

City of Wimberley

221 Stillwater, P.O. Box 2027, Wimberley, Texas, 78676

REGULAR PLANNING & ZONING MEETING

WIMBERLEY CITY HALL-CITY COUNCIL CHAMBERS

221 STILLWATER, WIMBERLEY, TEXAS

JANUARY 12, 2017 - 6:00 P.M.

AGENDA

CALL TO ORDER: JANUARY 12, 2017 @ 6:00 P.M.

CALL OF ROLL: CITY SECRETARY

CITIZENS COMMUNICATIONS:

THE PLANNING & ZONING COMMISSION WELCOMES COMMENTS FROM CITIZENS ON ISSUES AND ITEMS OF CONCERN, NOT ON THIS AGENDA. THOSE WISHING TO SPEAK MUST SIGN IN BEFORE THE MEETING BEGINS AND OBSERVE A THREE-MINUTE TIME LIMIT WHEN ADDRESSING THE COMMISSION. SPEAKERS WILL HAVE ONE OPPORTUNITY TO SPEAK DURING THE TIME PERIOD. SPEAKERS DESIRING TO SPEAK ON AN AGENDA ITEM WILL BE ALLOWED TO SPEAK WHEN THE AGENDA ITEM IS CALLED. INQUIRIES ABOUT MATTERS NOT LISTED ON THE AGENDA WILL EITHER BE DIRECTED TO STAFF OR PLACED ON A FUTURE AGENDA FOR COMMISSION CONSIDERATION.

1. CONSENT AGENDA

THE FOLLOWING ITEMS MAY BE ACTED UPON IN ONE MOTION. NO SEPARATE DISCUSSION OR ACTION IS NECESSARY UNLESS REQUESTED BY A COMMISSION MEMBER OR CITIZEN, IN WHICH EVENT THOSE ITEMS WILL BE PULLED FROM THE CONSENT AGENDA FOR SEPARATE CONSIDERATION.

APPROVAL OF MINUTES OF THE REGULAR PLANNING & ZONING COMMISSION MEETING ON DECEMBER 8, 2016.

2. PUBLIC HEARINGS AND POSSIBLE ACTION

- (A) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING CASE CUP-16-022, AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A VACATION RENTAL FACILITY ON RESIDENTIALLY ZONED PROPERTY LOCATED AT 171 PANORAMA DRIVE, WIMBERLEY, HAYS COUNTY, TEXAS. *(DAVID ESTEY, APPLICANT)*
- (B) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING CASE ZA-16-002, AN APPLICATION TO CHANGE THE ZONING FROM RURAL RESIDENTIAL 1 (R-1) TO SINGLE FAMILY RESIDENTIAL 2 (R-2) FOR PROPERTY LOCATED 25 LA TOYA TRAIL, WIMBERLEY, HAYS COUNTY, TEXAS. *(CITY OF WIMBERLEY)*

3. STAFF AND COMMISSION REPORTS

- ANNOUNCEMENTS
- FUTURE AGENDA ITEMS

ADJOURNMENT

THE COMMISSION MAY RETIRE TO EXECUTIVE SESSION ANY TIME BETWEEN THE MEETING'S OPENING AND ADJOURNMENT FOR THE PURPOSE OF DISCUSSION ABOUT HOMELAND SECURITY PURSUANT TO CHAPTER 418.183 OF THE TEXAS LOCAL GOVERNMENT CODE; CONSULTATION WITH LEGAL COUNSEL PURSUANT TO CHAPTER 551.071 OF THE TEXAS GOVERNMENT CODE; DISCUSSION ABOUT REAL ESTATE ACQUISITION PURSUANT TO CHAPTER 551.072 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF PERSONNEL MATTERS PURSUANT TO CHAPTER 551.074 OF THE TEXAS GOVERNMENT CODE; DELIBERATIONS ABOUT GIFTS AND DONATIONS PURSUANT TO CHAPTER 551.076 OF THE TEXAS LOCAL GOVERNMENT CODE; DISCUSSION OF ECONOMIC DEVELOPMENT PURSUANT TO CHAPTER 551.087. ACTION, IF ANY, WILL BE TAKEN IN OPEN SESSION.

CERTIFICATION

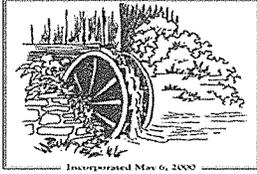
I hereby certify the above Notice of Meeting was posted on the Bulletin Board at the Wimberley City Hall on January 9, 2017 at 6:00 p.m.



Cara McPartland, Assistant City Administrator/City Secretary

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 Don Ferguson, City Administrator, at (512) 847-0025 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices for the deaf may call (512) 272-9116 or may utilize the stateside Relay Texas Program at 1-800-735-2988.

P & Z Commission Agenda Form



Date Submitted: January 6, 2017

Agenda Date Requested: January 12, 2017

Project/Proposal Title: APPROVAL OF MINUTES
OF THE REGULAR PLANNING & ZONING
COMMISSION MEETING ON DECEMBER 8, 2016

Funds Required:
Funds Available:

Commission Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

Attached are the minutes of the Regular Planning & Zoning Commission meeting on December 8, 2016 for review and consideration.

City of Wimberley
City Hall, 221 Stillwater
Wimberley, Texas 78676
Planning & Zoning Commission
Minutes of Regular Meeting
December 8, 2016 at 6:00 p.m.

Meeting called to order at 6:00 p.m. by Chair John Urban. Present were Commissioners Austin Weeks, Natalie Meeks, Charles Savino, Rebecca McCullough, Gail Pigg, and John Espinoza.

Staff Present: City Administrator Don Ferguson

Citizen Communications:

No citizen comments were heard.

1. Consent Agenda

- A. Approval of minutes of the Regular Planning & Zoning Commission meeting on October 13, 2016.
- B. Approval of minutes of the Special Planning and Zoning Commission meeting on November 1, 2016.

Chairman Urban moved to approve Consent Agenda items, as presented. Commissioner Savino seconded. Motion carried on a vote of 7-0.

2. Public Hearings and Possible Action

- A. Hold a public hearing and consider making a recommendation to City Council regarding Case CUP-16-021, an application for a conditional use permit to allow for the limited duration on-premise sale and consumption of beer and wine on property zoned Participant Recreation – High Impact (PR-2) located at 450 Old Kyle Road, Wimberley, Hays County, Texas. (*Wimberley Players, Applicant*)

City Administrator Ferguson explained that the City recently received an inquiry from the operators of the *Wimberley Players Theatre* seeking permission to serve alcoholic beverages in conjunction with their performances. As on-premise consumption of alcoholic beverages is not a permitted or conditional use in the PR-2 zoning district, City Administrator Ferguson noted that the Zoning Code was recently amended to allow such use with a conditional use permit (CUP). He reviewed the subject property's location, and current/proposed zoning and uses. He stated that beer/wine sales and consumption would be allowed with a CUP, would be limited to the duration of the

event, and shall not occur more than one hour before and after the event. He advised no comments have been received on the CUP application.

Chairman Urban opened the public hearing.

Hearing no comments, Chairman Urban closed the public hearing.

Commissioner Savino moved to recommend approval of the CUP application, as presented. Commissioner Weeks seconded. Discussion established that the applicant intends to limit alcohol sales and consumption to beer and wine only. Motion carried on a vote of 7-0.

- B. Hold a public hearing and consider making a recommendation regarding an ordinance amending Title XI (Business Regulations), Chapter 112 (Regulation of Vacation Rentals and Bed and Breakfast Lodgings) of the City of Wimberley Code of Ordinances' and amending Title XV (Land Usage), Chapter 155 (Zoning), Section 155.065 (Vacation Rental Lodging Requirements) of the City of Wimberley Code of Ordinances and providing for the following: findings of fact, a savings clause, a repealing clause, a severability clause, and effective date, and proper notice and meeting. (*City Administrator*)

City Administrator Ferguson presented the final regulatory recommendations in the proposed ordinance as follows:

- Requires vacation rental facilities to have a non-transferrable license that must be renewed every 2 years and establishes a procedure for those facilities with a history of complaints.
- Establishes a refund procedure for application fees when vacation rental CUP applications are withdrawn prior to presentation to the Planning and Zoning Commission
- Establishes a 20% rule, similar to that which exists for the City Council, for the Planning and Zoning Commission when considering vacation rental CUP applications.
- Establishes size and location requirements for property address signage for vacation rental properties.
- Requires the operators of vacation rental facilities to provide guests with a property map showing property boundaries and advising that trespassing is prohibited.
- Prohibits vacation rental facility operators from advertising for an occupancy that is greater than the septic capacity for the rental property, as established by the City.
- Requires individuals responsible for responding to complaints regarding vacation rentals to be able to respond within thirty (30) minutes of receiving such complaints.

No public comments were heard.

Discussion among Commission members, City Administrator Ferguson, City Council members Barchfeld and Trapp, and an audience member included:

- Clarification regarding calculations related to application of the “20% Rule”
- *Sizing of signage to conform with “standard blue EMS” signs*
- Provision of the rental property’s boundaries to the Commission as part of CUP application
- Requiring that responses to complaints be made within 30 minutes
- Recording of complaints/responses
- Option to use an answering service for recording complaints
- Permit/CUP review process
- Revocation for non-compliance
- Investigation and validation of complaints
- Frivolous complaints
- Number of complaints that would trigger review/enforcement procedures
- Council’s discretion and judgment regarding complaints or enforcement
- Distinguishing between resolved versus unresolved complaints
- Modifying §112.06(C) to read “. . .two or more *registered unresolved* complaints relating to a *violation of City ordinances, CUP requirements, and/or State law. . .*”
- Enforcement actions for property owners operating without CUPs/grandfathered status
- Concerns regarding proper notice to property owners for inspections.

Commissioner Savino moved to recommend approval of the proposed ordinance, as discussed, including the abovementioned italicized changes. Commissioner McCullough seconded. Motion carried on a vote of 7-0.

3. Staff and Commission Reports

- Announcements
- Future Agenda Items

City Administrator Ferguson noted that City Council’s next meeting will be on January 5, 2017.

Hearing no further announcements or future agenda items, Chairman Urban called the meeting adjourned.

Adjourn at 7:07 p.m.

Recorded by:

Cara McPartland

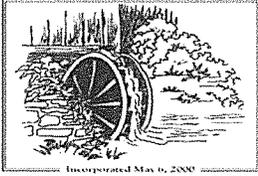
These minutes approved the ____ of January, 2017.

APPROVED:

John Urban, Chair

DRAFT

P & Z Agenda Form



Date Submitted: January 9, 2017

Agenda Date Requested: January 12, 2017

Project/Proposal Title: HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST FOR A CONDITIONAL USE PERMIT FOR THE OPERATION OF A VACATION RENTAL FACILITY AT 171 PANORAMA DRIVE

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

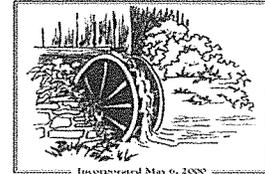
Project/Proposal Summary:

This item was placed on the agenda to allow the City Council to hold a public hearing and consider making a recommendation to City Council regarding an application for a Conditional Use Permit ("CUP") to allow for the operation of a vacation rental facility at 171 Panorama Drive.

The recent discovery of a technical issue with the original public hearing notice published in the newspaper on December 22, 2016 required the City to republish the public notice on January 12, 2017. As a result of the above-mentioned issue, there is a need for the Commission to delay the Commission's consideration of the CUP request until the February 9th Commission meeting.

City staff recommends City Council vote to continue consideration of the requested CUP until the February 9, 2017, Commission meeting.

Report for Zoning ZA-16-002



Summary: A request to change the zoning of property located at 25 La Toya Trail from Rural Residential 1 (R-1) to Single Family Residential 2 (R-2).

Applicant Information:

Applicant: City of Wimberley
Property Owner: Michael O'Loughlin
14511 Hunters Lane, Savage, MN 55378

Subject Property:

Legal Description: Eagle Rock Ranch Sec. 3 Lot 3, Block 15
Location: 25 La Toya Trail
Existing Use of Property: Vacant
Existing Zoning: Rural Residential 1 (R-1)
Proposed Use of Property: Residential
Proposed Zoning: Single Family Residential 2 (R-2)
Planning Area: I
Overlay District: None

Surroundings:

Frontage On: La Toya Trail

Area Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of Property	R-2	Residential
S of Property	R-2	Vacant
E of Property	R-1	Residential
W of Property	R-2	Vacant

Legal Notice

200' Letters: 12/15/16 & 12/19/16 (Corrected Notice)
Published: 12/15/16 & 12/22/16 (Corrected Notice)
Sign Placement: 12/15/16
Responses: None

Comments:

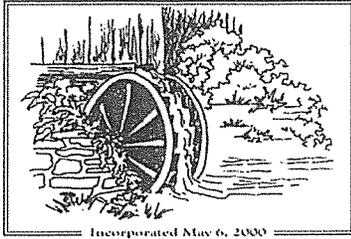
The applicant, City of Wimberley, has submitted an application to change the zoning of a tract of land located at 25 La Toya Trail from Rural Residential 1 (R-1) to Single Family Residential 2 (R-2). The subject property is located in Planning Area I.

The requested zoning change is being made to bring the zoning designation for the subject property into compliance with the City's Zoning Ordinance.

The subject property is approximately 0.94 acres in size. Currently, the property is zoned Rural Residential 1 (R-1) which is the zoning designation for residential properties that

are two (2) to five (5) acres in size. The property should be zoned Single Family Residential 2 (R-2) which is intended for properties 20,000 square feet to two (2) acres in size. It appears the zoning error was made when the City initiated residential zoning shortly after incorporation.

To date, no, comments, either for or against the requested zoning change, have been received.



City of Wimberley

221 Stillwater, P.O. Box 2027, Wimberley, Texas, 78676

Phone: (512) 847-0025 - Fax: (512) 847-0422

Mac McCullough, Mayor - John White, Mayor Pro-Tem
Council Members - Bob Dussler, Craig Fore, Sally Trapp, Gary Barchfeld
Don Ferguson, City Administrator

December 15, 2016

NOTICE OF PUBLIC HEARING

Re: **File No. ZA-16-002**
25 La Toya Trail, Wimberley, Texas

Dear Property Owner:

You are receiving this letter because you own property within 200 feet of the above-referenced location.

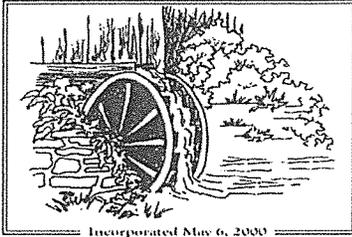
The applicant, the City of Wimberley, is proposing to change the zoning from Rural Residential 1 (R-1) and Single Family Residential 2 (R-2) to Rural Residential 1 (R-1) for property located at 25 La Toya Trail, Wimberley, Texas. The zoning request will bring the zoning designation for the subject property into compliance with the City's Zoning Ordinance.

The City of Wimberley Planning & Zoning Commission will consider this request at a public hearing on **Thursday, January 12, 2017, at 6:00 p.m.** in the Wimberley City Hall, 221 Stillwater. Upon a recommendation from the Commission, City Council will hold a Public Hearing to consider the same request on **Thursday, January 19, 2017, at 6:00 p.m.** in the Wimberley City Hall.

Because the granting of this request may affect your property, you are encouraged to participate in the zoning process. The public will be given an opportunity to speak during the hearing. If you wish to comment but are unable to attend, written comments may be submitted to the City Administrator prior to the meeting.

Additional information regarding the proposed zoning is available for public review at City Hall during normal business hours. Should you have questions, please contact the City Administrator at 512-847-0025.

CITY OF WIMBERLEY



City of Wimberley

221 Stillwater, P.O. Box 2027, Wimberley, Texas, 78676

Phone: (512) 847-0025 - Fax: (512) 847-0422

Mac McCullough, Mayor - John White, Mayor Pro-Tem

Council Members - Bob Dussler, Craig Fore, Sally Trapp, Gary Barchfeld

Don Ferguson, City Administrator

December 19, 2016

NOTICE OF PUBLIC HEARING (CORRECTED)

Re: **File No. ZA-16-002**
25 La Toya Trail, Wimberley, Texas

Dear Property Owner:

You are receiving this letter because you own property within 200 feet of the above-referenced location. This letter clarifies information provided in a previously mailed notice regarding the requested zoning change.

The applicant, the City of Wimberley, is proposing to change the zoning from **Rural Residential 1 (R-1)** to **Single Family Residential 2 (R-2)** for property located at 25 La Toya Trail, Wimberley, Texas. The zoning request will bring the zoning designation for the subject property into compliance with the City's Zoning Ordinance.

The City of Wimberley Planning & Zoning Commission will consider this request at a public hearing on **Thursday, January 12, 2017, at 6:00 p.m.** in the Wimberley City Hall, 221 Stillwater. Upon a recommendation from the Commission, City Council will hold a Public Hearing to consider the same request on **Thursday, January 19, 2017, at 6:00 p.m.** in the Wimberley City Hall.

Because the granting of this request may affect your property, you are encouraged to participate in the zoning process. The public will be given an opportunity to speak during the hearing. If you wish to comment but are unable to attend, written comments may be submitted to the City Administrator prior to the meeting.

Additional information regarding the proposed zoning is available for public review at City Hall during normal business hours. Should you have questions, please contact the City Administrator at 512-847-0025.

CITY OF WIMBERLEY

Prince S. Judson, Jr. & Tommye J.
56 La Toya Cir.
Wimberley, TX 78676

Matt & Angila Chapmond
340 Brock Hollow Dr.
Johnson City, TX 78636-4696

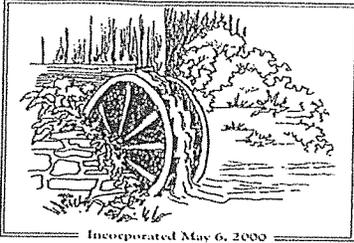
Terry J. & Andrea C. Jennings
58 La Toya Trl.
Wimberley, TX 78676

Michael J. O'Loughlin
14511 Hunters Ln.
Savage, MN 55378

Larry & Maribea Jones
54 Latoya Trail
Wimberley, TX 78676

Benchmark Builders LLC
1260 Blalock Rd., Ste. 210
Houston, TX 77055-6477

Judith E. Kitchen
55 La Toya Trl.
Wimberley, TX 78676-3615



City of Wimberley

221 Stillwater, P.O. Box 2027, Wimberley, Texas, 78676

Phone: (512) 847-0025 - Fax: (512) 847-0422

E-mail: village@wimberley-tx.com - Web: www.cityofwimberley.com

NOTICE BY SIGN POSTING

Zoning No: ZA 16-002

Owner _____

Date 12/15/16

To: Code Enforcement/Public Works

Please place a Proposed Zoning Sign on the following property

() Project Site Address 25 La Taya Trail

which is located _____

Bill Bowers

Asst. Public Works

Note: The above-referenced sign was placed on the subject property on

12/15, 2016


Signature



The Wimberley View CLASSIFIED

P.O. Box 49 Wimberley, Texas 78676 512-

Public Notice

NOTICE OF PUBLIC HEARING (Requests for Zoning)

Notice is hereby given that the Planning & Zoning Commission of the City of Wimberley will hold a public hearing at the Wimberley City Hall on Thursday, January 12, 2017, at 6:00 p.m. to consider the following: ZA-16-002 – a request to change the zoning from Rural Residential 1 (R-1) and Single Family Residential 2 (R-2) and Rural Residential 1 (R-1) for property located at 25 La Toya Trail, in Wimberley, Hays County, Texas. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing at its regular Council Meeting Thursday, January 19, 2017, at 6:00 p.m. Comments on this request from any member of the public may be presented in person or by mail (PO Box 2027) at City Hall prior to the hearing. The public will be granted an opportunity to speak at the hearings. Additional information concerning the proposed action is available for review at the City of Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

NOTICE OF ENACTMENT OF ORDINANCE NO. 2016-033

An ordinance of the City of Wimberley, Texas, amending Title VII (Traffic Code), Chapter 70 (Traffic Regulations) to add a new Section 70.06 (Low Water Crossings); providing for findings of fact, repealer, savings, severability, proper notice and meeting, and an effective date.

NOTICE OF OPERATING PERMIT APPLICATION: HTGCD GROUNDWATER

This notice is to advise the public that an operating permit application has been submitted to the Hays Trinity Groundwater Conservation District. At this time, the application is pending and not administra-

General Help Wanted

**HILL COUNTRY MENTAL HEALTH & DEVELOPMENTAL DISABILITIES CENTERS
NOW HIRING
COMMUNITY SERVICE AIDES**
FULL AND PART TIME OPPORTUNITIES AVAILABLE
TWO LOCATIONS
SCHEIB IDD CENTER & COMAL COUNTY DEVELOPMENTAL TRAINING CENTER
\$10.59 - \$10.95 PER HOUR * H.S. DIPLOMA OR GED
EVENINGS AND WEEKENDS REQUIRED
VISIT IN PERSON OR APPLY ON LINE AT
WWW.HILLCOUNTRY.ORG
Hill Country MHDD Centers is an EOE

General Help Wanted

General Help Wanted

NEWSPAPER CARRIERS
Needed in San Marcos, Buda, Kyle & Wimberley areas. Early morning hours.
512-829-1498

General Help Wanted

General Help Wanted

DQ NEEDS YOU

NOW HIRING
DAY SHIFTS



TEXAS STOP SIGN

Paying ABOVE Minimum Wage

OFFERING

Flexible Schedules
Benefit Packages
Holiday & Vacation Pay

Apply Online
www.richesondq.com



General Help Wanted

APPOINTMENT SETTERS
and Lead Generation experts needed for new startup in Wimberley, TX. Performance-based pay \$45K-\$75K per year. Work from home.
Call: 210-215-3811
Email: mattessonss@gmail.com

MERCHANDISE



FREE Items

FREE
Very nice queen size bed. Complete BBQ pit, Charbroil, propane.
Buyer Pick up.
(512) 694-8554

Misc. Merchandise

NICE WASHERS
/dryers/stoves
\$250/up. Refrigerators \$200/up. Matching W/D sets, \$499/up; 6 mo. guarantee. **Guaranteed Appliances, Sales / Service. Award winning company**
512-392-0373.



General Help Wanted

Comm

F

1 - 800 spaces \$

1 1600 spaces \$1500/pe

1 3200 spaces \$2800/pe

Call 512-4

Townhome Condos for

WOODCRE CONDOS
2 Master Beds
2.5 Bath & bedroom w/ office
c bedroom with bath. Fire open floor plan
Recent fac
\$1200/m
Email KatieOlson@propt.com
graysaustin.
or call 512-54



Trucks

Michael D. Stevens
Attorney for Beverley Vann
State Bar No.: 1918500
P.O. Box 727
Wimberley, Texas 78676
Telephone: (512) 847-9277
Facsimile: (512) 847-5131
E-mail: Mike@stevensmalonelaw.com

**NOTICE OF PUBLIC HEARING
(Conditional Use Permit)**

Notice is hereby given that the Planning & Zoning Commission of the City of Wimberley will hold a public hearing at the Wimberley City Hall on Thursday, January 12, 2017, at 6:00 p.m. to consider the following: CUP-16-022 – an application for a Conditional Use Permit (CUP) to allow for the operation of a vacation rental facility, on property zoned single family residential located at 171 Paraorama Drive in Wimberley, Hays County, Texas. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on Thursday, January 19, 2017, at 6:00 p.m. at City Hall. Comments on this request from any member of the public may be presented in person or by mail (PO Box 2027) at City Hall prior to the hearing. The public will be granted an opportunity to speak at the hearings. Additional information concerning the proposed action is available for review at the Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

**"NOTICE OF APPLICATION TO
SUBDIVIDE --**

An application has been filed with HAYS COUNTY to subdivide 25.64 acres of property located at along 31300 Ranch Road 12, Dripping Springs, TX 78620. Information regarding the application may be obtained from Hays County Development Services (512) 393-2150. Tracking number: SUB-708"

**NOTICE OF PUBLIC HEARING
(Corrected Request for Zoning)**

Notice is hereby given that the Planning & Zoning Commission of the City of Wimberley will hold a public hearing at the Wimberley City Hall on Thursday, January 12, 2017, at 6:00 p.m. to consider the following: ZA-16-002 – a request to change the zoning from Rural Residential 1 (R-1) to Single Family Residential 2 (R-2) for property located at 25 La Toya Trail, in Wimberley, Hays County, Texas. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing at its regular Council Meeting Thursday, January 19, 2017, at 6:00 p.m. Comments on this request from any member of the public may be presented in person or by mail (PO Box 2027) at City Hall prior to the hearing. The public will be granted an opportunity to speak at the hearings. Additional information concerning the proposed action is available for review at the City of Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

contingency plan, monthly/quarterly reporting, proof of public notice, well construction notification and installation of totalizing flow meters. The public may submit comments to the District office by the ten-day deadline date, December 31, 2016. The deadline date starts upon the first day of the running of the applicant's published notice. All public comments will be reviewed prior to District staff recommendations. A secondary public notice shall include staff recommendations and the twenty-day deadline date to submit formal contested case letters to the District office. The operating permit application is available for review on the District's website www.haysgroundwater.com under Quick Links / Pending Permit Applications/ Newly Submitted Permit Applications or is available for review at the District office, 14101 Highway 290 West, Building 100, Suite 212. Mail to the District should be sent to HTGCD, P.O. Box 1648, Dripping Springs, TX. 78620, email to the District or call the District 512-858-9253.

PUBLIC NOTICE

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Beer Retailer's Permit and a Brewpub License and Beverage Cartage Permit by Renaissance Brewing, LLC dba Suds Monkey, located at 1032 Canyon Bend Drive, Suites A&B, Dripping Springs, Travis County, Texas. Managers: Stephen Gray, Gregory Plummer

**General
Help Wanted**

**General
Help Wanted**

PRESS FOREMAN

The Mexia News is looking for a full-time Press Operator to assist with daily production on our Goss Press. The work includes preparing presses for production, operating the presses or their components, cleaning the presses and the room, maintaining the mechanical readiness of presses, and other duties as assigned. Every member of the pressroom staff constantly strives to achieve the highest quality of work and the contribution of every press operator is essential for success. This position requires a high school education or equivalent. Experience in web offset printing is preferred. Mechanical ability and familiarity with computers is required. Candidates should have the ability to adapt to change, multitask, handle multiple tasks, remain flexible and work with people while demonstrating patience. A press operator spends most working hours on his/her feet. In addition to periods of standing, a press operator is required to climb on the two-level press structure. Operators engaged in maintenance and some cleaning activities will be required to stoop, kneel, crouch and crawl. They often work in noisy areas. Color vision is required. We offer competitive wages and a full benefits package.

Interested persons should send resume to: hdarby@themexianews.com
EOE

**Public
Notice**

**Public
Notice**

**Public
Notice**

**Public
Notice**

NOTICE TO BIDDERS

Seeking Competitive Sealed Bids addressed to ERG BELTERRA, LTD. ("OWNER") on behalf of Hays County Water Control and Improvement District No. 1 ("DISTRICT") for furnishing all labor, materials, equipment, and performing all work required for the construction of Public Infrastructure Plans for Belterra Commercial. Sealed bids will be received at the office of C 500 West 5th Street, Suite 700, Austin, TX 78701 until Friday, January 6, 2017 at 3:00pm and will be unsealed at 3:00pm on Friday, January 6, 2017. There will be a pre-bid conference held on December 29, 2016 at 10:00 am at the office of ERG Belterra. Any proposal received after the closing time will be returned unopened. Proposals shall be plainly marked with name and the person or entity submitting the proposal ("BIDDER") and the following words:

PROPOSAL FOR PUBLIC INFRASTRUCTURE PLANS FOR BELTERRA COMMERCIAL

Public Infrastructure Plans for Belterra Commercial include approximately: 39,363 SY right of way preparation; 6,188 LF of 18"-48" Class III RCP storm sewer with inlets, headwalls, manholes, and drainage appurtenances; 9,763 LF of 8-12" water main with fire hydrants, valves and associated appurtenances; 4,891 LF of 6-8" gravity wastewater sewer line with manholes and appurtenances; 2,900 LF of 6" PVC SDR 21 Treated Effluent pipe and appurtenances. All work must conform to the State of Texas, County of Hays, and Hays County Water Control and Improvement District No. 1 rules and criteria.

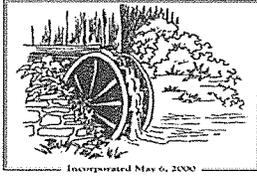
Bidding Documents, including Plans and Specifications, will be distributed electronically. Distribution to the Public of Bidding Documents and Addendum is being performed by Miller Imaging & Digital Solutions (Miller IDS), formerly Miller Blue.

Contact Information for the Miller IDS Planroom is as follows:

- Miller Imaging & Digital Solutions
- Simon Lucas, Digital Services Coordinator
- Ph.: 512-381-5289 (Direct)
- planroom@millerids.com

PDF Sets of Bid Documents may be Downloaded Free of Charge from the Miller IDS Planroom:
<http://www.millerids.com>

P & Z Commission Agenda Form



Date Submitted: January 6, 2017

Agenda Date Requested: January 12, 2017

Project/Proposal Title: STAFF & COMMISSION
REPORTS

Funds Required:
Funds Available:

Commission Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow for reports to be presented by Commission members and for future agenda item requests.