW DEVELOPMENT**

**1. Phases**

The site will be developed in phases and by area shown on the site plan according to the following schedule:

*Construction to begin within 2 years for approval of WPDD*

**2. Subdivision**

The site will be subdivided according to the attached Subdivision Plan

**3. Buildings**

At full build-out the site will have new buildings with a maximum footprint per building of 7,000 square feet and a total building footprint of 18,000 square feet.

**4. Roads, Driveways and Parking**

At full build-out the site will have 11,198 square feet of new road, driveways and parking area, including 3,977 square feet of impervious cover.

**5. Parking Space**

At full build-out there will be a total of 40 parking spaces on the site. Parking spaces are required by Section 9.03.181 of the Code of Ordinances for the proposed and existing uses on the site.

**6. Water Supply**

*wimberley water*

**7. Wastewater Treatment**

*city of wimberley*

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## 8. Drainage

A plan is attached or shown on the Site Plan for storm water drainage for the construction phase (applying to any construction phase) and for the permanent drainage (applying to the entire site and/or each individual subdivided lot).

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

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

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

## 9. Landscaping & Tree Preservation

The areas set aside for landscaping and preservation of natural existing plant material on the site plan will be developed according to the Commercial Landscape regulation, Section 9.03.184, and the Landscaping and Tree Preservation regulation, Section 9.02.373 of the Code of Ordinances, and specifically as described in the attached Landscape Plan.

## G. DEVELOPMENT REGULATIONS:


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

1. In the absence of a connection to a State Licensed central wastewater treatment utility, a current Hays County private wastewater permit for the existing and/or proposed use and discharge rate shall be required.
2. Evidence shall be provided of compliance 30 TAC Chapter 213: Subchapter B: Contributing Zone to The Edwards Aquifer in Medina, Bexar, Comal, Kinney, Uvalde, Hays, Travis And Williamson Counties. 213.20 — 213.28, Effective April 24<sup>th</sup>, 2008
3. Permanent and construction phase drainage plans shall be provided and be subject to review by the City.
4. A plan for a curb cut or interface between a private road or drive and a City Street shall be provided and be subject to review by the City. Evidence of curb cut permission from Texas Department of Transportation shall be provided when applicable.
5. New and existing signage shall comply with the Code of Ordinances Article 4.08 Signs and be of uniform style.
6. An Outdoor Lighting Plan is attached showing how new and existing outdoor lighting, including lighting for any form of illuminated sign, shall comply with the Code of Ordinances Section 9.03.184 Outdoor Lighting.

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7. Open storage or placement of materials, commodities or equipment and machinery, including motor vehicles and trailers, shall be within the building setback and shall be fully screened, by fence (as permitted by the City) and/or vegetative screening, from City streets or roads or adjacent or facing residential or un-zoned districts. Outdoor placement or display of commercial material and equipment for sale in the building setback space, or the outdoor display of any object, merchandise, or material that is not a usual item for sale under the permitted use for the site or lot is prohibited.
8. Additional development regulations including but not limited to uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, setbacks, screening, landscaping, accessory buildings, signs, lighting, project phasing or scheduling, management associations, and other requirements as the City Council and the Planning and Zoning Commission may deem appropriate are as follows:

Date: 1/2/24

APPLICANT SIGNATURE 

WHEN APPLICABLE:

Date: \_\_\_\_\_

AGENT SIGNATURE \_\_\_\_\_

EXHIBIT "A"

Concept Plan



**EXHIBIT "B"**

**Design Standards**

The Property described in Ordinance No. 2025-\_\_\_\_\_ for Case No. \_\_\_\_\_, shall be subject to the following Design Standards:

1. Setback Requirements. There shall be a six (6) foot setback along the northwest side of the Property, which fronts Wimberley Square. On the northeast side of the property there shall be a three (3) foot setback. On the southeast side of the property the setback shall be six (6) feet. On the southwest side of the property the setback shall be three (3) feet.

With the exception of driveway and utility construction, landscaping and signage, construction within the setback is prohibited. The storage or placement of materials, commodities or equipment and machinery, including motor vehicles and trailers, within the setback area shall be prohibited.

2. Phased Development. The Property shall be developed in two phases and by area as shown on the Concept Plan according to the following schedule:

Phase 1: Demolition of pre-existing structures on the site within twelve (12) months from the effective date of the WPDD Ordinance.

Phase 2: Construct the Grocery Store, Restaurant, & Hotel within five (5) years from the effective date of the WPDD Ordinance.

3. Parking. At full build-out, there shall be a maximum of 40 parking spaces for all land uses on the property.

The minimum dimensions for regular parking spaces shall be nine (9) feet by eighteen (18) feet.

A maximum of ten (10) percent of the required parking spaces may be for compact cars. The minimum dimensions for compact parking spaces shall be eight and one-half(8.5) feet by sixteen and one-half(16.5) feet.

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Parking areas shall be landscaped according to City Code and shall be screened from the street by berm, hedge, wall, etc. per the Wimberley Code of Ordinances.

4. Sidewalks. A sidewalk shall be constructed through the property in Phase 2 to connect the existing city parking lot on Oak Drive with the city parking lot in The Wimberley Square.
5. Transportation. In Phase 2, one (1) driveway shall be constructed off the city parking lot on Oak Dr. at locations shown on the Concept Plan.
6. Water Supply. The Property shall be serviced by a State-licensed public water utility.
7. Wastewater Service. The Property shall be serviced by a State-licensed central wastewater treatment facility.
8. Drainage. All development shall comply with local, state and federal laws and regulations, in addition to the conditions described below. In the event there is a conflict between a law and a condition, then the more restrictive requirement shall apply.
  - (a) The Owner shall provide for adequate drainage to eliminate standing water and health hazards, to be approved by the City Administrator or his designee.
  - (b) A drainage plan shall be submitted and approved by the City, showing any anticipated temporary drainage facilities and any proposed final storm water management facilities. The plan shall include any necessary engineered designs for storm water retention, detention and/or filtration facilities, and a demonstration that the proposed development of the property:
    1. Shall preserve established watercourses as conduits for storm water runoff from higher properties and to lower properties; and
    2. Shall not result in damage or diminished value of downstream properties by a peak flow of storm water runoff exceeding the historical peak flow rate for each above referenced storm event; and
    3. Shall not result in an alteration in the historical overland flow pattern of storm water; and
    4. Shall not result in the conduit of hazardous materials, and

pollutants, onto another property or into a waterway.

The plan shall also include an analysis of the effect of land grading, including any cut and fill and/or natural land surface alteration within and outside of the areas of impervious cover. The plan shall include an engineering report to demonstrate the adequacy of the design.

- (c) Proposed drainage patterns in the drainage plan shall be consistent with existing conditions. On-site detention shall exceed current regulations by providing for up to and including the 100- year flood event with staged releases. The detention volume and release rates shall be based on the impervious cover proposed with the project. Credit shall be given for existing impervious cover.

- (d) The drainage plan shall show contours, acreages, runoff, existing/proposed storm drain lines, pipe sizes, direction of flow, inlet locations, headwalls, points of discharge, detention/retention features, channels, and connections to any existing systems. The engineer shall also analyze any off-site acreage that contributes to the development, as well as any off-site storm drain extensions, grade to drain locations or required easements.
  - (e) The Owner shall comply with all state and local laws related to installation and maintenance during construction of silt fences and storm water pollution prevention requirements in accordance with best management practices.
  - (f) The physical design of the development shall conform to the minimum storm sewer, drainage and floodplain criteria and standards set forth in the City's engineering standards, as amended.
9. Water Quality. The Owner shall comply with all water quality ordinances of the City and regulations of the Texas Commission on Environmental Quality (the "TCEQ"), even if enacted after the approval of this Ordinance and prior to submission of a building permit application; provided, however, that in the event of a conflict exists between this paragraph and the impervious cover limits provided by this Ordinance, the limits set forth in this Ordinance shall control.

Erosion-control and pollution-prevention plans shall be submitted with the Development Plan and approved by the City. Such plans shall evaluate and minimize potential drainage impacts that could negatively affect, destroy or otherwise compromise on- and off-site surface and subsurface water quality, sensitive environmental features (such as riparian vegetation, trees, soils or grassland and prairie vegetation) and wildlife habitats (including terrestrial and aquatic).

Such plans shall be adequate to prevent erosional and depositional features such as gullies and accumulations of silt attributable to site development, with such adequacy being determined by the City and in accordance with sound engineering and best management practices.

On-site water quality measures shall be developed to achieve or exceed the TCEQ minimum efficiency of 80 and the City's minimum efficiency of 85 for the impervious cover of with the project. These measures shall be sized with the understanding there shall be no credit for the existing impervious cover.

The types of water quality measures (BMPs) to be employed may include, but are not limited to, a wet pond, dry detention pond, extended detention basin, bio- retention, sand filter basin, rain gardens, and bio-filtration

swales. The ponds shall include volume for both water quality and detention. The project shall utilize a minimum of two (2) of the BMPs listed. Where possible, BMPs shall be designed to blend into the site and be a landscape amenity.

Erosion-control and pollution-prevention plans shall be prepared by a qualified individual or firm and must be approved by the City prior to any site development by Owner. The purpose of this criterion is to mitigate the ill effects of increases in velocity, volume, and pollution of surface runoff on downstream property owners and to protect the overall water quality of the City as a result of development.

10. Outdoor Lighting. An outdoor lighting plan shall be submitted with the Development Plan and approved by the City. The plan shall show all new lighting on the property, including the illumination of any sign, all of which shall comply with the City of Wimberley Comprehensive Outdoor Lighting Ordinance. The plan shall include vertical and horizontal photometric data demonstrating that the shielding requirements of the ordinance are met. The outdoor lighting in all parking areas, except that associated with the Fueling Station, shall be dimmed during those times when the Grocery Store is closed.
11. Open Storage. The Grocery Store consists of a covered front porch area where merchandise including, but not limited to, nursery products and pottery shall be displayed on a daily basis. In addition, the periodic display of seasonal items, such as pumpkins shall be permitted at the covered porch area.
12. Landscaping. The areas set aside for landscaping and preservation of natural existing plant material on the site plan shall be developed according to the Commercial Landscape regulation of the Code of Ordinances, Section 155.078.

The plant palette shall offer seasonal color and interest year around and shall be designed with other materials, such as stone and boulders that are reminiscent of the Hill Country and Wimberley vernacular.

Lastly, the landscape plan shall work to utilize as many existing materials on site as possible. This may included, but not be limited to, boulders, reusing material for wood fence posts, tree stakes, landscape timbers, stepping pads, screen fences, walkways, furniture, etc.

Irrigation of all or part of the landscaping on the Property will come from rainwater and/or condensate collection.

13. Environmental Development Criteria. Based on the proposed commercial development as a Grocery Store, Restaurant, Hotel and associated parking lot, the development shall incorporate the values of the Sustainable Site Initiative (SITES) that are most appropriate to Wimberley and its environment, which are environmentally responsive storm water management, utilizing native and adaptive plant material, reclaiming existing material on site, such as boulders and wood.

14. Development and Construction Standards. The following standards are the maximum permitted standards for the development and construction of buildings on the Property:

a. *Not to Exceed Building Footprints.*

Grocery Store:	3,500 square feet
Restaurant:	3,500 square
Hotel:	11,000 sq/ft

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b. *Not to Exceed Floor Area:*

Grocery Store:	3,500 square feet
Restaurant:	3,500 square
Hotel:	11,000 square
feet	

c. *Not to Exceed Building Height:*

Grocery Store: Not more than twenty-eight (28) feet with flat roof or thirty-five (35) feet with pitched roof

Restaurant: Not more than twenty-eight (28) feet with flat roof or thirty-five (35) feet with pitched roof

Hotel: Not more than twenty-eight (28) feet with flat roof or thirty-five (35) feet with pitched roof

d. *Maximum Impervious Cover*. Ninety (90) percent of the Net Site Area (as defined by City Code)

e. *Maximum Building Cover*-. Ninety (90) percent of the Net Site Area (as defined by City Code)

15. Signage. Signage for the development shall comply with city ordinances.
16. Trash Collection Facilities. Dumpsters or other trash collection containers shall be screened in accordance with provisions in the City code.
17. A Development Plan shall be submitted for review and approval by the City prior to construction on any improvements detailed in this Ordinance or on the Concept Plan. A Development Plan is a detailed engineered development plan consisting of a map or maps and all necessary accompanying narrative and supporting documents to completely define the development to occur on the site.
18. The Development Plan to be submitted prior to the issuance of building permits is to be based on the Concept Plan, Design Standards, Elevations

and Sign Standards (the "Plans") contained herein; however, minor revisions may be necessary to the Plans due to unforeseen reasons. City staff is authorized to administratively approve minor modifications to the Plans so long as the Development Plan is in substantial conformity with the Plans herein and provided such modifications would not otherwise result in a violation of the City's Code of Ordinances. "Minor Modifications" are defined as:

- (a) Adjustments of no more than one hundred (100) feet to the location or configuration of roadways, sidewalks, utilities, parking areas, buildings, landscape features, (including plants and trees,) ponds, and any other improvements depicted on the Concept Plan;
- (b) Adjustments of no more than five percent (5%) in building square footage of any individual building to be constructed as part of the project as compared to such building's initial square footage shown on the Concept Plan; provided no such change may be administratively approved if the change would cause the project to exceed the limitations on impervious cover, height, or floor area;
- (c) A reduction in size of parking lot areas;
- (d) Adjustments of no more than ten percent (10%) of the total square footage of any landscape areas as compared to the square footage shown and approved on the concept plan, site plan or landscape plan;

- (e) The changes referenced in subparagraphs (a) through (d) above may not cause an increase in the impervious cover approved for the project;
- (f) Allowance for slight enlargement or shifting of easements;
- (g) Addition or relocation of private or franchise utility easements;
- (h) Correction of bearings or distances,
- (i) Correction of minor labeling errors or addition of erroneously omitted informational items and labels;
- (j) Modification of a plat note that does not amend the covenants and restrictions; and
- (k) Other similar modifications as determined by the City Administrator.

Major revisions, which include, but are not limited to, obvious reconfiguration of lot lines or easements, of driveways or access easements or fire lanes, and relocation or addition or deletion of any public improvement, including corresponding easement, or substantial relocation or reconfiguration of building layout, shall necessitate resubmission and re-approval of the Concept Plan as a "revised concept plan" and shall be considered a new project for the purpose of determining applicable regulations.

The procedures for such re-approval shall be the same as for approval of a concept plan, and such re-approval shall constitute a new project, thus necessitating submission of a new application form, payment of new fees, and other requirements.

EXHIBIT "C"

Survey

