

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
DECEMBER 14, 2017 - 6:00 P.M.

AGENDA

CALL TO ORDER: December 14, 2017 @ 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 November 9, 2017.

2. **PUBLIC HEARINGS AND POSSIBLE ACTION**

- (A) Hold a public hearing and consider making a recommendation to City Council regarding case ZA-17-007, an application to change the zoning from Commercial-Low Impact (C-1) to Commercial-High Impact (C-3) for property located at 14015 Ranch Road 12, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (The Quarter Shops LLC, Applicant)

- (B) Hold a public hearing and consider making a recommendation to City Council regarding case S-17-009, regarding the proposed Amending Plat of Lot 4 & Lot 5, Spoon Mountain Homesites, Establishing Lot 4A and related variance request from the City Subdivision Code requirements relating to minimum lot size. (Richard McDaniel, Applicant)
- (C) Hold a public hearing and consider making a recommendation to City Council regarding the proposed ordinance amending Ordinance No. 2011-028, which amended Ordinance No. 2009-042, which amended Ordinance No. ZA-01-010, which designated real property located on approximately 5.34 acres, more commonly known as 14835 Ranch Road 12, Wimberley, Hays County, Texas, as a Planned Unit Development of Commercial-Low Impact (C-1) and imposed certain development regulations. This amendment proposes to revise the concept plan by increasing the building footprint and project square footage; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (Schoch McCrocklin Properties, Applicant)
- (D) Hold a public hearing and consider making a recommendation regarding an ordinance amending Title IX (General Regulations), Chapter 95 (On-Site Sewage Facilities Regulations), and Section 95.02 (Definitions) of the City of Wimberley Code of Ordinances; 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 amending the City Center Overlay District to allow liquor stores as a conditional use. (Vicki Cox by Councilmember Davis)
- (B) Discuss and consider possible action on updating the City site development application. (Planning & Development Coordinator/GIS Analyst, Sandy I. Floyd)
- (C) 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)
- (D) Discuss and consider possible action regarding the proposed development of a heritage tree ordinance for commercial development. (Commissioner Espinoza)

4. STAFF AND COMMISSION REPORTS

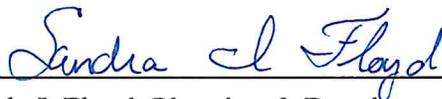
- Announcements
- Future agenda items

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 December 8, 2017 at 5:00 p.m.



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.