

# 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**

**JUNE 14, 2018 - 6:00 P.M.**

**AGENDA**

**CALL TO ORDER:** June 14, 2018 @ 6:00 P.M.

**CALL OF ROLL:** Planning & Development Coordinator/GIS Analyst  
Sandy Irvin Floyd

**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 May 10, 2018.

**2. PUBLIC HEARINGS AND POSSIBLE ACTION**

- (A) Hold a public hearing and consider making a recommendation to City Council regarding case ZA-18-004, proposing an ordinance amending Ordinance No. 2011-017, which designated real property located on approximately 131.896 acres, more commonly known as 333 Wayside Dr., Wimberley, Hays County, Texas, as a Wimberley Planned Development District with a base zoning of Residential Acreage (RA), and imposed certain development regulations. This amendment proposes to include beer, wine and alcohol for on-premise consumption; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (Wimberley Seven A Land, LLC, Applicant)

- (B) Hold a public hearing and consider making a recommendation to City Council regarding case ZA-18-006, an application to change the zoning from Residential Acreage (RA) to Rural Residential 1 (R-1) for Lots 4A1B, 4A2A, 4A2B and 4A2C, Flite Acres Little Ranches, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (City of Wimberley, Applicant)
- (C) Hold a public hearing and consider making a recommendation to City Council regarding case CUP-18-008, an application for a Conditional Use Permit to allow for a vacation rental for property located at 2645 Flite Acres Road, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (2625 Flite Acres LLC, Applicant)
- (D) Hold a public hearing and consider making a recommendation to City Council regarding case CUP-18-009, an application for a Conditional Use Permit to allow for the operation of a drive-in and drive-thru eating establishment on property zoned Commercial-Low Impact (C-1) for property located at 612 FM 2325, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (Centex Drive-In Properties, LLC/Austin Sonics, Ltd, Applicant)

### **3. DISCUSSION AND POSSIBLE ACTION**

- (A) Discuss and consider possible action to approve amending Title XI (Business Regulations), Chapter 112 (Regulation of Vacation Rentals and Bed and Breakfast Lodgings) of the City of Wimberley Code of Ordinances in order to establish occupancy limits for vacation rentals and bed and breakfasts utilizing an on-site sewage facility (OSSF) and public sewer service. (City of Wimberley)

### **4. STAFF AND COMMISSION REPORTS**

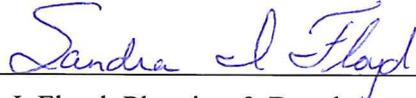
- Announcements
- Future agenda items

### **ADJOURNMENT**

The Commission 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 June 6, 2018 at 5:00 p.m.



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Sandy I. Floyd, Planning & Development Coordinator/GIS Analyst

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 Laura Calcote, City Secretary, 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.