



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
AUGUST 16, 2012 - 6:00 P.M.

AGENDA

CALL TO ORDER AUGUST 16, 2012 @ 6:00 P.M.

CALL OF ROLL CITY SECRETARY

INVOCATION

PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

PROCLAMATION

PROCLAMATION OF THE CITY OF WIMBERLEY, TEXAS PROCLAIMING THE WEEK OF SEPTEMBER 17TH THROUGH SEPTEMBER 23^R, 2012 AS CONSTITUTION WEEK

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 MINUTES OF THE REGULAR CITY COUNCIL MEETING OF AUGUST 2, 2012.

- (B) APPROVAL OF THE REAPPOINTMENT OF BARRY TYLER TO THE CITY OF WIMBERLEY BOARD OF ADJUSTMENT. *(PLACE FOUR COUNCIL MEMBER STEVE THURBER'S NOMINEE)*
- (C) APPROVAL OF THE APPOINTMENT OF MICHAEL FLOREANI TO THE CONSENSUS POSITION ON THE CITY OF WIMBERLEY ETHICS COMMISSION. *(MAYOR BOB FLOCKE'S NOMINEE)*
- (D) APPROVAL OF THE APPOINTMENT OF DONALD W. BLACK TO THE CITY OF WIMBERLEY TRANSPORTATION ADVISORY BOARD. *(PLACE THREE COUNCIL MEMBER MATT MEEKS' NOMINEE)*
- (E) APPROVAL OF THE JULY 2012 FINANCIAL REPORTS FOR THE CITY OF WIMBERLEY

2. CITY ADMINISTRATOR REPORT

- STATUS REPORT ON THE DEVELOPMENT AND OPERATION OF THE BLUE HOLE REGIONAL PARK
- STATUS REPORT ON THE OPERATION OF THE WIMBERLEY MUNICIPAL WASTEWATER TREATMENT PLANT
- STATUS REPORT ON OLD KYLE ROAD/RANCH ROAD 12 IMPROVEMENT PROJECT
- STATUS REPORT ON LAS FLORES TRAFFIC SAFETY PROJECT
- STATUS REPORT ON THE CITY OF WIMBERLEY SIGN ORDINANCE REVIEW TASK FORCE
- STATUS REPORT ON THE CITY OF WIMBERLEY CODE REVIEW TASK FORCE

3. PRESENTATION

PRESENTATION OF THE RESULTS OF A WASTEWATER FINANCIAL FEASIBILITY ANALYSIS RELATING TO THE PLANNED DEVELOPMENT OF A WASTEWATER SYSTEM TO SERVE THE CENTRAL WIMBERLEY AREA. *(CITY ADMINISTRATOR)*

4. PUBLIC HEARING AND POSSIBLE ACTION

- (A) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN APPLICATION FOR A PRELIMINARY PLAN AND FINAL PLAT OF 7.69 ACRES LOCATED AT 220 RED HAWK ROAD, WIMBERLEY, HAYS COUNTY, TEXAS. *(TERRI LEMASTER, APPLICANT)*
- (B) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN APPLICATION FOR AN AMENDING PLAT OF LOTS 21, 22 AND 23, BLOCK 2, WOODCREEK SECTION 3, LOCATED IN WIMBERLEY, HAYS COUNTY, TEXAS, ALONG WITH VARIANCE REQUESTS RELATING TO THE CITY'S LOT DEPTH TO WIDTH RATIO REQUIREMENTS AND THE MINIMUM LOT SIZE REQUIREMENTS FOR LOTS TO BE SERVED BY ON-SITE SEPTIC FACILITIES (OSSF). *(ROGER & KAREN SOSBY, APPLICANTS)*

- (C) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN APPLICATION TO VACATE AND REPLAT LOTS 4, 5, 6, AND 7 OF THE *REPLAT AND EXTENSION OF LOT 2 DUNN PLAZA* LOCATED IN WIMBERLEY, HAYS COUNTY, TEXAS. (*VIRGIL & ASSOCIATES CONSULTING SERVICES, APPLICANTS*)
- (D) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS, AMENDING ORDINANCE NO. ZA-06-013 WHICH DESIGNATED REAL PROPERTY LOCATED ON AN APPROXIMATELY 15.4 ACRE TRACT MORE COMMONLY KNOWN AS AT 14100 RANCH ROAD 12, WIMBERLEY, HAYS COUNTY, TEXAS, AS A WIMBERLEY PLANNED DEVELOPMENT DISTRICT (WPDD) WITH A BASE ZONING DISTRICT OF COMMERCIAL-MODERATE IMPACT (C-2), AND IMPOSE CERTAIN CONDITIONS, IN ORDER TO REVISE THE CONCEPT PLAN AND CERTAIN DEVELOPMENT REGULATIONS RELATING TO MAXIMUM BUILDING FLOOR AREA, MAXIMUM BUILDING FOOTPRINT, REQUIRED PARKING SPACES, SIDE YARD SETBACKS, AND IMPERVIOUS COVER; AND PROVIDING FOR THE FOLLOWING: DELINEATION ON ZONING MAP; FINDINGS OF FACT; SEVERABILITY; EFFECTIVE DATE AND PROPER NOTICE OF MEETING. (*MARIPOSA RANCH ROAD 12, L.P. , APPLICANT*)

5. **DISCUSSION AND POSSIBLE ACTION**

- (A) DISCUSS AND CONSIDER POSSIBLE ACTION RELATING TO THE DEVELOPMENT OF THE PROPOSED FISCAL YEAR 2013 CITY OF WIMBERLEY BUDGET. (*CITY ADMINISTRATOR*)
- (B) DISCUSS AND CONSIDER POSSIBLE ACTION SETTING THE DATE FOR THE PUBLIC HEARING ON THE PROPOSED FISCAL YEAR 2013 CITY OF WIMBERLEY BUDGET. (*CITY ADMINISTRATOR*)
- (C) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING THE PROPOSED TRANSFER OF AN AMOUNT NOT TO EXCEED \$81,980.39 FROM THE FISCAL YEAR 2012 BLUE HOLE OPERATING FUND TO THE FISCAL YEAR 2012 BLUE HOLE DEVELOPMENT FUND FOR CONTRACT PAYMENTS TO T.F. HARPER & ASSOCIATES RELATING TO DEVELOPMENT OF THE BLUE HOLE REGIONAL PARK AND AMENDING THE 2012 BLUE HOLE OPERATING AND DEVELOPMENT FUNDS TO REFLECT THE TRANSFER. (*CITY ADMINISTRATOR*)
- (D) DISCUSS AND CONSIDER POSSIBLE ACTION SETTING THE DATES FOR TWO (2) UPCOMING CITY-WIDE CLEAN UPS. (*CITY ADMINISTRATOR*)
- (E) DISCUSS AND CONSIDER POSSIBLE ACTION RELATING TO A PROPOSED WEDDING FACILITY RENTAL PACKAGE FOR THE BLUE HOLE REGIONAL PARK. (*WIMBERLEY PARKS AND RECREATION ADVISORY BOARD*)
- (F) DISCUSS AND CONSIDER POSSIBLE ACTION RELATING TO A PROPOSAL TO RELOCATE WIMBERLEY ARTS FEST 2013 FROM THE WIMBERLEY SQUARE TO THE BLUE HOLE REGIONAL PARK. (*WIMBERLEY PARKS AND RECREATION ADVISORY BOARD*)

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 August 13, 2012 at 5:30 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.