

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 9, 2017 - 6:00 P.M.

AGENDA

CALL TO ORDER: NOVEMBER 9, 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 OCTOBER 12, 2017.

2. **PUBLIC HEARINGS AND POSSIBLE ACTION**

- (A) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING THE PROPOSED VACATE & REPLAT LOT 1, HARRISON RESORT SEC. 2 AND LOT 16, BREEZEWAY SUBDIVISION, AND PLAT 0.119 ACRES OUT OF THE AMASA TURNER SURVEY, ABSTRACT NO. 461 ESTABLISHING THE P.R. ANDERSON ADDITION, AND RELATED VARIANCE REQUESTS FROM THE CITY SUBDIVISION CODE REQUIREMENTS RELATING TO LOT SHAPE AND AVERAGE DEPTH TO AVERAGE WIDTH RATIO AND MINIMUM LOT SIZE. (PLANNING & DEVELOPMENT COORDINATOR/GIS ANALYST SANDY I. FLOYD)
- (B) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING THE PROPOSED AMENDING PLAT OF 2.43 ACRES, A PORTION OF LOT 20, LEA ACRES AND RELATED VARIANCE REQUESTS FROM THE CITY SUBDIVISION CODE REQUIREMENTS RELATING TO MINIMUM LOT SIZE. (*PLANNING & DEVELOPMENT COORDINATOR/GIS ANALYST SANDY I. FLOYD*)
- (C) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING THE PROPOSED ORDINANCE AMENDING ORDINANCE NO. 2017-012, WHICH AMENDED ORDINANCE NO. ZA-06-013, WHICH DESIGNATED REAL PROPERTY LOCATED ON APPROXIMATELY 15.4 ACRES, MORE COMMONLY KNOWN AS 14100 RANCH ROAD 12, WIMBERLEY, HAYS COUNTY, TEXAS, AS A WIMBERLEY PLANNED DEVELOPMENT DISTRICT OF COMMERCIAL-MODERATE IMPACT (C-2), AND IMPOSED CERTAIN DEVELOPMENT REGULATIONS. THIS AMENDMENT PROPOSES TO REVISE THE CONCEPT PLAN FOR PARCEL 3 TO COMBINE TWO COTTAGES INTO ONE AND TO INCLUDE LAP SIDING AS PART OF THE ACCEPTABLE EXTERIOR MATERIALS; AND PROVIDING FOR THE FOLLOWING: DELINEATION ON ZONING MAP; FINDINGS OF FACT; SEVERABILITY; EFFECTIVE DATE AND PROPER NOTICE AND MEETING. (*DAVID FERRETTE, TREPEX CONSTRUCTION, LLC, APPLICANT*)

- (D) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING CASE ZA-17-006, AN APPLICATION TO CHANGE THE ZONING FROM SINGLE-FAMILY RESIDENTIAL 2 (R-2) TO SINGLE-FAMILY RESIDENTIAL 3 (R-3) FOR PROPERTY LOCATED AT 215 RIM 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. *(CITY OF WIMBERLEY)*

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 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 & BREAKFASTS UTILIZING AN ON-SITE SEWAGE FACILITY (OSSF). *(PLANNING & DEVELOPMENT COORDINATOR/GIS ANALYST SANDY I. FLOYD)*
- (C) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING THE PROPOSED DEVELOPMENT OF A HERITAGE TREE ORDINANCE FOR COMMERCIAL DEVELOPMENT. *(COMMISSIONER JOHN ESPINOZA)*

4. STAFF AND COMMISSION REPORTS

- ANNOUNCEMENTS
- FUTURE AGENDA ITEMS

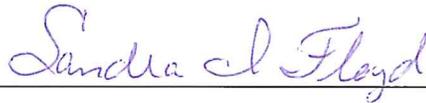
ADJOURNMENT

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 November 6, 2017 at 5:00 p.m.

A handwritten signature in blue ink that reads "Sandra I. Floyd". The signature is written in a cursive style and is positioned above a horizontal line.

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 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.