



# City of Wimberley

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

**REGULAR CITY COUNCIL MEETING**  
**WIMBERLEY CITY HALL-CITY COUNCIL CHAMBERS**  
**221 STILLWATER DRIVE, WIMBERLEY, TEXAS**  
**AUGUST 7, 2014 - 6:00 P.M.**

## **AGENDA**

**CALL TO ORDER**                      AUGUST 7, 2014 @ 6:00 P.M.

**CALL OF ROLL**                      CITY SECRETARY

**INVOCATION**

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

**CITIZENS COMMUNICATIONS**

*THE CITY COUNCIL WELCOMES COMMENTS FROM CITIZENS ON ISSUES AND ITEMS OF CONCERN, NOT ON THIS AGENDA. THOSE WISHING TO SPEAK MUST SIGN IN BEFORE THE MEETING BEGINS AND OBSERVE A THREE-MINUTE TIME LIMIT WHEN ADDRESSING COUNCIL. SPEAKERS WILL HAVE ONE OPPORTUNITY TO SPEAK DURING THE TIME PERIOD. SPEAKERS DESIRING TO SPEAK ON AN AGENDA ITEM WILL BE ALLOWED TO SPEAK WHEN THE AGENDA ITEM IS CALLED. INQUIRIES ABOUT MATTERS NOT LISTED ON THE AGENDA WILL EITHER BE DIRECTED TO STAFF OR PLACED ON A FUTURE AGENDA FOR COUNCIL CONSIDERATION.*

### **1. CONSENT AGENDA**

*THE FOLLOWING ITEMS MAY BE ACTED UPON IN ONE MOTION. NO SEPARATE DISCUSSION OR ACTION IS NECESSARY UNLESS REQUESTED BY A COUNCIL MEMBER OR CITIZEN, IN WHICH EVENT THOSE ITEMS WILL BE PULLED FROM THE CONSENT AGENDA FOR SEPARATE CONSIDERATION.*

- (A) APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JULY 17, 2014
- (B) APPROVAL OF MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF JULY 17, 2014
- (C) APPROVAL OF MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF JULY 31, 2014

- (D) APPROVAL OF THE APPOINTMENT OF THAD NANCE TO THE CITY OF WIMBERLEY PLANNING AND ZONING COMMISSION. (MAYOR STEVE THURBER'S NOMINEE).
- (E) APPROVAL OF THE APPOINTMENT OF JENELLE FLOCKE TO THE CITY OF WIMBERLEY ETHICS COMMISSION. (MAYOR STEVE THURBER'S NOMINEE)
- (F) APPROVAL OF THE REAPPOINTMENT OF DICK LARSON TO THE CITY OF WIMBERLEY BOARD OF ADJUSTMENT. (MAYOR STEVE THURBER'S NOMINEE)
- (G) APPROVAL OF THE APPOINTMENT OF DARIN MARONI TO THE CITY OF WIMBERLEY BOARD OF ADJUSTMENT. (PLACE TWO COUNCIL MEMBER CINDY ANDERSON'S NOMINEE)

## 2. CITY ADMINISTRATOR REPORT

- STATUS REPORT ON SEARCH FOR A NEW CITY MARSHAL
- STATUS REPORT ON CENTRAL WIMBERLEY WASTEWATER PROJECT
- STATUS REPORT ON CENTRAL WIMBERLEY WATER QUALITY ISSUES
- STATUS REPORT ON THE OPERATION OF THE BLUE HOLE REGIONAL PARK
- STATUS REPORT ON THE UPCOMING CITY COUNCIL GOALS AND PRIORITIES WORKSHOP

## 3. PUBLIC HEARINGS 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 MICHAEL & MEREDITH MCCLAY TO ALLOW FOR THE OPERATION OF A VACATION RENTAL ON A TRACT OF LAND ZONED SCENIC CORRIDOR (SC), LOCATED AT 12500 RANCH ROAD 12, WIMBERLEY, HAYS COUNTY, TEXAS, AND IMPOSING CERTAIN CONDITIONS; 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. (MICHAEL & MEREDITH MCCLAY, APPLICANTS)
- (B) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS, AMENDING SECTION 155 (ZONING), APPENDIX F, OF THE CODE OF WIMBERLEY, DESIGNATING GEOGRAPHIC BOUNDARIES FOR A PARTICULAR ZONING DISTRICT AND CLASSIFICATION FOR PROPERTY LOCATED AT 1991 HILLTOP, WIMBERLEY, HAYS COUNTY, TEXAS, DESIGNATING SUCH PROPERTY FROM SINGLE FAMILY RESIDENTIAL 2 (R-2) TO RURAL RESIDENTIAL 1 (R-1); AND PROVIDING FOR THE FOLLOWING: DELINEATION ON ZONING MAP; SEVERABILITY; EFFECTIVE DATE AND PROPER NOTICE AND MEETING. (JAMES AND MARTA SCHREITER, APPLICANTS)

- (C) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN APPLICATION FOR THE REPLAT OF LOT 12R OF WOODCREEK RANCH SUBDIVISION, SECTION 1, ESTABLISHING LOT 12R-1 AND LOT 12R-2, LOCATED IN WIMBERLEY, HAYS COUNTY, TEXAS, AND A REQUESTED VARIANCE FROM SECTION 154.063 OF THE CITY OF WIMBERLEY CODE OF ORDINANCES RELATING TO THE LOT SHAPE AND LOT DEPTH TO WIDTH RATIO REQUIREMENTS. *(PAMELA SHOWALTER, APPLICANT)*
- (D) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS, AMENDING SECTION 155 (ZONING), APPENDIX F, OF THE CODE OF WIMBERLEY, DESIGNATING GEOGRAPHIC BOUNDARIES FOR A PARTICULAR ZONING DISTRICT AND CLASSIFICATION FOR PROPERTY LOCATED AT 501 AND 721 WOODCREEK RANCH ROAD, 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. *(PAMELA SHOWALTER, APPLICANT)*

4. **ORDINANCES**

- (A) CONSIDER APPROVAL OF AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS, DISSOLVING THE WIMBERLEY ECONOMIC DEVELOPMENT COMMISSION; REPEALING TITLE III (ADMINISTRATION), CHAPTER 33 (BOARDS AND COMMISSIONS), SECTION 33.05 (ECONOMIC DEVELOPMENT COMMISSION) OF THE CITY OF WIMBERLEY CODE OF ORDINANCES; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT, SAVINGS, SEVERABILITY, REPEALER, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING. *(MAYOR STEVE THURBER)*
- (B) CONSIDER APPROVAL OF AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS, DISSOLVING THE WIMBERLEY BUDGET ADVISORY BOARD; REPEALING TITLE III (ADMINISTRATION), CHAPTER 33 (BOARDS AND COMMISSIONS), SECTION 33.05 (BUDGET ADVISORY BOARD), OF THE CITY OF WIMBERLEY CODE OF ORDINANCES; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT, SAVINGS, SEVERABILITY, REPEALER, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING. *(MAYOR STEVE THURBER)*
- (C) CONSIDER APPROVAL OF THE FIRST READING OF AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS, AMENDING AND REPLACING TITLE XV (LAND USAGE), CHAPTER 153 (FLOOD DAMAGE PREVENTION) OF THE CITY OF WIMBERLEY CODE OF ORDINANCES; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT, SAVINGS, SEVERABILITY, REPEALER, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING. *(CITY ADMINISTRATOR)*

**5. DISCUSSION AND POSSIBLE ACTION**

- (A) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSED PROCEDURE RELATING TO THE APPOINTMENT OF CONSENSUS MEMBERS FOR CITY OF WIMBERLEY BOARDS AND COMMISSIONS. *(CITY ADMINISTRATOR)*
- (B) DISCUSS AND CONSIDER POSSIBLE ACTION APPOINTING A CONSENSUS MEMBER TO THE CITY OF WIMBERLEY PLANNING AND ZONING COMMISSION. *(MAYOR STEVE THURBER)*
- (C) DISCUSS AND CONSIDER POSSIBLE ACTION RELATING TO A PROPOSAL TO EXTEND THE COMPLIANCE DEADLINE FOR THE CONDITIONAL USE PERMIT GRANTED FOR PROPERTY LOCATED AT 411 MILL RACE LANE. *(CITY ADMINISTRATOR)*
- (D) DISCUSS AND CONSIDER POSSIBLE ACTION SETTING THE DATE, TIME AND PLACE FOR THE PUBLIC HEARING ON THE PROPOSED *FISCAL YEAR 2015 CITY OF WIMBERLEY OPERATING BUDGET*. *(CITY ADMINISTRATOR)*
- (E) DISCUSS AND CONSIDER POSSIBLE ACTION ON ISSUES RELATING TO THE DEVELOPMENT OF THE FISCAL YEAR 2015 CITY OF WIMBERLEY BUDGET. *(CITY ADMINISTRATOR)*
- (F) DISCUSS AND CONSIDER POSSIBLE ACTION APPROVING A PROPOSED LEASE WITH OPTION TO PURCHASE AGREEMENT WITH *SAVE OLD BALDY FOUNDATION* RELATING TO 4.314 ACRES OF REAL PROPERTY LOCATED AT 31 LA TOYA TRAIL WITHIN THE CITY LIMITS OF THE CITY OF WIMBERLEY, TEXAS AND AUTHORIZING THE MAYOR EXECUTE THE AGREEMENT. *(CITY ADMINISTRATOR)*
- (G) DISCUSS AND CONSIDER POSSIBLE ACTION DESIGNATING MAYOR STEVE THURBER TO SERVE ON THE CAPITAL AREA COUNCIL OF GOVERNMENTS GENERAL ASSEMBLY. *(CITY ADMINISTRATOR)*

**6. CITY COUNCIL REPORTS**

- ANNOUNCEMENTS
- FUTURE AGENDA ITEMS

**ADJOURNMENT**

THE CITY COUNCIL MAY RETIRE INTO EXECUTIVE SESSION AT ANY TIME BETWEEN THE MEETING'S OPENING AND ADJOURNMENT FOR THE PURPOSE OF DISCUSSING ANY MATTERS LISTED ON THE AGENDA AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE INCLUDING, BUT NOT LIMITED TO, HOMELAND SECURITY PURSUANT TO CHAPTER 418.183 OF THE TEXAS LOCAL GOVERNMENT CODE; CONSULTATION WITH LEGAL COUNSEL PURSUANT TO CHAPTER 551.071 OF THE TEXAS GOVERNMENT CODE; DISCUSSION ABOUT REAL ESTATE ACQUISITION

PURSUANT TO CHAPTER 551.072 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF PERSONNEL MATTERS PURSUANT TO CHAPTER 551.074 OF THE TEXAS GOVERNMENT CODE; DELIBERATIONS ABOUT GIFTS AND DONATIONS PURSUANT TO CHAPTER 551.076 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF ECONOMIC DEVELOPMENT PURSUANT TO CHAPTER 551.087 OF THE TEXAS GOVERNMENT CODE; ACTION, IF ANY, WILL BE TAKEN IN OPEN SESSION.

#### CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the Bulletin Board at the Wimberley City Hall on August 4, 2014 at 5:30 p.m.



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CARA MC PARTLAND, CITY SECRETARY

The City of Wimberley is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact Don Ferguson, City Administrator, at (512) 847-0025 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices for the deaf may call (512) 272-9116 or may utilize the stateside Relay Texas Program at 1-800-735-2988.