

# 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**

**September 14, 2017 - 6:00 P.M.**

**AGENDA**

**CALL TO ORDER:**                    SEPTEMBER 14, 2017 @ 6:00 P.M.

**CALL OF ROLL:**                    PLANNING & DEVELOPMENT COORDINATOR/GIS ANALYST  
SANDY I. 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 AUGUST 24, 2017.

2. **PUBLIC HEARINGS AND POSSIBLE ACTION**

- (A) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING CASE CUP-17-006, AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A BED AND BREAKFAST FACILITY ON PROPERTY ZONED SINGLE-FAMILY RESIDENTIAL 2 (R-2), LOCATED AT 2214 FLITE ACRES ROAD, WIMBERLEY, HAYS COUNTY, TEXAS. *(GARY & GAIL PIGG, APPLICANTS)*
  
- (B) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION REGARDING AN ORDINANCE AMENDING TITLE III (ADMINISTRATION), CHAPTER 35 (FEE SCHEDULE), SECTION 35.01 (FEE SCHEDULE) OF THE CITY OF WIMBERLEY CODE OF ORDINANCES; PROVIDING FOR A GENERAL SCHEDULE OF FEES; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; A SAVINGS CLAUSE; SEVERABILITY; REPEALER; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING. *(PLANNING & DEVELOPMENT COORDINATOR/GIS ANALYST SANDY I. FLOYD)*
  
- (C) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION REGARDING AN ORDINANCE AMENDING TITLE XI (BUSINESS REGULATIONS), CHAPTER 112 (REGULATION OF VACATION RENTALS AND BED AND BREAKFAST LODGINGS) OF THE CITY OF WIMBERLEY CODE OF ORDINANCES; AND AMENDING TITLE XV (LAND USAGE), CHAPTER 155 (ZONING), SECTION 155.065 (VACATION RENTAL LODGING REQUIREMENTS) OF THE CITY OF WIMBERLEY CODE OF ORDINANCES; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT, A SAVINGS CLAUSE, A REPEALING CLAUSE, A SEVERABILITY CLAUSE, AND EFFECTIVE DATE AND PROPER NOTICE AND MEETING. *(PLACE FOUR COUNCILMEMBER BARCHFELD)*
  
- (D) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION REGARDING AN ORDINANCE AMENDING TITLE XV (LAND USAGE), CHAPTER 155 (ZONING), SECTION 155.107 (PLANNING AND ZONING COMMISSION) OF THE CITY OF WIMBERLEY CODE OF ORDINANCES FOR REQUIREMENTS RELATING TO ATTENDANCE AND THE REMOVAL OF COMMISSIONERS, AND PROVIDING FINDINGS OF FACT, A SAVINGS CLAUSE, A REPEALING CLAUSE, A SEVERABILITY CLAUSE, AND EFFECTIVE DATE AND PROPER NOTICE AND MEETING. *(MAYOR MAC MCCULLOUGH)*

- (E) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION REGARDING AN ORDINANCE AMENDING TITLE IX (GENERAL REGULATIONS), CHAPTER 95 (ON-SITE SEWAGE FACILITIES REGULATIONS), SECTION 95.02 (DEFINITIONS) AND TABLES 1.1(A), 1.1(B), AND 1.1(C); OF THE CITY OF WIMBERLEY CODE OF ORDINANCES; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; A SAVINGS CLAUSE; SEVERABILITY; REPEALER; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING. *(PLANNING & DEVELOPMENT COORDINATOR/GIS ANALYST SANDY I. FLOYD)*

**3. DISCUSSION AND POSSIBLE ACTION**

- (A) DISCUSS AND CONSIDER POSSIBLE ACTION ON UPDATING THE CITY SITE DEVELOPMENT APPLICATION. *(PLANNING & DEVELOPMENT COORDINATOR/GIS ANALYST SANDY I. FLOYD)*
- (B) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING CITY ON-SITE SEWERAGE FACILITY USAGE REQUIREMENT CALCULATIONS. *(COMMISSIONER GAIL PIGG)*

**4. STAFF AND COMMISSION REPORTS**

- ANNOUNCEMENTS
- FUTURE AGENDA ITEMS

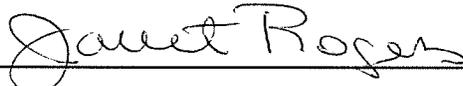
**ADJOURNMENT**

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 September 11, 2017 at 5:00 p.m.

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

JANET ROGERS, INTERIM 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 Janet Rogers, Interim 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.