

# City of Wimberley

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

**REGULAR PLANNING & ZONING COMMISSION MEETING**  
**CITY COUNCIL CHAMBERS – WIMBERLEY CITY HALL**  
**221 STILLWATER, WIMBERLEY, TEXAS**  
**MAY 11, 2017 - 6:00 P.M.**

## AGENDA

**CALL TO ORDER**                      MAY 11, 2017 @ 6:00 P.M.

**CALL OF ROLL**                        ASSISTANT CITY ADMINISTRATOR

### **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 COUNCIL 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 MARCH 23, 2017.

#### 2. **PUBLIC HEARING AND POSSIBLE ACTION**

HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING A PROPOSED ORDINANCE AMENDING ORDINANCE NO. 2012-029, WHICH AMENDED ORDINANCE NO. ZA-06-013, WHICH DESIGNATED APPROXIMATELY 15.4 ACRES, MORE COMMONLY KNOWN AS 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), IN ORDER TO REVISE THE CONCEPT PLAN AND CERTAIN DEVELOPMENT REGULATIONS, INCLUDING BUT NOT LIMITED TO, MAXIMUM BUILDING FLOOR AREA, MAXIMUM BUILDING

FOOTPRINT, REQUIRED PARKING SPACES, SIDE YARD SETBACKS, IMPERVIOUS COVER AND DEVELOPMENT STANDARDS. (DAVID FERRETTE, TREPEX CONSTRUCTION, LLC, APPLICANT)

3. **DISCUSSION AND POSSIBLE ACTION**

- (A) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING THE PROPOSED DEVELOPMENT OF A HERITAGE TREE ORDINANCE FOR COMMERCIAL DEVELOPMENT. (PLACE THREE COUNCILMEMBER SALLY TRAPP)
- (B) DISCUSS AND CONSIDER ACTION REGARDING EXISTING DEVELOPMENT REGULATIONS RELATING TO THE EDWARDS AQUIFER SYSTEM. (COMMISSIONER GAIL PIGG)

4. **STAFF AND COMMISSION REPORTS**

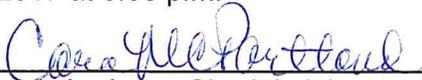
- ANNOUNCEMENTS
- FUTURE AGENDA ITEMS

**ADJOURNMENT**

THE CITY COUNCIL MAY RETIRE INTO EXECUTIVE SESSION AT ANY TIME BETWEEN THE MEETING'S OPENING AND ADJOURNMENT FOR THE PURPOSE OF DISCUSSING ANY MATTERS LISTED ON THE AGENDA AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE INCLUDING, BUT NOT LIMITED TO, 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 GOVERNMENT CODE; DISCUSSION OF ECONOMIC DEVELOPMENT PURSUANT TO CHAPTER 551.087 OF THE TEXAS GOVERNMENT CODE; 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 May 8, 2017 at 3:00 p.m.

  
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Cara McPartland, Assistant City Administrator/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 Cara McPartland, Assistant 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.