



# 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**  
**AUGUST 9, 2012 - 6:00 P.M.**

**AGENDA**

**CALL TO ORDER:** AUGUST 9, 2012 @ 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 JULY 12, 2012.

2. **PUBLIC HEARING AND POSSIBLE ACTION**

- (A) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING AN APPLICATION FOR A PRELIMINARY PLAN AND FINAL PLAT OF 7.69 ACRES LOCATED AT 220 RED HAWK ROAD, WIMBERLEY, HAYS COUNTY, TEXAS. (*TERRI LEMASTER, APPLICANT*)
- (B) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING AN APPLICATION FOR AN AMENDING PLAT OF LOTS 21, 22 AND 23, BLOCK 2, WOODCREEK SECTION 3, LOCATED IN WIMBERLEY, HAYS COUNTY, TEXAS, ALONG WITH VARIANCE REQUESTS RELATING TO THE CITY'S LOT DEPTH TO WIDTH RATIO REQUIREMENTS AND THE MINIMUM LOT SIZE REQUIREMENTS FOR LOTS TO BE SERVED BY ON-SITE SEPTIC FACILITIES (OSSF). (*ROGER & KAREN SOSBY, APPLICANTS*)
- (C) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING AN APPLICATION TO VACATE AND REPLAT LOTS 4, 5, 6, AND 7 OF THE *REPLAT AND EXTENSION OF LOT 2 DUNN PLAZA* LOCATED IN WIMBERLEY, HAYS COUNTY, TEXAS. (*VIRGIL & ASSOCIATES CONSULTING SERVICES, APPLICANTS*)
- (D) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING AN APPLICATION TO AMEND ORDINANCE NO. ZA-06-013 WHICH DESIGNATES THE PROPERTY LOCATED AT 14100 RANCH ROAD 12, WIMBERLEY, HAYS COUNTY, TEXAS, AS A WIMBERLEY PLANNED DEVELOPMENT DISTRICT (WPDD) WITH A BASE ZONING DISTRICT OF COMMERCIAL-MODERATE IMPACT (C-2), FOR THE PURPOSE OF REVISING THE CONCEPT PLAN AND CERTAIN DEVELOPMENT REGULATIONS, INCLUDING, BUT NOT LIMITED TO THOSE RELATING TO BUILDING FOOTPRINT, BUILDING FLOOR AREA, SETBACKS, PARKING AND IMPERVIOUS COVER. (*MARIPOSA RANCH ROAD 12, L.P. , APPLICANT*)

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 August 6, 2012 at 5:00 p.m.



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CARA MCPARTLAND, 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.