



# 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**

**SEPTEMBER 22, 2011 - 6:30 P.M.**

**AGENDA**

**CALL TO ORDER:**                SEPTEMBER 22, 2011 @ 6:30 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 SEPTEMBER 8, 2011.

2. PUBLIC HEARING AND POSSIBLE ACTION

- (A) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING CASE # ZA-11-008, AN APPLICATION FOR AN AMENDMENT TO ORDINANCE NO. 2009-042 WHICH AMENDED THE DEVELOPMENT REGULATIONS FOR A PLANNED UNIT DEVELOPMENT LOCATED AT 14835 RANCH ROAD 12, WIMBERLEY, HAYS COUNTY, TEXAS IN ORDER TO REVISE CERTAIN DEVELOPMENT REGULATIONS RELATING TO THE MAXIMUM BUILDING SQUARE FOOTAGE, THE TOTAL PROJECT SQUARE FOOTAGE AND PARKING. *(JOHN MCCROCKLIN, APPLICANT; THIS CASE WAS CONTINUED FROM THE SEPTEMBER 8, 2011 MEETING OF THE PLANNING AND ZONING COMMISSION)*
  
- (B) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING CASE # ZA-11-009, AN APPLICATION TO CHANGE THE ZONING FROM WIMBERLEY PLANNED DEVELOPMENT DISTRICT (WPDD) WITH A BASE ZONING OF RURAL RESIDENTIAL 1 (R-1) TO SCENIC CORRIDOR (SC) FOR A 3.467 ACRE TRACT OF LAND LOCATED AT 11552 RANCH ROAD 12, WIMBERLEY, HAYS COUNTY, TEXAS. *(MIKE WILLIAMS, APPLICANT)*
  
- (C) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING A PROPOSED ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS, AMENDING CHAPTER 155 (ZONING), CREATING A NEW SECTION 155.006 (PROHIBITED USES) OF THE CODE OF ORDINANCES TO PROHIBIT WIND TURBINES AND ACCESSORY EQUIPMENT OF SAME AND UTILITY GRID WIND ENERGY SYSTEMS WITHIN THE CITY'S CORPORATE LIMITS; AND PROVIDING FINDINGS OF FACT, A REPEALING CLAUSE, TO PROVIDE A SAVINGS CLAUSE AND SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE. *(CITY ADMINISTRATOR)*
  
- (D) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING A PROPOSED ORDINANCE AMENDING PORTIONS OF SECTIONS 155.107 (PLANNING AND ZONING COMMISSION) AND 155.108 (BOARD OF ADJUSTMENT; VARIANCES AND APPEALS) OF THE CODE OF ORDINANCES OF THE CITY OF WIMBERLEY, TEXAS IN ORDER TO REVISE THE REMOVAL PROCESS FOR BOARD MEMBERS APPOINTED TO THE ABOVE REFERENCED BOARDS; AND PROVIDING FOR FINDINGS OF FACT, AN EFFECTIVE DATE; PROPER NOTICE AND MEETING, AND SEVERABILITY.

(CITY ADMINISTRATOR)

3. **DISCUSS AND CONSIDER ACTION**

DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSAL TO AMEND THE CITY OF WIMBERLEY ZONING CODE TO ALLOW, AS A CONDITIONAL USE, LIMITED ADULT HEALTH CARE HOMES IN RESIDENTIALLY ZONED AREAS. (CITY ADMINISTRATOR)

4. **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 September 19, 2011 at 5:00 p.m.



CARA MC PARTLAND, 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.