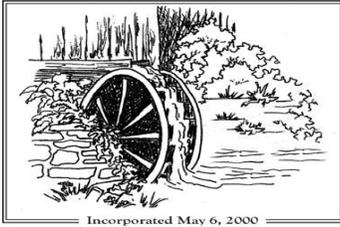


**REGULAR CITY
COUNCIL MEETING
PACKET**

Thursday, June 20, 2019

6:00 p.m.



City of Wimberley

221 Stillwater Drive, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER DRIVE, WIMBERLEY, TEXAS 78676
THURSDAY, JUNE 20, 2019 – 6:00 P.M.

AGENDA

1. **CALL TO ORDER** June 20, 2019 at 6:00 p.m.

2. **CALL OF ROLL** City Secretary

3. **INVOCATION**

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

5. **CITIZENS COMMUNICATIONS**

The City Council welcomes comments from the general public 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. 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.

6. **EXECUTIVE SESSION**

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council may convene in a closed session. After the Executive Session, discussion on any of the following items, any final action or vote taken will be in public.

A. Executive Session pursuant to Texas Government Code, Section 551.071 (Consultation with Attorney), regarding Cause No. 19-1203; Steve Thurber vs. The City of Wimberley.

B. Executive Session pursuant to Texas Government Code, Section 551.074 (Personnel Matters), City Council will meet to deliberate the appointment, employment, evaluation, reassignment duties, discipline or dismissal of a public officer or employee: Parks Director.

7. **OPEN SESSION**

Discuss and consider possible action resulting from Executive Session.

8. CONSENT AGENDA.

- A. Approval of minutes from the Regular City Council Meeting held June 6, 2019.
- B. Approval of Mayor Susan Jagger's reappointment of Mike Stevens to the Parks and Recreation Board.
- C. Approval of Mayor Susan Jagger's appointment of Gary Callon to the Transportation Advisory Board.
- D. Approval of Place One Council Member Rebecca Minnick's appointment of Anthony Deringer to the Parks and Recreation Board.
- E. Approval of Place One Council Member Rebecca Minnick's appointment of Chris Sheffield to the Transportation Advisory Board.
- F. Approval of Place Two Council Member Craig Fore's reappointment of Matt Meeks to the Parks and Recreation Board.
- G. Approval of Place Two Council Member Craig Fore's reappointment of Alex Villaret to the Transportation Advisory Board.
- H. Approval of Place Three Council Member Christine Byrne's reappointment of Bex Hale to the Parks and Recreation Board.
- I. Approval of Place Three Council Member Christine Byrne's reappointment of Bobby Dettmer to the Transportation Advisory Board.
- J. Approval of Place Four Council Member Gary Barchfeld's appointment of Mark Bursiel to the Parks and Recreation Board.
- K. Approval of Place Four Council Member Gary Barchfeld's reappointment of Craig Reitz to the Planning and Zoning Commission.
- L. Approval of Place Five Council Member Bo Bowman's appointment of Trey Cooksey to the Parks and Recreation Board.
- M. Approval of Place Five Council Member Bo Bowman's appointment of Jim Chiles to the Transportation Advisory Board.
- N. Approval of Place Five Council Member Bo Bowman's appointment of Amy Crowell to the Comprehensive Plan Review Team.

9. CITY ADMINISTRATOR REPORT

Update regarding the status of the Central Wimberley Wastewater Project and Workshop, sales tax and the upcoming Fiscal Year 2020 Budget Calendar (*City Administrator Shawn Cox*)

10. PUBLIC HEARINGS AND POSSIBLE ACTION

- A. Hold a public hearing and consider approval regarding case ZA-19-002, an application to change the zoning from Single-Family Residential 2 (R-2) to Commercial-Moderate Impact (C-2) for property located at 151 Oldham Street, Wimberley, Hays County, Texas; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. *(Mike Oldmixon, Applicant)*
- B. Hold a public hearing and consider approval regarding case ZA-19-004, an application to change the zoning from Single-Family Residential 2 (R-2) to Residential Acreage (RA) for property located at 2595 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. *(City of Wimberley, Applicant)*
- C. Hold a public hearing and consider approval regarding case ZA-19-005, proposing an ordinance amending Ordinance No. ZA-01-032, which designated real property located on Lot 1, Madrone Park, more commonly known as 706 FM 2325, Wimberley, Hays County, Texas, as a Planned Unit Development with a base zoning of Commercial-Low Impact (C-1), and imposed certain development regulations. This amendment proposes to allow structures to be rebuilt as they were at the time of the original PUD in the event of a fire or other accidental or natural means; and providing for the following: delineation on zoning map; findings of fact; severability; effective date and proper notice and meeting. *(Madrone Office Park & Storage, LLC, Applicant)*
- D. Hold a public hearing and first reading regarding an ordinance of the City of Wimberley, Texas amending Chapter 9 (Planning & Development Regulations) Article 9.03 (Zoning), Division 3, (District Regulations) Section 9.03.083 (Commercial-Low Impact); Section 9.03.084 (Commercial-Moderate Impact); & Section 9.03.085 (Commercial-High Impact) of the City of Wimberley Code of Ordinances; and providing for the following: findings of fact, a savings clause, a repealing clause, a severability clause, effective date, and proper notice and meeting. *(Place Two Council Member Craig Fore)*

11. DISCUSSION AND POSSIBLE ACTION

- A. Discuss and consider possible action to amend parking lot requirements within the City of Wimberley. *(Place Two Council Member Craig Fore)*
- B. Discuss and consider possible action to appoint members to the Downtown District Committee. *(City Administrator Shawn Cox)*
- C. Discuss and consider possible action to schedule a joint workshop with the Short-Term Rental Review Committee. *(City Administrator Shawn Cox)*

12. CITY COUNCIL REPORTS

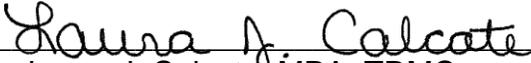
- A. Announcements
- B. Future agenda items

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.

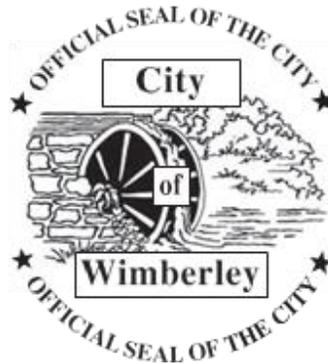
CERTIFICATION

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, in compliance with Chapter 551, Texas Government Code, on Monday, June 17, 2019, by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.



Laura J. Calcote, MPA, TRMC
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 two business days in advance of the meeting for appropriate arrangements.





AGENDA ITEM: Consent Agenda
SUBMITTED BY: Laura Calcote, City Secretary
DATE SUBMITTED: June 17, 2019
MEETING DATE: June 20, 2019

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

- A. Approval of minutes from the Regular City Council Meeting held June 6, 2019.
- B. Approval of Mayor Susan Jagger's reappointment of Mike Stevens to the Parks and Recreation Board.
- C. Approval of Mayor Susan Jagger's appointment of Gary Callon to the Transportation Advisory Board.
- D. Approval of Place One Council Member Rebecca Minnick's appointment of Anthony Deringer to the Parks and Recreation Board.
- E. Approval of Place One Council Member Rebecca Minnick's appointment of Chris Sheffield to the Transportation Advisory Board.
- F. Approval of Place Two Council Member Craig Fore's reappointment of Matt Meeks to the Parks and Recreation Board.
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- L. Approval of Place Five Council Member Bo Bowman’s appointment of Trey Cooksey to the Parks and Recreation Board.
- M. Approval of Place Five Council Member Bo Bowman’s appointment of Jim Chiles to the Transportation Advisory Board.
- N. Approval of Place Five Council Member Bo Bowman’s appointment of Amy Crowell to the Comprehensive Plan Review Team.

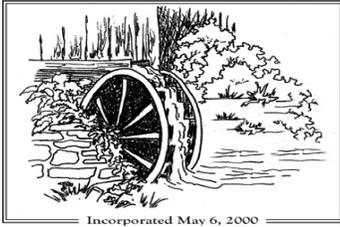
REQUESTED ACTION

- Motion
- Discussion
- Ordinance
- Resolution
- Other

FINANCIAL

- Budgeted Item Original Estimate/Budget: \$
- Non-budgeted Item Current Estimate: \$
- Not Applicable Amount Under/Over Budget: \$

STAFF RECOMMENDATION



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, JUNE 6, 2019 – 6:00 P.M.

MINUTES

CALL TO ORDER

Mayor Susan Jagggers called the meeting to order at 6:01 p.m.

CALL OF ROLL

Council Members Present:

Susan Jagggers	Mayor
Rebecca Minnick	Place One
Craig Fore	Place Two
Christine Byrne	Place Three
Bo Bowman	Place Five

Council Members Absent:

Gary Barchfeld	Place Four
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City Staff Present:

Shawn Cox	City Administrator
Laura Calcote	City Secretary
Charlie Zech	City Attorney
Megan Santee	Deputy City Attorney
Rebecca Manning	Parks Director
Richard Shaver	Parks Programs and Operations Manager

INVOCATION

Council Member Craig Fore gave the invocation.

PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

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

CITIZENS COMMUNICATIONS

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

1. Dwayne Patlyek spoke regarding several options for the wastewater treatment facility, including associated costs and maintenance for the plant.

2. Tara Racine and her three children spoke in support of the LGBTQ Pride Parade, and the inclusive nature of the Wimberley community. Ms. Racine promoted love, support, acceptance and inclusion for all within American society.

3. Barbara Hopson spoke in support of the Pride Parade and requested City Council's support for the event as well.
4. Chrys Grummert read a letter from Matthew and Rachel Buchanan supporting the Pride Parade. The Parade would provide economic and community benefit for Wimberley and would be a win for all.
5. James Koschoreck addressed Council regarding LGBTQ matters in society and noted the Pride Parade would provide an opportunity for marginalized individuals and groups to have a voice. Mr. Koschoreck stated the Parade would offer Wimberley the chance to show support for diversity.
6. Joshua Poole spoke regarding the Wimberley Friends of Lesbian and Gay, Bisexual, and Transgender (WFLAG) mission to provide support and opportunities for the LGBTQ community. Mr. Poole voiced his support for the Pride Parade and asked for the City Council to also be supportive.
7. Rachel Emry spoke in support of the Pride Parade.
8. Bryan Burke called for community support of the Pride Parade. Mr. Burke noted the Parade would bring revenue for local businesses and would be a chance for Wimberley to unite behind the LGBTQ community.
9. Jimmy Alan Hall spoke in support of the Pride Parade and noted all were welcome at the Trinity Church of Austin. Mr. Hall read a couple of Bible verses about loving one another and neighbors.

PRESENTATION

Presentation regarding the 2019 Wimberley LGBTQ Pride Parade set for September 21, 2019. *(David Martin)*

David Martin addressed Council regarding the history of the LGBTQ movement, starting with the Stonewall riots in New York City in the late 1960s. Mr. Martin spoke of the rise in pride marches/parades throughout the United States since that time, and the importance of these events for communities and families. Furthermore, September would be a good time for Wimberley to host a Pride Parade, since it's a slower time of year for local businesses. The Parade would be an opportunity for the Wimberley Valley to stand behind the LGBTQ community. Council Members Rebecca Minnick, Christine Byrne and Bo Bowman voiced their support for the Pride Parade in September. Mayor Susan Jagers requested the Wimberley community show love, tolerance and respect for all.

No action was taken on this item.

PRESENTATIONS AND POSSIBLE ACTION

- A. Presentation and consider possible action regarding a letter to the City Council from the Parks and Recreation Board. *(Board Member Mike Stevens)*
Parks and Recreation Board Member, Mike Stevens, presented a letter to City Council pertaining to water needs for Blue Hole Regional Park. Mr. Stevens stated the Park is an asset to Wimberley and called for a master plan for reused wastewater for the entity.
No action was taken on this item.
- B. Presentation and consider possible action regarding the status of the City of Wimberley's Hazard Mitigation Grant Program (HMGP) projects. *(City of Wimberley)*

Council Member Christine Byrne recused herself from the discussion.

Judy Langford, of Langford Community Management Services, Inc., addressed Council regarding the four HMGP projects from the 2015 floods. Ms. Langford noted the City would receive up to seventy-five percent (75%) reimbursement for the projects' cost. An updated scope of work needed to be sent to FEMA and a cost analysis still needed to be completed by BEFCO before moving forward with the projects.

Motion to support the four Hazard Mitigation Grant Program projects was made by Council Member Craig Fore. Motion was seconded by Council Member Bo Bowman. Motion carried unanimously (3-0).

- C. Presentation and consider possible action regarding code compliance in the City of Wimberley. *(City Administrator Shawn Cox)*

City Administrator Shawn Cox presented information pertaining to code compliance in the City, including but not limited to junked cars, weeds and prohibited signs. Mr. Cox noted the key priority is compliance, not enforcement, and how to properly handle reported violations. No action was taken on this item.

EXECUTIVE SESSION

City Council did not adjourn into Executive Session.

Executive Session pursuant to Texas Government Code, Section 551.071 (Consultation with Attorney) regarding Cause No. 19-1203; Steve Thurber vs. The City of Wimberley.

OPEN SESSION

This item was not heard.

Discuss and consider possible action resulting from Executive Session.

CONSENT AGENDA

Motion to approve the Consent Agenda was made by Council Member Craig Fore.

Motion was seconded by Council Member Christine Byrne. Motion carried unanimously (4-0).

- A. Approval of minutes from the Regular City Council Meeting held May 16, 2019.
- B. Approval of minutes from the Special City Council Meeting held May 21, 2019.
- C. Approval of minutes from the Special City Council Meeting held May 29, 2019.
- D. Approval of Place Four Council Member Gary Barchfeld's appointment of Michael Bower to the Transportation Advisory Board.
- E. Approval of Place Four Council Member Gary Barchfeld's appointment of Natalie Meeks to the Comprehensive Plan Review Team.

CITY ADMINISTRATOR REPORT

City Attorney Charlie Zech introduced Deputy City Attorney Megan Santee.

City Administrator Shawn Cox updated Council regarding the status of the Central Wimberley Wastewater Project. The City was still waiting on TXDot approval to cross Ranch Road 12. Additionally, Mr. Cox spoke regarding the completion of paving on Rocky Springs Road and the fish weir at the Hidden Valley bridge. Mr. Cox also presented information on the City's

Blackboard Notification System.

Motion to take a break at 7:23 p.m. was made by Council Member Christine Byrne. Motion was seconded by Council Member Rebecca Minnick. Motion carried unanimously (4-0). Regular Session reconvened at 7:31 p.m.

DISCUSSION AND POSSIBLE ACTION

(Motion to move Item No. 12.I. – Wimberley ISD Committee to Item No. 12.A. was made by Council Member Christine Byrne. Motion was seconded by Council Member Rebecca Minnick. Motion carried unanimously (4-0)).

- A. Discuss and consider possible action to appoint two members of City Council to a Wimberley ISD committee. *(City Administrator Shawn Cox)*
Motion to appoint Council Members Christine Byrne and Bo Bowman to a Wimberley Independent School District Committee to work with other local entities on issues impacting the area was made by Council Member Craig Fore. Motion was seconded by Council Member Rebecca Minnick. Motion carried unanimously (4-0).
- B. Discuss and consider possible action to approve the second and final reading of Ordinance No. 2019-12, amending Chapter 12 Utilities, Article 12.02 Water and Sewers, Division 3 Sewer Connections and Extensions, Section 12.02.072 Connection to Sewer System Required by adding provisions authorizing interim pump and haul service for existing and new businesses; providing an effective date; providing for severability; providing for a penalty not to exceed two thousand dollars. *(City Administrator Shawn Cox)*
Motion to approve the second and final reading of Ordinance No. 2019-12, amending Chapter 12 Utilities, Article 12.02 Water and Sewers, Division 3 Sewer Connections and Extensions, Section 12.02.072 Connection to Sewer System Required by adding provisions authorizing interim pump and haul service for existing and new businesses; providing an effective date; providing for severability; providing for a penalty not to exceed two thousand dollars was made by Council Member Christine Byrne. Motion was seconded by Council Member Rebecca Minnick. Motion carried unanimously (4-0).
- C. Discuss and consider possible action to approve Ordinance No. 2019-16, amending Article 2.04 Boards, Commissions and Committees of the Code of Ordinances by establishing Section 2.04.005, Downtown District Committee and providing for the duties, appointment and removal of committee members. *(City Administrator Shawn Cox)*
Council Member Rebecca Minnick presented Ordinance No. 2019-16, creating a new Downtown District Committee, which would help to assist and improve downtown economic development, as well as to develop a downtown master plan. The Committee would be composed of seven consensus members from various entities and organizations in Wimberley.
Motion to approve Ordinance No. 2019-16, amending Article 2.04 Boards, Commissions and Committees of the Code of Ordinances by establishing Section 2.04.005, Downtown District Committee and providing for the duties, appointment and removal of committee members was made by Council Member Rebecca Minnick. Motion was seconded by Council Member Bo Bowman. Motion carried unanimously (4-0).

- D. Discuss and consider possible action to accept a donation check in the amount of \$750 from the Friends of Blue Hole to support the 2019 Blue Hole Nature Camp Scholarship Program. *(Parks Director Rebecca Manning)*
 Friends of Blue Hole Executive Director, Susan Neeney, presented City Council with a \$750 donation check that would allow five children to attend the 2019 Blue Hole Nature Camps for one week this summer. Council Member Christine Byrne thanked the Friends of Blue Hole for their ongoing support of the Park and Park programs.
Motion to accept a donation check in the amount of \$750 from the Friends of Blue Hole to support the 2019 Blue Hole Nature Camp Scholarship Program was made by Council Member Christine Byrne. Motion was seconded by Council Member Craig Fore. Motion carried unanimously (4-0).
- E. Discuss and consider possible action to evaluate the acquisition of real property for the purpose of expanding the City's park system. *(Parks Director Rebecca Manning & Programs and Operations Manager Richard Shaver)*
 Parks Programs and Operations Manager Richard Shaver presented information regarding a potential land acquisition of approximately 288 acres to expand the City's park system. The land acquisition would be in alignment with the previously approved 2018 Parks Master Plan. Mr. Shaver was requesting a vote of support from Council, and no funding at this time.
Motion to allow City staff to investigate the possible acquisition of real property for the purpose of expanding the City's park system was made by Council Member Christine Byrne. Motion was seconded by Council Member Bo Bowman. Motion carried unanimously (4-0).
- F. Discuss and consider possible action to approve Hays County's bid in the amount of \$50,523 for drainage work at the intersection of Little Ranches and Flite Acres. *(Public Works Superintendent John Provost)*
Motion to approve Hays County's bid in the amount of \$50,523 for drainage work at the intersection of Little Ranches and Flite Acres was made by Council Member Craig Fore. Motion was seconded by Council Member Rebecca Minnick. Motion carried unanimously (4-0).
- G. Discuss and consider possible action to approve Resolution No. 08-2019, determining the time and date for Regular City Council meetings and providing for an effective date. *(City Administrator Shawn Cox)*
Motion to approve Resolution No. 08-2019, determining the time and date for Regular City Council meetings and providing for an effective date, was made by Council Member Christine Byrne. Motion was seconded by Council Member Bo Bowman. Motion carried unanimously (4-0).
- H. Discuss and consider possible action on Resolution No. 09-2019, repealing Resolution No. 24-2018 and appointing the City Administrator as the primary contact with regards to the Central Wimberley Wastewater Project. *(Place One Council Member Rebecca Minnick)*
Motion to approve Resolution No. 09-2019, repealing Resolution No. 24-2018 and appointing the City Administrator as the primary contact with regards to the Central Wimberley Wastewater Project, was made by Council Member Rebecca Minnick. Motion was seconded by Council Member Christine Byrne. Motion carried unanimously (4-0).

- I. Discuss and consider possible action regarding a review of City Financials, including legal expenditures, fund balances and outstanding invoices to be paid by the Texas Water Development Board. *(Place One Council Member Rebecca Minnick)*
 City Administrator Shawn Cox provided an overview of the City’s financials, including the General Fund, the Blue Hole Fund and the Wastewater Fund. Mr. Cox showed a five-year fiscal forecast for the City. There was discussion among Council members regarding the current financial and future financial state of the City.
 No action was taken on this item.
- J. Discuss and consider possible action to appoint two members of City Council to a joint committee with the City of Woodcreek regarding updates to the Water Quality Ordinance. *(City Administrator Shawn Cox)*
Motion to appoint Council Members Christine Byrne and Bo Bowman to a joint committee with the City of Woodcreek regarding updates to the Water Quality Ordinance was made by Council Member Christine Byrne. Motion was seconded by Council Member Bo Bowman. Motion carried unanimously (4-0).
- K. Discuss and consider possible action to schedule a Central Wimberley Wastewater Project Workshop. *(City Administrator Shawn Cox)*
 There was discussion to schedule a Central Wimberley Wastewater Project Workshop on Monday, June 17, 2019, at 6:00 p.m., at the Wimberley Community Center.
 No action was taken on this item.
- L. Discuss and consider possible action to schedule a City Council Governance and Goal Setting Workshop. *(City Administrator Shawn Cox)*
 There was discussion to schedule a City Council Governance and Goal Setting Workshop on Tuesday, June 25, 2019. A location and time still needed to be determined.
 No action was taken on this item.
- M. Discuss and consider possible action regarding the renewal of the City of Wimberley’s Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0013321001. *(City Administrator Shawn Cox)*
 There was discussion on the TPDES permit allowing the City to operate and maintain the current Blue Hole Wastewater Treatment Facility. The original permit was amended to allow for the discharge of effluent into Deer Creek, once the proposed wastewater treatment plant was completed. The permit was set to expire on February 20, 2020, and the City would need to submit a renewal application by the end of July 2019; 180 days prior to expiration. In January 2019, the City Council had approved a draft letter stating the City did not intend to renew the permit.
Motion to direct the City Administrator to renew City of Wimberley’s Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0013321001 was made by Council Member Christine Byrne. Motion was seconded by Council Member Rebecca Minnick. Motion carried as follows (3-1):
- | | |
|------------------------|------------|
| Rebecca Minnick | Aye |
| Christine Byrne | Aye |
| Bo Bowman | Aye |
| Craig Fore | Nay |

N. Discuss and consider possible action regarding the City's fees for issuing residential permits. (City Administrator Shawn Cox)

The Texas State Legislature recently passed House Bill (H.B.) 852 during the 86th Session, which prohibited municipalities from utilizing the value of a dwelling or the costs to construct or improve a dwelling when determining a permit fee. This law went into effect immediately after being signed by Governor Greg Abbott. A new fee schedule for residential permits was presented to City Council for adoption based on square footage.

Motion to approve the City's residential permit fee schedule was made by Council Member Craig Fore. Motion was seconded by Council Member Christine Byrne. Motion carried unanimously (4-0).

CITY COUNCIL REPORTS

A. Announcements – Council Member Craig Fore announced today, June 6th, was the 75th Anniversary of D-Day and the Battle of Normandy. Council Member Rebecca Minnick announced the Hill Country Alliance Workshop on August 6th and 7th in Kerrville. She noted it would be beneficial for several representatives from the City to attend the workshop.

B. Future agenda items – Council Member Rebecca Minnick requested periodic updates from the City's boards, commissions and committees during City Council meetings.

ADJOURNMENT

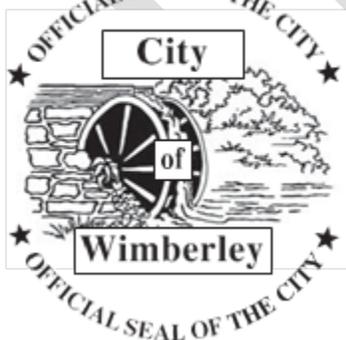
Motion to adjourn the meeting at 8:53 p.m. was made by Council Member Craig Fore. Motion was seconded by Council Member Bo Bowman. Motion carried unanimously (4-0).

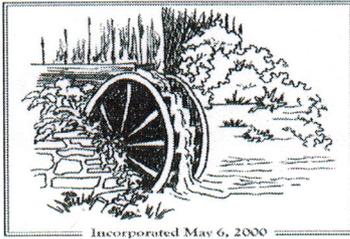
RECORDED BY:

Laura J. Calcote, City Secretary

APPROVED BY:

Susan Jagers, Mayor





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 Board/Commission/Committee: Parks Board

Nominated By: Rebecca Minnick

Name: Anthony Deringer Phone: 832.452.9348 E-mail: AnthonyD@txstate.edu

Physical Address: 217 Leveritt's Loop, Wimberley Texas 78676

Mailing Address (If different than physical address): Same as above

Employer: Texas State University Position/Occupation: Assistant Professor of Recreation

Business Number: 512.245.8072 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 Board/Commission/Committee and to attend all regularly scheduled meetings? Yes No

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

Please 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 Board/Commission/Committee that you would prefer to serve on. Attach a separate sheet, if necessary.

I am a teacher and researcher in parks and recreation administration. Much of my research is in conservation and nature connection. I value public parks and want to support my home town public parks. I am raising my children in this community and want to work to ensure that they have great outdoor spaces to play, exercise, and grow.

Signature: Anthony Deringer Digitally signed by Anthony Deringer Date: 2019.06.14 16:19:21 +10'00' Date: 06/14/2019

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.

TEXAS STATE VITA

I. Academic/Professional Background

Dr. Stephen Anthony Deringer

Assistant Professor August 15, 2018

B. Educational Background

Degree	Year	University	Major	Thesis/Dissertation
BA	2006	University of Mary Hardin-Baylor	Religion	NA
MSRLS	2011	Texas State University	Recreation and Leisure Services – Recreation Management	College Life Through an Existential Lens: A Role For Adventure Programming
EdD	2016	Washington State University	Education Leadership	Mindful Place-based Education: Incorporating mindfulness as a tool for place-based educators

C. University Experience

Position	University	Dates
Assistant Professor	Texas State University	2018-
Lecturer	Texas State University	2015-2018
Adjunct	Washington State University	2013-2014
Adjunct	Mt. Hood Community College	2012-2014

D. Relevant Professional Experience

Position	Entity	Dates
Assistant Professor	Texas State University	2018-
Lecturer	Texas State University	2015-2018
Outdoor Recreation Coordinator	Texas State University	2014-2015
Recreation Coordinator	Washington State University	2011-2014
Adventure Guide	Williamson County	2006-2011
Graduate Assistant	Texas State University	2009-2011
Manager	Austin Rock Gym	2008-2009
Assistant Director	Camp Peniel	2005-2008

E. Other Professional Credentials (licensure, certification, etc.)

Wilderness First Responder, National Outdoor Leadership School, Obtained: January 2019

Swift Water Rescue, American Canoe Association, Obtained: March 2009

Leave No Trace Trainer, Leave No Trace, Obtained: January 2009

II. TEACHING

A. Teaching Honors and Awards:

Favorite Professor Award: The Alfred H. Nolle Chapter of Alpha Chi Honor Society (2018).

B. Courses Taught:

Texas State University – Graduate

REC 5318 – Outdoor Program Leadership and Administration

Texas State University – Undergraduate

REC 1330 – Leisure and Outdoor Recreation

REC 2330 – Leadership in Recreation and Leisure Services

REC 4330 – Commercial Recreation

REC 4335 – Outdoor Recreation Programming

REC 4380 – Senior Seminar

Other Institutions – Undergraduate

KIN 586 - Physical Education Methods and Delivery

WL 171 - Expedition Backpacking

WL 222 - Recreation Implementation

WL 240 - Recreation Implementation II

PE 233 - Place Mapping

C. Directed Student Learning (i.e. theses, dissertations, exit committees, etc.):

Independent Study – *Conspicuous Consumption in Outdoor Recreation: A Pilot Study* - Bradley Byrom – Fall 2018 – Spring 2019

Master’s Thesis – Co-chair – *Self-Perceived Altruism’s Role In Determining Engagement Levels Of Mandatory Volunteers* - Joshua Waclawczyk – Spring 2018 – Spring 2019

Independent Study – *Connectedness to Nature Through Hunting* - Immanuel Salas – Fall 2018 – Spring 2019

D. Courses Prepared and Curriculum Development:

REC 4335 – Outdoor Recreation Programming – Designed Course

REC 4380 – Senior Seminar – Major Revisions to Curriculum

REC 5318L – Outdoor Program Leadership and Administration – Major Revisions to Curriculum
 KIN 586 - Physical Education Methods and Delivery – Designed Curriculum
 WL 222 - Recreation Implementation – Designed Curriculum
 WL 240 - Recreation Implementation II – Designed Curriculum
 PE 233 - Place Mapping – Designed Curriculum

I. Other:

Participant, *The Scholarship & Teaching Excellence Program* – Texas State University, Fall of 2018 – Spring of 2019

Participant, *Creating Active Learning Teaching Strategies (CATS) Active Learning Training* – Department of Health & Human Performance, Spring and Summer 2017

Participant, *Foundations of Online Course Design and Development*, Instructional Technologies Support, May 23-June 3, 2016

III. SCHOLARLY/CREATIVE

A. Works in Print

2. Articles

a. Refereed Journal Articles:

Deringer, S. A., & Wiggin, A. (2018). Lasting perceptions of wilderness orientation programming: A longitudinal follow-up study. *Journal of Outdoor Recreation Education and Leadership*, 10(2), 139-152.

Deringer, S. A. (2017). Mindful place-based education: Mapping the literature. *Journal of Experiential Education*, doi: 10.1177/1053825917716694.

Hanley, A., **Deringer, S. A., & Hanley, R.** (2017). Finding the self in nature: The relationships between dispositional mindfulness and nature identity. *Journal of Environmental Psychology*, 9(4), 225-231, doi: 10.1089/eco.2017.0018.

7. Other Works in Print:

Deringer, S. A. (2016). *Mindful place-based education: Incorporating mindfulness as a tool for place-based educators*. Doctoral Dissertation, Washington State University.
<http://hdl.handle.net/2376/12104>

B. Works not in Print

1. Papers Presented at Professional Meetings:

Deringer, S. A., & Hodges, J. S. (2018). *Maximizing time outdoors: Connectedness to nature, connection to place, and mindfulness.* Presentation at Texas Recreation and Parks Society Annual Conference, Irving, TX.

Deringer, S. A. (2018). *Off the grid: Family Camping.* Presentation at Texas Recreation and Parks Society Annual Conference, Irving, TX.

Deringer, S. A. (2017). *Outdoor recreation and self-determination theory – Delivering outdoor recreation programming that increases intrinsic tendencies for healthy behavior.* Presentation at Texas Recreation and Parks Society Annual Conference, Irving, TX.

Deringer, S. A. (2016). *Lasting perceptions of wilderness orientation programming: A longitudinal follow-up study.* Association for Outdoor Recreation and Education National Conference, Minneapolis, MN.

Deringer, S. A. (2014). *Conscientização: A critical consciousness for trip leadership.* Presented at Association for Outdoor Education National Conference, Portland, OR.

Deringer, S. A. (2012). College life through an existential lens: A role for adventure. *Journal of Outdoor Recreation, Education, and Leadership, 4(2), 95-99.*

Deringer, S. A. (2011). *College life through an existential lens: A role for adventure programming.* Presented at the Association for Outdoor Recreation and Education National Conference, San Antonio, TX.

Deringer, S. A., & Lyburn, A. (2011). *Central Texas whitewater.* Presented at Texas Outdoor Leadership Conference, Houston, TX.

2. Invited Talks, Lectures, Presentations:

Deringer, S. A. (2018). *Mindful interpretation: Improved nature connection.* Presentation at Meadows Center for Water and in the environment, San Marcos, TX.

Deringer, S. A. (2018). *Place matters in healthcare.* Invited Panelist. Texas State University Health & GIS Conference, Round Rock, TX.

5. Other Works not in Print:

- a. Works “submitted” or “under review”

Deringer, S. A., Hodges, J., & Griffin, L. K. (submitted). Mindfulness as a tool for place-based educators. *Journal of Outdoor and Experiential Education.*

Kim, J., Park, S., Kim, M., & **Deringer, S.A.** (submitted). A qualitative investigation of leisure benefits among the North Korean adolescent defectors. *Health Promotion International.*

Deringer, S. A., Hanley, A., Hodges, J., Griffin, L.K. (submitted). Improving ecological behavior in outdoor recreation through mindfulness: A mixed methods inquiry. *Journal of Outdoor Recreation, Education, and Leadership.*

Griffin, L.K., Meaney, K., **Deringer, S.A.** (submitted). Until I am just too old to turn the pedals: The impact of an after-school mountain bike program. *Journal of Leisure Research*.

Hanley, A., Bettmann, J., Kendrick, C., **Deringer, S.**, Norton, C. (submitted). The relationship between nature connectedness, mindfulness, and ecological behaviors.

b. Works “in progress”

Deringer, S.A. (in progress). Perceptions of place along the Texas and Mexico border: A narrative inquiry examining the construct of place in leisure.

Sneed, J., **Deringer, S.A.** (in progress). Nature connection, head mounted displays, and immersive content.

Dussler, R., **Deringer, S.A.** (in progress). Mindfulness interventions and environmental interpretation.

Byrom, B., **Deringer, S.A.** (in progress). Conspicuous consumption in outdoor recreation: A pilot study.

C. Grants and Contracts

1. Funded External Grants and Contracts:

Deringer, S. A. (2018). *San Marcos youth master plan funding for research conducted at Spring Lake Outdoor Education Program*. Research on environmental education afterschool programs. Funded - \$4,000.

Deringer, S. A., Griffin, L.K., & Thomas, A. (2017). *Strengthening experiential education opportunities in central Texas*. Texas Parks and Wildlife Co-Op Grant. Grant provides resources to examine the impact of experiential education programming on underserved youth participating in an after-school program. \$49,451.

Walters, S. & **Deringer, S. A.** (2017). *San Marcos youth master plan funding for research conducted at Goal Post*. Research on low organized activities in afterschool programming. Funded - \$5,000.

Deringer, S. A. (2016). *San Marcos youth master plan funding for research conducted at Goal Post*. Research on low organized activities in afterschool programming. Funded - \$5,000.

4. Submitted, but not Funded, Internal Grants and Contracts:

Griffin, L.K., Zimmermann, J., **Deringer, S. A.** (2016). *Experiential education as an alternative to traditional recreational programming: A comparative case study*. Research Enhancement Program at Texas State University. \$18,000.

D. Scholarly / Creative Fellowships, Awards, Honors:

Best Poster Presentation: **Deringer, S. A.** (2016). *Lasting impacts of wilderness orientation programming: A preliminary study using longitudinal data.* AORE National Conference, Minneapolis, MN.

IV. SERVICE

A. University:

Member, Assistant Director for Outdoor Recreation Search Committee (2018)

Member, Assistant Director for Outdoor Recreation Search Committee (2017)

Member, Campus Recreation Director Search Committee (2017)

Member, Pride and Caring Planning Team (2014), Coordinated orientation programming for 5,600 incoming freshmen in a two-day event.

B. Departmental:

Member, College of Education Scholarship Committee (2016 - 2018)

Member, Texas State University Recreation Division Alumni and Friends Event (2016), Coordinated Alumni social/fundraiser for students in the Recreation Division.

Member, Vet Rec Support Team, (2016), assisted in the coordination of outdoor recreation for veterans.

Co-Advisor, Association of Recreation Enthusiasts Student Organization (2015-present)

C. Community:

Camp Good Sam Wimberley Advisory Board (2018-present), Advise Good Samaritan staff on camp operations and fundraising.

Chair, Camp Good Sam Wimberley Advisory Board (2017-2018), Advise Good Samaritan staff on camp operations and fundraising.

Advisor, Texas Recreation and Parks Society – Walk the Halls (2016), Assisted in organizing attendance of 62 senior Recreation Administration majors to advocacy event at Texas Capitol.

Coordinator, Goal Post and SLOEP After School Programs (2015-present), Partnered with San Marcos Parks and Recreation and SMCISD to provide an after school program that contributes to the San Marcos Youth Master Plan for students at Miller Middle School, San Marcos, Texas.

Assistant, Ranch Day (2015-2016), Sensory stimulation special event for students enrolled in the SMCISD elementary and middle school Special Education classes.

Assistant, Texas State Turkey Adventure Race (2015–present), Assist in coordination of undergraduate student group in planning and implementation of campus-wide special event.

Assistant, Larry Turner Wheelchair Basketball Tournament (2015-present), Assist in planning and implementation of a two-day tournament for wheelchair basketball teams on a multi-state level.

Assistant, Rebound Program for San Marcos Independent School District Disciplinary Alternative Education Program (DAEP) (2016-present), Texas State students in REC 4320 prepare a lesson/session and implement to the SMCISD students, they work on outcome driven goals and attempt to enhance coping skills, leisure education, self-esteem, responsibility, safety, respect, and potentially others using recreation activities in a therapeutic process.

D. Professional:

Member, Association of Outdoor Recreation and Education Research and Publications Committee (2016-present)

Assistant, Adaptive Aquatics San Marcos ISD (2015-present), Support five weeks of aquatic activities for middle school students in the SMCISD special education classes.

Association of Outdoor Recreation and Education National Conference Host Committee, 2014

E. Organizations

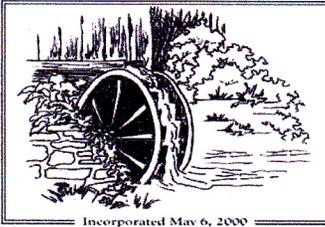
2. Professional:

Reviewer, Journal of Recreation Education and Leadership (2018)

Reviewer, Journal of Ecopsychology (2017)

F. Service Honors and Awards:

Service Learning Faculty Fellow (2016-2017), I was selected as a faculty fellow for my work in REC 2330 with Goal Post and SLOEP after school programs. This award comes with a 5 hour a week graduate assistant.



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 Board/Commission/Committee: Transportation Advisory

Nominated By: Rebecca Minnick

Name: Chris Sheffield Phone: 5125274893 E-mail: sheffield.chris@gmail.com

Physical Address: 203 Blanco Dr, Wimberley, Tx 78676

Mailing Address
(If different than physical address): _____

Employer: Texas Parks & Wildlife Dept. Position/Occupation: Trails Coordinator

Business Number: 5123898749 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 am unaware of any conflicts or official business my employer may have with the city of Wimberley. That said, my views in this capacity are my own and not that of my employer.

If any potential discussion issue or other business with my employer comes up during board business, I will clearly state that I am an employee and recuse myself as necessary.

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

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

Please 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 Board/Commission/Committee that you would prefer to serve on. Attach a separate sheet, if necessary.

Knowledge and experience in construction, parks development, trail design, conservation, and grants management.

BA, Communications and Natural Resource Management, The Ohio State University, 1998
Master of Applied Geography, Texas State University, 2017
State Trails Coordinator, Texas Parks and Wildlife Dept., 2015-present
Program Director, Texas Conservation Corps, 2010-2015
Project Manager, American YouthWorks, 2000-2010
State Trails Advisory Board, Texas, 2012-2015

Signature: 

Date: 6/14/2019

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.

CHRISTOPHER MARK SHEFFIELD

203 Blanco Dr • Wimberley, TX 78676 • (512) 660-8319
sheffield.chris@gmail.com

PROFESSIONAL EXPERIENCE

TEXAS PARKS AND WILDLIFE DEPARTMENT *Austin, Texas*

State Trails Coordinator

August 2015 – Present

Manage design/build of state park trail projects across the state and coordinate statewide community trail grant program with annual \$4M budget.

AMERICAN YOUTHWORKS *Austin, Texas*

Program Director, Texas Conservation Corps Program

August 2010 – August 2015

Project Coordinator, Environmental Corps Program

January 2007 – July 2010

Green Construction Trainer, Casa Verde Builders Program

October 2005 – December 2006

Field Coordinator, Environmental Corps Program

June 2000 – February 2004

Manage all aspects of Texas Conservation Corps (TxCC) job training and conservation service program, including \$2M annual budget, seven direct staff, 100 AmeriCorps members, 25 agency partnerships and over 100 completed land management projects each year.

□ Led development of comprehensive conservation skills, construction skills, education, and naturalist curriculum, including tracks for both high school youth and college-aged young adults.

□ Project lead on numerous conservation consultancy projects including trail design for least environmental impact, interpretive park signage design, habitat restoration project planning, and parkland development.

TREEFOLKS *Austin, Texas*

Program Assistant, NeighborWoods Program October 2004 – February 2005

Administered urban forestry initiative, including program organization, data collection, record keeping and public education.

TROUT LILY FARM *Olivesburg, Ohio*

Owner / Operator September 2003 – September 2006

Managed all aspects of this fruit and vegetable organic specialty crop farm including IPM strategies, fertility management, record keeping, budgeting and marketing.

LEADERSHIP AND COMMUNITY INVOLVEMENT

- Texas Parks and Wildlife Recreation Trails Board *Member*
- Public Land Service Coalition Advisory Board *Member*
- City of Austin Invasive Species Management Plan Working Group *Member*
- Audubon Together Green Fellowship Program *2010 Conservation Fellow*
- National Public Lands Day and other large-scale public volunteer days *Lead Organizer*
- East Cesar Chavez Neighborhood Planning Team *Member*
- Sustainable Food Center *Volunteer Youth Gardening Educator*

EDUCATION

THE OHIO STATE UNIVERSITY *Columbus, Ohio*

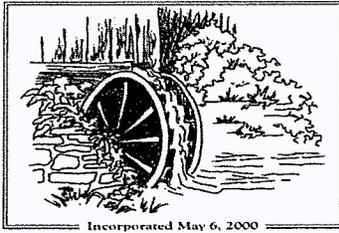
Bachelor of Arts, Communication, Natural Resource Management

June 1998

TEXAS STATE UNIVERSITY *San Marcos, Texas*

Master of Applied Geography

May 2017



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 Board/Commission/Committee: Transportation Advisory Board

Nominated By: Bo Bowman

Name: Jim Chiles Phone: 281.216.3709 E-mail: jtchiles@gmail.com

Physical Address: 115 Monte Vista Circle, Wimberley

Mailing Address
(If different than physical address): _____

Employer: Home Depot (part time) 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

Please 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 Board/Commission/Committee that you would prefer to serve on. Attach a separate sheet, if necessary.

President - Valley Ranch HOA - Longview, TX - 1998-2001
Treasurer - Sterling Ridge Village Association - The Woodlands, TX 2003-2010
Treasurer - Wimberley Hills HOA - Wimberley, TX - 2018 - Present

Certified Public Accountant - (TX 046798) - 40 year career working for large Public Oil & Gas Service companies

Signature:

Date: 6-17-19

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

Application for Appointment to Board/Commission/Committee

Name of Board/Commission/Committee: Comprehensive Planning Committee

Nominated By: Bo Bowman

Name: Amy Crowell Phone: 512-660-8312 E-mail: amy@hillcountryalliance.org

Physical Address: 203 Blanco Drive, Wimberley, TX 78676

Mailing Address
(If different than physical address): _____

Employer: Hill Country Alliance Position/Occupation: Manager of Development

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 Board/Commission/Committee and to attend all regularly scheduled meetings? Yes No

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

Please 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 Board/Commission/Committee that you would prefer to serve on. Attach a separate sheet, if necessary.
I have over 20 years of experience in grant writing, strategic planning, project development, business planning, and related work.

Signature:

Date: June 17, 2019

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.



AGENDA ITEM: City Administrator’s Report
SUBMITTED BY: Shawn Cox, City Administrator
DATE SUBMITTED: June 18, 2019
MEETING DATE: June 20, 2019

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

The City Administrator will provide an update to Council on the progress of the Central Wimberley Wastewater Project, including construction progress, expenditures to date, and other updates related to the project. Additionally, updates on the June 17, 2019 Wastewater Town Hall Meeting, Sales Tax, and the Proposed FY 2020 Budget Calendar will be presented.

REQUESTED ACTION

- Motion
- Discussion
- Ordinance
- Resolution
- Other

FINANCIAL

Budgeted Item	<input type="checkbox"/>	Original Estimate/Budget:	\$
Non-budgeted Item	<input type="checkbox"/>	Current Estimate:	\$
Not Applicable	<input checked="" type="checkbox"/>	Amount Under/Over Budget:	\$

STAFF RECOMMENDATION

Report for Zoning ZA-19-002



Summary:

A request to change the zoning of property located at 151 Oldham Street from Single-Family Residential 2 (R-2) to Commercial-Moderate Impact (C-2)

Applicant Information:

Applicant: Mike Oldmixon
Property Owner: Mike Oldmixon
 4201 Monterrey Oaks Blvd
 Austin, TX 78749

Subject Property:

Legal Description: 0.57 Acres out of the Amasa Turner Survey, Abs. No. 461
Location: 151 Oldham Street
Existing Use of Property: Residential
Existing Zoning: R-2
Proposed Use of Property: Commercial
Proposed Zoning: C-2
Planning Area: IV
Overlay District: City Center

Surroundings:

Frontage On: Oldham Street

Area Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of Property	C1, R2	Commercial, Residential
S of Property	C3, C1	Commercial
E of Property	C2, MF2	Commercial, Residential
W of Property	C1	Commercial

Legal Notice

200' Letters: 03/25/2019
Published: 03/21/2019
Sign Placement: 03/20/2019
Responses: none

Comments:

The applicant, Mike Oldmixon, has submitted an application to change the zoning for a tract of land located at 151 Oldham Street from Single-Family Residential 2 (R-2) to Commercial-Moderate Impact (C-2). The requested zoning change is to allow for more flexibility. The subject property is 0.57 acres in size.

Vocal opposition was received at the Planning and Zoning meeting on April 11th by property ID #14 as noted on the 200' notice map; this property is zoned Multi-Family Residential 2 and totals 6.31% opposition. The Planning and Zoning Commission voted 6-0-1 to recommend approval of the application. This request has been continued from the April 18th City Council meeting.

FOR OFFICIAL USE ONLY

APPLICATION DATE: MARCH 11, 2019 FILE NO. ZA-19-002 5:30
 TENTATIVE P&Z HEARING: 4-11-19 TENTATIVE COUNCIL HEARING: 4-18-19
 CITY INITIATED: YES - NO PLANNING AREA: N ZONING REQUESTED: C-2
 ZONING FEES: \$ 779 DATE PAID: 3-12-19 RECEIVED BY: SIF

APPLICATION FOR COMMERCIAL ZONING
 NON-RESIDENTIAL, MULTI-FAMILY DEVELOPMENTS, MOBILE HOME DEVELOPMENTS

OWNER, AGENT AND PROJECT DATA

STREET ADDRESS OF PROPERTY TO: 151 OLDHAM ST. Wimberley, Texas HAYS COUNTY CENTRAL APPRAISAL DISTRICT
 BE ZONED: 151 OLDHAM ST. Wimberley, Texas PROPERTY ID#: R 18445 **

* New street addresses can be obtained by calling (512) 393-2160
 ** This number may be obtained this from your property tax statement or HCAD's website.

PLEASE PROVIDE DIRECTIONS TO YOUR PROPERTY:

FROM RR12 TURN NORTH, PROPERTY ON LEFT AT END OF OLDHAM LN. PICKET FENCE.

NOTE: Please clearly mark your property so it is easily identifiable.

1. OWNER'S NAME: MICHAEL L. OLDMIXON HOME PHONE: [REDACTED]
 BUSINESS PHONE: () _____
 FAX: () _____
 E-MAIL: [REDACTED]

OWNER'S CURRENT MAILING #1607
 ADDRESS 4201 MONTEREY OAKS BLVD CITY AUSTIN STATE TX ZIP 78749
 EMAIL: MIKEOLDMIXON@YAHOO.COM

2. AGENT'S NAME: _____ AGENT'S PHONE: () _____
 FAX: () _____
 AGENT'S FIRM NAME: _____ E-MAIL: _____

AGENT'S FIRM MAILING
 ADDRESS: _____ CITY _____ STATE _____ ZIP _____
 EMAIL: _____

PROPERTY INFORMATION

3. TOTAL AREA TO BE ZONED: ACRES 0.58 (OR) SQ.FT. 25,150 TOTAL NO. of TRACTS: 1
4. PLANNING AREA(S) : IV 5. REQUESTED ZONING CLASSIFICATION: C2
PROPOSED USE(S): SINGLE FAMILY
6. EXISTING ZONING CLASSIFICATION(S) AND USES (if applicable): R2 - SINGLE FAMILY
7. LEGAL DESCRIPTION
Street Address: 151 OLDHAM ST. Subdivision: OLLIE OLDHAM
Block(s) _____ Lot(s) 4
Plat Book: AMASA TURNER SURVEY Page Number: ABS 461
8. DEED RECORDS: (REFERENCE OF DEED CONVEYING PROPERTY TO THE PRESENT OWNER):
VOLUME: _____ PAGE: _____ OF COUNTY PLAT RECORDS

9. OTHER PROVISIONS

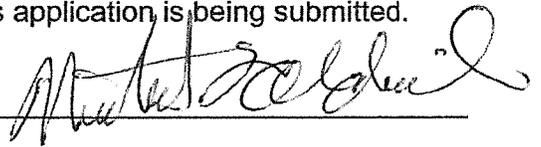
A. IS PROPERTY IN AN OVERLAY DISTRICT? YES X NO _____ UNKNOWN _____
TYPE OF OVERLAY ZONE(S) (if applicable) VILLAGE CENTER
B. FLOOD PLAIN (What, if any, flood zone does your property occupy?): NO
C. ELECTRIC UTILITY PROVIDER : PEC
WATER UTILITY PROVIDER: WWSOC
WASTEWATER UTILITY PROVIDER: N/A SEPTIC
HAYS COUNTY SEPTIC PERMIT NUMBER (if applicable): _____

Related Cases, if Applicable

- Zoning File No. _____
- Building Permit File No. _____
- Subdivision File No. _____
- Sign Permit File No. _____
- Engineered construction File No. _____

SITE INSPECTION AUTHORIZATION

Applicant/owner, or Applicant's authorized agent, hereby authorizes the City of Wimberley representatives to visit and inspect the property for which this application is being submitted.

Date: 3/11/19 APPLICANT SIGNATURE 

WHEN APPLICABLE:

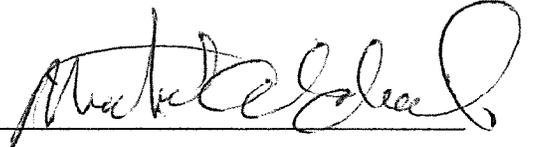
Date: _____ AGENT SIGNATURE _____

**ACKNOWLEDGMENT OF EXISTING
Subdivision Plat Notes, Deed Restrictions Restrictive Covenants
and/or Zoning Conditional Use Permits**

I, the Applicant herein, have checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permits prohibiting certain uses and/or requiring certain development restrictions (for example, height, access, screening) on the property now being zoned on my behalf and located at: 151 OLDHAM ST., and more particularly known as Lot 4, Block _____ of the OLLIE OLDHAM Subdivision.

If a conflict should result with the request I am submitting to the City of Wimberley due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permits it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permits.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permit information, which may apply to this property.

Date: 3/11/19 APPLICANT SIGNATURE 

WHEN APPLICABLE:

Date: _____ AGENT SIGNATURE _____

SUBMITTAL CHECKLIST

TO ENSURE THAT YOU HAVE COMPLIED WITH THE ZONING APPLICATION REQUIREMENTS, REVIEW THE FOLLOWING LIST. FAILURE TO COMPLETE THE NECESSARY STEPS CAN CAUSE A DELAY IN PROCESSING YOUR APPLICATION.

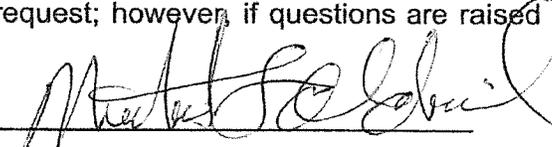
- Complete "Application For Zoning"
- Provide plat map of property to be zoned which includes all properties within 200 feet of any portion of Applicant's property; and which clearly indicates streets in surrounding area.
- Provide plat map of the specific property to be zoned.
- Provide names and addresses of property owners within 200 feet of any portion of Applicant's property.
- Provide a legal description of the property to be zoned.
- Sign/date Submittal Verification form.
- Sign/date Site Inspection Authorization form.
- Sign/date Acknowledgement Form.
- Pay Zoning Fee (this fee is based on the cost of services incurred by the City of Wimberley in reviewing, processing and recording the zoning request).
- Applicant agrees to attend a pre-zoning conference prior to acceptance of Application.
- Applicant agrees to attend Planning & Zoning Commission hearings scheduled for Applicant's proposed zoning.
- Applicant agrees to attend City Council hearing scheduled for Applicant's proposed zoning or waives his/her rights of appearance (see below).

SUBMITTAL VERIFICATION AND/OR WAIVER OF APPEARANCE

(X) My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me, my firm, or agent, may delay the review of the Application.

() I hereby waive my right to appear before the City of Wimberley City Council at the public hearing to be held concerning the zoning of my above-referenced property. I understand that my failure to appear allows the Council to consider my zoning request; however, if questions are raised that cannot be answered, the matter will be continued.

Date: 3/11/19

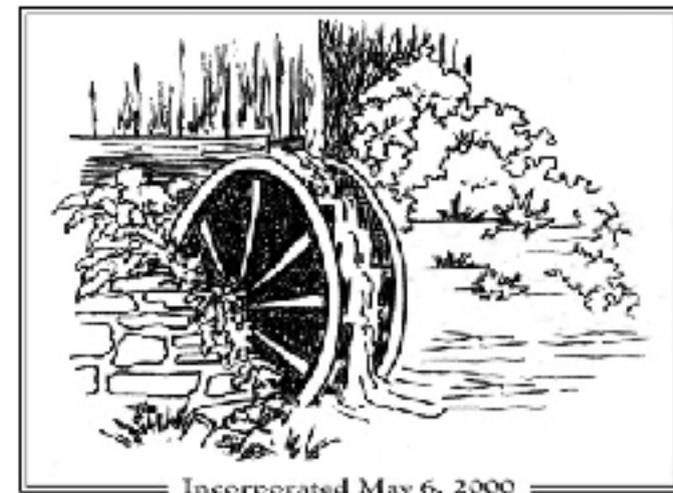
APPLICANT SIGNATURE 

WHEN APPLICABLE:

Date: _____

AGENT SIGNATURE _____

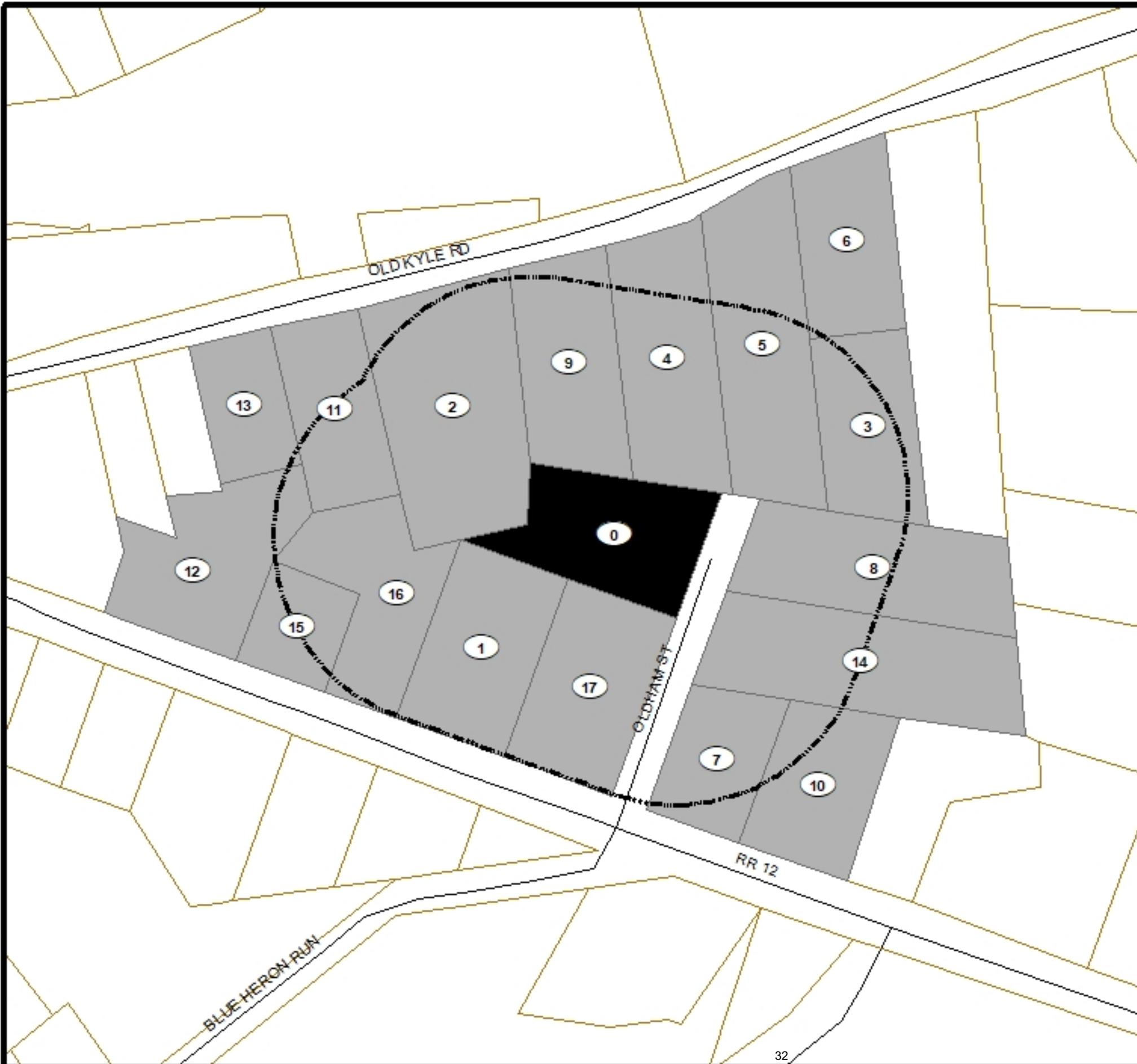
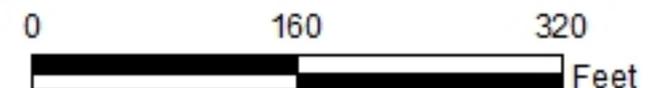
ZA-19-002 ~ 151 Oldham Street

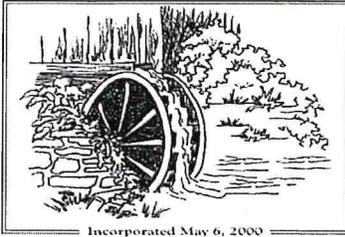


200' NOTIFICATION

Legend

- 200' Buffer
- ID. OWNER**
- 0. SUBJECT TRACT
- 1. AUSTIN FRANK M III
- 2. BILLINGSLEY, CLAIRE M
- 3. BURNETTE CARL W JR FAMILY TRUST & STORM LYNNE
- 4. BURNETTE CARL W JR FAMILY TRUST & STORM LYNNE
- 5. BURNETTE CARL W JR FAMILY TRUST & STORM LYNNE
- 6. BURNETTE CARL W JR FAMILY TRUST & STORM LYNNE
- 7. DER HUND HAUS LLC
- 8. DONALD & REBECCA MINNICK
- 9. GRADY BURNETTE BUILDER
- 10. MAILBOX LLC
- 11. RAY BERT E & JULIE L
- 12. SANDER ALBERT & JEAN
- 13. SANDER ALBERT A & JEAN A
- 14. WILDER JUDITH S & CHARLES M
- 15. WIMBERLEY CHRISTIAN CHURCH
- 16. WIMBERLEY CHRISTIAN CHURCH
- 17. WIMBERLEY CLEAR WATER PROPERTY LLC





City of Wimberley

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

March 15, 2019

NOTICE OF PUBLIC HEARING

Re: File No. ZA-19-002
151 Oldham Street

Dear Property Owner:

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

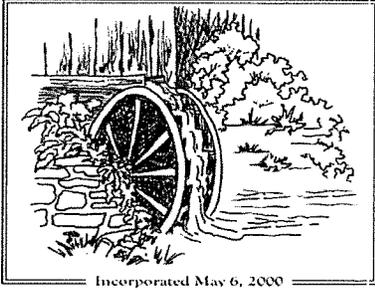
The applicant, Mike Oldmixon, is proposing to change the zoning from **Single-Family Residential 2 (R-2) to Commercial-Moderate Impact (C-2)** for property located at 151 Oldham Street. The City of Wimberley Planning & Zoning Commission will consider this request at a public hearing on **Thursday, April 11, 2019, 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, April 18, 2019, at 5:30 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, C.F.M.
Planning & Development Coordinator
GIS Analyst
sfloyd@cityofwimberley.com



City of Wimberley

221 Stillwater, P.O. Box 2027, Wimberley, Texas 78676
(512) 847-0025 Fax (512) 847-0422 www.cityofwimberley.com

NOTICE BY SIGN POSTING

DATE: March 20, 2019

ZONING NO: ZA-19-002

APPLICANT: Mike Oldmixon

TO: CODE ENFORCEMENT/PUBLIC WORKS

Please place a Proposed Zoning Sign on the following property:

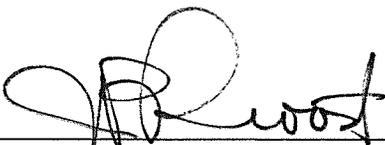
Project Site Address: 151 Oldham Street

John Provost
Public Works/Code Enforcement

City of Wimberley

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

3/20 2019



Signature

The Wimberley CLASSIFIED



P.O. Box 49 Wimberley, Texas 78676 5

**Public
Notice**

City of Dripping Springs
Public Notice of Approved Ordinance
Ordinance No. 2019-12

AN ORDINANCE AMENDING CHAPTER 18, TRAFFIC AND VEHICLES, CREATING ARTICLE 18.04, OF THE DRIPPING SPRINGS CODE OF ORDINANCES; ESTABLISHING REGULATIONS FOR MOTOR-ASSISTED SCOOTERS; PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE & MEETING.

**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, April 11, 2019 at 6:00 p.m. to consider the following: ZA-19-002 – a request to change the zoning from Single-Family Residential 2 (R-2) to Commercial-Moderate Impact (C-2) for property located at 151 Oldham Street. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on Thursday, April 18, 2019, at 5:30 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 TO ALL PERSONS HAVING
CLAIMS AGAINST THE ESTATE
OFFRANCES PHARR MCMASTER**

Notice is hereby given that original Letters Testamentary for the Estate of FRANCES PHARR MCMASTER, Deceased, were issued on March 18, 2019 in Cause No. 19-0086-P pending in the County Court at Law of Hays County, Texas, to Armond H.

**Public
Notice**

**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, April 11, 2019 at 6:00 p.m. to consider the following: ZA-19-003 – a request to change the zoning from Residential Acreage (RA) to a Wimberley Planned Development District (WPDD) with base zoning of Participant Recreation – Low Impact (PR-1) at 13401 Ranch Road 12. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on Thursday, April 18, 2019, at 5:30 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 ENACTMENT
CITY OF WOODCREEK, TEXAS
ORDINANCE NO. 19 - 256**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODCREEK, TEXAS REPEALING ALL RATES AND FEES CONTAINED IN THE CODE OF ORDINANCES OF THE CITY OF WOODCREEK; REPEALING ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR A FINDING OF PROPER NOTICE AND OPEN MEETING.

NOTICE TO CREDITORS

Notice is given that original Letters Testamentary for the Estate of Virginia A. Butterfield. Deceased. were issued on March 11.

**Public
Notice**

**Public
Notice**

**Public
Notice**

STATE OF NEW MEXICO
COUNTY OF LINCOLN
TWELFTH JUDICIAL DISTRICT

FONAY LAND COMPANY, LLC,
A New Mexico Limited Liability Company

Plaintiff,

v. Cause No. D-1226-CV-2018-00315

SCOTT J. STORM,
as Domiciliary Foreign Personal Representative
of the Estate of Lynn W. Storm, deceased,

SCOTT D. HARRINGTON, and

SUSAN W. FREDERICKSON

Defendants.

SUMMONS AND NOTICE OF PENDENCY OF

TO: Scott J. Storm:

GREETINGS:

YOU are hereby notified that there has been filed in the District of Lincoln County, New Mexico, in the above entitled cause of a complaint for breach of contract, negligent misrepresentation, performance, wherein Fonay Land Company, LLC is the Plaintiff and the Defendant. You are further notified that unless you enter your appearance in said cause on or before thirty (30) days of the date of the last of this notice, judgment by default will be rendered in said cause failing to appear, and the Plaintiff will apply to the Court for judgment as demanded in the Complaint.

Hennighausen & Olsen, L.L.P. (A.J. Olsen and Olivia R. Mite attorneys for the Plaintiff and their office address is 604 North Richardson Avenue, Roswell, New Mexico 88201 (P.O. Box 1415, Roswell, New Mexico 88202-telephone number 575-624-2463.



LINCOLN COUNTY DISTRICT CLERK
By: /s/ Gloria Lama

Respectfully submitted,

HENNIGHAUSEN & OLSEN, L.L.P.
By: /s/ A.J. Olsen
A.J. Olsen, Esq.

Sec. 9.03.073 Single-Family Residential 2; R-2

- (a) General purpose and description. The R-2 district is intended to provide for development of primarily detached, single-family residences on lots of not less than 20,000 square feet.
- (b) Permitted uses.
- (1) One residence, including:
 - (A) Single-family detached dwellings.
 - (2) Accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith or on a contiguous lot under the same ownership that satisfies the requirements of section 9.03.182, 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 section 9.03.182 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) Swimming pool (private);
 - (4) Utilities (public); and
 - (5) Religious assembly.
- (c) Conditional uses.
- (1) Bed and breakfast lodging located only in the residential building;
 - (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);
 - (6) One secondary single-family residential building built on-site;
 - (7) One manufactured home installed on a permanent foundation, as the primary residence;
 - (8) Vacation rental; and
 - (9) Personal care home.
- (d) Development regulations.
- (1) Lot size: Minimum 20,000 square feet but less than 2 acres.
 - (2) Maximum building height (as defined in section 9.03.005):
 - (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 one story; and
 - (D) Decks: Not more than 12 feet including a railing only or 18 feet including a roof.
 - (3) The minimum setbacks shall be the larger of the dimensions in section 9.03.184(a), table A, or the following:
 - (A) Dominant street: 40 feet;
 - (B) Secondary street: 15 feet;

- (C) Interior side yard: 10 feet; and
- (D) Rear yard: 20 feet.
- (4) Minimum floor area:
 - (A) Primary residential building: 600 square feet.
 - (5) Maximum impervious cover: 35%. Impervious cover shall be calculated as a percentage of the net site area.
 - (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, gardening materials, and the like.
 - (3) Single-family homes with side entry garages where lot frontage is only to one 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 division 5 of this article, development standards.

(Ordinance 2001-010, sec. 16, adopted 4/1/01; Ordinance 2003-006 adopted 7/3/03; 2006 Code, sec. 155.037; Ordinance 2006-014, sec. II(F), (G), adopted 2/1/07; Ordinance 2008-023, sec. II(C), adopted 7/17/08; Ordinance 2009-050, sec. II(F), adopted 12/3/09; Ordinance 2011-004, sec. II(F), adopted 1/20/11; Ordinance 2012-003, sec. II(C), adopted 2/2/12; Ordinance 2017-023, sec. II(C), adopted 8/3/17)

Sec. 9.03.084 Commercial - Moderate Impact; C-2

- (a) General purpose and description. The C-2, Commercial 2 district is established to provide areas for shopping and service facilities for the retail sales of goods and services. These shopping areas must satisfy established landscape and buffering requirements.
- (b) Permitted uses.
- (1) Administrative and professional office:
 - (A) Insurance, real estate, attorneys, accountants, architects, investment services, travel agencies;
 - (B) Photography studios, doctors, dentists;
 - (C) Nonprofit organizations (with certain restrictions);
 - (D) Civic uses (such as city halls);
 - (E) Research services: limited; and
 - (F) Office.
 - (2) Religious assembly;
 - (3) Medical services: limited;
 - (4) Personal services: general;
 - (5) Accessory uses to the main use;
 - (6) Retail sales and services: general;
 - (7) Retail sales and services: flea market/market day;
 - (8) Eating establishments: sit-down, not including the sale of beer, wine, or alcohol for on-premises consumption;
 - (9) Plant nurseries;
 - (10) Emergency shelter and feeding site (humans);
 - (11) Communications services: limited (such as studios);
 - (12) Commercial/residential;
 - (13) Banks and savings and loan associations;
 - (14) Funeral and interment services: cremating;
 - (15) Funeral and interment services: interring;
 - (16) Funeral and interment services: undertaking;
 - (17) Animal interment services;
 - (18) Private primary educational services;
 - (19) Private secondary educational services;
 - (20) Single-family residence; and
 - (21) Low impact institutional: residential oriented.
- (c) Conditional uses.
- (1) A drive-through or drive-in facility otherwise allowed in any permitted use in this district shall be allowed only with a conditional use permit;
 - (2) Personal services: limited;
 - (3) Gasoline sales: limited;
 - (4) Automotive washing;
 - (5) Personal storage;
 - (6) Bed and breakfast lodging;
 - (7) Telecommunications towers, commercial antennas, and broadcast towers, subject to all applicable city regulations;

- (8) Eating establishments: fast food with drive-through order windows;
- (9) Eating establishments: sit-down, including the sale of beer, wine, or alcohol for on-premises consumption;
- (10) Package store;
- (11) Liquor store.
- (12) Vacation rental; and
- (13) Personal care home;
- (d) Development regulations.
 - (1) Minimum lot size: 5,000 square feet.
 - (2) Maximum building height (as defined in section 9.03.005):
 - (A) Primary buildings: Not more than 2 stories and not more than 28 feet with flat roof (see definition) or 35 feet with pitched roof;
 - (B) Accessory buildings: Not more than 18 feet and not more than one story; and
 - (C) Decks: Not more than 12 feet including a railing only or 18 feet including a roof.
 - (3) The minimum setbacks shall be the larger of the dimensions in section 9.03.184(a), table A, or the following:
 - (A) Dominant street: 15 feet;
 - (B) Secondary street: 15 feet; and
 - (C) Interior side or rear yard: 10 feet, 20 feet when adjacent to a residential district and the building is more than one story.
 - (4) Maximum impervious coverage: 70%. Impervious cover shall be calculated as a percentage of the net site area.
 - (5) Maximum building coverage: 60%. Building coverage shall be calculated as a percentage of the net site area.
 - (6) Maximum building footprint: 15,000 square feet.
 - (7) Maximum floor area: 20,000 square feet.
- (e) Parking regulations. As required by section 9.03.181, off-street parking and loading requirements.
- (f) Special requirements.
 - (1) For site plan requirements, see section 9.03.183.
 - (2) Open storage is prohibited; however, periodic display of seasonal items (such as Christmas trees, pumpkins, and the like) is allowed during the appropriate time periods.
 - (3) These districts shall be limited to properties fronting on major transportation arterials, provided the location is not incompatible with an existing residential neighborhood or property.
- (g) Other regulations. As established in division 5 of this article, development standards.

(Ordinance 2001-010, sec. 27, adopted 4/1/01; Ordinance 2003-006 adopted 7/3/03; Ordinance 2004-017 adopted 8/5/04; 2006 Code, sec. 155.048; Ordinance 2007-010, adopted 5/22/07; Ordinance 2008-009, sec. II(B), adopted 2/21/08; Ordinance 2008-023, sec. II(M), adopted 7/17/08; Ordinance 2009-031, sec. II(D), (E), adopted 7/16/09; Ordinance 2009-050, sec. II(F), adopted 12/3/09; Ordinance 2011-004, sec. II(F), adopted 1/20/11; Ordinance 2012-003, sec. II(C), adopted 2/2/12; Ordinance 2015-005, sec. II(D), (E), adopted 2/19/15)

ORDINANCE NO. 2019-XX

AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS REZONING A PROPERTY LOCATED AT 151 OLDHAM STREET, WIMBERLEY, HAYS COUNTY, TEXAS, FROM SINGLE-FAMILY RESIDENTIAL 2 (R-2) TO COMMERCIAL MODERATE IMPACT (C-2).

WHEREAS, Chapter 211 of Vernon’s Local Government Code empowers the City Council of the City of Wimberley to enact zoning regulations and provides for their administration, enforcement and amendment; and

WHEREAS, the regulations established by the Wimberley Code of Ordinances 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, the City Council of the City of Wimberley has complied with all notice of public hearing as required by the Code and State law; and

WHEREAS, in keeping with the spirit and objectives of the area, the City Council has given due consideration to all components of said proposed zoning change and the recommendations of the Planning and Zoning Commission concerning recommended requirements, conditions and safeguards necessary to protect adjoining property; and

WHEREAS, it is the intent of the City Council to provide harmony between existing zoning districts and proposed land uses; and

WHEREAS, the City Council desires to amend the Zoning Map by rezoning 0.58 acres out of the Amasa Turner Survey, Abstract No. 461, in Wimberley, Hays County, Texas, commonly known as 151 Oldham Street from Single-Family Residential 2 (R-2) to Commercial-Moderate Impact (C-2) zoning classification.

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

ARTICLE I. REZONING

THAT the Zoning Map of the City of Wimberley is hereby amended by rezoning a 0.58 acres out of the Amasa Turner Survey, Abstract No. 461, in Wimberley, Hays County, Texas, commonly known as 151 Oldham Street, and more particularly described on the attached Exhibit “A”, incorporated by reference for all purposes, from Single-Family Residential 2 (R-2) to Commercial-Moderate Impact (C-2) zoning classification.

ARTICLE II. 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.

III. EFFECTIVE DATE

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

ARTICLE IV. 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 18th day of April 2019, 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

Report for Zoning ZA-19-004



Summary:

A request to change the zoning of property located at 2595 Flite Acres Rd from Single-Family Residential 2 (R-2) to Residential Acreage (RA)

Applicant Information:

Applicant: City of Wimberley
Property Owner: Wendy Phillips

Subject Property:

Legal Description: A portion of Lot 3, Flite Acres Little Ranches
Location: 2595 Flite Acres Road
Existing Use of Property: Residential
Existing Zoning: R-2
Proposed Use of Property: Residential
Proposed Zoning: RA
Planning Area: I
Overlay District: N/A

Surroundings:

Frontage On: N/A
Area Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of Property	RA	Residential
S of Property	RA	Residential
E of Property	RA	Residential
W of Property	RA	Residential

Legal Notice

200' Letters: 05/8/2019
Published: 05/9/2019
Sign Placement: 05/8/2019
Responses: none

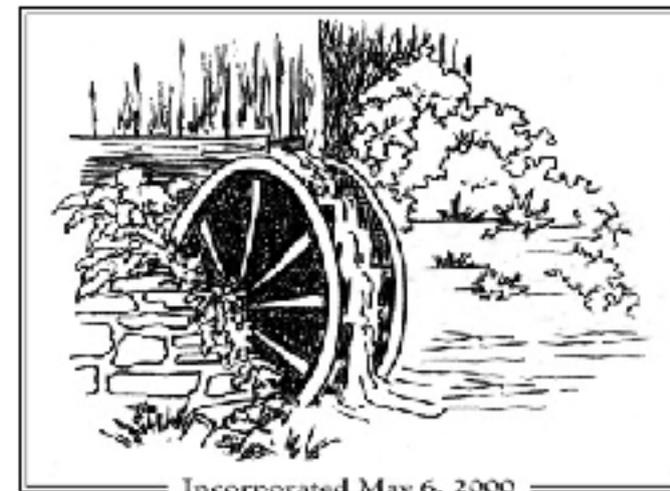
Comments:

The applicant, City of Wimberley, has submitted an application to change the zoning for a tract of land located at 2595 Flite Acres Road from Single-Family Residential 2 (R-2) to Residential Acreage (RA). The requested zoning change is being made to bring the zoning designation for the subject property into compliance with the City's Zoning Ordinance.

The subject tract is approximately 1.35 acres in size and was zoned as a separate parcel inside the boundary of Lot 3, Flite Acres Little Ranches. This separately zoned parcel is not a separate tract and there is no history of such.

There has been no inquiry or response to this application. The Planning & Zoning Commission recommended approval of the application 6-0-0.

ZA-19-004 ~ 2595 Flite Acres Road



Incorporated May 6, 2000

200' NOTIFICATION

Legend

200' Buffer

ID

0. SUBJECT TRACT

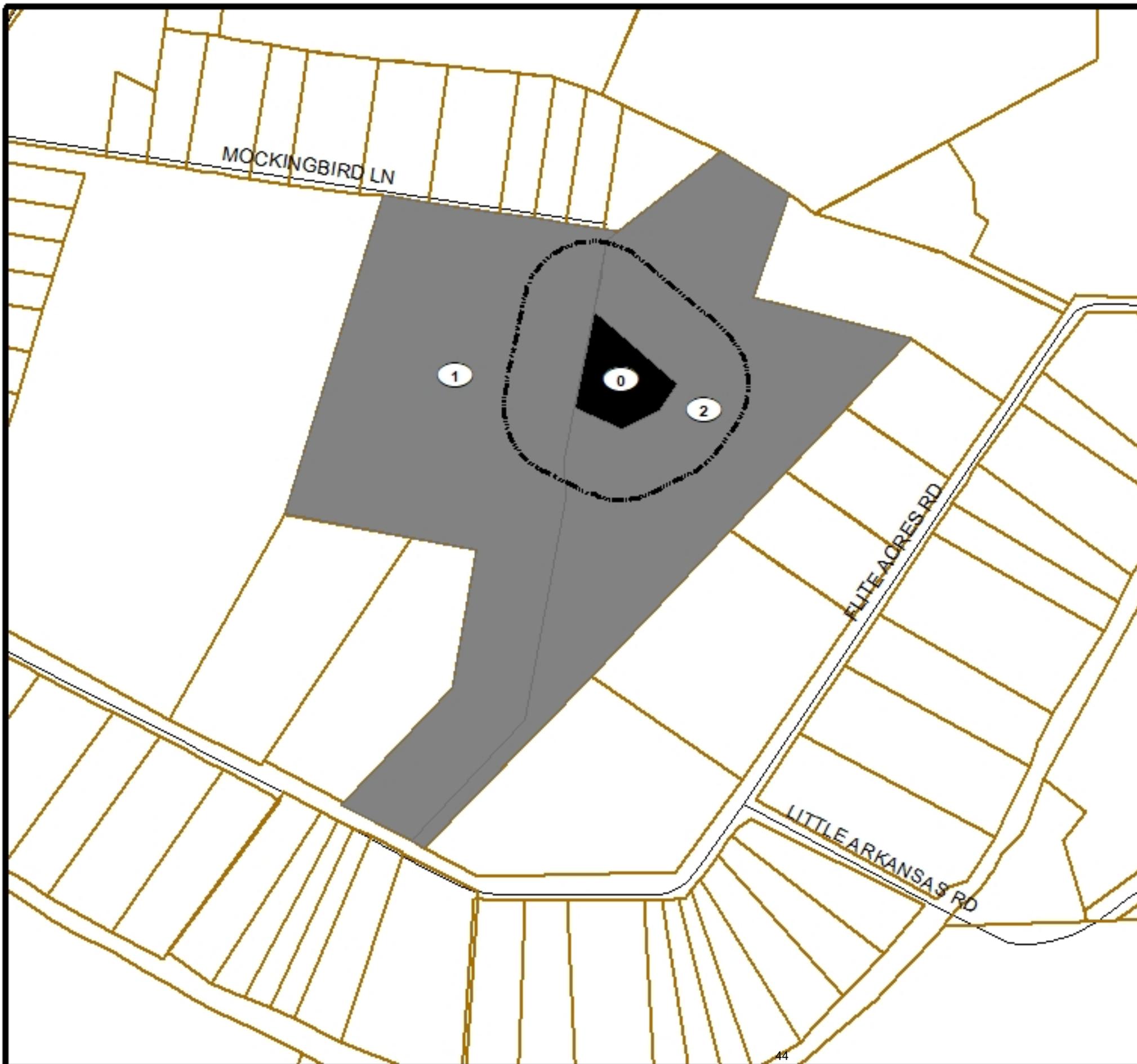
ID. Owner

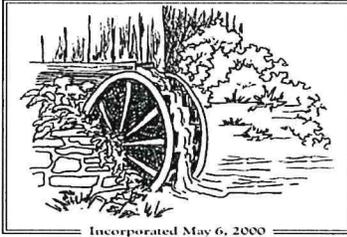
1. WENDY LYNN PHILLIPS

2. WENDY LYNN PHILLIPS



0 300 600
Feet





City of Wimberley

221 Stillwater (P.O. Box 2027), Wimberley, Texas 78676
Phone: 512-847-0025 Fax: 512-847-0422 Web: cityofwimberley.com
Bob Flocke, Mayor - John White, Mayor Pro-tem
Council Members - Tom Talcott, Mac McCullough, Matt Meeks, Steve Thurber
Don Ferguson, City Administrator

May 7, 2019

NOTICE OF PUBLIC HEARING

Re: File No. ZA-19-004
2595 Flite Acres Rd

Dear Property Owner:

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

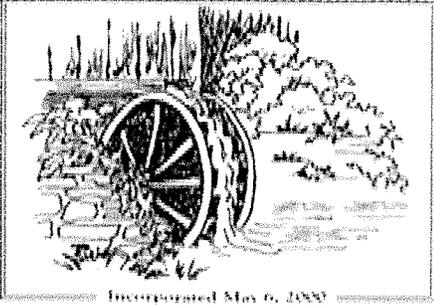
The applicant, the City of Wimberley, is proposing to change the zoning from **Single-Family Residential 2 (R-2) to Residential Acreage (RA)** for property located at 2595 Flite Acres Road. The zoning request will bring the zoning designation for the subject property into compliance with the City's Zoning Ordinance. The City of Wimberley Planning & Zoning Commission will consider this request at a public hearing on **Thursday, June 13, 2019 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 20, 2019, at 5:30 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, C.F.M.
Planning & Development Coordinator
GIS Analyst
sfloyd@cityofwimberley.com



City of Wimberley

221 Stillwater, P.O. Box 2027, Wimberley, Texas 78676
(512) 847-0025 Fax (512) 847-0422 www.cityofwimberley.com

NOTICE BY SIGN POSTING

DATE: May 8, 2019

ZONING NO: ZA-19-004

APPLICANT: City of Wimberley

TO: CODE ENFORCEMENT/PUBLIC WORKS

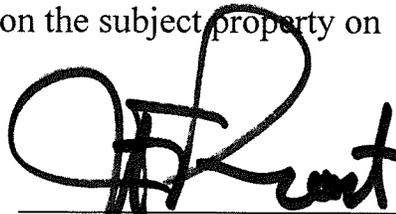
Please place a Proposed Zoning Sign on the following property:

Project Site Address: 2595 Flite Acres Road

John Provost
Public Works/Code Enforcement

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

5/8 2019



Signature

Public Notice

**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 13, 2019, at 6:00 p.m.** to consider the following: **ZA-19-004** – a request to change the zoning from Single-Family Residential 2 (R-2) to Residential Acreage (RA) for property located at 2595 Flite Acres Road. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on **Thursday, June 20, 2019, at 5:30 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 TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Marilyn Mitchell Stevenson, Deceased were issued on April 30, 2019, in Cause No. 19-0130-P, pending in the County Court at Law of Hays County, Texas to Thomas Mitchell Stevenson and Susan Elaine Stevenson Metcalfe as Independent Co-Executors.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

ESTATE OF MARILYN MITCHELL STEVENSON, DECEASED
c/o BILL CLINE, JR.
BILL CLINE LAW OFFICE, P.C.
P.O. BOX 2502
120 JOE WIMBERLEY BLVD.
WIMBERLEY, TEXAS 78676

BILL CLINE, JR.
Attorney for Independent Co-Executors
State Bar No.: 043970000

Misc. Merchandise

ONE "PROJECT RIINWAY" sewing

ONE "COACH" brown flap purse, barley used. \$50
432-294-2801

Public Notice

NOTICE OF PUBLIC HEARING FOR A ZONING CHANGE APPLICATION FOR QuikTrip_Sawyer Ranch Rd CASE# ZA2019-0005

Public hearings will be held at the City of Dripping Springs Planning & Zoning Commission meeting at 6:30 p.m. on May 28, 2019, and at the City Council meeting at 6:30 p.m. on June 11, 2019 at Dripping Springs City Hall, 511 Mercer Street, Dripping Springs, Texas, to consider a requested zoning change to remove a portion of a conditional overlay for the area located at the corner of East US Hwy 290 and Sawyer Ranch Rd, Dripping Springs, Texas 78620, also identified as the location of "QuikTrip". This area is currently zoned General Retail (GR) with a conditional overlay applied in August 2007 by Ordinance No. 1220.020, also known as "Conditional Overlay: Shops at Highpointe," governing the approximately 10 acres at this location (Legal Description: Approximately 10.0 acres of land, Tract A, Sawyer Springs Subdivision, recorded in Volume 12, Page 240, Plat Records, Hays County, Texas). The applicant is requesting that this conditional overlay be removed from their 3 acre portion of the property (Legal Description: A 3.151 acre tract of land, situated in the City of Dripping Springs, out of the E.B. Hargraves Survey No. 4, Abstract 240, Hays County, Texas, and being a portion of a 9.730 acre tract of land as conveyed to QuikTrip Corporation in Instrument No. 18008144 of the Official Public Records of Hays County, Texas). The zoning change application is available for viewing at City Hall, 511 Mercer Street, during regular business hours, Monday through Friday 8:00 a.m. to 5:00 pm. Comments regarding the proposed zoning change may be emailed to acunningham@cityofdrippingsprings.com or mailed to PO BOX 384, Dripping Springs, TX 78620. Comments received by May 23, 2019 will be included in agenda packets for the meetings. For more information call City Hall at (512) 858-4725. For more specific project information please contact the Planning and Development Department at (512) 858-4725 or at planning@cityofdrippingsprings.com.

Misc. Merchandise

THREE LOUNGERS connected to each other, recliners, 2 barely used. \$150
Cash & Carry

Public Notice

OPPORTUNITY 3.17 ACRES. LONG OVERLOOKED UNDEVELOPED RETAIL, RESORT, CONDO POSSIBILITY. ADJOINING COMMUNITY

General Help Wanted



Dripping Springs Water Supply

Construction Laborer position available. For job description and salary please contact our office (512)-858-7897
tracy@dripping springswater.com

Homes For Rent

VERY NICE 2BR 1 full bath + 1/2 bath approx. 1254 sq. ft, new WD, Ring doorbell w/cloud, refrigerator/freezer Central AC/Heat, dishwasher. Stained concrete downstairs, carpet upstairs. Pets considered. Gorgeous view. Credit & background check + references. First & deposit \$1250.00
Ava May
512-842-6444

UPDATED LOG CABIN in Wimberley: 1378 SF loft style 2B, 2B cabin on ten scenic, quiet and walkable acres in Wimberley. CA and CH, open floor plan on 1st floor with 20 ft. ceilings, with wood burning FP. Beautiful sunsets off 2nd floor deck. Rent \$1500, contact Bart Brown at 713-806-4756.

General Help Wanted

Apartments For Rent

HALF OFF first full month's rent!
1 BR \$855-\$885,
2 BR \$935, 3 BR \$1070. Luxury kitchen & bath upgrades. Stainless steel appliances & granite countertops. Pet friendly. Quiet, convenient Hill Country location. Blanco Oaks Apartments.
525 Jones Ave, Blanco, TX.
830-833-5795

Misc. Services

EYE SORES TREE AND HAULING SERVICE. ALL TYPES OF CLEANUP
We will remove all your eye sores! Landscaping fire prevention & flood prevention. Lot clearing, cleanup & removal. Tree trimming & cutting. Hauling of

Estate Sales

Estate Sales

Estate Sales

Life Changes Presents

**Farmhouse Country Home Estate Sale
560 Skyline Ridge Lookout**

Thursday and Friday
9am - 3pm
Saturday 50% off
9am - 1pm

Visit us
www.lifechangesestatesales.com



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Comm/Bus. For Rent

PLAZA DEL SOL
800 Sq.ft. Office/Retail Spaces Available
512-452-8633 EXT 1
Leasing Brokers Accepted



Misc. Services

Comm/Bus. For Rent

Misc. Services

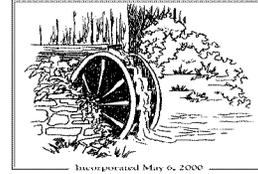
Garage Sales

WUMC BARN SALE
May 17 and 18th (8-4) and Sunday, May 19 (2-4)
Item not yet sold will be half price on Sunday and Silent Auction Items Bids will be awarded.
11341 Ranch Road 12
512-395-7578

PUBLISHER'S NOTICE:

All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or an intention to make any such preference, limitation or discrimination. Federal status includes children under the age of 18 living with parents or legal custodians, and the status of a person who is a member of the same household.

Report for Zoning ZA-19-005



Summary: A request for an amendment to the existing PUD for property located at 706 FM 2325

Applicant Information:

Applicant: Madrone Office Park & Storage, LLC
P.O. Box 2425
Wimberley, TX 78676

Property Owner: Madrone Office Park & Storage, LLC (Stephen & Susan Thurber)

Subject Property:

Legal Description: Lot 1, Madrone Park
Location: 706 FM 2325
Existing Use of Property: Commercial
Existing Zoning: PUD w/base C-1
Proposed Use of Property: Commercial
Proposed Zoning: N/A
Planning Area: IV
Overlay District: Entrance Corridor

Surroundings:

Frontage On: FM 2325

Area Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of Property	R1	Residential
S of Property	C1	Commercial
E of Property	C1	Commercial
W of Property	L1	Commercial

Legal Notice

200' Letters: 5/8/2019
Published: 5/9/2019
Sign Placement: 5/8/2019
Responses: 2 objections & 2 supporters within 200'

Comments:

The applicant, Madrone Office Park & Storage, LLC has requested an amendment to their existing Planned Unit Development (PUD) with a base zoning of Commercial-Low Impact (C-1). The original PUD was approved October 18, 2001 by a vote 5-0-0 and allows the operation of storage units in addition to office space. The requested amendment would allow for any of the structures which existed on October 18, 2001 to be repaired or reconstructed if they are damaged or destroyed by fire or accidental means. On September 17, 2017 the office building was destroyed by fire. The amendment request to include this verbiage is standard language that is commonly included in PUD or Wimberley Planned Development District (WPDD) documents.

Two letters of support have been received from property owner's within the 200' notice area. Objection has been received from two property owner's within the 200' notice area which equals

40.38%, therefore a super majority vote is required for approval. On June 13th the Planning & Zoning Commission voted 4-2-0 to recommend approval of the application.

Madrone Office Park & Storage, LLC
706 FM 2325
Wimberley, TX 78676-5010

April 11, 2019

Sandy Floyd
City of Wimberley
PO Box 2027
Wimberley, TX 78676

Dear Ms. Floyd,

This is to request an amendment to the PUD currently on our property located at 706 FM 2325, Wimberley, TX.

This amendment would be to allow all structures, etc. to be rebuilt as they were at the time of the original PUD.

Thank you,


Susan Thurber

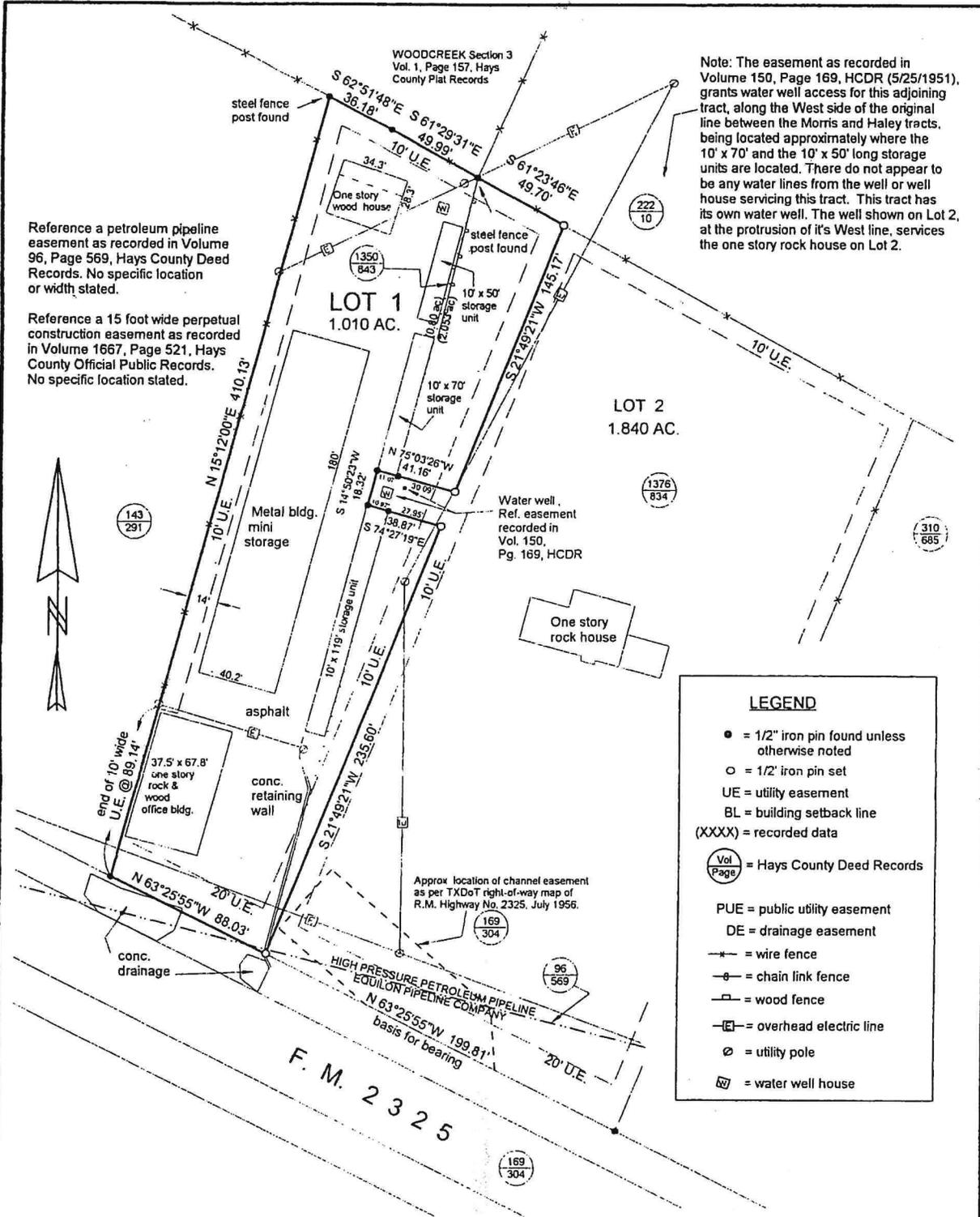

Steve Thurber

WOODCREEK Section 3
Vol. 1, Page 157, Hays
County Plat Records

Note: The easement as recorded in Volume 150, Page 169, HCDR (5/25/1951), grants water well access for this adjoining tract, along the West side of the original line between the Morris and Haley tracts, being located approximately where the 10' x 70' and the 10' x 50' long storage units are located. There do not appear to be any water lines from the well or well house servicing this tract. This tract has its own water well. The well shown on Lot 2, at the protrusion of it's West line, services the one story rock house on Lot 2.

Reference a petroleum pipeline easement as recorded in Volume 96, Page 569, Hays County Deed Records. No specific location or width stated.

Reference a 15 foot wide perpetual construction easement as recorded in Volume 1667, Page 521, Hays County Official Public Records. No specific location stated.



LEGEND

- = 1/2" iron pin found unless otherwise noted
- = 1/2' iron pin set
- UE = utility easement
- BL = building setback line
- (XXXX) = recorded data
- = Hays County Deed Records
- PUE = public utility easement
- DE = drainage easement
- *— = wire fence
- o— = chain link fence
- = wood fence
- E— = overhead electric line
- ⊙ = utility pole
- = water well house

Copyright © 2001 Eagle Land Surveying. All rights reserved.

PURCHASER: Stephen P. Thurber and Susan S. Thurber	TITLE COMPANY: Hays County Abstract Company w GF NUMBER: 20106188	DATE: October 30, 2001 revised December 3, 2001 SCALE: 1" = 50'
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LEGAL DESCRIPTION: All of Lot One (1), MADRONE PARK, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 10, Page 130, Hays County Plat Records. PHYSICAL ADDRESS: 706 FM 2325, Wimberley, Texas 78676	Subject property does not lie within a flood hazard zone as determined from FIRM Hazard Map, Community Panel No. 480321 0160 E, dated February 18, 1998.	
--	--	--

<p>EAGLE LAND SURVEYING (512) 847-1079 P.O. Box 2264 Wimberley, TX, 78676</p>	<p>I hereby certify that this plat correctly represents a survey made upon the ground under my supervision, on October 29, 2001, and there are no visible or apparent encroachments upon this property, except as shown hereon.</p> <p><i>Clyde Barroso</i> Clyde Barroso, R.P.L.S. #5404, State of Texas</p>	<p>JOB NUMBER: 10514 cb/rev</p>
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ORDINANCE NO. ZA-01-032

AN ORDINANCE OF THE VILLAGE OF WIMBERLEY, AMENDING ORDINANCE NO. 2001-010, DESIGNATING GEOGRAPHIC BOUNDARIES FOR PARTICULAR ZONING DISTRICT AND CLASSIFICATION FOR A PARTICULAR TRACT LOCATED AT 706 FM 2325, WIMBERLEY, HAYS COUNTY, TEXAS, CASE NO. C211-01-032, DESIGNATING SUCH TRACT AS C-1 (PUD); AND PROVIDING FOR THE FOLLOWING: DELINEATION ON ZONING MAP; SEVERABILITY; AND PROPER NOTICE AND A HEARING.

WHEREAS, the regulations established by this Ordinance 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 this Ordinance the Planning and Zoning Commission and City Council have given careful consideration to the unique qualities of the Village, 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 this Ordinance 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 Village; and

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

WHEREAS, the following enactments are a valid exercise of the Village's broad police powers and based upon the Village'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 has carefully reviewed the requirements of the Village's Comprehensive Zoning Ordinance and has concluded that the 1.01 Acres of land, described as Lot 1, MADRONE PARK, a subdivision in Hays County, Texas, recorded in the Book 10, Page 130, Deed Records of Hays County, Texas, more commonly known as 706 FM 2325, Wimberley, Hays County, Texas, qualifies for the C-1 Zoning, with an approved Planned Unit Development, designation and that such designation is consistent with established Village policy and in the public interest. A copy of the approved Planned Unit Development Agreement and Conditions is attached hereto.

WHEREAS, parties in interest and citizens have had an opportunity to be heard at several public hearings conducted by the Planning and Zoning Commission and City Council, notice of which was published in the Village's official newspaper before the 15th 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 VILLAGE OF WIMBERLEY, HAYS COUNTY, TEXAS:

ARTICLE I. AMENDMENT

Ordinance 2001-010 is hereby amended by adding Appendix F, which shall be incorporated into and made part of Ordinance 2001-010, and given full weight and effect. Appendix F shall read as follows:

Appendix F: Zoning District Designations

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

The 1.01 Acres of land, described as Lot 1, MADRONE PARK, a subdivision in Hays County, Texas, recorded in the Book 10, Page 130, Deed Records of Hays County, Texas, more commonly known as 706 FM 2325, Wimberley, Hays County, Texas, C-1 Zoning, with an

approved Planned Unit Development (further described in Attachment B is designated as C-1, with an approved Planned United Development.

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

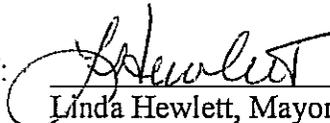
It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of 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.

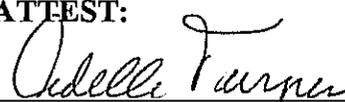
ARTICLE IV. PROPER NOTICE AND MEETING

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 18th day of October, 2001, by a 5 to 0 vote of the City Council of the Village of Wimberley, Texas.

VILLAGE OF WIMBERLEY

BY:  _____
Linda Hewlett, Mayor

ATTEST:
 _____
Adelle Turpen, City Secretary

APPROVED AS TO FORM:

Alan J. Bojorquez, City Attorney

14

Planned Unit Development Agreement & Conditions.

Village of Wimberley Zoning Case 211-01-032

Project Name: . Madrone Office Park & Storage
Owner: . Susan Thurber
Property Address: . 706 RR 2325
Agent: . Susan Thurber
Phone Contact: . 512-847-2585 (Cell 512-923-4588)

A. Base Zoning District:

1. The following uses in the base district are prohibited in the PUD.
 - a. Residential, any density.

B. Additional uses allowed:

Office, Low density
Individual locked storage units.

C. Conditional Uses:

No conditional uses allowed.

D. Existing Development:

Existing development features and structures that do not comply with the base district provisions and the PUD development regulations shall be considered legal nonconforming features and structures except as provided under Site Remediation.

E. New Development

1. Construction of an additional storage unit building at the location of the existing residential building.
2. Installation of fence and plant material to screen the east property boundary.

F. Site Remediation:

1. Removal of the residential building at the NW corner of the site.
2. Abandonment of all private waste water treatment facilities on the site.
3. Landscaping where soil conditions permit.

G. Development Regulations:

Development regulations for the base district shall apply except as explicitly provided in this PUD Agreement.

1. In the absence of a connection to a State Licensed central waste water treatment utility, a Hays County valid private wastewater permit for the proposed use and discharge rate shall be required. A copy of such permit shall be a required exhibit in the PUD file.

for a waste water utility connection.

2. Subdivision or condominium division of the property shall not be permitted except under terms of an amendment to the PUD agreement.
3. New and existing signage shall comply with the Village of Wimberley Sign Ordinance and be of uniform style.
4. Open storage or placement of materials, commodities or equipment and machinery, including inoperative or unlicensed motor vehicles and unlicensed trailers, shall be within the building setback and shall be screened, by fence (as permitted by the Village) and/or vegetative screening, from Village streets or roads or adjacent or facing residential or un-zoned districts.
5. New and replacement fences shall comply with the Village Fence Ordinance and additional regulations as follows.
 - a. Any fence that faces a street or road in the incorporated limits of the Village of Wimberley and is more than four feet (4 ft) in height:
 - i) Shall be erected only with a Village Building Permit; and
 - ii) Shall have a solid to void ratio no greater than 1:8 (12.5%); and
 - iii) Shall be no higher than eight feet (8 ft); and
 - iv) If the material is chain link fencing, shall be placed only within the street side building setback provided by the zoning district.
 - b. Any fence which faces a street or road in the incorporated limits of the Village of Wimberley shall be set back from an existing street or road surface on which motor vehicles travel by a distance of not less than four feet or the distance determined by the Village to be necessary for drainage improvements.
 - c. Any fence which faces a street or road in the incorporated limits of the Village of Wimberley and which has been damaged to the extent that the cost of repair exceeds sixty percent of the cost of replacement shall be considered destroyed. The owner shall remove a destroyed fence within 90 days of the date it was found to be in a destroyed condition. A destroyed fence may be replaced only with a fence that conforms to this regulation.
 - d. The Village shall permit or require opaque fencing higher than four feet facing a street or road if the Village finds it to be necessary or desirable to:
 - i) screen from public view the outdoor placement or storage of vehicles or equipment or materials; or
 - ii) screen a residential property from an adjacent or facing commercial activity.

illuminated signs, shall not exceed:

- a. six (6) foot candles in districts AG, R-1 to R-5, Mf-1, Mf-2, and un-zoned tracts; or
 - b. eighteen (18) foot candles in other districts where a business exists and is open; or
 - c. three (3) foot candles in other districts where a business is closed or does not exist.
8. Any fixtures existing on the effective date of this ordinance which do not conform to this section, which require lamp replacement and which will support lamps of lower emission, shall be re-lamped with lower emission lamps in order to:
- a. achieve compliance with this section.; or
 - b. approach compliance with this section to the greatest possible degree.

The total light emission of all fixtures on any property shall not exceed 20,000 lumens per net acre in districts AG, R-1 to R-5, Mf-1, Mf-2, and un-zoned tracts or 40,000 lumens per net acre in other districts. No property of any size shall be limited to less than 6,000 total lumens in districts AG, R-1 to R-5, Mf-1, Mf-2, and un-zoned tracts or 12,000 total lumens in other districts.

9. Prohibited Lighting Forms

The installation or replacement of a mercury arc or mercury discharge lamp of any size or kind is prohibited.

10. Removal of Non-conforming Fixtures

Non-conforming fixtures, except those of a public entity, existing within the Village on the effective date of this ordinance, shall be removed or disconnected within ten years from the effective date of this ordinance.

11. Replacement of Fixtures

Any fixture that is replaced, whether or not it conforms to this ordinance, shall be replaced only with a fixture that conforms to all provisions of this ordinance.

12. Public Safety and Public Nuisance

Notwithstanding the provisions of Section F. the Village may require the modification or removal or limited operation of lighting fixtures found to be a public hazard or public nuisance according to the following criteria

- a. Light trespass or glare which are sufficiently intense or contrasts excessively surrounding illumination, in a manner to cause impairment of visual with surrounding illumination, regardless of the intensity of the performance or to distract from or impair the safe operation of a vehicle.
- b. Light trespass or glare that impairs a person's visual performance or ability to avoid obstacles in their path.

- c. Criteria for finding illumination to be a public nuisance:
 - i) Light trespass or glare that deprives an owner or occupant of usual and reasonable use and enjoyment of a property.
 - ii) A high frequency and/or duration of periods when light trespass or glare is sufficient to interrupt or interfere with usual and reasonable use and enjoyment of a property.
 - iii) Light trespass or glare that causes visual discomfort or impairment of visual performance in a manner that deprives any citizen of the Village from the usual and reasonable enjoyment of the public streets and properties of the Village.
- d. Benefit to the general public welfare may be found to mitigate a finding of a public nuisance but may not be found to mitigate a finding of a public hazard.

13. Lighting Definitions

- a. Diffusing Lens means a translucent enclosure which surrounds a light source and through which there can be seen no semblance of an image of the light source. To provide a sufficiently wide distribution of light, a lens meeting this definition shall have a minimum cross section, as seen from any angle, of not less than 0.125 square inch per lumen of enclosed light source emission.
- b. Efficiency (engineering term) is the emission of light by a light source expressed in Lumens per Watt. For the purpose of this ordinance, and in the absence of manufacturers ratings, or at the discretion of the Village, the efficiency and light emission of lamps shall be calculated as follows:
 - i) Common tungsten incandescent: 12 Lumens per Watt.
 - ii) Halogen incandescent: 18 Lumens per Watt.
 - iii) Metal Halide: 82 Lumens per Watt.
 - iv) High Pressure Sodium: 82 Lumens per Watt.
 - v) Fluorescent tubes: 75 Lumens per Watt.
- d. Fixture means an outdoor lighting assembly containing one or more lamps and including any lenses, reflectors and shields designed to direct the light in a defined manner.
- e. Footcandle (engineering term) is a unit of light intensity equal to one lumen per square foot, which applies to the brightness of light on a surface or at a point in space.
- f. Glare is the effect of light shining directly in the eyes such as occurs when there is a line of sight to the light source.
- g. Lamp means a light emitting device or a structure containing a light source.
- h. Lighting Installation means all outdoor lighting fixtures and light sources on a property.
- i. Light Source is any device or element which emits light

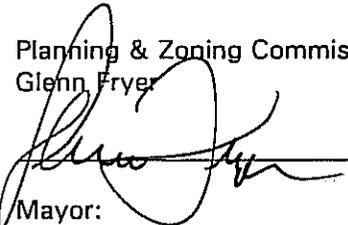
- j. Light Trespass For the purpose of this ordinance, light trespass is any horizontal or vertical illumination on a property from light sources on another property that exceeds 0.1 footcandles on a residential or un-zoned district or 0.5 footcandles on a non-residential district. The measurement shall be made four feet above the ground at a point four feet inside the property line.
- k. Line of Sight as it applies to the visibility of a light source means a straight unobstructed line from any point on a property four feet or more above the ground to a light source on another property.
- l. Lumen (engineering term) is a unit of light flux, which applies to the amount of light emitted by a lamp.
- m. Specular Reflector is a reflector which has a mirror like surface that reflects an image (no matter how imperfect or distorted) of a light source.

SIGNATURES

a. Owner/Agent:

 Date 12/12/01

b. Planning & Zoning Commission Chair:
Glenn Fryer

 Date 12/17/01

c. Mayor:
Linda Hewlett

 Date 12-10-01

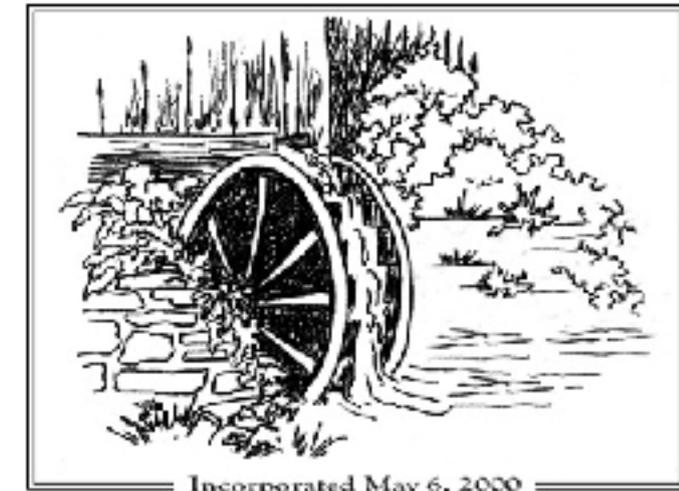
d. City Attorney
Alan Bojorquez:

_____ Date _____

Attachments: Site development map.



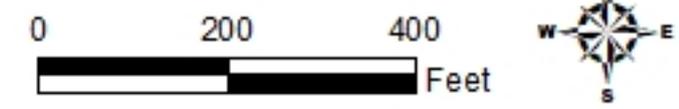
ZA-19-005 ~ 706 FM 2325

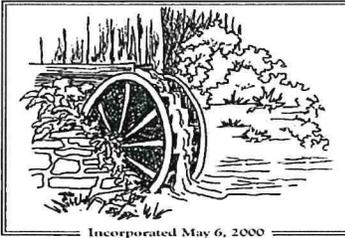


200' NOTIFICATION

Legend

-  200 Foot Buffer
- ID. OWNER**
-  0. MADRONE OFFICE PARK & STORAGE LLC
-  1. WIMBERLEY LIONS CLUB
-  2. WIMBERLEY LIONS CLUB
-  3. WIMBERLEY LIONS CLUB
-  4. GREENOUGHALLIN LP
-  5. WOLF JOHN C & FRANCES A
-  6. DOMSCH, BERNICE
-  7. CASBAR PROPERTIES, LLC
-  8. COTTEN STEVEN & RHONDDA





City of Wimberley

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

May 7, 2019

NOTICE OF PUBLIC HEARING

Re: **File No. ZA-19-005**
706 FM 2325
Request for an amendment to an existing Planned Unit Development (PUD)

Dear Property Owner:

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

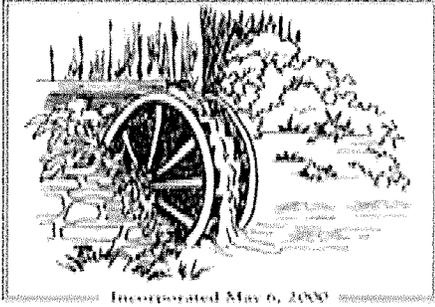
The applicant, Madrone Office Park & Storage, LLC, have requested an amendment to their existing PUD with base zoning of Commercial-Low Impact (C-1) at 706 FM 2325. This PUD amendment proposes to allow all structures to be rebuilt as they were at the time of the original PUD in the event of a fire or other accidental or natural means. The City Planning & Zoning Commission will consider this request on **Thursday, June 13, 2019, 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 20, 2019, at 5:30 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, C.F.M.
Planning & Development Coordinator
GIS Analyst
sfloyd@cityofwimberley.com



City of Wimberley

221 Stillwater, P.O. Box 2027, Wimberley, Texas 78676
(512) 847-0025 Fax (512) 847-0422 www.cityofwimberley.com

NOTICE BY SIGN POSTING

DATE: May 8, 2019

ZONING NO: ZA-19-005

APPLICANT: Madrone Office Park & Storage, LLC

TO: CODE ENFORCEMENT/PUBLIC WORKS

Please place a Proposed Zoning Sign on the following property:

Project Site Address: 706 FM 2325

John Provost
Public Works/Code Enforcement

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

5/8 20 19



Signature

The Wimberley View

CLASSIFIEDS

P.O. Box 49 Wimberley, Texas 78676 512-847-2202



Public Notice

NOTICE OF PROPOSED AMENDMENT TO THE CITY OF WIMBERLEY ZONING CODE

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 13, 2019 at 6:00 p.m. on AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS AMENDING CHAPTER 9 (PLANNING & DEVELOPMENT REGULATIONS) ARTICLE 9.03 (ZONING), DIVISION 3, (DISTRICT REGULATIONS) SECTION 9.03.083 (COMMERCIAL-LOW IMPACT); SECTION 9.03.084 (COMMERCIAL-MODERATE IMPACT); & SECTION 9.03.085 (COMMERCIAL-HIGH IMPACT) OF THE CITY OF WIMBERLEY CODE OF ORDINANCES; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT, A SAVINGS CLAUSE, A REPEALING CLAUSE, A SEVERABILITY CLAUSE, AND EFFECTIVE DATE, AND PROPER NOTICE AND MEETING. Upon recommendation of the Planning & Zoning Commission, the City Council will hold a public hearing and first reading at its regular Council meeting on Thursday, June 20, 2019, and a second reading on Thursday, July 18, 2019 at 5:30 p.m. at City Hall to consider the ordinance referred to herein. Comments from any member of the public may be presented in person at City Hall, by mail, or email (slloyd@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, located at 221 Stillwater, Wimberley, Texas 78676.

NOTICE OF PUBLIC HEARING FOR A ZONING CHANGE APPLICATION FOR 28707 RR12, TURQUOISE TEXAS PROPERTIES, INC CASE# ZA2019-0004

Public hearings will be held at the City of Dripping Springs Planning & Zoning Commission meeting at 6:30 p.m. on May 28, 2019, and at the City Council meeting at 6:30 p.m. on June 11, 2019 at Dripping Springs City Hall, 511 Mercer Street, Dripping Springs, Texas, to consider a requested zoning change from Two-Family Residential - Duplex (SF-4) to the Local Retail District (LR) for the property located at 28707 Ranch Rd 12, Dripping Springs, Texas 78620 (Legal Description: A0415 PHILIP A SMITH SURVEY, ACRES 1.50, Hays County, TX). The zoning change application is available for viewing at City Hall, 511 Mercer Street, during regular business hours, Monday through Friday 8:00 a.m. to 5:00 p.m. Comments regarding the proposed zoning change may be emailed to acunningham@cityofdrippingsprings.com or mailed to PO BOX 384, Dripping Springs, TX 78620. Comments received by May 23, 2019 will be included in agenda packets for the meetings. For more information call City Hall at (512) 858-4725. For more specific project information please contact the Planning and Development Department at (512) 858-4725 or at planning@cityofdrippingsprings.com.

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 13, 2019, at 6:00 p.m. to consider the following: CUP-19-004—an application for a Conditional Use Permit (CUP) to allow the operation of a vacation rental at 300 Sunrise Drive. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on Thursday, June 20, 2019, at 5:30 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, or by email (slloyd@cityofwimberley.com) prior to the hearing. The public will be granted an opportunity to speak at the hearings. Additional information concern-

Public Notice

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Nelson Gene Ramsey, Deceased, were issued on April 24, 2019 in Cause No. 19-0065-P, pending in the County Court at Law of Hays County, Texas, to: Martha Jeanne Ferraro.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

Martha Jeanne Ferraro
c/o Carrie E. Campbell
190 Oak Drive
Wimberley, Texas 78676

DATED the 30th day of April, 2019.

Carrie Campbell
190 Oak Drive
Wimberley, Texas 78676
Telephone: (512) 847-1308
Facsimile: (512) 847-3590

PUBLIC NOTICE

Notice is hereby given application is being made to the Texas Alcoholic Beverage Commission for a Winery Permit by B R Winery LLC doing business as B R Winery to be located at 150 Concord Circle, Suite 100, Austin, TX, Hays County 78737. Manager is Christina Black.

NOTICE OF PUBLIC HEARING FOR A ZONING AMENDMENT APPLICATION CASE# ZA2019-0006

Public hearings will be held at the City of Dripping Springs Planning & Zoning Commission meeting at 6:30 p.m. on May 28, 2019, and at the City Council meeting at 6:30 p.m. on June 11, 2019, at Dripping Springs City Hall, 511 Mercer Street, Dripping Springs, Texas, to consider a proposed zoning amendment to the City's Land Use Chart, found in Appendix E of the City's adopted zoning code, to allow the land use of "Two-Family Dwelling (Duplex)" to be permitted by right in the Manufactured Housing (MH) zoning district, described in Section 3.18 of Exhibit A of the Zoning Ordinance within the City Code of Ordinances. The zoning amendment application is available for viewing at City Hall, 511 Mercer Street, during regular business hours, Monday through Friday 8:00 a.m. to 5:00 p.m. Comments regarding the proposed zoning change may be emailed to acunningham@cityofdrippingsprings.com or mailed to PO BOX 384, Dripping Springs, TX 78620. Comments received by May 23, 2019 will be included in agenda packets for the meetings. For more information call City Hall at (512) 858-4725. For more specific project information please contact the Planning and Development Department at (512) 858-4725 or at planning@cityofdrippingsprings.com.

NOTICE OF PUBLIC HEARING FOR A SPECIAL EXCEPTION APPLICATION FOR 1007 PIN OAK ST, DRIPPING SPRINGS TX CASE# VAR2019-0003

Public hearings will be held at the City of Dripping Springs Planning & Zoning Commission meeting at 6:30 p.m. on May 28, 2019, and at the City Council meeting at 6:30 p.m. on June 11, 2019 at Dripping Springs City Hall, 511 Mercer St., Dripping Springs, TX 78620, to consider a special exception request for the property located at 1007 Pin Oak St, Dripping Springs TX 78620 (Legal Description: OAK SPRINGS, Lot 36, ACRES 2, Hays County, TX). The applicant has requested an exception to the standards for rear and side setbacks found in the City of Dripping Springs Code of Ordinances, Chapter 30, Exhibit A Zoning Ordinance, Section 3 Zoning Districts.

Public Notice

NOTICE TO CREDITORS

Notice is given that original Letters Testamentary for the Estate of Alfred Kenamer, Deceased were issued on May 1, 2019 in Cause No. 19-0137-P, pending in the County Court at Law, Hays County, Texas, to Debra Leigh Kenamer, Independent Executor.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

Estate of Alfred Kenamer, Deceased
Debra Leigh Kenamer, Independent Executor
c/o BILL CLINE, JR.
Bill Cline Law Office, P.C.
120 Joe Wimberley Blvd., Ste 103
Wimberley, Texas 78676

BILL CLINE, JR.
Attorney for Independent Executor
State Bar No.: 04397000

NOTICE OF PUBLIC HEARING FOR A PLAT VACATION APPLICATION FOR DRIFTWOOD 967 PHASE 1 LOT 1 CASE# SUB2019-0022

Public hearings will be held at the City of Dripping Springs Planning & Zoning Commission meeting at 6:30 p.m. on May 28, 2019, and at the City Council meeting at 6:30 p.m. on June 11, 2019 at Dripping Springs City Hall, 511 Mercer Street, Dripping Springs, Texas, to consider a proposed plat vacation for the property located at 10450 FM 967 N Side Buda, TX 78610 (Legal Description: ABS 18 & 20 S J WHITLEY & FREELove WOODY SURVEYS MH-PFS377580/1 497.2035 AC @ MKT) (8.00 AC @ MKT), Hays County, TX). The applicant is proposing to vacate lot-1 of the SUB2018-0009 Driftwood 967 Phase 1 minor plat which is 489.206 acres. The plat vacation application is available for viewing at City Hall, 511 Mercer Street, during regular business hours, Monday through Friday 8:00 a.m. to 5:00 p.m. Comments regarding the proposed plat vacation may be emailed to acunningham@cityofdrippingsprings.com or mailed to PO BOX 384, Dripping Springs, TX 78620. Comments received by May 23, 2019 will be included in agenda packets for the meetings. For more information call City Hall at (512) 858-4725. For more specific project information please contact the Planning and Development Department at planning@cityofdrippingsprings.com.

NOTICE OF PUBLIC HEARING (PUD 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 13, 2019, at 6:00 p.m. to consider the following: ZA-19-005 – an amendment to the Planned Unit Development (PUD) with base zoning of Commercial – Low Impact (C1) at 706 FM 2325. This amendment proposes to allow structures to be rebuilt as they were at the time of the original PUD in the event of a fire or other accidental or natural means. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on Thursday, June 20, 2019 at 6:30 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 (slloyd@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 TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Margaret

Public Notice

NOTICE OF PUBLIC HEARING FOR A SUBDIVISION APPLICATION FOR DRIFTWOOD GOLF & RANCH CLUB PRELIMINARY PLAT CASE# SUB2019-0020

Public hearings will be held at the City of Dripping Springs Planning & Zoning Commission meeting at 6:30 p.m. on May 28, 2019, and at the City Council meeting at 6:30 p.m. on June 11, 2019 at Dripping Springs City Hall, 511 Mercer Street, Dripping Springs, Texas, to consider a proposed preliminary plat located at 10450 FM 967 N Side Buda, TX 78610 (Legal Description: ABS 18 & 20 S J WHITLEY & FREELove WOODY SURVEYS MH-PFS377580/1 497.2035 AC @ MKT) (8.00 AC @ MKT), Hays County, TX). The preliminary plat application is available for viewing at City Hall, 511 Mercer Street, during regular business hours, Monday through Friday 8:00 a.m. to 5:00 p.m. Comments regarding the proposed preliminary plat may be emailed to acunningham@cityofdrippingsprings.com or mailed to PO BOX 384, Dripping Springs, TX 78620. Comments received by May 23, 2019 will be included in agenda packets for the meetings. For more information call City Hall at (512) 858-4725. For more specific project information please contact the Planning and Development Department at planning@cityofdrippingsprings.com.

Notice of Enactment of Ordinance No. 2019-08

An ordinance amending Chapter 9, Planning and Development Regulations, Article 9.03, Zoning, of the City of Wimberley Code of Ordinances related to bed and breakfast and vacation rental lodging requirements; requiring an annual conditional use permit renewal; amending certain regulations; providing for a penalty not to exceed two thousand dollars (\$2,000.00); providing for a forfeiture of conditional use permit for failure to renew; providing findings of fact; a repealing clause; a savings and severability clause; an effective date; and proper notice of meeting.

PUBLIC NOTICE

An application has been made for a Wine and Beer Retailer's Off Premise Permit for 7-Eleven Beverage Company Inc., Texas Corporation, d/b/a 7-Eleven Convenience Store #38621H, located at 1711-A W. Hwy. 290, Dripping Springs, Hays County, TX. 78620.

Said application made to the Texas Alcoholic Beverage Commission in accordance with the provisions of the Texas Alcoholic Beverage Code.

7-Eleven Beverage Company Inc. officers:
Arthur Rubinett - President
Rankin Gasaway - Director/VP/Secretary
David Seltzer - VP/Treasurer
Robert Schwerin - Director/VP
Scott Hantz - Director
Karen Cram - VP
Alicia Howell - VP/ Controller
Brian Smith - VP
Kyle Johnson - VP

NOTICE TO CREDITORS

Notice is given that original Letters Testamentary for the Estate of Margaret Kenamer, Deceased were issued on May 1, 2019 in Cause No. 19-0138-P, pending in the County Court at Law, Hays County, Texas, to Debra Leigh Kenamer, Independent Executor.

Gene Help Wa

MAINTENANCE HELP NEI at Quicksar Course. Co paid insuran time, vacat 401K Give t 512-844-

KATE'S PI RESTAUF in Wimberley Host/Hos servers, dish & cooks. We and are lool people with r bility, a willing learn, and de to an exciting Place Team to Kate's 1 (600 FM 232 out an applic to talk with Chef Jirr

BHRP NOW The Blue Hc has immedia tings for the f Part-time please contact the Planning and Development Department at planning@cityofdrippingsprings.com. Park Atten Park Super Nature Camy visitors & Carr solors, Starti \$8.25 to \$11 Applications dowloaded website: ww wimberley.o emailed to m cityofwimber

HOME C WORKI needed fc brother rpxc from auto at Top pay, fl times and Send resurr experie ARCS@austi

IMMEDIATI For male anc caregive; surrounding tions. Please hiring mar 830.625.(

PART TI houseke Mountain Lodge Wfm average \$2C hour. Must weekends. (512-847-

SUNSET C/ BAPTIST C/ is looking responsible dian to main protect our fi The custodie focused on i upkeep and maintena through cl and has an overall e ance of the plant. This pe need great endurance t large areas position is fi and the carr tion is hourly email resurr peggy@su canyconchu

SKID L/O/ OPERAT needed up to an hour. C Lake of Paul Swover

ORDINANCE NO. 2019-xx

AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS AMENDING ORDINANCE NO. ZA-01-032, WHICH DESIGNATED REAL PROPERTY LOCATED ON APPROXIMATELY 1.01 ACRES, MORE COMMONLY KNOWN AS 706 FM 2325, WIMBERLEY, HAYS COUNTY, TEXAS, AS A PLANNED UNIT DEVELOPMENT (PUD) WITH A BASE ZONING DISTRICT OF COMMERCIAL-LOW IMPACT (C-1) AND IMPOSED CERTAIN CONDITIONS, IN ORDER TO REVISE CERTAIN DEVELOPMENT REGULATIONS TO INCLUDE REBUILDING ORIGINAL STRUCTURES; 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 9.03.098 of the Code, the Wimberley Planned Development District (WPDD) Zoning is permitted in all Planning Areas of the Comprehensive Plan, and the Commercial-Low Impact (C-1) zoning district is permitted in Planning Area IV; 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 improvements, as well as encourage the conservation of energy and natural resources; and,

WHEREAS, the proposed layout of improvements provides the most efficient and practical use

of the property due to the 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 and 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 has concluded that Exhibit B to Ordinance No. ZA-01-032 zoning Lot 1, Madrone Park, more commonly known as 706 FM 2325, Wimberley, Hays County, Texas, and more particularly described by Exhibit “A” as a Planned Unit Development should be amended as described herein, and such amendments are consistent with established City policy and is in the public interest, subject to the conditions stated herein; 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 June 13, 2019 and June 20, 2019, respectively, notice of which was published in the City’s official newspaper before the 15th 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

Section F of Exhibit B to Ordinance No. ZA-01-032 zoning Lot 1, Madrone Park, more commonly known as 706 FM 2325, Wimberley, Hays County, Texas, is hereby amended by adding the following underlined provisions:

D. Existing Development:

Existing development features and structures that do not comply with the base district provisions and the PUD development regulations shall be considered legal nonconforming features and structures except as provided under Site Remediation.

If any of the structures which existed on October 18, 2001 are damaged or destroyed by fire or force majeure means, the City, upon application by the owner thereof, shall issue a permit for repair or reconstruction of the building or structure at the location where it originally existed, 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.

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. 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 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 20th day of June, 2019, by a vote of (Ayes) to (Nays) (Abstain) vote of the City Council of the City of Wimberley, Texas

CITY OF WIMBERLEY

BY: _____
Susan Jagers, Mayor

ATTEST:

APPROVED AS TO FORM:

Laura Calcote, City Secretary

City Attorney

Sandra Floyd

From: Michael Greenough [REDACTED]
Sent: Wednesday, May 15, 2019 9:22 PM
To: Sandra Floyd
Subject: File ZA-19-005

Follow Up Flag: Follow up
Flag Status: Flagged

I don't know why we are re-hearing this. This smacks of someone who just wants their own way and didn't even have the courtesy to contact me who would be most injured by this development. There should be no special treatment and why would we want such tawdry looking buildings any closer to the road? The whole development of these storage units is unbecoming to a downtown "boutique" such as Wimberley. Further, given the amount of money we have invested to spruce up the suites and conference area, I feel any construction would damage the fence and landscape we introduced and hurt my business. I feel this is an "inside job" from a former official who wishes to ignore the rules put in place for public safety. I strongly object.

Best regards,

Michael E. Greenough
General Partner
GreenoughAllin
[REDACTED]

Sandra Floyd

From: The Kirklands [REDACTED]
Sent: Wednesday, June 12, 2019 1:54 PM
To: Sandra Floyd
Subject: Re: Madrone PUD Amendment

Sorry....
7 Meridian Drive
Wimberley

On Wed, Jun 12, 2019, 1:52 PM Sandra Floyd <sfloyd@cityofwimberley.com> wrote:

Pam:

What is your address?

Sandy I. Floyd, C.F.M.

Planning & Development Coordinator/GIS Analyst

Floodplain Administrator

City of Wimberley

221 Stillwater, Wimberley, TX 78676

P: (512) 847-0025 x25 F: (512) 847-0422

DISCLAIMER: Map(s) or data are not of survey quality and are not an authoritative representation of any properties located on the ground; this should be used only as a general reference map. The City of Wimberley assumes no liability as a result of misuse or misinterpretation of any data represented hereon. No warranty is expressed or implied regarding accuracy or completeness.

From: The Kirklands [REDACTED]
Sent: Wednesday, June 12, 2019 1:45 PM

To: Sandra Floyd <sfloyd@cityofwimberley.com>

Cc: Place1 <place1@cityofwimberley.com>; Place2 <place2@cityofwimberley.com>; Place3

<Place3@cityofwimberley.com>; Place4 <Place4@cityofwimberley.com>; Place5 <Place5@cityofwimberley.com>;

Mayor <mayor@cityofwimberley.com>; Shawn Cox <Scox@cityofwimberley.com>

Subject: Madrone PUD Amendment

Ms. Floyd,

Please forward my comments to the Planning and Zoning Commission. Thank you.

To the Planning and Zoning Commission:

I oppose creating a PUD amendment to specifically address Mr. Thurber's rebuild issues regarding his office building. Regardless of Mr. Thurber's service on or sway with present or past city administrations, he should be required to follow the same rebuild procedure every citizen of Wimberley is required to follow.

It is unfortunate his building burned and his slab was substandard and had to be removed, creating loss of his grandfathered status on setback. As I understand it, his new building CHANGES the use from offices to office AND additional income producing storage units. By allowing him to bypass the required setback he can increase size and perhaps income from rental units. This is not a special circumstance that requires the city to set a precedent by granting an amendment to Mr. Thurber.

His attempt to work around his previous denial should also be denied, and he should rebuild on the footprint established by current regulations.

Sincerely,

Pam Kirkland

Paradise Hills

Sandra Floyd

From: Josie Sturdivant [REDACTED]
Sent: Wednesday, June 12, 2019 3:46 PM
To: Sandra Floyd
Cc: Place5; Place4; Place3; Place2; Place1
Subject: FW: Madrone PUD Amendment

Please forward our comments to the Planning and zoning Commission and Shawn Cox. Thank you

Dear Members of P&Z, City Council, and City Administrators,

I would like to go on record with all above our opposition to the request to create a PUD Amendment adjacent to our property, the Wimberley Log Cabins Resort and Suites.

While the fire that destroyed the original structure was of course exceptionally unfortunate and we sympathize with Mr. Thurber for the outcome of that we cannot support the request to rebuild on the same footprint for multiple reasons.

1. The new planned structure being a storage facility rather than an office building is clearly a new use for the land and combined with the removal of the original slab negates the grandfathered status. Being that we operate a resort next door we are understandably sensitive to the negative aesthetic impact this will have on our business having such a close proximity and feel that our investment will be duly negatively impacted as a result.
2. In addition to the aesthetic impacts, in order to complete Mr. Thurber's request, structures on our property will be damaged and/or removed to allow for construction. We have invested significant funds and personal time in upgrading the appearance of this property to make it as appealing as possible to guests as well as to residents of the city that pass by each day. I am not willing to redo all of this work that was required to oversee and manage the crews to our standards and it is unfair for the city to expect this of us.
3. We do not believe that other random citizens would be even considered on such a request and find the appearance of favoritism disturbing.

At the end of the day, we expect the City to respond to this request in a manner that is fair and would not create a hardship on neighboring properties. We also know the efforts to beautify the city are a priority and creating storage facilities so close to the road in the prime tourist areas of town seems out of step with that goal.

Thank you,
Dan and Josie Sturdivant

Sandra Floyd

From: judythompson@austin.rr.com
Sent: Wednesday, June 12, 2019 3:50 PM
To: Place1; Place2; Place3; Place4; Place5; Mayor
Cc: Shawn Cox; Sandra Floyd; Becky McCullough; [REDACTED]
Subject: TO P&Z -RE: "PUD" Planning and Zoning RE ZA-19-005, proposing an ordinance amending Ordinance ZA-01-032 706 FM 2325 Madrone Office Park

ATTN: Planning and Zoning to be read at June 13th meeting:

Remember when 300 plus of us flooded and had to repair or rebuild and get permits according to rules and guidelines that our City has in place?

We all just tried to DO THE RIGHT THING, within the Community guidelines and most of us came out PROUD of our Community and each other!

Meanwhile - this is the 4th attempt of special treatment on this property.

First of all "the trailer" that has overstayed it's welcome was deposited before the permit was granted.

Second I think around December 2017, Board of Adjustments, generously granted a year long permit, allowing rebuilding possibly under Grandfather status, although the rest of us are told that if you "change even a hair" a grandfather status is no longer in effect.

Third, around December 2018 - when 2017 Permit that had been granted, expired, and possibly during the year (or before) "the original slab" that had been under the burned office building was removed - a new special plea came before Board of Adjustments. In addition to slab being removed, request to change/rebuild income producing Storage Sheds instead of replacement of original Office Building is requested??? 3 things that automatically should have changed Grandfather Status.

THE MAIN OTHER part of this request - was permission to build right on the property line of the neighbor, to accommodate these Storage Sheds - instead of what I believe City rules require - maybe 10 feet setback? We would all like to build on every inch of our property but are required to follow rules. Still, recognizing the plight - Mr. Sturdivant, representing Mr. Greenough, the next door neighbor, and Becky McCullough on the Board of Adjustments, offered a very generous compromise of a 5 ft setback between the properties. This offer was not chosen and I believe instead an objection and threatened lawsuit, and several Executive Meeting sessions have taken place regarding this issue. Where is the septic tank on this property? Once it is not in place or needs repair and AT is available are you not required to hook up to AT?

Fourth, here we are - now another "Entitlement" request, amending an ordinance for a PUD to get around these rules, even though they have been seriously abused? Is it not time for City Rules and Regulations to be enforced on this property?

It seems like **ALL** these Special Requests, Objections and Lawsuits, by the same person, are costing much time and money for our Community and dragging us all down instead of heading in a positive direction that we are all trying to achieve with the new Council.

Sincerely,

Judy Thompson

Sandra Floyd

From: Rhondda Cotten [REDACTED]
Sent: Thursday, June 13, 2019 11:05 AM
To: Sandra Floyd
Subject: Thurber Permit Rejection

Ms. Floyd,

I am writing in favor of the REJECTION of Mr. Thurber's request for a zero-lot line, commercial building, regardless of the size or height, at the 706 FM2325 Wimberley property location.

My property is directly behind the storage units and Wimberley lodging. We are currently building a storage barn for our equipment and we were required to build 30' from the property line. The guidelines and regulations are clearly laid out in the City Ordinances in Wimberley, so therefore we abided by the rules and regulations set forth by our town. We respect and support that Wimberley is regulating individuals and commercial companies trying to build within our city limits.

My understanding of Mr. Thurber's situation, he received his permit request and had to complete his project and during that time failed to do so. During that time, no headway was made on his property; no clearing, slab, etc. He then chose to terminate his position on our city council and is now proceeding to sue the City because the City of Wimberley is not doing or giving him what he (as an individual) wants.

The rules and regulations were established for *everyone* to follow, not just a select members of the city. If we start making exceptions now, when and where will it end?

Our town is in the midst of change and please do not let this situation add to the emotional confusion that is currently going on in this wonderful town that my family and I have lived in for the past 22 years.

Rhondda Cotten
[REDACTED]

June 14, 2019

Sandy Floyd
City of Wimberley
221 Stillwater
Wimberley, TX 78676

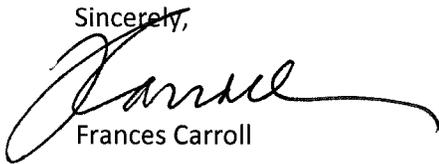
Re: Ordinance No. ZA-01-032
Case ZA-019-005
706 FM 2325, Wimberley, TX

To Whom It May Concern:

We are writing this in support of amending ordinance ZA-01-032 to allow structures to be rebuilt as they were at the time of the original PUD in the event of fire or other accidental or natural means for the property located at 706 FM 2325 in Wimberley.

We own the property located at 800 FM 2325 which is located within the 200' notification perimeter of the subject property.

Sincerely,



Frances Carroll



John Wolf

June 14, 2019

Sandy Floyd
City of Wimberley
221 Stillwater
Wimberley, TX 78676

Re: Ordinance No. ZA-01-032
Case ZA-019-005
706 FM 2325, Wimberley, TX

To Whom It May Concern:

As the owner of the property adjacent to the subject property (704 FM 2325), I am writing in support of amending ordinance ZA-01-032 to allow structures to be rebuilt as they were at the time of the original PUD in the event of fire or other accidental or natural means for the property located at 706 FM 2325 in Wimberley.

Sincerely,

A handwritten signature in black ink that reads "Marilyn S. Barney". The signature is written in a cursive style with a large, looping flourish at the end.

Marilyn S. Barney
Casbar Properties, LLC
704 FM 2325
Wimberley, TX 78676



AGENDA ITEM: Commercial zoned property - Impervious Cover
SUBMITTED BY: Sandy I. Floyd
DATE SUBMITTED: 6/13/19
MEETING DATE: 6/20/19

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Consider 1st reading regarding an ordinance amending the base zoning district’s impervious cover regulation for Commercial-Low Impact (C-1), Commercial-Moderate Impact (C-2), and Commercial-High Impact (C-3). The amendment proposes to reduce the maximum impervious coverage from seventy (70) percent to fifty (50) percent. Councilmember Fore states that the more impervious cover we have, the more runoff which includes contaminants will make its way into the creek and river.

On June 13th the Planning & Zoning Commission recommended denying the code amendment 4-2-0.

REQUESTED ACTION

- Motion
- Discussion
- Ordinance
- Resolution
- Other

FINANCIAL

- | | |
|--|---------------------------|
| Budgeted Item <input type="checkbox"/> | Original Estimate/Budget: |
| Non-budgeted Item <input type="checkbox"/> | Current Estimate: |
| Not Applicable <input checked="" type="checkbox"/> | Amount Under/Over Budget: |

STAFF RECOMMENDATION



AGENDA ITEM: Parking Lot Requirements
SUBMITTED BY: Laura Calcote, City Secretary
DATE SUBMITTED: June 17, 2019
MEETING DATE: June 20, 2019

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Discuss and consider possible action to amend parking lot requirements within the City of Wimberley. *(Place Two Council Member Craig Fore)*

REQUESTED ACTION

- Motion
- Discussion
- Ordinance
- Resolution
- Other

FINANCIAL

- Budgeted Item Original Estimate/Budget: \$
- Non-budgeted Item Current Estimate: \$
- Not Applicable Amount Under/Over Budget: \$

STAFF RECOMMENDATION



AGENDA ITEM: Downtown District Committee Members
SUBMITTED BY: Shawn Cox, City Administrator
DATE SUBMITTED: June 18, 2019
MEETING DATE: June 20, 2019

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

At the June 6, 2019 meeting, Council approved Ordinance No. 2019-16, creating the Downtown District Committee. The adopted ordinance provides the following guidelines for the appointment of Committee Members:

SECTION II. DOWNTOWN DISTRICT COMMITTEE

- C. **Composition.** A member of the committee shall have a known and demonstrated interest, knowledge or expertise relevant to the development and revitalization of Downtown. The Committee shall have seven members, comprised of the following:
- a. Three downtown property or business owners
 - b. Two Residents of the City of Wimberley
 - c. One Wimberley valley Chamber Representative
 - d. One Merchants Association Member
- D. **Appointment of members; vacancies.** The members of the Committee shall be appointed by consensus and, shall serve at the pleasure of the City Council. The primary consideration in appointing Committee members shall be to provide the Committee with the needed technical, professional, financial, business, or administrative expertise.

Since the establishment of the Committee, the City has received the following names of people interested in serving on the Committee:

Name	Role
Jean Ann Cope	Property/Business Owner or Resident
Jen Bachman	Property/Business Owner
Buck Baccus	Property/Business Owner
Matthew Buchanan	Property/Business Owner
Clay Ewing	Chamber
Craig Calley	Merchants
Matthew Dowd	Resident
Teresa Shell	Resident

The Ordinance establishes a seven (7) member committee. Currently there are eight interested individuals. The categories where we have more applicants than required are Property/Business Owner and Resident.

REQUESTED ACTION

- Motion
- Discussion
- Ordinance
- Resolution
- Other

FINANCIAL

- | | | | |
|-------------------|-------------------------------------|---------------------------|----|
| Budgeted Item | <input type="checkbox"/> | Original Estimate/Budget: | \$ |
| Non-budgeted Item | <input type="checkbox"/> | Current Estimate: | \$ |
| Not Applicable | <input checked="" type="checkbox"/> | Amount Under/Over Budget: | \$ |

STAFF RECOMMENDATION

ATTACHMENT(S)

- Ordinance No. 2019-16

ORDINANCE NO. 2019-16

AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS, AMENDING ARTICLE 2.04 BOARDS, COMMISSIONS AND COMMITTEES OF THE CODE OF ORDINANCES BY ESTABLISHING SECTION 2.04.005, DOWNTOWN DISTRICT COMMITTEE AND PROVIDING FOR THE DUTIES, APPOINTMENT AND REMOVAL OF COMMITTEE MEMBERS.

WHEREAS, the City Council of the City of Wimberley seeks to revitalize its downtown area; and

WHEREAS, the City Councils understands the importance of downtown Wimberley and its impact on the City's economy and that of the entire Wimberley Valley; and

WHEREAS, the City Council finds it necessary to seek input from specific areas of expertise in the improvement and development of the City's downtown area; and

WHEREAS, the City Council finds and determines that the creation of committee to for purposes evaluating and recommending to City Council strategies to stimulate downtown economic development in Wimberley, Texas by encouraging cooperation and building leadership in the business community; creating a positive image for downtown by promoting the downtown as an exciting place to live, shop, work and invest; and guide and assist in improving the downtown appearance, mobility, safety, comfort, and environmental protection.

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

SECTION I. FINDINGS OF FACT

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

SECTION II. DOWNTOWN DISTRICT COMMITTEE

The City of Wimberley Code of Ordinances Chapter 2, Article 2.04 is hereby amended by adding Section 2.04.005 Downtown District Committee as follows with a strike through being a deletion from the Code and an underline being an addition to the Code:

- A. **Purpose.** The purposes for which this Committee is organized are to stimulate downtown economic development in Wimberley, Texas by encouraging cooperation and building leadership in the business community; creating a positive image for downtown by promoting the downtown as an exciting place to live, shop, work and invest; and guide and assist in improving the downtown appearance, mobility, safety, comfort, and environmental protection.
- B. **Duties.** The board shall hold public meetings, conduct work sessions, and make recommendations to the city council regarding improvements to the downtown area.

including but not limited to mobility, signage, facilities, and the development of a downtown master plan.

- C. **Composition.** A member of the committee shall have a known and demonstrated interest, knowledge or expertise relevant to the development and revitalization of Downtown. The Committee shall have seven members, comprised of the following:
- a. Three downtown property or business owners
 - b. Two Residents of the City of Wimberley
 - c. One Wimberley valley Chamber Representative
 - d. One Merchants Association Member
- D. **Appointment of members; vacancies.** The members of the Committee shall be appointed by consensus and, shall serve at the pleasure of the City Council. The primary consideration in appointing Committee members shall be to provide the Committee with the needed technical, professional, financial, business, or administrative expertise.
- E. **Terms of members.** The term of each Committee member shall be two years from the date of appointment.
- F. **Removal of members.** Committee members serve at the pleasure of city council. The city council may by majority vote remove a Committee member at any time. Any Committee member who misses three (3) consecutive meetings, or one-third (1/3) of all regular meetings within a 12-month time period shall be deemed to have automatically vacated his or her position on the Committee. This section shall not apply to a Committee member who applied for and received an excused absence from the Committee chairperson prior to the meeting(s) at issue. Any Committee member who no longer satisfies the requirements as provided above in subsection (c), is deemed to have automatically vacated his or her position on the Committee.
- G. **Officers.** From among its members the Committee shall elect its officers, those being the chairperson, vice-chairperson, and secretary. Officers shall be elected for a one (1) year term. The Committee chairperson shall preside over all meetings and may vote. If the chairperson fails or refuses to act, the vice-chairperson shall perform the duties of the chairperson. If the chairperson and vice-chairperson are absent or refuse to act, any Committee member may be appointed by the Committee to preside over the meeting.
- H. **Meetings.** The Committee shall conduct regular monthly meetings at city hall. Special meetings may be called by the Committee chairperson or upon application of three (3) Committee members. A quorum shall be comprised of four (4) Committee members. The Committee may determine the rules of its proceedings.
- I. **Open meetings.** The Committee shall comply with the provisions of chapter 551, Texas Government Code, commonly referred to as the Open Meetings Act, including posting

notices and agendas so as to adequately inform the public of the time, location and substance of business to be undertaken. Meetings closed to the public or executive sessions are normally not appropriate for Committees, commissions and committees and will not be conducted without the advice and consent of the city attorney. All Committees, commissions and committees must keep at least summary records of their proceedings and these records will be accessible to the public.

- J. **Sub-Committees.** The Committee may create special committees with limited purposes or goals to perform specific functions and activities specified by the Committee. At the beginning of each calendar year the Committee shall determine if any Special Committees then in existence need to continue the work assigned to them. No Special Committee shall be comprised of more than two members of the Downtown Committee. Special Committee may recruit members from interested parties who have a known and demonstrated interest, knowledge or expertise relevant to the Special Committee's function.

SECTION III. SAVINGS

The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this Ordinance.

SECTION IV. SEVERABILITY

Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjusted or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance in whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional.

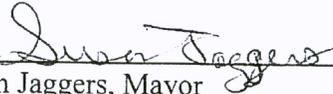
SECTION V. EFFECTIVE DATE

This Ordinance shall take effect immediately from and after its passage.

SECTION 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. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED this 6th day of June, 2019.

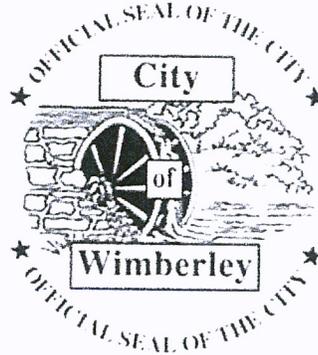

Susan Jagers, Mayor

ATTEST:


Laura J. Calcote, City Secretary

APPROVED AS TO FORM:


City Attorney



From: [Shawn Cox](#)
Cc: [Laura Calcote](#)
Subject: Downtown Committee
Date: Thursday, June 13, 2019 5:12:12 PM

Mayor & Council,

Since the creation of the new Downtown Committee at the last Council meeting, I have received the following emails of interested parties:

Downtown Committee

Member	Role
Jen Bachman	Property/Business Owner
Buck Baccus	Property/Business Owner
Matthew Buchanan	Property/Business Owner
Clay Ewing	Chamber
No Info Yet	Merchants
Matthew Dowd	Resident
Teresa Shell	Resident

We will have these name on the agenda for consideration. If we receive any other interested parties, we can include those as well. I know the merchants will be getting their recommendation to the City, but I haven't received anything yet.

Sincerely,
Shawn

Shawn Cox
City Administrator
City of Wimberley

P: 512-847-0025



AGENDA ITEM: Possible STR Workshop
SUBMITTED BY: Shawn Cox, City Administrator
DATE SUBMITTED: June 18, 2019
MEETING DATE: June 20, 2019

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

At their June 5, 2019 meeting, the Short-Term Rental Review Committee voted to request a workshop with the City Council on the following;

- Review STR Program performance and commitments
- Address the administrative renewal fee
- Discuss mining/scraping of local reservation companies' listings
- Discuss oversight requirements

REQUESTED ACTION

- | | |
|------------|-------------------------------------|
| Motion | <input checked="" type="checkbox"/> |
| Discussion | <input checked="" type="checkbox"/> |
| Ordinance | <input type="checkbox"/> |
| Resolution | <input type="checkbox"/> |
| Other | <input type="checkbox"/> |

FINANCIAL

- | | | | | |
|-------------------|-------------------------------------|--|---------------------------|----|
| Budgeted Item | <input type="checkbox"/> | | Original Estimate/Budget: | \$ |
| Non-budgeted Item | <input type="checkbox"/> | | Current Estimate: | \$ |
| Not Applicable | <input checked="" type="checkbox"/> | | Amount Under/Over Budget: | \$ |

STAFF RECOMMENDATION