



# City of Wimberley

221 Stillwater, P.O. Box 2027, Wimberley, Texas, 78676

**SPECIAL PLANNING & ZONING MEETING**  
**WIMBERLEY CITY HALL-CITY COUNCIL CHAMBERS**

**221 STILLWATER, WIMBERLEY, TEXAS**

**OCTOBER 29, 2015 - 6:00 P.M.**

**AGENDA**

**CALL TO ORDER:**                   OCTOBER 29, 2015 @ 6:00 P.M.

**CALL OF ROLL:**                   CITY SECRETARY

**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 SEPTEMBER 24, 2015.

2. PUBLIC HEARINGS AND POSSIBLE ACTION

- (A) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING CASE CUP-15-005, AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW A SECONDARY SINGLE FAMILY RESIDENCE ON A TRACT OF LAND ZONED RURAL RESIDENTIAL 1 (R-1), LOCATED AT 285 SIERRA LOMA, WIMBERLEY, HAYS COUNTY, TEXAS. (*BRIAN & AMY GILLIS, APPLICANTS*)
  
- (B) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING CASE CUP-15-006, AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A VACATION RENTAL ON A TRACT OF LAND ZONED RURAL RESIDENTIAL 1 (R-1), LOCATED AT 201 BOX CANYON, WIMBERLEY, HAYS COUNTY, TEXAS. (*JIM & ANDREA JONES, APPLICANTS*)
  
- (C) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING CASE ZA-15-008, AN APPLICATION TO CHANGE THE ZONING FROM SINGLE FAMILY RESIDENTIAL 2 (R-2) TO SINGLE FAMILY RESIDENTIAL 3 (R-3) FOR PROPERTY LOCATED AT 236 BLANCO DRIVE, WIMBERLEY, HAYS COUNTY, TEXAS. (*CITY OF WIMBERLEY, APPLICANT*)
  
- (D) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING CASE ZA-15-009, AN APPLICATION TO CHANGE THE ZONING FROM RURAL RESIDENTIAL 1 (R-1) AND SINGLE FAMILY RESIDENTIAL 2 (R-2) TO RURAL RESIDENTIAL 1 (R-1) FOR LOT 18A, PARADISE HILLS SECTION 3, WIMBERLEY, HAYS COUNTY, TEXAS. (*CHRIS CHICKO, APPLICANT*)
  
- (E) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING AN APPLICATION FOR THE REPLAT OF LOT 23 OF THE REPLAT OF HILLTOP PLACE PHASE ONE, ESTABLISHING LOTS 23A AND 23B, AND RELATED VARIANCES TO THE CITY OF WIMBERLEY'S STEEP SLOPE LOT SIZE MULTIPLIER AND LOT CONFIGURATION REQUIREMENTS. (*DAVID ESTEY, APPLICANT*)

3. 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 October 26, 2015 at 5:00 p.m.



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CARA MCPARTLAND, 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 Don Ferguson, City Administrator, 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.