



# 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**

**DECEMBER 9, 2010- 6:30 P.M.**

**AGENDA**

**CALL TO ORDER:** DECEMBER 9, 2010 @ 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 NOVEMBER 11, 2010.

2. PUBLIC HEARING AND POSSIBLE ACTION

- (A) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING CASE # CUP-10-015, AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A BED AND BREAKFAST ON A 1.024 ACRE TRACT OF LAND ZONED SINGLE FAMILY RESIDENTIAL 2 (R-2) AND LOCATED AT 408 BLUE HERON RUN, WIMBERLEY, HAYS COUNTY, TEXAS. (*JAMES AND JUDY THOMPSON, APPLICANTS*)
- (B) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING CASE # CUP-10-016, AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A BED AND BREAKFAST ON A .35 ACRE TRACT OF LAND ZONED SINGLE FAMILY RESIDENTIAL 2 (R-2) AND LOCATED AT 430 BLUE HERON RUN, WIMBERLEY, HAYS COUNTY, TEXAS. (*DONN AND PAMELA LAMOUREUX, APPLICANTS*)
- (C) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING CASE # CUP-10-017, AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A BED AND BREAKFAST ON A .50 ACRE TRACT OF LAND ZONED SINGLE FAMILY RESIDENTIAL 2 (R-2) AND LOCATED AT 444 BLUE HERON RUN, WIMBERLEY, HAYS COUNTY, TEXAS. (*DONN AND PAMELA LAMOUREUX, APPLICANTS*)
- (D) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING CASE NUMBER ZA-10-006, AN APPLICATION FOR A WIMBERLEY PLANNED DEVELOPMENT DISTRICT WITH A BASE ZONING DISTRICT OF COMMERCIAL - LOW IMPACT (C-1) FOR A TRACT OF LAND LOCATED AT 13301 RANCH ROAD 12, WIMBERLEY, HAYS COUNTY, TEXAS. (*SIBYL BURROWS, APPLICANT*)
- (E) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING THE MODIFICATION OF REQUIREMENTS FOR BED AND BREAKFAST AND SHORT-TERM VACATION RENTAL USES WITHIN THE CITY OF WIMBERLEY, TEXAS. (*CITY ADMINISTRATOR*)
- (F) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING THE ESTABLISHMENT OF A *VILLAGE INN (VI)* ZONING DISTRICT AND ASSOCIATED REGULATIONS AND THE DESIGNATION OF A PLANNING AREA WHERE THE ZONING DISTRICT WOULD BE ALLOWED. (*CITY ADMINISTRATOR*)
- (G) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING AN 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*)

- (H) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING AN ORDINANCE OF THE CITY OF WIMBERLEY, AMENDING SECTION 155 (ZONING), APPENDIX F, OF THE CODE OF WIMBERLEY, DESIGNATING GEOGRAPHIC BOUNDARIES FOR A PARTICULAR ZONING DISTRICT AND CLASSIFICATION FOR PROPERTY LOCATED AT 260 PANTHER CROSSING, WIMBERLEY, HAYS COUNTY, TEXAS, DESIGNATING SUCH PROPERTY FROM RESIDENTIAL ACREAGE (RA) TO RURAL RESIDENTIAL 1 (R-1); AND PROVIDING FOR THE FOLLOWING: DELINEATION ON ZONING MAP; SEVERABILITY; EFFECTIVE DATE AND PROPER NOTICE AND MEETING. *(THOMAS & NANCY PAYTE, APPLICANTS)*
- (I) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING AN APPLICATION FOR A REPLAT OF LOT 15 FLITE ACRES LITTLE RANCHES CREATING TWO (2) LOTS TO BE KNOWN AS LOT 15A (4.436 ACRES) AND LOT 15B (2.212 ACRES), ON PANTHER CROSSING, WIMBERLEY, HAYS COUNTY, TEXAS, AND ASSOCIATED VARIANCES FROM SECTION 154.063(C) OF THE CITY SUBDIVISION CODE RELATING TO LOT SHAPE CONFIGURATION, SECTIONS 154.058 AND 154.063(D) RELATING TO LOT ACCESS AND FRONTAGE AND SECTION 154.063 RELATING TO INTERSECTION DESIGN. *(THOMAS & NANCY PAYTE, APPLICANTS)*

3. **DISCUSSION AND ACTION**

DISCUSS AND CONSIDER ACTION REGARDING THE DEVELOPMENT OF A WATER QUALITY PROTECTION ORDINANCE. *(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 December 6, 2010 at 5:00 p.m.

A handwritten signature in cursive script that reads "Cara McPartland". The signature is written in black ink and is positioned above a horizontal line.

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.