

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
JULY 8, 2010- 6:30 P.M.

AGENDA

CALL TO ORDER: JULY 8, 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 JUNE 10, 2010.

2. PUBLIC HEARING AND POSSIBLE ACTION

- (A) HOLD A PUBLIC HEARING AND MAKE A RECOMMENDATION TO CITY COUNCIL REGARDING CASE # CUP-10-008, AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW FOR A SIT-DOWN EATING ESTABLISHMENT INCLUDING THE SALE OF BEER, WINE AND ALCOHOL FOR ON-PREMISE CONSUMPTION ON A COMMERCIAL TRACT OF LAND LOCATED AT 111 RIVER ROAD, WIMBERLEY, HAYS COUNTY, TEXAS. *(LEANING PEAR, LLC, APPLICANT; CONSIDERATION OF THIS ITEM WAS DELAYED FROM THE JUNE 24, 2010 MEETING OF THE PLANNING AND ZONING COMMISSION DUE TO THE LACK OF A QUORUM)*
- (B) HOLD A PUBLIC HEARING AND MAKE A RECOMMENDATION TO CITY COUNCIL ON AN ORDINANCE AMENDING CHAPTER 155 (ZONING) SUBSECTIONS 155.107(B)(2) AND (B)(3) (PLANNING AND ZONING COMMISSION) OF THE CODE OF ORDINANCES OF THE CITY OF WIMBERLEY, TEXAS IN ORDER TO REVISE THE APPOINTMENT PROCESS FOR PLANNING AND ZONING COMMISSION MEMBERS; AND PROVIDING FOR FINDINGS OF FACT, AN EFFECTIVE DATE; PROPER NOTICE AND MEETING, AND SEVERABILITY. *(CITY ADMINISTRATOR; CONSIDERATION OF THIS ITEM WAS DELAYED FROM THE JUNE 24, 2010 MEETING OF THE PLANNING AND ZONING COMMISSION DUE TO THE LACK OF A QUORUM)*

3. DISCUSSION AND ACTION

DISCUSS AND CONSIDER POSSIBLE ACTION ON WHERE TO ALLOW A PROPOSED RETREAT ZONING DISTRICT, IF APPROVED, WITHIN THE CITY LIMITS OF WIMBERLEY, TEXAS. *(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

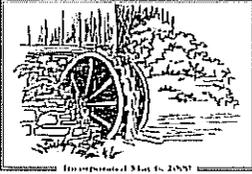
I hereby certify the above Notice of Meeting was posted on the Bulletin Board at the Wimberley City Hall on July 2, 2010 at 5:00 p.m.



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.

P & Z Agenda Form



Date Submitted: July 2, 2010

Agenda Date Requested: July 8, 2010

Project/Proposal Title: APPROVAL OF MINUTES
OF THE REGULAR PLANNING & ZONING
COMMISSION MEETING ON JUNE 10, 2010

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 June 10, 2010 for review and consideration.

City of Wimberley
City Hall, 221 Stillwater
Wimberley, Texas 78676
Planning & Zoning Commission
Minutes of Regular Meeting
June 10, 2010 at 6:30 p.m.

Meeting called to order by Chairman Tracey Dean. Present were Commissioners Jean Ross, Lila McCall, Paul Xiques, David Glenn, and Phil Dane. Commissioner Mike Jones had an excused absence.

Staff Present: City Administrator Don Ferguson, City Secretary Cara McPartland, and City Planning Technician Sandy Irvin.

Citizen Communications:

No citizen comments were heard.

1. Consent Agenda

Approval of minutes of the regular Planning & Zoning Commission meeting on May 27, 2010.

Commissioner Ross moved to approve the minutes as presented. Commissioner Dane seconded. Motion carried on a vote of 5-0. Chairman Dean abstained.

2. Public Hearing and Possible Action

- A. Hold a public hearing and consider making a recommendation to City Council regarding Case #ZA-10-002, an application to change the zoning from Neighborhood Services (NS) to Public Facilities (PF) and remove an existing conditional use permit for a 1.5 acre tract of land located at 45 La Buena Vista, Wimberley, Hays County, Texas. (*Renee Boschert, Applicant; consideration of this item was continued from the May 27, 2010 meeting of the Planning and Zoning Commission*)

City Planning Tech Irvin reviewed the zoning application, including subject property location, current/proposed zoning/uses, and notification. She stated that staff received no opposition from surrounding property owners and recommended approval. City Administrator Ferguson detailed reasons for the requested zoning change/CUP removal to allow for the operation of a public charter school in conjunction with the Katherine Anne Porter School District. Currently, the applicant operates a private Montessori school at the location with a CUP. He directed the Commission's attention to three (3) written statements of support received earlier today.

No public comments were heard.

In response to Commissioner Dane's inquiry, there were no audience members who expressed opposition to this item.

Commissioner Ross moved to recommend approval of the item as presented. Commissioner McCall seconded. Motion carried on a vote of 6-0.

3. Discussion and Action

Discuss and consider the possible development of a Lodging – Retreat (L-3) zoning district and accompanying definitions and development standards. (*City Administrator*)

City Administrator Ferguson reviewed past discussions, highlighted public hearing/notification procedures, and summarized the revised draft of the proposed L-3 zoning district.

Discussion addressed:

- Changing the designation "RV = 2 guest bedrooms" to "RV site = 2 guest bedrooms"
- Maximum number of RV pads/sites allowed (10 per total development)
- Modifying *Maximum Impervious Coverage* as follows: "The maximum impervious cover limits may be increased five (5) percentage points, if more than one-half of roof runoff from combined structures on-site is isolated, treated, and used for irrigation."
- Clarifying language relating to maximum guest bedrooms per acre to: "No more than ten (10) bedrooms are to exist within the boundaries of any single acre."
- Addition of clause "if required by this section" relating to vegetative buffers
- Additional italicized language to §155.055(G) relating to setbacks: "No lodge, cottage, cabin or *RV site* shall be located within one-hundred (100) feet of Cypress Creek and one-hundred fifty (150) feet of the Blanco River, or in the floodplain, whichever is greater."
- Modification of §155.055(F)(3) as follows: "RVs, travel trailers, or motor homes may not be used for onsite dwelling for a period greater than 30 consecutive days or for nonresidential purposes."
- Prohibition of outdoor camping, including tents and pop-up trailers
- Possible name change of zoning district from "Lodging" to "Retreat" or "Rural Retreat"
- Amendment of §155.055(G)(4) as follows: ". . . along all lodging property lines abutting property zoned residential, so as to visually screen the *retreat* uses."
- In §155.055(A), replace "tourist *resort* development" with "tourist *retreat* development"

- Concerns expressed by Commissioner Dane regarding creation of a new "Retreat" zoning district versus utilizing the existing WPDD process, unintended consequences or "worst case scenario" of doing so, and the original intent behind creation of a new zoning district for existing businesses
- Compromise agreement to modify maximum impervious cover limits to twenty percent (20%)
- Need to proceed with scheduling of public hearings to gather public input

Commissioner Ross moved to direct staff to publish this proposed ordinance for a public hearing for consideration by the Commission and City Council. Chairman Dean seconded. Motion carried on a vote of 5-1. Commissioner Dane voted against.

After discussion of scheduling conflicts, publication of a July 8, 2010 hearing date was agreed upon.

4. Staff and Commission Reports

- Announcements
- Future Agenda Items

In response to Commissioner Glenn, City Administrator Ferguson clarified a future agenda item relating to the appointment process for board/commission members.

Hearing no further announcements or future agenda items, Commissioner Ross moved to adjourn. Chairman Dean seconded. Motion carried on a vote of 6-0.

Adjourn at 7:52 p.m.

Recorded by:

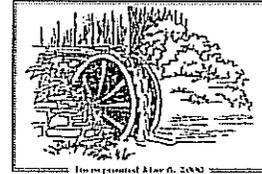
Cara McPartland

These minutes approved the _____ of July, 2010.

APPROVED:

Tracey Dean, Chair

Report for Zoning CUP-10-008



Summary: A request for a Conditional Use Permit (CUP) to allow for a sit-down eating establishment that sells beer, wine and alcohol for on-premise consumption at 111 River Road

Applicant Information:

Applicant: Leaning Pear, LLC
111 River Road
Wimberley, Texas 78676

Property Owner: Leaning Pear, LLC

Subject Property:

Legal Description: AMASA TURNER SURVEY, Abstract No. 461
Location: 111 River Road
Existing Use of Property: Commercial –Eating Establishment
Existing Zoning: C1- Commercial Low Impact
Proposed Use of Property: Commercial-Restaurant that sells beer, wine and alcohol for on-premise consumption
Proposed Zoning: C-1 with CUP for a sit-down eating establishment which sells beer, wine and alcohol for on-premise consumption
Planning Area: IV
Overlay District: None

Surroundings:

Frontage On: River Road

Area Zoning and Land Use Pattern:

| | Current Zoning | Existing Land Use |
|----------------------|----------------|-------------------------|
| N of Property | C1, C2, PR2 | Commercial, Public |
| S of Property | C1,L2 | Commercial, Vacant |
| E of Property | C1,L2 | Commercial, Vacant |
| W of Property | R3, C1 | Residential, Commercial |

Legal Notice

200' Letters Sent: 6/4/2010
Published: 6/9/2010
Sign Placement: 6/4/2010

Responses: None

Comments:

The applicant has requested a Conditional Use Permit (CUP) to allow for a sit-down eating establishment that sells beer, wine, and alcohol for on-premise consumption on a .76 acre tract of land located at 111 River Road.

Currently, the subject property is zoned *Commercial-Low Impact (C-1)* and is located in and *Planning Area IV*. Eating establishments that sell beer, wine, and alcohol for on-premise consumption are allowed in *C-1* as conditional uses.

The subject property is the current location of the *Leaning Pear Restaurant*. The applicant is proposing to begin selling beer, wine and alcohol as part of the existing sit-down restaurant operation.

To date, City staff has received no comments from the public on the CUP request.

Upon review of the application, City staff recommends approval of the requested CUP.

§ 155.047 COMMERCIAL - LOW IMPACT; C-1.

(A) *General purpose and description.* The C-1, commercial 1 district is established as a limited retail category intended for the purpose of supplying day-to-day needs and personal services. Establishments may include small, free-standing retail structures, and personal service establishments.

(B) *Permitted uses.*

- (1) Administrative and professional office:
 - (a) Insurance, real estate, attorneys, accountants, architects, investment services, travel agencies;
 - (b) Photography studios, doctors, dentists;
 - (c) Non-profit organizations (with certain restrictions);
 - (d) Civic uses (such as City Halls);
 - (e) Research services: limited; and
 - (f) Office.
- (2) Religious assembly;
- (3) Retail sales and services: limited;
- (4) Business support services;
- (5) Child care center;
- (6) Repair services: consumer;
- (7) Eating establishments: sit-down;
- (8) Animal sales and services: grooming;
- (9) Convalescent services;
- (10) Arts and crafts sales and instruction;
- (11) Commercial/single-family residential;
- (12) Adult day care facility;
- (13) Private primary educational services;

- (14) Private secondary educational services;
- (15) Medical services: limited;
- (16) Personal services: limited;
- (17) Bank and savings and loan;
- (18) Accessory uses to the main use; and
- (19) Single-family residence.

(C) *Conditional uses.*

(1) A drive-through or drive-in facility otherwise allowed in any permitted use in this district shall be allowed only with a conditional use permit;

(2) Bank and savings and loan (drive-through);

(3) Bed and breakfast lodging;

(4) Telecommunications towers, commercial antennas, and broadcast towers, subject to all applicable city regulations; and

(5) Eating establishments: fast food with drive-through order windows.

(D) *Development regulations.*

(1) Minimum lot size: 5,000 square feet.

(2) Maximum building height (as defined in § 155.005):

(a) Primary buildings: not more than 2 stories and not more than 28 feet or 35 feet with gable roof;

(b) Accessory buildings: not more than 18 feet and not more than 1 story; and

(c) Decks: not more than 12 feet including a railing only or 18 feet including a roof.

(3) For minimum setbacks, no construction, including buildings, parking areas, and driveways, except entry driveways, and no placement or display of commercial material and equipment shall be allowed in the setbacks. The minimum setbacks shall be the larger of the dimensions in § 155.078(A), Table A, or the following:

(a) Dominant street: 10 feet;

(b) Secondary street: 10 feet; and

(c) Interior side or rear yard: 10 feet, 20 feet when adjacent to a residential district and the building is more than 1 story.

(4) Maximum impervious cover: 70%. Impervious coverage shall be calculated as a percentage of the net site area and shall be the lesser of the percentage specified above in this district description or the percentage for the average lot slope in § 155.078(M), Table C.

(5) Maximum building coverage: 60%. Building coverage shall be calculated as a percentage of the net site area.

(6) Maximum building footprint: 11,500 square feet.

(7) Maximum floor area: 15,000 square feet.

(E) *Special requirements.*

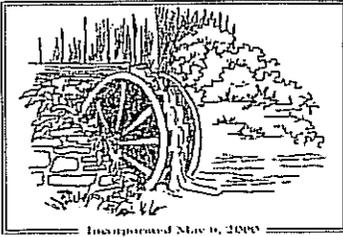
(1) Open storage is prohibited.

(2) For site plan requirements, see § 155.077.

(3) Recreational vehicles, travel trailers, or motor homes may not be used for on-site dwelling or non-residential purposes.

(F) *Other regulations.* As established in §§ 155.075 *et seq.*, development standards.

(G) *Parking regulations.* As required by § 155.075, off-street parking and loading requirements. (Ord. 2001-010, § 26, passed 4-1-2001; Am. Ord. 2003-006, passed 7-3-2003; Am. Ord. 2004-017, passed 8-5-2004) Penalty, see § 155.999



Village of Wimberley

CONDITIONAL USE PERMIT APPLICATION

No. CUP-10 - 008

FOR OFFICIAL USE ONLY

Application Date: 5/21/2010 Tentative P&Z Hearing: 6/24 Tentative Council Hearing: 7/1

FEES: \$400.00 DATE PAID: 5/27/2010 CHECK NO. 2210 REC'D BY _____

PROJECT SITE ADDRESS: 111 RIVER ROAD Wimberley, TX. 78676

OWNER/APPLICANT LEANING PEAR, LLC PHONE (512) 847-7327

FAX() N/A EMAIL: info@leaningpear.com

Mailing Address: 111 RIVER ROAD CITY: WIMBERLEY STATE: TX ZIP: 78676

APPLICANT UNDERSTANDS that the purpose of the Conditional Use Permit (CUP) process is to allow certain uses which are not specific permitted uses within a zoning district. To be considered for a CUP, the requested use must be listed under "Conditional Uses" within the applicable zoning district.

ZONING: C-1 CONDITIONAL USE REQUESTED: (e.g. Bed & Breakfast Lodging)

Planning Area 4 Zoning C-1 Total Acreage or Sq. Ft. 0.76 ACRES part of that 9.08 acre

Subdivision: N/A Lot N/A Block N/A tract identified as R18403

Appraisal District Tax ID#: R 18403

Deed Records Hays County: Volume 854 Page 649

Is property located in an overlay district? () Yes (X) No - If Yes,

Type: _____

Is property located in flood plain? () Yes (X) No

Utilities:

Electric Provider: PEC

Water Provider or Private Well: WIMBERLEY WATER SUPPLY

Wastewater Service Provider or Hays County Septic Permit No: 2002 2003

MY REQUEST IS BASED ON THE FOLLOWING:

- The use is harmonious and compatible with surrounding existing uses or proposed uses, and does not adversely affect an adjoining site than would a permitted use;
- The use requested by the applicant is set forth as a conditional use in the base district;
- The nature of the use is reasonable;
- The conditional use does not adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;
- The conditional use does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting, or its type of sign; and
- That any additional conditions specified, if any, ensure that the intent and purposes of the base district are being upheld.

ADDITIONAL REQUIREMENTS/DOCUMENTATION

- Metes and bounds description and a survey (i.e., drawing) exhibit showing the property for which the CUP is being requested.
- Site Plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities; size height, construction materials, and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening such as walls, plantings and fences; and the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200').
- List of Special Conditions that Applicant agrees apply to property.
- List of all property owners, with mailing addresses located within two hundred feet (200') of any point of the subject property.
- Payment of Application fee \$400.00
- Applicant agrees to attend public hearings before the P&Z Commission as well as the City Council concerning this application; or waives his/her right to appear, understanding that if questions are raised that cannot be answered, the matter may be continued, or denied.
- Applicant has checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning actions to ensure that there are no restrictions on the subject property and applicant understands that the Village zoning action does not relieve any obligation of these restrictions.
- Applicant agrees to provide additional documentation as needed by the Village.
- Applicant understands that Village review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided may delay the review of the Application. Applicant, by his/her signature below, certifies that to the best of his/her knowledge said information is complete and correct.
- Applicant hereby authorizes the Village representatives to visit and inspect the subject property.

Date 5/21/10

Rachel Bixman, MEMBER
APPLICANT SIGNATURE

WHEN APPLICABLE:

Date _____

AGENT SIGNATURE



Solis-Kanak & Associates, Inc.
Professional Land Surveyors

0.7600 Acre
C1 Zoning Area

Description of a 0.7600 of an acre of C1 zoning area out of that called 9.08 acre tract of land in deed to W.C. Carson recorded in Volume 854, Page 649 Official Public Records Hays County, Texas (OPRHCT) described in Volume 730, Page 867 Real Property Records Hays County, Texas (RPRHCT), situated in the Amasa Turner Survey, Abstract No. 461, Hays County, Texas, and being more particularly described by metes and bounds as follows with all bearing being based on Texas State Plane Coordinates South Central Zone (NAD 83);

Beginning: at a found 60d nail (N 13911254.87, E 2253463.67) lying on the south right-of-way line of River Road (ROW varies) marking the northeast corner of the herein described area and the west corner of Tract 1 a called 2.86 acre tract of land in deed to Ozona National Bank recorded in Volume 884, Page 91 OPRHCT;

Thence: S 55° 46' 50" E (called S 53° 49' 18" E), 125.59 feet, along the northeast line of the herein described area, the northeast line of said 9.08 acre tract and the southwest line of said 2.86 acre tract to the east corner of the herein described area from which a found ½" iron bar marking an angle point on the northeast line of said 9.08 acre tract and the southwest line of said 2.86 acre tract bears S 55° 46' 50" E (called S 53° 49' 18" E), 96.75 feet (total called 222.26 feet);

Thence: S 62° 25' 25" W, 285.68 feet, across said 9.08 acre tract, to the south corner of the herein described area lying on the west line of said 9.08 acre tract and the east line of a called 1.01 acre tract of land in deed to Paul H. Polhemus recorded in Volume 391, Page 390 Deed Records Hays County, Texas being N 38° 55' 48" W (called N 37° 00' 58" W) 131.80 feet from a found ½" iron bar for reference lying on the west line of said 9.08 acre tract and the east line of said 1.01 acre tract;

Thence: N 38° 55' 48" W (called N 37° 00' 58" W), 128.23 feet, along the west line of the herein described area, the west line of said 9.08 acre tract and the east line of said 1.01 acre tract to a found ½" iron bar (N 13911151.74, E 2253233.71) lying on the south line of said River Road marking the northwest corner of the herein described area, the northwest corner of said 9.08 acre tract and the northeast corner of said 1.01 acre tract being N 38° 55' 48" W (Bearing Basis), 502.36 feet (called N 37° 00' 58" W, 503.48 feet) from a set ½" iron bar (N 13910760.95, E 2253549.38) with cap (Solis-Kanak) marking an angle point on the west line of said 9.08 acre tract;

Thence: N 62° 25' 25" E, 222.36 feet (called N 64° 22' 00" E, 222.48 feet), along the north line of the herein described area, the north line of said 9.08 acre tract and the south line of said River Road to a found ½" iron bar for angle;

Thence: N 89° 40' 12" E, 32.86 feet (called S 88° 25' 54" E, 32.95 feet), continuing along the north line of the herein described area, the north line of said 9.08 acre tract and the south line of said River Road to the **Place of Beginning** and containing 0.7600 of an acre of C1 zoning area more or less.

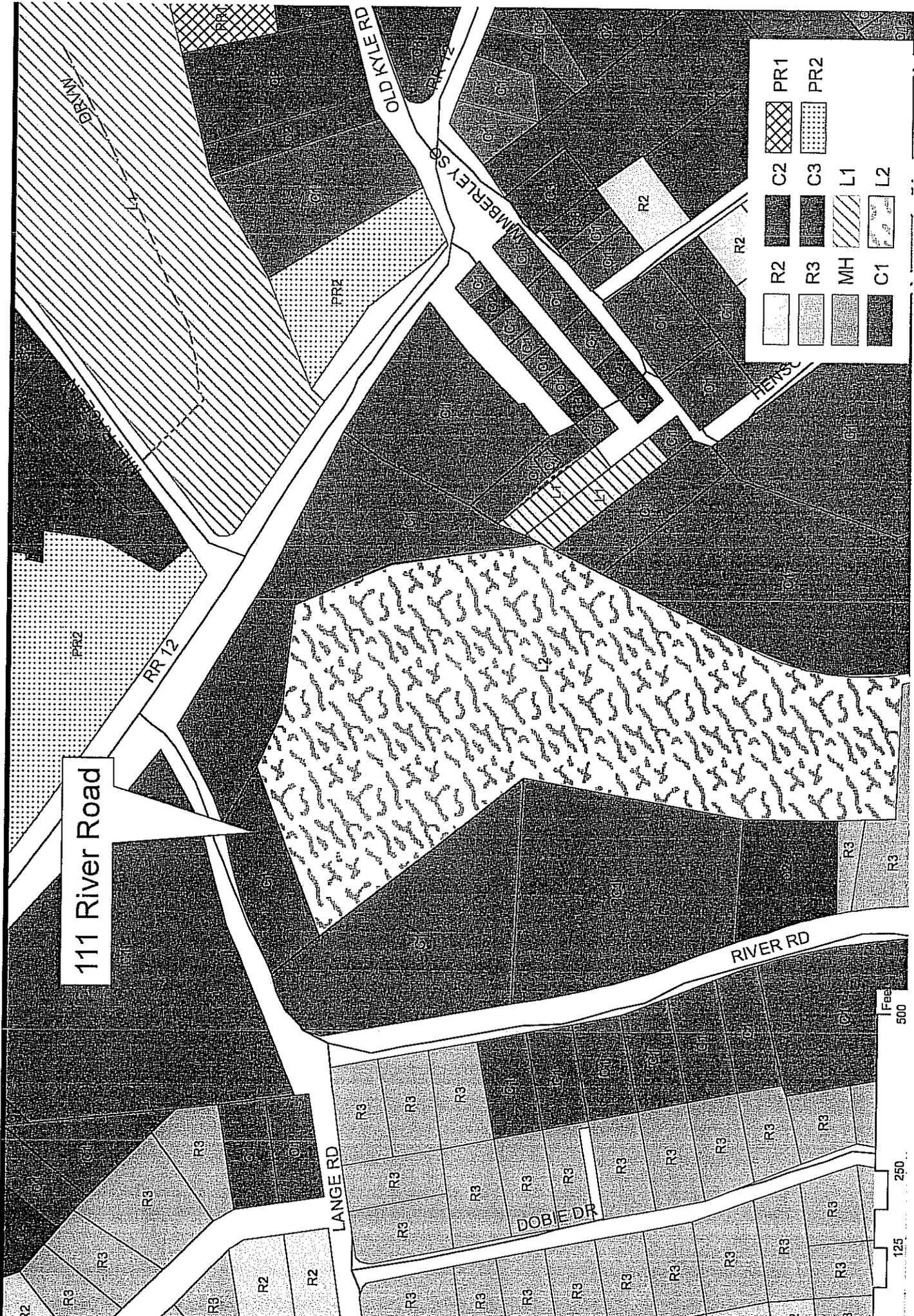
This description is for designating the C1 zoning area located in the said 9.08 acre tract and is not intended to subdivide said 9.08 acre tract. Description is based on the survey of an 11.722 acre tract of land surveyed by Solis-Kanak and Associates, Inc. dated July 31, 2009.



Clinton L. Kanak, R.P.L.S.
Registered Professional Land Surveyor, No. 4499
Date: July 31, 2009
G:\Jobs2009\09-0117\Description 0.7600 Acre.doc



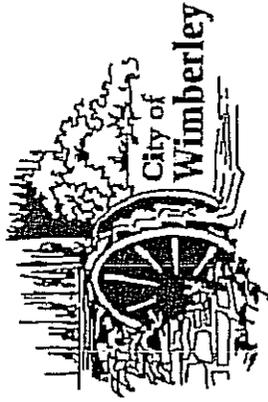
Zoning Map for CUP-10-008



111 River Road

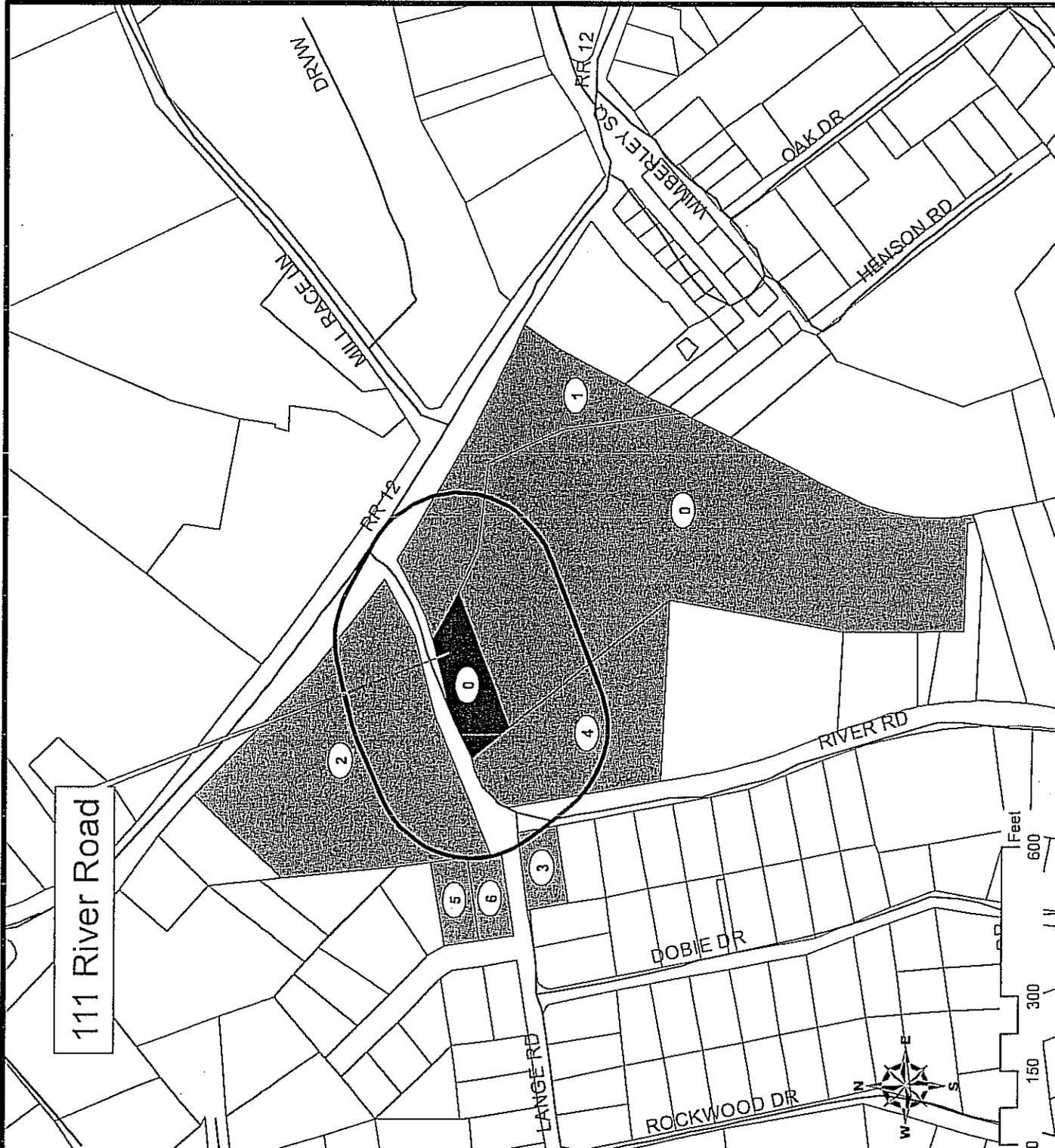
Scale: 0, 125, 250, 500 Feet

Notification Map for CUP-10-008

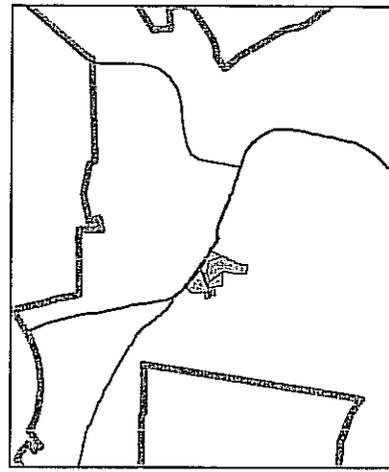


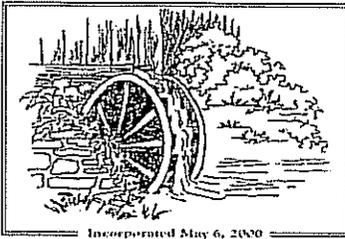
P.O. Box 2027 • Wimberley, Texas 78676

-  200' Notification Buffer
-  Subject Property
-  0, CARSON, W/C
-  1, OZONA NATIONAL BANK
-  2, OZONA NATIONAL BANK
-  3, JEAMBERT, ROBIN GUEST
-  4, KIEFER, LISA
-  5, ENGELHART, HAROLD BRYCE
-  6, ENGELHART, HAROLD BRYCE



Location Map





City of Wimberley

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

Phone: 512-847-0025 Fax: 512-847-0422 Web: cityofwimberley.com

Bob Flocke, Mayor - Charles Roccaforte, Mayor Pro-tem

Council Members - Mac McCullough, Bill Appleman, Steve Thurber, John White
Don Ferguson, City Administrator

June 4, 2010

NOTICE OF PUBLIC HEARING

Re: File No. CUP-10-008

111 River Road

A request for a Conditional Use Permit (CUP) to allow the sale of beer, wine, or alcohol for on-premise consumption.

Dear Property Owner:

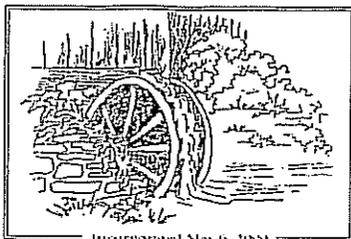
You are receiving this letter because you own property within 200 feet of the above-referenced location.

The applicant, Leaning Pear, has requested a Conditional Use Permit (CUP) to allow the sale of beer, wine, or alcohol for on-premise consumption for a property located at 111 River Road. The City of Wimberley Planning & Zoning Commission will consider this request at a public hearing on **Thursday, June 24, 2010, at 6:30 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, July 1, 2010, at 6:00 p.m.**

Because the granting of these requests 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

12111 Ranch Road 12, P.O. Box 2027, Wimberley, Texas, 78676

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

E-mail: Wimberley@wvillcom.com - Web: www.wil.wimberley.tx.us

NOTICE BY SIGN POSTING

Zoning No: EUP 10-008

Owner _____

Date 6/4/10

To: Code Enforcement/Public Works

Please place a Proposed Zoning Sign on the following property

() Project Site Address 111 River Road

which is located River Road

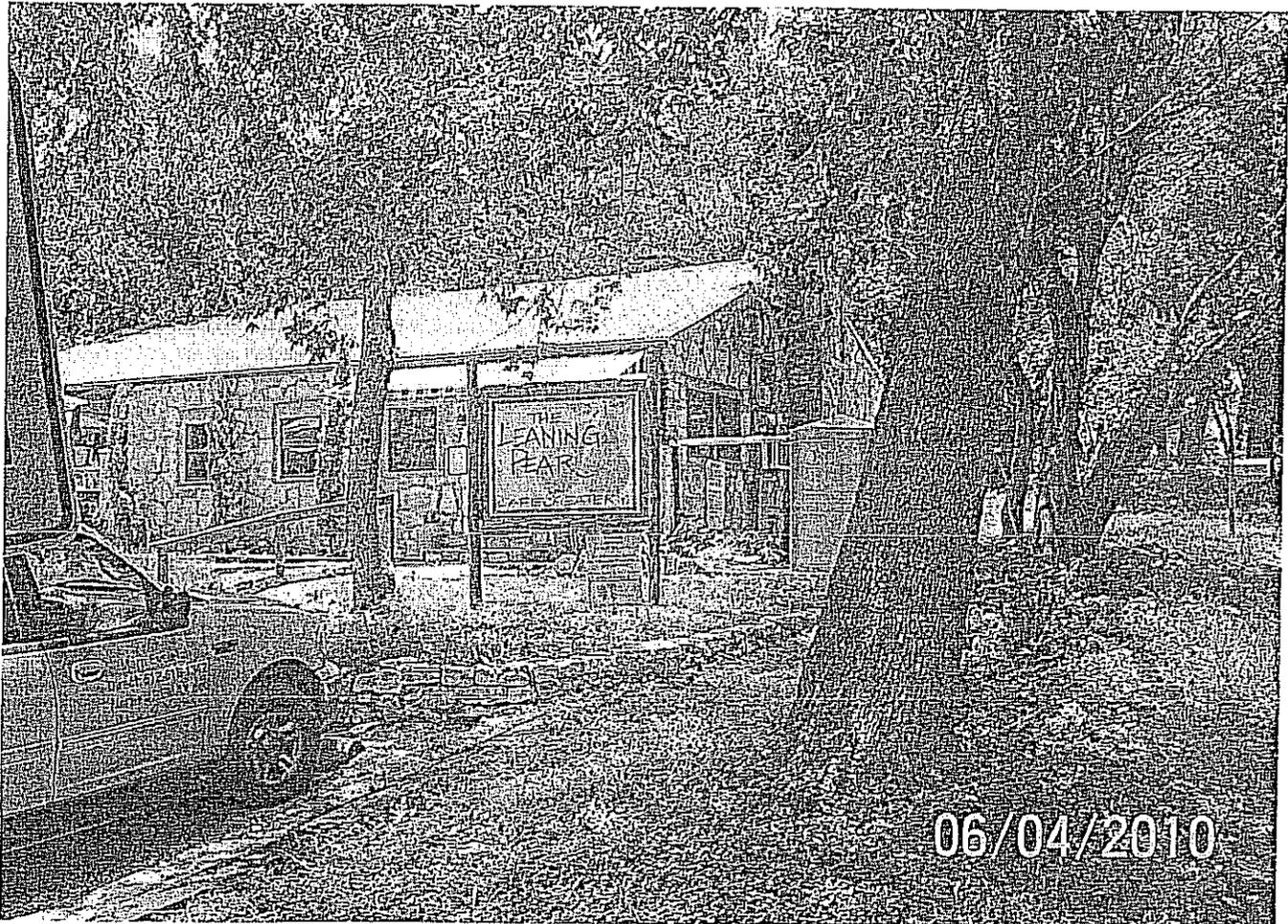
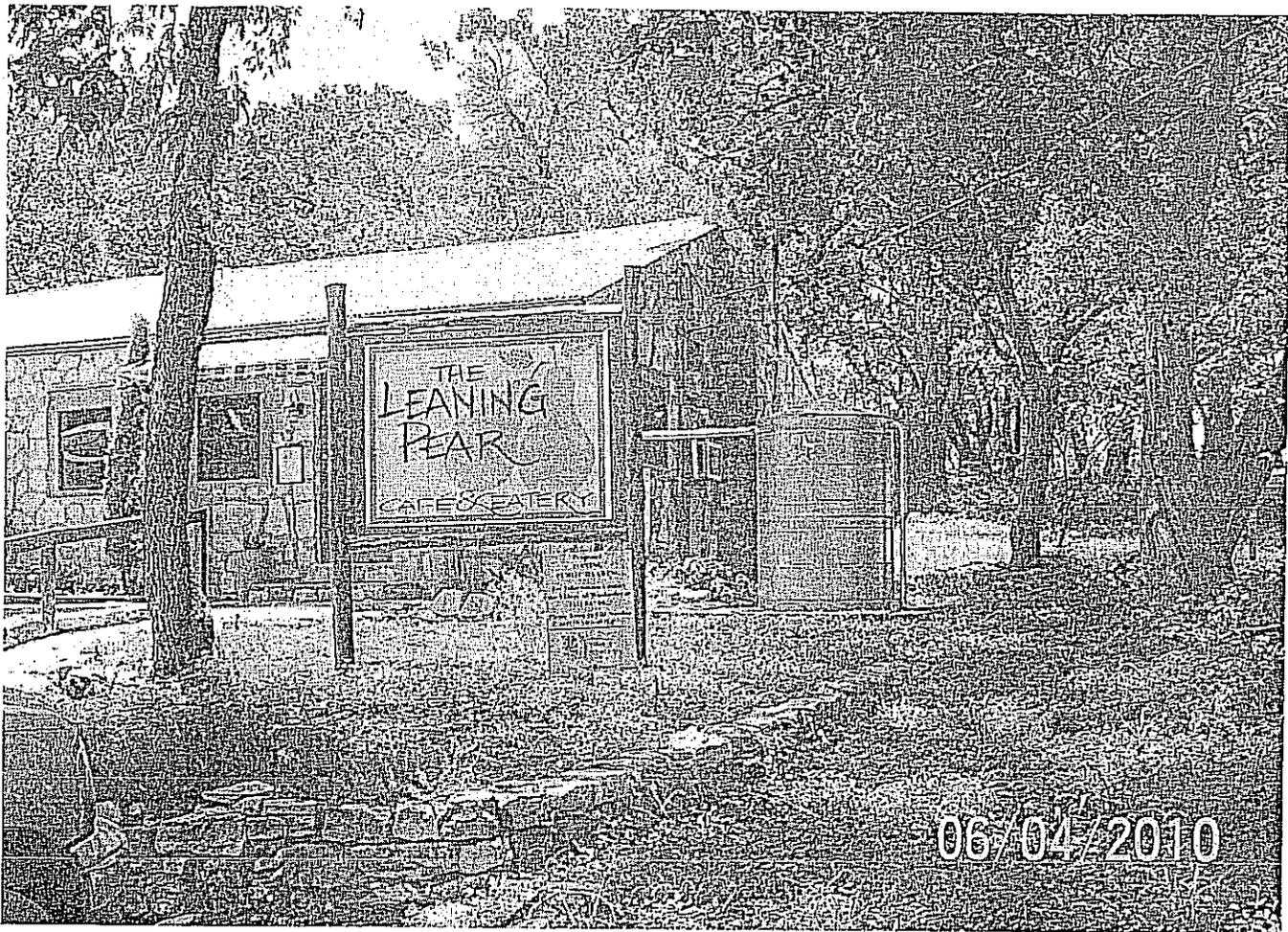
Bill Bowers
Asst. Public Works

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

6/4, 2010



Signature



Century News 858-4163 • Wimberley View 847-2202

★ LEGALS & PUBLIC NOTICES

NOTICE OF PROPOSED AMENDMENT TO THE CITY OF WIMBERLEY ZONING CODE

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, June 24, 2010 at 6:30 p.m. on AN ORDINANCE AMENDING CHAPTER 155 (ZONING) SUBSECTIONS 155.007(B)(2) AND (B)(3) (PLANNING AND ZONING COMMISSION) OF THE CODE OF ORDINANCES OF THE CITY OF WIMBERLEY, TEXAS IN ORDER TO REVISE THE APPOINTMENT PROCESS FOR PLANNING AND ZONING COMMISSION MEMBERS; AND PROVIDING FOR FINDINGS OF FACT, AN EFFECTIVE DATE; PROPER NOTICE AND MEETING, AND SEVERABILITY. Upon recommendation of the Planning & Zoning Commission, the City Council will hold a public hearing at their regular Council meet-

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, June 24, 2010, at 6:30 p.m. to consider the following CUP-10-008 an application for a Conditional Use Permit (CUP) to allow the sale of alcohol for on premise consumption for a property located at 111 River Road. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on Thursday, July 1, 2010, 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. (12143/1a/46)

PUBLIC NOTICE
Proposals addressed to Bartlett Cocke L.P.

(12132/1a/46)

NOTICE OF PUBLIC SALE

Wimberley Mini Storage 506 Melody Way, Landlord Lien sale, June 14, 2010, 9am On site. Misc. Household Goods; Tenant: Michael M Howell (12112/4a/46)

★ Autos

GOOD OLD BOYS AUTO RECYCLING
Cash for your Cars and Trucks, running or not. Free pick up and/or towing.
512-393-1410
(01997/4cc/ln/52)

ATTENTION: RoadRunner Recycling
Is now buying all types of scrap metal. We buy junk vehicles, any condition - running, wrecked or not. Cash paid.
Location:
16380 N. Hwy 123, San Marcos, TX
512-353-4511 or
512-396-1382
(02949/4cc/52+)

★ BUSINESS OPPORTUNITIES

ESTABLISHED CASH FLOWING LOCAL

★ HELP WANTED

HILL COUNTRY OUTDOOR POWER
a fast growing Lawn & Garden Equipment Dealership in south west Austin, has two immediate openings for a **RETAIL SALES PERSON** and an experienced **SMALL ENGINE TECHNICIAN**. Successful applicants must be enthusiastic, detail oriented, able to maintain a positive attitude in a fast paced environment, and dedicated to providing exceptional customer support. Some familiarity with outdoor power equipment (mowers, trimmers, chainsaws, etc.) critical for salesperson. Technician must have their own tools and be experienced in diagnostic repair and troubleshooting on various brands. To apply, email resume to: info@hillcountryoutdoor.com (12146/1cc/47+)

ADMINISTRATIVE ASSISTANT
Hays Trinity Groundwater Conservation District Seeking permanent part-time individual to

becoming a fulltime position in the future for the right person. General office skills with proficiency on Excel and MSWord. Must be bilingual read and write Spanish. Detail oriented and very dependable. Please fax resume to 512-268-5607 or mail to: Foulkrod Custom Drywall Inc. 3080 Kyle Crossing, Kyle TX 78640 (00747/2cc/47)

DRIVERS WANTED /OWNER OPERATOR
Dedicated Hauls Home Daily/Great Pay End Dump/Bulk Tanker/Flatbed
830-560-1032
(12124/2cc/47)

NOW HIRING
Grill cooks, dish washers, bus boys, line cooks and hostess.
Apply in person, 500 River Rd 512-847-1320 (12120/2a/46)

SUMMER WORK
College Students/HS Srs. \$14 Base/appt, PT/FT Flex Schedules, sales/serv, No Exp Nec, All ages 17+ cond apply.
Austin (512)458-9093
Bastrop (512)303-0228, Dripping Spgs (512)858-2803 (12118/2cc/46+)

CO-MANAGER
Johnson City, DC

(03399/6p/49+)

HEART OF TEXAS YOGA
Wimberley's Yoga Studio
heartoftexas-yoga.com
663-4278
(00800/4cc/ln/53+)

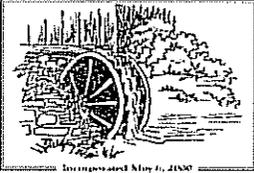
YOGA
RaIne St. Claire
Licensed Massage Therapist
Alexander Technique Teacher
Licensed Massage CE Provider

Call for an appointment 847-1549

NO Classes June 8th - 10th.
Yoga classes offered at Lutheran Church in Wimberley Tuesday's & Thursday's
7:45-8:45 a.m. & 9:00-10:00 a.m.
Beginners welcome. Bring a mat or blanket. No fragrances, please.
Cost: \$3.00 or donation.
(29647/4p/46+)

ZAZ STUDIO
Licensed Massage Therapist
Classes in:
• Breath Awareness • Yoga
• Children's Dance
• Creative Dance
• Belly Dance
• Gentle Stretching • Pilates
• CPE for Texas Teachers
Private & group sessions.

P & Z Agenda Form



Date Submitted: July 2, 2010

Agenda Date Requested: July 8, 2010

Project/Proposal Title: DISCUSS AND CONSIDER A PROPOSED ORDINANCE RELATING TO THE PROCESS FOR APPOINTING MEMBERS OF THE PLANNING AND ZONING COMMISSION

Funds Required:
Funds Available:

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

The purpose of this agenda item is to allow the Planning and Zoning Commission to discuss and consider making a recommendation to City Council on a proposed ordinance relating to the appointment of Planning and Zoning Commission members and their terms.

Specifically, the proposed ordinance establishes an appointment process where each member of the City Council and Mayor shall nominate one (1) member to the Commission no later than forty-five (45) days after taking office. A seventh member shall be nominated by a consensus of the Council no later than forty-five (45) days after the Mayor takes office. Each person nominated must be approved by a simple majority vote of the Council before becoming a member of the Commission. Each member's term in office will run concurrent with the term of the City Councilmember who made his or her appointment, unless sooner removed or resigned. The term of the consensus member shall run concurrent with the term of the Mayor. The members of the Board shall serve until their successors are appointed. Each Commissioner shall be eligible for reappointment. A similar appointment process currently exists for most of the other City boards and commissions.

The proposed ordinance would replace a staggered term appointment process that has been in place for several years.

this chapter; provided, however, that the building permit shall comply with all applicable ordinances of the city in effect on the date the application was filed, and the building permit is issued within 30 days of the effective date of this chapter.

(Ord. 2001-010, § 8, passed 4-1-2001) Penalty, see § 155.999

§ 155.107 PLANNING AND ZONING COMMISSION.

(A) *General.* The Planning and Zoning Commission shall function according to the following criteria which establish membership and operating procedures.

(B) *Creation; membership; officers; rules and bylaws.*

(1) There is created, in accordance with Tex. Loc. Gov't Code, Chapter 211, the Planning and Zoning Commission, hereafter sometimes referred to as the "Commission," which shall consist of 7 members who are either resident citizens of the city or are residents of the extraterritorial jurisdiction of the city, provided that no more than 2 members shall reside in the extraterritorial jurisdiction of the city.

(2) The City Council and Mayor shall each nominate 1 member to the Commission. A seventh Commissioner shall be nominated by consensus of the City Council. Each person so nominated must be approved by a simple majority vote of the Council before becoming a member of the Commission.

(3) Commissioners shall be appointed to a particular place (such as Planning and Zoning Commissioner, Place No. 1). The Commissioner appointed to Place No. 6 shall be the appointee of the Mayor. The Commissioner appointed to Place No. 7 shall be the appointee nominated by consensus of the City Council. Commissioners shall serve a 2-year term, or the term for which the Commissioner is appointed, unless sooner removed or resigned. Each Commissioner shall be eligible for reappointment. After the appointment of initial Commissioners, terms shall begin November 1 of any given year.

(4) Any vacancy(s) on the Commission shall be filled for the unexpired term(s) via nomination by the Council Member who nominated the vacating Commissioner, and approval by a simple majority vote of the City Council. If the vacancy is that of a consensus member of the Commission, the position shall be filled by a nomination process determined by the City Council and approval shall be by simple majority vote of the Council.

(5) Members of the Planning and Zoning Commission may be removed from office at any time by a simple majority vote of the full City Council either upon its own motion or upon recommendation of the Planning and Zoning Commission. A Commissioner may be removed for lack of confidence, incompetence, corruption, misconduct, or malfeasance. Failure to attend 3 consecutive scheduled meetings or 1/3 of all regular scheduled meetings shall be deemed as neglect and cause for removal from office, unless the absences were due to unusual circumstances beyond the member's control such as sickness of the member or someone within the member's immediate family.

(6) Members of the Commission shall regularly attend meetings and public hearings of the Commission, and shall serve without compensation. Voluntary absences from 3 meetings of the Commission in a calendar year will result in the automatic resignation of the Commissioner. The chairperson may excuse an absence if the Commissioner concerned seeks an excused absence. Once 3 unexcused absences are recorded, the chairperson will refer the Commissioner in question to the City Council to schedule the appointment of a replacement.

(7) From among its members the Commission shall elect its officers, those being the chairperson, vice-chairperson, and parliamentarian. Officers shall be elected for terms of 1 year. The chairperson shall not hold the position for 2 consecutive terms. The Commission, at its first meeting each November, shall select all the positions. New officers shall begin serving during the meeting following their selection and they shall serve until the next election of officers.

(8) The chairperson shall preside over all meetings of the Commission and may vote. The vice-chairperson shall preside in the absence of the chairperson, and the parliamentarian shall preside in the absence of both the chairperson and vice-chairperson. In the absence of the parliamentarian, a parliamentarian pro tem shall be appointed by the chairperson or vice-chairperson as appropriate.

(9) The Commission may appoint consultants, citizen committees, and council to assist in the work of the Commission on the approval of the person(s) and a duly passed motion of the Commission. These groups have standing without vote as advisors in Commission meetings. The entire work product of a consultant, committee, or council relating to an agenda item may become part of the records of the Commission, at the discretion of the chairperson.

(10) The Commission shall take no final action on any matter before it without first obtaining reports from the city departments concerned.

(11) Releases and statements to the public and press in the name of the Commission shall be made only by the chairperson or the chairperson's designated representative. The chairperson shall sign all written recommendations of the Commission.

(C) *Parliamentary procedure; quorum; voting.* The Commission will follow the parliamentary procedure adopted by the City Council for all boards and commissions, and procedures shall not be in conflict with the laws applicable to the Commission on the following:

(1) *Quorum.* A quorum shall consist of 5 members of the Commission. Motions shall carry with a simple majority vote; however, in no case shall less than 4 votes in favor of a motion constitute a majority;

(2) *Voting on motions.* Voting on zoning applications shall be by rotating roll-call vote with the chairperson always voting last. Voting on all other questions may be by voice, provided that a roll-call vote shall be taken upon demand of the public or any Commissioner;

(3) *Reconsideration of decisions.* Reconsideration of a finding of the Commission shall be granted by the chairperson when any interested party for the reconsideration demonstrates to the

chairperson that essential facts were not brought to the attention of the Commission;

(4) *Conflict of interest.* A member shall not vote or participate in any deliberations regarding a matter before the Commission if the member has any personal interest in or any property within 200 feet of the property in question, whether that interest is direct, indirect, financial, or otherwise. In any case, where the question of a member's interest is raised, the chairperson shall rule on whether the member should be disqualified; and

(5) *Use of Robert's Rules.* Any question of order of procedure not covered herein shall be decided according to the latest edition of Robert's Rules of Order, insofar as that may be applicable.

(D) *Meetings; public record.*

(1) *Time and place; notice.* Regular meetings shall be held in the City Hall, except as otherwise provided herein, when called by the chairperson. There shall, however, be at least 1 meeting each quarter. The chairperson may call special meeting times and locations, provided that written notice thereof is sent to each member 72 hours prior to the time of the meeting. All meetings shall be posted for public review at least 72 hours prior to the meeting date. No approval, disposal, or final action shall be taken on any zoning application unless all notice requirements mandated by state statute, these rules and procedures, or any other ordinance pertaining to the application or notice requirements have been met.

(2) *Open and closed meeting; minutes.* Meetings shall be open to the public, and minutes shall be kept and shall be treated as public record. Closed meetings (such as executive sessions) shall be permitted as authorized by law. The city secretary or his or her designee shall keep minutes and records of all proceedings of the Commission. These records shall be secured at the City Hall as a matter of public record.

(3) *Public comment.* A public forum will be a regular part of each meeting agenda for remarks unrelated to other agenda items. Public comment will be heard on each agenda item. Each comment shall be limited to 3 minutes unless questions by the Commission are in order. Public comment requiring more than 3 minutes must be placed on the agenda in a timely manner at the request of a Commissioner or City Council Member. This provision may be waived in regards to work sessions at the discretion of the Commission.

(E) *Establishing extraterritorial jurisdiction.*

(1) Statutes of the state authorizing and empowering cities to regulate the platting and recording of subdivisions or additions within the corporate limits and establishing extraterritorial jurisdiction are hereby adopted, and the Commission, acting through its duly authorized officials, shall have all the rights, powers, privileges, and authority authorized and granted by and through the statutes pertaining to regulation of subdivisions and extraterritorial powers.

(2) Subject to restrictions imposed by the City Council, the Commission shall have all the rights, powers, privileges, and authority authorized and granted by and through the statutes of the state

authorizing and granting cities the power of zoning as found in Tex. Loc. Gov't Code, Chapter 211, as amended.

(F) *Powers and duties.*

(1) In general, the Planning and Zoning Commission shall be an advisory body and adjunct to the City Council, and shall make recommendations regarding amendments to the Comprehensive Plan, changes of zoning, and zoning to be given to newly annexed areas, and shall make recommendations regarding the approval of plats of subdivisions as may be submitted to it for review and other planning related matters. The Commission shall conduct an annual review of the city's Comprehensive Plan and shall be prepared to make recommendations to the City Council as deemed necessary to keep the city's Comprehensive Plan current with changing conditions and trends and with the planning needs of the city. The Commission shall serve in an advisory capacity on any planning related item(s) in the city, including the city's capital improvements program, annexation plan, and the expansion or extension of city infrastructure such as roadways, utility services, and public facilities. The Commission shall also make recommendations to the City Council regarding historical and architectural standards.

(2) The Commission shall perform those other duties as may be assigned by the City Council by ordinance or resolution.

(G) *Procedure on zoning hearings.* The procedure and process for zoning changes and amendments shall be in accordance with § 155.109 of this code.
(Ord. 2001-010, § 9, passed 4-1-2001; Am. Ord. 2003-007, passed 8-21-2003) Penalty, see § 155.999

§ 155.108 BOARD OF ADJUSTMENT; VARIANCES AND APPEALS.

(A) *Creation.* There is hereby created a Board of Adjustment (BA), also referred to as the "Board," for the purpose, in appropriate cases and subject to appropriate conditions and safeguards, to grant variances from certain specific and literal terms of this chapter that are consistent with the general purpose and intent of this chapter. The Board shall be composed of members who are resident citizens and qualified voters of the city.

(B) *Members; terms of office.*

(1) The Board of Adjustment shall consist of the City Council or 7 permanent members, 5 regular and 2 alternate members, who are resident citizens and qualified voters of the city. One member shall be nominated by the City Council as a group. One member shall be nominated for appointment by the Mayor. Each City Council Member shall nominate a Board member. Board members who shall be appointed by a simple majority vote of the City Council, in accordance with Tex. Loc. Gov't Code, §§ 211.008 - 211.011, as amended. Of the 7 appointees, the Board bylaws shall determine who are the 5 regular members and the 2 alternates for each case heard by the Board.

(2) Regular Board members and alternate members shall serve for a term of 2 years, and expiration of terms shall be staggered so that an overlapping of terms occurs, such as in any 2-year

ORDINANCE NO. 2010-_____

AN ORDINANCE AMENDING CHAPTER 155 (ZONING) SUBSECTIONS 155.107(B)(2) AND (B)(3) (PLANNING AND ZONING COMMISSION) OF THE CODE OF ORDINANCES OF THE CITY OF WIMBERLEY, TEXAS IN ORDER TO REVISE THE APPOINTMENT PROCESS FOR PLANNING AND ZONING COMMISSION MEMBERS; AND PROVIDING FOR FINDINGS OF FACT, AN EFFECTIVE DATE; PROPER NOTICE AND MEETING, AND SEVERABILITY.

WHEREAS, the City of Wimberley (“City”) is authorized to establish boards and commissions to receive public input and provide recommendations to the City Council; and,

WHEREAS, the City Council strives to consider qualified individuals who represent a broad sampling of the community when appointing members to City boards and commissions; and,

WHEREAS, the City Council desires to amend the terms of the boards referenced in this ordinance so that they are appointed by newly elected council members in a consistent manner; and further, the City Council finds amending the board members’ terms will ensure uniformity and will enhance the membership of the City’s boards and commissions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, TEXAS:

I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Wimberley and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

II. AMENDMENT

A. THAT § 155.107 (PLANNING AND ZONING COMMISSION), subsections (B)(2) and (B)(3) of the Code of Ordinances of the City of Wimberley, Texas are hereby amended to read as follows:

“(B) Creation; membership; officers; rules and bylaws.

(2) Each member of the City Council and Mayor shall nominate one (1) member to the Board no later than forty-five (45) days after taking office. A seventh member shall be nominated by consensus of the Council no later than forty-five (45) days after the Mayor takes office. Each person so nominated must be approved by a simple majority vote of the Council before becoming a member of the Commission.

(3) Members shall be appointed to a particular place (such as Planning and Zoning Commissioner, Place No. 1). The member appointed to Place No. 6 shall be the appointee of the Mayor. The Commissioner appointed to Place No. 7 shall be the appointee nominated by consensus of the City Council. Each member’s term in office will run concurrent with the term of the City Councilmember who made his or her appointment, unless sooner removed or resigned. The term of the member appointed to Place No. 7 shall run concurrent with the term of the Mayor. The members of the Board shall serve until their successors are appointed. Each Commissioner shall be eligible for reappointment.”

Except as amended herein, the Wimberley Code of Ordinances shall remain in full force and effect.

III. SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, and the remainder of this Ordinance shall be enforced as written.

IV. EFFECTIVE DATE

This Ordinance shall take effect following its passage and publication as may be required by governing law.

V. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED on this _____ day of _____, 2010, by a _____ (Ayes) _____ (Nays) _____ (Abstain) vote of the City Council of the City of Wimberley, Texas.

CITY OF WIMBERLEY

Bob Flocke, Mayor

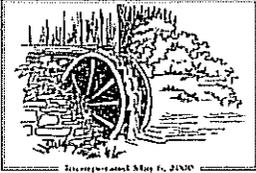
ATTEST:

Cara McPartland, City Secretary

APPROVED AS TO FORM:

Carolyn Crosby, City Attorney

P & Z Agenda Form



Date Submitted: July 2, 2010

Agenda Date Requested: July 8, 2010

Project/Proposal Title: DISCUSS AND CONSIDER
WHERE TO ALLOW A PROPOSED RETREAT ZONING
DISTRICT

Funds Required:
Funds Available:

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

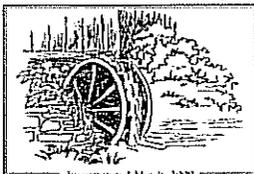
Project/Proposal Summary:

This item was placed on the agenda to allow the Planning and Zoning Commission to discuss and consider in what planning areas to allow a proposed retreat zoning district that is being considered by the Commission. Attached is a listing of the various City Planning Areas and the allowable zoning in each.

Permitted Zoning Districts Found Within Each Planning Area:

| Area | Zoning Districts Allowed |
|------|---|
| I | RA, R-1, R-2, R-3, PPU, PF, WPDD, NS |
| II | RA, R-1, R-2, R-2, R-4, R-5, MF-1, PPU, PF, WPDD, NS |
| III | RA, R-1, R-2, R-3, R-4, R-5, MF-1, MH, O-1, C-1, L-1, PR-1, PPU, PF, WPDD |
| IV | RA, R-1, R-2, R-3, R-4, R-5, MF-1, MF-2, MH, O-1, O-2, C-1, C-2, L-1, PR-1, PR-2, PPU, PF, WPDD |
| V | RA, R-1, R-2, R-3, R-4, R-5, MF-1, MF-2, O-1, O-2, C-1, C-2, C-3, L-1, L-2, AS/S. PR-1, PR-2, PPU, PF, WPDD |
| VI | O-1, O-2, C-1, C-2, C-3, L-1, L-2, I-1, I-2, HC, IP, PPU, PF, WPDD |
| VII | RA, R-1, R-2, NS, O-1, L-1, PPU, PR-1, PF, SC, WPDD |

P & Z Agenda Form



Date Submitted: July 2, 2010

Agenda Date Requested: July 8, 2010

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.