

City of Wimberley
 City Hall, 221 Stillwater
 Wimberley, Texas 78676
**Minutes of Joint Special Meeting of the City Council
 & Planning and Zoning Commission**
 March 27, 2014 at 6:15 p.m.

City Council and Planning and Zoning Commission joint meeting called to order at 6:15 p.m. by Mayor Bob Flocke and Chairman Tom Haley, respectively.

Council Members Present: Mayor Bob Flocke and Councilmembers Tom Talcott, Mac McCullough, Matt Meeks, Steve Thurber, and John White.

Planning & Zoning Commission Members Present: Chair Tom Haley, Commissioners Tracey Dean, Charles Lancaster, Lance Cawley, and Rick Burlison. Commissioners Beth Mitchell and Steve Klepfer were absent.

Staff Present: City Administrator Don Ferguson and City Secretary Cara McPartland

Workshop Session

Workshop with members of the City of Wimberley Planning and Zoning Commission and representatives of Design Workshop, Inc. relating to the development of a Central Wimberley Master Plan.

City Administrator Ferguson provided background information on the timeframe for the master planning process and introduced Design Workshop's project team. Mayor Flocke and Chairman Haley concurred that joint meetings help to save time and avoid repetition in the planning process.

Design Workshop President Rebecca Leonard presented the agenda for tonight's strategic kick-off meeting, which included the project overview/vision, project management plan, and opportunities and challenges mapping/key stakeholders brainstorming exercise. She introduced Design Workshop Project Manager Emily Risinger and Binkley & Barfield Engineering Vice-President Brian Rice. She noted the roles of additional team members, including Design Workshop's Steven Spears and Kelan Smith, as well as Black & Vernooy architect Sinclair Black.

Discussion addressed:

- Input on specific wording of the vision statement
- Parameters of the study area and associated natural boundaries
- Possible expansion of the current study area
- Inclusion of other areas (such as the area north of Cypress Creek and the Junction at Ranch Road 12 and FM 32) as future master planning phase(s)
- Lack of pedestrian-friendly infrastructure and safety issues relating to traffic flow and

lack of sidewalks/crosswalks

- Possible addition of an option to the current contract with Design Workshop for a second master planning phase for the area north of Cypress Creek
- Key critical success factors/project goals such as public outreach to engage new and under-represented voices in the process; building of common ground and civic pride; and identification of places, characteristics and customs that make Wimberley unique
- Accessibility, streetscape, and other growth-associated enhancements
- Integrating with existing City initiatives, such as overlay district requirements and development of a central Wimberley wastewater system
- Implementation strategies that encourage public and private redevelopment and ongoing stakeholder engagement
- Creation of a flexible master plan that allows for community response to changing conditions and opportunities

Due to unexpected health issues, Mayor Flocke left the meeting at this time and Mayor Pro-tem White assumed duties as presiding officer. Mayor Pro-tem White called for a brief recess at 6:35 p.m.

Mayor Pro-tem White reconvened the meeting at 6:40 p.m. and discussion continued on the following topics:

- Assessment of Square conditions during busy nights/weekends to study mobility issues such as lighting/sidewalks/crosswalks/parking, and general lack of amenities for tourists
- Deliverables to include project plans, programs, and policy recommendations to facilitate the plan's vision and implementation
- Timeframe for planning process, specific events, and project phasing
- Baseline assessments, including regulatory framework within the study area
- Market assessment of current/long-term land uses
- Assessment of study area's physical infrastructure
- Financial conditions and funding options/recommendations
- Conclusion of analysis phase of project with a three-day charrette scheduled in order to engage stakeholders in the planning process
- Timeframe for drafting and approval of the master plan document

Rebecca Leonard and Emily Risinger presented Council and Commission members with a map of the study area and instructions for an "Opportunities and Challenges" mapping exercise to facilitate brainstorming on specific opportunities and challenges, such as desired or unwanted types of land uses and safety improvements.

At the conclusion of the exercise, Ms. Leonard provided details on charrette events, and requested input on possible dates for the three-day charrette. Discussion addressed possible venues for the charrette, distribution of surveys, public input, identification of potential stakeholders, and specific charrette dates, with the second week of June favored as the most effective time period for the three-day meeting process.

Ms. Leonard reviewed the project’s final deliverables, including alternatives and recommendations for final Council approval. City Administrator Ferguson advised that the Council and Commission will next meet at the charrette to be held in June.

Mayor Pro-tem White called the meeting adjourned at 7:29 p.m.

Adjournment: Joint City Council/Planning & Zoning Commission joint meeting adjourned at 7:29 p.m.

Recorded by:

Cara McPartland
Cara McPartland

These minutes approved on the 3rd of April, 2014.



APPROVED:
Bob Flocke
Bob Flocke, Mayor