

City of Wimberley

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

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL-CITY COUNCIL CHAMBERS
221 STILLWATER DRIVE, WIMBERLEY, TEXAS
JANUARY 20, 2011 6:00 P.M.

AGENDA

CALL TO ORDER: JANUARY 20, 2011 @ 6:00 P.M.

CALL OF ROLL: CITY SECRETARY

INVOCATION

PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

CITIZENS COMMUNICATIONS:

THE CITY COUNCIL 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 COUNCIL. 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 COUNCIL 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 COUNCIL MEMBER OR CITIZEN, IN WHICH EVENT THOSE ITEMS WILL BE PULLED FROM THE CONSENT AGENDA FOR SEPARATE CONSIDERATION.

- (A) APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JANUARY 6, 2011
- (B) APPROVAL OF THE DECEMBER 2010 FINANCIAL STATEMENTS FOR THE CITY OF WIMBERLEY

2. CITY ADMINISTRATOR REPORT

- STATUS REPORT ON THE EFFORTS UNDERWAY TO SECURE FEDERAL FUNDING FOR THE DOWNTOWN WASTEWATER PROJECT
- STATUS REPORT ON THE IMPLEMENTATION OF THE SINGLE STREAM RECYCLING PROGRAM
- STATUS REPORT ON IMPROVEMENTS TO MILL RACE LANE
- STATUS REPORT ON THE DEVELOPMENT OF THE BLUE HOLE REGIONAL PARK

- STATUS REPORT ON THE FOOD SERVICE ESTABLISHMENT AND ON-SITE SEWAGE FACILITIES PERMITTING AND INSPECTION PROGRAMS

3. PUBLIC HEARING AND POSSIBLE ACTION

- (A) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN APPLICATION FOR A REPLAT OF LOT 1 OUT OF THE WIMBERLEY COMMUNITY CENTER SUBDIVISION ON RANCH ROAD 12, WIMBERLEY, HAYS COUNTY TEXAS. (*WIMBERLEY SENIOR CITIZEN ACTIVITIES INCORPORATED, APPLICANT*)
- (B) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE OF THE CITY OF WIMBERLEY, AMENDING SECTION 155 (ZONING) OF THE CODE OF WIMBERLEY, DESIGNATING GEOGRAPHIC BOUNDARIES FOR A PARTICULAR ZONING DISTRICT AND CLASSIFICATION FOR A TRACT APPROXIMATELY 3.295 ACRES LOCATED AT 13301 RANCH ROAD 12, WIMBERLEY, HAYS COUNTY, TEXAS, REZONING SUCH REAL PROPERTY FROM SINGLE-FAMILY RESIDENTIAL 2 (R-2) TO A WIMBERLEY PLANNED DEVELOPMENT DISTRICT (WPDD) WITH A BASE ZONING DISTRICT OF COMMERCIAL LOW IMPACT (C-1), AND ADDING CONDITIONS; AND PROVIDING FOR THE FOLLOWING: DELINEATION ON ZONING MAP; FINDINGS OF FACT; SEVERABILITY; EFFECTIVE DATE AND PROPER NOTICE AND MEETING. (*SIBYL BURROWS, APPLICANT*)
- (C) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE OF THE CITY OF WIMBERLEY, AMENDING SECTION 155 (ZONING) OF THE CODE OF WIMBERLEY, DESIGNATING GEOGRAPHIC BOUNDARIES FOR A PARTICULAR ZONING DISTRICT AND CLASSIFICATION FOR A TRACT APPROXIMATELY 34.11 ACRES LOCATED AT 13401 RANCH ROAD 12, WIMBERLEY, HAYS COUNTY, TEXAS, REZONING SUCH REAL PROPERTY FROM RESIDENTIAL ACREAGE (RA), RURAL RESIDENTIAL 1 (R-1), SINGLE-FAMILY RESIDENTIAL 2 (R-2) AND SINGLE-FAMILY RESIDENTIAL 3 (R-3) TO A WIMBERLEY PLANNED DEVELOPMENT DISTRICT (WPDD) WITH A BASE ZONING DISTRICT OF RESIDENTIAL ACREAGE (RA), AND ADDING CONDITIONS; AND PROVIDING FOR THE FOLLOWING: DELINEATION ON ZONING MAP; FINDINGS OF FACT; SEVERABILITY; EFFECTIVE DATE AND PROPER NOTICE AND MEETING. (*CITY OF WIMBERLEY & NATALIE MEEKS FOR RIO BONITO, APPLICANTS*)
- (D) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF THE SECOND AND FINAL READING OF AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS AMENDING CHAPTER 155 (ZONING) OF THE CODE OF ORDINANCES AS FOLLOWS:
- (1) AMENDING SECTION 155.005 (DEFINITIONS) TO REVISE DEFINITIONS RELATED TO BED AND BREAKFAST LODGING AND ADD "VACATION RENTAL" AS A DEFINITION;
 - (2) DELETING SECTION 155.075(F) (4) (OFF-STREET PARKING AND LOADING REQUIREMENTS) TO DELETE THE PARKING REQUIREMENT FOR BED AND BREAKFAST LODGING;
 - (3) DELETING SUBSECTION 155.105(C) (BED AND BREAKFAST LODGING) AND RE-LETTERING SUBSEQUENT SUBSECTIONS;

- (4) TO ADD SECTION 155.064 "BED AND BREAKFAST LODGING REQUIREMENTS" AND ACCOMPANYING DEVELOPMENT REGULATIONS OF SUCH USE;
- (5) ADD SECTION 155.065 "VACATION RENTAL LODGING REQUIREMENTS" AND ACCOMPANYING DEVELOPMENT REGULATIONS OF SUCH USE;
- (6) AMENDING SUBSECTION (C) OF THE FOLLOWING SECTIONS: § 155.035 (RESIDENTIAL ACREAGE; RA), § 155.036 (RURAL RESIDENTIAL 1; R-1), § 155.037 (SINGLE-FAMILY RESIDENTIAL 2; R-2), § 155.038 (SINGLE-FAMILY RESIDENTIAL 3; R-3), § 155.045 (OFFICE-LOW IMPACT; O-1), § 155.046 (OFFICE-HIGH IMPACT; O-2), § 155.047 (COMMERCIAL-LOW IMPACT; C-1), § 155.048 (COMMERCIAL-MODERATE IMPACT; C-2), § 155.049 (COMMERCIAL-HIGH IMPACT; C-3), § 155.061 (NEIGHBORHOOD SERVICES DISTRICT; NS), AND § 155.094 (SCENIC CORRIDOR; SC) TO ADD "VACATION RENTAL" AS A CONDITIONAL USE; AND,

PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; REPEALER; SEVERABILITY; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.
(CITY ADMINISTRATOR)

4. ORDINANCE

CONSIDER APPROVAL OF AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS, ORDERING A GENERAL ELECTION ON MAY 14, 2011, FOR THE PURPOSE OF ELECTING CITY COUNCIL MEMBERS FOR PLACES ONE, THREE AND FIVE OF THE CITY OF WIMBERLEY CITY COUNCIL, SUCH ELECTION TO BE HELD JOINTLY WITH THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT AND WIMBERLEY ISD; ESTABLISHING EARLY VOTING LOCATIONS AND POLLING PLACES FOR THE ELECTION; MAKING OTHER PROVISIONS FOR THE CONDUCT OF THE ELECTION; AND PROVIDING FOR FINDINGS OF FACT, SEVERABILITY, CONFLICTING PROVISIONS, GOVERNING LAW, PROPER NOTICE AND OPEN MEETING, AND AN EFFECTIVE DATE. (CITY ADMINISTRATOR)

5. DISCUSSION AND POSSIBLE ACTION

- (A) CONSIDER APPROVAL OF THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2010. (CITY ADMINISTRATOR)
- (B) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING THE RECENT REMOVAL OF TREES FOR THE CONSTRUCTION OF ROADWAY IMPROVEMENTS AT THE INTERSECTION OF RANCH ROAD 12 AND FARM TO MARKET ROAD 32. (MAYOR BOB FLOCKE)
- (C) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING CONSTRUCTION OF A SIDEWALK ON RIVER ROAD NEAR ITS INTERSECTION WITH RANCH ROAD 12. (TRANSPORTATION ADVISORY BOARD)
- (D) DISCUSS AND CONSIDER POSSIBLE ACTION ON PLANS FOR A COMMUNITY C-P-R INITIATIVE. (CITY ADMINISTRATOR)

- (E) DISCUSS AND CONSIDER POSSIBLE ACTION ON A PETITION RELATING TO THE PLANS OF THE LOWER COLORADO RIVER AUTHORITY (LCRA) TO SELL SEVERAL LCRA WATER AND/OR WASTEWATER SYSTEMS. (CITY ADMINISTRATOR)
- (F) DISCUSS AND CONSIDER POSSIBLE ACTION ON A RESOLUTION SUPPORTING THE GUADALUPE BLANCO RIVER AUTHORITY'S APPLICATION FOR FLOOD PROTECTION PLANNING GRANT ASSISTANCE FROM THE TEXAS WATER DEVELOPMENT BOARD. (CITY ADMINISTRATOR)
- (G) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSED CONTRACT FOR ELECTION SERVICES WITH THE HAYS COUNTY ELECTIONS ADMINISTRATOR FOR THE MAY 14, 2011 GENERAL ELECTION. (CITY ADMINISTRATOR)
- (H) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSED JOINT ELECTION AGREEMENT WITH THE WIMBERLEY ISD FOR THE MAY 14, 2011 GENERAL ELECTION. (CITY ADMINISTRATOR)
- (I) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSED JOINT ELECTION AGREEMENT WITH THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT FOR THE MAY 14, 2011 GENERAL ELECTION. (CITY ADMINISTRATOR)
- (J) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A REQUEST FOR THE CITY OF WIMBERLEY TO CO-SPONSOR A FIREWISE TOWN HALL MEETING ON FEBRUARY 10, 2011.

6. CITY COUNCIL REPORTS

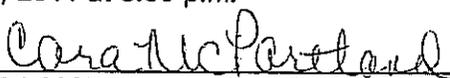
- ANNOUNCEMENTS
- FUTURE AGENDA ITEMS

ADJOURNMENT

THE CITY COUNCIL 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 on January 14, 2011 at 6:00 p.m.



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.