



# 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**  
**NOVEMBER 8, 2018 - 6:00 P.M.**  
**AGENDA**

**CALL TO ORDER:** November 8, 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. ELECTION OF OFFICERS**

Action electing chairperson, vice-chairperson, and parliamentarian. (City of Wimberley)

**2. 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 October 11, 2018.

**3. PUBLIC HEARINGS AND POSSIBLE ACTION**

- (A) Hold a public hearing and consider making a recommendation to City Council regarding case ZA-18-009, an application for a Wimberley Planned Development District with base zoning of Neighborhood Services to allow for the operation of

glamping vacation rentals and expansion of the existing Med Spa for property located at 210 Masonic Lodge 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. (Yvette & Ken Strange, Applicants)

- (B) Hold a public hearing and consider making a recommendation to City Council regarding case CUP-18-014, an application for a Conditional Use Permit to allow for the sale of beer, wine and alcohol for on-premise consumption with an eating establishment for property located at 110 Old Kyle 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. (Rancho Queso, Raquel Gottsch, Applicant)
- (C) Hold a public hearing and consider making a recommendation to City Council regarding case CUP-18-015, an application for a Conditional Use Permit to allow for the operation of a package store for the sale of beer and wine for off-premise consumption for property located at 110 Old Kyle 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. (Rancho Queso, Raquel Gottsch, Applicant)
- (D) Hold a public hearing and consider making a recommendation to City Council regarding case S-18-003, an application for an amending plat of Lot 48 & Lot 49, South River, Unit One, Wimberley, Hays County, Texas, to establish Lot 49A, and related variance request from the City subdivision code requirements relating to minimum lot size. (Sonora Bank, Applicant)

4. **DISCUSSION**

- (A) Discuss process for staff review of applications. (Commissioner Pigg)

5. **PRESENTATION**

- (A) Presentation regarding updates from the Short-Term Rental Committee. (Phil Collins)

6. **DISCUSSION AND POSSIBLE ACTION**

- (A) Discuss and consider possible action making a recommendation to City Council regarding an effort that is tasked with obtaining citizen's vision of the future of Wimberley. (Commissioner Reitz)

7. **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 November 2, 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.