

# City of Wimberley

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

**REGULAR CITY COUNCIL MEETING**  
**WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS**  
**221 STILLWATER, WIMBERLEY, TEXAS 78676**  
**THURSDAY, JUNE 21, 2018 – 6:00 P.M.**

## **AGENDA**

1. **CALL TO ORDER** June 21, 2018 at 6:00 p.m.
2. **CALL OF ROLL** City Secretary
3. **INVOCATION**
4. **PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG**
5. **PROCLAMATION**  
Proclamation of the City of Wimberley, Texas proclaiming June 2017 to be Revive Civility Month in this community.
6. **PRESENTATIONS AND POSSIBLE ACTION**
  - A. Presentation and consider possible action to accept a check from Friends of Blue Hole to provide funding for Blue Hole Camp Scholarships.
  - B. Presentation and consider possible action regarding Charlie Price's Hilltop Park Eagle Scout Project.
  - C. Presentation and consider possible action regarding Nathan Lipinski's Eagle Scout Project at Blue Hole Regional Park.
7. **CITIZENS COMMUNICATIONS**  
*The City Council welcomes comments from citizens on agenda and non-agenda items in advance of the regular business of the City Council. 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. Comments from speakers should not be directed towards any specific member of City Council or City staff. Comments should not be accusatory, derogatory or threatening in nature.*
8. **CONSENT AGENDA**  
*The following item/s 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 from the Regular City Council Meeting held May 17, 2018.
- B. Approval of minutes from the Special City Council Meeting held May 21, 2018.
- C. Approval of minutes from the Special City Council Meeting held May 22, 2018.
- D. Approval of minutes from the Special City Council Meeting held May 29, 2018.
- E. Approval of minutes from the Special City Council Meeting held June 12, 2018.
- F. Approval of minutes from the Special City Council Meeting held June 14, 2018.
- G. Approval of March 2018 and April 2018 Financial Statements for the City of Wimberley.
- H. Approval of resignation of Jenelle Flocke from the Ethics Commission.
- I. Approval of resignation of Pam Showalter from the Board of Adjustment.
- J. Approval of resignation of Bert Ray from the Transportation Advisory Board.
- K. Approval of Mayor Susan Jagger's appointment of Scott Way to the Board of Adjustment.
- L. Approval of Place 5 Council Member Patricia Cantu Kelly's appointment of Edward Davis to the Board of Adjustment.

**9. CITY ADMINISTRATOR REPORT**

Update regarding the status of the Central Wimberley Wastewater Project and other pertinent topics

**10. PUBLIC HEARINGS AND POSSIBLE ACTION**

- A. Hold a public hearing and consider approval regarding case ZA-18-004, proposing an ordinance amending Ordinance No. 2011-017, which designated real property located on approximately 131.896 acres, more commonly known as 333 Wayside Dr., Wimberley, Hays County, Texas, as a Wimberley Planned Development District with a base zoning of Residential Acreage (RA), and imposed certain development regulations. This amendment proposes to include beer, wine and alcohol for on-premise consumption; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (*Wimberley Seven A Land, LLC, Applicant*)
- B. Hold a public hearing and consider approval regarding case ZA-18-006, an application to change the zoning from Residential Acreage (RA) to Rural Residential 1 (R-1) for Lots 4A1B, 4A2A, 4A2B and 4A2C, Flite Acres Little Ranches, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (*City of Wimberley, Applicant*)

- C. Hold a public hearing and consider approval regarding case CUP-18-008, an application for a Conditional Use Permit to allow for a vacation rental for property located at 2645 Flite Acres Road, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. *(2625 Flite Acres LLC, Applicant)*

## **11. DISCUSSION AND POSSIBLE ACTION**

- A. Discuss and consider possible action to appoint Sandy Floyd as Floodplain Administrator for the City of Wimberley.
- B. Discuss and consider possible action to award the bid to Myer's Concrete Construction in the amount of \$49,200 for the Hidden Valley Crossing Roadway Improvements.
- C. Discuss and consider possible action to award a road maintenance contract to Pendleton Excavation in an amount not to exceed \$8,500.
- D. Discuss and consider possible action to approve Ordinance No. 2018-22, amending Ordinance No. 2014-010 for a variance process to Section 2 (B) 508.3.1.1 Inadequate Water Supplies.
- E. Discuss and consider possible action to approve Ordinance No. 2018-23, amending appointment and re-appointment terms for the Parks and Recreation Board.
- F. Discuss and consider possible action to approve the appointments and re-appointments of Mike Stevens, Merry Gibson, Matt Meeks, Gary Pigg, Mark Bursiel and Marilee Wood to the Parks and Recreation Board.
- G. Discuss and consider possible action to approve Ordinance No. 2018-24, amending appointment and re-appointment terms for the Transportation Advisory Board.
- H. Discuss and consider possible action to approve the appointments and re-appointments of Mike Moeller, Mike Murphy, Ruth Mince, Bobby Dettmer, Mike Crowley, Gary Callon and Rachel Emry to the Transportation Advisory Board.
- I. Discuss and consider possible action regarding the nomination and appointment process of the Hotel Occupancy Tax Committee members.
- J. Discuss and consider possible action regarding the audit proposal from Armstrong, Vaughn & Associates, P.C. for the Hotel Occupancy Tax Fund.
- K. Discuss and consider possible action regarding a proposal from Langford Community Management Services, Inc. for the provision of grant/loan management services related to the Central Wimberley Wastewater Project.
- L. Discuss and consider possible action regarding Resolution No. 18-2018, amending the 2017/2018 Operating Budget (Budget Amendment No. 11) providing for increased appropriations in the General Fund for contract and audit services.

- M. Discuss and consider possible action regarding options and alternatives to the wastewater treatment facility.
- N. Discuss and consider possible action regarding City Council meeting schedules.
- O. Discuss and consider possible action to amend the City of Wimberley Governance Policy and Rules of Procedure pertaining to City Council regular and special meeting days and times.
- P. Discuss and consider possible action regarding the Water Wastewater Advisory Board.

**12. CITY COUNCIL REPORTS**

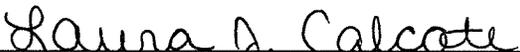
- A. Announcements
  
- B. Future agenda items

**13. ADJOURNMENT**

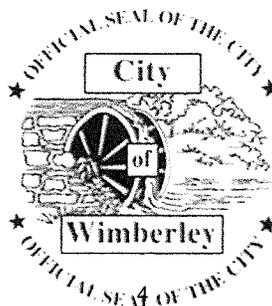
The City Council may retire into Executive Session at any time between the meeting's opening and adjournment for the purpose of discussing any matters listed on the agenda as authorized by the Texas Government Code including, but not limited to, homeland security pursuant to Chapter 418.183 of the Texas 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**

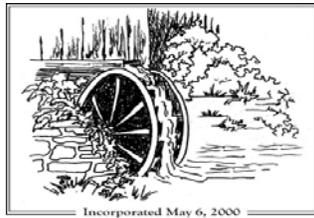
I hereby certify the above Notice of Meeting was posted on the bulletin board at Wimberley City Hall, a place convenient and readily accessible to the general public at all times, and to the City's website, [www.cityofwimberley.com](http://www.cityofwimberley.com), in compliance with Chapter 551, Texas Government Code, on Monday, June 18, 2018, by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

  
 \_\_\_\_\_  
 Laura J. Calcote, 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 City Secretary Laura Calcote 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.



# City of Wimberley



## Proclamation

THE STATE OF TEXAS     §  
COUNTY OF HAYS         §  
CITY OF WIMBERLEY     §

**WHEREAS**, civil discourse is the free and respectful exchange of different ideas in a way that respects and affirm all persons, while hearing their perspectives; and

**WHEREAS**, heated rhetoric and a dramatic shift away from collaboration leaves us unable to solve the challenges confronting our community; and

**WHEREAS**, civility reduces rudeness, ridicule, and lack of respect for the open exchange of ideas; and

**WHEREAS**, civility improves our well-being, restores trust, and encourages Americans to participate in building a brighter future for generations to come; and

**WHEREAS**, civility assists in the process of working together to create lasting solutions to our most pressing challenges, while fostering respect among opposing groups; and

**WHEREAS**, community members should feel comfortable and respected while exploring worldviews outside their own; and

**WHEREAS**, recognizing the importance of civility and how it improves personal relationships leading to greater civil discourse, in recognition of the University of Arizona's National Institute for Civil Discourse's initiative, would like to invite all members of our community to exercise civility and respect toward each other and participate in reviving civility together.

**NOW, THEREFORE I**, Susan Jagers, Mayor of the City of Wimberley, Texas do hereby proclaim June 2018, to be **REVIVE CIVILITY MONTH** in this community and encourage all residents to practice civility by listening respectfully to people who have different views, avoiding language that is insulting or derogatory to others and supporting efforts to work together across ideological and political lines,

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of Wimberley, Texas to be affixed this 21<sup>st</sup> of June, 2018.

**CITY OF WIMBERLEY**

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**Susan B. Jagers, Mayor**

# City Council Agenda Form



Date Submitted: June 15, 2018

Agenda Date Requested: June 21, 2018

**Project/Proposal Title:**

Motion: Friends of Blue Hole has secured a \$1,500 grant to fill 10 slots of Blue Hole Nature Camp. The motion is to accept this grant money from FOBH.

**Council Action Requested:**

- Ordinance
- Resolution
- Motion
- Discussion

**Project/Proposal Summary:**

Parks Director Rebecca Manning created a scholarship program for Blue Hole Nature Camps for the 2018 season after Friends of Blue Hole notified the City that they have secured a \$1,500.00 grant from the Wimberley Community Civic Club. This will offer up to 10 children age 6-12 with a scholarship ("Camper-Ship") to attend our award-winning environmental nature camps completely free of charge.

Park staff selected scholarship recipients based on financial need.

# City Council Agenda Form



Date Submitted: June 14, 2018  
Agenda Date Requested: June 21, 2018

**Project/Proposal Title:**  
**Charlie Price's Hilltop Park Eagle Scout Project**

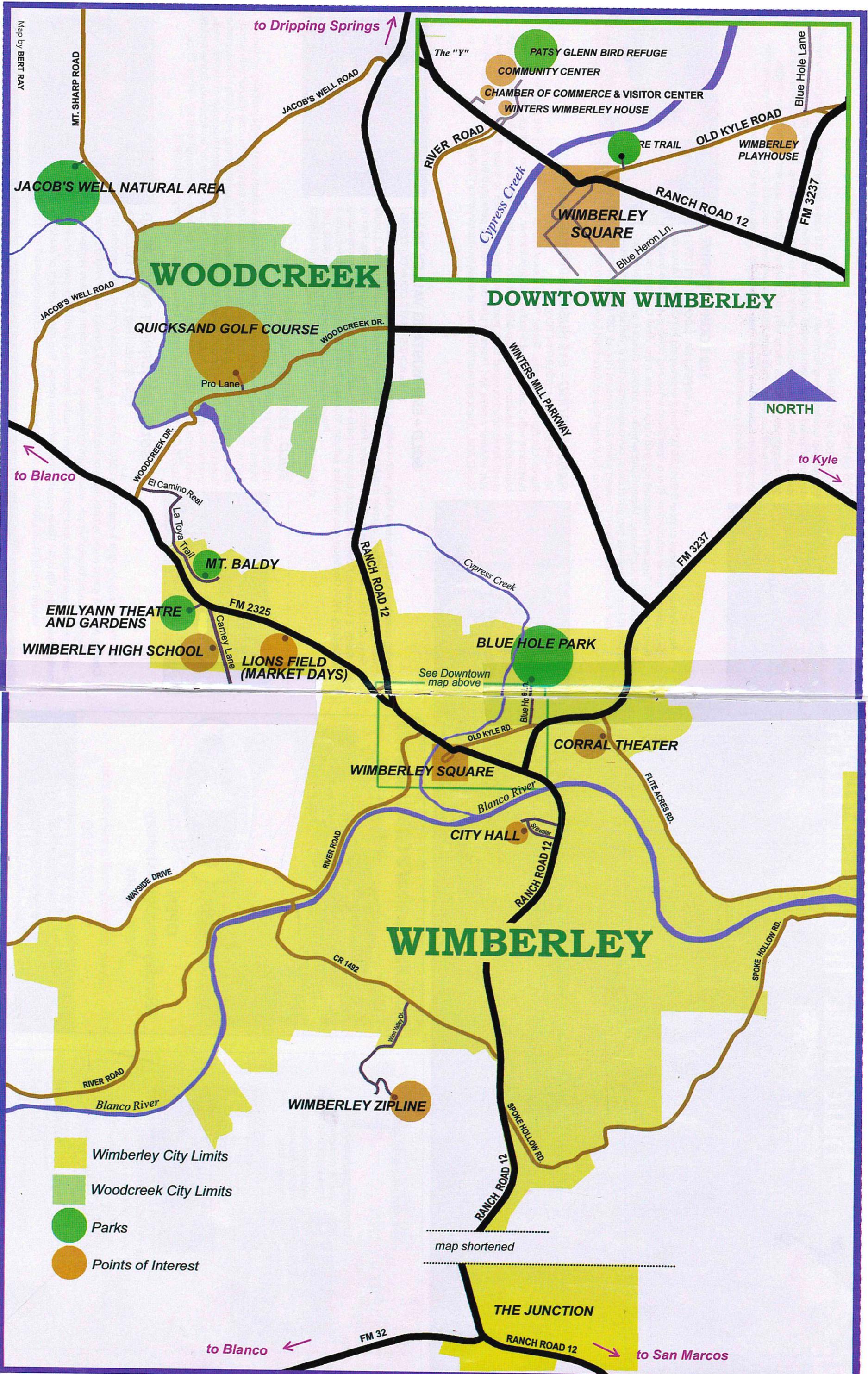
**Council Action Requested:**  
 Ordinance  
 Resolution  
 Motion  
 Discussion

**Project/Proposal Summary:**  
Charlie Price is proposing an Eagle Scout project to install signage in the Hilltop Park with a map of the City of Wimberley. The park is TXDOT right of way so Council approval is needed to apply for a TXDOT sign permit on behalf of the City. City staff will be applying for the permit.





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to Dripping Springs ↑

### DOWNTOWN WIMBERLEY



to Kyle ↘

to Blanco ↙

MT. BALDY

BLUE HOLE PARK

CORRAL THEATER

## WIMBERLEY

CITY HALL

WIMBERLEY SQUARE

WIMBERLEY ZIPLINE

THE JUNCTION

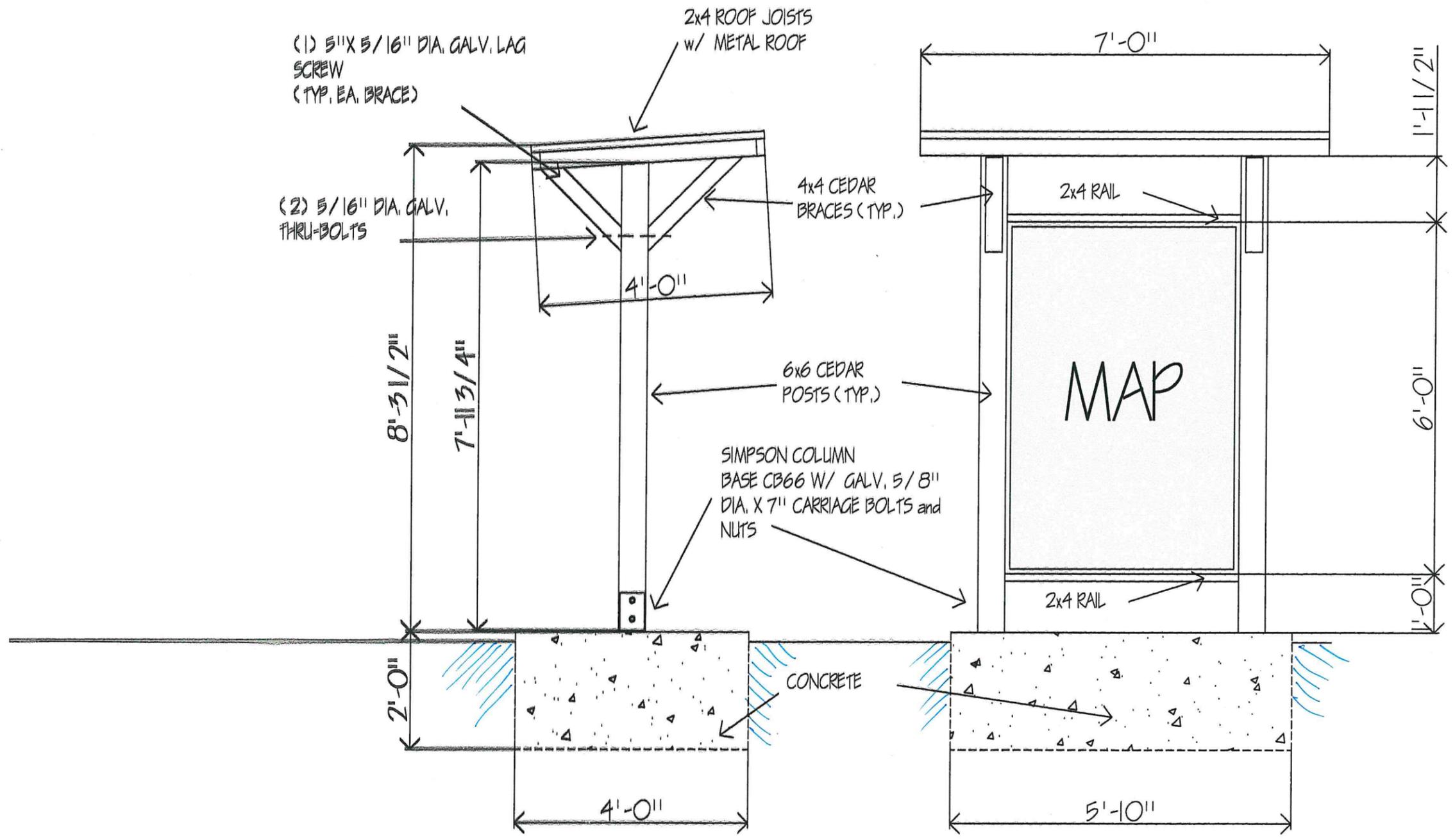
to Blanco ←

to San Marcos →

map shortened

- Wimberley City Limits
- Woodcreek City Limits
- Parks
- Points of Interest

Map by BERT RAY



**SIDE ELEVATION**  
 SCALE 1/2" = 1'-0"

**FRONT ELEVATION**  
 SCALE 1/2" = 1'-0"

# City Council Agenda Form



Date Submitted: June 15, 2018

Agenda Date Requested: June 21, 2018

## Project/Proposal Title:

Presentation & Motion: Scout Nathan Lipinski proposed extension of Blue Hole Regional Park trail - Eagle Scout Project

## Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

## Project/Proposal Summary:

Scout Nathan Lipinski and his project leader have worked closely with parks director Rebecca Manning and Wimberley Valley Watershed Association for the previous eight months to develop a plan for a proposed trail extension at Blue Hole Regional Park. This .3 mile trail will extend the current boy scout trail at Blue Hole and complete a portion of the Blue Hole Master Plan. The trail has been modified to loop at the end with a bench or picnic table for hikers to enjoy solitude and a unique grassland portion of the park that was previously inaccessible. The entirety of this trail will be located on Blue Hole Regional Park property.

Nathan will bring a presentation with handouts to City Council for approval. The completion of this project will allow Nathan to achieve the highest rank attainable in scouts - an Eagle Scout.

# City Council Agenda Form



Date Submitted: June 18, 2018

Agenda Date Requested: June 21, 2018

Project/Proposal Title: CONSENT AGENDA

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

Please see attached minutes from six meetings:

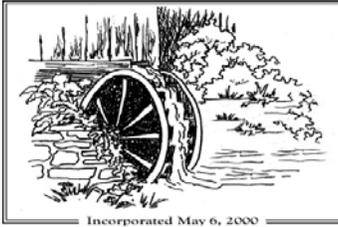
- Regular City Council held May 17, 2018
- Special City Council held May 21, 2018
- Special City Council held May 22, 2018
- Special City Council held May 29, 2018
- Special City Council held June 12, 2018
- Special City Council held June 14, 2018

The March 2018 and April 2018 Financial Statements are also attached for approval.

Resignation notices from Jennelle Flocke, Pam Showalter and Bert Ray are included.

Mayor Susan Jagers has recommended appointment of Scott Way to the Board of Adjustment. Mr. Way's application is attached.

Place 5 Council Member Patricia Cantu Kelly has recommended appointment of Edward Davis to the Board of Adjustment.



# City of Wimberley

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

**REGULAR CITY COUNCIL MEETING**  
**WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS**  
**221 STILLWATER, WIMBERLEY, TEXAS 78676**  
**THURSDAY, MAY 17, 2018 – 6:00 P.M.**

**MINUTES**

**CALL TO ORDER**

Mayor Susan Jagers called the meeting to order at 6:00 p.m.

**CALL OF ROLL**

Council Members Present: Susan Jagers Mayor  
Craig Fore Place Two  
Allison Davis Place Three  
Gary Barchfeld Place Four  
Patricia Cantu Kelly Place Five

City Staff Present: Shawn Cox City Administrator  
Laura Calcote City Secretary  
Sandy Floyd Planning & Development Coordinator/GIS Analyst  
Aaron Reed Public Works Director

**INVOCATION**

Council Member Gary Barchfeld gave the invocation.

**PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG**

Mayor Susan Jagers led the pledges to the United States and Texas flags.

**CITIZENS COMMUNICATIONS**

Vicky Cox spoke in support of the 4-H signs for the Memorial Day Rodeo.

Tom Keyser addressed Council regarding the quality of the roads in the City, and the Transportation Advisory Board’s role in addressing the potholes. Furthermore, Mr. Keyser spoke regarding unity within the community, and suggested the City having forums to hear citizen concerns in order to promote an open dialogue.

**CONSENT AGENDA**

**Motion to approve the Consent Agenda, with one correction to the May 15, 2018 minutes, was made by Council Member Gary Barchfeld. Motion was seconded by Council Member Patricia Cantu Kelly. Motion carried unanimously (4-0).**

A. Approval of minutes from the Regular City Council Meeting held May 3, 2018.

B. Approval of minutes from the Special City Council Meeting held May 15, 2018 at 2:00 p.m.

C. Approval of minutes from the Special City Council Meeting held May 15, 2018 at 2:15 p.m.

### **CITY ADMINISTRATOR REPORT**

City Administrator Shawn Cox reported the Central Wimberley Wastewater Project was moving along steadily. Mr. Cox advised where lines would be laid next in the next couple of weeks. There was discussion whether there were any residences exempt on Blue Herron.

### **PUBLIC HEARINGS AND POSSIBLE ACTION**

A. Hold a public hearing and consider approval regarding case ZA-18-003, proposing an ordinance amending Ordinance No. 2015-010, which amended Ordinance No. 2009-046, which amended Ordinance No. 08-003, which amended Ordinance No. ZA-06-013, which designated real property located on approximately 15.4 acres, more commonly known as 14100 Ranch Road 12, Wimberley, Hays County, Texas, as a Wimberley Planned Development District with a base zoning of Commercial-Moderate Impact (C-2), and imposed certain development regulations. This amendment proposes to include curbside pickup and associated signage; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (*Brookshire Bros., Applicant*) Planning & Development Coordinator/GIS Analyst Sandy Floyd presented the item. The Planning and Zoning Commission had unanimously recommended approval of the ordinance. Mayor Susan Jagers opened the public hearing at 6:10 p.m.

Council Member Allison Davis asked if Brookshire Brothers would be willing to turn the light off at night in order to follow dark sky regulations. A Brookshire Brothers' representative agreed the business would be willing to comply.

Mayor Susan Jagers closed the public hearing at 6:12 p.m.

**Motion to approve was made by Council Member Craig Fore. Motion was seconded by Council Member Allison Davis. Motion carried unanimously (4-0).**

B. Hold a public hearing and consider making a recommendation to City Council regarding case ZA-18-005, an application to change the zoning from Single-Family Residential 1 (R-1) to Residential Acreage (RA) for property located at 395 Rocky Springs Road, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. (*City of Wimberley, Applicant*) Sandy Floyd presented the zoning change, since the property was not originally zoned correctly.

Mayor Susan Jagers opened the public hearing at 6:15 p.m.

There were no citizen comments.

Mayor Susan Jagers closed the public hearing at 6:15 p.m.

**Motion to approve was made by Council Member Craig Fore. Motion was seconded by Council Member Allison Davis. Motion carried unanimously (4-0).**

C. Hold a public hearing and consider making a recommendation to City Council regarding the proposed subdivision of 3.00 acres out of the H. Keiser Survey No. 60, Abstract No. 271, establishing the Careway Plat #1, and related variance request from the City Subdivision Code Requirements relating to lot shape and average depth to average width ratio. (*Wimberley SLF, LLC, Applicant*)

Sandy Floyd presented the proposed subdivision and variance request.

Mayor Susan Jagers opened the public hearing at 6:17 p.m.

There were no citizen comments.

Mayor Susan Jagers closed the public hearing at 6:17 p.m.

**Motion to approve was made by Council Member Patricia Cantu Kelly. Motion was seconded by Council Member Allison Davis. Motion carried unanimously (4-0).**

### **DISCUSSION AND POSSIBLE ACTION**

- A. Discuss and consider possible action regarding Wimberley 4H event signs for the annual Memorial Day Rodeo. (*Public Works Director Aaron Reed*)

Public Works Director Aaron Reed presented the requested exception for the Wimberley 4H to place the annual Memorial Day Rodeo signs throughout the City and the ETJ. The City's current Sign Ordinance did not allow for more than three (3) signs to be advertised for the same event. There was discussion regarding how many days the signs could be posted.

**Motion to approve the placement of 28 signs for the Wimberley 4H Memorial Day Rodeo Event for 10 days was made by Council Member Craig Fore. Motion was seconded by Council Member Patricia Cantu Kelly. Motion carried unanimously (4-0).**

- B. Discuss and consider possible action regarding a request to operate a shaved ice trailer at 111 Old Kyle Road in Wimberley, Texas. (*Jesse Manning/Kona Ice, Applicant*)

Sandy Floyd presented this item.

Jesse Manning, the applicant, addressed Council regarding the operation of the shaved ice trailer.

There was discussion among Council regarding the 90-day timeline for the trailer. Council Member Patricia Cantu Kelly recused herself from the discussion, due to a potential conflict of interest. There was also discussion on temporary businesses and structures within the City.

**Motion to approve the request to operate a shaved ice trailer at 111 Old Kyle road in Wimberley, Texas was made by Council Member Allison Davis. Motion was seconded by Council Member Craig Fore. Motion carried as follows (2-1-1):**

<b>Craig Fore</b>	<b>Aye</b>
<b>Allison Davis</b>	<b>Aye</b>
<b>Gary Barchfeld</b>	<b>Nay</b>
<b>Patricia Cantu Kelly</b>	<b>Abstain</b>

- C. Discuss and consider possible action regarding a site development plan on a 3.00-acre tract out of the H. Keiser Survey No. 60, Abstract No. 271. (*Wimberley, SLF, LLC, Applicant*)

Sandy Floyd presented this item. The site development consisted of 10,240 square foot assisted living building and one 8,236 square foot memory care building. The City Engineer was currently reviewing plans. The Planning and Zoning Commission had recommended approval of 5-1.

Jason Caraway of Caraway Senior Living presented the project to Council and answered relevant questions related to the project. There was discussion among Council regarding the location of the facilities

**Motion to approve a site development plan on a 3.00-acre tract out of the H. Keiser Survey No. 60, Abstract No. 271, contingent upon City Engineer approval, was made by Council Member Craig Fore. Motion was seconded by Council Member Allison Davis. Motion carried unanimously (4-0).**

- D. Discuss and consider possible action to award the grant administration services contract for the preparation of the City of Wimberley's HMGP Application for Harvey DR 4332 and

General Land Office Community Development Block Grant Disaster Relief 2016 & Harvey 2017 and subsequent contract implementation if application is funded and the administration of the City's Texas Water Development Board Sewer Project. *(City of Wimberley)* City Administrator Shawn Cox presented the proposal from Judy Langford for grant administration services contract. The contract would not exceed \$28,000 and would be paid through the grant program, not the City. There was discussion among Council regarding the grant program.

**Motion to award the grant administration services contract to Judy Langford for the preparation of the City of Wimberley's HMGP Application for Harvey DR 4332 and General Land Office Community Development Block Grant Disaster Relief 2016 & Harvey 2017 and subsequent contract implementation if application is funded and the administration of the City's Texas Water Development Board Sewer Project was made by Council Member Gary Barchfeld. Motion was seconded by Council Member Allison Davis. Motion carried unanimously (4-0).**

- E. Discuss and consider possible action regarding the paving of Hidden Valley Road. *(Place Two Council Member Craig Fore)*  
Council Member Craig Fore requested an update on the paving of Hidden Valley Road. City Administrator Shawn Cox advised Gilpin Engineering had designed the plans for the project and the cost would be less than \$50,000. Gilpin Engineering had received bids for the project, and the lowest would be brought back to Council at their first meeting in June. No action was taken on this item.
- F. Discuss and consider possible action regarding a Unification Program for the City of Wimberley. *(Place Four Council Member Gary Barchfeld)*  
Council Member Gary Barchfeld suggested the City establish supportive relationships with other governmental entities in the area, such as Hays County, City of Woodcreek and Wimberley ISD. No action was taken on this item.

### **CITY COUNCIL REPORTS**

- A. Announcements – Council Member Allison Davis requested clarification on the May 15<sup>th</sup> Meeting Minutes.
- B. Future agenda items – Council Member Allison Davis stated she would like to present reviving civility proclamation for the next meeting.  
Council Member Gary Barchfeld spoke regarding the City's financial status at the mid-point in the fiscal year.

### **ADJOURNMENT**

**Motion to adjourn the meeting at 6:55 p.m. was made by Council Member Craig Fore. Motion was seconded by Council Member Patricia Cantu Kelly. Motion carried unanimously (4-0).**

### **RECORDED BY:**

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Laura J. Calcote, City Secretary



**APPROVED BY:**

\_\_\_\_\_  
**Susan B. Jagers, Mayor**

DRAFT



# City of Wimberley

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

**SPECIAL CITY COUNCIL MEETING**  
**WIMBERLEY CITY HALL-CITY COUNCIL CHAMBERS**  
**221 STILLWATER, WIMBERLEY, TEXAS**  
**MONDAY, MAY 21, 2018 – 10:00 A.M.**

## **AGENDA**

### **CALL TO ORDER**

Mayor Susan Jagers called the meeting to order at 10:02 a.m.

### **CALL OF ROLL**

Council Members Present: Susan Jagers Mayor  
Craig Fore Place Two  
Allison Davis Place Three  
Gary Barchfeld Place Four  
Patricia Cantu Kelly Place Five

City Staff Present: Shawn Cox City Administrator  
Laura Calcote City Secretary

### **CITIZENS COMMUNICATIONS**

There were 19 citizen's comments. They were as follows:

1. Phil Collins spoke in favor of the hotel occupancy tax and how to successfully market the City. Additionally, Mr. Collins suggested further work on the City's Comprehensive Plan.
2. Mike Scott addressed Council regarding the fate of the hotel occupancy tax and the benefit of the tax for the City. Mr. Scott stated sales tax alone is not enough to support a city.
3. Martha Kneis spoke in favor of the hotel occupancy tax and how the tax is imposed on visitors to the City, not residents. She also noted the time of the meeting was problematic.
4. Clay Ewing presented reasons to support the hotel occupancy tax, and how 400 or so Texas municipalities currently have a hotel occupancy tax in place. Mr. Ewing expressed how the tax is needed for the City and helps to promote tourism.
5. Julie Ray addressed Council regarding the hotel occupancy tax and advised Council members to think carefully through the topic. Ms. Ray stated she was in favor of the tax,

since visitors pay the fee and no money comes out of the citizenry's pockets.

6. Albert Valera spoke in favor of repealing the hotel occupancy tax and advised the City to take a step back to review the topic.

7. Bill Appleman addressed Council pertaining to the history of the hotel occupancy tax, and how the City has failed to identify a marketing strategy. Mr. Appleman was in favor of repealing the tax.

8. Tomas Palm spoke regarding a marketing/tourism plan and how the community needed to be involved in the plan.

9. Robbie Walker spoke in favor of repealing the hotel occupancy tax and noted the tax is not free money.

10. Heather Carter addressed Council regarding their responsibility to fiscally protect the City, and how the hotel occupancy tax aids in this task.

11. Dan Sturdivant spoke regarding rethinking the hotel occupancy tax, and how Wimberley does not want to be like Fredericksburg with a hotel on every corner.

12. Cathy Moreman addressed Council for the City of Wimberley to be on record for supporting local businesses, and how the hotel occupancy tax helps to do so. Additionally, Ms. Moreman stated the marketing campaign is working to promote tourism within the City.

13. Lila McCall spoke regarding the City's financial status, and how previously the City failed to adequately handle funds. Furthermore, Ms. McCall suggested retailers cannot survive in the City without some help.

14. Bob Cook addressed Council pertaining to the MindEcology marketing campaign and contended the City should allow the company to finish the campaign.

15. Traci Ferguson suggested the City Council meet with the Hotel Occupancy Tax Advisory Committee before making any decisions on the hotel occupancy tax. Ms. Ferguson also stated she was in favor of the tax.

16. Mindy Webber spoke in favor of the hotel occupancy tax, and how the tax enables the City to have additional funding. She also noted Wimberley set the tax rate at 5% when most surrounding cities have the rate at 7%.

17. Pam Mitchell addressed Council regarding the history of the hotel occupancy tax, and how the City needs to step back and devise a plan before moving forward with the tax.

18. Casey Craig spoke regarding the Wimberley lodging owner's feelings on the hotel

occupancy tax, and how taxing is a big topic to consider.

19. Jennifer Ober spoke pertaining to the time and effort the new Hotel Occupancy Tax Advisory Committee had spent revising the hotel occupancy tax application, and how the tax could be beneficial for the City. Additionally, Ms. Ober contended the Tourism Director position is important and funding for the Visitor Center.

### **DISCUSSION AND POSSIBLE ACTION**

A. Discuss and consider possible action to fill a vacancy for Place One on the Wimberley City Council by appointment until the next general City election in May 2019.

**Motion to nominate and appoint Michael C. McCullough to fill the Place One vacancy on the Wimberley City Council was made by Council Member Gary Barchfeld. Motion was seconded by Council Member Craig Fore. Motion carried unanimously (4-0).**

B. Discuss and consider possible action to add Mayor Pro Tem Gary Barchfeld as signatory to the City of Wimberley bank accounts, effective immediately.

**Motion to add Mayor Pro Tem Gary Barchfeld as signatory to the City of Wimberley bank accounts, effective immediately, was made by Council Member Allison Davis. Motion was seconded by Council Member Craig Fore. Motion carried unanimously (4-0).**

### **HOTEL OCCUPANCY TAX**

A. Discuss and consider possible action to approve Ordinance No. 2018-17 to reduce the tax rate to be imposed on hotel occupancy within the corporate limits and the extraterritorial jurisdiction of the City from five percent (5%) to zero percent (0%), effective immediately. *(Place Four Council Member Gary Barchfeld)*

There was discussion among Council members regarding the hotel occupancy tax rate, and how a plan should be in place to effectively utilize the funds collected.

**Motion to approve Ordinance No. 2018-17 to reduce the tax rate to be imposed on hotel occupancy within the corporate limits and the extraterritorial jurisdiction of the City from five percent (5%) to zero percent (0%), effective immediately, was made by Council Member Gary Barchfeld. Motion was seconded by Council Member Craig Fore.**

Council Member Allison Davis presented an amendment to the motion for the tax to be on hold for 60 days from today. Council Member Gary Barchfeld declined the amendment.

Council Member Allison Davis presented a second amendment to the motion for the tax to be on hold for 90 days from today. Council Member Gary Barchfeld declined the amendment.

**Motion carried as follows (3-1):**

<b>Craig Fore</b>	<b>Aye</b>
<b>Gary Barchfeld</b>	<b>Aye</b>
<b>Patricia Cantu Kelly</b>	<b>Aye</b>
<b>Allison Davis</b>	<b>Nay</b>

- B. Discuss and consider possible action regarding the MindEcology Contract and Advertising Program. *(Place Three Council Member Allison Davis & Place Four Council Member Gary Barchfeld)*

Darren Drewitz of MindEcology gave a presentation to Council regarding the status of the marketing campaign, and how effective the campaign has been in promoting tourism in Wimberley.

There was discussion among Council members pertaining to the success and monitoring of the MindEcology marketing campaign.

No action was taken on this item.

- C. Discuss and consider possible action regarding the status of the Hotel Occupancy Tax Advisory Committee and appropriated grant money. *(Place Three Council Member Allison Davis)*

Council Member Allison Davis discussed the membership requirements for the Hotel Occupancy Tax Advisory Committee, and how the Committee has been allocated \$20,000 to fund hotel occupancy tax applications.

No action was taken on this item.

- D. Discuss and consider possible action regarding the status of the Visitor Center Operations Agreement between the City of Wimberley and the Wimberley Convention and Visitors Bureau Foundation. *(Place Three Council Member Allison Davis)*

There was discussion among Council for future funding of the Visitor Center when the hotel occupancy tax had been reduced to zero percent (0%). The Agreement had been signed into effect for three years from February 2018.

No action was taken on this item.

- E. Discuss and consider possible action regarding the status of the Tourism Director position. *(Place Three Council Member Allison Davis)*

Council Member Allison Davis stated she was in favor of hiring a Tourism Director. Council once again discussed formulating and implementing a plan for the hotel occupancy tax before moving forward with hiring a Tourism Director.

No action was taken on this item.

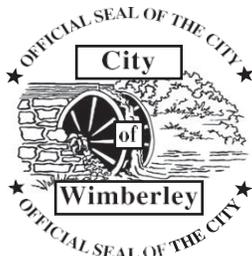
## **ADJOURNMENT**

Mayor Susan Jagers adjourned the meeting at 12:19 p.m., without objection.

## **RECORDED BY:**

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**Laura J. Calcote, City Secretary**



**APPROVED BY:**

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**Susan B. Jagers, Mayor**



# City of Wimberley

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

**SPECIAL CITY COUNCIL MEETING**  
**WIMBERLEY CITY HALL-CITY COUNCIL CHAMBERS**  
**221 STILLWATER, WIMBERLEY, TEXAS**  
**TUESDAY, MAY 22, 2018 – 2:00 P.M.**

## MINUTES

### CALL TO ORDER

Mayor Susan Jagers called the meeting to order at 2:01 p.m.

### CALL OF ROLL

Council Members Present: Susan Jagers Mayor  
Mike McCullough Place One  
Craig Fore Place Two  
Allison Davis Place Three  
Gary Barchfeld Place Four  
Patricia Cantu Kelly Place Five

City Staff Present: Shawn Cox City Administrator  
Laura Calcote City Secretary  
Emily Rogers Deputy City Attorney

### WORKSHOP

The City Council held a workshop to discuss the progress of the Central Wimberley Wastewater Project. Council members received updates from and discussed the status of the Project with following individuals:

- Emily Rogers – Bickerstaff Heath Delgado Acosta Attorney
- Jim Schoonover – Project Manager
- Steve Coonan – Design Engineer
- Mike Haas – Black Castle Project Manager
- Joe Chesney – Vice President of Capital Excavation

No action was taken.

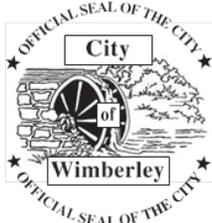
### ADJOURNMENT

Mayor Susan Jagers adjourned the meeting at 4:13 p.m., without objection.

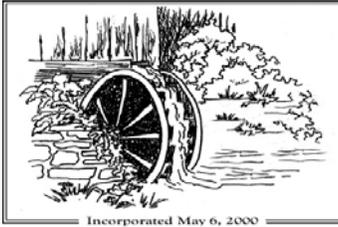
### RECORDED BY:

Laura J. Calcote, City Secretary

APPROVED BY:



Susan B. Jagers, Mayor



# City of Wimberley

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

**SPECIAL CITY COUNCIL MEETING**  
**WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS**  
**221 STILLWATER, WIMBERLEY, TEXAS 78676**  
**TUESDAY, MAY 29, 2018 – 5:00 P.M.**

## MINUTES

### CALL TO ORDER

Mayor Susan Jagers called the meeting to order at 5:00 p.m.

### CALL OF ROLL

Council Members Present: Susan Jagers Mayor  
Mike McCullough Place One  
Craig Fore Place Two  
Gary Barchfeld Place Four  
Patricia Cantu Kelly Place Five

Council Members Absent: Allison Davis Place Three

City Staff Present: Shawn Cox City Administrator

### DISCUSSION AND POSSIBLE ACTION

There was discussion among Council members regarding the history of the current legal counsel, Bickerstaff Heath Delgado Acosta LLP, for the Central Wimberley Wastewater Project.

**Motion to discontinue to the services of Bickerstaff Heath Delgado Acosta LLP for legal counsel for the Central Wimberley Wastewater Project, and move forward with Denton Navarro Rocha Bernal & Zech, P.C. as the City’s legal representatives for the Project was made by Council Member Gary Barchfeld. Motion was seconded by Council Member Patricia Cantu Kelly. Motion carried unanimously (4-0).**

### ADJOURNMENT

Mayor Susan Jagers adjourned the meeting at 5:05 p.m., without objection.

### RECORDED BY:

\_\_\_\_\_  
Laura J. Calcote, City Secretary

### APPROVED BY:

\_\_\_\_\_  
Susan B. Jagers, Mayor





# City of Wimberley

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

**SPECIAL CITY COUNCIL MEETING**  
**WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS**  
**221 STILLWATER, WIMBERLEY, TEXAS 78676**  
**TUESDAY, JUNE 12, 2018 – 4:00 P.M.**

## **MINUTES**

### **CALL TO ORDER**

Mayor Susan Jagers called the meeting to order at 4:00 p.m.

### **CALL OF ROLL**

Council Members Present: Susan Jagers Mayor  
Mike McCullough Place One  
Craig Fore Place Two  
Allison Davis Place Three  
Gary Barchfeld Place Four  
Patricia Cantu Kelly Place Five

City Staff Present: Shawn Cox City Administrator  
Laura Calcote City Secretary  
Sandy Floyd Planning & Development Coordinator/GIS Analyst

### **CITIZENS COMMUNICATIONS**

There were 11 citizen's comments. They were as follows:

1. Stephanie Nestlerode spoke regarding tourism in the City, and how the restroom trailer on the Wimberley Square benefits individuals visiting Wimberley. Ms. Nestlerode also addressed the City's ongoing wastewater project for the downtown area.
2. Linda Webb addressed Council regarding the Hotel Occupancy Tax (HOT) Committee, and how the prior HOT Committee was not successful. Ms. Webb requested to know more details about the Wimberley Valley Tourism and Lodging Association.
3. Rebecca Minnick spoke regarding the fluctuating City Council meeting schedules over the past month, and how difficult it had been for citizens to keep track of the meetings.
4. Maridel Martinez spoke in support of the current location of the restroom trailer on the Wimberley Square because it is convenient for customers.

5. Christine Byrne addressed Council pertaining to the filling or re-appointment of board, commission and committee members for the City. Ms. Byrne currently serves on the Parks and Recreation Board and requested no changes to the Board until after their June meeting.
6. Clay Ewing spoke regarding the HOT Committee, which he is a member of. Mr. Ewing noted the HOT Committee is functioning as it should, and a change in membership would disrupt the progress and process of the Committee.
7. Mac McCullough addressed Council pertaining to the restroom trailer on the Wimberley Square, and how the current location was accessible to visitors. Furthermore, Mr. McCullough stated the sporadic Council meeting schedule was problematic.
8. Jennifer Ober spoke regarding the HOT Committee, which she is a member of. Ms. Ober contended the Committee serves an important function to promote tourism within the City during slower times of the year.
9. Traci Ferguson addressed Council pertaining to the restroom trailer on the Wimberley Square, and stated the current location is good for business owners and customers.
10. Steve Klepfer spoke regarding the background of the wastewater project for the downtown area, and the restroom trailer's current location being utilized by visitors.
11. Dan Sturdivant spoke regarding the HOT Committee and how the current plan for the hotel occupancy tax is not functioning well. He suggested setting-up a new HOT Committee and guidelines for the Committee.

### **RECOGNITION**

Council Member Gary Barchfeld requested the City follow protocol in recognizing past and present board, commission and committee members for their service.

### **DISCUSSION AND POSSIBLE ACTION**

A. Discuss and consider possible action regarding the filling or re-appointment of board, commission and committee members.

Council Member Gary Barchfeld suggested the City have a uniform appointment date for board, commission and committee members beginning July 1<sup>st</sup> of each year, and for members to serve for one-year terms, except for the Planning & Zoning Commission, who would continue to follow their current term limits. Each Council member would still appoint a member of their choosing to the board, commission and committee. There was discussion on a uniform appointment date. Council Member Allison Davis requested the topic be tabled until ordinances establishing the entities could be thoroughly reviewed.

There was further discussion to appoint a replacement to the Planning and Zoning Commission for Place Four, and to appoint a new member for Place Five on the Commission, since Austin Weeks's term had expired in September 2017, without a formal reappointment.

**Motion to nominate and appoint Craig Reitz for Place Four on the Planning and Zoning Commission was made by Council Member Gary Barchfeld. Motion was**

**seconded by Council Member Craig Fore. Motion carried unanimously (5-0).**

**Motion to nominate and appoint Tim Dodson for Place Five on the Planning and Zoning Commission was made by Council Member Patricia Cantu Kelly. Motion was seconded by Council Member Craig Fore. Motion carried unanimously (5-0).**

**Motion for all City boards, commissions and committees to have seven members and each member to have a one-year term, without term limits, beginning and ending July 1<sup>st</sup> of each year, with the exception of the Planning & Zoning Commission, was made by Council Member Gary Barchfeld. Motion was seconded by Council Member Patricia Cantu Kelly. Motion carried as follows (4-1):**

<b>Mike McCullough</b>	<b>Aye</b>
<b>Craig Fore</b>	<b>Aye</b>
<b>Gary Barchfeld</b>	<b>Aye</b>
<b>Patricia Cantu Kelly</b>	<b>Aye</b>
<b>Allison Davis</b>	<b>Nay</b>

Next, there was discussion regarding repopulating the Transportation Advisory Board and the Parks and Recreation Board and amending the ordinances establishing and defining membership, duties and authorities for the two Boards. The two Board's ordinances would be amended for the June 21<sup>st</sup> City Council Meeting. The following potential nominations or re-appointment nominations were made for the Transportation Advisory Board (TAB) members:

Mayor	Mike Moeller
Place One	Michael Murphy
Place Two	Ruth Mince
Place Three	Bert Ray
Place Four	Mike Crowley
Place Five	Gary Callon
Consensus	Rachel Emry

The TAB nominations would be formally voted on at the next City Council meeting on June 21<sup>st</sup>.

The following nominations or re-appointment nominations were made for the Parks and Recreation Board members:

Mayor	Mike Stevens
Place One	Merry Gibson
Place Two	Matt Meeks
Place Three	Vacant
Place Four	Gary Pigg
Place Five	Mark Bursiel
Consensus	Marilee Wood

The Parks and Recreation Board nominations would be formally voted on at the next City Council meeting on June 21<sup>st</sup>.

- B. Discuss and consider possible action regarding guidelines for boards, commissions and committees.  
 Council Member Allison Davis requested this item be tabled until the ordinances for the board, commissions and committees be reviewed. Council Member Gary Barchfeld asked Council to think about the guidelines they would like to be established for the entities.  
 No action was taken on this item.
- C. Discuss and consider possible action on the creation of new City board to aid in long-term planning for the City of Wimberley.  
 Council Member Gary Barchfeld proposed creating a City board/committee to aid in long-term planning for the future of the City of Wimberley. There was discussion about the Comprehensive Plan Review Committee, and the role it could play in assisting in the task of planning. Council Member Gary Barchfeld suggested populating the potential board with members from other City boards, commissions and committees.  
 No action was taken on this item.
- D. Discuss and consider possible action regarding the relocation of the restroom trailer on the Wimberley Square.  
 Mayor Susan Jagers stated she had received some complaints from citizens about the current location of the restroom trailer being problematic. She also suggested the trailer needed to be pumped more often. There was discussion among Council members regarding the location of the restroom trailer and what the options are for utilizing the trailer after the wastewater project is completed on the Wimberley Square. No action was taken on moving the trailer, and it was decided among Council to leave the trailer where it was located.  
**Motion to direct City staff to seek a proposal for a stub out connection on Oak Drive for the restroom trailer was made by Council Member Allison Davis. Motion was seconded by Council Member Gary Barchfeld. Motion carried unanimously (5-0).**

**HOTEL OCCUPANCY TAX**

- A. Discuss and consider possible action regarding the mediated agreement between the Wimberley Chamber of Commerce and the Wimberley Lodging Association.  
 Council Member Patricia Cantu Kelly spoke regarding the background of the Memorandum of Consensus between the Wimberley Valley Chamber of Commerce and the Wimberley Valley Tourism and Lodging Association, which was signed by both parties in 2015, and supported by the City Council during that timeframe. Council Member Kelly stated the agreement had been discarded by City last year, and consequently had caused the overspending of hotel occupancy tax funds.  
**Motion to reinstate the mediated agreement, and to make the document binding to all parties involved, including the City of Wimberley, the Wimberley Valley Chamber of Commerce and the Wimberley Valley Tourism and Lodging Association was made by Council Member Patricia Cantu Kelly. Motion was seconded by Council Member Mike McCullough.**  
 Council Member Allison Davis had requested a legal opinion from the City Attorney regarding the document in order to see if the agreement was legally binding for the City. City Administrator Shawn Cox read the legal opinion on the agreement, which stated the City was and is not bound by the document. Council Member Davis noted the agreement

and its stipulations did not work for the hotel occupancy tax in the past.

**Motion carried as follows (4-1):**

<b>Mike McCullough</b>	<b>Aye</b>
<b>Craig Fore</b>	<b>Aye</b>
<b>Gary Barchfeld</b>	<b>Aye</b>
<b>Patricia Cantu Kelly</b>	<b>Aye</b>
<b>Allison Davis</b>	<b>Nay</b>

- B. Discuss and consider possible action regarding an amendment to Ordinance No. 2017-020 pertaining to the Hotel Occupancy Tax Committee.

**Motion to repeal Ordinance No. 2017-020 and instate Ordinance No. 2015-17, as originally written, and to modify the original language of Ordinance No. 2015-17 to acknowledge the mediated agreement and bind the City to honoring the terms of the agreement, so that no change to the mediated agreement or the Ordinance can take place without the expressed written approval of the parties involved, including the City, the Chamber and the Lodging Association was made by Council Member Patricia Cantu Kelly. Motion was seconded by Council Member Mike McCullough. Furthermore, the motion did not affect Ordinance No. 2018-17, which reduced the hotel occupancy tax to zero percent (0%).**

Council Member Allison Davis requested a five-minute recess at 5:26 p.m., before the motion was voted upon.

Regular Session reconvened at 5:31 p.m.

There was discussion regarding the motion. Council Member Allison Davis noted that the motion would be unable to tie a future Council's hands.

**Motion carried as follows (4-1):**

<b>Mike McCullough</b>	<b>Aye</b>
<b>Craig Fore</b>	<b>Aye</b>
<b>Gary Barchfeld</b>	<b>Aye</b>
<b>Patricia Cantu Kelly</b>	<b>Aye</b>
<b>Allison Davis</b>	<b>Nay</b>

- C. Discuss and consider possible action regarding appointments to the Hotel Occupancy Tax Committee.

There was discussion on this topic, but no formal action was taken on this item, since the previous motion would outline the appointments to the Hotel Occupancy Tax Committee.

- D. Discuss and consider possible action regarding the Hotel Occupancy Tax Committee's scope of work.

**Motion to direct the Hotel Occupancy Tax Committee to work toward building a tourism vision and plan for Wimberley that is consistent with out City's Comprehensive Plan, and that informs how we manage the tourism we currently have; the plan should also inform what public funding sources, if any, should be considered; the HOT Committee to review and recommend to City Council in the next 45 days what should be done with existing projects such as MindEcology and the Visitor Center was made by Council Member Patricia Cantu Kelly. Motion was seconded by Council Member Mike McCullough.**

There was discussion among Council members about the scope of work for the HOT Committee and the vision for the Committee being set by City Council. There was also discussion regarding the HOT Committee acting as an oversight board for contracts relating to hotel occupancy tax funds.

**Motion carried as follows (4-1):**

<b>Mike McCullough</b>	<b>Aye</b>
<b>Craig Fore</b>	<b>Aye</b>
<b>Gary Barchfeld</b>	<b>Aye</b>
<b>Patricia Cantu Kelly</b>	<b>Aye</b>
<b>Allison Davis</b>	<b>Nay</b>

E. Discuss and consider possible action regarding the Hotel Occupancy Tax Fund.

**Motion to direct City staff to work with our Hotel Occupancy Tax Committee and our 3<sup>rd</sup> party auditors to complete a comprehensive audit of hotel occupancy tax funds, since inception, and to present the audit findings report to our HOT Committee and City Council within the next 45 days; during this audit and review period no additional funds will be paid out and no new projects will be considered for funding was made by Council Member Patricia Cantu Kelly. Motion was seconded by Council Member Allison Davis.**

There was discussion regarding the auditing process for the hotel occupancy tax funds. City Administrator Shawn Cox stated he would obtain an estimate from the City’s current auditors to see if an audit can be completed within the 45 days. There was also discussion regarding the Visitor Center providing an audit to the City for the hotel occupancy tax funds they received for Fiscal Year 2017.

**Motion carried as follows (4-1):**

<b>Mike McCullough</b>	<b>Aye</b>
<b>Craig Fore</b>	<b>Aye</b>
<b>Gary Barchfeld</b>	<b>Aye</b>
<b>Patricia Cantu Kelly</b>	<b>Aye</b>
<b>Allison Davis</b>	<b>Abstain</b>

**ADJOURNMENT**

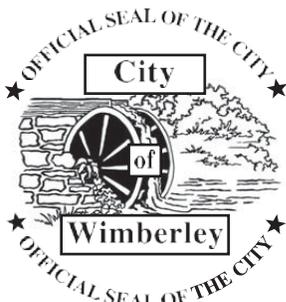
Mayor Susan Jagggers adjourned the meeting at 6:01 p.m., without objection.

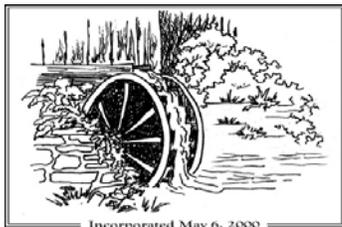
**RECORDED BY:**

\_\_\_\_\_  
**Laura J. Calcote, City Secretary**

**APPROVED BY:**

\_\_\_\_\_  
**Susan B. Jagggers, Mayor**





# City of Wimberley

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

## **SPECIAL CITY COUNCIL MEETING** **WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS**

**221 STILLWATER, WIMBERLEY, TEXAS 78676**

**THURSDAY, JUNE 14, 2018 – 4:30 P.M.**

### **MINUTES**

#### **CALL TO ORDER**

Mayor Susan Jagers called the meeting to order at 4:33 p.m.

#### **CALL OF ROLL**

Council Members Present:	Susan Jagers	Mayor
	Mike McCullough	Place One
	Craig Fore	Place Two
	Allison Davis	Place Three
	Patricia Cantu Kelly	Place Five
Council Members Absent:	Gary Barchfeld	Place Four

City Staff Present:	Shawn Cox	City Administrator
	Laura Calcote	City Secretary
	Cameron Cox	Deputy City Attorney

#### **EXECUTIVE SESSION**

The City Council adjourned into Executive Session at 4:34 p.m. in accordance with Texas Government Code, Chapter 551, Subchapter D for the following purpose:

Executive Session pursuant to Section 551.071 of the Texas Government Code for Consultation with Attorney to receive legal advice concerning the Central Wimberley Wastewater Project

Regular Session reconvened at 5:53 p.m.

#### **DISCUSSION AND POSSIBLE ACTION**

No action was taken.

#### **ADJOURNMENT**

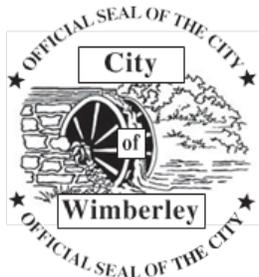
Mayor Susan Jagers adjourned the meeting at 5:53 p.m., without objection.

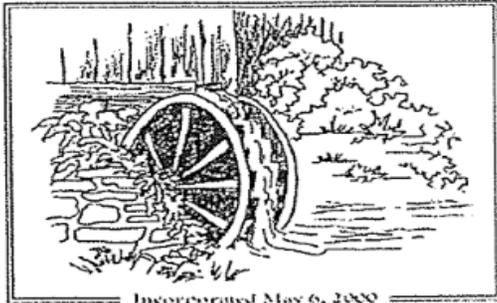
#### **RECORDED BY:**

\_\_\_\_\_  
Laura J. Calcote, City Secretary

#### **APPROVED BY:**

\_\_\_\_\_  
Susan B. Jagers, Mayor





# **CITY OF WIMBERLEY**

## **Summary Financial Statements**

### **Six Months Ended March 31, 2018**

**City of Wimberley**  
**Balance Sheets**  
**March 31, 2018**

	Major Funds					Nonmajor Funds		
	General	Blue Hole	HOT	Wastewater Utility	Wastewater Construction	Municipal Court	BHP Development	FM 2325 Sidwalks
Cash and investments	\$ 1,485,239	364,709	275,065	26,885	5,177,078	10,306	18,744	5,023
Receivables and other	61,639	-	-	9,898	-	-	-	-
Construction, sinking funds and restricted cash	-	-	-	186,466	(55,783)	-	-	-
Net investment in fixed assets	-	-	-	754,460	-	-	-	-
<b>Total Assets</b>	<b>\$ 1,546,878</b>	<b>364,709</b>	<b>275,065</b>	<b>977,709</b>	<b>5,121,295</b>	<b>10,306</b>	<b>18,744</b>	<b>5,023</b>
Payables	\$ 39,559	33,338	-	6,205	-	242	-	-
Debt (old)	-	-	-	342,148	-	-	-	-
Debt - TWDB (new)	-	-	-	-	5,255,000	-	-	-
Total Liabilities	<u>39,559</u>	<u>33,338</u>	<u>-</u>	<u>348,353</u>	<u>5,255,000</u>	<u>242</u>	<u>-</u>	<u>-</u>
Fund Balance	<u>1,507,319</u>	<u>331,371</u>	<u>275,065</u>	<u>629,356</u>	<u>(133,705)</u>	<u>10,064</u>	<u>18,744</u>	<u>5,023</u>
<b>Total Liabilities and Fund Balance</b>	<b>\$ 1,546,878</b>	<b>364,709</b>	<b>275,065</b>	<b>977,709</b>	<b>5,121,295</b>	<b>10,306</b>	<b>18,744</b>	<b>5,023</b>

**Note:**

Wastewater Funds considered "proprietary funds", and thus includes investment in fixed assets, while other funds do not.

**City of Wimberley**  
**Revenues and Expenditures - General Fund**

Six Months Ended March 31, 2018

	Mar	YTD	2018 Budget	YTD % Budget 50%
<b>Revenues</b>				
Sales taxes	\$ 57,714	348,834	848,918	41%
Mixed beverage tax	-	2,769	15,750	18%
Franchise tax	22,720	79,256	278,250	28%
Permit fees	5,054	29,287	55,000	53%
Grant funds	-	-	-	-
Service fees	5,625	24,246	61,500	39%
Community Center rental fees	4,213	22,250	50,000	45%
Other income	1,881	14,676	5,200	282%
<b>Total Revenues</b>	<b>97,207</b>	<b>521,318</b>	<b>1,314,618</b>	<b>40%</b>
<b>Expenditures</b>				
Administration	36,481	244,488	385,575	63%
Administration - Legal	9,422	107,214	105,000	102%
Council/Board	1,350	24,489	42,325	58%
Building	6,070	21,123	42,500	50%
Public Safety	2,947	36,702	94,010	39%
Municipal Court	49	724	14,700	5%
Public Works	14,378	63,006	118,308	53%
Roads	1,215	19,501	225,000	9%
Waste/Wastewater	4,106	56,301	64,000	88%
Community Center	10,119	47,469	94,690	50%
Nature Trail	146	995	2,500	40%
<b>Total Expenditures</b>	<b>86,283</b>	<b>622,012</b>	<b>1,188,608</b>	<b>52%</b>
<b>Excess Revenues Over Expenditures</b>	<b>10,924</b>	<b>(100,694)</b>	<b>126,010</b>	
Transfer Out to Wastewater Fund	-	-	(306,760)	-
Transfer Out to Blue Hole Fund	-	-	-	-
<b>\$</b>	<b>10,924</b>	<b>(100,694)</b>	<b>(180,750)</b>	

**City of Wimberley**  
**Revenues and Expenditures - Blue Hole**

Six Months Ended March 31, 2018

	Mar	YTD	2018 Budget	YTD % Budget 50%
<b><u>Revenues</u></b>				
Gate fees	\$ 6,088	6,206	271,047	2%
Other fees	1,103	6,841	42,500	16%
Miscellaneous	1,453	1,623	1,150	141%
<b>Total Revenues</b>	<b>8,644</b>	<b>14,670</b>	<b>314,697</b>	<b>5%</b>
<b><u>Expenditures</u></b>				
Wages and benefits	22,027	94,477	227,994	41%
Contract services	1,650	25,261	32,200	78%
Other	9,549	33,473	68,003	49%
Purchase under reclaimed water agreement	-	-	-	-
Capital Outlay	-	6,000	6,500	92%
<b>Total Expenditures</b>	<b>33,226</b>	<b>159,211</b>	<b>334,697</b>	<b>48%</b>
<b>Excess Revenues Over Expenditures</b>	<b>\$ (24,582)</b>	<b>(144,541)</b>	<b>(20,000)</b>	
Transfer in from General Fund	-	-	-	
<b>Net Change in Fund Balance</b>	<b>\$ (24,582)</b>	<b>(144,541)</b>	<b>(20,000)</b>	

# City of Wimberley

## Revenues and Expenditures - Hotel Occupancy Tax

Six Months Ended March 31, 2018

	Mar	YTD	2018 Budget	YTD % Budget 50%
<b>Revenues</b>				
Hotel Occupancy Tax	\$ -	-	-	-
Interest income	13	75	-	-
Miscellaneous	-	-	-	-
<b>Total Revenues</b>	<b>13</b>	<b>75</b>	<b>-</b>	<b>-</b>
<b>Expenditures</b>				
HOT Disbursements	24,142	26,487	-	-
Capital Outlay	-	-	-	-
<b>Total Expenditures</b>	<b>24,142</b>	<b>26,487</b>	<b>-</b>	<b>-</b>
<b>Excess Revenues Over Expenditures</b>	<b>\$ (24,129)</b>	<b>(26,412)</b>	<b>-</b>	
Transfer in from General Fund	-	-	-	
<b>Net Change in Fund Balance</b>	<b>\$ (24,129)</b>	<b>(26,412)</b>	<b>-</b>	

# City of Wimberley

## Revenues and Expenditures - Wastewater Utility Fund

Six Months Ended March 31, 2018

	Mar	YTD	2018 Budget	YTD % Budget 50%
<b><u>Revenues</u></b>				
Charges for utility services	\$ 19,796	59,388	118,776	50%
Reclaimed water revenues	-	-	-	
Interest	8	63	130	48%
<b>Total Revenues</b>	19,804	59,451	118,906	50%
<b><u>Expenditures</u></b>				
Contract Services	10,940	130,114	167,550	78%
Utilities	537	3,631	10,000	36%
Project Manager	5,972	5,972	175,000	3%
Other Expenses	143	288	-	-
Capital Outlay (debt repayment)	-	31,250	31,250	100%
Wastewater Debt Service - Principal	-	-	100,510	0%
Wastewater Debt Service - Interest	-	2,905	-	-
<b>Total Expenditures</b>	17,592	174,160	484,310	36%
<b>Excess Revenues Over Expenditures</b>	2,212	(114,709)	(365,404)	
Transfer in from General Fund	-	-	388,973	0%
<b>Net Change in Fund Balance</b>	\$ 2,212	(114,709)	23,569	

# City of Wimberley

## Revenues and Expenditures - Wastewater Collection and Treatment Plant

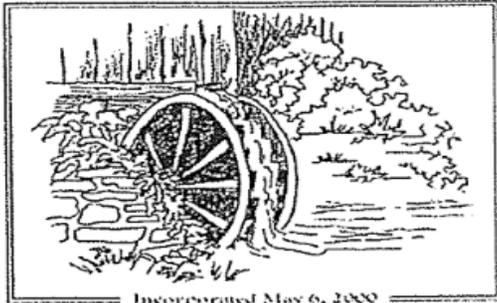
Six Months Ended March 31, 2018

	Mar	YTD	2018 Budget	YTD % Budget 50%
<b>Revenues</b>				
Interest revenues	\$ 20	68	-	-
Investment income	3,493	13,627	-	-
WW Bond Reserve Funds	-	243,005	-	-
<b>Total Revenues</b>	<b>3,513</b>	<b>256,700</b>	<b>-</b>	<b>-</b>
<b>Expenditures</b>				
Records management	-	96,652	-	-
Capital outlay	-	293,753	-	-
Other expenses	-	-	-	-
<b>Total Expenditures</b>	<b>-</b>	<b>390,405</b>	<b>-</b>	<b>-</b>
<b>Excess Revenues Over Expenditures</b>	<b>3,513</b>	<b>(133,705)</b>	<b>-</b>	<b>-</b>
Transfer in from General Fund	-	-	-	-
<b>Net Change in Fund Balance</b>	<b>\$ 3,513</b>	<b>(133,705)</b>	<b>-</b>	<b>-</b>

**City of Wimberley**  
**Revenues and Expenditures - Nonmajor Funds**

Six Months Ended March 31, 2018

	Municipal Court			BHP Development			FM 2325 Sidewalk		
	Mar	YTD	2018 Budget	Mar	YTD	2018 Budget	Mar	YTD	2018 Budget
<b>Total Revenues</b>	\$ 1	5	3,050	\$ 2	9	40	\$ -	1	2
<b>Total Expenditures</b>	-	-	3,050	-	-	-	-	-	-
<b>Excess Revenues Over Expenditures</b>	\$ 1	5	-	\$ 2	9	40	\$ -	1	2
Fund Transfers	-	-	-	-	-	-	-	-	-
<b>Net Change in Fund Balance</b>	<b>\$ 1</b>	<b>5</b>	<b>-</b>	<b>\$ 2</b>	<b>9</b>	<b>40</b>	<b>\$ -</b>	<b>1</b>	<b>2</b>



# **CITY OF WIMBERLEY**

## **Summary Financial Statements**

### **Seven Months Ended April 30, 2018**

**City of Wimberley**  
**Balance Sheets**  
**April 30, 2018**

	Major Funds					Nonmajor Funds		
	General	Blue Hole	HOT	Wastewater Utility	Wastewater Construction	Municipal Court	BHP Development	FM 2325 Sidwalks
Cash and investments	\$ 1,501,444	340,584	216,336	20,460	5,181,844	10,307	18,745	5,023
Receivables and other	101,449	-	-	9,898	-	-	-	-
Construction, sinking funds and restricted cash	-	-	-	186,473	(55,764)	-	-	-
Net investment in fixed assets	-	-	-	754,460	-	-	-	-
<b>Total Assets</b>	<b>\$ 1,602,893</b>	<b>340,584</b>	<b>216,336</b>	<b>971,291</b>	<b>5,126,080</b>	<b>10,307</b>	<b>18,745</b>	<b>5,023</b>
Payables	\$ 49,861	6,174	25,507	6,755	51,511	242	-	-
Debt (old)	-	-	-	342,148	-	-	-	-
Debt - TWDB (new)	-	-	-	-	5,255,000	-	-	-
Total Liabilities	<u>49,861</u>	<u>6,174</u>	<u>25,507</u>	<u>348,903</u>	<u>5,306,511</u>	<u>242</u>	<u>-</u>	<u>-</u>
Fund Balance	<u>1,553,032</u>	<u>334,409</u>	<u>190,829</u>	<u>622,388</u>	<u>(180,430)</u>	<u>10,065</u>	<u>18,745</u>	<u>5,024</u>
<b>Total Liabilities and Fund Balance</b>	<b>\$ 1,602,893</b>	<b>340,584</b>	<b>216,336</b>	<b>971,291</b>	<b>5,126,080</b>	<b>10,307</b>	<b>18,745</b>	<b>5,024</b>

**Note:**

Wastewater Funds considered "proprietary funds", and thus includes investment in fixed assets, while other funds do not.

**City of Wimberley**  
**Revenues and Expenditures - General Fund**

Seven Months Ended April 30, 2018

	April	YTD	2018 Budget	YTD % Budget 58%
<b>Revenues</b>				
Sales taxes	\$ 96,492	445,326	848,918	52%
Mixed beverage tax	1,760	4,528	15,750	29%
Franchise tax	33,844	113,099	278,250	41%
Permit fees	5,807	35,093	55,000	64%
Grant funds	-	-	-	-
Service fees	3,306	27,552	73,500	37%
Community Center rental fees	4,935	27,185	50,000	54%
Other income	1,036	15,713	5,200	302%
<b>Total Revenues</b>	<b>147,179</b>	<b>668,497</b>	<b>1,326,618</b>	<b>50%</b>
<b>Expenditures</b>				
Administration	31,066	276,805	696,335	40%
Administration - Legal	8,519	115,733	105,000	110%
Council/Board	1,350	26,133	42,325	62%
Building	(2,720)	19,873	42,500	47%
Public Safety	21,977	58,679	94,010	62%
Municipal Court	1,544	2,268	26,700	8%
Public Works	11,552	74,558	118,308	63%
Roads	12,980	34,081	225,000	15%
Waste/Wastewater	2,664	58,965	64,000	92%
Community Center	7,761	55,230	94,690	58%
Nature Trail	158	1,153	2,500	46%
<b>Total Expenditures</b>	<b>96,851</b>	<b>723,477</b>	<b>1,511,368</b>	<b>48%</b>
<b>Excess Revenues Over Expenditures</b>	<b>50,328</b>	<b>(54,980)</b>	<b>(184,750)</b>	
Transfer Out to Wastewater Fund	-	-	(306,760)	-
Transfer Out to Blue Hole Fund	-	-	-	-
<b>\$ 50,328</b>	<b>(54,980)</b>	<b>(491,510)</b>		

**City of Wimberley**  
**Revenues and Expenditures - Blue Hole**

Seven Months Ended April 30, 2018

	April	YTD	2018 Budget	YTD % Budget 58%
<b><u>Revenues</u></b>				
Gate fees	\$ 6,871	13,077	271,047	5%
Other fees	14,305	21,146	42,500	50%
Miscellaneous	4,056	5,679	1,150	494%
<b>Total Revenues</b>	<b>25,232</b>	<b>39,902</b>	<b>314,697</b>	<b>13%</b>
<b><u>Expenditures</u></b>				
Wages and benefits	15,438	109,915	227,994	48%
Contract services	2,722	27,994	32,200	87%
Other	3,335	37,495	68,003	55%
Purchase under reclaimed water agreement	-	-	-	-
Capital Outlay	-	6,000	6,500	92%
<b>Total Expenditures</b>	<b>21,495</b>	<b>181,404</b>	<b>334,697</b>	<b>54%</b>
<b>Excess Revenues Over Expenditures</b>	<b>\$ 3,737</b>	<b>(141,502)</b>	<b>(20,000)</b>	
Transfer in from General Fund	-	-	-	
<b>Net Change in Fund Balance</b>	<b>\$ 3,737</b>	<b>(141,502)</b>	<b>(20,000)</b>	

# City of Wimberley

## Revenues and Expenditures - Hotel Occupancy Tax

Seven Months Ended April 30, 2018

	April	YTD	2018 Budget	YTD % Budget 58%
<b>Revenues</b>				
Hotel Occupancy Tax	\$ -	-	156,000	0%
Interest income	11	86	-	-
Miscellaneous	-	-	-	-
<b>Total Revenues</b>	<b>11</b>	<b>86</b>	<b>156,000</b>	<b>0%</b>
<b>Expenditures</b>				
Wages & Bennifits	-	-	68,520	0%
Other	-	-	9,000	0%
Contract Services	-	-	193,507	0%
HOT Disbursements	83,727	110,214	20,000	551%
General Operating Supplies	521	521	-	-
Capital Outlay	-	-	6,000	0%
<b>Total Expenditures</b>	<b>84,247</b>	<b>110,734</b>	<b>297,027</b>	<b>37%</b>
<b>Excess Revenues Over Expenditures</b>	<b>\$ (84,236)</b>	<b>(110,649)</b>	<b>(141,027)</b>	
Transfer in from General Fund	-	-	-	
<b>Net Change in Fund Balance</b>	<b>\$ (84,236)</b>	<b>(110,649)</b>	<b>(141,027)</b>	

# City of Wimberley

## Revenues and Expenditures - Wastewater Utility Fund

Seven Months Ended April 30, 2018

	April	YTD	2018 Budget	YTD % Budget 58%
<b><u>Revenues</u></b>				
Charges for utility services	\$ 9,280	68,668	118,776	58%
Reclaimed water revenues	-	-	-	
Interest	8	70	130	54%
<b>Total Revenues</b>	9,288	68,738	118,906	58%
<b><u>Expenditures</u></b>				
Contract Services	7,473	137,586	245,125	56%
Utilities	613	4,244	10,000	42%
Project Manager	8,028	14,000	175,000	8%
Other Expenses	143	430	-	-
Capital Outlay (debt repayment)	-	31,250	31,250	100%
Wastewater Debt Service - Principal	-	-	100,510	0%
Wastewater Debt Service - Interest	-	2,905	-	-
<b>Total Expenditures</b>	16,256	190,416	561,885	34%
<b>Excess Revenues Over Expenditures</b>	(6,969)	(121,677)	(442,979)	
Transfer in from General Fund	-	-	388,973	0%
<b>Net Change in Fund Balance</b>	\$ (6,969)	(121,677)	(54,006)	

# City of Wimberley

## Revenues and Expenditures - Wastewater Collection and Treatment Plant

Seven Months Ended April 30, 2018

	April	YTD	2018 Budget	YTD % Budget 58%
<b>Revenues</b>				
Interest revenues	\$ 20	87	-	-
Investment income	4,766	18,393	-	-
WW Bond Reserve Funds	-	243,005	-	-
<b>Total Revenues</b>	<b>4,786</b>	<b>261,486</b>	<b>-</b>	<b>-</b>
<b>Expenditures</b>				
Records management	193	96,845	-	-
Capital outlay	51,318	345,072	-	-
Other expenses	-	-	-	-
<b>Total Expenditures</b>	<b>51,511</b>	<b>441,916</b>	<b>-</b>	<b>-</b>
<b>Excess Revenues Over Expenditures</b>	<b>(46,725)</b>	<b>(180,430)</b>	<b>-</b>	<b>-</b>
Transfer in from General Fund	-	-	-	-
<b>Net Change in Fund Balance</b>	<b>\$ (46,725)</b>	<b>(180,430)</b>	<b>-</b>	<b>-</b>

**City of Wimberley**  
**Revenues and Expenditures - Nonmajor Funds**

Seven Months Ended April 30, 2018

	Municipal Court			BHP Development			FM 2325 Sidewalk		
	April	YTD	2018 Budget	April	YTD	2018 Budget	April	YTD	2018 Budget
<b>Total Revenues</b>	\$ 1	6	3,050	\$ 2	11	40	\$ 0	1	2
<b>Total Expenditures</b>	-	-	3,050	-	-	-	-	-	-
<b>Excess Revenues Over Expenditures</b>	\$ 1	6	-	\$ 2	11	40	\$ 0	1	2
Fund Transfers	-	-	-	-	-	-	-	-	-
<b>Net Change in Fund Balance</b>	<b>\$ 1</b>	<b>6</b>	<b>-</b>	<b>\$ 2</b>	<b>11</b>	<b>40</b>	<b>\$ 0</b>	<b>1</b>	<b>2</b>

May 7, 2018

P.O. Box 1315  
Wimberley, Texas 78676



Honorable Mac McCullough  
Mayor, City of Wimberley  
Wimberley, Texas 78676

Dear Mayor McCullough,

I hereby submit my resignation from the City of Wimberley Ethics Commission effective immediately. It has been an honor to serve on this Commission.

A handwritten signature in cursive script that reads "Jenelle L. Flocke".

Jenelle L. Flocke

## Laura Calcote

---

**From:** Sandra Floyd  
**Sent:** Friday, May 25, 2018 2:27 PM  
**To:** Shawn Cox  
**Cc:** Laura Calcote  
**Subject:** FW: BOA June 4, 2018

FYI

This was a Place 5 appointment.

Sandy I. Floyd  
Planning & Development Coordinator/GIS Analyst  
City of Wimberley  
P.O. Box 2027  
221 Stillwater, Wimberley, TX 78676  
P: (512) 847-0025 F: (512) 847-0422

**From:** Pam Showalter <pam.showalter@gmail.com>  
**Sent:** Friday, May 25, 2018 2:24 PM  
**To:** Sandra Floyd <sfloyd@cityofwimberley.com>  
**Subject:** Re: BOA June 4, 2018

Good afternoon, Sandy—

Please accept this email as my official resignation as an Alternate on the Board of Adjustment. I'm not sure who you need to forward this to, but will leave that duty in your capable hands.

Thank you,

Dr. Pamela Showalter

Sent from my iPad

On May 25, 2018, at 11:47 AM, Sandra Floyd <[sfloyd@cityofwimberley.com](mailto:sfloyd@cityofwimberley.com)> wrote:

BOA Members:

Attached is the BOA agenda for June 4<sup>th</sup>. I'll send out packets next week. All of you have let me know you'll be in attendance and I appreciate it. Mrs. McCullough will recuse herself from the 1<sup>st</sup> item so if any of you find you won't be able to make it please let me know asap so we can ask Ms. Showalter to attend in order to have the proper number of votes.

Have a great weekend!

Thank you,

Sandy I. Floyd  
Planning & Development Coordinator/GIS Analyst  
City of Wimberley  
P.O. Box 2027  
221 Stillwater, Wimberley, TX 78676  
P: (512) 847-0025 F: (512) 847-0422

<BOA AGENDA 06-04-18.pdf>

## Laura Calcote

---

**From:** Bert Ray <bertray@verizon.net>  
**Sent:** Saturday, June 16, 2018 2:05 PM  
**To:** Aaron Reed; Bobby Dettmer; mbb@cummingsbaccus.com; Gary Callon; Laura Calcote; Mike Moeller; Rachel Emry; Ruth Mince; Shawn Cox  
**Subject:** see ya

Hi TABbers,

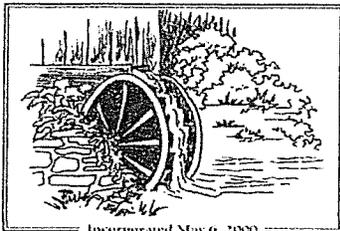
As you may know, Council revamped and revised the City Boards standards last week, and also began to reappoint members. TAB was one of their first, with some of their changes being reported by Shawn at Wednesday's TAB meeting, when we learned that we had lost Buck and Bobby, both brand-new members. At that time, I had no knowledge of any other related shifts and changes that Council had made.

Later, when I watched the Council meeting video, I realized that my sponsor (Gary) had nominated someone new, and that Allison had nominated me to be her TAB person. Also, I learned of the Council's move to one-year board terms (even with possible re-appointment), which compromises the idea of members having a long-range commitment and dedication to the vision and duties of their board. Watching that meeting, I realized, sadly, that the City boards were becoming political playgrounds.

So this is farewell. I have thanked Allison for my re-nomination, but decided that it's time to go. I've been proud to serve on TAB for 14 years, and although sometimes frustrated by the difficulties of making good things happen, it's been a great experience.

My best to all of you.

Bert



# City of Wimberley

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

Phone: (512) 847-0025 Fax: (512) 847-0422 Web: [www.cityofwimberley.com](http://www.cityofwimberley.com)

## Application for Appointment to Commission / Board / Committee

Name of Commission/Board/Committee: Board of Adjustments

Nominated By: Mayor Susan Jagers

Name: Scott Way Phone: 512-589-0284 E-mail: sway@jwaguties.com

Physical Address: 204 Loma Vista, Wimberley, Tx 78676

Mailing Address (If different than physical address): 4509 Avenue C, Austin, Tx 78751

Employer: Self Position/Occupation: \_\_\_\_\_

Business Number: 512-589-0284 Fax: \_\_\_\_\_

I reside: (  ) Inside Wimberley's City Limits (  ) Wimberley's ETJ (  ) Outside ETJ

I am a registered voter in: (  ) City of Wimberley (  ) Hays County (  ) Not Registered

Do you or your employer have any business or other dealings with the City of Wimberley, which might present a conflict of interest? (  ) Yes (  ) No

If "Yes" please explain: I own FA Ranch, a business within the City limits. I have several properties in Wimberley. I will recuse myself in the event any of these or my neighbors are under consideration

Are you committed to devote the necessary amount of time to service on this Commission/Board/Committee and to attend all regularly scheduled meetings? (  ) Yes (  ) No

Would you consider serving on a different Commission/Board/Committee? (  ) Yes (  ) No

Describe any qualifications, expertise, credentials or special interests that relate to your possible appointment. If you are not responding to a specific advertisement, please indicate the Commission/Board/Committee that you would prefer to serve on.

I am an attorney and real estate investor as well as business owner.

Signature: \_\_\_\_\_ Date: 6/15/18

Note: Your application will be kept on file for 12 months and maintained under the Texas Open Records Act as public information. It is recommended that you submit a letter of interest and a brief resume with your application. Please submit any information to the City Secretary, City of Wimberley, P.O. Box 2027, 221 Stillwater Drive, Wimberley, Texas 78676

# City Council Agenda Form



Date Submitted: June 18, 2018

Agenda Date Requested: June 21, 2018

Project/Proposal Title: CITY ADMINISTRATOR  
REPORT

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

City Administrator Shawn Cox will provide an update to City Council regarding the Central Wimberley Wastewater Project status and answer questions related to the Project. Mr. Cox will also update Council on other pertinent topics for the City.

# Report for WPDD Amendment ZA-18-004



**Summary:**

An application for an amendment to the existing Wimberley Planned Development District (WPDD) with base zoning of Residential Acreage (RA) at 333 Wayside Drive.

**Applicant Information:**

**Applicant:**

Wimberley Seven A Land, LLC  
4509 Avenue C  
Austin, TX 78751

**Property Owner:**

Wimberley Seven A Land, LLC

**Subject Property:**

**Legal Description:**

131.896 acres out of the George G Blackwell Survey and the Amasa Turner Survey

**Location:**

333 Wayside Drive

**Existing Use of Property:**

Lodging, retail, restaurant, recreation

**Existing Zoning:**

Wimberley Planned Development District (WPDD) with a base zoning district of Residential Acreage (RA)

**Proposed Use of Property:**

Beer, wine and alcohol for on-premise consumption

**Proposed Zoning:**

Amendment to WPDD, see comments

**Planning Area**

I

**Overlay District**

Protected Waterway

**Surroundings:**

**Frontage On:**

River Road; Wayside Drive

**Area Zoning and Land Use Pattern:**

	Current Zoning	Existing Land Use
<b>N of Property</b>	ETJ	Residential
<b>S of Property</b>	RA, R1, R2	Residential
<b>E of Property</b>	R2	Residential
<b>W of Property</b>	RA	Residential

**Legal Notice**

**200' Letters**

04/18/18 & 05/22/18

**Published**

04/19/18 & 05/24/18

**Sign Placement**

04/24/18

**Responses**

13 Property Owners For and 8 Against w/in 200'

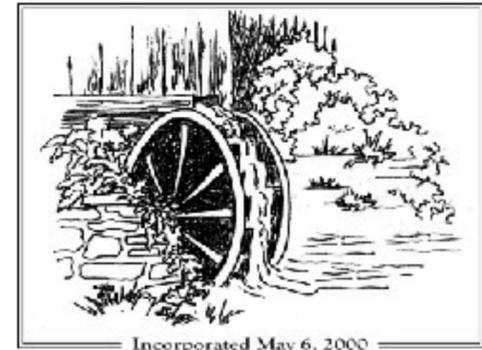
**Comments:**

The applicant is seeking an amendment to an existing Wimberley Planned Development District (WPDD) with RA base zoning for property located at 333 Wayside Drive. The original WPDD was approved by City Council on May 19, 2011. The applicant is requesting to include beer, wine and alcohol for on-premise consumption. This request does not encompass the entire property, but includes the Silver Spoon Café, Opera House, Cantina at the pool, reception area (where retail store is located), room service, and minibars in rooms.

To date, staff has received opposition from 8 property owner's within the 200' notice area and support from 13 property owner's within the notice area.

On June 14<sup>th</sup>, the Planning & Zoning Commission voted 5-2-0, recommending approval of the request.

# ZA-18-004 ~ 333 Wayside Dr.

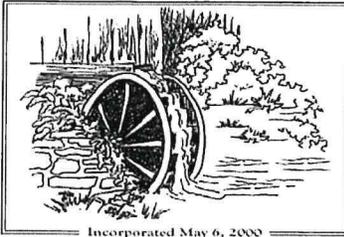


## 200' NOTIFICATION

### Legend

- 200' Buffer
- D. OWNER**
- 0. WIMBERLEY SEVEN A LAND LLC
- 1. ADARE, CLIFFORD & VICTORIA
- 2. BAKER, TAYLOR
- 3. BLANCO BEND CLUB
- 4. BOONE, BOBBIE
- 5. BOOTHE BROTHERS PAVING CO INC
- 6. BOWMAN WILLIAM H & CANDACE H
- 7. CHANCELLOR HATCHER M & PATSY
- 8. CORY HOLBERG
- 9. CS JOINT VENTURE
- 10. EDWARD & ANDRIANA BOWELL
- 11. GLISAN GARY L & LYDIA A
- 12. GREGG, STEPHEN
- 13. GREGG, STEPHEN
- 14. HAMLIN LORI
- 15. HARLA S ROBERT & ALISON B
- 16. HAYS COUNTY
- 17. HAYS COUNTY
- 18. HAYS COUNTY
- 19. JAMIESON JOSEPH
- 20. JAMIESON JOSEPH & J D & PARKER JOHN KENNETH
- 21. JAMIESON PROPERTIES LLC
- 22. JANET CROWLEY
- 23. JOHNSON, CARL & SHEILA
- 24. JOHNSON, CARL & SHIELA
- 25. KUHS DONALD I & GLORIA GLENNETTE
- 26. LEINNEWEBER, LLOYD CARL
- 27. LEINNEWEBER, LLOYD CARL
- 28. MACDONALD LAURA B
- 29. MCCRACKEN JAMES V & CHARLA
- 30. MICHAEL & SARA DISHMAN
- 31. MICHAEL KELLY
- 32. MONTGOMERY JOHN MARK & LAY MARY CHRISTINE
- 33. MOODY, KEITH J
- 34. MORELAND, CHARLENE G
- 35. NO INFO
- 36. PALM ANNA
- 37. PILGRIM 3 INVESTMENTS LLC
- 38. PILGRIM 3 INVESTMENTS LLC
- 39. RHODES KATHRYN E & ENGLISH WILLIAM C
- 40. SAYRE VIRGIL N LLC
- 41. SPEARS, DAMON & KELLY
- 42. STARRETT STANLEY JR & ELIZABETH
- 43. AEHAN INC
- 44. THOMPSON JAMES J & JUDY L
- 45. TODD ALAN R & JANE A
- 46. WEBSTER ROBERT L & KAREN J &
- 47. WIMBERLEY SEVEN A LAND LLC
- 48. JACOBY, LINDA S
- 49. YANKOVY, THOMAS M
- 50. SPENCE, NANCY N
- 51. WATKINS RAYMOND S & MEGHAN R &
- 52. ISAKSON ALBERT
- 53. ROBERTS JOHN BURTON II 2011 TRUST
- 54. FIELDS JERRY D & LINDA G
- 55. BURK GREGGORY FIELDS & JAY FIELDS





# City of Wimberley

221 Stillwater (P.O. Box 2027), Wimberley, Texas 78676  
Phone: 512-847-0025 Fax: 512-847-0422 Web: [cityofwimberley.com](http://cityofwimberley.com)

May 22, 2018

## NOTICE OF PUBLIC HEARING

Re: **File No. ZA-18-004**

333 Wayside Dr.

Request for an amendment to the Wimberley Planned Development District (WPDD)

Dear Property Owner:

You are receiving this letter because you own property within 200 feet of the above-referenced location.

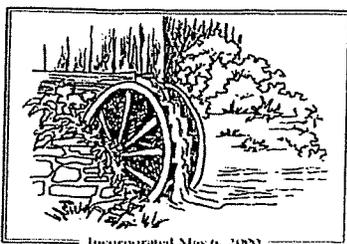
The applicant, Wimberley Seven A Land, LLC, has requested an amendment to their existing WPDD with base zoning of Residential Acreage (RA) at 333 Wayside Drive. This amendment proposes to include beer, wine and alcohol for on-premise consumption. This request has been continued from the previous Planning & Zoning meeting on May 10<sup>th</sup>. The City Planning & Zoning Commission will consider this request on **Thursday, June 14, 2018, at 6:00 p.m.** in the Wimberley City Hall, 221 Stillwater. Upon a recommendation from the Commission, City Council will hold a public hearing to consider the same request on **Thursday, June 21, 2018, at 6:00 p.m.**

Because the granting of this request may affect your property, you are encouraged to participate in the zoning process. The public will be given an opportunity to speak during the hearing. If you wish to comment but are unable to attend, written comments may be submitted prior to the meeting.

Additional information regarding the proposed request is available for public review at City Hall during normal business hours. Should you have questions, please feel free to email or contact me at 512-847-0025.

Thank you,

Sandy I. Floyd  
Planning & Development Coordinator  
GIS Analyst  
[sfloyd@cityofwimberley.com](mailto:sfloyd@cityofwimberley.com)



# City of Wimberley

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

Phone: (512) 847-0025 - Fax: (512) 847-0422

[www.cityofwimberley.com](http://www.cityofwimberley.com)

## NOTICE BY SIGN POSTING

Date: 04/24/2018

Zoning No: 2A-18-004

Owner \_\_\_\_\_

To: Code Enforcement/Public Works

Please place a Proposed Zoning Sign on the following property

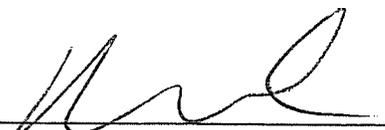
( ) Project Site Address 333 Wayside Dr

located on \_\_\_\_\_

Aaron Reed  
Public Works/ Code Enforcement

Note: The above-referenced sign was placed on the subject property on

April 24, 2018

  
Signature

**Proposed  
Zoning**

**PUBLIC HEARING**

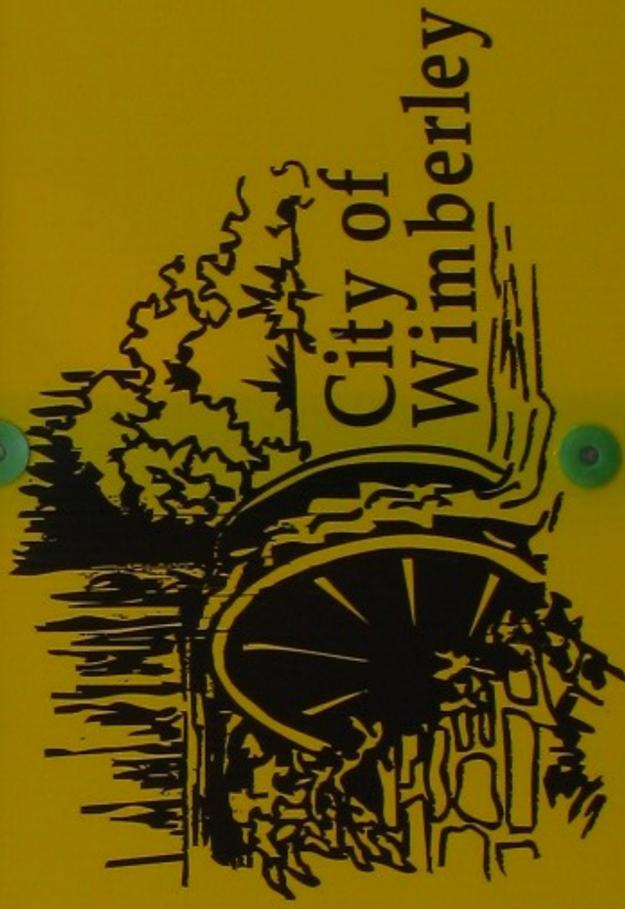
**For information Contact**

**The City of Wimberley**

**(512) 847-0025**

**Please Refer to File Number...**

**ZA-18-004**



**Do Not Remove**

04/24/2018

# The Wimberley View

ceed the jurisdiction of a justice court, as provided by Section 27.031, Texas Government Code. Each day of violation will constitute a separate offense. The offending party will also be liable for any costs incurred by the District in connection with any repairs or corrections necessitated by any violation and will be subject to any other penalties provided by State law. The Order is on file at the principal office of the District, at 100 Congress Avenue, Suite 1300, Austin, Texas 78701, where it may be read by any interested person.

## SPRINGHOLLOW MUNICIPAL UTILITY DISTRICT

### NOTICE OF ORDER ESTABLISHING RATES AND CHARGES AND ADOPTING RULES AND POLICIES REGARDING THE DISTRICT'S SYSTEMS

The Board of Directors of Springhollow Municipal Utility District (the "District") has adopted an Order Establishing Rates and Charges and Adopting Rules and Policies Regarding the District's Systems (the "Order"). The Order establishes procedures required before commencing construction in the area of or making a connection to the District's facilities or receiving District services; establishes regulations regarding prohibited waste and discharges into the District's systems; implements plumbing regulations; establishes procedures for the protection of the District's systems including any land or easements maintained by the District; and establishes procedures for billing and for termination of services (the "Rules"). Violation of the Rules will result in the violator being subject to a penalty in the amount that does not exceed the jurisdiction of a justice court, as provided by Section 27.031, Texas Government Code. Each day of violation will constitute a separate offense. The offending party will also be liable for any costs incurred by the District in connection with any repairs or corrections necessitated by any violation and will be subject to any other penalties provided by State law. The Order is on file at the principal office of the District, at 100 Congress Avenue, Suite 1300, Austin, Texas 78701, where it may be read by any interested person.

### NOTICE OF PUBLIC HEARING (Request for Zoning)

Notice is hereby given that the Planning & Zoning Commission of the City of Wimberley will hold a public hearing at the Wimberley City Hall on Thursday, June 14, 2018, at 6:00 p.m. to consider the following: ZA-18-006 – a request to change the zoning from Residential Acreage (RA) to Rural Residential (R-1) for Lot 4A1B, Lot 4A2A, Lot 4A2B, & Lot 4A2C, Flite Acres Little Ranches Subdivision. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on Thursday, June 21, 2018, at 6:00 p.m. at City Hall. Comments on this request from any member of the public may be presented in person at City Hall, by mail (PO Box 2027), or by email ([sfloyd@cityofwimberley.com](mailto:sfloyd@cityofwimberley.com)) prior to the hearing. The public will be granted an opportunity to speak at the hearings. Additional information concerning the proposed action is available for review at the Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

The City of Dripping Springs City Council Approved

ORDINANCE NO. 2018-13

BUDGET AMENDMENT

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS AMENDING THE CURRENT 2018 FISCAL YEAR BUDGET; FINDING MUNICIPAL PURPOSES; AUTHORIZING EXPENDITURES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

### NOTICE OF PUBLIC HEARING (Conditional Use Permit)

Notice is hereby given that the Planning & Zoning Commission of the City of Wimberley will hold a public hearing at the Wimberley City Hall on Thursday, June 14, 2018, at 6:00 p.m. to consider the following: CUP-18-008 – an application for a Conditional Use Permit (CUP) to allow the operation of a vacation rental at 2845 Flite Acres Road. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on Thursday, June 21, 2018, at 6:00 p.m. at City Hall. Comments on this request from any member of the public may be presented in person at City Hall, by mail (PO Box 2027), or by email ([sfloyd@cityofwimberley.com](mailto:sfloyd@cityofwimberley.com)) prior to the hearing. The public will be granted an opportunity to speak at the hearings. Additional information concerning the proposed action is available for review at the Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

### NOTICE OF PUBLIC HEARING (WPDD Amendment)

Notice is hereby given that the Planning & Zoning Commission of the City of Wimberley will hold a public hearing at the Wimberley City Hall on Thursday, June 14, 2018, at 6:00 p.m. to consider the following: ZA-18-004 – an amendment to the Wimberley Planned Development District (WPDD) with base zoning of Residential Acreage (RA) at 333 Wayside Dr. This amendment proposes to include beer, wine and alcohol for on-premise consumption. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on Thursday, June 21, 2018 at 6:00 p.m. Comments on this request from any member of the public may be presented in person at City Hall, by mail (PO Box 2027), or by email ([sfloyd@cityofwimberley.com](mailto:sfloyd@cityofwimberley.com)) prior to the hearing. The public will be granted an opportunity to speak at the hearings. Additional information concerning the proposed action is available for review at the Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

### LEGAL NOTICE:

Application has been made with the Texas Alcoholic Beverage Commission for a MIXED BEVERAGE PERMIT by 3099 NW, LLC dba Good Eats on 12, to be located at 314-A RANCH ROAD 12, WIMBERLEY, TEXAS, HAYS COUNTY, Texas. Officers of the said corporation are Steve Klepfer.

### NOTICE OF PUBLIC HEARING (Conditional Use Permit)

Notice is hereby given that the Planning & Zoning Commission of the City of Wimberley will hold a public hearing at the Wimberley City Hall on Thursday, June 14, 2018, at 6:00 p.m. to consider the following: CUP-18-009 – an application for a Conditional Use Permit (CUP) to allow the operation of a drive-in and drive-thru facility at 612 FM 2325. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on Thursday, June 21, 2018, at 6:00 p.m. at City Hall. Comments on this request from any member of the public may be presented in person at City Hall, by mail (PO Box 2027), or by email ([sfloyd@cityofwimberley.com](mailto:sfloyd@cityofwimberley.com)) prior to the hearing. The public will be granted an opportunity to speak at the hearings. Additional information concerning the proposed action is available for review at the Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

The Director/MH Team will serve adults, children, and families by providing behavioral health services that include screening and intake, person-centered planning, skills training, psychiatry, substance abuse interventions for co-occurring disorders, peer support, family partner, and specialized therapies such as CBT and trauma focused counseling. Eligible Candidates must possess one of the following clinical licenses: LPC, LCSW or LMFT w/3 years of Mental Health Administrative Experience. \$58K w/On-Call Pay. Must be willing to work weekends. Apply online at [www.hillcountry.org](http://www.hillcountry.org)

Dripping Springs. (512) 858-4789. [trolin73@hotmail.com](mailto:trolin73@hotmail.com)



### General Help Wanted

**The San Marcos Daily Record** is seeking a highly motivated individual who is looking for an exciting career in digital and print advertising sales. We are looking for someone with the experience and drive to increase overall digital interactive advertising revenue. We need a creative and dynamic candidate whose responsibilities will include:

- Sell a diverse line of products for our digital platform
- Prospect for new business in assigned territories
- Idea generation for meeting customer marketing needs

Work effectively in and present advertising and marketing ideas to customers in various digital formats including some print.

Ideal candidate must be able to effectively navigate and use various digital products. Must be able to multi task and have excellent organizational skills. Excellent interpersonal skills and the ability to communicate with individuals at all levels of the organization and in the community, a must. Bachelors degree or equivalent work experience required.

We offer base salary plus commission. The San Marcos Daily Record offers competitive compensation and benefits plan.

Please email Lance Winter [lwinter@sanmarcosrecord.com](mailto:lwinter@sanmarcosrecord.com)  
NO PHONE CALLS, PLEASE

### General Help Wanted

## IMMEDIATE OPENING MARKETING PROFESSIONAL

The Highlander Newspaper is seeking a highly motivated individual who is looking for an exciting career in advertising sales. We are looking for someone with the experience and drive to increase overall advertising revenue in print, magazine, digital and social media platforms. We need a creative and dynamic candidate whose responsibilities will include:

- Sell a diverse line of media products
- Prospect for new business in a thriving market
- Idea generation for meeting customer marketing needs
- Work effectively in and present marketing ideas to customers in various media formats

Ideal candidate must be able to effectively navigate and use various digital products. Must be able to multi task and have excellent organizational skills. Excellent interpersonal skills and the ability to communicate with individuals at all levels of the organization and in the community, a must. Bachelors degree or equivalent work experience required.

The Highlander offers competitive compensation, base salary plus commission and a comprehensive benefits plan including health benefits, dental, vision, life insurance and paid time off.

Email Resume To: [frank@highlandernews.com](mailto:frank@highlandernews.com)



Hill Country Mental Health and Developmental Disabilities Mental Health Associate Children Respite Home - San Marcos, TX. As a Mental Health Associate, you will be providing constant supervision and in of children & adolescents receiving their respite services in a home based center. Applicants must have the ability to communicate in speech and writing and be willing to work shifts and programs as needed. Minimum Experience working with children who experience / behavioral disturbances and / or emotional health field. 8 - 4p.m. Evening/Night Coverage will be required. Ideal opportunity of human services/social science degree. \$12.00 per hour w/ Excellent Benefits. Apply online at [www.hillcountry.org](http://www.hillcountry.org). Refer to Position #272. HCHMDD Centers is an EOE

### General Help Wanted

Hill Country Mental Health and Developmental Disabilities Scheib Mental Health Outpatient Expanding Non-Profit Provider of Behavioral Health Services seeking Qualified Mental Health Professionals for the following Positions: Adult/Adolescent Recovery Coach - \$16.35/hr w/on-call. Candidates must possess a Bachelor's Degree in Human Services Field or Related field working in a Mental Health Setting/Crisis. Must be willing to participate in an on-call schedule that includes evenings and weekends. Apply online at [www.hillcountry.org](http://www.hillcountry.org). Hill Country MHHDD Centers is a

### General Help Wanted

Hill Country MHHDD Centers - Local Mental Health Associate (LMHA) BCBA Expanding Non-Profit Provider of Behavioral Health Services has an immediate opening for Board Certified Behavioral Analyst (BCBA) located in San Marcos, TX. Must possess MS for BCBA w/CA License. \$63,000 - \$68,000. Compensation Commensurate w/ Experience. Apply online at [www.hillcountry.org](http://www.hillcountry.org). Hill Country MHHDD Centers is a

### General Help Wanted

**DRIPPING SPRINGS DQ NOW HIRING TEAM MEMBERS** Day & Night help needed. Hiring up to \$12 per hour.

**MANAGEMENT** Night Managers Needed. IMMEDIATE OPENINGS Day, Night and Weekend Shifts Available.

Why Work At Dairy Queen? Committed to 40 years of Excellence.

What We Offer: Competitive Pay, Medical, Dental and Vision Benefits, Paid Holidays and Vacation, Incentive Pay Potential and Career Advancement.

Positions for Management and Team Members available in other locations.

Apply Online [www.dairyqueen.com](http://www.dairyqueen.com)

JOHNS NOV GENER CO- TRAA PAYOR 0 IMBERE Day, Nt Why Wee Commo I Wh Compa Paid Holi Incenti Caree Position Team 1 PLEASE ADRE LA AJ



**Scott E. Way**  
4509 Avenue C  
Austin, TX 78751  
512-589-0284  
[sway@jwequities.com](mailto:sway@jwequities.com)

March 26, 2018

Sandy I. Floyd  
Planning & Development Coordinator/GIS Analyst  
City of Wimberley  
P.O. Box 2027  
221 Stillwater  
Wimberley, TX 78676  
[sfloyd@cityofwimberley.com](mailto:sfloyd@cityofwimberley.com)

Re: 7A WPDD

Dear Ms. Floyd:

In follow-up to a letter dated January 23, 2018 and sent to interim City Administrator Paul Parker, this letter is to formally request a change to the Wimberley Planned Development District (Ordinance No. 2011-017; Zoning Case ZA-11-003 (WPDD)) to allow for beer, wine, and liquor sales at 7A Ranch (333 Wayside Dr., Wimberley, TX 78676).

Sincerely yours,

Scott E. Way  
Wimberley Seven A Land, LLC

ORDINANCE NO. 2011- 017

**AN ORDINANCE OF THE CITY OF WIMBERLEY DESIGNATING GEOGRAPHIC BOUNDARIES FOR A PARTICULAR ZONING DISTRICT AND CLASSIFICATION FOR 131.896 ACRE TRACT OF LAND LOCATED AT 333 WAYSIDE DRIVE, WIMBERLEY, HAYS COUNTY, TEXAS, DESIGNATING SUCH TRACT AS A WIMBERLEY PLANNED DEVELOPMENT DISTRICT (WPDD) WITH A BASE ZONING DISTRICT OF RESIDENTIAL ACREAGE (RA); AND PROVIDING FOR THE FOLLOWING: DELINEATION ON ZONING MAP; FINDINGS OF FACT; SEVERABILITY; EFFECTIVE DATE AND PROPER NOTICE AND MEETING.**

**WHEREAS**, the regulations established by Chapter 155 (Zoning) of the Wimberley Code of Ordinances, as amended, (the "Code"), are specifically designed to lessen congestion in the streets; secure safety from fire, panic, and other dangers; promote health and general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public facilities; and,

**WHEREAS**, in the course of adopting the regulations established by the Code the Planning and Zoning Commission and City Council have given careful consideration to the unique qualities of the City, including the demographics of its inhabitants, the community's history, geography, natural resources, existing structures, property values, workforce, education levels, commercial base, surrounding communities, public facilities and infrastructure; and,

**WHEREAS**, the regulations established by the Code have been adopted with reasonable consideration, among other things, for the character of each district and its peculiar suitability for the particular uses; with a view of conserving property values and encouraging the most appropriate use of land in the City; and,

**WHEREAS**, the regulations established by the Code and in this Ordinance are in furtherance of the public interest, for the good government, peace, order, trade and commerce of the City and necessary and proper for carrying out the power granted by law to the City; and,

**WHEREAS**, the following enactments are a valid exercise of the City's broad police powers and based upon the City's statutory regulatory authority, including but not limited to Texas Local Government Code Chapters 51, 52, and 211; and,

**WHEREAS**, in accordance with section 155.062 of the Code, the Wimberley Planned Development District (WPDD) Zoning is permitted in all Planning Areas of the Comprehensive Plan, and the Residential Acreage (RA) zoning district is permitted in Planning Area I; and,

**WHEREAS**, the purpose of the WPDD is to permit flexibility and creativity within a project to maximize the unique physical features of a particular site, encourage the efficient use of land and economic arrangement of buildings, as well as encourage the conservation of energy

and natural resources; and,

**WHEREAS**, the proposed layout of buildings provides the most efficient and practical use of the property due to the irregular shape of the subject property described herein; and,

**WHEREAS**, the property owner proposes to conserve and preserve existing natural resources and landscape features of the property by providing enhancements, utilizing rainwater harvesting techniques, as well as proposing construction materials which will be in conformance with the City's aesthetic goals; and

**WHEREAS**, the City Council and Planning and Zoning Commission have carefully reviewed the requirements of the City's Comprehensive Zoning Ordinance and have concluded that the approximate 131.896 acres of land out of the George G. Blackwell Survey, Hays County, Texas, according to the map or plat thereof recorded in Hays County Plat Records, more commonly known as 333 Wayside Drive, Wimberley, Hays County, Texas (the "Property") qualifies for the Wimberley Planned Development District (WPDD) Zoning, with a base zoning district of Residential Acreage (RA) designation, and that such designation is consistent with established City policy and is in the public interest, subject to the conditions stated herein and to be constructed in accordance with the Development Plan to be submitted prior to the issuance of building permits, to be based on the Concept Plan of the subject property and Design Standards, attached hereto and incorporated herein as Exhibits "A" and "B", respectively, which is hereby made a part of this WPDD Ordinance; and,

**WHEREAS**, parties in interest and citizens have had an opportunity to be heard at public hearings conducted by the Planning and Zoning Commission and City Council, on May 12, 2011 and May 19, 2011, respectively, notice of which was published in the City's official newspaper before the 15<sup>th</sup> day before the first public hearing and agendas for each hearing were posted at City Hall more than seventy-two (72) hours prior to the respective hearing.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, HAYS COUNTY, TEXAS:**

#### **ARTICLE I. FINDINGS OF FACT**

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Wimberley and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

#### **ARTICLE II. AMENDMENT**

**A. Zoning.** That the property described as approximately 131.896 acres of land out of the George G. Blackwell Survey, Hays County, Texas, according to the map or plat thereof recorded in Hays County Plat Records, more commonly known as 333 Wayside Drive, Wimberley, Hays County, Texas, and more particularly described in the attached metes and bounds description in Exhibit "C", (referred to herein as the "Property") is hereby designated as a Wimberley Planned Development District, with a base zoning district Residential Acreage

(RA) in accordance with the Code of Ordinances and subject to the WPDD Conditions described herein in subsection B. Further, development and construction on the Property shall be in conformance with the Development Plan to be submitted prior to the issuance of building permits, to be based on the Concept Plan and Design Standards, described on Exhibits "A" and "B", respectively, and incorporated by reference for all purposes.

**B. WPDD Conditions.**

1. All provisions of the Residential Acreage (RA) zoning district shall apply, except as modified herein.
2. Development and construction of the Property shall be in conformance with the Concept Plan, depicting building layout and square footages, construction phases, parking, proposed signage, proposed phasing, and lighting plan, attached as Exhibit "A", and incorporated by reference for all purposes.
3. Development and construction of the Property shall be in conformance with the Design Standards describing the building construction materials, special amenities, and other design elements applicable to the Property, attached as Exhibit "B", and incorporated by reference for all purposes.
4. All conditions and requirements provided in this Ordinance and the City's Code of Ordinances must be complied with prior to the issuance of a building permit and certificate of occupancy.
5. Accessory uses to the principal use of the Property shall be limited to the provision of food, drink, and other sales and services intended solely for the convenience of guests.
6. Water recreational uses and activities shall be allowed only as accessory and incidental use to the principal use of the Property.
7. The adoption of this Ordinance shall not be construed or interpreted to allow use of the Property solely for commercial water recreational activities. Use of the Property solely for water recreational activities, whether a fee is charged or not, shall be prohibited.
8. The Property may be used to provide non-guest parking for a fee in order to provide access to on-site waterways. No more than fifty (50) parking spaces shall be designated on the property and used for non-guest, paid waterway access parking. Such parking spaces shall be located in the parking lot of the Pioneer Town Area as designated on the Concept Plan.
9. Organized outside activities shall not occur on the Property

between 12 a.m. and 7 a.m. daily. This does not prohibit individual guests from after hours, outdoor use of the property.

10. All outdoor lighting on the Property shall comply with the provisions of the City of Wimberley Comprehensive Outdoor Lighting Ordinance.

11. Outdoor primitive group camping, shall be permitted on the property provided adequate City-approved temporary wastewater facilities are provided for campers.

12. Camping with Recreational Vehicles (RV), travel trailers and tent trailers is prohibited on the property. Recreational vehicles, owned by permanent residents residing on the property, may be parked on the property but shall not be used for on-site dwelling purposes.

13. Access to the Blanco River by those renting cabins, on-site facilities or attending special events on the Property shall be limited to locations which are at least fifty feet (50) feet from each side property line. No access to the Blanco River shall be permitted within this fifty (50) foot buffer with the exception of permanent residents residing on the Property. Signage shall be posted at water access points advising those accessing the water to refrain from accessing the waterway within the buffer zones and not to trespass on adjacent properties.

14. Development and construction of the Property shall be in conformance with the Concept Plan, depicting the approximate location of the proposed improvements, building layout and square footages, construction phases, parking, proposed signage, drainage, landscaping, proposed phasing if any, and lighting plan, attached as Exhibit "A", and incorporated by reference for all purposes.

15. Development and construction of the Property shall be in conformance with the Design Standards describing the building construction materials, special amenities, and other design elements applicable to the Property, attached as Exhibit "B", and incorporated by reference for all purposes.

All conditions and requirements provided in this Ordinance and the City's Code of Ordinances must be complied with prior to the issuance of a building permit and certificate of occupancy.

### **ARTICLE III. ZONING DISTRICT MAP**

The official Zoning District Map shall be revised to reflect the zoning district boundary established by this Ordinance.

**ARTICLE IV. SEVERABILITY**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

**ARTICLE V. EFFECTIVE DATE**

This Ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

**ARTICLE VI. PROPER NOTICE AND MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code, and the Standard Zoning Enabling Act, Chapter 211 of the Texas Local Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

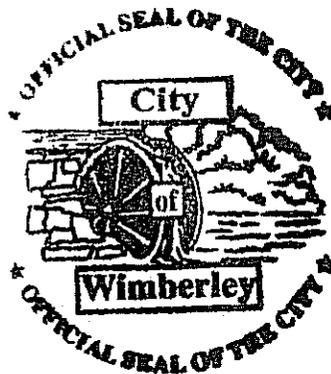
**PASSED AND APPROVED** this 19th day of May, 2011, by a vote of 3 (Ayes) to 0 (Nays) 0 (Abstain) vote of the City Council of the City of Wimberley, Texas

**CITY OF WIMBERLEY**

BY: Bob Flocke  
Bob Flocke, Mayor

**ATTEST:**

Cara McPartland  
Cara McPartland, City Secretary



**APPROVED AS TO FORM:**

Carolyn J. Crosby  
Carolyn J. Crosby, City Attorney

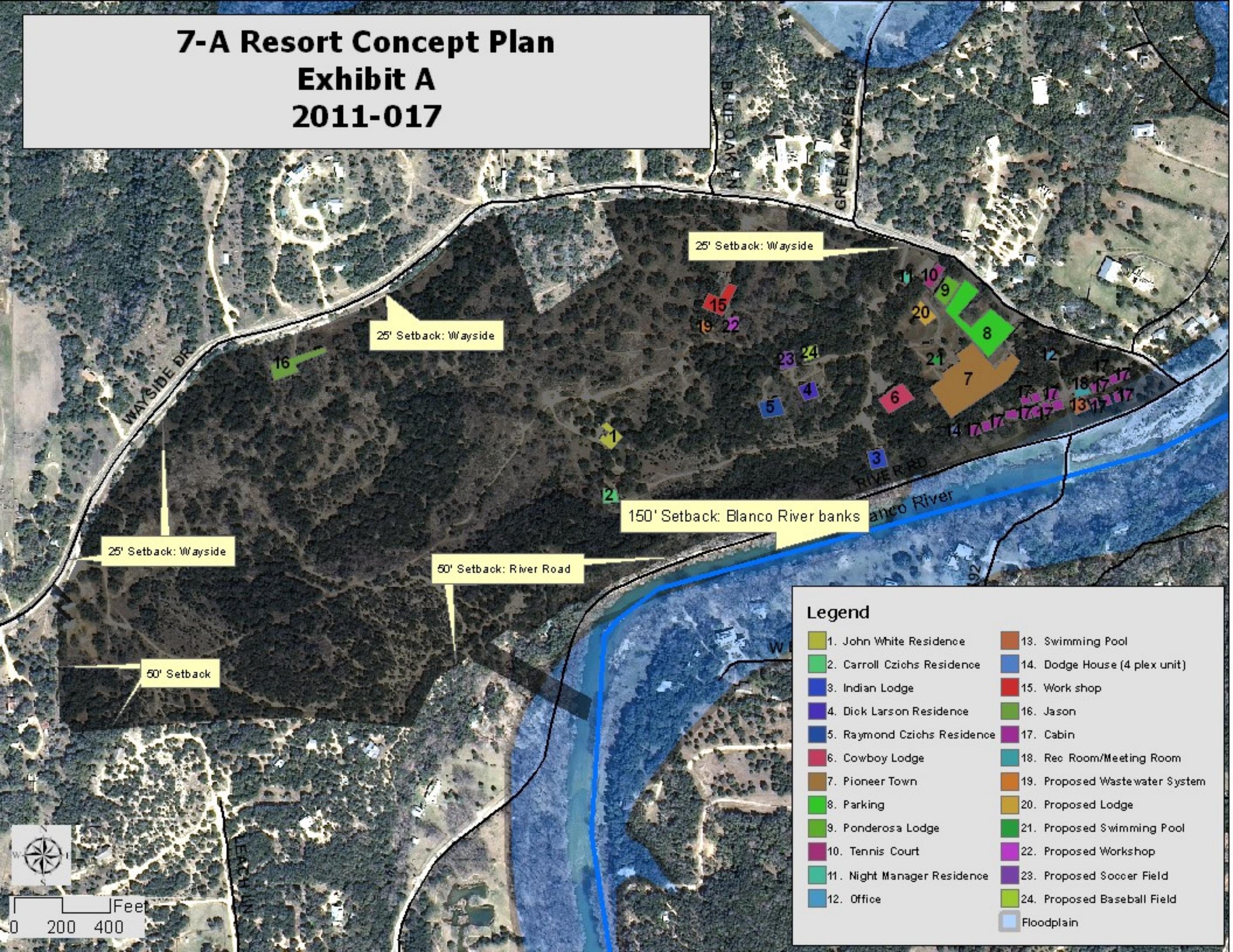
**EXHIBIT "A"**

**Concept Plan**

# 7-A Resort Concept Plan

## Exhibit A

### 2011-017



25' Setback: Wayside

25' Setback: Wayside

150' Setback: Blanco River banks

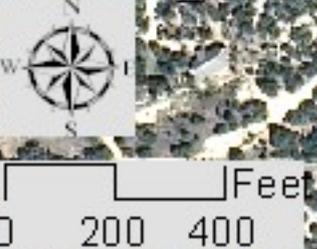
50' Setback: River Road

25' Setback: Wayside

50' Setback

#### Legend

- |                             |                                 |
|-----------------------------|---------------------------------|
| 1. John White Residence     | 13. Swimming Pool               |
| 2. Carroll Czichs Residence | 14. Dodge House (4 plex unit)   |
| 3. Indian Lodge             | 15. Work shop                   |
| 4. Dick Larson Residence    | 16. Jason                       |
| 5. Raymond Czichs Residence | 17. Cabin                       |
| 6. Cowboy Lodge             | 18. Rec Room/Meeting Room       |
| 7. Pioneer Town             | 19. Proposed Waste water System |
| 8. Parking                  | 20. Proposed Lodge              |
| 9. Ponderosa Lodge          | 21. Proposed Swimming Pool      |
| 10. Tennis Court            | 22. Proposed Workshop           |
| 11. Night Manager Residence | 23. Proposed Soccer Field       |
| 12. Office                  | 24. Proposed Baseball Field     |
|                             | Floodplain                      |



## EXHIBIT "B"

### Design Standards

The Property described in Ordinance No. 2011- 017 for Case No. ZA-11-003, shall be subject to the following Design Standards:

1. There shall be a fifty (50) foot setback on those portions of the Property fronting River Road and along the north side of the property. There shall be a twenty-five (25) foot setback on those portions fronting Wayside Drive. In addition, there shall be a setback extending one hundred-fifty (150) feet from the current banks of the Blanco River to that area defined on the most current FIRM as special flood hazard areas inundated by 100-year flood, whichever is greater.
2. At the time of adoption of this Ordinance, the following improvements exist on the property and are shown on the Concept Plan. Resort Area: Cabin #1 (448 square feet), Cabin #2 (448 square feet), Cabin #3 (448 square feet), Cabin #4 (448 square feet), Cabin #5 (565 square feet), Cabin #6 (696 square feet), Cabin #7 (460 square feet), Cabin #8 (696 square feet), Cabin #9 (560 square feet), Cabin #10 (560 square feet), Cabin #11 (560 square feet), Cabin #12 (696 square feet), Cabin #14 (696 square feet), Cabin #15 (696 square feet), Cabin #16 (460 square feet), Cabin #17 (696 square feet), Cabin #18 (696 square feet), Cabin #19 (696 square feet), Cabin #24 (480 square feet), Cabin #25 (951 square feet), Cabin #26 (460 square feet), Quad Cabin #s 27, 28,29,30 (total of 1,680 square feet); Indian Lodge, (4,967 square feet), Cowboy Lodge (4,976 square feet), Ponderosa Lodge (5,792 square feet), Recreation Facility (1393 square feet), Swimming Pool (1,648 square feet); Pioneer Town Area: Dogtrot House (665 square feet), Blacksmith Shop (330 square feet), Log Cabin (143 square feet), Arcade & Ice Cream Parlor (5,302 square feet), Post Office (120 square feet), Gazette & Gun Shop (532 square feet), Log Cabin (143 square feet), Bottle House (196 square feet), Silver Spoon Café (4,098 square feet), Opera House (3,063 lower/2242 upper square feet), Office (3,780 square feet), Shop (2,116 square feet), Concession Stand (88 square feet), Mill Building (400 square feet), Museum (1,105 square feet), Duplex (1,251 square feet), Chapel (861 square feet), Duplex Garage (481 square feet) and four (4) single family residences.

If any of the above-mentioned structures is damaged or destroyed by fire or other accidental or natural means, the City, upon application by the owner thereof, shall issue a permit for repair or reconstruction of the building or structure, provided that the repair or reconstruction conforms with the provisions of the City Building Code and the building or structure is not being enlarged upon, expanded, or extended.

In the event any of the above-mentioned structures, located in the floodplain, is damaged or destroyed by fire, or other accidental or natural means, the City, upon application by the owner thereof, shall issue a permit for repair or reconstruction

of the building or structure at the pre-existing location, provided that the repair or reconstruction conforms with the provisions of the City Flood Damage Prevention Ordinance and the building or structure is not being enlarged upon, expanded, or extended. Such buildings or structures may also be relocated on the Property, outside of the floodplain, after first obtaining the necessary permits from the City and provided the building or structure is not being enlarged upon, expanded, or extended.

Nothing in this Ordinance shall be deemed to prevent ordinary repairs, restoration or alterations to the above-mentioned structures provided the building or structure is not being enlarged upon, expanded, or extended.

3. The property shall be further developed, with the following improvements, in two (2) phases. Phase 1: Resort Area- one (1) swimming pool for guest use only (1,700 square feet), one unlighted (1) soccer field for guest use only, one (1) unlighted baseball field for guest use only, a ten (10) room lodge (total of 6,000 square feet), one (1) work garage (2,000 square feet); Pioneer Town Area - Chapel Expansion (From 861 to 2,000 square feet) and associated parking as required by the City of Wimberley On-Site Parking Ordinance. Phase 2: One (1) centralized on-site wastewater system to service the Resort, Pioneer Town and Residential areas. The above-mentioned soccer field and baseball field shall be irrigated with effluent from the on-site wastewater system in accordance with the applicable regulations set forth by the City of Wimberley and the Texas Commission on Environmental Quality (TCEQ). The approximate location of these improvements is shown on the Concept Plan. There shall be no time requirement for the completion of any of the above mentioned improvements.
4. The Property shall be serviced by a State licensed public water utility.
5. The Property shall be serviced by properly permitted on-site sewage facilities. The Property shall be connected to a State licensed central wastewater treatment utility within five (5) years of the date when service becomes available to the property, or as otherwise required by the City.
6. Permanent and construction phase drainage plans shall be provided and are subject to review and approval by the City of Wimberley prior to commencement of construction.
7. All existing signage is to remain. Any new, future signage shall fully comply with the City of Wimberley Sign Ordinance, with the exception of the following provision. Any new monument signage shall not exceed ten (10) feet in height and sixty-four (64) square feet in size. If illuminated, the monument sign shall be down-lighted with exterior lighting fixtures. If the structure of a free standing monument sign contains or supports more than one (1) sign, then each sign shall be of the same construction, coloring, design and style, but in no event shall the sign exceed the dimensions set forth herein.

8. At the time of Site Development Plan submittal, an outdoor lighting plan shall be submitted to the City of Wimberley showing all new lighting on the Property, including the depiction of the illumination of any sign, all of which shall comply with the City of Wimberley Comprehensive Outdoor Lighting Ordinance. The plan shall include vertical and horizontal photometric data demonstrating that the shielding requirements of the ordinance are met.
9. Open storage or placement of materials, commodities or equipment and machinery, including motor vehicles and trailers, shall not be located within the building setback area and shall be fully screened, by fence (as permitted by the City) and/or vegetative screening, from City streets or roads or adjacent or facing residential or un-zoned districts. Outdoor placement or display of commercial material and equipment for sale in the building setback space, or the outdoor display of any object, merchandise, or material that is not a usual item for sale under the permitted use of the site or lot shall be prohibited. All new development shall comply with the aforementioned site standards.
10. The following standards are the maximum permitted standards for the development and construction of new buildings on the Property:
  - (a) The maximum height of buildings shall be no more than two (2) stories and not more than twenty-eight (28) feet with flat roof or thirty-five (35) feet with pitched roof; accessory buildings shall not be more than eighteen (18) feet tall and not more than one (1) story.
  - (b) The maximum building footprint for the new ten (10) room lodge shall not exceed six thousand (6,000) square feet, two thousand (2,000) square feet for the new work garage and two thousand (2000) square feet for the Chapel expansion.
  - (c) The maximum build-out impervious cover and building coverage shall not exceed twenty (20) percent.
  - (d) The exterior of all newly constructed buildings shall be a combination of one or more of the following: glass, stucco, wood, stone material.
  - (e) The roofing material of all new buildings shall be metal, composite or a like material.
  - (f) A rainwater harvesting system shall be incorporated into the design of all new buildings constructed on the Property to meet the landscape irrigation needs on the Property. The system shall be designed to provide inlet filtering of the collected water before it enters the storage vessel and outlet filtering of the water as it is being supplied to the point of final use or due to an overflow of the system. Such system shall be designed to anticipate

overflow of the capacity of the system. The overflow part of the system shall be designed to ensure that it does not result in nuisance flooding, erosion or water quality issues.

11. No dumpsters or other trash collection containers shall be visible from any adjacent property or roadway and shall be screened in accordance with provisions in the City code.
12. The desired architectural design of all new structures authorized in this ordinance shall be consistent with the design of structures existing at the time of adoption of this ordinance. Designs should acknowledge the existing scale, colors and materials appropriate for the natural beauty of the area and should preserve views and use scale, colors and materials compatible with the nature of the area.
13. A Site Development Plan shall be submitted for review and approval by the City of Wimberley prior to construction on any improvements detailed in this Ordinance or on the Concept Plan. A Site Development Plan is a detailed engineered development plan consisting of a map or maps and all necessary accompanying narrative and supporting documents to completely define the development to occur on the site.
14. All development shall comply with local, state and federal laws and regulations in addition to the conditions described below. In the event there is a conflict between a law and a condition, then the stricter requirement shall apply.
  - (a) The Property owner ("Owner") shall provide for adequate drainage to eliminate standing water and health hazards, to be approved by the City Administrator or designee.
  - (b) A drainage plan shall be submitted and approved by the City, showing any anticipated temporary drainage facilities and the proposed final storm water management facilities. Owner shall comply with all state and local laws related to installation and maintenance during construction of silt fences and storm water pollution prevention requirements in accordance with best management practices.
  - (c) The drainage plan shall show contours, acreages, runoff, existing/proposed storm drain lines, pipe sizes, direction of flow, inlet locations, headwalls, points of discharge, detention/retention features, channels, creek ways, 100-year floodplain limits, and connections to any existing systems. The engineer shall also analyze any off-site acreage that contributes to the subdivision, as well as any off-site storm drain extensions, grade to drain locations or required easements.

- (d) The physical design of the proposed development shall conform to the minimum storm sewer, drainage and floodplain criteria and standards set forth in the City's engineering standards, as amended.
  - (e) There shall be no increase in the 100-year water surface elevation on any property upstream, downstream or on the opposite bank from the proposed development.
  - (f) Erosion-control and pollution-prevention plans shall be submitted with the development plan for the proposed development and approved by the City. Such plans shall evaluate and minimize potential drainage impacts that could negatively affect, destroy or otherwise compromise on- and off-site surface and subsurface water quality, sensitive environmental features (such as riparian vegetation, trees, soils or grassland and prairie vegetation) and wildlife habitats (including terrestrial and aquatic). In addition, such plans shall be adequate to prevent erosional and depositional features such as gullies and accumulations of silt attributable to site development, with such adequacy being determined by the City and in accordance with sound engineering and best management practices. "Best management practices" may include, but are not limited to, the following types of structural and nonstructural practices: wet ponds, dry extended detention ponds, infiltration basins and trenches, porous pavement, bio-retention, organic filters, buffer zones, open space design, urban forestry, conservation easements, stormwater wetlands, grassed swales and filter strips, green parking, alternative turnarounds and water quality inlets. Erosion-control and pollution-prevention plans shall be prepared by a qualified individual or firm and must be approved by the City prior to any site development by Owner. The purpose of this criterion is to mitigate the ill effects of increases in velocity, volume, and pollution of surface runoff on downstream property owners and to protect the overall water quality of the City as a result of development.
  - (g) Owner shall comply with all water quality ordinances of the City even if enacted after the approval of this Ordinance and prior to submission of a building permit application.
15. The Site Development Plan to be submitted prior to the issuance of building permits, is to be based on the Concept Plan and Design Standards; however, minor revisions may be necessary to the Concept Plan and Design Standards contained herein due to unforeseen reasons. City staff is authorized to administratively approve minor modifications to the Concept Plan and Design Standards so long as the Concept Plan is in substantial conformity with the Design Standards herein and provided such modifications would not otherwise result in a violation of the City's Code of Ordinances. "Minor Modifications" are defined as:

- (a) Adjustments of no more than one hundred (100) feet to the location or configuration of roadways, sidewalks, utilities, parking areas, buildings, landscape features, (including plants and trees,) ponds and any other improvements depicted on the Concept Plan;
- (b) Adjustments of no more than five percent (5%) in building square footage of any individual building to be constructed as part of the project as compared to such building's initial square footage shown on the Concept Plan; provided no such change may be administratively approved if the change would cause the project to exceed the limitations on impervious cover, height or floor area;
- (c) A reduction in size of parking lot areas;
- (d) Adjustments of no more than ten percent (10%) of the total square footage of any landscape areas as compared to the square footage shown and approved on the concept plan, site plan or landscape plan;
- (e) So long as the changes referenced above do not cause an increase in the impervious cover approved for the project;
- (f) Allowance for slight enlargement or shifting of easements;
- (g) Addition or relocation of private or franchise utility easements;
- (h) Correction of bearings or distances;
- (i) Correction of minor labeling errors, addition of erroneously omitted informational items and labels;
- (j) Modification of a plat note that does not amend the covenants and restrictions;
- (k) And other similar modifications as determined by the City Administrator;

Major revisions, such as obvious reconfiguration of lot lines or easements, relocation of driveways or access easements or fire lanes, and relocation or addition or deletion of any public improvement, including corresponding easement, substantial relocation or reconfiguration of building layout which have the effect of redesigning the project shall necessitate resubmission and re-approval of the Concept Plan as a "revised concept plan" and shall be considered a new project for the purpose of determining applicable regulations.

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The procedures for such re-approval shall be the same as for a concept plan, and such re-approval shall constitute a new project thus necessitating submission of a new application form, payment of new fees, and other requirements.

**EXHIBIT "C"**

**Metes and Bounds Description**



**Sandra Floyd**

Opposed Household 1 of 2

**From:** Sara Dishman [REDACTED]  
**Sent:** Saturday, April 21, 2018 11:00 AM  
**To:** Sandra Floyd; Place1; Place2; Place3; Place4; Place5; place6@cityofWimberley.com; [REDACTED]  
**Subject:** In re: File No. ZA-18-004

I am strongly opposed to granting the amendment proposal for the WPDD for 333 Wayside Dr, aka, 7-A property to include beer, wine, and alcohol for on-premise consumption. I am the neighbor at 1700 River road, directly adjacent. I am not interested in a bar in a residential neighborhood setting, at all. I do not feel this serves any positive purpose. Guests of the property may already bring their own beverages for consumption as desired.

An additional reason for my lack of support is the non stop vandalism, theft and trespassing that occurs to my property, all documented by Sheriff department reports during their high traffic/visitation seasons. Spring Break alone was a nightmare for me.

During this past Spring Break alone, our rebuilt fence (to deter the theft, vandalism and trespassing of last year) was cut through with loppers their guests stole from my property. Our cliff top chairs and camping gear were stolen and/or destroyed, along with non stop traffic/trespassing on our property from their guests.

When I went to discuss this with the couple who manages the property, they would take no responsibility for the damages. The only access to our cliff top property is through the 7-A property. Every step forward we make in rebuilding and repairing our property, is then hampered by the additional back steps of the continued theft, vandalism, and trespassing of their guests.

Scott Way refuses to communicate with me, on any of this, his management makes excuses and will not take responsibility for their guests, and our frustration has reached a pinnacle.

Adding a bar, additional alcohol access, to their property will only encourage additional reckless behavior. It is unnecessary. The River Road and Wayside residential neighborhoods are not a place for a bar.

ADDITIONALLY, I have great concern over the timing of this hearing before P&Z and City Council considering Election Day is May 5th. The hearing with P&Z is slated for May 10th. If the council member seats change, then the new council members make changes to the boards, that get voted on. This takes time and cannot even happen until May 17th. The P&Z board then may differ from the P&Z board of now. They will have not had a chance to get their bearings if it changes, much less an opportunity to understand their rules and boundaries. I STRONGLY feel the timing of this is political in nature, and should be delayed til after the election, and the new council positions/board positions are stabilized. A "Special Session" being called to address this request would violate and contradict the notices sent out to all adjacent residents within the 200 feet of the property.

Additionally, my understand is the posting for the notice of such a change has to be up for 60 day's so adjacent residents have time TO protest.

I would greatly appreciate this being forwarded to all members of planning and zoning, and out new city administrator, as I do not have their e-mail addresses.

Sara Katherine Kirkpatrick Dishman

**Sandra Floyd**

OPPOSED

Household 2 of 2

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**From:** Michael Dishman [REDACTED]  
**Sent:** Thursday, May 10, 2018 11:26 AM  
**To:** Sara Dishman; Sandra Floyd  
**Subject:** Letter of Complaint

To whom it may concern,

I am writing to protest the "request for an amendment to the WPDD" for Seven -A, aka 333 Wayside, for including beer, wine and alcohol for on premise consumption.

This property has continued to attract an uncontrolled and undesirable element during long weekends resulting in damaged property and litter, etc, making a trip to the Blanco seem a trip to the dirty streets of some blighted urban community.

Further, the drawing of this crowd has caused repeated trespassing and damage to our property which is adjacent.

We see passage of this amendment as detrimental not only to property owners along the river, but to the greater goals and economic prosperity of Wimberley.

Thank you for your consideration.

LTC (US Army Retired) Michael Dishman

Sandra Floyd

FOR

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**From:** [REDACTED]  
**Sent:** Friday, May 4, 2018 12:36 PM  
**To:** Sandra Floyd  
**Subject:** 7A

Hi Sandy,

I am the land owner from across the street from 7A, at 310 Wayside. I am In Support of the amendment for 7A to be allowed to serve alcohol. The place is looking absolutely fabulous! And the money they make on that will help them make more improvements! I believe I am the closest neighbor, I'm literally across the street and if I don't mind why should anyone else? I have enjoyed seeing all the improvements going on across the street. And will be delighted to go over and have a cocktail after working in my yard !!!

Respectfully,  
Kathryn English Rhodes

Sent from my iPad

Sandra Floyd

For

---

**From:** stan starrett [REDACTED]  
**Sent:** Thursday, April 26, 2018 11:28 AM  
**To:** Sandra Floyd  
**Subject:** File No. ZA-18-004

Dear Ms. Floyd,

Please advise the members of the Wimberley City Council, that I support their request for the Wimberley Planned Development District to include the sale of beer, wine and alcohol.

Respectfully,

stan starrett

Sandra Floyd

OPPOSED 1 of 2 - household

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**From:** Edward Watkins III [REDACTED]  
**Sent:** Monday, May 7, 2018 1:12 PM  
**To:** Sandra Floyd  
**Subject:** Protest of WPDD Amendment for 333 Wayside Drive, File No. ZA-19-004

May 7 2018

Dear Zoning and Planning Committee, and City Council of Wimberley,

In reference to the above amendment to the WPDD which is in effect for 7-A Guest Ranch, I would like to formally protest allowing beer, wine, and alcohol to be sold for on-site consumption. I'm a home owner on W Blanco Bend just across the River from 7A Ranch.

Wimberley has and should always be thought of family oriented destination without having alcohol served at a business or Resort.

I respectfully ask the Committee, and the Council to vote against the proposed amendment as you consider the potential effects to our neighborhood. Thank you for your time, and commitment to the City of Wimberley.

Thank You

Edward Watkins  
111 West Blanco Bend

**Sandra Floyd**

2 of 2 household

---

**From:** Meghan Watkins [REDACTED]  
**Sent:** Monday, May 7, 2018 9:05 PM  
**To:** Sandra Floyd  
**Subject:** Request by 7A Ranch

Dear Sandy:

I am writing in reference to the current request by 7A ranch for a liquor license. Please accept this formal protest to this request based on security issues and and nuisance issues resulting from alcohol consumption. As a diagonal property owner with ownership to the middle of the river, we are concerned about a negative impact by visitors.

Please let me know if I need to write a more formal letter or if this email is sufficient.

Thank you-  
Meghan Rebecca Watkins  
111 & 112 W Blanco Bend Drive

Sent from my iPhone

Opposed 1 of 2 household

Members of Wimberley Planning and Zoning Committee:

I am strongly opposed to granting the amendment proposal for the WPDD for 333 Wayside Dr. authorizing beer, wine and liquor sales at the 7A resort property.

I drive by 7A and/or over the water crossing every single day - often multiple times a day.

While it is a vacation property, the tourists and their impulsive children, animals, bicyclists and other cars already make for cautious driving, especially on weekends and holidays.

Right now there is a manageable equilibrium between 7A and the many other local residents surrounding it, as well as the communities who live down River Road. 4 Ducks alone were killed during Spring break in front of 7A on River Road.

Permitting alcohol sales can only aggravate the safety issues already present, as well as increase the traffic flows from non-tourists who are simply interested in a place to park and get a drink.

Permitting alcohol sales can only lead to a need for increased policing of the area. So far for 2018, there has been zero policing of the area during peak seasons, as there was in the past.

This is not ultimately a decision about alcohol sales for 7A, but rather one of community and safety impact for the residential neighborhood around 7A. As 7A is also zoned a residential neighborhood, there is no reason for a bar in this area.

Sincerely,

Laura B Macdonald

(Printed Name)

1110 Green Acres 5/9/18

(Signature and Date)

Laura B Macdonald

(Address)



(Telephone)

~~333 Wayside Dr. Lot A~~  
~~Mobile Home~~  
~~Robert Cabral~~

Opposed 2 of 2 household

Members of Wimberley Planning and Zoning Committee:

I am strongly opposed to granting the amendment proposal for the WPDD for 333 Wayside Dr. authorizing beer, wine and liquor sales at the 7A resort property.

I drive by 7A and/or over the water crossing every single day - often multiple times a day.

While it is a vacation property, the tourists and their impulsive children, animals, bicyclists and other cars already make for cautious driving, especially on weekends and holidays.

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Sincerely,

ERIK WILLMS  
(Printed Name)

ERIK WILLMS, 5/9/18  
(Signature and Date)

1110B GREEN ACRES  
(Address)

  
(Telephone)

Sandra Floyd

FOR

**From:** Dedee Roberts [REDACTED]  
**Sent:** Thursday, May 10, 2018 8:24 AM  
**To:** Sandra Floyd  
**Cc:** [REDACTED]  
**Subject:** Re: 7 A

Hi Sandra,  
Thanks so much for your clear response. We don't have a problem with selling alcohol in those areas.  
We would also like to compliment Scott on the improvements he has made to 7A and look forward to meeting him sometime in the future!  
Thanks again,  
Dedee Roberts

Sent from my iPhone

> On May 10, 2018, at 8:07 AM, Sandra Floyd <sfloyd@cityofwimberley.com> wrote:

>

> Deedee:

> Scott is proposing to include the sale of alcohol for on-premise consumption for the Pioneer Town area (restaurant, opera house, and possibly room service and pool area). I've copied him on this email and he can provide more information for you. If you would like officially support or oppose this item after communicating with him please let me know as soon as possible.

>

> Thank you for your time,

>

>

> Sandy I. Floyd

> Planning & Development Coordinator/GIS Analyst City of Wimberley P.O.

> Box 2027

> 221 Stillwater, Wimberley, TX 78676

> P: (512) 847-0025 F: (512) 847-0422

>

>

>

> -----Original Message-----

> From: Dedee Roberts [REDACTED]

> Sent: Wednesday, May 9, 2018 5:35 PM

> To: Sandra Floyd <sfloyd@cityofwimberley.com>

> Subject: 7 A

>

>

>>>>

>>>> We received the letter from the city of Wimberley regarding the petition from 7A asking for a variance to have a liquor permit to serve alcohol on their property. We own property nearby on the river and feel that we need more specifics and limitations of the request and rules involved before the request is granted.

>>>> Thank you,

>>>> Dedee Roberts

>>>>

Sandra Floyd

FOR

---

**From:** Robert Harla [REDACTED]  
**Sent:** Thursday, May 10, 2018 9:54 AM  
**To:** Sandra Floyd  
**Subject:** ZA-18-004

Dear Ms. Floyd:

We do not oppose the zoning request noted above.

Sincerely,

S. Robert & Alison B. Harla  
111 County Road 1492  
Wimberley, TX. 78676  
[REDACTED]

**Sandra Floyd**

For

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**From:** Mark Cusack [REDACTED]  
**Sent:** Thursday, May 10, 2018 10:54 AM  
**To:** Sandra Floyd  
**Subject:** 7A

Sandy,

My name is Mark Cusack. I own property at 210 Wayside, Wimberley. I am right across the street from 7A. I have no objection to 7A obtaining a permit to serve alcohol.

Let me know if you need anything else.

Mark Cusack

W/in 200' - OPPOSED  
Household 1 of 2

Members of Wimberley Planning and Zoning Committee:

I am strongly opposed to granting the amendment proposal for the WPDD for 333 Wayside Dr. authorizing beer, wine and liquor sales at the 7A resort property.

I drive by 7A and/or over the water crossing every single day - often multiple times a day.

While it is a vacation property, the tourists and their impulsive children, animals, bicyclists and other cars already make for cautious driving, especially on weekends and holidays.

Right now there is a manageable equilibrium between 7A and the many other local residents surrounding it, as well as the communities who live down River Road. 4 Ducks alone were killed during Spring break in front of 7A on River Road.

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This is not ultimately a decision about alcohol sales for 7A, but rather one of community and safety impact for the residential neighborhood around 7A. As 7A is also zoned a residential neighborhood, there is no reason for a bar in this area.

Sincerely,

Edward & Adriana ~~Bowell~~

(Printed Name)  
Adriana ~~Bowell~~ 5.9.18

(Signature and Date)

560 Wayside Dr.

(Address)

(Telephone)

Lot M  
550 Wayside Dr.  
Linda Bowett

Household 2 of 2

Members of Wimberley Planning and Zoning Committee:

I am strongly opposed to granting the amendment proposal for the WPDD for 333 Wayside Dr. authorizing beer, wine and liquor sales at the 7A resort property.

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Sincerely,

Edward & Adriana Bowell

(Printed Name)

Adriana Bowell 5.9.18

(Signature and Date)

550 Wayside Dr. A, B, C, D, E, F, I, J, L, M, O

(Address)



(Telephone)

w/in 200'  
opposed  
household 1 of 2

Members of Wimberley Planning and Zoning Committee:

I am strongly opposed to granting the amendment proposal for the WPDD for 333 Wayside Dr. authorizing beer, wine and liquor sales at the 7A resort property.

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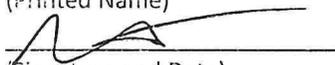
Permitting alcohol sales can only lead to a need for increased policing of the area. So far for 2018, there has been zero policing of the area during peak seasons, as there was in the past.

This is not ultimately a decision about alcohol sales for 7A, but rather one of community and safety impact for the residential neighborhood around 7A. As 7A is also zoned a residential neighborhood, there is no reason for a bar in this area.

Sincerely,

Nathan Jones

(Printed Name)

 5/9/18

(Signature and Date)

340 Wayside Drive

(Address)



(Telephone)

Signed with Full authority of the owner (Roger Jones) of Green Acres R.V. Park and in agreement with all 17 residents of the park.

w/in 200' opposed  
household 2 of 3

RECEIVED  
MAY 10 2018

BY: \_\_\_\_\_

Members of Wimberley Planning and Zoning Committee:

I am strongly opposed to granting the amendment proposal for the WPDD for 333 Wayside Dr. authorizing beer, wine and liquor sales at the 7A resort property.

I drive by 7A and/or over the water crossing every single day - often multiple times a day.

While it is a vacation property, the tourists and their impulsive children, animals, bicyclists and other cars already make for cautious driving, especially on weekends and holidays.

Right now there is a manageable equilibrium between 7A and the many other local residents surrounding it, as well as the communities who live down River Road. 4 Ducks alone were killed during Spring break in front of 7A on River Road.

Permitting alcohol sales can only aggravate the safety issues already present, as well as increase the traffic flows from non-tourists who are simply interested in a place to park and get a drink.

Permitting alcohol sales can only lead to a need for increased policing of the area. So far for 2018, there has been zero policing of the area during peak seasons, as there was in the past.

This is not ultimately a decision about alcohol sales for 7A, but rather one of community and safety impact for the residential neighborhood around 7A. As 7A is also zoned a residential neighborhood, there is no reason for a bar in this area.

Sincerely,

M. Joyce Jones  
(Printed Name)

M. Joyce Jones, 5-10-18  
(Signature and Date)

340 Wayside Drive  
(Address)

\_\_\_\_\_  
(Telephone)

win 200' opposed  
household 3 of 3

Members of Wimberley Planning and Zoning Committee:

I am strongly opposed to granting the amendment proposal for the WPDD for 333 Wayside Dr. authorizing beer, wine and liquor sales at the 7A resort property.

I drive by 7A and/or over the water crossing every single day - often multiple times a day.

While it is a vacation property, the tourists and their impulsive children, animals, bicyclists and other cars already make for cautious driving, especially on weekends and holidays.

Right now there is a manageable equilibrium between 7A and the many other local residents surrounding it, as well as the communities who live down River Road. 4 Ducks alone were killed during Spring break in front of 7A on River Road.

Permitting alcohol sales can only aggravate the safety issues already present, as well as increase the traffic flows from non-tourists who are simply interested in a place to park and get a drink.

Permitting alcohol sales can only lead to a need for increased policing of the area. So far for 2018, there has been zero policing of the area during peak seasons, as there was in the past.

This is not ultimately a decision about alcohol sales for 7A, but rather one of community and safety impact for the residential neighborhood around 7A. As 7A is also zoned a residential neighborhood, there is no reason for a bar in this area.

Sincerely,

Roger Jones

(Printed Name)

Roger Jones

(Signature and Date)

5-10-18

340 Wayside Dr.

(Address)

[REDACTED]

(Telephone)

Due to Sandy Floyd by tomorrow  
at City Hall.  
"S.Floyd@cityofwimberley.com"  
in 200' - OPPOSED

Members of Wimberley Planning and Zoning Committee:

I am strongly opposed to granting the amendment proposal for the WPDD for 333 Wayside Dr. authorizing beer, wine and liquor sales at the 7A resort property.

I drive by 7A and/or over the water crossing every single day - often multiple times a day.

While it is a vacation property, the tourists and their impulsive children, animals, bicyclists and other cars already make for cautious driving, especially on weekends and holidays.

Right now there is a manageable equilibrium between 7A and the many other local residents surrounding it, as well as the communities who live down River Road. 4 Ducks alone were killed during Spring break in front of 7A on River Road.

Permitting alcohol sales can only aggravate the safety issues already present, as well as increase the traffic flows from non-tourists who are simply interested in a place to park and get a drink.

Permitting alcohol sales can only lead to a need for increased policing of the area. So far for 2018, there has been zero policing of the area during peak seasons, as there was in the past.

This is not ultimately a decision about alcohol sales for 7A, but rather one of community and safety impact for the residential neighborhood around 7A. As 7A is also zoned a residential neighborhood, there is no reason for a bar in this area.

Sincerely,

VICKI ADARE  
(Printed Name)  
Vicki Adare, 5-10-18  
(Signature and Date)

2000 River Road  
(Address)



(Telephone)

FOR

**Sandra Floyd**

---

**From:** [REDACTED]  
**Sent:** Sunday, May 20, 2018 2:14 PM  
**To:** Sandra Floyd  
**Cc:** Scott Way  
**Subject:** Re: 7A petition to serve alcohol

Sandy I have met with Scott Way and no longer oppose his application since areas of service are specifically the Spoon, the Opera House, Cantina, Reception and room service. I wish Scott success in continuing to upgrade his property. Thanks for your assistance. Steve Gregg

Sent from my iPad

> On May 10, 2018, at 8:09 AM, Sandra Floyd <sfloyd@cityofwimberley.com> wrote:

>

> Steve:

> Scott is proposing to include the sale of alcohol for on-premise consumption for the Pioneer Town area (restaurant, opera house, and possibly room service and pool area). I've copied him on this email and he can provide more information for you. I have you down as opposed unless I hear otherwise.

>

> Thank you for your time,

>

>

> Sandy I. Floyd

> Planning & Development Coordinator/GIS Analyst City of Wimberley P.O. Box 2027

> 221 Stillwater, Wimberley, TX 78676

> P: (512) 847-0025 F: (512) 847-0422

>

>

>

> -----Original Message-----

> From: srgregg1@msn.com [REDACTED]

> Sent: Wednesday, May 9, 2018 4:13 PM

> To: Sandra Floyd <sfloyd@cityofwimberley.com>

> Subject: 7A petition to serve alcohol

>

> My property is across Wayside Drive from 7A and I have been very pleased at improvements being made to the resort and wish the new owners success.

> But in regard to their petition to serve alcohol, I have no information as to plans 7A has for serving alcohol on their property—no idea of spaces proposed, rules and their enforcement, guests or non-guests being served etc. My lack of information leads me to speculate on worst case scenarios. On the basis of such limited information I am opposed to the petition at this time. Steve Gregg

>

> Sent from my iPad

For

**Sandra Floyd**

---

**From:** Scott Way [REDACTED]  
**Sent:** Monday, May 28, 2018 6:00 PM  
**To:** Sandra Floyd  
**Subject:** FW: 7 A Ranch Alcohol Permit

New support.

Scott Way  
[REDACTED]

---

**From:** Michael Kelly [REDACTED]  
**Sent:** Monday, May 28, 2018 12:25 PM  
**To:** sway@jwequities.com  
**Subject:** 7 A Ranch Alcohol Permit

Hi Scott,

We own the property located at 502 Wayside Dr. in Wimberley .Thanks for the letter and the concern of your neighbors. Like you , although I grew up in Houston and still live here I grew up going to the 7A every year with my family for vacation. My dad knew Mr.Czichos .... Carrols dad and we started coming to the 7A back in the 60's every year for our vacation . We all loved it! My family has owned property their since then and although we haven't been to the 7A in a while I have seen what you have done with it since the flood and am very happy with the changes you have made... I was actually in Wimberley this past Saturday and I really like the new cabins .

As far as your alcohol permit. I am a business owner as well and having owned 3 pizza restaurants and a bar I know how alcohol can help your bottom line. We have no problem with you guys having a liquor license and really cant see why anyone would. I think its great that you are going to re open the Silver Spoon and the opera house . I hope the Silver Spoon will be open to the public and not just your customers. I would certainly come eat there sometime when in Wimberley. I saw the 7A was jam packed this weekend and I hope you guys continue to have great business! I will not be able to come to the meeting on June 3 . I stay pretty busy here and don't get to come to Wimberley very often but I hope to get to meet you one day.

Thanks,

Mike Kelly  
[REDACTED]



Virus-free. [www.avast.com](http://www.avast.com)

For

**Sandra Floyd**

---

**From:** Scott Way [REDACTED]  
**Sent:** Friday, June 1, 2018 5:40 PM  
**To:** 'Vance McCracken'  
**Cc:** Sandra Floyd  
**Subject:** RE: 7A's request for a zoning change

Vance:

Thank you for your support. It means a lot to me to have the support of our neighbors across the River. I've copied Sandy Floyd at the City, so that she is aware of this support.

The offer remains open to get together and tour 7A or just chat, so feel free to reach out next time you are in town and free.

Cheers,

Scott Way  
[REDACTED]

**From:** Vance McCracken [REDACTED]  
**Sent:** Friday, June 1, 2018 11:03 AM  
**To:** [REDACTED]  
**Subject:** 7A's request for a zoning change

Dear Scott,

We received your invitation to a meeting on Sunday. Although we had planned to attend, we must now be away. We support your request for a zoning change and wish you well in your presentation to the zoning commission. If we can be supportive, please let us know how.

Charla and Vance McCracken  
200 County Road 1492  
Wimberley, Texas

For

**Sandra Floyd**

---

**From:** Homemax Solutions [REDACTED]  
**Sent:** Sunday, June 3, 2018 4:01 PM  
**To:** Sandra Floyd  
**Subject:** 7A Ranch's request for a zoning change to allow liquor sales on the property

Dear Sir,

I support Scott Way's 7A Ranch request for a zoning change to allow liquor sales on his property. I live within 200 ft of his property at 500 Wayside Drive.

Thank you,

Thomas Yankovoy  
500 Wayside Drive  
Wimberley, Texas 78676  
Phone: [REDACTED]  
Email: [REDACTED]

For

**Sandra Floyd**

---

**From:** Texas Modular Homes [REDACTED]  
**Sent:** Sunday, June 3, 2018 4:06 PM  
**To:** Sandra Floyd  
**Subject:** Zoning change request for 7A Ranch to allow liquor sales on the property

Mr Floyd,

I definitely support the 7A Ranch request for a zoning change to allow liquor sales on its property.

I have property within 200 feet of his property located at 630 Wayside Drive.

Sincerely,

Kenneta Nicely, VP  
TAEHAN, Inc.

[REDACTED]  
Wimberley, Texas 78676

Email: [REDACTED]

For

**Sandra Floyd**

---

**From:** [REDACTED]  
**Sent:** Monday, June 4, 2018 10:43 AM  
**To:** Sandra Floyd  
**Subject:** 7A request

Sandy,

We own/live at 208 W. Blanco Bend Dr. across from 7A and want to convey our support for the requested amendment allowing alcohol sales. Unfortunately we will be out of town for the next P&Z mtg but have spoken personally with Scott Way about the long term plans. Our mutual concerns/interests appear to be addressed and especially with TABC involved, provide the opportunity for much greater control than exists currently. We want 7A to be a successful venture for a number of reasons and are particularly excited about the possibility of having a unique dining choice that will be the only one with a view of the Blanco River.

Respectfully,

Glennette and Don Kuhs

**Sandra Floyd**

OUTSIDE 200' - OPPOSED

**From:** Tom Wenneson [REDACTED]  
**Sent:** Monday, April 23, 2018 4:32 AM  
**To:** Sandra Floyd; Place1; Place2; Place3; Place4; Place5; place6@cityofWimberley.com; [REDACTED]  
**Subject:** File No. ZA-18-004

Members of the City council;

I am strongly opposed to granting the amendment proposal for the WPDD for 333 Wayside Dr. authorizing beer, wine and liquor sales at the 7A resort property.

I drive past 7A and/or over the water crossing every single day - often multiple times a day.

While it is a vacation property, the tourists and their impulsive children, animals, bicyclists and other cars already make for cautious driving, especially on weekends and holidays.

Right now there is a manageable equilibrium between 7A and the many other local residents surrounding it, as well as the communities who live down River road. Thus far only a few ducks have been killed.

Permitting alcohol sales can only aggravate the safety issues already present as well as increase the traffic flows from non-tourists who are simply interested in a place to park and get drink.

Permitting alcohol sales can only lead to a need for increased policing of the area.

This is not ultimately a decision about alcohol sales for 7A, but rather one of community impact around 7A.

You, as a council, have a duty to balance all - the current situation, the community spirit and vibe, the rights of those surrounding 7A and the far greater number of voters who live farther down river road who will be impacted by further traffic and potential safety hazards.

After all those, then yes, also consider the rights for 7A.

Finally, I also ask that you delay the decision on this proposal until after the elections have taken place, new members seated and any changes to P&Z implemented with some time to get settled.

We are in a place of flux and the last thing anyone will want to hear, should this be granted and bear poor fruit is "I was not fully aware of the impact" or "I'm sorry - we had to make a rush decision"

This decision can wait and does not require speed.

Sincerely,

Tom Wenneson

107 Oak Drive,  
Wimberley, TX 78676  
[REDACTED]

**Sandra Floyd**

Outside 200' - OPPOSED

**From:** Alyson Waldron [REDACTED]  
**Sent:** Friday, April 20, 2018 7:33 PM  
**To:** Sandra Floyd  
**Subject:** 7A request for Alcohol consumption

As a resident of Wimberley and property owner since 1965, we are opposed to this request being granted. We live down stream from 7A on Loma Vista just before the Pointe. We are permanent residents of Wimberley, not weekenders.

We have had many times where we have floaters drinking on our property and leaving messes behind such as beer cans, bottles, cigarette butts etc. I strongly believe that when people are on vacation, they have no care of our beautiful waterway and/or private ownership of the land to the middle of the river.

I don't want my grandchildren to step on broken bottles as I have done in the past and risk any infection.

We have had numerous occasions to ask for people to leave our property or call the sheriff as they like to take a break on our land, sometime urinating. I am not trying to be ugly, but according to our attorney, if anything were to happen on our property we maintain liability should they fall, and injure themselves. Hence, we have put up No Trespassing Signs on our property, but people consistently ignore it.

This is also a increase in calls to authorities should we be forced to go that route.

Additionally, as a resident who must use River Road, what are the issues of intoxicated drivers on River Road with blind spots. As I turn onto Loma Vista at night, no one going toward 7A can see me if I am waiting on traffic to turn onto my street of residence.

I strongly encourage the council to expand their questions to any residence down stream of 7A or residents on River Road. And again, ask P & Z to consider land owners and residences who deal with this situation on a daily basis during peak vacation seasons.

Sincerely,

Alyson Waldron  
308 Loma Vista

Sent from [Mail](#) for Windows 10

**Sandra Floyd**

OUTSIDE 200' - OPPOSED

**From:** Claire Sharp [REDACTED]  
**Sent:** Saturday, April 28, 2018 5:04 PM  
**To:** Sandra Floyd  
**Subject:** Protest of WPDD Amendment for 333 Wayside Drive, File No. ZA-19-004

Dear Planning and Zoning Committee, and City Council of Wimberley,

In reference to the above amendment to the WPDD which is in effect for 7-A Guest Ranch, we would like to formally protest allowing beer, wine, and alcohol to be sold for on-site consumption. We are property owners just up river from Wayside and CR-1492 on 400B CR-1492, and have noticed an uptick of river and kayak traffic in the area with the addition of their Day only guest and parking passes. It is our understanding, that 7-A has not allowed their "day pass" guests to bring any wine, beer or alcohol onto the premises (only their overnight guests have been allowed to). We thought this was a good idea so as to limit the potential for people getting over-served alcohol, and then having accidents in the river, or driving out onto RR12 or the highway. Apparently, it was not for that purpose at all; but instead, to allow 7-A to sell it directly to their guests.

The property currently is zoned as Residential Acreage (RA), and sits within an all residential area. Although it is a commercial business, it has interacted for decades as a "Residential Partner" with the immediate community. It seems that granting an alcohol permit to 7-A would create a climate that could cause problems in our neighborhood from security and trespassing, to over-indulgence, drunken behavior and noise (not to mention drunk driving). Were 7-A in a commercially zoned area of the City, it might be understandable to grant this amendment. But as a property zoned as Residential Acreage, we believe this will only lead to problems within the community. 7-A Guest Ranch was successful for decades without needing to sell wine, beer or alcohol, and has always been a good neighbor within the Community. As a "Residential Partner", we think that would be their desire to.

We respectfully ask the Committee, and the Council to vote against the proposed amendment as you consider the potential effects to our neighborhood. Thank you for your time, and commitment to the City of Wimberley.

Regards,

Claire Roberts and Chris Sharp  
[REDACTED]

"Try to be a rainbow in someone else's cloud." ~Maya Angelou

Sandra Floyd

Outside 200' - FOR

---

**From:** Tevis Grinstead [REDACTED]  
**Sent:** Saturday, May 5, 2018 7:51 PM  
**To:** Sandra Floyd  
**Subject:** 7A liquor permit

Dear Sandy:

I own property in Wimberley out River Road from 7A. and I am writing in support of the amendment to the 7A Wimberley Planned Development District to allow beer, wine, and alcohol sales for on-premises consumption. Alcohol consumption already occurs at 7A with their guests being allowed to bring alcohol on site. With the upgrades being made to 7A, this could potentially be a safer alternative than guests having to go off-site for alcohol and then having to drive back. In addition, I hope the increased revenue will allow 7A to continue to renovate Pioneer Town and return it to being a community asset as it was in the past. I drive River Road every day and do not view this as a safety issue. Granting this amendment will be a welcome addition to our community

Tevis Grinstead  
111 Lazy L Lane

Scott Way  
[REDACTED]

---

This email has been scanned for email related threats and delivered safely by Mimecast.

Sandra Floyd

outside 200' - FOR

---

**From:** [REDACTED]  
**Sent:** Sunday, May 6, 2018 1:26 PM  
**To:** Sandra Floyd  
**Subject:** Fwd: Amendment to the 7A Wimberley Planned Development District

Sent from my iPhone

Begin forwarded message:

**From:** Home Email [REDACTED]  
**Date:** May 6, 2018 at 12:23:15 PM CST  
**To:** Bob Dussler [REDACTED]  
**Cc:** Bob Dussler [REDACTED]  
**Subject:** Amendment to the 7A Wimberley Planned Development District

To: Sandy Floyd  
City of Wimberley

From: Bob Dussler  
310 River Bluff Lane  
Wimberley, TX. 78676

I am writing in support of the Amendment to the 7A Wimberley Planned Development District to allow beer, wine and alcohol sales for on-premises consumption. Guests are able to bring alcohol on site now, so this amendment could provide a safer alternative than guests having to go off-site for alcohol and then having to drive back. The new owners have made enormously positive changes in the renovation and upgrade to 7A, and I am pleased to support them in this effort.

**Sandra Floyd**

Outside 200' - FOR

---

**From:** Albert Sander [REDACTED]  
**Sent:** Friday, May 4, 2018 6:41 PM  
**To:** Sandra Floyd  
**Subject:** Liquor permit for 7-A

Wimberley is a changing village with many establishments now selling alcoholic beverages. The sale of these beverages at 7-A fits with the other permits issued and I hope theirs will be approved as well. 7-A has long been a resort where alcohol has been consumed both by renters and people attending community fund raisers. The sale and consumption should be regulated by the Texas Liquor Control Board.

Al and Jean Sander

Sent from my iPhone

**Sandra Floyd**

Outside 200' - For

**From:** Jim Braniff, III [REDACTED]  
**Sent:** Tuesday, May 8, 2018 12:22 PM  
**To:** Sandra Floyd  
**Subject:** Amendment/7A

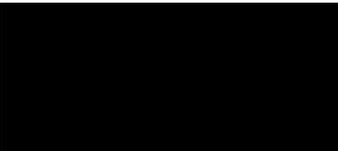
I am an nearby landowner on River Road to 7A. I am writing in support of the 7A Amendment Planned Development District to permit beer, wine and alcohol sales for consumption on the premises. 7A rents cabins to guests who bring their own alcohol products to the premises. I do not believe the Amendment would greatly increase the amount of alcohol consumption at 7A.

In addition, I think this is a reasonable request by 7A and the increased income to 7A will contribute to their goals of renovating Pioneer Town, which would be a tremendous asset to Wimberley and the guests and tourists that come to our community.

Thanks you for your positive consideration of the Amendment.

James J. Braniff III  
2555 River Road  
Wimberley, TX,

Jim Braniff III  
Senior Vice President  
USI Southwest



**Sandra Floyd**

Outside 200' - For

---

**From:** Steve Klepfer [REDACTED]  
**Sent:** Tuesday, May 8, 2018 4:58 PM  
**To:** Sandra Floyd  
**Subject:** 7-A Resort WPDD

Dear Planning and Zoning Commissioners,

I am a land owner up stream but outside the 200 ft area of 7-A. I use the low water bridge at that location to get to my property.

I would like to go on record as having no objections to the proposed changes to the WPDD. The property is over 100 acres and alcohol would be consumed on premise. I just don't see any reasonable objection.

When I served on City Council and then on P&Z I voted consistently to allow people to add this conditional use of their land.

Thank you,

Stephen Klepfer  
600 CR 1492

**Sandra Floyd**

Outside 700' - OPPOSED

---

**From:** Jim Craig [REDACTED]  
**Sent:** Wednesday, May 9, 2018 10:45 AM  
**To:** Sandra Floyd  
**Subject:** WPDD request for 7A File No. ZA- 18- 004

Dear Ms. Floyd and Planning and Zoning Commissioners,

As 25 year full-time Wimberley residents, we are opposed to the WPDD request by 7A. We feel this is a dangerous precedent for changing residential zoning for the purposes of selling beer, wine and alcohol.

Thank you all for your service to our community.  
Jim and Casey Craig

Sandra Floyd

OUTSIDE 200' - OPPOSED

---

**From:** geraldine hartsoe [REDACTED]  
**Sent:** Wednesday, May 9, 2018 12:19 PM  
**To:** Sandra Floyd  
**Subject:** 7A liquor permit.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am against giving a liquor permit to any business on River Rd or Wayside. I travel River Rd daily to get to and from home. We already have 7a customers stopping in road to unload tubes, stop in the road to pet goats and we don't need drunks added to that mix. It's residential except for 7a and would better serve Wimberley to keep it residential Geraldine Hartsoe.

Sent from my iPhone

**Sandra Floyd**

Outside 200' - OPPOSED

---

**From:** Alex Gregg [REDACTED]  
**Sent:** Wednesday, May 9, 2018 3:27 PM  
**To:** Sandra Floyd  
**Subject:** request for an amendment to the WPDD" for Seven -A, aka 333 Wayside

I live at 1080 River Road. One lot beyond the 200 foot perimeter.

I support the success of 7A Resort but not knowing their plans on how they will implement a liquor license and more so the consequences of a future possible sale to some corporate entity, I wish to go on record as being opposed to this amendment.

Alex Gregg  
Sent from my iPhone7

340 Wayside Drive  
Green Acres RV Park  
(not PROPERTY owner)

Members of Wimberley Planning and Zoning Committee:

I am strongly opposed to granting the amendment proposal for the WPDD for 333 Wayside Dr. authorizing beer, wine and liquor sales at the 7A resort property.

I drive by 7A and/or over the water crossing every single day - often multiple times a day.

While it is a vacation property, the tourists and their impulsive children, animals, bicyclists and other cars already make for cautious driving, especially on weekends and holidays.

Right now there is a manageable equilibrium between 7A and the many other local residents surrounding it, as well as the communities who live down River Road. 4 Ducks alone were killed during Spring break in front of 7A on River Road.

Permitting alcohol sales can only aggravate the safety issues already present, as well as increase the traffic flows from non-tourists who are simply interested in a place to park and get a drink.

Permitting alcohol sales can only lead to a need for increased policing of the area. So far for 2018, there has been zero policing of the area during peak seasons, as there was in the past.

This is not ultimately a decision about alcohol sales for 7A, but rather one of community and safety impact for the residential neighborhood around 7A. As 7A is also zoned a residential neighborhood, there is no reason for a bar in this area.

Sincerely,

Jason Williams

(Printed Name)

Jason William, 5-9-18

(Signature and Date)

340 wayside dr. lot #3

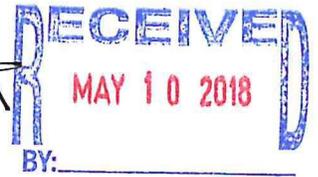
(Address)

[Redacted]

(Telephone)

Outside 200' -  
OPPOSED

~~1st St~~  
~~550 Wayside Dr.~~  
~~Edward Bowe~~



Members of Wimberley Planning and Zoning Committee:

I am strongly opposed to granting the amendment proposal for the WPDD for 333 Wayside Dr. authorizing beer, wine and liquor sales at the 7A resort property.

I drive by 7A and/or over the water crossing every single day - often multiple times a day.

While it is a vacation property, the tourists and their impulsive children, animals, bicyclists and other cars already make for cautious driving, especially on weekends and holidays.

Right now there is a manageable equilibrium between 7A and the many other local residents surrounding it, as well as the communities who live down River Road. 4 Ducks alone were killed during Spring break in front of 7A on River Road.

Permitting alcohol sales can only aggravate the safety issues already present, as well as increase the traffic flows from non-tourists who are simply interested in a place to park and get a drink.

Permitting alcohol sales can only lead to a need for increased policing of the area. So far for 2018, there has been zero policing of the area during peak seasons, as there was in the past.

This is not ultimately a decision about alcohol sales for 7A, but rather one of community and safety impact for the residential neighborhood around 7A. As 7A is also zoned a residential neighborhood, there is no reason for a bar in this area.

Sincerely,

Jill Bloom

(Printed Name)

Jill Bloom, 5-9-18

(Signature and Date)

104 BlueOak Ln Wimberley

(Address)



(Telephone)

Sandra Floyd

OUTSIDE doc' - OPPOSED

---

**From:** Linda Jacoby [REDACTED]  
**Sent:** Thursday, May 10, 2018 10:22 AM  
**To:** Sandra Floyd  
**Subject:** Hearing on Seven A Land amendment!

Dear Sandy Floyd:

I am a resident of Blanco Bend and would like to voice my opinion to the amendment which would allow beer, wine and alcohol consumption on the residential acreage at 333 Wayside Drive.

The Blanco Bend residential neighborhood is a quiet, family oriented group of individuals that enjoy their peaceful, safe and quiet existence close to the proposed establishment that would serve alcohol and would not be conducive to keeping our neighborhood homes as it is now.

Please don't approve this amendment to the zoning.

So sorry I can't attend the hearing but health and travel constraints prevent me from attending the hearing.

Thank you and your fellow members of the Development Board for your service.

Sincerely, Linda Jacoby

200 West Blanco Bend  
[REDACTED]

Sent from my iPhone

NOT PROPERTY OWNER - OPPOSED

Members of Wimberley Planning and Zoning Committee:

I am strongly opposed to granting the amendment proposal for the WPDD for 333 Wayside Dr. authorizing beer, wine and liquor sales at the 7A resort property.

I drive by 7A and/or over the water crossing every single day - often multiple times a day.

While it is a vacation property, the tourists and their impulsive children, animals, bicyclists and other cars already make for cautious driving, especially on weekends and holidays.

Right now there is a manageable equilibrium between 7A and the many other local residents surrounding it, as well as the communities who live down River Road. 4 Ducks alone were killed during Spring break in front of 7A on River Road.

Permitting alcohol sales can only aggravate the safety issues already present, as well as increase the traffic flows from non-tourists who are simply interested in a place to park and get a drink.

Permitting alcohol sales can only lead to a need for increased policing of the area. So far for 2018, there has been zero policing of the area during peak seasons, as there was in the past.

This is not ultimately a decision about alcohol sales for 7A, but rather one of community and safety impact for the residential neighborhood around 7A. As 7A is also zoned a residential neighborhood, there is no reason for a bar in this area.

Sincerely,

Jason Cline

(Printed Name)

JCC 5-9-18

(Signature and Date)

502 Wayside Dr Unit A

(Address)

\_\_\_\_\_  
(Telephone)

~~Lot A -  
550 Wayside Dr  
Edward Bowe~~

NOT PROPERTY  
ANNEX - OPPOSED

Members of Wimberley Planning and Zoning Committee:

I am strongly opposed to granting the amendment proposal for the WPDD for 333 Wayside Dr. authorizing beer, wine and liquor sales at the 7A resort property.

I drive by 7A and/or over the water crossing every single day - often multiple times a day.

While it is a vacation property, the tourists and their impulsive children, animals, bicyclists and other cars already make for cautious driving, especially on weekends and holidays.

Right now there is a manageable equilibrium between 7A and the many other local residents surrounding it, as well as the communities who live down River Road. 4 Ducks alone were killed during Spring break in front of 7A on River Road.

Permitting alcohol sales can only aggravate the safety issues already present, as well as increase the traffic flows from non-tourists who are simply interested in a place to park and get a drink.

Permitting alcohol sales can only lead to a need for increased policing of the area. So far for 2018, there has been zero policing of the area during peak seasons, as there was in the past.

This is not ultimately a decision about alcohol sales for 7A, but rather one of community and safety impact for the residential neighborhood around 7A. As 7A is also zoned a residential neighborhood, there is no reason for a bar in this area.

Sincerely,

MICHAEL M. GARTH

(Printed Name)

[Signature], 5-9-2018

(Signature and Date)

502 WAYSIDE DR B WIMBERLEY

(Address)



(Telephone)

NOT PROPERTY OWNER -  
OPPOSED

Members of Wimberley Planning and Zoning Committee:

I am strongly opposed to granting the amendment proposal for the WPDD for 333 Wayside Dr. authorizing beer, wine and liquor sales at the 7A resort property.

I drive by 7A and/or over the water crossing every single day - often multiple times a day.

While it is a vacation property, the tourists and their impulsive children, animals, bicyclists and other cars already make for cautious driving, especially on weekends and holidays.

Right now there is a manageable equilibrium between 7A and the many other local residents surrounding it, as well as the communities who live down River Road. 4 Ducks alone were killed during Spring break in front of 7A on River Road.

Permitting alcohol sales can only aggravate the safety issues already present, as well as increase the traffic flows from non-tourists who are simply interested in a place to park and get a drink.

Permitting alcohol sales can only lead to a need for increased policing of the area. So far for 2018, there has been zero policing of the area during peak seasons, as there was in the past.

This is not ultimately a decision about alcohol sales for 7A, but rather one of community and safety impact for the residential neighborhood around 7A. As 7A is also zoned a residential neighborhood, there is no reason for a bar in this area.

Sincerely,

Maggie Davis / Cederick Davis

(Printed Name)

*[Handwritten Signature]* 5/9/18

(Signature and Date)

550 Wayside Dr. Lot F  
Wimberley, TX

(Address)



(Telephone)

Outside Zoo' - For

**Sandra Floyd**

---

**From:** Lila McCall [REDACTED]  
**Sent:** Tuesday, May 29, 2018 8:33 PM  
**To:** Sandra Floyd  
**Subject:** 7A zoning

I live in River Meadows, not far from 7A. I am in favor of Scott Ways request to serve alcohol on his property. If he is allowed to have a license, he can better control the consumption of alcohol thT will happen whether or not they buy from 7A or bring in their own.

Lila Carter McCall

**Sandra Floyd**

---

**From:** Phillip Van Ostrand [REDACTED]  
**Sent:** Monday, June 11, 2018 2:04 PM  
**To:** Sandra Floyd  
**Subject:** June 14 P&Z Meeting Agenda Item 6-A

Please add my comments relative to this agenda item to the record.

I am supportive of the proposed zoning adjustment for the following reasons:

1. Allowing on-premises alcohol on the 7A property, along with the relevant TABC licenses, will clarify management's responsibility for control of use and clearly bring the state's dram shop rules into play on 7A. Improper guest behavior will potentially have adverse impact on the owner's license, whereas the current ad hoc guest-provided beer, wine and spirits are not directly overseen by the city and/or TABC.
2. A zoning change, coupled with clear conditions will provide a clear set of conditions that management must follow to maintain the license.
3. The concerns that have been voiced by some neighboring property owners can be addressed in a similar manner with appropriate conditions.
4. Alcohol has been widely served at 7A for many years, and this proposal will provide a clear means of regulating and managing this use.
5. Expanding the property's portfolio of hospitality services will potentially make it more attractive and in the process contribute to growing tax revenue.

Thank you for your service in the planning & zoning arena!

Regards,

Phil Van Ostrand

**Sandra Floyd**

---

**From:** Nita Leinneweber [REDACTED]  
**Sent:** Thursday, June 14, 2018 9:37 AM  
**To:** Sandra Floyd  
**Subject:** 7A Zoning Change

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ms Floyd  
My husband and I had a very nice visit with Scott Way last evening.  
He ask us to send you this message about the zoning change so that he could  
apply for a liquor license for his restaurant at 7A Ranch.  
We are his neighbors just west of his property and this is to let you know  
that we are not opposed to him receiving a liquor license.  
If you have any questions please feel free to contact us  
Thank you  
Nita Leinneweber

Members of Wimberley Planning and Zoning Committee:

I am strongly opposed to granting the amendment proposal for the WPDD for 333 Wayside Dr. authorizing beer, wine and liquor sales at the 7A resort property.

Permitting alcohol sales can only aggravate the safety issues already present, as well as increase the traffic flows from non-tourists who are simply interested in a place to park and get a drink.

Permitting alcohol sales can only lead to a need for increased policing of the area. So far for 2018, there has been minimal visible policing of the area during peak seasons, as there was in the past.

Permitting alcohol sales can only increase the issues of trespassing, vandalism and theft.

In addition, I am concerned that 7A will not adequately control those who drink as they currently are unable to control those who trespass onto adjacent properties.

This is not ultimately a decision about alcohol sales for 7A, but rather one of community and safety impact for the residential neighborhood around 7A.

Sincerely,

Carl & Sheila Johnson

(Printed Name)

*Carl Johnson*, 6-13-18 *Sheila*

(Signature and Date)

1920 River Rd

(Address)



(Telephone)

Members of Wimberley Planning and Zoning Committee:

I am strongly opposed to granting the amendment proposal for the WPDD for 333 Wayside Dr. authorizing beer, wine and liquor sales at the 7A resort property.

Permitting alcohol sales can only aggravate the safety issues already present, as well as increase the traffic flows from non-tourists who are simply interested in a place to park and get a drink.

Permitting alcohol sales can only lead to a need for increased policing of the area. So far for 2018, there has been minimal visible policing of the area during peak seasons, as there was in the past.

Permitting alcohol sales can only increase the issues of trespassing, vandalism and theft.

In addition, I am concerned that 7A will not adequately control those who drink as they currently are unable to control those who trespass onto adjacent properties.

This is not ultimately a decision about alcohol sales for 7A, but rather one of community and safety impact for the residential neighborhood around 7A.

Sincerely,

*Brooko Alvord*

(Printed Name)

*[Signature]*, *6-11-18*

(Signature and Date)

*400 E. Blanco Bend*

(Address)



(Telephone)

*Executor of Estate Charlene Moreland*

# Report for Zoning ZA-18-006



**Summary:**

A request to change the zoning of 4 lots on Flite Acres Road from Residential Acreage (RA) to Rural Residential 1 (R-1)

**Applicant Information:**

**Applicant:** City of Wimberley  
**Property Owner:** 2625 Flite Acres, LLC

**Subject Property:**

**Legal Description:** Lots 4A1B, 4A2A, 4A2B & 4A2C, Flite Acres Little Ranches  
**Location:** Flite Acres Road  
**Existing Use of Property:** Residential  
**Existing Zoning:** RA  
**Proposed Use of Property:** Residential  
**Proposed Zoning:** R-1  
**Planning Area:** I  
**Overlay District:** Protected Waterway Overlay

**Surroundings:**

**Frontage On:** Flite Acres Road

**Area Zoning and Land Use Pattern:**

	<b>Current Zoning</b>	<b>Existing Land Use</b>
<b>N of Property</b>	RA	Residential
<b>S of Property</b>	R1, R2	Residential
<b>E of Property</b>	RA, R2	Residential
<b>W of Property</b>	RA	Residential

**Legal Notice**

**200' Letters Published:** 05/23/2018  
**Sign Placement:** 05/24/2018  
**Responses:** 05/23/2018  
0 objections w/in 200'

**Comments:**

The applicant, City of Wimberley, has submitted an application to change the zoning on four (4) tracts of land located on Flite Acres Road from Residential Acreage (RA) to Rural Residential 1 (R-1). The requested zoning change is being made to bring the zoning designations for the subject properties into compliance with the City's Zoning Ordinance.

The subject parcels were part of a resubdivision that was approved by City Council November 19, 2015. At that time the rezoning should've been conducted for the property to reflect the new lot sizes. Currently, the properties are zoned Residential Acreage (RA) which is the zoning designation for residential properties that are 5 acres and greater. The properties should be rezoned to Rural Residential (R-1) which is intended for tracts between 2 and 5 acres in size.

There have been a few inquiries into the request and no objections from property owner's within 200'.

On June 14<sup>th</sup> the Planning & Zoning Commission voted 6-0-1 to recommend approval.

REPLAT OF LOT 3  
FLITE ACRES LITTLE RANCHES  
AND  
REPLAT OF LOT 4A  
OF THE REPLAT OF LOTS 2 AND 4  
FLITE ACRES LITTLE RANCHES  
AND  
LOT 5R OF THE REPLAT OF LOTS 5 AND 6  
FLITE ACRES LITTLE RANCHES  
SUBDIVISION  
HAYS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: I, TOMAS PALM, PRESIDENT OF 2625 FLITE ACRES, LLC., A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF A 0.60 ACRE TRACT OF LAND AND LOT 4A, REPLAT OF LOTS 2 AND 4 OF FLITE ACRES LITTLE RANCHES AND LOT 5R OF REPLAT OF LOTS 5 AND 6, FLITE ACRES LITTLE RANCHES SUBDIVISION RECORDED IN VOLUME 17, PAGE 46, PLAT RECORDS, PLAT RECORDS OF HAYS COUNTY, TEXAS, DESCRIBED AND CONVEYED TO ME BY DEED DATED FEBRUARY 18, 2014, AND RECORDED IN VOLUME 4857, PAGE 837, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID PROPERTY TO BE KNOWN AS "REPLAT OF LOT 3 FLITE ACRES LITTLE RANCHES AND REPLAT OF LOT 4A FLITE ACRES LITTLE RANCHES AND LOT 5R OF THE REPLAT OF LOTS 5 AND 6 FLITE ACRES LITTLE RANCHES" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE CITY OF WIMBERLEY THE STREETS, RIGHT-OF-WAYS AND EASEMENTS SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF WIMBERLEY MAY DEEM APPROPRIATE INCLUDING A 10' WIDE STRIP OF LAND OUT OF LOT 3A1 FOR WIDENING OF RIGHT-OF-WAY OF FLITE ACRES ROAD.

IN WITNESS WHEREOF: TOMAS PALM FOR 2625 FLITE ACRES LLC

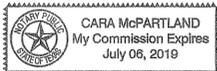
HAS CAUSED THESE PRESENTS TO BE EXECUTED, AND THERE UNTO DULY AUTHORIZED THIS THE 30<sup>th</sup> DAY OF November, A.D. 2015.

[Signature]  
TOMAS PALM  
OWNER

11/30/15  
DATE

STATE OF TEXAS  
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOMAS PALM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.



[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
COMMISSION EXPIRES July 6, 2019  
PRINT NAME Cara McPartland

STATE OF TEXAS  
CITY OF WIMBERLEY

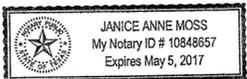
KNOW ALL MEN BY THESE PRESENTS: THAT CAPITOL FARM CREDIT, THE LIENHOLDER OF THE CERTAIN TRACT OF LAND CONVEYED TO 2625 FLITE ACRES, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED IN VOLUME 4857, PAGE 837, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY CONSENT TO THE REPLAT OF THE PROPERTY SHOWN HEREON, DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON AND HEREBY DEDICATE TO THE CITY OF WIMBERLEY THE STREETS, RIGHT OF WAYS AND EASEMENTS SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF WIMBERLEY MAY DEEM APPROPRIATE INCLUDING A 10' WIDE STRIP OF LAND OUT OF LOT 3A1 FOR THE WIDENING OF RIGHT-OF-WAY OF FLITE ACRES ROAD. THIS SUBDIVISION IS TO BE KNOWN AS "REPLAT OF LOT 3 FLITE ACRES LITTLE RANCHES AND OF LOT 4A FLITE ACRES LITTLE RANCHES AND LOT 5R OF THE REPLAT OF LOTS 5 AND 6 FLITE ACRES LITTLE RANCHES SUBDIVISION"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 30<sup>th</sup> DAY OF February, 2015, 2016

STATE OF TEXAS  
CITY OF WIMBERLEY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark Rutledge, KNOWN TO BE THE PERSON WHOSE NAME IS SCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
COMMISSION EXPIRES May 5, 2017  
PRINT NAME Janice Anne Moss



STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: WE, GARY J. KEIL AND REBECCA A. KEIL, BEING THE OWNERS OF A REMAINDER PORTION OF LOT 3, FLITE ACRES LITTLE RANCHES A SUBDIVISION RECORDED IN VOLUME 165, PAGE 285, DEED RECORDS, PLAT RECORDS OF HAYS COUNTY, TEXAS, DESCRIBED AND CONVEYED TO US BY DEED DATED MAY 1, 2003, AND RECORDED IN VOLUME 2208, PAGE 700, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID PROPERTY TO BE KNOWN AS "REPLAT OF LOT 3 FLITE ACRES LITTLE RANCHES AND REPLAT OF LOT 4A OF THE REPLAT OF LOTS 2 AND 4 FLITE ACRES LITTLE RANCHES AND LOT 5R OF THE REPLAT OF LOTS 5 AND 6 FLITE ACRES LITTLE RANCHES LITTLE RANCHES SUBDIVISION" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE CITY OF WIMBERLEY THE STREETS, RIGHT-OF-WAYS AND EASEMENTS SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF WIMBERLEY MAY DEEM APPROPRIATE INCLUDING A 10' WIDE STRIP OF LAND OUT OF LOT 3A1 FOR THE WIDENING OF RIGHT-OF-WAY OF FLITE ACRES ROAD.

IN WITNESS WHEREOF: GARY J. KEIL

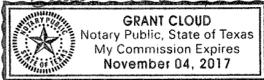
HAS CAUSED THESE PRESENTS TO BE EXECUTED, AND THERE UNTO DULY AUTHORIZED THIS THE 12/1/2016 DAY OF \_\_\_\_\_, A.D. 2015, 2016

[Signature]  
GARY J. KEIL  
OWNER

12/1/2016  
DATE

STATE OF TEXAS  
COUNTY OF HAYS

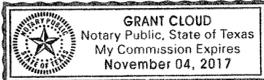
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY J. KEIL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.



GRANT CLOUD  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
COMMISSION EXPIRES 11/4/2017  
PRINT NAME GRANT CLOUD

STATE OF TEXAS  
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED REBECCA A. KEIL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.



Grant Cloud  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
COMMISSION EXPIRES 11/4/2017  
PRINT NAME GRANT CLOUD

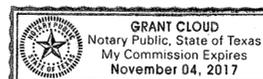
STATE OF TEXAS  
CITY OF WIMBERLEY

KNOW ALL MEN BY THESE PRESENTS: THAT SUNTRUST MORTGAGE, THE LIENHOLDER OF THE CERTAIN TRACT OF LAND CONVEYED TO GARY J. KEIL AND REBECCA A. KEIL AND DESCRIBED IN VOLUME 2208, PAGE 700, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY CONSENT TO THE REPLAT OF THE PROPERTY SHOWN HEREON, DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON AND HEREBY DEDICATE TO THE CITY OF WIMBERLEY THE STREETS, RIGHT-OF-WAYS AND EASEMENTS SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF WIMBERLEY MAY DEEM APPROPRIATE INCLUDING A 10' WIDE STRIP OF LAND OUT OF LOT 3A1 FOR THE WIDENING OF RIGHT-OF-WAY OF FLITE ACRES ROAD. THIS SUBDIVISION IS TO BE KNOWN AS "REPLAT OF LOT 3 FLITE ACRES LITTLE RANCHES AND OF LOT 4A FLITE ACRES LITTLE RANCHES AND LOT 5R OF THE REPLAT OF LOTS 5 AND 6 FLITE ACRES LITTLE RANCHES SUBDIVISION"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 21<sup>st</sup> DAY OF January, 2016, 2015

[Signature]  
REBECCA KEIL  
STATE OF TEXAS  
CITY OF WIMBERLEY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED REBECCA KEIL, KNOWN TO BE THE PERSON WHOSE NAME IS SCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.



Grant Cloud  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
COMMISSION EXPIRES 11/4/2017  
PRINT NAME GRANT CLOUD

STATE OF TEXAS  
COUNTY OF HAYS

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE

FORGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORD IN MY OFFICE ON THE 6 DAY OF February, A.D. 2015, AT 10:06 O'CLOCK  
A.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN BOOK 17004350 PAGE(S) \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 6 DAY OF February, A.D. 2015.



[Signature]  
LIZ GONZALEZ  
COUNTY CLERK  
HAYS COUNTY, TEXAS

CITY OF WIMBERLEY  
STATE OF TEXAS

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED AND CERTIFIED BY SAID ENGINEER AND SURVEYOR, I FIND THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF WIMBERLEY. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATION AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF WIMBERLEY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

[Signature]  
DON FERGUSON, CITY ADMINISTRATOR  
CITY OF WIMBERLEY, TEXAS

11/30/15  
DATE

CITY OF WIMBERLEY  
STATE OF TEXAS

I, DON FERGUSON, CITY ADMINISTRATOR OF THE CITY OF WIMBERLEY, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH APPROVAL IS REQUIRED.

[Signature]  
DON FERGUSON, CITY ADMINISTRATOR  
CITY OF WIMBERLEY, TEXAS

11/30/15  
DATE

STATE OF TEXAS  
CITY OF WIMBERLEY

THIS SUBDIVISION KNOWN AS "REPLAT OF LOT 3 FLITE ACRES LITTLE RANCHES AND REPLAT OF LOT 4A OF THE REPLAT OF LOTS 2 AND 4 FLITE ACRES LITTLE RANCHES AND LOT 5R OF THE REPLAT OF LOTS 5 AND 6 FLITE ACRES LITTLE RANCHES SUBDIVISION", HAS BEEN APPROVED FOR FILING FOR RECORD ACCORDING TO THE MINUTES OF THE MEETING OF THE WIMBERLEY CITY COUNCIL ON THIS THE 19<sup>th</sup> DAY OF November, 2015, A.D.

[Signature]  
STEVE THURBER, MAYOR  
CITY OF WIMBERLEY

STATE OF TEXAS  
CITY OF WIMBERLEY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF WIMBERLEY

[Signature] 11/30/15 [Signature] 12/21/15  
P & Z CHAIR DATE P & Z SECRETARY DATE  
CITY OF WIMBERLEY, TEXAS CITY OF WIMBERLEY, TEXAS

CITY OF WIMBERLEY  
STATE OF TEXAS

I, JOEL D. WILKINSON, CITY ENGINEER OF THE CITY OF WIMBERLEY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS TO WHICH APPROVAL IS REQUIRED.

[Signature]  
JOEL D. WILKINSON, CITY ENGINEER

11/30/2015  
DATE

WIMBERLEY WATER SUPPLY CORPORATION, AN APPROVED WATER SUPPLY SYSTEM, HAS ADEQUATE QUANTITY TO SUPPLY THIS SUBDIVISION IN ACCORDANCE WITH THE POLICIES OF THE WATER SUPPLY SYSTEM.

[Signature]  
WIMBERLEY WATER SUPPLY CORPORATION

2/9/14  
DATE

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE CITY OF WIMBERLEY SUBDIVISION SPECIFICATIONS AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

[Signature]  
DANIEL R. (ROCKY) EDWARDS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5472  
P.O.B. 1732  
WIMBERLEY, TEXAS 78676  
512-722-6244  
FR 100474-00

11/27/15  
DATE

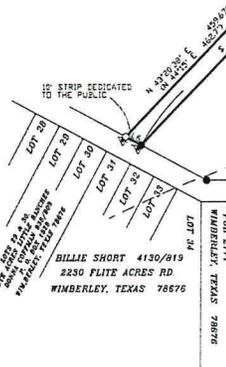
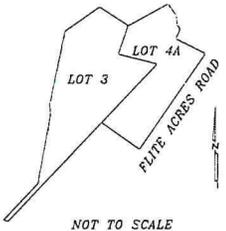


# REPLAT OF LOT 3 FLITE ACRES LITTLE RANCHES AND REPLAT OF LOT 4A FLITE ACRES LITTLE RANCHES AND LOT 5R OF THE REPLAT OF LOTS 5 AND 6 FLITE ACRES LITTLE RANCHES SUBDIVISION HAYS COUNTY, TEXAS

- NOTES**
- 1) THIS SUBDIVISION LIES IN THE CITY LIMITS OF THE CITY OF WIMBERLEY, TEXAS.
  - 2) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4809020200, DATED SEP. 2, 2005, PORTIONS OF THESE LOTS ARE IN ZONE A WHERE BASE FLOOD ELEVATIONS HAVE NOT BEEN ESTABLISHED. THE FLOODPLAIN SHOWN WAS SCALDED ONTO THIS SURVEY PLAT AND IS SHOWN IN AN APPROPRIATE LOCATION.
  - 3) THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE EDWARDS ADJUSTER CONTRIBUTING ZONE.
  - 4) WHEN REQUIRED, LOTS SHALL HAVE A MINIMUM DRIVEWAY CULVERT SIZE OF 18".
  - 5) THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED:  
 a) 20' ALONG ALL ROAD EASEMENTS AND/OR RIGHT OF WAYS  
 b) 10' ALONG ALL OTHER LOT LINES
  - 6) THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT TITLED FLITE ACRES LITTLE RANCHES, RECORDED IN VOLUME 160, PAGE 285, DEED RECORDS OF HAYS COUNTY, TEXAS AND IN THE REPLAT OF LOTS 5 AND 6, FLITE ACRES LITTLE RANCHES SUBDIVISION, RECORDED IN VOLUME 17, PAGE 46, PLAT RECORDS OF HAYS COUNTY, TEXAS.
  - 7) BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS 20' ALONG ALL ROAD RIGHT OF WAYS AND 25' ALONG ALL OTHER LOT LINES.
  - 8) LOTS 36 THRU 67 ARE IN THE FLITE ACRES SUBDIVISION RECORDED IN VOLUME 137, PAGE 230, DEED RECORDS OF HAYS COUNTY, TEXAS.
  - 9) THE PROVISIONS OF THE CITY OF WIMBERLEY COMPREHENSIVE PLAN SHALL GOVERN THIS REPLAT.
  - 10) WASTEWATER TREATMENT FOR EACH LOT IS TO BE PRIVATE, INDIVIDUAL, ON-SITE SEWERAGE FACILITIES AS APPROVED BY THE CITY OF WIMBERLEY. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR IS AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF WIMBERLEY.
  - 11) LOT 4A1A AND LOT 4A1B ARE SUBJECT TO A 100' BUILDING SETBACK FROM THE CURRENT CREEK BANK OR AT THE LIMITS OF THE 100-YEAR FLOODPLAIN (WHICHEVER IS GREATER) FOR THE CITY OF WIMBERLEY PROTECTED WATERWAY DISTRICT, CHAPTER 155, SECTION 155.022.
  - 12) LOTS 1, 2, 3, AND 67A, ARE IN THE FLITE ACRES EAST SUBDIVISION RECORDED IN VOLUME 1, PAGE 7, PLAT RECORDS OF HAYS COUNTY, TEXAS.

### EXISTING LOT CONFIGURATION

LOT 3, FLITE ACRES LITTLE RANCHES 165/285  
 LOT 4A, REPLAT OF LOTS 2 AND 4 FLITE ACRES LITTLE RANCHES 17/46



TOTAL NO. LOTS	6
TOTAL AREA LOTS	31.36 ACRES
PROPOSED LAND USE	RESIDENTIAL
AVERAGE LOT AREA	5.23
NO. LOTS BETWEEN 2 AC. AND 5 AC.	4
NO. LOTS LARGER THAN 5 AC. AND SMALLER THAN 10 AC.	1
NO. LOTS LARGER THAN 10 AC.	1

<u>ELECTRIC SERVICE</u>	P. E. C.
<u>TELEPHONE SERVICE</u>	VERIZON
<u>WATER SUPPLY</u>	WIMBERLEY WATER SUPPLY
<u>WASTEWATER</u>	INDIVIDUAL ON-SITE SEWAGE FACILITIES

LOT 1	2.05 ACRES
LOT 2	2.11 ACRES
LOT 3	17.95 ACRES
LOT 4	2.10 ACRES
LOT 5	2.10 ACRES
LOT 6	2.05 ACRES
LOT 7	2.11 ACRES
LOT 8	2.10 ACRES
LOT 9	2.05 ACRES
LOT 10	2.11 ACRES
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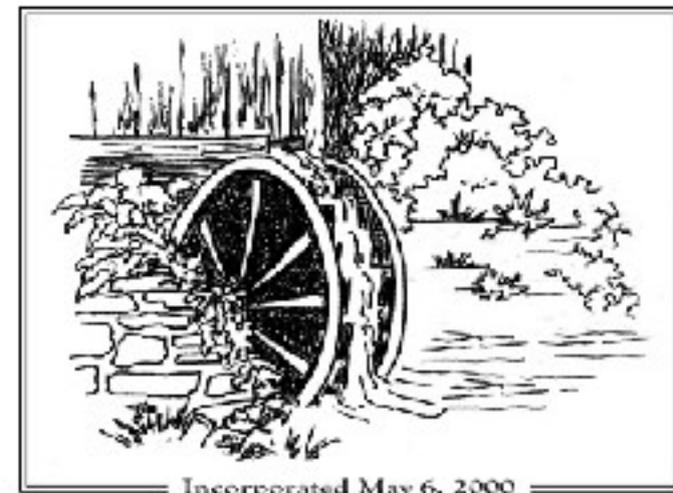
OWNER/DEVELOPER	GARY AND REBECCA KEIL 2595 FLITE ACRES RD. WIMBERLEY, TEXAS 78676
OWNER/DEVELOPER	2625 FLITE ACRES LLC 400 RED HAWK RD. WIMBERLEY, TEXAS 78676
SURVEYOR	DANIEL R. (ROCKY) EDWARDS HAYS COUNTY LAND SURVEYING P.O. BOX 1732 WIMBERLEY, TEXAS 78676 512-722-6244 FR 100474-00



LINE	BEARING	DISTANCE
L1	S 35°19'37" E	133.79'
L2	S 04°13'34" E	92.35'
L3	S 55°48'29" E	42.19'
L4	S 25°30'24" W	127.23'
L5	S 34°25'33" W	39.25'
L6	N 62°56'07" W	48.51'

# ZA-18-006 ~ Flite Acres Little Ranches

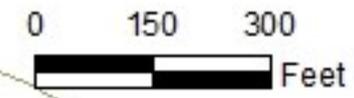
## Lots 4A1B, 4A2A, 4A2B, 4A2C



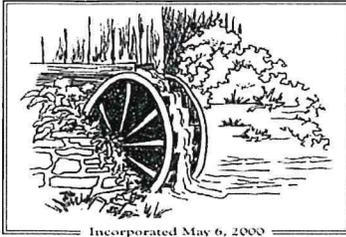
Incorporated May 6, 2000  
**200' NOTIFICATION**



- Legend
- 200' Buffer Lot 4A1B
  - 200' Buffer Lots 4A2A, 4A2B, 4A2C
- ID. OWNER**
- 0. SUBJECT TRACTS
  - 1. 2625 FLITE ACRES LLC
  - 2. 2625 FLITE ACRES LLC
  - 3. BRADSHAW, RONALD & TRACY
  - 4. BRADSHAW, RONALD & TRACY
  - 5. DOLSON, DARRELL & ECKERMANN, ELBERTA
  - 6. HENDERSON JAMES M & GENE
  - 7. M&M MCCLAY PROPERTIES LLC
  - 8. MARTIN GREGORY EARL
  - 9. ROBERTS LINDSEY C & WILLIAMS CHRISTIE N
  - 10. ROMUND, DOROTHY E
  - 11. SHAVER-ROGERS PROPERTIES LLC
  - 12. STRICKLAND FAMILY TRUST
  - 13. SWOPE, JOHN DAVID
  - 14. WENDY LYNN PHILLIPS



125



# City of Wimberley

221 Stillwater (P.O. Box 2027), Wimberley, Texas 78676  
Phone: 512-847-0025 Fax: 512-847-0422 Web: [cityofwimberley.com](http://cityofwimberley.com)

May 23, 2018

## NOTICE OF PUBLIC HEARING

**Re: File No. ZA-18-006**  
Lot 4A1B, Lot 4A2A, Lot 4A2B, & Lot 4A2C  
Flite Acres Little Ranches Subdivision

Dear Property Owner:

You are receiving this letter because you own property within 200 feet of the above-referenced location.

The applicant, the City of Wimberley, is proposing to change the zoning from **Residential Acreage (RA) to Rural Residential 1 (R-1)** for Lot 4A1B, Lot 4A2A, Lot 4A2B, & Lot 4A2C, Flite Acres Little Ranches Subdivision.

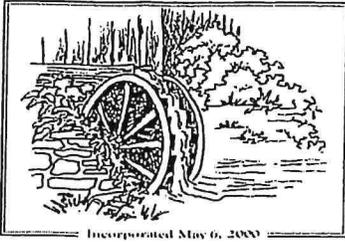
The zoning request will bring the zoning designation for the subject property into compliance with the City's Zoning Ordinance. This property received subdivision approval from the City of Wimberley in November 2015. At that time these lots should have been rezoned to properly reflect the new acreage. The City of Wimberley Planning & Zoning Commission will consider this request at a public hearing on **Thursday, June 14, 2018, at 6:00 p.m.** in the Wimberley City Hall, 221 Stillwater. Upon a recommendation from the Commission, City Council will hold a public hearing to consider the same request on **Thursday, June 21, 2018, at 6:00 p.m.**

Because the granting of this request may affect your property, you are encouraged to participate in the zoning process. The public will be given an opportunity to speak during the hearing. If you wish to comment but are unable to attend, written comments may be submitted prior to the meeting.

Additional information regarding the proposed request is available for public review at City Hall during normal business hours. Should you have questions, please feel free to email or contact me at 512-847-0025.

Thank you,

Sandy I. Floyd  
Planning & Development Coordinator  
GIS Analyst  
[sfloyd@cityofwimberley.com](mailto:sfloyd@cityofwimberley.com)



# City of Wimberley

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

Phone: (512) 847-0025 – Fax: (512) 847-0422

[www.cityofwimberley.com](http://www.cityofwimberley.com)

## NOTICE BY SIGN POSTING

Date: 05/23/2018

Zoning No: 2A-18-006

Owner \_\_\_\_\_

To: Code Enforcement/Public Works

Please place a Proposed Zoning Sign on the following property

( ) Project Site Address Lots 4A1B, 4A2A, 4A2B, 4A2C

located on \_\_\_\_\_

Aaron Reed  
Public Works/ Code Enforcement

Note: The above-referenced sign was placed on the subject property on

May 23, 20 18

  
Signature

# The Wimberley View

ceed the jurisdiction of a justice court, as provided by Section 27.031, Texas Government Code. Each day of violation will constitute a separate offense. The offending party will also be liable for any costs incurred by the District in connection with any repairs or corrections necessitated by any violation and will be subject to any other penalties provided by State law. The Order is on file at the principal office of the District, at 100 Congress Avenue, Suite 1300, Austin, Texas 78701, where it may be read by any interested person.

**SPRINGHOLLOW MUNICIPAL UTILITY DISTRICT**

**NOTICE OF ORDER ESTABLISHING RATES AND CHARGES AND ADOPTING RULES AND POLICIES REGARDING THE DISTRICT'S SYSTEMS**

The Board of Directors of Springhollow Municipal Utility District (the "District") has adopted an Order Establishing Rates and Charges and Adopting Rules and Policies Regarding the District's Systems (the "Order"). The Order establishes procedures required before commencing construction in the area of or making a connection to the District's facilities or receiving District services; establishes regulations regarding prohibited waste and discharges into the District's systems; implements plumbing regulations; establishes procedures for the protection of the District's systems including any land or easements maintained by the District; and establishes procedures for billing and for termination of services (the "Rules"). Violation of the Rules will result in the violator being subject to a penalty in the amount that does not exceed the jurisdiction of a justice court, as provided by Section 27.031, Texas Government Code. Each day of violation will constitute a separate offense. The offending party will also be liable for any costs incurred by the District in connection with any repairs or corrections necessitated by any violation and will be subject to any other penalties provided by State law. The Order is on file at the principal office of the District, at 100 Congress Avenue, Suite 1300, Austin, Texas 78701, where it may be read by any interested person.

**NOTICE OF PUBLIC HEARING (Request for Zoning)**

Notice is hereby given that the Planning & Zoning Commission of the City of Wimberley will hold a public hearing at the Wimberley City Hall on Thursday, June 14, 2018, at 6:00 p.m. to consider the following: ZA-18-006 – a request to change the zoning from Residential Acreage (RA) to Rural Residential (R-1) for Lot 4A1B, Lot 4A2A, Lot 4A2B, & Lot 4A2C, Flite Acres Little Ranches Subdivision. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on Thursday, June 21, 2018, at 6:00 p.m. at City Hall. Comments on this request from any member of the public may be presented in person at City Hall, by mail (PO Box 2027), or by email (sfloyd@cityofwimberley.com) prior to the hearing. The public will be granted an opportunity to speak at the hearings. Additional information concerning the proposed action is available for review at the Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

**The City of Dripping Springs City Council Approved**

ORDINANCE NO. 2018-13

**BUDGET AMENDMENT**

**AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS AMENDING THE CURRENT 2018 FISCAL YEAR BUDGET; FINDING MUNICIPAL PURPOSES; AUTHORIZING EXPENDITURES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE**

**NOTICE OF PUBLIC HEARING (Conditional Use Permit)**

Notice is hereby given that the Planning & Zoning Commission of the City of Wimberley will hold a public hearing at the Wimberley City Hall on Thursday, June 14, 2018, at 6:00 p.m. to consider the following: CUP-18-008 – an application for a Conditional Use Permit (CUP) to allow the operation of a vacation rental at 2845 Flite Acres Road. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on Thursday, June 21, 2018, at 6:00 p.m. at City Hall. Comments on this request from any member of the public may be presented in person at City Hall, by mail (PO Box 2027), or by email (sfloyd@cityofwimberley.com) prior to the hearing. The public will be granted an opportunity to speak at the hearings. Additional information concerning the proposed action is available for review at the Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

**NOTICE OF PUBLIC HEARING (WPDD Amendment)**

Notice is hereby given that the Planning & Zoning Commission of the City of Wimberley will hold a public hearing at the Wimberley City Hall on Thursday, June 14, 2018, at 6:00 p.m. to consider the following: ZA-18-004 – an amendment to the Wimberley Planned Development District (WPDD) with base zoning of Residential Acreage (RA) at 333 Wayside Dr. This amendment proposes to include beer, wine and alcohol for on-premise consumption. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on Thursday, June 21, 2018 at 6:00 p.m. Comments on this request from any member of the public may be presented in person at City Hall, by mail (PO Box 2027), or by email (sfloyd@cityofwimberley.com) prior to the hearing. The public will be granted an opportunity to speak at the hearings. Additional information concerning the proposed action is available for review at the Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

**LEGAL NOTICE:**

Application has been made with the Texas Alcoholic Beverage Commission for a MIXED BEVERAGE PERMIT by 3099 NW, LLC dba Good Eats on 12, to be located at 314-A RANCH ROAD 12, WIMBERLEY, TEXAS, HAYS COUNTY, Texas. Officers of the said corporation are Steve Klepfer.

**NOTICE OF PUBLIC HEARING (Conditional Use Permit)**

Notice is hereby given that the Planning & Zoning Commission of the City of Wimberley will hold a public hearing at the Wimberley City Hall on Thursday, June 14, 2018, at 6:00 p.m. to consider the following: CUP-18-009 – an application for a Conditional Use Permit (CUP) to allow the operation of a drive-in and drive-thru facility at 612 FM 2325. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on Thursday, June 21, 2018, at 6:00 p.m. at City Hall. Comments on this request from any member of the public may be presented in person at City Hall, by mail (PO Box 2027), or by email (sfloyd@cityofwimberley.com) prior to the hearing. The public will be granted an opportunity to speak at the hearings. Additional information concerning the proposed action is available for review at the Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

The Director/MH Team will serve adults, children, and families by providing behavioral health services that include screening and intake, person-centered planning, skills training, psychiatry, substance abuse interventions for co-occurring disorders, peer support, family partner, and specialized therapies such as CBT and trauma focused counseling. Eligible Candidates must possess one of the following clinical licenses: LPC, LCSW or LMFT w/3 years of Mental Health Administrative Experience. \$58K w/On-Call Pay. Must be willing to work weekends. Apply online at [www.hillcountry.org](http://www.hillcountry.org)

Dripping Springs. (512) 858-4789. [trolin73@hotmail.com](mailto:trolin73@hotmail.com)



**General Help Wanted**

**The San Marcos Daily Record** is seeking a highly motivated individual who is looking for an exciting career in digital and print advertising sales. We are looking for someone with the experience and drive to increase overall digital interactive advertising revenue. We need a creative and dynamic candidate whose responsibilities will include:

- Sell a diverse line of products for our digital platform
- Prospect for new business in assigned territories
- Idea generation for meeting customer marketing needs
- Work effectively in and present advertising and marketing ideas to customers in various digital formats including some print.

Ideal candidate must be able to effectively navigate and use various digital products. Must be able to multi task and have excellent organizational skills. Excellent interpersonal skills and the ability to communicate with individuals at all levels of the organization and in the community, a must. Bachelors degree or equivalent work experience required.

We offer base salary plus commission. The San Marcos Daily Record offers competitive compensation and benefits plan.

Please email Lance Winter [lwinter@sanmarcosrecord.com](mailto:lwinter@sanmarcosrecord.com)  
NO PHONE CALLS, PLEASE

**General Help Wanted**

**IMMEDIATE OPENING MARKETING PROFESSIONAL**

The Highlander Newspaper is seeking a highly motivated individual who is looking for an exciting career in advertising sales. We are looking for someone with the experience and drive to increase overall advertising revenue in print, magazine, digital and social media platforms. We need a creative and dynamic candidate whose responsibilities will include:

- Sell a diverse line of media products
- Prospect for new business in a thriving market
- Idea generation for meeting customer marketing needs
- Work effectively in and present marketing ideas to customers in various media formats

Ideal candidate must be able to effectively navigate and use various digital products. Must be able to multi task and have excellent organizational skills. Excellent interpersonal skills and the ability to communicate with individuals at all levels of the organization and in the community, a must. Bachelors degree or equivalent work experience required.

The Highlander offers competitive compensation, base salary plus commission and a comprehensive benefits plan including health benefits, dental, vision, life insurance and paid time off.

Email Resume To: [frank@highlandernews.com](mailto:frank@highlandernews.com)



Hill Country Mental Health and Developmental Disabilities Mental Health Associate Children Respite Home - San Marcos, TX. As a Mental Health Associate, you will be providing constant supervision and in of children & adolescents receiving their respite services in a home based center. Applicants must have the ability to communicate in speech and writing and be willing to work shifts and programs as needed. Minimum Experience working with children who experience / behavioral disturbances and / or emotional health field. 8 - 4p.m. Evening/Night Coverage will be required. Ideal opportunity of human services/social science degree. \$12.00 per hour w/ Excellent Benefits. Apply online at [www.hillcountry.org](http://www.hillcountry.org) Refer to Position #272. HCHMDD Centers is an EOE

**General Help Wanted**

Hill Country Mental Health and Developmental Disabilities Scheib Mental Health Outpatient Expanding Non-Profit Provider of Behavioral Health Services seeking Qualified Mental Health Professionals for the following Positions: Adult/Adolescent Recovery Coach - \$16.50/hr w/on-call. Candidates must possess a Bachelor's Degree in Human Services Field or Related field working in a Mental Health Setting/Crisis. Must be willing to participate in an on-call schedule that includes evenings and weekends. Apply online at [www.hillcountry.org](http://www.hillcountry.org) HCHMDD Centers is an EOE

**General Help Wanted**

Hill Country MHHDD Centers - Local Mental Health Association BCBA Expanding Non-Profit Provider of Behavioral Health Services has an immediate opening for Board Certified Behavioral Analysts located in San Marcos, TX. Must possess MS for BCBA w/CA License. \$63,000 - \$68,000. Compensation Commensurate w/ Experience. Apply online at [www.hillcountry.org](http://www.hillcountry.org) HCHMDD Centers is an EOE

**General Help Wanted**

**DRIPPING SPRINGS DQ NOW HIRING TEAM MEMBERS** Day & Night shifts needed. Hiring up to \$12 per hour.

**MANAGEMENT** Night Managers Needed.

**IMMEDIATE OPENINGS** Day, Night and Weekend Shifts Available.

Why Work At Dairy Queen? Committed to 49 years of Excellence.

What We Offer: Competitive Pay, Medical, Dental and Vision Benefits, Paid Holidays and Vacation, Incentive Pay Potential and Career Advancement.

Positions for Management and Team Members available in other locations.

Apply Online [www.dairyqueen.com](http://www.dairyqueen.com)

JOHNS NOV GENER CO- TRAA PAYING EMPLOYER Why Work Dairy Queen? Wh Compl Paid Holi Incentive Career Positions Team 11 PLEASE ADRES LA



§ 155.035 RESIDENTIAL ACREAGE; RA.

(A) *General purpose and description.* The RA, residential acreage district is designed to permit the use of land for the propagation and cultivation of crops and similar uses of vacant land. Single-family uses on large lots are also appropriate for this district. Territory that has been newly annexed into the city is given the RA classification until it is assigned another more permanent zoning district.

(B) *Permitted uses.*

(1) One residence, including:

(a) One single-family detached dwelling;

(2) Farms, barns, nurseries, greenhouses, or gardens on parcels 5 acres or larger, limited to the propagation and cultivation of plants, provided no retail business is conducted on the premises except as provided under home occupation, as defined in § 155.005, and except as may be permitted with a conditional use permit (CUP);

(3) Accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business except as provided herein:

(a) The term accessory use shall include customary home occupations as herein defined. See § 155.076 for additional accessory use requirements;

(b) A detached private garage used in conjunction with the main building;

(c) Detached garages with living quarters (such as garage/accessory dwelling), detached employee (such as caretaker's) quarters (with a garage), or other accessory buildings such as barns, sheds, and other structures are permitted. Detached employee quarters without a garage may be permitted only by CUP, and are required to be on a lot 5 acres or larger. Only 1 accessory dwelling unit (such as garage/accessory dwelling, employee quarters, and the like) shall be allowed on any lot within the RA district, and it shall be clearly incidental to the primary use (such as single-family detached residential). These accessory living structures shall not, in any case, be sold separately from the main dwelling.

(4) Private open space or other private recreational amenities as part of a residential subdivision and not for commercial purposes.

(5) Swimming pool (private);

(6) Commercial row and field crops;

(7) Commercial livestock; and

(8) Religious assembly.

(9) One secondary single-family residential building built on site, provided the secondary residence is not used as a short or long term rental.

(C) *Conditional uses.*

(1) Bed and breakfast lodging or vacation rental which may be in the primary or secondary residential building or in cottages or cabins;

(2) Home day care;

(3) Home commercial crafts or hobbies;

(4) Telecommunications towers, commercial antennas, and broadcast towers, subject to all applicable city regulations;

(5) Two-family residential (duplex); and

(6) Utilities.

(7) One Mobile or manufactured home installed on a permanent foundation, as the primary residence.

(D) *Development regulations.*

(1) Minimum lot size: 5 acres or more.

(2) Maximum building height (as defined in § 155.005):

(a) Primary residential building: not more than 2 stories and not more than 28 feet with flat roof (see definition) or 35 feet with pitched roof;

(b) Secondary residential building: not more than 2 stories and not more than 28 feet with flat roof (see definition) or 35 feet with pitched roof;

(c) Accessory buildings: not more than 18 feet and not more than 1 story;

(d) Decks: not more than 12 feet including a railing only or 18 feet including a roof; and

(e) Barns, silos, water towers: 45 feet if more than 90 feet from residential buildings or property line, otherwise 28 feet.

(3) For minimum setbacks, no construction, including buildings, parking areas, and driveways, except entry driveways, and no placement or display of commercial material and equipment shall be allowed in the setbacks. The minimum setbacks shall be the larger of the dimensions in § 155.078(A), Table A, or the following:

(a) Dominant street: 50 feet;

(b) Secondary street: 25 feet; and

(c) Interior side and rear: 15% of lot width, but need not be greater than 25 feet.

(4) Minimum floor area:

(a) Primary residential building: 1,000 square feet;

(b) Secondary residential building: 600 square feet; and

(c) Bed and breakfast units: 200 square feet.

(5) Maximum impervious cover: 20%. Impervious cover shall be calculated as a percentage of the net site area and shall be the lesser of the percentage specified above in this district description or the percentage for the average lot slope in § 155.078(M), Table C.

(6) The parking and trash collection ordinances will apply.

(E) *Special requirements.*

(1) Recreational vehicles, travel trailers, or motor homes may not be used for on-site dwelling purposes.

(2) Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on 2 or more acres.

(3) Open storage is prohibited, except for materials for the resident's personal use or consumption such as firewood, garden materials, and the like.

(4) Single-family homes with side entry garages where lot frontage is only to 1 street (not a corner lot) shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering.

(F) *Other regulations.* As established in §§ 155.075et seq., development standards. (Ord. 2001-010, § 14, passed 4-1-2001; Am. Ord. 2003-006, passed 7-3-2003) Penalty, see § 155.999

§ 155.036 RURAL RESIDENTIAL 1; R-1.

(A) *General purpose and description.* The R-1 district is intended to provide for development of primarily detached, single-family residences on lots of not less than 2 acres.

(B) *Permitted uses.*

(1) One residence including:

- (a) One primary single-family residential building built on site; or
- (b) One manufactured or mobile home installed on a permanent foundation.

(2) Accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business except as provided herein:

(a) The term accessory use shall include customary home occupations as herein defined;

(b) Accessory buildings, including a private garage, shall not occupy more than 50% of the minimum required rear yard. When the accessory building is directly attached to the main building, it shall be considered an integral part of the main building. See § 155.076 for additional accessory use requirements;

(c) A detached private garage used in conjunction with the main building;

(d) Private open space or other private recreational amenities as part of a residential subdivision and not for commercial purposes; and

(e) One accessory dwelling unit.

(3) Non-commercial row and field crops;

(4) Non-commercial livestock;

(5) Swimming pool (private);

(6) Utilities; and

(7) Religious assembly.

(C) *Conditional uses.*

(1) One secondary residential building built on-site;

(2) Bed and breakfast lodging or vacation rental which may be in the primary or secondary residential building or in cottages or cabins;

(3) Home day care;

(4) Home commercial crafts or hobbies;

(5) Telecommunications towers, commercial antennas, and broadcast towers, subject to all applicable city regulation; and

(6) Two-family residential (duplex).

(D) *Development regulations.*

(1) Lot size: minimum 2 acres but less than 5 acres.

(2) Maximum building height (as defined in § 155.005):

(a) Primary residential building: not more than 2 stories and not more than 28 feet with flat roof (see definition) or 35 feet with pitched roof;

(b) Secondary residential building: not more than 2 stories and not more than 28 feet with flat roof (see definition) or 35 feet with pitched roof;

(c) Accessory buildings: not more than 18 feet and not more than 1 story; and

(d) Decks: not more than 12 feet including a railing only or 18 feet including a roof.

(3) For minimum required setbacks, no construction, including buildings, parking areas, and driveways, except entry driveways, and no placement or display of commercial material and equipment shall be allowed in the setbacks. The minimum setbacks shall be the larger of the dimensions in § 155.078(A), Table A, or the following:

- (a) Dominant street: 50 feet;
  - (b) Secondary street: 25 feet; and
  - (c) Interior side and rear: 15% of lot width, but need not be greater than 25 feet.
- (4) Minimum floor area of residential buildings:
- (a) Primary residential building: 1,000 square feet;
  - (b) Secondary residential building: 600 square feet; and
  - (c) Bed and breakfast units: 200 square feet.
- (5) Maximum impervious cover: 20%. Impervious cover shall be calculated as a percentage of the net site area and shall be the lesser of the percentage specified above in this district description or the percentage for the average lot slope in § 155.078(M), Table C.

(6) The parking and trash collection ordinances will apply.

(E) *Special requirements.*

(1) Recreational vehicles, travel trailers, or motor homes may not be used for on-site dwelling purposes.

(2) Open storage is prohibited, except for materials for the resident's personal use or consumption such as firewood, garden materials, and the like.

(3) Single-family homes with side entry garages where lot frontage is only to 1 street (not a corner lot) shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering.

(F) *Other regulations.* As established in §§ 155.075et seq., development standards. (Ord. 2001-010, § 15, passed 4-1-2001; Am. Ord. 2003-006, passed 7-3-2003) Penalty, see § 155.999

**ORDINANCE NO. 2018-20**

**AN ORDINANCE OF THE CITY OF WIMBERLEY, AMENDING SECTION 155 (ZONING), APPENDIX F, OF THE CODE OF WIMBERLEY, DESIGNATING GEOGRAPHIC BOUNDARIES FOR A PARTICULAR ZONING DISTRICT AND CLASSIFICATION FOR PROPERTY DESCRIBED AS LOT 4A1B, LOT 4A2A, LOT 4A2B, AND LOT 4A2C, FLITE ACRES LITTLE RANCHES, WIMBERLEY, HAYS COUNTY, TEXAS, DESIGNATING SUCH PROPERTY FROM RESIDENTIAL ACREAGE (RA) TO RURAL RESIDENTIAL 1 (R-1); AND PROVIDING FOR THE FOLLOWING: DELINEATION ON ZONING MAP; SEVERABILITY; EFFECTIVE DATE AND PROPER NOTICE AND MEETING.**

**WHEREAS**, the regulations established by Section 155 (Zoning), as amended, (the “Code”) are specifically designed to lessen congestion in the streets; secure safety from fire, panic, and other dangers; promote health and general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public facilities; and

**WHEREAS**, in the course of adopting the regulations established by the Code, the Planning and Zoning Commission and City Council gave careful consideration to the unique qualities of the City, including the demographics of its inhabitants, the community’s history, geography, natural resources, existing structures, property values, workforce, education levels, commercial base, surrounding communities, public facilities and infrastructure; and

**WHEREAS**, the regulations established by the Code have been adopted with reasonable consideration, among other things, for the character of each district and its peculiar suitability for the particular uses; with a view of conserving property values and encouraging the most appropriate use of land in the City; and

**WHEREAS**, the regulations established by the Code are in furtherance of the public interest, for the good government, peace, order, trade and commerce of the City and necessary and proper for carrying out the power granted by law to the City; and

**WHEREAS**, the following enactments are a valid exercise of the City’s broad police powers and based upon the City’s statutory regulatory authority, including but not limited to Texas Local Government Code Chapters 51, 52, and 211; and

**WHEREAS**, the City Council and Planning and Zoning Commission have carefully reviewed the requirements of the City’s Code of Ordinances and have concluded that the requested zoning designation is consistent with established City policy and in the public interest; and

**WHEREAS**, parties in interest and citizens have had an opportunity to be heard at public hearings conducted by the Planning and Zoning Commission and City Council, notice of which was published in the City’s official newspaper before the 15<sup>th</sup> day before the first public hearing and agendas for each hearing were posted at City Hall more than seventy-two (72) hours prior to the respective hearing.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, HAYS COUNTY, TEXAS:**

**ARTICLE I. AMENDMENT**

Section 155 (Zoning) of the Code of Wimberley is hereby amended by adding the following language to Appendix F to read as follows, which shall be incorporated into and made part of Section 155 (Zoning), and given full weight and effect:

**Appendix F: Zoning District Designations**

The City Council of the City of Wimberley has divided the City into the zoning districts as follows. The applicable use, height, area and development regulations adopted by the City shall apply to each district. The following geographic boundaries of the zoning districts for the properties listed below are hereby established as follows:

THAT the 2.10 acres out of Lot 4A1B, the 2.05 acres out of Lot 4A2A, the 2.11 acres out of Lot 4A2B, the 2.10 acres out of Lot 4A2C, Flite Acres Little Ranches, in Wimberley, Hays County, Texas, according to the map or plat thereof recorded in Hays County Plat Records, and more particularly described by survey on the attached Exhibit "A", incorporated by reference for all purposes, is hereby designated from Residential Acreage (RA) to Rural Residential 1 (R-1) zoning classification.

Except as expressly amended herein, Appendix F shall remain in full force and effect.

**ARTICLE II. ZONING DISTRICT MAP**

The official Zoning District Map shall be revised to reflect the zoning district boundary established by this Ordinance.

**ARTICLE III. SEVERABILITY**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

**IV. EFFECTIVE DATE**

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

**ARTICLE V. PROPER NOTICE AND MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas

Government Code, and the Standard Zoning Enabling Act, Chapter 211 of the Texas Local Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED this 21<sup>st</sup> day of June, 2018, by (Ayes) to (Nays) (Abstain) vote of the City Council of the City of Wimberley, Texas.

**CITY OF WIMBERLEY**

BY: \_\_\_\_\_  
Susan Jagers, Mayor

**ATTEST:**

\_\_\_\_\_  
Laura Calcote, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney

**ORDINANCE NO. 2018-21**

**AN ORDINANCE APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT SUBMITTED BY 2625 FLITE ACRES, LLC TO PERMIT THE OPERATION OF A VACATION RENTAL ON PROPERTY LOCATED AT 2645 FLITE ACRES ROAD, WIMBERLEY, TEXAS, ZONED RURAL RESIDENTIAL 1 (R-1); AND PROVIDING FOR FINDINGS OF FACT; AMENDMENT OF THE ZONING DISTRICT MAP; REPEALER; SEVERABILITY; EFFECTIVE DATE; PROPER NOTICE AND MEETING; AND PROVIDING FOR CERTAIN CONDITIONS.**

**WHEREAS**, an application for a Conditional Use Permit has been filed by 2625 Flite Acres, LLC (“Applicant”) requesting authorization to operate a vacation rental on real property described as Lot 4A1B, Flite Acres Little Ranches, zoned Rural Residential 1 (R-1); and

**WHEREAS**, a vacation rental is an authorized use in areas zoned Rural Residential 1 (R-1) upon approval of a Conditional Use Permit;

**WHEREAS**, after conducting a public hearing on the matter, the Planning and Zoning Commission recommended approval of the CUP application; and

**WHEREAS**, Applicant has submitted a Conditional Use Permit Application and other necessary information, and has complied with the requirements of the City of Wimberley Zoning Ordinance; and

**WHEREAS**, the Planning and Zoning Commission and City Council have conducted public hearings on the application for a Conditional Use Permit wherein public comment was received and considered on the application; and

**WHEREAS**, the City Council finds that the use of the subject property as a vacation rental facility, subject to the conditions imposed by this Ordinance, is an appropriate use for the property and is a compatible use with the surrounding properties and neighborhoods.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, HAYS COUNTY, TEXAS:**

**ARTICLE I. FINDINGS OF FACT**

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Wimberley and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

**ARTICLE II. APPROVAL - TERMS AND CONDITIONS**

The CITY COUNCIL HEREBY GRANTS the Application for a Conditional Use Permit submitted by 2625 Flite Acres, LLC (“Applicant”) for use as a vacation rental on real property, described as Lot 4A1B, Flite Acres Little Ranches, as more particularly described by survey in Exhibit “A”, attached and incorporated by reference, zoned Rural Residential 1 (R-1), Wimberley, Hays County, Texas, subject to the following terms and conditions:

1. No organized outside activities shall be allowed on the property after 10 p.m.
2. No guests, other than paying guests, shall be allowed on the property at any time, unless approved in advanced, in writing, by the owner or their agent.
3. The grounds outside the residence shall remain free of litter and trash at all times.
4. A fire escape plan, identifying fire exits shall be developed and graphically displayed in each guest room.
5. One (1) smoke alarm shall be provided in each guest room, along with a fire extinguisher visible and accessible to guests.
6. A valid taxpayer number for reporting any Texas/City tax shall be provided to the City along with a copy of the completed City of Wimberley/State of Texas Hotel Occupancy Tax Questionnaire, no later than thirty (30) days of such change.
7. The City shall be notified of any change in ownership of the subject property within thirty (30) days of such change.
8. A copy of the requirements set forth in the CUP shall be made available to all guests.
9. The subject property owner shall provide the City and property owners within two hundred (200) feet of the subject property, with the current names and contact information (including telephone numbers and e-mail address) for the local responsible party for the subject property. The local contact shall be able to respond to any incident within thirty (30) minutes of a call and shall be authorized to make decisions regarding tenants at the property. If the name or contact information for the local contact changes, then the property owners shall notify the City and property owners within two hundred (200) feet of the subject property, with the current name and contact information.
10. Unruly gatherings are prohibited. Unruly gathering means a gathering of more than one (1) person which is conducted on premises within the City and which, by reason of the conduct of those persons in attendance, results in the occurrence of one (1) or more of the following conditions or events on public or private property: the destruction of property; obstruction of roadways, driveways, or public ways by crowds or vehicles; excessive noise; disturbances, brawls, fights or quarrels; public urination or defecation; or indecent or obscene conduct or exposure.
11. The property shall be subject to inspection at any time by designated City representatives if compliance is in question, with proper notice provided if feasible.
12. The CUP shall terminate and be considered abandoned if and when there is evidence of no rental activity, based in part of the State/City Hotel Occupancy Tax Reports, for a period of nine (9) months. The burden shall be on the property owner to prove that use of the property has been in continuous use.

13. A property address sign is required and shall be installed on the property no more than ten (10) feet from the street, with the address numbers at least four (4) inches high and two (2) inches wide.
14. One (1) freestanding business sign shall be allowed, but not required, on the property. Such sign shall not exceed four (4) square feet in area and shall be of traditional Hill Country design and color.
15. The maximum occupancy for the property shall be eight (8) people.
16. The owner of the property or the owner's agent shall not advertise a maximum occupancy for the vacation rental that is greater than the maximum occupancy established by the City based on septic capacity.
17. The owner of the property or the owner's agent, which may be a vacation rental agency, shall provide each renter a property map for the vacation rental property that shows the boundaries of the property and advises that trespassing on adjacent property is prohibited.
18. Should an operating permit for vacation rental facilities be established by the City in the future, the owner of the subject property shall comply with any and all applicable operating permit requirements that may be established by the City.

### **ARTICLE III. ZONING DISTRICT MAP**

The official Zoning District Map shall be revised to reflect the Conditional Use Permit established by this Ordinance.

### **ARTICLE IV. REPEALER**

All ordinances or parts of ordinances in force when the provisions of this Ordinance become effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed, but only to the extent of any such conflict.

### **ARTICLE V. SEVERABILITY**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

**ARTICLE VI. EFFECTIVE DATE**

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

**ARTICLE VII. PROPER NOTICE AND MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code, and the Standard Zoning Enabling Act, Chapter 211 of the Texas Local Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

**PASSED AND APPROVED** by the City of Wimberley City Council on the 21<sup>st</sup> day of June, 2018 by a vote of (Ayes) and (Nays) and (Abstain).

**CITY OF WIMBERLEY**

By: \_\_\_\_\_  
Susan Jagers, Mayor

**ATTEST:**

\_\_\_\_\_  
Laura Calcote, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney

## Sandra Floyd

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**From:** Jenny Marino [REDACTED]  
**Sent:** Sunday, June 10, 2018 8:20 AM  
**To:** Shawn Cox; Sandra Floyd  
**Subject:** flite acres rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Shawn, we own properties at 2904 and 2908 Flite Acres. I see the signs for a rezoning I am protesting this change. Density is a real concern for us as it changes the dynamics of our peaceful neighborhood as well as endangers the already dicey road conditions and traffic problems. Please inform me of hearing time and date. Jennifer Marino



Virus-free. [www.avast.com](http://www.avast.com)

Suzanne and Edward Davis  
3000 Flite Acres Road  
Wimberley, Texas 78676

June 14, 2018

Planning and Zoning Committee Members  
c/o Shawn Cox  
[scox@cityofwimberley.com](mailto:scox@cityofwimberley.com)

Re: Case ZA-18-006

Dear Committee Members,

We are writing to express our concerns and to protest the application for the requested zoning change. Although we are not within 200 feet of the subject properties, our properties are less than one quarter mile east of the subject property. Our concerns are as follows.

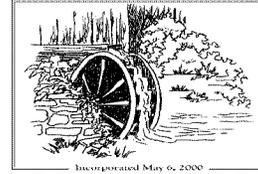
1. Traffic – Flite Acres Road is a rural road not designed for heavy traffic. There is no center strip or shoulders and it is already very busy. It has many dangerous curves that are especially dangerous when there is oncoming traffic which cannot be seen from an opposing entrance to the curve. As a case in point, there was a serious automobile wreck very near the subject property within the last two weeks! Approval of this application will increase density on the subject property with the affect of increasing traffic on Flite Acres Road.
2. Flooding – No Wimberley citizen needs to be reminded of the tragic Memorial Day 2015 flooding of the Blanco River. The subject property on Flite Acres Road is very near the river. The subject property as it exists today provides much needed pervious land that absorbs rainfall which helps to prevent flooding. Development of the subject property will introduce impervious surfaces that will exacerbate flooding unless remedial improvements such as rainwater catchment tanks or retention ponds are made to offset the effects of runoff from impervious surfaces. We are not aware of city development rules in place to require remedial improvements on the proposed development. In the absence of runoff remediation, we oppose increased density of development that will result in greater rain runoff which will contribute to flooding.
3. Rural character of the neighborhood – Much of Flite Acres Road, including the area near the subject property is rural in character. The subject property is currently a pasture. Adjacent properties are large and rural. Residential lots across the road from the subject property are also large. The current zoning classification of RA is appropriate for the subject property and in keeping with the character of the neighborhood. The zoning classification should not be changed to allow increased density that would change the character of the neighborhood.

Thank you for your time and efforts on behalf of the Wimberley community.

Sincerely,

*Edward S. Davis, Jr.*  
*Suzanne A. Davis*

# Report for CUP-18-008



**Summary:**

An application for a Conditional Use Permit to allow for the operation of a Vacation Rental at 2645 Flite Acres Road

**Applicant Information:**

**Applicant:** 2625 Flite Acres LLC  
 PO Box 2767  
 Wimberley, TX 78676

**Property Owner:** 2625 Flite Acres Road, Tomas Palm

**Subject Property:**

**Legal Description:** Lot 4A1B, Flite Acres Little Ranches  
**Location:** 2645 Flite Acres Rd  
**Existing Use of Property:** Residential  
**Existing Zoning:** Residential Acreage  
**Proposed Use of Property:** Vacation Rental  
**Proposed Zoning:** CUP  
**Planning Area:** I  
**Overlay District:** Protected Waterway Overlay

**Surroundings:**

**Frontage On:** Flite Acres Road

**Area Zoning and Land Use Pattern:**

	<b>Current Zoning</b>	<b>Existing Land Use</b>
<b>N of Property</b>	RA	Residential
<b>S of Property</b>	R2, RA	Residential
<b>E of Property</b>	RA	Residential
<b>W of Property</b>	R2, RA	Residential

**Legal Notice**

**200' Letters:** 5/21/2018  
**Published:** 5/24/2018  
**Sign Placement:** 5/23/2018  
**Responses:** 2 inquiries; 0 objections

**Comments:**

The applicant, 2625 Flite Acres, LLC, has requested a Conditional Use Permit (CUP) to operate a Vacation Rental for property located at 2645 Flite Acres Road, which is currently vacant.

The proposed new construction will consist of an approximately 2,000 square foot home with three (3) bedrooms & three (3) bathrooms. The City Sanitarian has reviewed this request and stated a maximum occupancy of eight (8) people as requested is sufficient per septic regulations.

City staff is recommending the following conditions be made part of the requested CUP, should the City Council recommend approval:

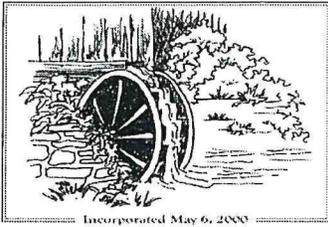
1. No organized outside activities shall be allowed on the property after 10 p.m.

2. No guests, other than paying guests, shall be allowed on the property at any time, unless approved in advanced, in writing, by the owner or their agent.
3. The grounds outside the residence shall remain free of litter and trash at all times.
4. A fire escape plan, identifying fire exits shall be developed and graphically displayed in each guest room.
5. One (1) smoke alarm shall be provided in each guest room, along with a fire extinguisher visible and accessible to guests.
6. A valid taxpayer number for reporting any Texas/City tax shall be provided to the City along with a copy of the completed City of Wimberley/State of Texas Hotel Occupancy Tax Questionnaire, no later than thirty (30) days of such change.
7. The City shall be notified of any change in ownership of the subject property within thirty (30) days of such change.
8. A copy of the requirements set forth in the CUP shall be made available to all guests.
9. The subject property owner shall provide the City and property owners within two hundred (200) feet of the subject property, with the current names and contact information (including telephone numbers and e-mail address) for the local responsible party for the subject property. The local contact shall be able to respond to any incident within thirty (30) minutes of a call and shall be authorized to make decisions regarding tenants at the property. If the name or contact information for the local contact changes, then the property owners shall notify the City and property owners within two hundred (200) feet of the subject property, with the current name and contact information.
10. Unruly gatherings are prohibited. Unruly gathering means a gathering of more than one (1) person which is conducted on premises within the City and which, by reason of the conduct of those persons in attendance, results in the occurrence of one (1) or more of the following conditions or events on public or private property: the destruction of property; obstruction of roadways, driveways, or public ways by crowds or vehicles; excessive noise; disturbances, brawls, fights or quarrels; public urination or defecation; or indecent or obscene conduct or exposure.
11. The property shall be subject to inspection at any time by designated City representatives if compliance is in question, with proper notice provided if feasible.
12. The CUP shall terminate and be considered abandoned if and when there is evidence of no rental activity, based in part of the State/City Hotel Occupancy Tax Reports, for a period of nine (9) months. The burden shall be on the property owner to prove that use of the property has been in continuous use.
13. A property address sign is required and shall be installed on the property no more than ten (10) feet from the street, with the address numbers at least four (4) inches high and two (2) inches wide.
14. One (1) freestanding business sign shall be allowed, but not required, on the property. Such sign shall not exceed four (4) square feet in area and shall be of traditional Hill Country design and color.
15. The maximum occupancy for the property shall be eight (8) people.

16. The owner of the property or the owner's agent shall not advertise a maximum occupancy for the vacation rental that is greater than the maximum occupancy established by the City based on septic capacity.
17. The owner of the property or the owner's agent, which may be an agency, shall provide each renter a property map for the vacation rental property that shows the boundaries of the property and advises that trespassing on adjacent property is prohibited.
18. The owner of the subject property shall comply with any and all applicable operating permit requirements that may be established by the City.

To date, there has been a few inquiries and no objections.

On June 14<sup>th</sup> the Planning & Zoning Commission voted 6-1-0 to recommend approval.



# City of Wimberley

221 Stillwater Drive, P.O. Box 2027, Wimberley, TX 78676

Phone (512) 847-0025 Fax (512) 847-0422

[www.cityofwimberley.com](http://www.cityofwimberley.com)

## CONDITIONAL USE PERMIT APPLICATION

OFFICE USE CUP 18 - 008 Date: 4-17-2018 Staff Review SIF

P&Z Hearing: 6-14-18 Council Hearing: 6-21-18 Fees Paid:  Application  Public Notice

Applicant: TOMAS PALM

Mailing address: P.O. Box 2767 City: Wimberley State: TX Zip: 78676

Phone: [REDACTED] Email: [REDACTED]

Property Owner: 2625 Flite Acres, LLC

Mailing address: 500 above City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Project Site Address: 2645 Flite Acres Rd

Legal description: Flite Acres Little Ranches, Lot 4A1B

Total Acreage or Square Footage: 2.4 acres Deed recorded in: V.4857 P. 837

Hays CAD Parcel ID R 154911 Planning Area: \_\_\_\_\_ Zoning: R1

Is property located in an overlay district?  Yes  No If Yes, type: \_\_\_\_\_

Specific Conditional Use Requested: vacation rental

Applicant understands that the purpose of the Conditional Use Permit (CUP) process is to allow certain uses which are not specific; permitted uses within a zoning district. To be considered for a CUP, the requested use must be listed under "Conditional Uses" within the applicable zoning district.

Utilities

Electric Provider: PEC

Water provider or Private Well: Wimberley Water Co.

Wastewater Service or Septic Permit No. To be built

\*If you have an On-Site Sewage Facility (OSSF) you can submit an open records request for your permit information if you do not have it.

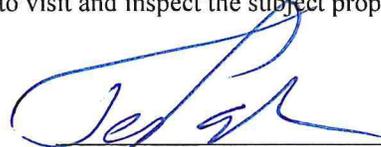
**MY REQUEST IS BASED ON THE FOLLOWING:**

- (v) The use is harmonious and compatible with surrounding existing uses or proposed uses, and does not adversely affect an adjoining site than would a permitted use;
- (v) The use requested by the applicant is set forth as a conditional use in the base district;
- (v) The nature of the use is reasonable;
- (v) The conditional use does not adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;
- (v) The conditional use does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting, or its type of sign; and
- (v) That any additional conditions specified, if any, ensure that the intent and purposes of the base district are being upheld.

**ADDITIONAL REQUIREMENTS/DOCUMENTATION**

- (v) Metes and bounds description and/or a survey (i.e., drawing) exhibit showing the property for which the CUP is being requested.
- ( ) Site Plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities; size height, construction materials, and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening such as walls, plantings and fences; and the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200').
- ( ) List of Special Conditions that Applicant agrees apply to property.
- (v) Payment of Application fee \$400.00 (non-refundable)
- (v) Applicant agrees to attend public hearings before the P&Z Commission as well as the City Council concerning this application; or waives his/her right to appear, understanding that if questions are raised that cannot be answered, the matter may be continued, or denied.
- (v) Applicant has checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning actions to ensure that there are no restrictions on the subject property and applicant understands that the City zoning action does not relieve any obligation of these restrictions.
- (v) Applicant agrees to provide additional documentation as needed by the City.
- (v) Applicant understands that City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided may delay the review of the Application. Applicant, by his/her signature below, certifies that to the best of his/her knowledge said information is complete and correct.
- (v) Applicant hereby authorizes the City representatives to visit and inspect the subject property.

4-16-18  
\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
APPLICANT SIGNATURE

WHEN APPLICABLE:

Date \_\_\_\_\_

\_\_\_\_\_  
AGENT SIGNATURE

Plan to construct a SF 2,000 house with  
3 bedrooms and 3 bathrooms.

**LIST OF CONDITIONS THAT MAY BE INCLUDED IN A  
BED AND BREAKFAST/VACATION RENTAL CUP**

Owner: 2625 Flite Acres, LLC

LOCATION OF PROPERTY: 2645 Flite Acres Rd

LEGAL DESCRIPTION: Flite Acres Little Ranches, Lot 4A1B

PLANNING AREA: \_\_\_\_\_

PRESENT ZONING: R 1

EXISTING USE: New Construction

USE TO BE GRANTED: \_\_\_\_\_ *Bed & Breakfast* OR  *Vacation Rental*

**NEW CONSTRUCTION:** (Describe existing construction) If new construction is contemplated: Describe new construction. The architecture and façade of all new construction will be traditional “Hill Country” design and harmonious with those of adjacent uses. No construction shall commence prior to compliance with all applicable ordinances, laws, rules and regulations.

**COMPATIBILITY TO NEARBY AREAS:** The facilities on the property will at all times be harmonious and compatible with surrounding uses 42.2 A 1.

**OFF-STREET PARKING:** All parking will be off-street. 6 Off-street parking spaces will be provided for off-street guest parking, which will be adequate for a maximum occupancy of 8 guests. Parking will be in these spaces only. 42.2 A 5; 42.3 F.

**SIGNAGE:** All signage will be of traditional “Hill Country” design and will comply with the City Sign Ordinance. 42.2 A 1; 42.2 A 6.

**NOISE AND LIGHTING:** Exterior lighting to be only landscape lighting. All noise audible from outside, and all light visible from outside the property shall be maintained at low levels appropriate to a single family neighborhood. No large parties are permitted.

**NUMBER OF BEDROOMS:** 3 42.3 B. 3 bath

**MAXIMUM OCCUPANCY:** 8 guests. 42.3 B.

**OCCUPANT REGULATIONS AND GUIDELINES:** Guest Guidelines are attached hereto and made a part of this Conditional Use Permit. The bed and breakfast lodging facility shall be operated in accordance with the guidelines. These guidelines shall be furnished to all guests. 42.3 D.

**WASTEWATER SYSTEM:** The wastewater treatment system (to be designed and constructed) will at all times be adequate for the maximum occupancy. 42.3 H.

**WATERFRONT USAGE:** (Applicable if guests have water access) Guests may only use the \_\_\_\_\_ River/Creek in the area directly adjacent to the bed and breakfast lodging facility. Guests may not use the River/Creek in front of other properties or enter upon any property which is not part of the bed and breakfast facility for the purpose of entering or exiting the water or for any other reason. 42.3 E.

**PROPERTY MANAGEMENT:** Owner will provide guests and close-by neighbors with owner's telephone number to assure Owner's immediate knowledge of any concerns that may arise. (If not owner occupied) Owner agrees to retain under contract a responsible local management company at all times the property is used as a non-owner occupied bed and breakfast lodging. The management company shall advise guests of the applicable conditions contained herein, receive and pass on to owner any complaints received and at owner's direction act upon such complaints. (If Owner occupied) The property shall be the owner's principal place of residence and the owner shall actively supervise and manage the property at all times that it is used as a bed and breakfast facility. 42.3 D.

**MISCELLANEOUS:** Owner agrees to maintain the property in a manner conducive to the health and safety of the guests and the neighborhood. All trash and garbage will be placed in provided receptacles which shall not be visible from the street except on pick-up day. No trash bags shall be left out in the open. The exterior of the facility and the landscaping, including lawns, will be maintained in good condition at all times. 42.2 A 1.

**REVOCATION:** The cup may be revoked by the City Council upon recommendation of the planning and Zoning Commission in the event of the violation of any of the conditions contained therein.

**OWNER COMPLIANCE:** Owners agree to comply with all City of Wimberley Ordinances, and all state, county and City laws, rules and regulations.

ACCEPTED AND AGREED TO:

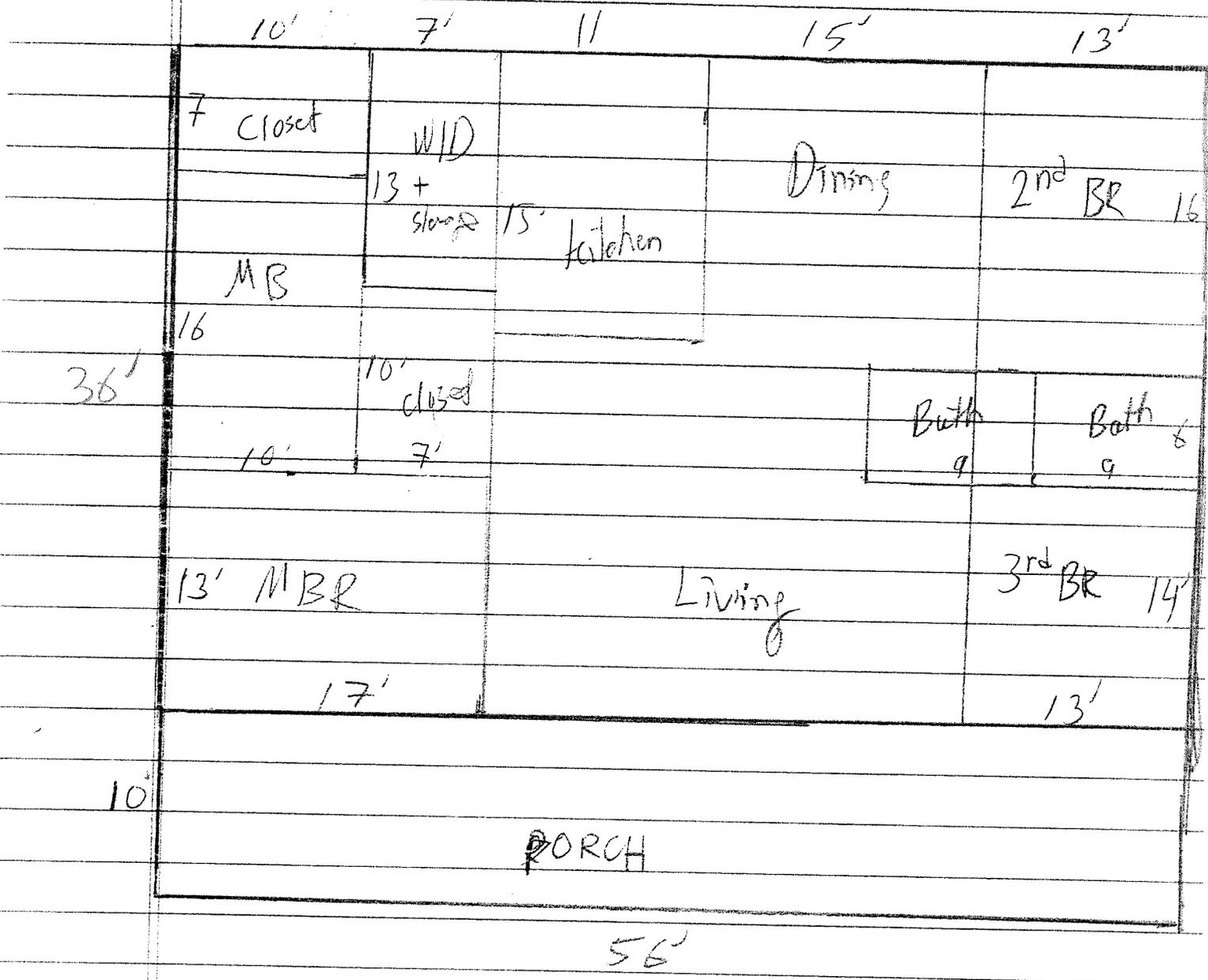
4-18-18  
DATE

  
OWNER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
OWNER

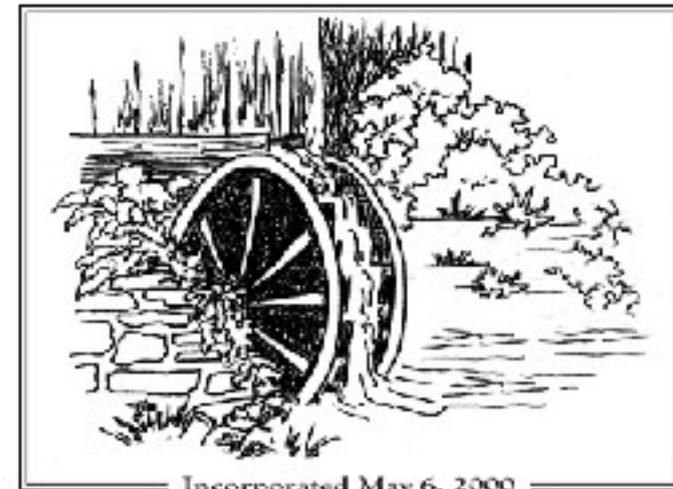
# 2645 Flite Ave



$$36 \times 56 = \text{SF } 2,016$$

$$+ \text{Porch } 10 \times 56 = \text{SF } 560$$

# CUP-18-008 ~ 2645 Flite Acres Rd

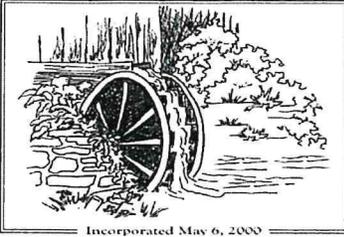


## 200' NOTIFICATION

Legend

- 200' Buffer
- ID. OWNER**
- 0. 2625 FLITE ACRES LLC
- 1. 2625 FLITE ACRES LLC
- 2. HENDERSON JAMES M & GENE
- 3. M&M MCCLAY PROPERTIES LLC
- 4. ROBERTS LINDSEY & WILLIAMS CHRISTIE
- 5. SHAVER-ROGERS PROPERTIES LLC
- 6. STRICKLAND FAMILY TRUST
- 7. WENDY LYNN PHILLIPS





# City of Wimberley

221 Stillwater (P.O. Box 2027), Wimberley, Texas 78676  
Phone: 512-847-0025 Fax: 512-847-0422 Web: [cityofwimberley.com](http://cityofwimberley.com)

May 21, 2018

## NOTICE OF PUBLIC HEARING

**Re: File No. CUP-18-008**

2645 Flite Acres Rd

A request for a Conditional Use Permit (CUP) to allow the operation of a Vacation Rental

Dear Property Owner:

You are receiving this letter because you own property within 200 feet of the above-referenced location.

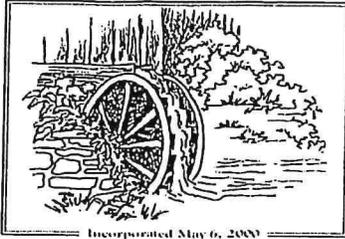
The applicant, 2625 Flite Acres, LLC, has requested a Conditional Use Permit (CUP) to operate a Vacation Rental at 2645 Flite Acres Road. The current zoning for this property is Residential Acreage (RA). The City of Wimberley Planning & Zoning Commission will consider this request at a public hearing on **Thursday, June 14, 2018, at 6:00 p.m.** in the Wimberley City Hall, 221 Stillwater. Upon a recommendation from the Commission, City Council will hold a public hearing to consider the same request on **Thursday, June 21, 2018, at 6:00 p.m.**

Because the granting of this request may affect your property, you are encouraged to participate in the zoning process. The public will be given an opportunity to speak during the hearing. If you wish to comment but are unable to attend, written comments may be submitted prior to the meeting.

Additional information regarding the proposed request is available for public review at City Hall during normal business hours. Should you have questions, please feel free to email or contact me at 512-847-0025.

Thank you,

Sandy I. Floyd  
Planning & Development Coordinator  
GIS Analyst  
[sfloyd@cityofwimberley.com](mailto:sfloyd@cityofwimberley.com)



# City of Wimberley

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

Phone: (512) 847-0025 – Fax: (512) 847-0422

[www.cityofwimberley.com](http://www.cityofwimberley.com)

## NOTICE BY SIGN POSTING

Date: 05/23/2018

Zoning No: CUP-18-008

Owner \_\_\_\_\_

To: Code Enforcement/Public Works

Please place a Proposed Zoning Sign on the following property

( ) Project Site Address 2645 Flik Acres

located on \_\_\_\_\_

Aaron Reed  
Public Works/ Code Enforcement

Note: The above-referenced sign was placed on the subject property on

May 23, 2018

  
\_\_\_\_\_  
Signature

# The Wimberley View

ceed the jurisdiction of a justice court, as provided by Section 27.031, Texas Government Code. Each day of violation will constitute a separate offense. The offending party will also be liable for any costs incurred by the District in connection with any repairs or corrections necessitated by any violation and will be subject to any other penalties provided by State law. The Order is on file at the principal office of the District, at 100 Congress Avenue, Suite 1300, Austin, Texas 78701, where it may be read by any interested person.

## SPRINGHOLLOW MUNICIPAL UTILITY DISTRICT

### NOTICE OF ORDER ESTABLISHING RATES AND CHARGES AND ADOPTING RULES AND POLICIES REGARDING THE DISTRICT'S SYSTEMS

The Board of Directors of Springhollow Municipal Utility District (the "District") has adopted an Order Establishing Rates and Charges and Adopting Rules and Policies Regarding the District's Systems (the "Order"). The Order establishes procedures required before commencing construction in the area of or making a connection to the District's facilities or receiving District services; establishes regulations regarding prohibited waste and discharges into the District's systems; implements plumbing regulations; establishes procedures for the protection of the District's systems including any land or easements maintained by the District; and establishes procedures for billing and for termination of services (the "Rules"). Violation of the Rules will result in the violator being subject to a penalty in the amount that does not exceed the jurisdiction of a justice court, as provided by Section 27.031, Texas Government Code. Each day of violation will constitute a separate offense. The offending party will also be liable for any costs incurred by the District in connection with any repairs or corrections necessitated by any violation and will be subject to any other penalties provided by State law. The Order is on file at the principal office of the District, at 100 Congress Avenue, Suite 1300, Austin, Texas 78701, where it may be read by any interested person.

### NOTICE OF PUBLIC HEARING (Request for Zoning)

Notice is hereby given that the Planning & Zoning Commission of the City of Wimberley will hold a public hearing at the Wimberley City Hall on Thursday, June 14, 2018, at 6:00 p.m. to consider the following: ZA-18-006 – a request to change the zoning from Residential Acreage (RA) to Rural Residential (R-1) for Lot 4A1B, Lot 4A2A, Lot 4A2B, & Lot 4A2C, Flite Acres Little Ranches Subdivision. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on Thursday, June 21, 2018, at 6:00 p.m. at City Hall. Comments on this request from any member of the public may be presented in person at City Hall, by mail (PO Box 2027), or by email ([slfloyd@cityofwimberley.com](mailto:slfloyd@cityofwimberley.com)) prior to the hearing. The public will be granted an opportunity to speak at the hearings. Additional information concerning the proposed action is available for review at the Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

The City of Dripping Springs City Council Approved

ORDINANCE NO. 2018-13

BUDGET AMENDMENT

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS AMENDING THE CURRENT 2018 FISCAL YEAR BUDGET; FINDING MUNICIPAL PURPOSES; AUTHORIZING EXPENDITURES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

### NOTICE OF PUBLIC HEARING (Conditional Use Permit)

Notice is hereby given that the Planning & Zoning Commission of the City of Wimberley will hold a public hearing at the Wimberley City Hall on Thursday, June 14, 2018, at 6:00 p.m. to consider the following: CUP-18-008 – an application for a Conditional Use Permit (CUP) to allow the operation of a vacation rental at 2845 Flite Acres Road. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on Thursday, June 21, 2018, at 6:00 p.m. at City Hall. Comments on this request from any member of the public may be presented in person at City Hall, by mail (PO Box 2027), or by email ([slfloyd@cityofwimberley.com](mailto:slfloyd@cityofwimberley.com)) prior to the hearing. The public will be granted an opportunity to speak at the hearings. Additional information concerning the proposed action is available for review at the Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

### NOTICE OF PUBLIC HEARING (WPDD Amendment)

Notice is hereby given that the Planning & Zoning Commission of the City of Wimberley will hold a public hearing at the Wimberley City Hall on Thursday, June 14, 2018, at 6:00 p.m. to consider the following: ZA-18-004 – an amendment to the Wimberley Planned Development District (WPDD) with base zoning of Residential Acreage (RA) at 333 Wayside Dr. This amendment proposes to include beer, wine and alcohol for on-premise consumption. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on Thursday, June 21, 2018 at 6:00 p.m. Comments on this request from any member of the public may be presented in person at City Hall, by mail (PO Box 2027), or by email ([slfloyd@cityofwimberley.com](mailto:slfloyd@cityofwimberley.com)) prior to the hearing. The public will be granted an opportunity to speak at the hearings. Additional information concerning the proposed action is available for review at the Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

### LEGAL NOTICE:

Application has been made with the Texas Alcoholic Beverage Commission for a MIXED BEVERAGE PERMIT by 3099 NW, LLC dba Good Eats on 12, to be located at 314-A RANCH ROAD 12, WIMBERLEY, TEXAS, HAYS COUNTY, Texas. Officers of the said corporation are Steve Klepfer.

### NOTICE OF PUBLIC HEARING (Conditional Use Permit)

Notice is hereby given that the Planning & Zoning Commission of the City of Wimberley will hold a public hearing at the Wimberley City Hall on Thursday, June 14, 2018, at 6:00 p.m. to consider the following: CUP-18-009 – an application for a Conditional Use Permit (CUP) to allow the operation of a drive-in and drive-thru facility at 612 FM 2325. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on Thursday, June 21, 2018, at 6:00 p.m. at City Hall. Comments on this request from any member of the public may be presented in person at City Hall, by mail (PO Box 2027), or by email ([slfloyd@cityofwimberley.com](mailto:slfloyd@cityofwimberley.com)) prior to the hearing. The public will be granted an opportunity to speak at the hearings. Additional information concerning the proposed action is available for review at the Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

The Director/MH Team will serve adults, children, and families by providing behavioral health services that include screening and intake, person-centered planning, skills training, psychiatric, substance abuse interventions for co-occurring disorders, peer support, family partner, and specialized therapies such as CBT and trauma focused counseling. Eligible Candidates must possess one of the following clinical licenses: LPC, LCSW or LMFT w/3 years of Mental Health Administrative Experience. \$58K w/On-Call Pay. Must be willing to work weekends. Apply online at [www.hillcountry.org](http://www.hillcountry.org)

Dripping Springs. (512) 858-4789. [trolin73@hotmail.com](mailto:trolin73@hotmail.com)



### General Help Wanted

**The San Marcos Daily Record** is seeking a highly motivated individual who is looking for an exciting career in digital and print advertising sales. We are looking for someone with the experience and drive to increase overall digital interactive advertising revenue. We need a creative and dynamic candidate whose responsibilities will include:

- Sell a diverse line of products for our digital platform
- Prospect for new business in assigned territories
- Idea generation for meeting customer marketing needs
- Work effectively in and present advertising and marketing ideas to customers in various digital formats including some print.

Ideal candidate must be able to effectively navigate and use various digital products. Must be able to multi task and have excellent organizational skills. Excellent interpersonal skills and the ability to communicate with individuals at all levels of the organization and in the community, a must. Bachelors degree or equivalent work experience required.

We offer base salary plus commission. The San Marcos Daily Record offers competitive compensation and benefits plan.

Please email Lance Winter [lwinter@sanmarcosrecord.com](mailto:lwinter@sanmarcosrecord.com)  
NO PHONE CALLS, PLEASE

### General Help Wanted

## IMMEDIATE OPENING MARKETING PROFESSIONAL

The Highlander Newspaper is seeking a highly motivated individual who is looking for an exciting career in advertising sales. We are looking for someone with the experience and drive to increase overall advertising revenue in print, magazine, digital and social media platforms. We need a creative and dynamic candidate whose responsibilities will include:

- Sell a diverse line of media products
- Prospect for new business in a thriving market
- Idea generation for meeting customer marketing needs
- Work effectively in and present marketing ideas to customers in various media formats

Ideal candidate must be able to effectively navigate and use various digital products. Must be able to multi task and have excellent organizational skills. Excellent interpersonal skills and the ability to communicate with individuals at all levels of the organization and in the community, a must. Bachelors degree or equivalent work experience required.

The Highlander offers competitive compensation, base salary plus commission and a comprehensive benefits plan including health benefits, dental, vision, life insurance and paid time off.

Email Resume To: [frank@highlandernews.com](mailto:frank@highlandernews.com)



Hill Country Mental Health and Developmental Disabilities Mental Health Associate Children Respite Home - San Marcos, TX. As a Mental Health Associate, you will be providing constant supervision and in of children & adolescents receiving their respite services in a home based center. Applicants must have the ability to communicate in speech and writing and be willing to work shifts and programs as needed. Minimum Experience working with children who experience / behavioral disturbances and / or emotional health field. 8 - 4p.m. Evening/Night Coverage will be required. Ideal opportunity of human services/social science degree. \$12.09 per hour w/ Excellent Ben. Apply online at [www.hillcountry.org](http://www.hillcountry.org) Refer to Position #272. Hill Country MHDD Centers is an EOE

### General Help Wanted

Hill Country Mental Health and Developmental Disabilities Scheib Mental Health Outpatient Expanding Non-Profit Provider of Behavioral Health Services seeking Qualified Mental Health Professionals for the following Positions: Adult/Adolescent Recovery Coach - \$16.35/hr w/on-call. Candidates must possess a Bachelor's Degree in Human Services Field or Related field working in a Mental Health Setting/Crisis. Must be willing to participate in an on-call schedule that includes evenings and weekends. Apply online at [www.hillcountry.org](http://www.hillcountry.org) Hill Country MHDD Centers is an EOE

### General Help Wanted

Hill Country MHDD Centers - Local Mental Health Associate BCBA Expanding Non-Profit Provider of Behavioral Health Services has an immediate opening for Board Certified Behavioral Analysts located in San Marcos, TX. Must possess MS for BCBA w/CA License. \$63,000 - \$68,000. Compensation Commensurate w/ Experience. Apply online at [www.hillcountry.org](http://www.hillcountry.org) Hill Country MHDD Centers is an EOE

### General Help Wanted

**DRIPPING SPRINGS DQ NOW HIRING**

TEAM MEMBERS Day & Night help needed. Hiring up to \$12 per hour.

MANAGEMENT Night Managers Needed. IMMEDIATE OPENINGS Day, Night and Weekend Shifts Available.

Why Work At Dairy Queen? Committed to 40 years of Excellence.

What We Offer: Competitive Pay, Medical, Dental and Vision Benefits, Paid Holidays and Vacation, Incentive Pay Potential and Career Advancement.

Positions for Management and Team Members available in other locations.

Apply Online [www.dairyqueen.com](http://www.dairyqueen.com)

JOHNS NOV GENER CO- TRAA PAYOR 0 IMBERZ Day, Nt No Why Weat Commo: I Wh Compt Paid Holi Incentiv Career Positione Team 1:00 PLEASE ADREZ LA AJ 8:00



§ 155.036 RURAL RESIDENTIAL 1; R-1.

(A) *General purpose and description.* The R-1 district is intended to provide for development of primarily detached, single-family residences on lots of not less than 2 acres.

(B) *Permitted uses.*

(1) One residence including:

- (a) One primary single-family residential building built on site; or
- (b) One manufactured or mobile home installed on a permanent foundation.

(2) Accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business except as provided herein:

(a) The term accessory use shall include customary home occupations as herein defined;

(b) Accessory buildings, including a private garage, shall not occupy more than 50% of the minimum required rear yard. When the accessory building is directly attached to the main building, it shall be considered an integral part of the main building. See § 155.076 for additional accessory use requirements;

(c) A detached private garage used in conjunction with the main building;

(d) Private open space or other private recreational amenities as part of a residential subdivision and not for commercial purposes; and

(e) One accessory dwelling unit.

(3) Non-commercial row and field crops;

(4) Non-commercial livestock;

(5) Swimming pool (private);

(6) Utilities; and

(7) Religious assembly.

(C) *Conditional uses.*

(1) One secondary residential building built on-site;

(2) Bed and breakfast lodging or vacation rental which may be in the primary or secondary residential building or in cottages or cabins;

(3) Home day care;

(4) Home commercial crafts or hobbies;

(5) Telecommunications towers, commercial antennas, and broadcast towers, subject to all applicable city regulation; and

(6) Two-family residential (duplex).

(D) *Development regulations.*

(1) Lot size: minimum 2 acres but less than 5 acres.

(2) Maximum building height (as defined in § 155.005):

(a) Primary residential building: not more than 2 stories and not more than 28 feet with flat roof (see definition) or 35 feet with pitched roof;

(b) Secondary residential building: not more than 2 stories and not more than 28 feet with flat roof (see definition) or 35 feet with pitched roof;

(c) Accessory buildings: not more than 18 feet and not more than 1 story; and

(d) Decks: not more than 12 feet including a railing only or 18 feet including a roof.

(3) For minimum required setbacks, no construction, including buildings, parking areas, and driveways, except entry driveways, and no placement or display of commercial material and equipment shall be allowed in the setbacks. The minimum setbacks shall be the larger of the dimensions in § 155.078(A), Table A, or the following:

- (a) Dominant street: 50 feet;
  - (b) Secondary street: 25 feet; and
  - (c) Interior side and rear: 15% of lot width, but need not be greater than 25 feet.
- (4) Minimum floor area of residential buildings:
- (a) Primary residential building: 1,000 square feet;
  - (b) Secondary residential building: 600 square feet; and
  - (c) Bed and breakfast units: 200 square feet.
- (5) Maximum impervious cover: 20%. Impervious cover shall be calculated as a percentage of the net site area and shall be the lesser of the percentage specified above in this district description or the percentage for the average lot slope in § 155.078(M), Table C.
- (6) The parking and trash collection ordinances will apply.
- (E) *Special requirements.*
- (1) Recreational vehicles, travel trailers, or motor homes may not be used for on-site dwelling purposes.
  - (2) Open storage is prohibited, except for materials for the resident's personal use or consumption such as firewood, garden materials, and the like.
  - (3) Single-family homes with side entry garages where lot frontage is only to 1 street (not a corner lot) shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering.
- (F) *Other regulations.* As established in §§ 155.075et seq., development standards. (Ord. 2001-010, § 15, passed 4-1-2001; Am. Ord. 2003-006, passed 7-3-2003) Penalty, see § 155.999

**ORDINANCE NO. 2018-21**

**AN ORDINANCE APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT SUBMITTED BY 2625 FLITE ACRES, LLC TO PERMIT THE OPERATION OF A VACATION RENTAL ON PROPERTY LOCATED AT 2645 FLITE ACRES ROAD, WIMBERLEY, TEXAS, ZONED RURAL RESIDENTIAL 1 (R-1); AND PROVIDING FOR FINDINGS OF FACT; AMENDMENT OF THE ZONING DISTRICT MAP; REPEALER; SEVERABILITY; EFFECTIVE DATE; PROPER NOTICE AND MEETING; AND PROVIDING FOR CERTAIN CONDITIONS.**

**WHEREAS**, an application for a Conditional Use Permit has been filed by 2625 Flite Acres, LLC (“Applicant”) requesting authorization to operate a vacation rental on real property described as Lot 4A1B, Flite Acres Little Ranches, zoned Rural Residential 1 (R-1); and

**WHEREAS**, a vacation rental is an authorized use in areas zoned Rural Residential 1 (R-1) upon approval of a Conditional Use Permit;

**WHEREAS**, after conducting a public hearing on the matter, the Planning and Zoning Commission recommended approval of the CUP application; and

**WHEREAS**, Applicant has submitted a Conditional Use Permit Application and other necessary information, and has complied with the requirements of the City of Wimberley Zoning Ordinance; and

**WHEREAS**, the Planning and Zoning Commission and City Council have conducted public hearings on the application for a Conditional Use Permit wherein public comment was received and considered on the application; and

**WHEREAS**, the City Council finds that the use of the subject property as a vacation rental facility, subject to the conditions imposed by this Ordinance, is an appropriate use for the property and is a compatible use with the surrounding properties and neighborhoods.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, HAYS COUNTY, TEXAS:**

**ARTICLE I. FINDINGS OF FACT**

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Wimberley and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

**ARTICLE II. APPROVAL - TERMS AND CONDITIONS**

The CITY COUNCIL HEREBY GRANTS the Application for a Conditional Use Permit submitted by 2625 Flite Acres, LLC (“Applicant”) for use as a vacation rental on real property, described as Lot 4A1B, Flite Acres Little Ranches, as more particularly described by survey in Exhibit “A”, attached and incorporated by reference, zoned Rural Residential 1 (R-1), Wimberley, Hays County, Texas, subject to the following terms and conditions:

1. No organized outside activities shall be allowed on the property after 10 p.m.
2. No guests, other than paying guests, shall be allowed on the property at any time, unless approved in advanced, in writing, by the owner or their agent.
3. The grounds outside the residence shall remain free of litter and trash at all times.
4. A fire escape plan, identifying fire exits shall be developed and graphically displayed in each guest room.
5. One (1) smoke alarm shall be provided in each guest room, along with a fire extinguisher visible and accessible to guests.
6. A valid taxpayer number for reporting any Texas/City tax shall be provided to the City along with a copy of the completed City of Wimberley/State of Texas Hotel Occupancy Tax Questionnaire, no later than thirty (30) days of such change.
7. The City shall be notified of any change in ownership of the subject property within thirty (30) days of such change.
8. A copy of the requirements set forth in the CUP shall be made available to all guests.
9. The subject property owner shall provide the City and property owners within two hundred (200) feet of the subject property, with the current names and contact information (including telephone numbers and e-mail address) for the local responsible party for the subject property. The local contact shall be able to respond to any incident within thirty (30) minutes of a call and shall be authorized to make decisions regarding tenants at the property. If the name or contact information for the local contact changes, then the property owners shall notify the City and property owners within two hundred (200) feet of the subject property, with the current name and contact information.
10. Unruly gatherings are prohibited. Unruly gathering means a gathering of more than one (1) person which is conducted on premises within the City and which, by reason of the conduct of those persons in attendance, results in the occurrence of one (1) or more of the following conditions or events on public or private property: the destruction of property; obstruction of roadways, driveways, or public ways by crowds or vehicles; excessive noise; disturbances, brawls, fights or quarrels; public urination or defecation; or indecent or obscene conduct or exposure.
11. The property shall be subject to inspection at any time by designated City representatives if compliance is in question, with proper notice provided if feasible.
12. The CUP shall terminate and be considered abandoned if and when there is evidence of no rental activity, based in part of the State/City Hotel Occupancy Tax Reports, for a period of nine (9) months. The burden shall be on the property owner to prove that use of the property has been in continuous use.

13. A property address sign is required and shall be installed on the property no more than ten (10) feet from the street, with the address numbers at least four (4) inches high and two (2) inches wide.
14. One (1) freestanding business sign shall be allowed, but not required, on the property. Such sign shall not exceed four (4) square feet in area and shall be of traditional Hill Country design and color.
15. The maximum occupancy for the property shall be eight (8) people.
16. The owner of the property or the owner's agent shall not advertise a maximum occupancy for the vacation rental that is greater than the maximum occupancy established by the City based on septic capacity.
17. The owner of the property or the owner's agent, which may be a vacation rental agency, shall provide each renter a property map for the vacation rental property that shows the boundaries of the property and advises that trespassing on adjacent property is prohibited.
18. Should an operating permit for vacation rental facilities be established by the City in the future, the owner of the subject property shall comply with any and all applicable operating permit requirements that may be established by the City.

### **ARTICLE III. ZONING DISTRICT MAP**

The official Zoning District Map shall be revised to reflect the Conditional Use Permit established by this Ordinance.

### **ARTICLE IV. REPEALER**

All ordinances or parts of ordinances in force when the provisions of this Ordinance become effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed, but only to the extent of any such conflict.

### **ARTICLE V. SEVERABILITY**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

**ARTICLE VI. EFFECTIVE DATE**

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

**ARTICLE VII. PROPER NOTICE AND MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code, and the Standard Zoning Enabling Act, Chapter 211 of the Texas Local Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

**PASSED AND APPROVED** by the City of Wimberley City Council on the 21<sup>st</sup> day of June, 2018 by a vote of (Ayes) and (Nays) and (Abstain).

**CITY OF WIMBERLEY**

By: \_\_\_\_\_  
Susan Jagers, Mayor

**ATTEST:**

\_\_\_\_\_  
Laura Calcote, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney

**THE ASSOCIATION OF STATE  
FLOODPLAIN MANAGERS, INC.  
AND THE  
TEXAS FLOODPLAIN MANAGEMENT  
ASSOCIATION**

HEREBY RECOGNIZES

**SANDRA FLOYD**

AS A NATIONALLY ACCREDITED  
**CERTIFIED FLOODPLAIN MANAGER**

For meeting criteria in the area of experience, references, education and training in floodplain management and hazard mitigation. This CFM has passed the Texas National CFM exam which exhibits competency with the basic principles of sound floodplain management as mandated by the National Flood Insurance Program.

CERTIFICATION # 3456-18N

ISSUED: April 30, 2018



*Joe D. Fernandez*

Joe Fernandez, CFM  
President, TFMA



*Roy D. Sedwick*

Roy D. Sedwick, CFM  
Executive Director, TFMA

# City Council Agenda Form



Date Submitted: May 31, 2018

Agenda Date Requested: June 21, 2018

## Project/Proposal Title:

Hidden Valley Crossing Roadway Improvements

## Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

## Project/Proposal Summary:

Public Works Director Aaron Reed would like to propose for discussion and possible action the acceptance of a bid proposal from Myer's Concrete to resurface Hidden Valley Road from Spoke Hollow Rd. to Flite Acres Rd. After working with the City Engineer extensively on this project, we have received three bids for the proposed work. Myer's Concrete Construction submitted the low bid of \$49,200. The estimated time to complete this job is 30 days. The funds for this project will come from the Capital Improvement Budget which started at \$100,000. The remaining \$50,800 will be used for two future projects which the City Engineer is currently working on.



T.B.P.E. Firm # F-9266

May 30, 2018

**TO:** Shawn Cox  
City Administrator  
City of Wimberley

**FROM:** Chad Gilpin, PE  
City Engineer  
City of Wimberley

**RE:** Hidden Valley Crossing Roadway Improvements  
**Recommendation of Award**

---

It is my recommendation to award the construction contract for the *Hidden Valley Crossing Roadway Improvements* to **Myers Concrete Construction, LP** (Myers) based on evaluation of the bids submitted to the City Engineer. Myers was the low bidder for this project and their bid was determined to be responsive.

Please feel free to contact me at [chad.gilpin@gilpinengineering.com](mailto:chad.gilpin@gilpinengineering.com) or by phone 512.587.1160 if you would like to discuss further.

A handwritten signature in blue ink that reads 'CHAD GILPIN' in all caps, written in a cursive style.

---

Chad Gilpin, PE

Enclosures:  
Bid Tabulation

CONTRACTOR'S PROPOSAL FORM

Proposing Firm's Name: Meyers Concrete Construction, Uf.  
Address: Po Box 2928 (mailing) 2301 FM 3237 (physical)  
City, State, Zip: Wimberley TX 78676

Project Title: Hidden Valley Road Crossing Roadway Improvements  
Owner: City of Wimberley  
Project Location: Intersection of Hidden Valley Road and Flite Access Road

Having carefully examined the solicitation documents, drawings and specifications for the referenced project, as prepared by Gilpin Engineering Company, as well as the premises and conditions affecting the work, we hereby propose to furnish all labor, materials, and equipment necessary to complete the work for the following amounts and times.

**I. BASE PRICE**

Roadway Improvements, Erosion Control, Traffic Control Dollars \$ 49,200.00  
*(Insert amount in Words and Numbers)* Forty nine thousand two hundred dollars and no cents.

**II. UNIT PRICES**

Respondents shall submit unit pricing on the Unit Pricing form, or a similar format that includes all listed items and quantities. The Unit Pricing shall be attached immediately following this form.

**III. CONTRACT TIME**

The Respondent, by the signature of their authorized representative below, further agrees that, if awarded the contract, the work will be substantially complete in the calendar day time indicated herein following the date of a Notice to Proceed.

Base Time 30 calendar days

**Notes:**

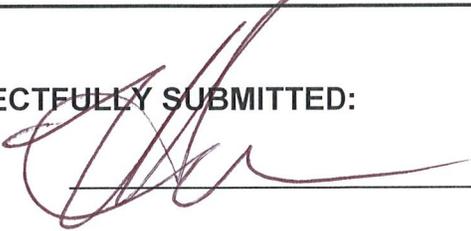
- 1) Respondent will be required to provide material, labor and applicable sales tax breakdown on all prices prior to award.

**IV. ADDENDA:**

Respondent acknowledges receipt of the following Addenda:

Number:	Dated:	Date Received:
<u>0</u>		

**RESPECTFULLY SUBMITTED:**

Authorized Signature:  \_\_\_\_\_

Printed Name and Title: Charlene Myers, President

Telephone: 512.847.8000

Respondent's Corporate Charter No.: 33-1107017

If a Corporation, attach a corporation resolution or other official corporate documentation, which states that person signing this proposal is an authorized person to sign for and legally bind the corporation.

Unit Pricing Form

Item	Description	Unit of Measure	Approx. Quantities	Unit Price	Extended Price
105	MILL AND REMOVE ASPHALT PAVEMENT	SY	1,200	\$ 5.00	\$ 6,000.00
105	REMOVE STABILIZED BASE	SY	325	\$ 3.00	\$ 975.00
247	FLEX BASE (TY A)(GR 1-2)(8-IN)	SY	370	\$ 18.90	\$ 6,993.00
340	HMAC (2-IN)(TYPE C)	SY	1,242	\$ 20.00	\$ 24,840.00
459	GABION MATTRESSES (3'X3'X3')	LF	90	\$ 90.00	\$ 8,100.00
502	TRAFFIC CONTROL	LS	1	\$ 1,072.00	\$ 1,072.00
506	SILT FENCE	LF	40	\$ 13.00	\$ 520.00
506	DITCH LINE SEDIMENT TRAP	LF	80	\$ 6.25	\$ 500.00
508	DETOUR SIGNAGE	LS	1	\$ 200.00	\$ 200.00

Total: \$49,200.00

**Notes:**

- 1) Unit Prices are for installed items, and includes all costs of materials, equipment, labor, profit, overhead and subsidiary costs.
- 2) The price for Mobilization/Demobilization shall be inclusive for the entire project (i.e., for the base bid and any additive/alternate bid(s) that the Contractor elect to submit).
- 3) The Contractor is responsible for the total Base Price submitted with this proposal. The Quantities provided are estimates and need to be verified by the Contractor. Units of Measure may be modified by Contractor for industry standards, but line items need to be summarized as shown for work necessary to achieve the proposed improvements. The Contractor will notify the City Engineer of any major discrepancies they believe are shown on the Unit Pricing breakdown to provide an Addendum for equal pricing.

**HIDDEN VALLEY CROSSING  
 BID TABULATION**

					Myers Concrete Construction		Lonestar Sitework		Central Texas Road	
SPEC NO.	ITEM No.	ITEM DESCRIPTION	UNITS	QTY	UNIT PRICE BID	AMOUNT BID	UNIT PRICE BID	AMOUNT BID	UNIT PRICE BID	AMOUNT BID
105	1	MILL AND REMOVE ASPHALT PAVEMENT	SY	1,200	\$5.00	\$6,000.00	\$9.25	\$11,100.00	\$10.00	\$12,000.00
105	2	REMOVE STABILIZED BASE	SY	325	\$3.00	\$975.00	\$25.40	\$8,255.00	\$9.23	\$2,999.75
247	3	FLEX BASE (TYA)(GR1-2)(8-IN)	SY	370	\$18.90	\$6,993.00	\$25.00	\$9,250.00	\$25.68	\$9,501.60
340	4	HMAC (2-IN)(TYPE C)	SY	1,242	\$20.00	\$24,840.00	\$18.00	\$22,356.00	\$15.30	\$19,002.60
459	5	GABION MATTRESSES (3'x3'x3')	LF	90	\$90.00	\$8,100.00	\$95.00	\$8,550.00	\$127.78	\$11,500.20
502	6	TRAFFIC CONTROL	LS	1	\$1,072.00	\$1,072.00	\$1,190.00	\$1,190.00	\$2,000.00	\$2,000.00
506	7	SILT FENCE	LF	40	\$13.00	\$520.00	\$10.00	\$400.00	\$6.25	\$250.00
506	8	DITCH LINE SEDIMENT TRAP	LF	80	\$6.25	\$500.00	\$75.00	\$6,000.00	\$38.75	\$3,100.00
508	9	DETOUR SIGNAGE	LS	1	\$200.00	\$200.00	\$3,190.00	\$3,190.00	\$2,000.00	\$2,000.00
		<b>TOTAL BASE BID AMOUNT</b>				<b>\$49,200.00</b>		<b>\$70,291.00</b>		<b>\$62,354.15</b>

Prepared By:



Date: May 30, 2018

# City Council Agenda Form



Date Submitted: June 14, 2018

Agenda Date Requested: June 21, 2018

**Project/Proposal Title:**

Pothole Repair Bid Approval

**Council Action Requested:**

- Ordinance
- Resolution
- Motion
- Discussion

**Project/Proposal Summary:**

The Public Works Director would like to request discussion and possible action to approve the low bid of \$8500 from Pendleton Excavation for pothole and shoulder repair within the City of Wimberley. Three bids were received ranging from \$8,500 to \$17,700. Pendleton Excavation will begin work no later than two weeks after the bid is awarded. Of the \$80,000 budgeted for road maintenance for FY 2018, \$40,111 will remain upon payment of this contract.

Pendleton Excavation, LLC

PO Box 2573  
Wimberley, Texas 78676

Phone #	(512) 844.4812
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# Estimate

Date	Estimate #
6/4/2018	5269

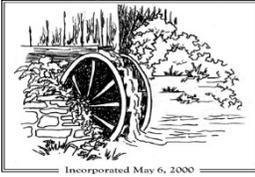
Name / Address
City of Wimberley P.O. Box 2027, Texas 78676 Wimberley, Tx.78676

Project
---------

Item	Description	Qty	Rate	Total
Construction	Includes labor, equipment and type D hot mix asphalt for pavement repair items listed 1-8 on Work Order dated 06/01/2018		8,500.00	8,500.00
Looking forward to doing business with you!			<b>Total</b>	\$8,500.00

This estimate is good for 30 days as material prices may change. It is based on the information provided and may be inappropriate if additional information is forthcoming or specifications change.

# City Council Agenda Form



Date Submitted: May 31, 2018

Agenda Date Requested: June 21, 2018

Project/Proposal Title: **Ordinance No. 2018-22**

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

## Project/Proposal Summary:

Public Works Director Aaron Reed would like to propose for discussion and possible action an amendment to Ordinance 2014-010 *Supplementing the Standards of the Fire Code as Adopted by the City in its Building Regulations*. The proposed amendment would be for a variance process to Section 2 (B) 508.3.1.1 Inadequate Water Supplies. The variance would allow for a monitored Fire Alarm system, approved by the City's Fire Marshal, to be installed in lieu of a fire sprinkler system. City staff has worked with the Fire Marshal and Fire Chief to develop the following variance language:

- A variance will only be granted in instances where lot size would not allow sufficient room to construct a water storage tank to meet the needs of section 508.3.1.1
- A variance will only be granted for buildings whose use and size do not require sprinkling as per Section 903 of the International Fire Code.
- A variance will only be granted with the installation of a monitored fire alarm system which has been reviewed and approved by the Fire Marshal.
- All variance must be approved by the Fire Marshal and City Building Official.
- No variance will be granted due to financial hardship.

## Aaron Reed

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**From:** Gilbert Watt <durhamconst312@gmail.com>  
**Sent:** Wednesday, May 30, 2018 9:31 PM  
**To:** Aaron Reed  
**Cc:** Shawn Cox; Chief Carroll Czichos  
**Subject:** Re: Fire Variance Process

Aaron,

I think that this is a policy that we can work with.

Gib

On Wed, May 30, 2018 at 11:46 AM, Aaron Reed <[areed@cityofwimberley.com](mailto:areed@cityofwimberley.com)> wrote:

Gib,

Are you comfortable with the wording I sent last week? Any changes that need to be made? We are trying to get this on the next Council agenda.

Thank you,

Aaron Reed

Public Works Director

City of Wimberley

(512) 847-0025

[areed@cityofwimberley.com](mailto:areed@cityofwimberley.com)

---

**From:** Aaron Reed  
**Sent:** Tuesday, May 22, 2018 3:40 PM  
**To:** 'Gilbert Watt' <[durhamconst312@gmail.com](mailto:durhamconst312@gmail.com)>  
**Cc:** Shawn Cox ([Scox@cityofwimberley.com](mailto:Scox@cityofwimberley.com)) <[Scox@cityofwimberley.com](mailto:Scox@cityofwimberley.com)>; 'Chief Carroll Czichos'

<chief@wimberleyfire.com>

**Subject:** Fire Variance Process

Gib,

Thank you for taking the time to speak with us. Since we have spoken, we have had more change of use inquiries throughout the City and I think it further justifies the need to get some sort of formal variance process on the books that will both be fair to everyone and keep safety of all in mind. After our conversation I am aware that the proximity to a hydrant is already code and therefore does not need to be included. Please see the below requirements that Shawn and I have come up with. I think we are all in agreement that the language must be correct for this to be feasible so please feel free to add/omit/correct anything you see fit. You and Chief Czichos are the experts in this area and we rely on your expertise and input to make sure we make the safest decisions.

-A variance will only be granted in instances where lot size would not allow sufficient room to construct a water storage tank to meet the needs of Section 508.3.1.1

-A variance will only be granted for buildings whose use and size does not require sprinkling as per Section 903 of the International Fire Code.

-A variance will only be granted with the installation of a monitored fire alarm system which has been approved by the Fire Marshal.

-All variances must be approved by the Fire Marshal.

-No variance will be granted due to financial hardship.

Please let me know your thoughts.

Thank you,

Aaron Reed

Public Works Director

City of Wimberley

## Aaron Reed

---

**From:** Chief Carroll Czichos <chief@wimberleyfire.com>  
**Sent:** Wednesday, May 30, 2018 3:35 PM  
**To:** Aaron Reed  
**Cc:** Gilbert Watt; Shawn Cox  
**Subject:** Re: Fire Variance Process

I am good if Gib is good. Carroll

On May 30, 2018, at 11:46 AM, Aaron Reed <[areed@cityofwimberley.com](mailto:areed@cityofwimberley.com)> wrote:

Gib,

Are you comfortable with the wording I sent last week? Any changes that need to be made? We are trying to get this on the next Council agenda.

Thank you,

Aaron Reed  
Public Works Director  
City of Wimberley  
(512) 847-0025  
[areed@cityofwimberley.com](mailto:areed@cityofwimberley.com)

---

**From:** Aaron Reed  
**Sent:** Tuesday, May 22, 2018 3:40 PM  
**To:** 'Gilbert Watt' <[durhamconst312@gmail.com](mailto:durhamconst312@gmail.com)>  
**Cc:** Shawn Cox ([Scox@cityofwimberley.com](mailto:Scox@cityofwimberley.com)) <[Scox@cityofwimberley.com](mailto:Scox@cityofwimberley.com)>; 'Chief Carroll Czichos' <[chief@wimberleyfire.com](mailto:chief@wimberleyfire.com)>  
**Subject:** Fire Variance Process

Gib,

Thank you for taking the time to speak with us. Since we have spoken, we have had more change of use inquiries throughout the City and I think it further justifies the need to get some sort of formal variance process on the books that will both be fair to everyone and keep safety of all in mind. After our conversation I am aware that the proximity to a hydrant is already code and therefore does not need to be included. Please see the below requirements that Shawn and I have come up with. I think we are all in agreement that the language must be correct for this to be feasible so please feel free to add/omit/correct anything you see fit. You and Chief Czichos are the experts in this area and we rely on your expertise and input to make sure we make the safest decisions.

-A variance will only be granted in instances where lot size would not allow sufficient room to construct a water storage tank to meet the needs of Section 508.3.1.1

-A variance will only be granted for buildings whose use and size does not require sprinkling as per Section 903 of the International Fire Code.

- A variance will only be granted with the installation of a monitored fire alarm system which has been approved by the Fire Marshal.
- All variances must be approved by the Fire Marshal.
- No variance will be granted due to financial hardship.

Please let me know your thoughts.

Thank you,

Aaron Reed  
Public Works Director  
City of Wimberley  
(512) 847-0025  
[areed@cityofwimberley.com](mailto:areed@cityofwimberley.com)

**ORDINANCE NO. 2018-22**

**AN ORDINANCE AMENDING TITLE XV (LAND USAGE) OF THE CITY OF WIMBERLEY CODE OF ORDINANCES AND SUPPLEMENTING THE STANDARDS OF THE FIRE CODE AS ADOPTED BY THE CITY IN ITS BUILDING REGULATIONS, AND PROVIDING FINDINGS OF FACT, A REPEALING CLAUSE, A SAVINGS AND SEVERABILITY CLAUSE, AN EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.**

**WHEREAS**, the City Council of the City of Wimberley, Texas (the "City") seeks to provide for the health, safety and welfare of its citizens; and

**WHEREAS**, the City Council of the City of Wimberley ("City Council") is aware of the present or potential inability of sources of its public water supply to provide fire flows sufficient to meet the standards contained in the International Fire Code; and

**WHEREAS**, the City Council desires to adopt reasonable standards to allow for the present development within the City while preserving the opportunity to fully meet the standards of the International Fire Code in the future.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, HAYS COUNTY, TEXAS**

**Section 1. Findings.** All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Wimberley and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

**Section 2. Amendment.** Title XV (Land Usage), Chapter 151 (Building Regulations; Construction), Section 151.80 (International Building Code; International Residential Code; Augmenting Codes) Subsection (B) (Adoption of International Fire Code), of the City of Wimberley Code of Ordinances is hereby amended to read as follows:

*“(B) Adoption of International Fire Code.* That a certain document, 3 copies of which are on file in the office of the Mayor of the Village of Wimberley, being marked and designated as the International Fire Code, 2003 edition, as it may be amended from time to time, as published by the International Code Council, is hereby adopted as the Fire Code of the village, in the State of Texas regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said International Fire Code on file in the office of the village, as it may be amended from time to time, are hereby referred to, adopted, and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions and changes, if any, prescribed in this section, including as follows:

508.3.1            Inadequate water supplies:

508.3.1.1        Where the existing water supply system cannot reasonably be made to provide a fire flow in accordance with a nationally recognized standard, a fire sprinkler system installed in accordance with Sections 903.3 through 903.5 of this Code shall reduce the required fire flow to that of the fire sprinkler demand plus 250 gpm.

A variance to this provision will only be granted upon approval of the Building Official and the Fire Marshal if the following condition are found:

- Lot size does not allow sufficient room to construct a water storage tank to meet the needs of section 508.3.1.1;
- The buildings use and size do not require sprinkling as per Section 903 of the International Fire Code; and
- A monitored fire alarm system which has been reviewed and approved by the Fire Marshal is installed.

No variance will be granted due to financial hardship.

508.3.1.2        Where the existing water supply system cannot reasonably be made to provide a fire flow required by section 508.3.1.1. herein, a water supply complaint with NFPA 1142 shall be permitted.

508.3.1.3        The developer shall provide documentation that the system cannot reasonably be made to provide the required flow.

508.3.1.4        Reasonableness shall be determined by the Building Code Board of Review as established in Section 150.01 of this Code.

508.3.1.5        All existing fire hydrants in the area will be painted black; however, the bonnets will be painted to correspond to the tested pressure.

508.3.1.6        All water supply infrastructure extended to the area (new construction) will be designed and installed to the requirements of NFPA 24. Underground piping shall be sized assuming future attachment of fire hydrants.

508.3.1.7        All new connections to the water supply provided (NFPA 1142) shall be a flush valve or dry hydrant type connection.

**Section 3.** Except as expressly amended herein, the Wimberley Code of Ordinances shall remain in full force and effect.

**Section 4.** All ordinances or parts of ordinances in force when the provisions of this Ordinance become effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed, but only to the extent of any such conflict.

**Section 5.** Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect

the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinances as a whole.

**Section 6.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

**Section 7. Open Meetings.** That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551, Tex. Loc. Gov't. Code.

**PASSED AND APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Susan B. Jagers, Mayor

ATTEST:

\_\_\_\_\_  
Laura J. Calcote, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney



# City Council Agenda Form



Date Submitted: June 19, 2018

Agenda Date Requested: June 21, 2018

Project/Proposal Title: DISCUSSION AND POSSIBLE ACTION - Ordinance No. 2018-23 and Parks and Recreation Board Appointments

Council Action Requested:

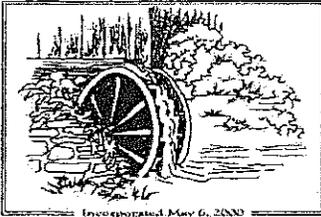
- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

Ordinance No. 2018-23 will be sent separately to City Council and will be available for public view starting Wednesday, June 20, on the City's website under the City of Wimberley Calendar Section → June 21 → City Council Meeting at 6:00 p.m. Please contact City Secretary Laura Calcote with any questions on how to find the document.

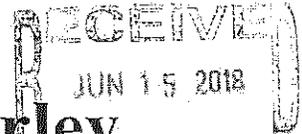
Attached are applications from the following individuals for the Parks and Recreation Board:

- Mike Stevens
- Merry Gibson
- Mark Bursiel



# City of Wimberley

221 Stillwater Drive, P.O. Box 2027, Wimberley, Texas 78676  
Phone: (512) 847-0025 Fax: (512) 847-0422 Web: www.cityofwimberley.com



## Application for Appointment to Board / Commission / Committee

Name of Commission/Board/Committee: PARKS BOARD

Nominated By: MAYOR SUSAN JAGGERS

Name: MIKE STEVENS Phone: (512) 618-9842 E-mail: MIKE@STEVENS-MALONE-LAW.COM

Physical Address: 111 WHITEWATER, WIMBERLEY, TX 78676

Mailing Address  
(If different than physical address): \_\_\_\_\_

Employer: STEVENS & MALONE, LLP  
Independence Title Co Position/Occupation: ATTORNEY

Business Number: (512) 847-9277 Fax: (512) 847-5131

I reside: (  ) Inside Wimberley's City Limits (  ) Wimberley's ETJ (  ) Outside ETJ

I am a registered voter in: (  ) City of Wimberley (  ) Hays County (  ) Not Registered

Do you or your employer have any business or other dealings with the City of Wimberley, which might present a conflict of interest? (  ) Yes (  ) No

If "Yes" please explain: TO THE EXTENT OF ANY CLIENTS I MAY HAVE THAT  
would lead to a conflict due to my legal representation.

Are you committed to devote the necessary amount of time to service on this Commission/Board/Committee and to attend all regularly scheduled meetings? (  ) Yes (  ) No

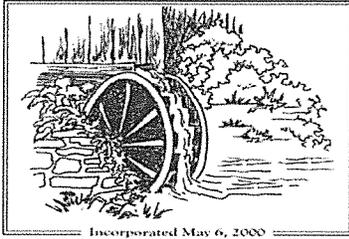
Would you consider serving on a different Commission/Board/Committee? (  ) Yes (  ) No

Describe any qualifications, expertise, credentials or special interests that relate to your possible appointment. If you are not responding to a specific advertisement, please indicate the Commission/Board/Committee that you would prefer to serve on. Attach a separate sheet, if necessary.

Have lived in Wimberley for 38 yrs. Served on numerous boards comm.  
+ served on Stakeholder's Comm. + Ad Hoc Com for Sewer system.  
Would be delighted to serve on Blue Hole Park Board

Signature: Michael J. Stevens Date: 6-15-18

Note: Your application will be kept on file for 12 months and maintained under the Texas Open Records Act as public information. It is recommended that you submit a letter of interest and a brief resume with your application. Please submit any information to the City Secretary, City of Wimberley, P.O. Box 2027, 221 Stillwater Drive, Wimberley, Texas 78676.



# City of Wimberley

221 Stillwater Drive, P.O. Box 2027, Wimberley, Texas 78676  
Phone: (512) 847-0025 Fax: (512) 847-0422 Web: [www.cityofwimberley.com](http://www.cityofwimberley.com)

## Application for Appointment to Commission / Board / Committee

Name of Commission/Board/Committee: Parks & Recreation

Nominated By: \_\_\_\_\_

Name: Merry Gibson Phone: 512-450-4880 E-mail: merry@sallytrapp.com

Physical Address: 310 Mill Race Lane

Mailing Address  
(If different than physical address): \_\_\_\_\_

Employer: Retired Position/Occupation: \_\_\_\_\_

Business Number: \_\_\_\_\_ Fax: \_\_\_\_\_

I reside: (  ) Inside Wimberley's City Limits (  ) Wimberley's ETJ (  ) Outside ETJ

I am a registered voter in: (  ) City of Wimberley (  ) Hays County (  ) Not Registered

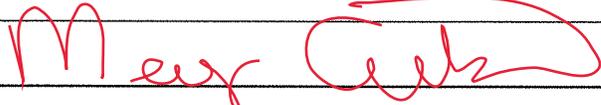
Do you or your employer have any business or other dealings with the City of Wimberley, which might present a conflict of interest? (  ) Yes (  ) No

If "Yes" please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

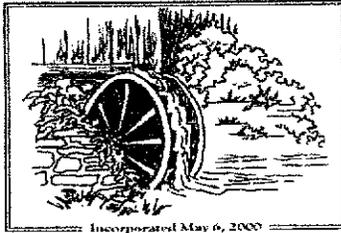
Are you committed to devote the necessary amount of time to service on this Commission/Board/Committee and to attend all regularly scheduled meetings? (  ) Yes (  ) No

Would you consider serving on a different Commission/Board/Committee? (  ) Yes (  ) No

Describe any qualifications, expertise, credentials or special interests that relate to your possible appointment. If you are not responding to a specific advertisement, please indicate the Commission/Board/Committee that you would prefer to serve on.  
I have been a volunteer with the nature preserve since its purchase and am a founding member of The Preservers stewardship group for the Nature Preserve under Wimberley Valley Watershed Alliance. I am passionate about preserving green space for our community and fostering educational opportunities for both children and adults.

Signature:  Date: 6/11/2018

Note: Your application will be kept on file for 12 months and maintained under the Texas Open Records Act as public information. It is recommended that you submit a letter of interest and a brief resume with your application. Please submit any information to the City Secretary, City of Wimberley, P.O. Box 2027, 221 Stillwater Drive, Wimberley, Texas 78676



# City of Wimberley

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

Phone: (512) 847-0025 Fax: (512) 847-0422 Web: [www.cityofwimberley.com](http://www.cityofwimberley.com)

## Application for Appointment to Commission / Board / Committee

Name of Commission/Board/Committee: Parks + Rec

Nominated By: Patricia Bantu Kelly

Name: Mark Borsiel Phone: 512-565-0013 E-mail: cahepa@yahoo.com

Physical Address: 150 Celiche Road

Mailing Address (if different than physical address): \_\_\_\_\_

Employer: Self Position/Occupation: realtor

Business Number: 512-847-3909 Fax: 512-847-6939

I reside: ( ) Inside Wimberley's City Limits ( ) Wimberley's ETJ (  ) Outside ETJ

I am a registered voter in: ( ) City of Wimberley (  ) Hays County ( ) Not Registered

Do you or your employer have any business or other dealings with the City of Wimberley, which might present a conflict of interest? ( ) Yes (  ) No

If "Yes" please explain: \_\_\_\_\_

Are you committed to devote the necessary amount of time to service on this Commission/Board/Committee and to attend all regularly scheduled meetings? (  ) Yes ( ) No

Would you consider serving on a different Commission/Board/Committee? (  ) Yes ( ) No

Describe any qualifications, expertise, credentials or special interests that relate to your possible appointment. If you are not responding to a specific advertisement, please indicate the Commission/Board/Committee that you would prefer to serve on.  
Previous Parks board member  
Blue Hole master planning committee

Signature: [Handwritten Signature] Date: 6/14/18

Note: Your application will be kept on file for 12 months and maintained under the Texas Open Records Act as public information. It is recommended that you submit a letter of interest and a brief resume with your application. Please submit any information to the City Secretary, City of Wimberley, P.O. Box 2027, 221 Stillwater Drive, Wimberley, Texas 78676

# City Council Agenda Form



Date Submitted: June 19, 2018

Agenda Date Requested: June 21, 2018

Project/Proposal Title: DISCUSSION AND POSSIBLE ACTION - Ordinance No. 2018-24 and Transportation Advisory Board Appointments

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

Ordinance No. 2018-24 will be sent separately to City Council and will be available for public view starting Wednesday, June 20, on the City's website under the City of Wimberley Calendar Section → June 21 → City Council Meeting at 6:00 p.m. Please contact City Secretary Laura Calcote with any questions on how to find the document.

Attached are applications from the following individuals for the Transportation Advisory Board:

- Mike Murphy
- Gary Callon



# City of Wimberley

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

Phone: (512) 847-0025 Fax: (512) 847-0422 Web: [www.cityofwimberley.com](http://www.cityofwimberley.com)

## Application for Appointment to Commission / Board / Committee

Name of Commission/Board/Committee: Transportation Advisory Board

Nominated By: Mike McCollough

Name: Michael S. Murphy Phone: \_\_\_\_\_ Email: mmurphyedj@

Physical Address: 2005 Hilltop Dr. Wimberley, TX 78676 *Yuhoo.com*

Mailing Address (If different than physical address): \_\_\_\_\_

Employer: Edward Jones Position/Occupation: Financial Advisor

Business Number: 512 847 2998 Fax: \_\_\_\_\_

I reside:  Inside Wimberley's City Limits ( ) Wimberley's ETJ ( ) Outside ETJ

I am a registered voter in: (  ) City of Wimberley ( ) Hays County ( ) Not Registered

Do you or your employer have any business or other dealings with the City of Wimberley, which might present a conflict of interest? ( ) Yes (  ) No

If "Yes" please explain: \_\_\_\_\_

Are you committed to devote the necessary amount of time to service on this Commission/Board/Committee and to attend all regularly scheduled meetings?  Yes ( ) No

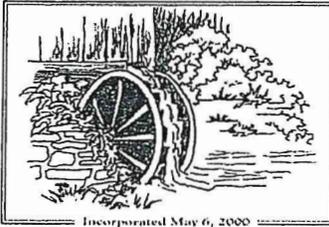
Would you consider serving on a different Commission/Board/Committee? ( ) Yes ( ) No

Describe any qualifications, expertise, credentials or special interests that relate to your possible appointment. If you are not responding to a specific advertisement, please indicate the Commission/Board/Committee that you would prefer to serve on.

Signature: [Handwritten Signature]

Date: 6-13-18

Note: Your application will be kept on file for 12 months and maintained under the Texas Open Records Act as public information. It is recommended that you submit a letter of interest and a brief resume with your application. Please submit any information to the City Secretary, City of Wimberley, P.O. Box 2027, 221 Stillwater Drive, Wimberley, Texas 78676



# City of Wimberley

RECEIVED  
JUN 18 2018

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

Phone: (512) 847-0025 Fax: (512) 847-0422 Web: [www.cityofwimberley.com](http://www.cityofwimberley.com)

## Application for Appointment to Commission / Board / Committee

Name of Commission/Board/Committee: TAB

Nominated By: PATRICIA KELLY

Name: GARY CALLON Phone: 512 657 8253 E-mail: CCALLON1746@GMAIL.COM

Physical Address: 242 BLANCO DR. WIMBERLEY TX 78676

Mailing Address (If different than physical address): \_\_\_\_\_

Employer: \_\_\_\_\_ Position/Occupation: RETIRED

Business Number: \_\_\_\_\_ Fax: \_\_\_\_\_

I reside:  Inside Wimberley's City Limits      ( ) Wimberley's ETJ      ( ) Outside ETJ

I am a registered voter in: ( ) City of Wimberley      ( ) Hays County      ( ) Not Registered

Do you or your employer have any business or other dealings with the City of Wimberley, which might present a conflict of interest?      ( ) Yes      ( ) No

If "Yes" please explain: \_\_\_\_\_

Are you committed to devote the necessary amount of time to service on this Commission/Board/Committee and to attend all regularly scheduled meetings?       Yes      ( ) No

Would you consider serving on a different Commission/Board/Committee? ( ) Yes      ( ) No

Describe any qualifications, expertise, credentials or special interests that relate to your possible appointment. If you are not responding to a specific advertisement, please indicate the Commission/Board/Committee that you would prefer to serve on.

Signature: Gary Callon      Date: 5-18-18

Note: Your application will be kept on file for 12 months and maintained under the Texas Open Records Act as public information. It is recommended that you submit a letter of interest and a brief resume with your application. Please submit any information to the City Secretary, City of Wimberley, P.O. Box 2027, 221 Stillwater Drive, Wimberley, Texas 78676

# City Council Agenda Form



Date Submitted: June 19, 2018

Agenda Date Requested: June 21, 2018

**Project/Proposal Title: DISCUSSION AND POSSIBLE ACTION - Hotel Occupancy Tax Advisory Committee Nomination and Appointment Process**

**Council Action Requested:**

- Ordinance
- Resolution
- Motion
- Discussion

**Project/Proposal Summary:**

Place Three Council Member Allison Davis requested this item be placed on the agenda for consideration and possible action.

# City Council Agenda Form



Date Submitted: June 18, 2018

Agenda Date Requested: June 21, 2018

## Project/Proposal Title:

Discuss and consider possible action regarding the audit proposal from Armstrong, Vaughn, & Associates, P.C. for the Hotel Occupancy Tax Fund.

## Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

## Project/Proposal Summary:

At the Special City Council Meeting, held on Tuesday, June 12, Council requested a quote to conduct an audit for the Hotel Occupancy Tax Fund. In discussions with the City's Auditor, Armstrong, Vaughn, & Associates, P.C., they advised that an Agreed-Upon Procedure (AUP), rather than a full audit may be a viable alternative. An AUP can give an accounting of what happened with the funds and put it into a concise, one-page summary report and present it to the Council.

Much of the information required for the AUP has already been provided to the Auditor's during previous years audits. I would work with the auditors and the City's accountant to provide any additional information. An AUP can be completed for \$1,500.00. A full audit will cost approximately \$10,000.00 plus, as there are a number of associated fixed costs.

## Financial:

If approve financing would be provided through a budget amendment from the General Fund's Unobligated Fund Balance. The current balance of the City's General Fund Unobligated Fund Balance is \$1,200,093.02.

## Recommendation:

If Council would like to have an independent accounting of the City's HOT Fund, I recommend utilizing the AUP option.

## Attached:

- HOT AUP Proposal from Armstrong, Vaughn, & Associates, P.C.



June 18, 2018

City of Wimberley, Texas  
P.O. Box 2027  
Wimberley, Texas 78676

We are pleased to confirm our understanding of the services you have asked our firm to perform. Please read this letter carefully because it is important to both our firm and you that you understand and accept the terms under which we have agreed to perform our services as well as management's responsibilities under this agreement.

We will apply the agreed-upon procedures listed below solely to assist you with respect to the determining the revenues and expenditures associated with the City of Wimberley's Hotel Occupancy Tax from inception of the tax through May 31, 2018. Our engagement to apply agreed-upon procedures will be performed in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedures is solely the responsibility of the specified users of the report. Consequently, we make no representation regarding the sufficiency of the procedures either for the purpose for which this report has been requested or for any other purpose. If, for any reason, we are unable to complete the procedures, we will describe any restrictions on the performance of the procedures in our report, or will not issue a report as a result of this engagement.

Our engagement will be designed to perform the following agreed-upon procedures each agreed to by you:

1. Report total hotel tax collections from City financial records from inception of the tax to May 31, 2018.
2. List all expenditures made from hotel occupancy tax receipts from City financial records from inception of the tax to May 31, 2018.

At the end of our engagement, we will present the results of applying the agreed-upon procedures in the form of our findings in the report described above. Our accountants' report should be used only for the intent of the original users of this report, and will include a statement indicating that had we performed additional procedures, other matters might have come to our attention that would have been reported to you. As such, using this report for anything other than the original intent of the agreed-upon procedures could mislead the readers. You must notify us immediately if the original users of the report change.

Phil Vaughan is the engagement partner for the services specified in this letter. His responsibilities include supervising Armstrong, Vaughan & Associates' services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the report.

By your signature below, you acknowledge and understand that our engagement is limited in scope and will be confined to our agreed-upon procedures. Because these procedures do not constitute an examination, we will not express an opinion on these procedures, nor the sufficiency of these procedures for your intended purpose. In addition, as we will not audit or review the financial statements of the City of Wimberley as a part of this engagement, we will not express an opinion or any other form of assurance on the financial statements as a part of this engagement.

Our engagement cannot be relied upon to disclose errors, irregularities, or illegal acts, including fraud or defalcations, that may exist. However, we will inform you of any such matters that come to our attention.

By your signature below, you acknowledge and understand that you are responsible for the compliance with internal controls and policies and for determining the appropriateness of that criteria for your specific purpose. In addition, you are responsible for management decisions and functions. That responsibility includes designating qualified individuals with the necessary expertise to be responsible and accountable for overseeing all the services we perform as part of this engagement, as well as evaluating the adequacy and results of the services performed. You are responsible for establishing and maintaining internal controls, including monitoring ongoing activities.

Our fees for this work will be billed at our standard hourly rates but are not expected to exceed \$1,500. This fee is based on the understanding that no travel will be required and the City of Wimberley will provide all requested records electronically so that procedures can be performed remotely. If you would like an in-person presentation of the report, the fee is not expected to exceed \$1,900.

The City of Wimberley acknowledges and agrees that we are not required to continue work in the event of the City's failure to pay on a timely basis for services rendered as required by this engagement letter. The City of Wimberley further acknowledges and agrees that in the event we stop work or withdraw from this engagement as a result of the City's failure to pay on a timely basis for services rendered as required by this engagement letter, we shall not be liable for any damages that occur as a result of our ceasing to render services.

It is our policy to keep records related to this engagement for five years. However, Armstrong, Vaughan & Associates, P.C. does not keep any original client records, so we will return those to you at the completion of the services rendered under this engagement. When records are returned to you, it is your responsibility to retain and protect your records for possible future use, including potential examination by any government or regulatory agencies.

By your signature below, you acknowledge and agree that upon the expiration of the five-year period Armstrong, Vaughan & Associates, P.C. shall be free to destroy our records related to this engagement.

If any dispute arises among the parties hereto, the parties agree to first try in good faith to settle the dispute by mediation administered by the American Arbitration Association under its

applicable rules for resolving professional accounting and related services disputes before resorting to litigation. The costs of any mediation proceeding shall be shared equally by all parties.

Client and accountant both agree that any dispute over fees charged by the accountant to the client will be submitted for resolution by arbitration in accordance with the applicable rules for resolving professional accounting and related services disputes of the American Arbitration Association, except that under all circumstances the arbitrator must follow the laws of Texas. Such arbitration shall be binding and final. In agreeing to arbitration, we both acknowledge that in the event of a dispute over fees charged by the accountant, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury and instead we are accepting the use of arbitration for resolution. The prevailing party shall be entitled to an award of reasonable attorneys' fees and costs incurred in connection with the arbitration of the dispute in an amount to be determined by the arbitrator.

If the preceding is in accordance with your understanding, please sign and return this letter.

We are looking forward to working with you on this engagement.

Respectfully,



Phil S Vaughan, CPA  
Shareholder  
Armstrong, Vaughan & Associates, P.C.

Accepted and Agreed to:

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*Signature*

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*Title*

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*Date*

# City Council Agenda Form



Date Submitted: June 18, 2018

Agenda Date Requested: June 21, 2018

## Project/Proposal Title:

Discuss and consider possible action regarding a proposal from Langford Community Management Services, Inc. for the provision of grant/loan management services related to the Central Wimberley Wastewater Project.

## Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

## Project/Proposal Summary:

In December 2017, the City of Wimberley issued a Request for Proposal (RFP) for Administration/Professional Services related grant applications and administration. Included in the proposal was administration of funds received from the Texas Water Development Board (TWDB) related to the City's Central Wimberley Wastewater Project. Langford Community Management Services was the only response received by the City.

The TWDB funding requires the Central Wimberley Wastewater Project to comply with multiple Federal requirements, including Davis/Bacon Labor standards and American Iron & Steel (AIS) requirements. These Federal guidelines require regular review of contractors pay stubs, in-field interviews with laborers and verification of compliance with AIS standards.

Langford has worked with the City of Wimberley on several projects, including Texas Parks and Wildlife Grants, the Hazard Mitigation Grant Program, and General Land Office grants. Additionally, Langford is currently providing these same services for the City as they relate to the Economic Development Administration's \$1,000,000.00 grant for the wastewater project.

## Financial:

If approve financing would be provided through a budget amendment from the General Fund's Unobligated Fund Balance. The current balance of the City's General Fund Unobligated Fund Balance is \$1,200,093.02.

## Recommendation:

The City Administrator, Shawn Cox recommends approval of this item.

## Attached:

- RFP for Administration/Professional Services
- Langford Community Management Services Proposal for Administration Services



December 18, 2017

Paul Parker, Interim City Manager  
City of Wimberley  
PO Box 2027  
Wimberley, TX 78676

RE: Proposal for Administration Services  
Texas Water Development Board – Clean Water State Revolving Fund

Dear Mr. Parker:

Langford Community Management Services, Inc. (LCMS) is pleased to submit this proposal to provide grant management services for a Texas Water Development Board CWSRF for the City of Wimberley. We have reviewed the evaluation criteria and designed our proposal to address the City's requirements as they relate to this project.

From the enclosed information, you will find that the LCMS team has an excellent record of performance in providing quality service. We are confident we have the team and project experience that can provide the City of Wimberley with quality management services.

We trust this proposal provides all the requested information. Please contact me at (512) 452-0432 if you have any questions or require additional information about LCMS to complete your assessment of our capabilities.

LCMS values our continued relationship with the City of Wimberley. We appreciate your consideration of our proposal. We look forward to hearing from you regarding your review of the proposal and the opportunity of working with you on this important project. It would be our pleasure to get this project started as soon as possible.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Judy Langford', is written over a printed name and title. The signature is fluid and cursive.

Judy Langford  
President

Attached: Proposal for Management Services

# LANGFORD

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# COMMUNITY MANAGEMENT SERVICES

Serving Texas Cities and Counties for over 33 years

## Proposal for Financial and Project Management Services

### City of Wimberley

### Texas Water Development Board

### Clean Water State Revolving Fund



Langford Community Management Services

2901 County Road 175 • Leander, Texas 78641 • 512-452-0432 • judy@lcmsinc.com



*LCMS administered Lift Station Project*

## **BACKGROUND OF THE FIRM**

Langford Community Management Services began in 1983 as Bill Langford Associates, a grant consulting firm specializing in the infrastructure needs of cities and counties. Bill Langford made his career in City Management and as the Executive Director of the Deep East Texas Council of Governments. Judy Langford joined the firm in 1991 having worked for the State and City for over 9 years. Margaret Hardin became part of the team in 1995 coming from city and local government for over 12 years. As it grew, the business was incorporated in 1997 as Langford Community Management Services (LCMS), a women-owned business enterprise. With its roots in public service, LCMS strives to meet our clients' needs with the recognition that all local governments are in place to assist the public and provide services based on taxpayers' monies.

Our firm's qualifications to provide financial and project management services are extensive. LCMS has written and administered many millions of dollars in grants and loans from state and federal agencies, including the Texas Water Development Board (TWDB), Texas Department of Agriculture (TDA), General Land Office (GLO), Texas Department of Housing and Community Affairs (TDHCA), Texas Division of Emergency Management (TDEM), Texas Department of Economic Development, Texas Parks and Wildlife (TPWD), Texas Department of Transportation (TxDOT), Texas Commission on Environmental Quality (TCEQ), Department of Energy (DOE), State Energy Conservation Office (SECO), Housing and Urban Development (HUD), United States Department of Agriculture (USDA), Texas Historical Commission (THC), US Department of Justice (DOJ), Federal Emergency Management Agency (FEMA), and the Economic Development Administration (EDA).

## **HISTORICALLY UNDERUTILIZED BUSINESS**

LCMS is a State of Texas Certified Historically Underutilized Business (HUB) and an Equal Opportunity Employer. Please see attached HUB State Certification.

## **GRANT WRITING AND ADMINISTRATION EXPERIENCE**

LCMS has administered numerous projects across the State of Texas awarded to communities by state and federal agencies. Our experience began with the Community Development Block Grant (CDBG) program in 1983 and has grown to include work with the **Texas Water Development Board (TWDB)**, TDHCA, TPWD, and many other programs over our thirty-three years of serving local governments. LCMS also has extensive experience with the FEMA Hazard Mitigation Grant Program (HMGP) and has managed millions of dollars worth of community projects for this program as well.

An overview of **collective experience** available to the City includes:

- **Municipal experience with application development including project management and grant administration for Cities.**
- **Grant application writing/preparation including TWDB Clean Water State Revolving Funds**
- **Comprehensive grant management/administration**
- **Complete programmatic monitoring for successful grant compliance**
- **Coordination of professional services**

## **WORK PERFORMANCE**

With over 100 years of collective experience writing applications and administering grant funded projects, our team provides an all-inclusive approach for successful implementation of your TWDB Clean Water State Revolving Fund (CWSRF) sanitary sewer system improvements project. A proven success is our personal attention throughout the project to ensure an efficient tracking system and more timely processing of payments and required documents. Our staff and partners offer your community guidance through personal attention and with our Austin area office we offer your community prompt accessibility to state agencies. Our dedicated team will continue to work with your community upon completion of the project to assure that program rules and regulations are satisfied.

The Scope of Work provided by Langford Community Management Services is total and complete. Our services go well beyond those that are normally proposed, such as maintaining close contact with State and Federal Agencies to ensure applicable regulations are continuously met, as well as preparing and personally delivering materials to the State offices. Our firm is intricately familiar with the needs of cities and counties, and we understand the need for an experienced team to complete your TWDB CWSRF sanitary sewer system improvements

## **WORK PERFORMANCE ON CITY OF WIMBERLEY PROJECTS**

LCMS began working with the City of Wimberley with TPWD projects, but as a firm work with many communities with their infrastructure grants. With the assistance of LCMS, Wimberley has been funded for the Blue Hole Regional Park through a Texas Parks & Wildlife Regional Park application. We also wrote and administered the Cypress Creek Park project, a LCRA Partnership in Parks/Texas Parks and Wildlife funded project. And even though the Winter's Mill TxDOT Trail was a County project, we managed it for the County and worked closely with the City for this over \$2 million project. Our firm is currently working with the City and the FEMA Elevation/Buyout Program. Through this program, the City has offered to purchase ore elevate those homes in the reoccurring floodplain and floodway of the Blanco River. As part of the Blue Hole Regional Park Project, we became extremely familiar with the planned wastewater system for the City. Consideration of the plant was part of the site development of the park and our currently managing the EDA Grant for the sewer system.

## **CAPACITY TO PERFORM**

Our team ranks our employees as our #1 asset. Our work with more than 100 communities would not be possible without the knowledge, experience and skills of our staff members. LCMS and our partners form a strong team with vast training and experience in the TWDB Clean Water and Drinking Water State Revolving Fund programs, TxCDBG, and other federally funded programs. Staff and partners attend TWDB workshops and are familiar with TWDB personnel and program guidance documents. Many of the staff are trained and certified through the Texas Department of Agriculture to be administrators of the TxCDBG Program, as well as GLO and trained to complete CDBG environmental reviews. Also staff is trained and certified with the Texas Department of Transportation for administration of TxDOT projects.

### ***Availability and Dedication***

LCMS was built on the dedication and successful implementation of programs for cities and counties. If selected, our Team stands ready to apply this same dedication to your community and its TWDB program. This proposal is for the term of the loan (including loan forgiveness) awarded by TWDB to the City of Wimberley. The contract agreement, when awarded, may be reviewed on an annual basis and may be renewed by mutual agreement of both parties if necessary.

### ***Approach to Providing Services***

Our Team understands the need for the selected consulting firm to administer and manage the City's program entirely. This is the stance our firm takes on all contracts. We will organize the program in such a way that the City will ultimately be responsible only for internal processes such as final review and approval of the outlays. We will work closely with City personnel to assure compliance with the procurement process, monthly submission of outlay requests, and meet NEPA standards in completing environmental assessments. Our Team is experienced with such environmental reviews and the associated processes anticipated by the TWDB program and with Federal Labor Standard Regulations including the Davis-Bacon and Related Acts, assuring compliance with these regulations and Environmental Protection Agency's "fair share policy" demonstrating a good faith effort to meet Minority Business and Women Business Enterprise fair share goals for the State of Texas.

With over 100 years of collective experience writing applications and administering infrastructure improvement projects, LCMS provides an all-inclusive management of a project. A proven success is our personal attention to each program that ensures an efficient tracking system and more-timely processing of payments and required documents. Under each of our administration contracts, we continue to work with communities after the construction of a project is complete to make sure that program rules and regulations are satisfied for project close-out and TWDB monitoring and applicable audits.

### ***Qualifications for scope of services***

Our Team has written and prepared a multitude of grant applications and successfully managed projects throughout our collective 100 plus years of experience. These projects include improvements funded by clean water and drinking water state revolving funds, community development block grant awards, hazard mitigation grants, and parks and wildlife funding. This experience supports our commitment to the success of your project within each of the following areas:

### *Grant Writing/Project Management*

Langford Community Management has written and prepared a multitude of grant applications over our 33 year history. These applications have successfully resulted in millions of dollars of funding for infrastructure projects, capital improvements, parks and trails, housing, transportation enhancements, hazard mitigation projects, downtown revitalization and economic development for our communities.

### *Financial Management*

Our firm is confident with the overall financial management of projects to include, but not limited to, creating and submitting outlay requests for reimbursement. Given our location in Austin, we are able to quickly hand-deliver supporting documentation to the State when they exceed the page limit allowed for email, without the delay of regular postal mail. Our financial recordkeeping is precise, documenting all grant and local fund requests and disbursements.

### *Recordkeeping Requirements*

In order to maintain the records for the applicable projects of the City under our grant administration, we regularly conduct in-person site visits. During the visit, we check the status of the project site and review files on hand. LCMS also initiates phone calls, e-mails, and meetings. Our firm maintains recordkeeping requirements in compliance with the Davis-Bacon Act and in accordance with program specific guidance.

### *Environmental Clearance Procedures*

LCMS has over 30 years of experience executing environmental clearance procedures from inception through completion, to include initiating the environmental process by coordinating contact with applicable state agencies, such as Texas Historical Commission, EPA, Tribal organizations and U.S. Fish and Wildlife Service, to completion of the Environmental Review Record. Our firm is knowledgeable with the provisions of a full Environmental Assessment (EA) and Categorical Exclusion (CE) and is capable of executing both to completion. For more than 3 years, LCMS has contracted with the Texas General Land Office as an Environmental Service Provider to complete the environmental assessments for the communities that were affected by Hurricanes Dolly and Ike, increasing our knowledge of the regulations required for environmental approval.

### *Real Property Acquisition Procedures*

LCMS will prepare all necessary documents required by the agencies to complete and maintain the acquisition process. Our firm is experienced with Real Property Acquisition procedures, which include verifying that the acquisition of real property, easements and/or right-of-way for the project are in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

### *Clearance of Special Conditions*

LCMS works closely with City personnel and professional service providers to meet any Special Conditions defined in the TWDB contract documents. LCMS initiates the project start-up process, assures required signage at the project site, confirms the accuracy of wage rates, completes labor interviews, and verifies weekly contractor payrolls. Equal Employment Opportunity Requirements

LCMS ensures our projects uphold EEO requirements and include all necessary publishing and inclusion of EEO requirements in all project documents.

### *Fair Housing Activities and Compliance*

Local governments that receive certain federal funds are required to affirmatively further the purposes of the Fair Housing Act. LCMS assists the City with activities to comply with the Fair Housing Act, as applicable to the funding source.

### *Section 3 Requirements*

Certain federal agencies have increased emphasis on compliance with Section 3 requirements to create jobs and economic opportunities. With that increased emphasis, state agencies receiving such funds are required to provide outreach through construction procurement and management. LCMS will assure the City's compliance with these requirements is met, as applicable

### *Labor Standards Monitoring*

LCMS is experienced in the labor standards monitoring process through methods that include overseeing the pre-construction conference, verifying contractors, adherence to Davis-Bacon wage rates, reviewing bid documents, placing advertisements, and reviewing contractors' payrolls for compliance.

### *Contract Close-out Assistance*

LCMS is knowledgeable and experienced with the contract close-out assistance process, from verifying that funding was expended properly to preparing cities for TWDB monitoring and audits, holding final public hearings if required, and completing and submitting project close-out documentation.

The above activities are continuously executed throughout the grant administration process for the grant projects LCMS currently administers.

## **STATEMENT OF QUALIFICATIONS**

LCMS has served cities and counties for many years with their grants/contracts administration. Numerous federally-funded local public works construction projects are listed on the following pages

## **QUALIFICATIONS OF PROJECT TEAM**

### **LANGFORD COMMUNITY MANAGEMENT SERVICES**

Judy Langford—President / Project Manager/TWDB/CDBG  
Margaret Hardin—Vice President / Project Manager/TWDB/CDBG  
Julie Hartley— TxCDBG Project Manager  
Cimagaroon Howell — EEnvironmental SSpecialist  
Suellen Jordan— Grant Writer and Special Projects Coordinator  
Melisa Durham—Environmental Specialist  
Jessica Bickford—Administrative Support

LCMS will provide an experienced team to manage the project, having almost 3 decades of experience. Since 1991, *Judy Langford*, President, has written and administered grants for cities and counties. *Margaret Hardin*, Vice-President/Secretary, previously worked with grants from the City side and has written and administered grants with LCMS since 1995. As Project Managers, Judy and Margaret will oversee all TWDB grant activities for the City.

*Julie Hartley*, TxCDBG Project Manager, worked for the State CDBG program for many years. She joined the team in 2013, and brings a wealth of knowledge regarding the program. Julie has vast experience with granting writing, Labor Standards activities to include Davis-Bacon payroll review, acquisition of property, and program compliance.

*Cimagaroon Howell*, As environmental advisor for the Texas General Land Office (GLO) Community Development and Revitalization (CDR) Program's City of Galveston Public Housing Replacement Program, Cimagaroon ensures approved Housing Development Plans are in compliance with Housing and Urban Development (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) environmental requirements. He provides environmental guidance to the GLO CDR Program staff, City of Galveston staff, Galveston Public Housing Program staff, and Public Housing Developers.

*Suellen Jordan*, Grant Writer and Special Projects Coordinator, brings a wealth of knowledge in operational efficiency, customer service and systems management. Suellen will work cooperatively with the team in writing the application and administering HMGP grants and assisting the City in support of the TWDB grant.

*Melisa Durham*, Environmental Specialist, has six years' experience in writing grant applications and managing the grant after federal funding. Melisa has worked extensively with governmental agencies to assure NEPA standards including environmental reviews are met. She will contribute to the project by preparing all environmental review documents as required and corresponding with state agencies.

*Jessica Bickford*, Administrative Support Specialist, joined Langford Community Management Services three years ago. She will assist the team with document preparation and proper file maintenance.

TWDB Project Activities					
Community: City of Wimberley		City	Engineer	Admin	Proposed cost for admin activity
1	Submit PIF		X	X	
2	Submit Application upon invitation		X	X	
3	Loan Closing	X			
4	Attend/participate funding coordination meetings				
5	Establish filing structure to be kept at City			X	\$1,000.00
6	Submit P&S to TWDB for approval before bidding		X		
7	Pre-Bid Conference/Bid Opening	X	X		
8	Review for DBE Compliance (admin/engineering/construction)		X		
9	Review contract prior to execution to assure all funding agencies documentation	X	X	X	\$500.00
10	Confirm surety is on US Treasury Approved Sureties List			X	\$500.00
11	Submit Bidding Documents for approval prior to contract award/execution (ad, bid tab, eng letter of recommendation, low bid proposal, bonds, DBE documentation)		X		
12	Pre-Construction Meeting (TWDB must be invited)	X	X	X	\$750.00
13	Construction oversight/monitor progress, assure compliance with all funding agencies	X	X	X	\$10,000.00
14	Coordinate monthly or quarterly progress meetings (at the discretion of the City with TWDB invited)			X	\$10,000.00
15	Ensure TWDB receives updated progress schedules and most recent outlay for monthly/quarterly progress meetings			X	\$7,000.00
16	Prepare Outlay reports/vouchers (monthly)	X		X	\$10,000.00
17	Davis Bacon/Labor Standards compliance-wage rate verification (prime & subs)			X	\$500.00
18	Davis Bacon/Labor Standards compliance-on site labor interviews (prime & subs)			X	\$10,000.00
19	Davis Bacon/Labor Standards compliance-review weekly construction payrolls (prime & subs)			X	\$30,000.00
20	File maintenance			X	\$5,000.00
21	Review all change orders/pay applications as related to construction oversight job performance		X		
22	Review all change orders/pay applications for accuracy in preparing outlays and financial oversight			X	\$5,000.00
23	Assure public awareness compliance			X	\$5,000.00
24	Assure EEO/AA compliance			X	\$5,000.00
25	Review for compliance with American Iron & Steel requirements			X	\$500.00
26	General Contract Management including project budget, schedule & financial record keeping			X	\$5,000.00
27	Construction Close-out		X		
28	Administrative Close-out			X	\$5,000.00
					\$110,750.00

## PROPOSED SCOPE OF SERVICES FOR TWDB

LCMS shall provide the following scope of services:

### A. *Financial and Project Management*

1. Develop a recordkeeping system consistent with program guidelines, including the establishment of a filing system.
2. Maintenance of filing system.
3. Provide general advice and technical assistance to City personnel on implementation of project and regulatory matters.
4. Assist in the procurement of professional consulting engineering services through the request for proposal process, if applicable, and as required by the TWDB regulations.
5. Furnish City with necessary forms and procedures required for implementation of project.
6. Assist the City in meeting all special condition requirements that may be stipulated in the contract between the City and TWDB.
7. Prepare and submit to TWDB documentation necessary for amending the TWDB contract.
8. Conduct re-assessment of environmental clearance for any program amendments.
9. Prepare and submit reports (progress and minority hiring).
10. Prepare Financial Reports for City.
11. Establish procedures to document expenditures associated with local administration of the project.
12. Provide guidance and assistance to City regarding acquisition of property:
13. Submit required reports concerning acquisition activities to TWDB;
14. Establish a separate acquisition file for each parcel of real property acquired;
15. Determine necessary method(s) for acquiring real property;
16. Prepare correspondence to the property owners for the City's signature to acquire the property or to secure an easement; and
17. Assist the City in negotiation with property owner(s).
18. Maintain Property Management register for any property/equipment purchased or leased.
19. Serve as liaison for the City during any monitoring visits or audit by TWDB staff.

### B. *Financial Management*

1. Assist the City in proving its ability to manage the grant funds to the state's audit division.
2. Assist the City in establishing and maintaining a bank account (Direct Deposit account) and/or separate local Bank Account, Journals and Ledgers.
3. Assist the City in submitting the required Accounting System Certification letter, Direct Deposit Authorization Form (if applicable), and/or Depository/Authorized Signatory forms.
  - . Prepare all outlay requests on behalf of the City in order to ensure orderly, timely payments to all contracting parties within the allotted time period.
  - . Review invoices received for payment and file back-up documentation.
  - . Provide general advice and technical assistance to City personnel on implementation of project and regulatory matters.

### C. Environmental Review

1. Prepare environmental assessment.
2. Coordinate environmental clearance procedures with other federal or state agencies and interested parties responsible for implementing applicable laws.
3. Document consideration of any public comments.
4. Prepare any required re-assessment of environmental assessment.
5. Prepare Request for Release of Funds and certifications.

### D. Acquisition

1. Prepare required acquisition reports(s).
2. Obtain documentation of ownership for City -owned property and/or Right of Way (ROWs).
3. Maintain a separate file for each parcel of real property acquired.
4. Determine necessary method(s) for acquiring real property.
5. Prepare correspondence with property owners.
6. Assist City in negotiations with property owner(s).
7. Prepare required acquisition reports and submit to TWDB.

### E. Construction Management

1. Establish procedures to document expenditures associated with local construction of the project (if force account is applicable)
  - Assist City in determining whether and/or what TWDB contract activities will be carried out in whole or in part via force account labor.
  - Assist City in determining whether or not it will be necessary to hire temporary employees to specifically carry out TWDB contract activities.
  - Assist City in maintaining adequate documentation of personnel, equipment and materials expended/used and their costs.
2. Assist City in documenting compliance with all federal and state requirements related to equal employment opportunity.
3. Assist City in documenting compliance with all federal and state requirements related to minimum wage and overtime pay requirements.
  - . Provide assistance to or act as local labor standards officer and notify TWDB.
  - . Submit DBE (MBE/WBE) documentation to TWDB.
  - . Coordinate procurement of construction services with engineer.
  - . Advertise for bids.
  - . Verify wage rates.
9. Verify construction contractor eligibility.
10. Review construction contract.
11. Conduct pre-construction conference and prepare minutes.
12. Submit any reports of additional classification and rates.
13. Submit required bid documentation to TWDB for review and approval.
  1. Review weekly payrolls, including compliance follow-ups. Conduct employee interviews.
  1. Facilitate change orders approved by City and the project engineer and submit to TWDB for approval.
  1. Obtain close out documentation and submit to TWDB.
  1. Provide general advice and technical assistance to City personnel on implementation of project and regulatory matters

#### *F. Fair Housing / Equal Opportunity*

1. Assist the City in developing, implementing and documenting new activities to affirmatively further fair housing during the contract period, as applicable.
2. Maintain documentation of project beneficiaries.
3. Assist with meeting applicable CFR requirements.
4. Provide all applicable equal opportunity provisions and certifications for inclusion in bid packet.
5. Ensure the adequate publication of required notices.

#### *G. Relocation*

1. Prepare and submit local relocation guidelines.
2. Assist City in identifying individuals to be relocated and prepare appropriate notices.
3. Interview relocatees and identify assistance needs.
4. Maintain a relocation record for each individual/family.
5. Provide education/assistance to relocatees.
6. Inventory local available housing resources and maintain a referral list.
7. Issue appropriate notices to relocatees.
8. Ensure that all payments are made in a timely manner.

#### *H. Audit / Close-out Procedures*

1. Prepare the final close out documentation and submit to TWDB for approval, including any required resolutions for City acceptance.
2. Assist City in resolving any monitoring and audit findings.
3. Assist City in resolving any third party claims.
4. Facilitate audit by TWDB, if applicable.

# Grant Writing , Planning and Administration

- ◇ Texas Water Development Board Projects
- ◇ Community Development Block Grants- CDBG
  - ◇ HOME Program Projects
- ◇ Texas Parks and Wildlife Grants
  - ◇ TxDOT Enhancement Grants
- ◇ FEMA Hazard Mitigation Grants- HMGP



CDBG Wastewater Improvement Project  
Runge, Texas



Texas Parks and Wildlife project, Playscape  
Buda, Texas



TxDOT Safe Routes to School sidewalk project  
Florence, Texas



HOME Reconstruction project  
Taylor, Texas

# Economic Development

- ◇ Texas Capital Fund
- ◇ Real Estate Development Loans
  - ◇ Infrastructure Grants
  - ◇ Main Street Grants
- ◇ Downtown Revitalization Grants
- ◇ Economic Development Administration Grants
- ◇ Enterprise Project Applications



Texas Capital Fund project  
Sonya Hotel Giddings, Texas



Buc-ee's Infrastructure Project  
Bastrop, Texas



Texas Capital Fund project  
US Food Service Buda, Texas



Main Street Sidewalk Improvements  
La Grange, Texas

# Management Services

- ◇ City and County Management Assistance
- ◇ Parks, Recreation and Open Space Master Plans
  - ◇ Facilitation with other Federal Programs
  - ◇ United States Department of Agriculture
    - ◇ Rural Development Projects



CDBG project  
Riverbank Stabilization



Texas Parks and Wildlife project Brushy Creek Trail  
Williamson County, Texas



Texas Parks and Wildlife project Overlooking Colorado River  
Bastrop, Texas

**Texas Water Development Board  
Environmental Protection Agency  
Rural Economic and Community Development (USDA)**

**City of Cisco**

**City of Devine**

**City of La Feria**

**City of Lampasas**

**City of Lyford**

**City of Runge**

**City of Thrall**

**ECONOMIC DEVELOPMENT ADMINISTRATION**

Bee Development Authority

City of Copperas Cove

City of Devine

City of Eastland

**ECONOMIC DEVELOPMENT INITIATIVE**

City of Bastrop

City of Eastland

City of Hondo

**ENTERPRISE ZONES/PROJECTS**

City of Angleton

City of Harker Heights

City of Bastrop / Bastrop County (3)

City of Hondo and Zone Enlargement

City of Crockett

City of Killeen (2)

City of Castroville/La Coste

City of Schertz

City of Devine

City of Selma

City of Elgin

City of Wharton

City of Gainesville

# COMMUNITY DEVELOPMENT BLOCK GRANTS

## CD and Planning

### Completed Projects

Atascosa County (8)	City of Florence (7)	McMullen County (3)
City of Bandera (6)	City of Gatesville (2)	City of Mexia (2)
City of Bartlett (2)	City of Giddings (3)	Milam County (1)
City of Bastrop (5)	Gillespie County (3)	City of Milano (2)
Bastrop County (5)	City of Hallettsville (1)	City of Moody (6)
Bee County (5)	City of Harker Heights (6)	City of Rockdale (8)
City of Belton (2)	Hays County (6)	City of Runge (13)
City of Bertram (1)	City of Holland (3)	City of Smithville (5)
City of Blanco (9)	City of Hondo (5)	City of Streetman (2)
City of Buckholts (3)	City of Jourdanton (5)	City of Taft (1)
City of Buda (1)	Karnes County (3)	City of Thorndale (2)
City of Charlotte (12)	City of Kyle (2)	Travis County (2)
City of Christine (3)	City of La Coste (6)	City of Weimar (2)
City of Cisco (2)	City of La Grange (2)	
City of Copperas Cove (2)	City of Lampasas (7)	
City of Cuney (2)	City of La Vernia (1)	
City of Devine (9)	Lee County (1)	
City of Falls City (10)	Live Oak County (2)	
Fayette County (3)	City of Llano (2)	
City of Fayetteville (3)	City of Marble Falls (9)	
City of Flatonia (7)	City of Martindale (1)	

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## CDBG

### Entitlement Program Completed Projects

City of New Braunfels  
City of San Marcos  
City of Taylor  
City of Thrall  
City of Round Rock

# TEXAS DEPARTMENT OF AGRICULTURE

## Texas Capital Fund

### Current and Completed Projects

City of Alvarado:  
Texas Oil Enterprises, Inc.

City of Bastrop:  
Garments –To-Go, Inc.  
Deep in the Heart Art Foundry  
Buc-ee's

City of Blanco:  
Real Ale Brewery

City of Buda:  
Buda Assisted Living  
YMCA  
US Foodservice  
1st Class Child Development  
Center

City of Castroville:  
Reata Chevrolet-Buick-Pontiac

City of Cisco  
Flying J Travel Center/Denny's

City of Giddings:  
Sonya Hotel  
Kolkhorst Petroleum  
Kolkhorst Burger King

City of Grandbury Mesquite Pit  
BBQ

City of Hallettsville: Morgan  
Buildings

City of Harker Heights:  
Educational Outfitters  
Indian Oaks Nursing Home  
Lone Star Motors  
Waste Management Inc.

City of La Feria:  
Precision Mold & Tool  
Allied Waste  
Little Lighthouse  
Cardenas Enterprises BMW

City of La Grange:  
St. Mark's Medical Center

City of Robinson:  
EHD Truck Lube and Wash  
Williams Travel Center

City of Pottsboro:  
Brookshire's Grocery

City of Round Rock:  
Columbia/Round Rock Hospital Dell,  
Inc.

City of Rockdale  
Pari-Olefins  
Rockdale Nursing Home

City of Seguin:  
Rave Gears

City of Weimar:  
Fishbeck Texaco  
MG, Inc.

### Main Street Improvement Program

#### Current and Completed Projects

City of Bastrop

City of Elgin

City of La Grange

City of Lampasas

### Downtown Revitalization Program

#### Current and Completed Projects

City of Cisco

City of Flatonia

City of Schulenburg

City of Stockdale

City of Nixon

City of Umland

# TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS

## **HOME PROGRAM Completed Projects**

Bastrop Family Crisis Center	City of La Grange
City of Bartlett	City of Marble Falls
City of Charlotte	City of Moody
City of Cisco	City of Rockdale
City of Devine	City of Smithville
City of Flatonia	City of Taylor
City of Florence	City of Thrall
City of Hallettsville	City of Three Rivers
City of Harker Heights	City of Yoakum
City of Gatesville	City of Weimar
City of La Feria	Willacy County

## **Housing Trust Fund Completed Projects**

City of New Braunfels

## **HOMEbuyers Assistance Program Completed Projects**

City of La Feria

## **Amy Young Barrier Removal Program Completed Projects**

City of Taylor  
City of Marble Falls

## **TEXAS PARKS AND WILDLIFE**

### **Grants Program and Park Master Plans**

#### **Completed Projects**

Bastrop County	City of Kempner
City of Bastrop	City of Killeen
City of Buda	City of Kyle
City of Cedar Park	City of La Grange
City of Charlotte	City of Lake Dallas
City of Devine	City of Lampasas
City of Dripping Springs	City of Llano
City of Flatonia	City of Robinson
City of Florence	City of Rockdale
City of Giddings	City of Round Rock
City of Granbury	City of San Marcos
City of Groves	City of Smithville
City of Harker Heights	City of Taylor
City of Hallettsville	Terrell County
Hays County	City of Wimberley
City of Holland	City of Weimar
City of Hondo	Williamson County
City of Jourdanton	

## **TEXAS DEPARTMENT OF TRANSPORTATION**

### **Enhancement Program and Safe Route to Schools**

#### **Completed Projects**

City of Buda	City of Elgin	City of Marion
City of Bastrop	City of Florence	City of La Feria

# **TxCDBG-DRF (DISASTER RELIEF FUND)**

## **ENVIRONMENTAL SERVICE PROVIDER**

### **Completed Projects**

City of Alton	City of Kountze
City of Ames	City of La Feria
City of Aransas Pass	City of La Marque
Bastrop County	City of League City
Chambers County	Matagorda County
City of Browndell	City of Nacogdoches
City of Broaddus	Nacogdoches County
City of Brazoria	City of Old River-Winfree
City of Chester	City of Pineforest
City of Coldspring	City of Pinehurst
City of Donna	City of Pineland
City of Dayton	City of Rose City
City of Diboll	City of Rusk
City of Edcouch	Shelby County
City of Gilmer	City of Taylor Landing
City of Groves	City of Timpson
City of Hardin	Tyler County
City of Hidalgo	Waller County
Houston County	City of Woodbranch Village
Jim Hogg County	City of Woodville

## **GRANT ADMINISTRATOR**

### **Completed Projects**

City of La Feria      Bastrop County

## **NATURAL RESOURCE CONSERVATION SERVICE FOR DISASTER PROJECTS**

### **Completed Projects**

City of Gatesville      Karnes County

# **ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT PROGRAM**

## **Completed Projects**

Atascosa County	City of Fayetteville
City of Bandera	City of Gatesville
City of Bartlett	City of Harker Heights
City of Bastrop	Karnes County
City of Bertram	City of La Coste
City of Blanco	City of La Feria
City of Charlotte	City of Lampasas
City of Christine	City of Moody
City of Copperas Cove	City of Nolanville
City of Cottonwood Shores	City of Pleasanton
City of Devine	City of Runge
City of Fairfield	City of Thrall
City of Falls City	City of Weimer

## **FLOOD MITIGATION ASSISTANCE**

### **Completed Projects**

City of La Feria

## **HAZARD MITIGATION GRANT PROGRAM - HMGP**

City of Bastrop	City of Bynum
Bastrop County	Eastland County
City of Copperas Cove	City of Flatonia
City of La Feria	Karnes County
City of San Marcos	City of Moody
City of Westlake Hills	City of Nixon
Bastrop County WCID #2	City of Poteet
City of Leander	City of Smithville
City of Wimberley	City of Taylor

# JUDY LANGFORD

President

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## PROFESSIONAL EXPERIENCE

### **Management Consultant, Langford Community Management Services, Austin, Texas**

June 1991 to present: Co-owner of Langford Community Management Services, Inc.

Write, review and administer competitive grants on behalf of rural cities and counties throughout the State of Texas. Responsible for the correspondence and submission of grant applications to the appropriate federal and/or state agency with a primary focus within the following agencies: Texas Department of Agriculture CDBG, Texas General Land Office – Disaster Recovery Division; Texas Parks & Wildlife Department; Texas Historical Commission; Texas Department of Economic Development; Texas Department of Transportation; Neighborhood Stabilization Program; U.S. Department of Energy – Energy Efficiency and Conservation Block Grant Program; State Energy Conservation Office; U.S. Department of Labor; U.S. Department of Justice, Texas Department of Economic Development; Texas Department of Emergency Management; Federal Emergency Management Agency; U.S. Department of Housing and Urban Development – Economic Development Initiative as well as private entities such as HNTB. Oversee financial management, monitor construction and engineering activities for grantees. Oversee and process certified payrolls for community projects. Responsible for the environmental clearance of projects to include the submission and maintenance of the Environmental Review Record for projects as needed. Conduct public hearings for grant programs at city council and commissioner's court meetings as needed. Insure communities we represent comply with applicable State & Federal rules and regulations from application through administration. Continuously attend trainings, seminars, and workshops to keep current on applicable rules and regulations within each grant program. Maintain and build solid working relationships with pertinent governmental agencies that manage grant programs. Collaborate with communities and their public works, parks, and economic development programs to develop plans and strategies which better assist them in meeting the needs of their community.

### **Quality Assurance Coordinator, Kerrville State Hospital, Kerrville, Texas**

August 1988 to May 1991: Developed and administered Quality Assurance Program for a 16 county catchment area of the Kerrville State Hospital with eight community based mental health centers.

## EDUCATION

Bachelor's Degree, The University of Texas at Austin

## WORKSHOPS and TRAININGS

Texas Department of Agriculture Grant Application and Implementation Workshops  
General Land Office Disaster Recovery Program Training  
Texas Department of Transportation Grant Workshops  
Texas Safe Routes to School Grant Administration Workshops  
Texas Department of Housing and Community Affairs Grant Administration Workshops  
Texas Municipal League Annual Conferences

## CERTIFICATIONS

Texas Engineering Extension Service - Texas Department of Transportation LGPP Qualified  
Texas Department of Agriculture Administration Certified

# MARGARET J. HARDIN

Vice-President/Secretary-Treasurer

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## **PROFESSIONAL EXPERIENCE**

### **Management Consultant, Langford Community Management Services, Austin, Texas**

November 1995 to current: Co-owner of Langford Community Management Services, Inc.

Write, review and administer competitive grants on behalf of rural cities and counties throughout the State of Texas. Responsible for the correspondence and submission of grant applications to the appropriate federal and/or state agency with a primary focus within the following agencies: Texas Department of Rural Affairs, Texas Department of Rural Affairs – Disaster Recovery Division; Texas Department of Agriculture; Texas Parks & Wildlife Department; Texas Historical Commission; and Texas Department of Transportation. Oversee financial management, monitor construction and engineering activities for grantees. Oversee and process certified payrolls for community projects. Responsible for the environmental clearance of projects to include the submission and maintenance of the Environmental Review Record for projects as needed. Conduct public hearings for grant programs at city council and commissioner's court meetings as needed. Insure communities we represent comply with applicable State & Federal rules and regulations from application through administration. Continuously attend trainings, seminars, and workshops to keep current on applicable rules and regulations within each grant program. Maintain and build solid working relationships with pertinent governmental agencies that manage grant programs. Collaborate with communities and their public works, parks, and economic development programs to develop plans and strategies which better assist them in meeting the needs of their community.

### **Assistant City Manager/City Secretary, Llano, Texas.**

April 1990 to August 1995: Monitored daily operations of the city which included electric, water and sewer utilities, sanitation, parks, cemetery, streets, airport, and police. Responsible for budget preparation and financial management. Personnel director for a staff of approximately 40 employees. Conducted municipal elections, prepared council minutes, agendas, ordinances, resolutions and other governmental documents.

### **Secretary/Treasurer, Lutie Watkins Memorial United Methodist Church, Llano, Texas**

April 1987 to April 1990: Managed day to day activities of church office and performed secretarial duties under the direct supervision of the pastor. Responsible for all financial records and reports to executive committee of the church. Assisted all church committees as requested. Wrote monthly newsletter.

### **Secretary/Clerk, Virdell Drilling Inc., Llano, Texas**

May 1987 to April 1990: Prepared water well logs, estimates for wells and pump installations, and invoices. Input of accounts receivable, accounts payable, payroll, and inventory. Responsible for front office duties and information files.

### **Llano County Treasurer, Llano, Texas**

January 1983 to December 1986: Managed all funds of the county, prepared annual budget, submitted all financial reports to applicable County officials and State agencies. Established financial management system to assist departments with budget compliance. Payroll and benefits officer for 100+ employees. Examined and audited all fee offices of the County. Attended Commissioners' Court meetings. Certified County Treasurer. January '83 through December '86.

(continued)

**Margaret Hardin, continued.**

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**Secretary, Llano County Extension Service, Llano, Texas**

November 1980 to January 1983: Performed front office duties for county agricultural and home economics agents. Worked closely with 4-H clubs, Extension Homemaker organizations and landowners. Distributed pertinent information to county citizens.

**Full-Charge Bookkeeper, Learning Concepts, Inc., Austin, Texas**

August 1977 to August 1980: Responsible for financial record keeping. Supervised accounts payable, payroll, and daily reports. Prepared and submitted all tax reports and deposits. Assisted president and controller with cash flow and communications with creditors. Performed front office duties as needed.

**Bookkeeping Assistant, Ed Flood Oil Company, Amarillo, Texas**

January 1977 to July 1977: Assisted office manager/bookkeeper in preparation of daily records. Responsible for sales of fuel and automobile supplies. Scheduled fuel delivery to full-service stations. Performed front office duties.

**City Secretary/Treasurer, Groom, Texas.**

January 1975 to December 1976: Monitored daily operations of city which included water and sewer utilities, and garbage collection. Responsible for financial management and maintenance of books and records. Performed tax assessor/collector duties. Prepared council agendas, minutes, ordinances and other governmental documents for three-man city commission.

**Assistant Clerk, Groom, Texas**

**Assisted City Secretary – Groom, Texas**

June 1973 to January 1974: part-time basis. Handled water utilities and phones. Assisted with tax roll.

**EDUCATION**

Austin Community College; 1978-1979  
Clarendon Junior College; 1971

**WORKSHOPS and TRAININGS**

Texas Department of Rural Affairs Grant Application and Implementation Workshops  
Texas Department of Housing and Community Affairs Grant Workshops  
Texas Department of Transportation Grant Workshops  
Texas Safe Routes to School Grant Administration Workshops  
Texas Engineering Extension Service City Managers Problems Clinic  
Texas Municipal League Annual Conference  
Texas County Treasurers' Association Annual Conference

**CERTIFICATIONS**

Texas Engineering Extension Service - Texas Department of Transportation LGPP Qualified  
Texas County Treasurers' Certification

# JULIE HARTLEY

## Management Consultant

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### **PROFESSIONAL EXPERIENCE**

#### **Management Consultant, Langford Community Management Services, Austin, Texas**

March 2013 to present: Write, review and administer competitive grants on behalf of rural cities and counties throughout the State of Texas. Responsible for the correspondence and submission of Texas Community Development Program (TCDP) grant applications to the Texas Department of Agriculture and U.S. Department of Housing and Urban Development. Oversee financial management, monitor construction and engineering activities for grantees. Oversee and process certified payrolls for community projects. Conduct public hearings for grant programs at city council and commissioner's court meetings as needed. Insure communities we represent comply with applicable State & Federal rules and regulations from application through administration. Continuously attend trainings, seminars, and workshops to keep current on applicable rules and regulations within each grant program. Maintain and build solid working relationships with pertinent governmental agencies that manage grant programs. Collaborate with communities and their public works, parks, and economic development programs to develop plans and strategies which better assist them in meeting the needs of their community.

#### **Federal Labor Standards Specialist, Texas Department of Housing & Community Affairs, Austin, TX**

March 2010 to July 2012: Reviewed and managed over 500 incoming payrolls weekly for the Weatherization and Energy Assistance Program utilizing American Recovery Act funds. Monitored the labor standards files of non-profits and community action agencies to verify compliance with the federal regulations of the Davis-Bacon Act.

#### **Program Specialist V, Texas Department of Rural Affairs, Austin, Texas**

November 1984 to October 2009: Regional Coordinator for the TxCDBG Program – managed contracts under the Texas Community Development Program. Coordinated and reported on acquisition, civil rights, minority business records and labor standards activities. Trained new employees – served as the trainer for TxCDBG employees and served as lead person for the Texas TCDP Implementation Manual Training.

#### **Administrative Assistant to Engineering Department, Texas Aeronautics Commission, Austin, Texas**

November 1981 to October 1984: Assisted with typing and processing engineers' monitoring reports on small airports in Texas; set up files on newly funded grantees. Archived old files into microfiche format.

### **EDUCATION**

Bachelor of Education – Baylor University, Waco

### **WORKSHOPS and TRAININGS**

Texas Department of Agriculture Grant Application and Implementation Workshops

U.S. Department of HUD Davis-Bacon Labor Standards Training

U.S. Department of HUD "All the Right Moves" Acquisition and Relocation Training

# CIMAGAROON HOWELL, ENVIRONMENTAL SPECIALIST

Mr. Howell assisted with the review of round 2.1 and 2.2 infrastructure applications for the hurricane Ike and Dolly community development and revitalization (CDR) Texas GLO program. All applications were reviewed for potential URA conflicts in accordance with the Texas GLO's relocation guidelines and real property acquisition guidelines.

**FIRM**

Langford Community Management Services, Inc

**AREAS OF EXPERTISE**

- ❖ HUD CDBG-DR Eight Years
- ❖ Environmental Oversight Eight Years

**Years of Experience**

15 years

**Registration/Certification**

Wetland Delineation, Professional Wetland Scientist, Chemist, Biologist,

**EDUCATION**

- ❖ M.A. Chemistry
- ❖ B.S. Microbiology

As project manager for the Texas GLO rollover pass closure and redevelopment project, Mr. Howell coordinated with CDR and Texas GLO legal, to include tom to ensure all URA requirements were met. I private business was operating at rollover pass and multiple funding streams and the contention of closing the pass created additional scrutiny from citizens and state and federal agencies.

**PRINCIPAL, CARBON 12, INC., AUSTIN, TX, 2016 - PRESENT**

As environmental advisor for the Texas General Land Office (GLO) Community Development and Revitalization (CDR) Program's City of Galveston Public Housing Replacement Program, Cimagaroon ensures approved Housing Development Plans are in compliance with Housing and Urban Development (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) environmental requirements. He provides environmental guidance to the GLO CDR Program staff, City of Galveston staff, Galveston Public Housing Program staff, and Public Housing Developers.

Cimagaroon served as part of project management for the City of Liberty Hill. He provides preliminary scoping for city-wide projects in an effort to prioritize project development and estimate project cost. He assists the City of Liberty Hill with the capture of project funding and provides project management services through design, construction, and project closeout.

**PROJECT MANAGER, HNTB, AUSTIN, TX, 2013 - 2016**

Cimagaroon performed project management and construction oversight of infrastructure projects for the Texas GLO CDR Program; provided guidance and direction for approximately 2,500 projects in Texas for the \$1.5 billion in HUD CDBG-DR funding that was allocated for infrastructure in response to damages associated with Hurricane Ike and Dolly; oversaw agency coordination, environmental compliance, engineering design, construction, and grant closeout; and performed extensive state and federal agency coordination, stakeholder engagement, comprehensive review, and

# MELISA DURHAM

## Management Consultant

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### **PROFESSIONAL EXPERIENCE**

#### **Management Consultant, Langford Community Management Services, Austin, Texas**

August 2013 to present: Prepare Environmental Review Records (ERR) for Texas Department of Agriculture's Office of Rural Affairs' Community Development projects administered by Langford and the General Land Office. The ERR includes research and determination of information as to whether the human environment would be negatively impacted by the project activities and outcome; publishing of Public Notices; Coordination with the Texas Historical Commission, Texas Coastal Program, United States Fish and Wildlife Service, Texas Parks and Wildlife Department, Environmental Protection Agency, Texas Department of Agriculture, engineers, administrator and Grantee staff.

Assist with writing of competitive grants on behalf of rural cities and counties throughout the State of Texas, and correspondence and submission of grant applications to the appropriate federal and/or state agency with a primary focus within the following agencies: Texas Department of Rural Affairs, Texas Department of Rural Affairs – Disaster Recovery Division; Texas Department of Agriculture; Texas Parks & Wildlife Department; Texas Historical Commission; Texas Department of Economic Development; Texas Department of Transportation; as well as private entities such as HNTB. Continuously attend trainings, seminars, and workshops to keep current on applicable rules and regulations within each grant program. Maintain and build solid working relationships with pertinent governmental agencies that manage grant programs. Collaborate with communities and their public works, parks, and economic development programs to develop plans and strategies which better assist them in meeting the needs of their community.

#### **Office Manager, Frontera Administrative Services, Inc., Austin, Texas**

June 2009 to June 2013: Co-managed grant projects funded through the Texas Department of Transportation Border Colonia Access Paving (BCAP), Texas Department of Agriculture Community Development (CDBG), and Texas Water Development Board Economically Distressed Areas Program (EDAP): Write, review and administer competitive grants on behalf of rural cities and counties throughout the State of Texas. Responsible for the correspondence and submission of grant applications. Oversee financial management, monitor construction and engineering activities for grantees. Oversee and process certified payrolls for community projects. Responsible for the environmental clearance of projects to include the submission and maintenance of the Environmental Review Record for projects as needed. Insure communities we represent comply with applicable State & Federal rules and regulations from application through administration. Continuously attend trainings, seminars, and workshops to keep current on applicable rules and regulations within each grant program. Maintain and build solid working relationships with pertinent governmental agencies that manage grant programs. Collaborate with communities and their public works and economic development programs to develop plans and strategies which better assist them in meeting the needs of their community.

### **WORKSHOPS and TRAININGS**

The Office of Rural Affairs Implementation Workshops

The Office of Rural Affairs TxCDBG Administrator Certification Workshops

Texas Municipal League Annual Conferences

TDHCA 1<sup>st</sup> Thursday Eligibility Training for Affordable Housing Programs

TDHCA Environmental Review and Clearance for Single Family Housing Construction Projects

# Suellen Jordan

## Management Consultant

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### PROFESSIONAL EXPERIENCE

#### **Management Consultant, Langford Community Management Services, Austin, Texas**

August 2015 to Present - Write, review and administer competitive grants on behalf of rural cities and counties throughout the State of Texas. Responsible for the correspondence and submission of grant applications to the appropriate federal and/or state agency with a primary focus within the following agencies: Texas Department of Agriculture, Texas Department of Rural Affairs, and Texas Department of Rural Affairs – Disaster Recovery Division. Oversee financial management, monitor construction and engineering activities for grantees. Oversee and process certified payrolls for community projects. Conduct public hearings for grant programs at city council and commissioner's court meetings as needed. Insure communities we represent comply with applicable State & Federal rules and regulations from application through administration. Continuously attend trainings, seminars, and workshops to keep current on applicable rules and regulations within each grant program. Maintain and build solid working relationships with pertinent governmental agencies that manage grant programs. Collaborate with communities and their public works, parks, and economic development programs to develop plans and strategies which better assist them in meeting the needs of their community.

#### **Hacienda del Lago (HdL), Austin Texas**

2008 to 2015: Built HdL Wedding Venue and Vacation business from zero to \$160,000 per year with total revenues of over \$500,000. Performed sales, marketing, operations, and event planning roles to book and execute over 280 vacations/weddings/receptions. Managed a crew of six to maintain 10-acre property, main house, tent and grounds. As main sales agent, provided sales and marketing for both vacation and wedding venue, fielded thousands of incoming phone and email inquiries, and conducted hundreds of property showings for prospective clients. As a certified wedding planner provided private planning services for couples including designing and installing decor, site layouts, and event timeline and flow. Executed client contracts, and consulted on client/vendor agreements.

#### **Volente Fire Department (VFD), Volente, Texas**

2001 to Present: VFD Board member and Secretary – Attend and record all Board meeting minutes and submit to VFD board as required by law.

2004 to 2011: ESD 14 Treasurer–Budgeted/managed tax payer dollars up to \$1 million to fund operations of the Volente Fire Department.

2003 to 2010: VFD Assistant Fire Chief - Responsible for administrative support for VFD. Represented VFD at monthly CAFCA meetings. Consulted with Fire Chief on department issues and acted on his behalf in his absences required.

2001 - 2009 EMT-B First Responder - Ran over 680 medical and fire emergency calls in the Volente area and was awarded the prestigious National Phoenix Life Saving Award in 2009.

#### **Dell, Inc, Austin Texas**

1988 to 1998: Senior Logistics Manager – Dell employee number 600, was promoted through 4 positions during Dell's explosive growth period. Positions included accounts payable, logistics, procurement, and logistics management. Managed a five-person logistics team to coordinate efforts of 150+ Dell personnel. Created methodology for transportation vendor selection, contracting and management resulting in extensive reduction in freight costs. Methodology also included streamlining delivery of raw materials to warehouse and delivery of finished goods to end user. Pioneered and debugged the computer industry's first Just-in-Time (JIT) logistics program. Established and managed lost/stolen computer/parts claims procedures, re-inventing the claims reimbursement process with vendors such as FedEx, UPS, and Airborne Express.

### EXPERTISE

Project/Staff Management, Operational Efficiency, Planning/Organizing, Time Line Management, Sales/Customer Service, Marketing Support, Client Satisfaction/Retention, Systems Oriented

### EDUCATION

Sam Houston State University

### WORKSHOPS, TRAINING, CERTIFICATIONS

TxCDBG Implementation Workshop 2015

Texas Municipal League Annual Conference



# JESSICA BICKFORD

Management Consultant

## PROFESSIONAL EXPERIENCE

**Management Consultant, Langford Community Management Services, Austin, Texas**

December 2013 to present: Assist with preparing Environmental Review Records (ERR) for Texas Department of Agriculture's Office of Rural Affairs' Community Development projects administered by Langford and the General Land Office. The ERR includes research and determination of information as to whether the human environment would be negatively impacted by the project activities and outcome; publishing Public Notices; Coordination with the Texas Historical Commission, Texas Coastal Program, United States Fish and Wildlife Service, Texas Parks and Wildlife Department, Environmental Protection Agency, Texas Department of Agriculture, engineers, administrator and Grantee staff.

Assist with writing competitive grants on behalf of rural cities and counties throughout the State of Texas, and correspondence and submission of grant applications to the appropriate federal and/or state agency with a primary focus within the following agencies: Texas Department of Rural Affairs, Texas Department of Rural Affairs – Disaster Recovery Division; Texas Department of Agriculture; Texas Parks & Wildlife Department; Texas Historical Commission; Texas Department of Economic Development; Texas Department of Transportation; as well as private entities such as HNTB. Continuously attend trainings, seminars, and workshops to keep current on applicable rules and regulations within each grant program. Maintain and build solid working relationships with pertinent governmental agencies that manage grant programs. Collaborate with communities and their public works, parks, and economic development programs to develop plans and strategies which better assist them in meeting the needs of their community.

**Data Entry, Innovative Aftermarket Systems Inc., Austin, Texas**

October 2010 to November 2013: Data entered hundreds of different customer contracts a day into the system once we received contracts from the dealerships after customers bought cars with different types of coverages.

## EDUCATION

Leander High School, Leander TX

Austin Community College, in process of obtaining Associates in Psychology. Cedar Park, TX

## WORKSHOPS and TRAINING

The Office of Rural Affairs Implementation Workshops

The Office of Rural Affairs TxCDBG Administrator Certification Workshops

Texas Municipal League Annual Conference

HUD Foundations in Environmental Review Training Workshop

TDHCA Environmental Review and Clearance for Single Family Housing Construction Projects

Texas Capital Fund Downtown Revitalization and Main Street Implementation and Application Workshops

TxCDBG Implementation Manual Training

# MANAGEMENT CONSULTING AND GRANT ADMINISTRATION

## LIST OF REFERENCES

### CITIES AND COUNTIES

Atascosa County	Bob Hurley, County Judge (830) 769-3093
City of Bandera	Suzanne Schauman, Mayor (830) 796-3765
City of Bartlett	James M. Grant, Mayor (254) 527-3219
City of Bastrop	Trey Job, Public Works Director (512) 321-3941
Bastrop County	Paul Pape, County Judge (512) 332-7201
Bee County	April Cantu, County Auditor (361) 362-3200
City of Bertram	Georgina Hernandez, City Secretary (512) 355-2197
City of Blanco	Martha Herden, Mayor (830) 833-4525
City of Buda	Kenneth Williams, City Manager (512) 312-0084
City of Bynum	Mada Barron, City Secretary (254) 623-4400
City of Cedar Park	Curt Randa, Parks & Recreation Director (512) 258-4121
City of Charlotte	Gracie Garcia, City Secretary (830) 277-1414
City of Christine	Odel Vasquez, Mayor (830) 784-3320
City of Cisco	Peggy Ledbetter, Finance Director (254) 442-2111
City of Devine	Dora Rodriguez, City Secretary (830) 663-2804

**MANAGEMENT CONSULTING AND GRANT ADMINISTRATION**  
**LIST OF REFERENCES (continued )**

City of Elgin	Amy Miller, Community Development (512) 285-5721
City of Falls City	Lauren Sturm, City Secretary (830) 254-3242
Fayette County	Edward Janecka, County Judge (979) 968-6469
City of Fayetteville	Ronnie Pflughaupt, Mayor (979) 378-2559
City of Flatonia	Melissa Brunner, City Secretary (361) 865-3548
City of Florence	Amy Crane, City Secretary (254) 793-2490
City of Gatesville	William H. Parry III, City Manager (254) 865-8951
City of Giddings	Clifton Wachsmann, Finance Director (979) 540-2710
City of Hallettsville	Jason Cozza, City Administrator (361) 798-3681
City of Harker Heights	Alberta Barrett, Finance Director (254) 953-5600
Hays County	Lindsay McClune, Grants Coordinator (512) 393-2211
City of Hondo	Kim Davis, City Manager (830) 426-3378
City of Karnes City	Robert Evans, City Manager (830) 780-3422
Karnes County	Lajuana Kasprzyk, County Auditor (830) 780-3732
City of Kennedy	Barbara Shaw, City Manager (830) 583-2230
City of La Coste	George Salzman, City Administrator (830) 985-9494

# MANAGEMENT CONSULTING AND GRANT ADMINISTRATION

## LIST OF REFERENCES (continued)

City of La Grange	Shawn Raborn, City Manager (979) 968-5805
City of Lampasas	Finley deGraffenried, City Manager (512) 556-6831
Live Oak County	Jim Huff, County Judge (361) 449-2733
City of Lyford	Lydia Moreno, City Secretary (946) 347-3512
City of Marble Falls	Margie Cardenas, Chief Financial Officer (830) 693-3615
City of Martindale	Kim Smith, Mayor (512) 256-2639
City of Moody	William Sterling, City Administrator (254) 853-2314
McMullen County	James Teal, County Judge (361) 274-3341
City of New Braunfels	Stacey Snell AICP—Asst. Planning Director (830) 221-4050
City of Nolanville	Gary Kent, Police Chief (254) 698-6335
City of Robinson	Robert E. Cervenka, City Manager (254) 662-1415
City of Rockdale	Chris Whittaker, City Manager (512) 446-2511
City of Runge	Homer Lott, Jr., Mayor (830) 239-4121
City of San Marcos	Rodney Cobb, Parks & Recreation Director (512) 393-8147
City of Smiley	Ellis Villasana, Mayor (830) 587-6220
City of Smithville	Robert Tamble, City Manager (512) 237-3282
City of Taylor	Rosemarie Dennis, Finance Director (512) 352-3675

## MANAGEMENT CONSULTING AND GRANT ADMINISTRATION

City of Thrall	Troy Marx, Mayor (512) 898-5306
City of Weimar	Dolores Stoever, City Secretary (979) 725-8554
Williamson County	Sally Bardwell, CDBG Grants Coordinator (512) 943-3757
Wilson County	Albert Gamez, County Commissioner, Pct. 1 (830) 393-7441 Paul Pfiel, County Commissioner, Pct. 2 (830) 393-7304

**SAM Search Results**  
**List of records matching your search for :**

**Search Term : langford\* community\***  
**Record Status: Active**

<b>ENTITY</b>	Langford Community Management Services, Inc.	Status:Active
DUNS: 604131664	+4:	CAGE Code: 5U3R0 DoDAAC:
Expiration Date: Jan 12, 2018	Has Active Exclusion?: No	Delinquent Federal Debt?: No
Address: 2901 County Road 175		
City: Leander	State/Province: TEXAS	
ZIP Code: 78641-1608	Country: UNITED STATES	

## Texas Historically Underutilized Business (HUB) Certificate



Certificate/VID Number: 1742804904700  
File/Vendor Number: 59528  
Approval Date: 25-JAN-2017  
Scheduled Expiration Date: 25-JAN-2021

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

### **LANGFORD COMMUNITY MANAGEMENT**

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed 28-APR-2017, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day-to-day management, operational control, business location) provided in the submission of the business' application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

*Laura Cagle-Hinojosa, Statewide HUB Program Manager  
Statewide Support Services Division*

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (<https://mycpa.cpa.state.tx.us/tpasscmlbsearch/index.jsp>) or by contacting the HUB Program at 512-463-5872 or toll-free in Texas at 1-888-863-5881.

Rev. 06/16



TEXAS DEPARTMENT OF AGRICULTURE  
COMMISSIONER SID MILLER

# Judy Langford

This is to certify that the above named individual has completed the  
Texas Department of Agriculture's  
Texas Community Development Block Grant Implementation Workshop  
And is certified to Administer TxCDBG contracts.

Awarded this 14<sup>th</sup> day of July 2017

Suzanne Barnard Director for Community Development Block Grant Program



TEXAS DEPARTMENT OF AGRICULTURE  
COMMISSIONER SID MILLER

# Margaret Hardin

This is to certify that the above named individual has completed the  
Texas Department of Agriculture's  
Texas Community Development Block Grant Implementation Webinar  
And is certified to Administer TxCDBG contracts.

Awarded this 14<sup>th</sup> day of July 2017

Suzanne Barnard Director for Community Development Block Grant Program



TEXAS DEPARTMENT OF AGRICULTURE  
COMMISSIONER SID MILLER

# Julie Hartley

This is to certify that the above named individual has completed the  
Texas Department of Agriculture's  
Texas Community Development Block Grant Implementation Webinar  
And is certified to Administer TxCDBG contracts.

Awarded this 14<sup>th</sup> day of July 2017

Suzanne Barnard Director for Community Development Block Grant Program



TEXAS DEPARTMENT OF AGRICULTURE  
COMMISSIONER SID MILLER

# Melisa Durham

This is to certify that the above named individual has completed the  
Texas Department of Agriculture's  
Texas Community Development Block Grant Implementation Workshop  
And is certified to Administer TxCDBG contracts.

Awarded this 14<sup>th</sup> day of July 2017

Suzanne Barnard Director for Community Development Block Grant Program

# City Council Agenda Form



Date Submitted: June 18, 2018

Agenda Date Requested: June 21, 2018

## Project/Proposal Title:

Discuss and consider possible action regarding Resolution 18-2018 amending the 2017/2018 Operating Budget (Budget Amendment No. 11) providing for increased appropriations in the General Fund for contract and audit services.

## Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

## Project/Proposal Summary:

Resolution 18-2018 if approved will reallocate \$112,250.00 from the City's General Fund Unobligated Fund Balance to the Administration Department for Contract Services (\$110,750.00) and the Council/Board Department for Audit Services (\$1,500.00).

The \$110,750.00 for Contract Services will be utilized to cover costs associated with the Langford Community Management Services proposal, being considered by Council on Thursday, June 21, 2018.

The \$1,500 for Audit Services will be utilized to cover costs association with the Armstrong, Vaughn, & Associates proposal being considered by Council on Thursday, June 21, 2018.

## Financial:

The total transfer of funds from the General Fund's Unobligated Fund Balance will be \$112,250.00. The current balance of the City's General Fund Unobligated Fund Balance is \$1,200,093.02. This transfer would bring the fund balance to \$1,087,843.02.

## Recommendation:

The City Administrator, Shawn Cox recommends approval of this item.

## Attached:

- Resolution 18-2018 (Budget Amendment No. 11)

**RESOLUTION NO. 18-2018**

**A RESOLUTION AUTHORIZING AN AMENDMENT TO THE 2017/2018 OPERATING BUDGET (BUDGET AMENDMENT NO. 11), PROVIDING FOR THE TRANSFER OF FUNDS IN THE GENERAL FUND UNOBLIGATED FUND BALANCE TO THE GENERAL FUND ADMINISTRATION DEPARTMENT CONTRACT SERVICES AND CITY COUNCIL/BOARD DEPARTMENT AUDIT SERVICES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council approved the 2017/2018 Operating Budget and appropriated the necessary funds out of the General Fund Unobligated Fund Balance; and

**WHEREAS**, the City Council has reviewed and approves the report establishing the need for increased appropriations in the General Fund Administration Department (6370-Contract Services) for Administration/Professional Services, and in the General Fund City Council/Board Department (6330-Audit Services) for review of the Hotel Occupancy Tax Fund.

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, TEXAS, THAT:**

**Section 1**

The City Council of the City of Wimberley, Texas, hereby authorizes and approves an amendment to the 2017/2018 Operating Budget (Budget Amendment No. 11) for the purpose and in the amounts shown below.

**General Fund Unobligated General Fund Balance**

**Transfers – Transfer from General Fund Unobligated Fund Balance**

Decrease fund balance (1,200,093.02 by \$112,250.00)

**Transfers – Transfer to Administration Department  
(6370 – Contract Services)**

Increase expenditure balance in 6370 – Contract Services from \$13,000.00 to \$123,750.00

**Transfers – Transfer to Administration Department  
(6370 – Contract Services)**

Increase expenditure balance in 6370 – Contract Services from \$15,125.00 to \$16,625.00

**The effect of these transactions will reduce fund balance in the General Fund Unobligated Fund Balance by \$112,250.00 and increase expenditures in the Administration Department (6370-Contract Services) by \$110,750.00, and Council/Board Department (6330-Audit Services) by \$1,500.00.**

**Section 2**

**The City Council of the City of Wimberley, Texas, hereby amends the 2017/2018 Operating Budget, increasing appropriations in the funds stated in Section 1 above.**

**Section 3**

This resolution shall be and become effective immediately upon and after its adoption and approval.

**PASSED AND APPROVED** this **21<sup>st</sup>** day of **June, 2018**.

The City of Wimberley, Texas

\_\_\_\_\_  
Susan Jagers, Mayor

ATTEST:

\_\_\_\_\_  
Laura J. Calcote, City Secretary

# City Council Agenda Form



Date Submitted: June 19, 2018

Agenda Date Requested: June 21, 2018

Project/Proposal Title: **DISCUSSION AND POSSIBLE ACTION - Options and Alternatives to the Wastewater Treatment Facility**

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

Place Three Council Member Allison Davis requested this item be placed on the agenda for consideration and possible action.

# City Council Agenda Form



Date Submitted: June 19, 2018

Agenda Date Requested: June 21, 2018

Project/Proposal Title: **DISCUSSION AND POSSIBLE ACTION - City Council Meeting Schedules**

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

**Project/Proposal Summary:**

Place Three Council Member Allison Davis requested this item be placed on the agenda for consideration and possible action.

Please find attached City Council Meeting Minutes from May 20, 2010, which established the first and third Thursdays of the month at 6:00 p.m. as the regular meeting day and time for City Council. This information can be found on page 9 of the document.

**City of Wimberley**  
 City Hall, 221 Stillwater  
 Wimberley, Texas 78676  
**Minutes of Regular Meeting of City Council**  
 May 20, 2010 at 6:30 p.m.

City Council meeting called to order at 6:30 p.m. by Mayor Tom Haley.

Reverend J.B. Young gave the Invocation and Mayor Haley and Councilmembers led the Pledge of Allegiance to the United States and Texas flags.

Councilmembers Present: Mayor Haley and Councilmembers Charles Roccaforte, Bob Flocke, Bill Appleman, Steve Thurber, and John White.

Staff Present: City Administrator Don Ferguson, City Secretary Cara McPartland, and City Attorney Cindy Crosby.

**Citizens Communications**

Sara Dishman, accompanied by her daughter Alexandra, spoke in support of Council considering an exception to City Code that would allow a miniature horse acquired in 2009 to be kept at her residence. She conveyed her understanding of City Code as a “living document” that can be adjusted over time. Mrs. Dishman stated that the subject miniature horse is smaller than certain large dog breeds and generates far less noise and smell than the family’s four dogs. She noted that the backyard has a privacy fence and that her daughter cleans the yard of waste from the horse on a weekly basis. Mrs. Dishman distributed copies of her notes on the subject horse to Council.

**1. Oath of Office**

Administer the oath of office to the mayor and two (2) councilmembers-elect of the City of Wimberley City Council.

428<sup>th</sup> State District Court Judge Bill Henry administered the oath of office to Mayor-elect Bob Flocke, Place Two Councilmember-elect Mac McCullough, and Place Four Councilmember-elect Steve Thurber. Once sworn in, all assumed duties of their respective offices.

**2. Discussion and Action on Election Related Matters**

- A. Consider approval of a resolution of the City Council of the City of Wimberley, Texas recognizing the public service rendered by Tom Haley as mayor of the City of Wimberley, Texas. (*Mayor Bob Flocke*)

Councilmember Thurber moved to approve the item as presented. Councilmember Appleman seconded. Motion carried on a vote of 5-0.

Mayor Flocke read the resolution to former Mayor Tom Haley and called a brief recess. Mayor Flocke presented former Mayor Haley with a gavel and plaque in appreciation of his service as mayor. City Administrator Ferguson gave a farewell presentation on Mayor Haley's tenure, conveyed best wishes, and presented him with bait and a fishing rod.

Former Mayor Haley expressed his thanks to the people of Wimberley, every Councilmember who served with him during his tenure, City Administrator Ferguson and City staff, friends who have supported him, and primarily his wife, for allowing him to serve.

Mayor Flocke reconvened the meeting at this time.

- B. Consider approval of an appointment of mayor pro-tempore for a term of one (1) year.  
(*Mayor Bob Flocke*)

Councilmember McCullough nominated Councilmember Roccaforte. Councilmember Appleman seconded. Motion carried on a vote of 5-0.

### **3. Consent Agenda**

- A. Approval of the minutes of the regular City Council meeting of May 6, 2010
- B. Approval of the minutes of the special City Council meeting of May 13, 2010
- C. Approval of the April 2010 City of Wimberley financial statements
- D. Approval of the reappointment of Phil Dane to the Wimberley Planning and Zoning Commission (*Place Four Councilmember Steve Thurber's nominee*)

Councilmember Thurber pulled Consent Agenda Item 3C.

Councilmember Thurber moved to approve all remaining Consent Agenda items. Councilmember White seconded. Motion carried on a vote of 5-0.

Discussion on Consent Agenda Item 3C addressed creation of a separate line item related to the new City Hall and reflection of revenue received from sale of the former city marshal's vehicle.

Councilmember Thurber moved to approve Consent Agenda Item 3C. Councilmember Appleman seconded. Motion carried on a vote of 5-0.

### **4. Presentation**

Presentation by representative(s) of the River Meadows Property Owners Association regarding emergency access issues in their neighborhood

River Meadows Property Owners Association (RMPOA) President Dr. Curt Busk presented a subcommittee report recommendation to upgrade the current emergency access road. He stated that

Fire Chief Carroll Czichos has been consulted in order to determine that approximately one-half of the road will have to be raised up out of the floodplain. He noted that the RMPOA board approved the upgrade per Carroll Czichos' recommendation and that the subcommittee is in the process of obtaining road upgrade cost/engineering data. He anticipated RMPOA action on the matter in October 2010, stated potential cost estimates ranging from \$8,000 to \$40,000, and projected the date for the start of construction. Dr. Busk stressed that RMPOA will keep the flood road where it currently is at the end of River Meadows Road extending through to Wayside Drive. He provided information on RMPOA's efforts to fund this project and noted that Fire Chief Czichos has deemed the current road passable, unless there is a 500-1,000 year flood event.

Discussion between City Administrator Ferguson and Dr. Busk established that there is an unlocked gate at Wayside Road and an unlocked chain at River Meadows Road, with the RMPOA's intent to leave such points open and not restrict access. City Administrator Ferguson stated that a "knox box" could be installed for use by emergency service providers, should restricted access occur in the future. Dr. Busk thanked City Administrator Ferguson for the "knox box" suggestion, but stated that the RMPOA's preference is to keep the access points unlocked at this time.

## **5. City Administrator Report**

This item was heard after Agenda Item 7B.

- Status report on the efforts underway to secure federal funding for the downtown wastewater project

City Administrator Ferguson reported that action on the City's Tier III, Phase I loan application has been postponed until the Texas Water Development Board's (TWDB's) June meeting agenda. He stated that funding alternatives are being explored for Phase II in an information-sharing process and anticipated a July presentation.

- Status report on sales tax collections for the City of Wimberley

City Administrator Ferguson reported that collections are flat, totaling \$64,364.09 for the May payment, representing March sales. He noted that the Lions Club reports record-breaking attendance for Market Days in the past two months and hoped for a gradual upward trend. Year-to-date collections for this year, when compared with the same time last year, are up approximately three percent (3%).

- Status report on the operation of the Wimberley Community Center

City Administrator Ferguson reported on that the City is on-target to meet its budget this year, which admittedly reflects about a \$40,000 deficit. He hoped for increased revenue during the busier fall season and advised that expenses continue to be monitored closely. He noted that some traditional annual bookings have fallen off due to economic reasons, but may return in the future.

There will be periodic rate review and consideration of City sponsorship of certain events (such as bridal fairs and home/garden shows).

- Status report on the plans for a public open house at the new City Hall

City Administrator Ferguson reported that planning for a dedication ceremony tentatively scheduled for June is underway and welcomed Council's input on possible scheduling.

- Status report on the plans for a reception to recognize the members of the City's various boards and commissions along with other City volunteers

City Administrator Ferguson reported that invitations have been sent for the reception, which is scheduled for Wednesday, May 26, 2010 at 5:30 p.m. at the Wimberley Community Center. He asked that Council forward any additional requests for invitations to specific volunteers. City Administrator Ferguson highlighted reception activities and welcomed the public's attendance. Councilmember Thurber suggested that the *Wimberley View* help in publicizing this event.

## **6. Public Hearing and Possible Action**

- A. Hold a public hearing and consider approval of an ordinance of the City of Wimberley, Texas approving an application for a conditional use permit submitted by David Estey to allow for a secondary single family residential building on a 5.26 acre tract of land located at 171 Panorama Drive, Wimberley, Hays County, Texas, zoned Residential Acreage (RA), and imposing certain conditions; and providing for findings of fact; amendment of the zoning district map; repealer; severability; effective date; and proper notice and meeting. (*David Estey, Applicant; this item was continued from the May 6, 2010 City Council meeting to allow the Planning and Zoning Commission to hear the request and make a recommendation*)

City Administrator Ferguson reviewed the application, including subject property location, acreage, current/proposed zoning/uses, and floor area of proposed secondary residential structure. He noted that the architectural style of the proposed building will be consistent with that of the surrounding neighborhood and will be in compliance with City Code. Maps were displayed of the subject property and it was noted that no opposition has been received. City staff and the Planning and Zoning Commission recommended approval.

No public comments were heard.

Discussion between City Administrator Ferguson and Councilmember Thurber addressed specifics on the proposed building, including information on maximum square footage and the septic system.

Councilmember Roccaforte moved to approve the item as presented. Councilmember Appleman seconded. Motion carried on a vote of 5-0.

- B. Hold a public hearing and consider approval of an ordinance of the City of Wimberley, Texas approving an application for a conditional use permit submitted by Robert Pitzer to allow for the sale of beer, wine and alcohol for on-premise consumption on a .1295 acre tract of land located at 13909 Ranch Road 12, Wimberley, Hays County, Texas zoned Commercial – Moderate Impact (C-2), and imposing certain conditions; and providing for findings of fact; amendment of the zoning district map; repealer; severability; effective date; proper notice and meeting. (*Robert Pitzer, Applicant*)

Mayor Flocke and Councilmember McCullough recused themselves from the meeting at this time due to a possible conflict of interest.

City Administrator Ferguson reviewed the application, summarized the applicant's proposed use, and displayed maps of the subject property, including notification area. He advised that no opposition has been received and that the Planning and Zoning Commission discussed capacity, access to rear of property, parking, and hours of sale. City Administrator Ferguson stated that the Planning and Zoning Commission unanimously recommended approval.

Mayor Pro-tem Roccaforte opened the public hearing.

Applicant Robert Pitzer commented on the limited nature of alcohol sales and described the intended venues for such sales, with plans to sell only wine for special events. Discussion between Councilmember Thurber and Mr. Pitzer addressed Texas Alcoholic Beverage Commission (TABC) regulations/permitting.

Hearing no further comments, Mayor Pro-tem Roccaforte closed the public hearing.

Councilmember Appleman moved to approve the item as presented. Councilmember Thurber seconded. Motion carried on a vote of 4-0, with Councilmember McCullough recused.

Mayor Flocke and Councilmember McCullough rejoined the meeting at this time.

- C. Hold a public hearing and consider approval of an ordinance of the City of Wimberley, Texas approving an application for a conditional user permit submitted by the Wimberley Lions Club to allow for the sale of beer, wine and alcohol for on-premise consumption on a 3.25 acre tract of land located at 601 FM 2325, Wimberley, Hays County, Texas, zoned Commercial – Low Impact (C-2), and imposing certain conditions; and providing for findings of fact; amendment of the zoning district map; repealer; severability; effective date; proper notice and meeting. (*Wimberley Lions Club, Applicant*)

Councilmember Thurber recused himself from the meeting at this time due to a possible conflict of interest.

City Administrator Ferguson reviewed the application, including subject property location, current/proposed zoning/uses, and specifics on the time/location of alcohol sales/consumption. It

was noted that the concept plan headings will be changed from Hamburger “Hut” to Hamburger “Hill,” in order to correctly state the location where beer sales are planned. A variance from the three hundred foot (300’) distance requirement will also be needed. City Administrator Ferguson advised that Planning and Zoning unanimously recommended approval with the following conditions: the sale/consumption of alcohol is limited to the area designated in the application as “Hamburger Hill,” and only on designated Market Days. Should Market Days extend to Sundays or the area of sales/consumption expands/changes, a CUP amendment would be required. City Administrator Ferguson explained the Planning and Zoning Commission’s reasoning for not imposing a time limitation and stated that staff recommends approval.

Discussion between Mayor Flocke and City Administrator Ferguson established that no opposition has been received to this request.

No public comments were heard.

City Administrator Ferguson replied affirmatively to Councilmember McCullough’s inquiry relating to payment of conditional use permit (CUP) application fees, in the event an amendment is needed. City Administrator Ferguson explained that this application is limited to the area designated as “Hamburger Hill.” Lions Club representative Don Campbell stated that the purpose of the CUP was to hopefully increase foot traffic at the north end of field. He felt that a future possible expansion to the pavilion area is likely, but understood that for this CUP request the area is limited as designated in the application.

Councilmember McCullough moved to approve the item as presented, including Planning and Zoning’s recommended conditions as previously stated. Councilmember Appleman seconded. Motion carried on a vote of 4-0, with Councilmember Thurber recused.

- D. Hold a public hearing and consider approval of a waiver of the 300-foot distance requirement relating to the sale of beer, wine and alcohol at 601 FM 2325, Wimberley, Hays County, Texas. (*Wimberley Lions Club, Applicant*)

City Administrator Ferguson reported that no public comments either for or against the requested waiver have been received by the City. He stated that Council may waive the distance requirements if it finds enforcement of the distance provision in a particular case:

- is not in the best interest of the public
- constitutes waste or inefficient use of land or other resources
- creates an undue hardship on an applicant
- does not serve its intended purpose
- is not effective or necessary
- for any other reason the council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines in the best interest of the community

No public comments were heard.

Councilmember Appleman asked whether another waiver would be required should the time/area of alcohol sales be changed in the future. City Administrator Ferguson replied that any change to the CUP as approved would be treated as a separate zoning action and would require another waiver request.

Councilmember Appleman moved to approve the item as presented, including the previously stated findings. Councilmember McCullough seconded. Motion carried on a vote of 4-0, with Councilmember Thurber recused.

Councilmember Thurber rejoined the meeting at this time.

- E. Hold a public hearing and consider approval of the subdivision of a 4.779 acre tract of land located at 241 Box Canyon Road, Wimberley, Hays County, Texas into two (2) lots to be known as *Ironhorse Ridge Lots 1 and 2*, along with a requested variance from Section 154.063(C) of the Code of Ordinances of the City of Wimberley, Texas relating to same. (*Kelly Kilber, Pro-Tech Engineering Group, Agent for Vicki West & Ellis Richard Berryman, Applicants*)

City Administrator Ferguson reviewed the application to subdivide a 4.779 acre tract currently zoned R-1 into one 2.772 acre lot and one 2.007 acre lot. The unique legal agreement between the two parties makes it difficult to conform to lot shape regulations; therefore, a variance is also requested from the average depth to average width ratio requirements. He noted that the Hays County 911 mapping office has corrected the subject property's address to 241 Box Canyon, rather than 341 Box Canyon as previously entered. City Administrator Ferguson displayed maps of the subject property and surrounding area and conveyed Planning and Zoning's unanimous recommendation for approval of the item, along with the requested variance.

No public comments were heard.

Councilmember White moved to approve the item as presented, along with the requested variance. Councilmember McCullough seconded. Motion carried on a vote of 5-0.

- F. Hold a public hearing and consider approval of a variance from Section 95.07 (1.2) of the City of Wimberley On-Site Sewage Facilities Order relating to the minimum required separation distances for a proposed on-site sewage facility on 308 Loma Vista Drive, Wimberley, Hays County, Texas. (*City Sanitarian*)

City Administrator Ferguson explained the need for the variance request due to the limited options available for placement of the drain field. The proposed sewage facility is an engineered OSSF designed with special features, such as cutoffs, to minimize any adverse impact on the Blanco River. Because the system will provide adequate protection of the public health and environment, staff recommended approval.

No public comments were heard.

Discussion addressed the proposed system, engineering standards, Protected Water Overlay District (PWOD) requirements, fees paid by the applicant, specific motion language, state floodway/floodplain requirements versus local PWOD regulations, and possible future extension of Aqua Texas lines to Loma Vista.

Councilmember Thurber moved to approve the item as presented. Councilmember Appleman seconded. Motion carried on a vote of 5-0.

## **7. Discussion and Possible Action**

- A. Discuss and consider possible action regarding the *City Street Condition Assessment Report* prepared for use in the development of a City Street Capital Improvement Plan. (*City Administrator*)

City Administrator Ferguson presented background information on the report (*attached to these minutes*), including profile data, grading criteria, findings, and action plans. He detailed specific streets, including associated costs, recommended improvements, prioritization, and grades. He displayed photographs to better illustrate standards and existing conditions. Overall, City Administrator Ferguson cited costs at approximately \$2,800,000, rated City streets as “C+,” and recommended development of a five-year capital improvement plan (CIP) by the Transportation Advisory Board (TAB), with street assessment updates as needed.

Discussion addressed TAB’s CIP development process, improvements already budgeted (indicated on report by the designation “FY 2010”), and assessment of Flite Acres Road.

Councilmember Appleman expressed concerns over long-term costs and thanked staff for completing the report, but felt that there needs to be discussion of financing issues. Discussion addressed staff’s recommendation to set a “B-level” standard for City streets, to allow TAB to prioritize certain streets, and to carefully examine costs, which may require alternate funding. Other points of discussion included Hays County role in financial assistance and street maintenance via an existing interlocal agreement. Councilmember McCullough felt that there may be some degree of acknowledgement among citizenry that needed street improvements cannot be paid for under current revenues and favored sharing of information on this topic. Safety concerns related to Flite Acres Road, Box Canyon, and Little Ranches, were discussed, including sight distance problems, road deterioration, and drainage issues.

Councilmember Thurber moved to approve TAB’s review and prioritization in order to develop a City street CIP. Councilmember Appleman seconded. Motion carried on a vote of 5-0.

- B. Discuss and consider possible action on a request to install directional signs in the City right-of-way for the 2010 Wimberley 4-H Club Memorial Day weekend rodeo. (*City Administrator*)

This item was heard after Agenda Item 4.

City Administrator Ferguson reviewed the request to place directional signage in the City's right-of-way to help direct visitors to the Wimberley 4-H Club rodeo on Memorial Day weekend.

Wimberley 4-H Club Manager Kim McGee thanked Council for its consideration and provided information on her organization's fundraising efforts and recipients. She felt that directional signage will help with any confusion over the 4-H Club's Memorial weekend rodeo versus the upcoming Fourth of July rodeo event. She advised that a committee will remove all signs immediately after the event. In response to Councilmember Thurber, Ms. McGee replied that signs will be in place for approximately one week leading up to the event.

Discussion addressed any needed coordination with Texas Department of Transportation on placement and suggested motion wording to state that approval would serve a public purpose.

Councilmember Appleman moved to approve the item as presented, in order to serve a public purpose. Councilmember Thurber seconded. Motion carried on a vote of 5-0.

- C. Discuss and consider approval of a route for the upcoming Fourth of July Parade to be held on Monday, July 5, 2010. (*City Administrator*)

City Administrator Ferguson provided details on the route, which is the same as the route used last year. He noted that the parade takes place on Monday, July 5, 2010 and recommended approval.

Councilmember White moved to approve the item as presented. Councilmember Roccaforte seconded. Motion carried on a vote of 5-0.

Mayor Flocke invited participation in the upcoming Fourth of July Jubilee dunking tank booth.

- D. Discuss and consider possible action on a proposal to change the start time for regular meetings of the Wimberley City Council. (*Mayor Pro-tem Charles Roccaforte*)

After weighing the suggested 5:30 p.m. start time and alternatives, discussion reached agreement to meet at 6:00 p.m. due to concerns about public convenience and accessibility, with later placement for public hearing agenda items. Mayor Flocke suggested annual review of the meeting start time.

Councilmember Thurber preferred to leave the meeting day/time as is. Councilmember Appleman moved to change the meeting time from 6:30 p.m. to 6:00 p.m., with the meeting days to remain on the first and third Thursdays of each month. Councilmember White seconded. Motion carried on a vote of 5-0.

**8. City Council Reports**

- Announcements
- Future Agenda Items

As a future agenda item, Councilmember Thurber requested an item on Las Flores traffic, which City Administrator Ferguson advised will be on Council’s next agenda.

City Administrator Ferguson thanked Mayor Flocke for mowing the City Hall lawn this week.

Hearing no further announcements or future agenda item requests, Mayor Flocke called the meeting adjourned at 8:35 p.m.

**Adjournment:** Council meeting adjourned at 8:35 p.m.

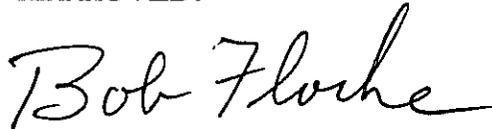
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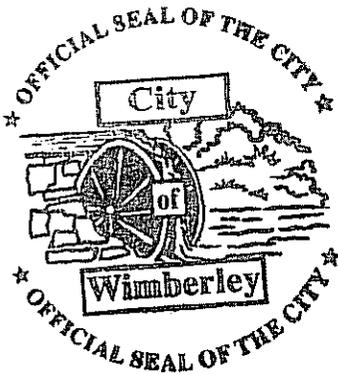
Cara McPartland

These minutes approved on the 3<sup>rd</sup> of June, 2010.

**APPROVED:**



**Bob Flocke, Mayor**



**STREET EVALUATION RECOMMENDATIONS FOR THE CITY OF WIMBERLEY**

Street Name	Total Cost	Recommended Improvement	Grade
Arrow Lake Road	22,914.00	Single Course Surface Treatment	C
Barber Drive	13,086.00	Single Course Surface Treatment	C
Belle Drive	4,638.00	Single Course Surface Treatment	C
Blanco Drive	-	Routine Maintenance	B
Bluebird Lane	-	Routine Maintenance	B
Blue Heron Road	8,160.00	Single Course Surface Treatment	B
Blue Heron Run	10,206.00	Single Course Surface Treatment	C
Blue Hole Lane	-	Routine Maintenance	B
Brinkley Drive	48,618.00	Single Course Surface Treatment	C
Buttercup Lane	-	Routine Maintenance	B
Carney Lane	-	Routine Maintenance	A
Cedar Hollow	-	Routine Maintenance	B
Cedar Springs Drive	19,116.00	Single Course Surface Treatment	C
Chapparal Drive	-	Routine Maintenance	B
Cindi Circle	10,542.00	Single Course Surface Treatment	C
Cliffview Drive	12,278.00	Reconstruct/Double Course Surface Treatment	F
Climbing Way	-	Routine Maintenance	A
Climbing Way (Brinkley to Hilltop)	-	Routine Maintenance	A
CR 1492	126,876.00	Single Course Surface Treatment	B
Cypress Creek Lane	-	Routine Maintenance	A
DeLuna Lane	13,962.00	One Inch Overlay	C
Deer Crossing Lane	44,652.00	Scarify/Double Course Surface Treatment	C
Dobie Drive	41,208.00	Scarify/Double Course Surface Treatment	C
Donna Drive	9,534.00	Single Course Surface Treatment	B
Emergency Lane	-	Routine Maintenance	A
Flite Acres Road	27,648.00	Double Course Surface Treatment	B
Freedom Drive	-	Routine Maintenance	B
Frontier Trail	-	Routine Maintenance	B
Glenwood Drive	14,304.00	Scarify/Double Course Surface Treatment	C
Green Acres Drive	-	Routine Maintenance	A
Hinson Road	12,348.00	Reconstruct/Double Course Surface Treatment	F
Heritage Hill Drive	9,564.00	Single Course Surface Treatment	C
Hidden Valley Road	42,492.00	Scarify/Double Course Surface Treatment/Single Course Surface Treatment	D
Hilltop (Sunset/Sunrise)	112,116.00	Scarify/Double Course Surface Treatment	C
Hillview Road	32,808.00	Double Course Surface Treatment	C
Hoots Holler	46,332.00	Scarify/Double Course Surface Treatment	D
Hub Drive	41,628.00	Single Course Surface Treatment	C
Jewel Lane	15,612.00	Single Course Surface Treatment	C
Joe Wimberley Boulevard	71,949.00	1.5 Inch Overlay	B
Kingsway Drive	-	Routine Maintenance	B
La Buena Vista Drive (Las Flores Loop)	-	Routine Maintenance	A
La Buena Vista Drive	36,888.00	Scarify/Double Course Surface Treatment	C
La Pais Drive	-	Routine Maintenance	FY 2010

**STREET EVALUATION RECOMMENDATIONS FOR THE CITY OF WIMBERLEY**

Street Name	Total Cost	Recommended Improvement	Grade
Lindi Lane	-		
Lange Road	6,672.00	Single Course Surface Treatment	C
Las Flores Drive	22,128.00	Single Course Surface Treatment	B
Liberty Drive	-	Routine Maintenance	FY 2010
Little Arkansas Road	-	Routine Maintenance	B
Little Ranches Road	24,016.00	Double Course Surface Treatment	C
Leverrets Loop	217,356.00	Scarify/Double Course Surface Treatment	C
Loma Vista	54,576.00	Single Course Surface Treatment	B
Malone Drive	37,674.00	One Inch Overlay	C
Mary Stephenson Lane	9,744.00	Reconstruct/Double Course Surface treatment	F
Masonic Lodge Road	-	Routine Maintenance	B
Meadow View Drive	15,342.00	Single Course Surface Treatment	C
Melody Way	18,156.00	Single Course Surface Treatment	C
Meridian Drive	-	Routine Maintenance	B
Mesa Drive	25,856.00	Double Course Surface Treatment	C
Mill Race Lane	19,728.00	Single Course Surface Treatment	B
Oak Drive	49,967.00	1.5 Inch Overlay	F
Oldham Street	16,289.00	1 Inch Overlay	C
Old Kyle Road	4,944.00	Single Course Surface Treatment	B
Packsaddle Pass	85,869.00	1.5 Inch Overlay	C
Palos Verdes	64,296.00	Double Course Surface Treatment	B
Palos Verdes (RR12-La Pais)	-	Routine Maintenance	A
Rhodes Lane	-	Routine Maintenance	FY 2010
Rhodes Lane	-	Routine Maintenance	B
Ridge Road	15,072.00	Double Course Surface Treatment	C
Rim Road	5,096.00	Double Course Surface Treatment	C
River Bend Road	-		D
River Road	-	Routine Maintenance	B
Rockwall Road	421,584.00	Double Course Surface Treatment	B
Rockwood Drive	14,448.00	Reconstruct/Double Course Surface Treatment	F
Rocky Springs Road	51,588.00	Scarify/Double Course Surface Treatment	C
Saddleridge Drive	55,560.00	Double Course Surface Treatment	C
Savage Lane	117,184.00	Double Course Surface Treatment	B
Smith Creek Road	29,032.00	Double Course Surface Treatment	B
Spoke Hollow Road	70,392.00	Reconstruct/Double Course Surface Treatment	D
Spoke Lane	312,928.00	Double Course Surface Treatment	B
Square (Downtown)	18,424.00	Double Course Surface Treatment	C
Sunrise Circle	53,911.00	1.5 Inch Overlay	B
Sunrise Drive	7,312.00	Double Course Surface Treatment	C
Sunset Drive	49,824.00	Double Course Surface Treatment	C
Twilight Trail	27,624.00	Double Course Surface Treatment	C
Twin Mountain Road	20,568.00	Scarify/Double Course Surface Treatment	D
Valley Drive (to Blanco)	35,232.00	Scarify/Double Course Surface Treatment	D
	-	Routine Maintenance	B

STREET EVALUATION RECOMMENDATIONS FOR THE CITY OF WIMBERLEY

Street Name	Total Cost	Recommended Improvement	Grade
Valley Drive (Blanco to Climbing Way @ Brinkley)	-	Routine Maintenance	A
Winn Wood Road	15,726.00	Single Course Surface Treatment	C
Winn Valley Road	-	Routine Maintenance	B
	2,843,597.00		

# City Council Agenda Form



Date Submitted: June 19, 2018

Agenda Date Requested: June 21, 2018

Project/Proposal Title: **DISCUSSION AND POSSIBLE ACTION - Governance Policy and Rules of Procedure**

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

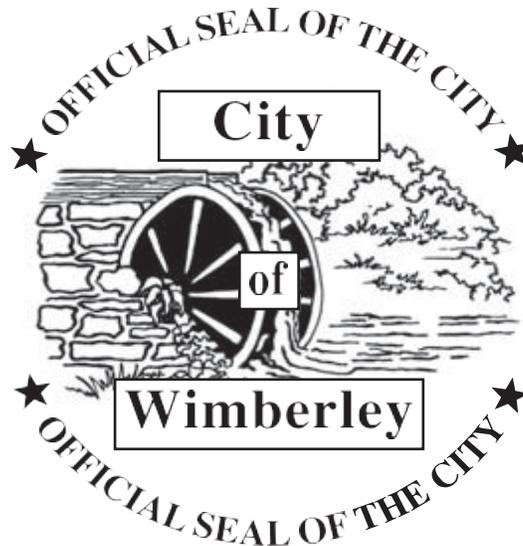
**Project/Proposal Summary:**

Mayor Susan Jagers requested this item be placed on the agenda for consideration and possible action.

Please find attached the revised Governance Policy and Rules of Procedure pertaining to regular and special meeting days and times. This information can be found on page 6.

# City of Wimberley

## City Council Governance Policy and Rules of Procedure



Amended June 2018

# COUNCIL GOVERNANCE POLICY AND RULES OF PROCEDURE

## SECTION I INTRODUCTION

The City of Wimberley City Council is the governing body for the City of Wimberley, Texas. Therefore, it must bear the initial responsibility for the integrity of governance.

The Council shall determine its own rules and order of business. The Council is responsible for its own discipline and its own performance. The development of this policy is designed to ensure effective and efficient governance.

This policy addresses Mayor and Council relations, Council and City staff relations, Council and media relations, roles and meetings. By adopting these guidelines, we, as members of the City Council acknowledge our responsibility to each other to our professional staff and to the public.

This policy will be reviewed and adopted on an annual basis.

# COUNCIL GOVERNANCE POLICY AND RULES OF PROCEDURE

## SECTION II           MISSION

In order to ensure proper discharge of duties for the improvement of democratic local government, members of the Wimberley City Council will display behavior that demonstrates independent, impartial review of all matters addressed by them, and be duly responsible to the citizens of Wimberley and each other in their relationships.

# COUNCIL GOVERNANCE POLICY AND RULES OF PROCEDURE

## SECTION III INFORMATION

On major policy issues, the City Administrator shall provide briefing material to the Council in advance of Council consideration of the policy alternatives. Whenever possible, the management report shall be distributed more than a week in advance of Council policy consideration.

# COUNCIL GOVERNANCE POLICY AND RULES OF PROCEDURE

## SECTION IV ROLES

- 4.1 The Mayor shall preside at meetings of the City Council and shall be recognized as head of City government for all ceremonial purposes and by the Governor for purpose of military law but shall have no regular administrative duties. The Mayor may participate in the discussion of all matters coming before the City Council. The Council shall elect, from among the Council members, a Mayor Pro-tem who shall act as Mayor during the absence or disability of the Mayor.
- 4.2 As head of City government for ceremonial purposes, the Mayor may issue and present proclamations and recognitions and attend other ceremonial functions on behalf of the City of Wimberley. City Council members may initiate, through the Mayor, or by a majority vote of the Council, similar items of recognition. Major community events sponsored by the City shall be a policy decision of the Council.
- 4.3 The Mayor shall preserve order and decorum and shall require City Council members engaged in debate to limit discussion to the question under consideration.
- 4.4 The Mayor is the spokesperson on all official positions taken by the City Council. The Mayor Pro-tem or alternate City Council designee will assume that role in the Mayor's absence. *(Amended 6-4-09)*
- 4.5 The Mayor will encourage all City Council members to participate in Council discussion and give each member an opportunity to speak before any member can speak again on the same subject

# COUNCIL GOVERNANCE POLICY AND RULES OF PROCEDURE

## SECTION V MEETINGS

### 5.1 Regular Meetings

The Council shall meet regularly, on the first and third Thursdays of the month, and the regular meetings will begin at 5:30 p.m., unless postponed or canceled for valid reasons. If there is a need to change the date, time or place of a regular meeting, an attempt shall be made to contact all members of the City Council about the proposed change prior to the change being made. *(Amended 06-21-18)*

### 5.2 Special Meetings

Special meetings will be held on Tuesdays at 5:30 p.m. to consider items that require action prior to the next regularly scheduled meeting and may be called upon the request of the Mayor. If there is a need to change the date, time or place of a special meeting, an attempt shall be made to contact all members of the City Council about the proposed change prior to the change being made. *(Amended 06-21-18)*

### 5.3 Executive Sessions

The City Council may meet in executive session in compliance with the Texas Open Meetings Act. A final action, decision or vote on a matter deliberated in an executive session will be made in an open meeting for which proper notice is provided. All discussions in executive session shall remain confidential.

### 5.4 Public Notice

The agenda for all regular meetings, special meetings and the notice listing items to be considered shall be posted on the City's official bulletin board, in accordance with the Texas Open Meetings Act, and on the City's website.

### 5.5 Attendance

City Council members are expected to attend all meetings and stay in attendance during each meeting. No member shall leave a meeting without advising the presiding officer.

## 5.6 Conflict of Interest

A City Council member prevented from voting due to a conflict of interest shall leave the meeting during the debate, shall not vote on the matter, and shall otherwise comply with the state law and City ordinances concerning conflicts of interest. Any Council member filing a conflict of interest affidavit on an executive session item shall not confer with City staff, the City Attorney, Council members or the Mayor regarding the item.

## 5.7 City Council Members

- (a) During City Council meetings and work sessions, Council members shall assist in preserving order and decorum and shall, neither by conversation or otherwise delay or interrupt the proceedings nor refuse to obey the rules of the City Council.
- (b) A City Council member desiring to speak shall address the chair, and upon recognition by the presiding officer, shall confine discussion to the question under debate, avoid discussion of personalities, and in appropriate language and refrain from personal attacks and verbal abuse.
- (c) A City Council member, once recognized by the chair, shall not be interrupted while speaking except for the following reasons:
  - Called to order by the presiding officer
  - A point of order is raised by another member
  - The speaker chooses to yield to questions from another member

If a City Council member is called to order while speaking, that Council member shall cease speaking immediately until the question of order is determined. If ruled to be in order, the member shall be permitted to proceed. If ruled to be not in order, the member shall remain silent or make additional remarks to comply with the rules of the City Council

- (d) When there is more than one speaker on the same subject, City Council members shall delay their comments until after all speakers on the subject have been heard.
- (e) The chair shall state all questions submitted for a vote and announce the result. If the vote is not unanimous, the chair shall announce the names of members voting in favor and in opposition to the motion.

## 5.7 Administrative Staff

- (a) Members of the administrative staff and employees of the City shall observe the same rules and decorum applicable to members of the City Council.
- (b) Although the presiding officer has the authority to preserve decorum in meetings, the City Administrator is responsible for the orderly conduct and decorum of all City employees under the City Administrator's direction and control.
- (c) The City Administrator shall take such disciplinary action as may be necessary to ensure that decorum is preserved at all times by City employees in meetings.
- (d) All persons addressing the City Council, including the City Administrator, shall be recognized by the presiding officer and shall limit remarks to the matter under discussion.
- (e) All remarks and questions addressed to the City Council shall be addressed to the City Council as a whole and not to any individual member.

## 5.8 Citizens and Visitors

- (a) Citizens and visitors are welcome to attend all public meetings of the City Council and will be admitted to the Chamber or meeting room up to the fire safety capacity of the room.
- (b) Everyone attending the meeting will refrain from private conversations while the City Council is in session.
- (c) Citizens and visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane, or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the meeting shall be removed from the room if so directed by the presiding officer. The person shall be barred from further audience before the City Council during that session. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act.
- (d) Unauthorized remarks from the audience, stamping of feet, whistles, yells and similar demonstrations shall not be permitted by the presiding officer who may direct the removal of offenders from the room. In case the

presiding officer shall fail to act, any member of the Council may move to require enforcement of the rules, and the affirmative vote of the majority of the Council shall require the presiding officer to act.

- (e) No placards, banners or signs will be permitted in the City Council Chamber or in any other room in which the City Council is meeting. Exhibits, displays and visual aids used in connection with presentations, however, are permitted.
- (f) The City Administrator or his designee shall act as sergeant at arms for the City Council and shall furnish whatever assistance is needed to enforce the rules of the City Council.

## 5.9 Agenda

- (a) Any City Council member may request an item be placed on a future agenda during the item on the agenda for that purpose. The City Administrator must place an item on the agenda if the item is requested by the Mayor or a member of the City Council. *The deadline to submit an item for the agenda is Thursday prior to the requested Council Meeting date. (Amended 11-02-17)*

## 5.10 Speakers

- (a) A person wishing to address the City Council must first sign the Speaker Registration Form. The following information must be provided on the form:
  - Name
  - Residence Address
  - The subject matter to be addressed
- (b) Speakers must address their comments to the presiding officer rather than to individual City Council members or staff.
- (c) Speakers must keep their remarks specific to the item being considered by the City Council. If the speaker is addressing the City Council under Citizens Communications, the speaker may address any item not slated for discussion on the agenda. Comments from speakers and/or members of City Council should not be directed towards another person, including a member of City Council or City staff in a manner that is derogatory or threatening in nature. These guidelines for speaker decorum shall be posted on each City Council agenda and on Speaker sign-in sheets for all City Council meetings.

- (d) A person who registers to speak on an item listed on the agenda will be called on after the chair gains agreement to do so by the City Council. A person who registers to speak under Citizens Communications will be called on at that time. The chair may determine the order in which speakers are called.
- (e) All speakers will have a maximum of three (3) minutes to address the Council. A majority vote of the Council will be required to extend the time limit. The chair may impose more restrictive time limits if a large number of persons register to speak. Guidelines relating to time allotment for speakers shall be posted on each City Council agenda and on Speaker sign-in sheets for all City Council meetings.
- (f) For called public hearings, the applicant will be allowed a maximum of ten (10) minutes to make a presentation.
- (g) In accordance with the Texas Open Meetings Act, the City Council will not discuss or consider any item addressed during Citizens Communications. City Council members will not interact with the public during the time allotted to speakers unless a non-debatable motion approved by the City Council allots a specific amount of time.
- (h) Whenever it is necessary for a speaker to use an interpreter to translate comments to the City Council, the time required for the translation will not be counted against the designated time allotted for the speaker to address the City Council.

#### 5.11 Motions

- (a) No motion may be moved or suggested until all City Council member discussion is complete and the Mayor calls for the motion. A motion made and seconded will be considered the main motion. Any City Council member may move to amend a motion. The amendment must receive a second before it may be discussed and must be voted on prior to voting on the main motion.
- (b) A motion may be withdrawn or modified by its mover without asking permission until the motion is voted upon. If the mover modifies the motion, the City Council member who seconded the motion may withdraw the second.
- (c) At any time after a motion has been made and seconded, a City Council member may call the question which will have the affect of stopping the debate and requiring the City Council to immediately proceed to vote on the motion to call the question.

- (d) A motion to reconsider any action of the City Council must be made no later than prior to the conclusion of the next regularly scheduled meeting of the City Council. Such a motion may only be made by a City Council member who voted with the prevailing side. The motion to reconsider may be seconded by any member. No question shall be twice reconsidered except by unanimous vote of the City Council, except that action relating to any contract may be reconsidered at any time before the final execution thereof.
  - (i) If a motion to reconsider is made at the same meeting at which the matter was acted upon, the motion may be heard and voted upon and the original action on the matter is set aside. Deliberation may then resume on the matter at that same meeting.
  - (ii) If a motion to reconsider is made at the next meeting after the matter was acted upon, the motion to reconsider may be heard and voted upon and the original action on the matter is not set aside. Deliberation may not resume on the matter, but it shall be placed on the next available agenda for deliberation.

#### 5.12 Suspension of Rules

Any provision of these rules not governed by City ordinance, State or Federal law may be temporarily suspended by a majority vote of the members of the City Council present. The vote on any such suspension shall be taken by yeas and nays and entered upon the record.

#### 5.13 Amendment of Rules

These rules may be amended, or new rules adopted by a majority vote of the members of the City Council

#### 5.14 Failure to Comply

A failure to comply with these rules does not invalidate any otherwise lawful act of the City Council.

# COUNCIL GOVERNANCE POLICY AND RULES OF PROCEDURE

## SECTION VI PUBLIC CONTACT MEDIA RELATIONS

Representative government is only successful when the citizens are kept informed and educated about the issues facing their municipality. Consequently, it is imperative that the media play an important role in the Council-Administrator-Media relations. It is through an informed public that progress is ensured, and good government remains sensitive to its constituents.

These guidelines are designed to help ensure positive relationships with print, radio and television reporters. The Mayor, City Council and the City Administrator recognize that the news media provide an important link between the City Council and the public. It is the City Council's desire to establish a professional working relationship to help maintain a well informed and educated citizenry.

- 6.1 During the conduct of official business, the City shall designate adequate space for the news media.
- 6.2 All reporters will receive an agenda in advance and will be furnished support material needed for clarification, if requested.

# COUNCIL GOVERNANCE POLICY AND RULES OF PROCEDURE

## SECTION VII PLANNING

The Mayor and Council are responsible for establishing a vision for the City of Wimberley and planning for its future.

- 7.1 On an annual basis, the Mayor and City Council shall hold a minimum of one (1) strategic planning session wherein they set priorities goals and objectives. The goals and objectives shall address short term and long term needs of the City.
- 7.2 Policy direction shall be consistent with the strategic goals and objectives. Sufficient time and consideration should be given to policy alternatives to ensure that decisions are made consistent with the long-term vision.

# COUNCIL GOVERNANCE POLICY AND RULES OF PROCEDURE

## SECTION VIII COUNCIL STAFF RELATIONS

- 8.1 The role of the City Administrator and the relationship of staff with City Council is addressed in City ordinance.
- 8.2 The City Council shall direct comments, correspondence and concerns about City services to the City Administrator. Citizens concerns, comments and correspondence regarding City services received by City Council members shall be forwarded to the City Administrator for appropriate staff action and a timely response.
- 8.3 Documents provided to one (1) City Council member shall also be distributed to all other members of the elected body. The City Administrator shall prepare and submit to the Council, as of the end of the fiscal year, a complete report on the finances and administrative activities of the City for the preceding year. The City Administrator shall keep the City Council advised of the financial condition and future needs of the City and make such recommendations that may seem desirable.
- 8.4 In order to ensure proper presentation of agenda items by City staff, questions arising from City Council members, after receiving their information packet, should be, whenever possible, presented to the City Administrator or the Administrator's designated assistant for City staff consideration prior to the City Council meeting. This allows time for City staff to address the City Council member's concerns and provide all Council members with the additional information.
- 8.5 In order to control the City's legal costs, Council members shall direct to the City Administrator or Mayor all communications or questions for the City Attorney and shall not contact the City Attorney directly. Council members shall observe the same policy for all other vendors or contractors with the City, including, but not limited to, the City's engineer, information technology vendor, and Code inspectors.

# City Council Agenda Form



Date Submitted: June 19, 2018

Agenda Date Requested: June 21, 2018

Project/Proposal Title: DISCUSSION AND  
POSSIBLE ACTION - Water Wastewater Advisory  
Board

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

Place Four Council Member Gary Barchfeld requested this item be placed on the agenda for consideration and possible action.