



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

MARCH 24, 2016 - 6:00 P.M.

AGENDA

OATH OF OFFICE

ADMINISTER OATH OF OFFICE TO NEWLY APPOINTED COMMISSIONER AUSTIN WEEKS (MAYOR STEVE THURBER)

CALL TO ORDER: MARCH 24, 2016 @ 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 FEBRUARY 11, 2016.

2. **PUBLIC HEARINGS AND POSSIBLE ACTION**

- (A) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING CASE CUP-16-001, AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A BED AND BREAKFAST FACILITY ON A TRACT OF LAND ZONED RURAL RESIDENTIAL 1 (R-1), LOCATED AT 1415 E. SPOKE HILL DRIVE, WIMBERLEY, HAYS COUNTY, TEXAS. *(HERSCHEL "MAC" MCCULLOUGH, APPLICANT)*
- (B) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING CASE CUP-16-002, AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A VACATION RENTAL ON A TRACT OF LAND ZONED RURAL RESIDENTIAL 1 (R-1), LOCATED AT 310 SUMMIT LOOP, WIMBERLEY, HAYS COUNTY, TEXAS. *(LISA RISOLI, APPLICANT; THIS APPLICATION HAS BEEN WITHDRAWN)*
- (C) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING CASE CUP-16-003, AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A VACATION RENTAL ON A TRACT OF LAND ZONED RURAL RESIDENTIAL 1 (R-1), LOCATED AT 401 ROCKY SPRINGS ROAD, WIMBERLEY, HAYS COUNTY, TEXAS. *(BRUCE AND CAROLE BOATNER, APPLICANTS)*
- (D) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING CASE CUP-16-004, AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A VACATION RENTAL ON A TRACT OF LAND ZONED SINGLE FAMILY RESIDENTIAL 2 (R-2), LOCATED AT 1851 FLITE ACRES ROAD, WIMBERLEY, HAYS COUNTY, TEXAS. *(AARON AND ANGELA SCOTT, APPLICANTS)*
- (E) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING CASE CUP-16-005, AN APPLICATION FOR A

CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A VACATION RENTAL ON A TRACT OF LAND ZONED SINGLE FAMILY RESIDENTIAL 2 (R-2), LOCATED AT 505 ROCKY SPRINGS ROAD, WIMBERLEY, HAYS COUNTY, TEXAS. *(CARL AND BRYNN ANDERSON, APPLICANT)*

(F) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING CASE CUP-16-006, AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A VACATION RENTAL ON A TRACT OF LAND ZONED RURAL RESIDENTIAL 1 (R-1), LOCATED AT 101 ARROWLAKE ROAD, WIMBERLEY, HAYS COUNTY, TEXAS. *(CHRISTOPHER CURETON, APPLICANT)*

(G) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING CASE CUP-16-007, AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE SALE OF WINE FOR OFF-PREMISE CONSUMPTION ON A TRACT OF LAND ZONED COMMERCIAL-LOW IMPACT (C-1), LOCATED AT 14015 RANCH ROAD 12, NO. 7, WIMBERLEY, HAYS COUNTY, TEXAS. *(NANCY SALLABERRY, APPLICANT)*

3. DISCUSS AND CONSIDER POSSIBLE ACTION

(A) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSED MODIFICATION IN THE FM 2325 PLANNING AREAS BETWEEN RHODES LANE AND CARNEY LANE. *(CITY ADMINISTRATOR)*

(B) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING PROPOSED MODIFICATIONS TO THE CITY OF WIMBERLEY LIGHTING ORDINANCE. *(CITY ADMINISTRATOR)*

(C) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING CHANGES TO THE CITY OF WIMBERLEY ZONING CODE. *(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 March 21, 2016 at 5:00 p.m.



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.