

City of Wimberley
221 Stillwater, P.O. Box 2027
Wimberley, Texas, 78676
Phone: 512-847-0025
Fax: 512-847-0422
www.cityofwimberley.com

Wimberley Planned Development District

City of Wimberley Zoning Application – Case #ZA-_____

PROJECT NAME:

OWNER:

PROPERTY:

ADDRESS:

LEGAL DESCRIPTION:

AGENT:

PHONE CONTACT:

EMAIL ADDRESS:

DATE:

WIMBERLEY PLANNED DEVELOPMENT DISTRICT (WPDD)

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

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

Each title provided in each section of this document is to remain in the document. Entries under the titles, ‘none’, ‘na’ (not applicable), or a reference to an attached document, may be appropriate for many titles.

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

A. PURPOSE AND INTENT

1. General

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

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

2. Specific

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

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

B. PERMITTED USES

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

C. SITE AREA

- 1. Total tract Area:
- 2. Net Site Area as defined by Section 115.005 of the zoning code:
- 3. Areas in the five (5) slope zones defined in the Net Site Area:
- 4. Area within a Flood Plain:
- 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 these WPDD development regulations shall be considered legal nonconforming features and structures, except as provided under Site Remediation.

Existing development consists of:

1. Buildings and other strictures 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, which 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 155.075 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:

Left Side:

Right Side:

Rear:

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:
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 foot print per building of _____square feet and a total building foot print of _____ square feet.

4. Roads, Driveways and Parking

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

5. Parking Space

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

6. Water Supply

7. Wastewater Treatment

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

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

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

9. Landscaping

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

G. DEVELOPMENT REGULATIONS

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

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

H. SITE DEVELOPMENT PLAN

A Concept Plan [see Section 155.062(A)(2)] is required unless a Site Plan is submitted in lieu of the Concept Plan, or a Preliminary Plat in lieu of the Residential Concept Plan.

The Development Plan form submitted with the application is: *(select one)*

1. Preliminary Concept Plan (which shall not be subject to formal approval and shall not confer development rights on the related property) A Concept Plan or a Site Plan shall be required for the approval process.
2. Non Residential Concept Plan A Non Residential Concept Plan shall be submitted at the time of the WPDD request. It shall show the applicant's intent for the use of the land within the proposed WPDD in a graphic and narrative manner documenting proposals and standards for development. While the plan is intended to be general it shall be sufficiently specific, as required by the City on a case-by-case basis, to define and limit the nature and scope of the WPDD. The Non Residential Concept Plan, when the City finds it to be adequately specific and detailed, may suffice for the Site Plan at the time of physical development for the limited uses set forth in Section 155.062 of the Code of Ordinances.
3. Residential Concept Plan . A Residential Concept Plan or a preliminary plat shall be submitted with any residential WPDD zoning request for a development comprised of single-family (detached or attached) or two-family (duplex) dwellings on individually platted lots. The Residential Concept Plan or preliminary plat, when the City finds it to be adequately specific and detailed, may suffice for the Site Plan at the time of physical development.
4. Site Plan. A Site Plan, which may be submitted in instead of a Concept Plan, and is required for development to actually occur, 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.
5. Preliminary Plat.

I. SIGNATURES

1. Owner/Agent:

_____ **Date**

2. Planning & Zoning Commission Chair:

_____ **Date**

3. Mayor:

_____ **Date**

4. City Attorney:

_____ **Date**