



# City of Wimberley

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

**REGULAR CITY COUNCIL MEETING**  
**WIMBERLEY CITY HALL-CITY COUNCIL CHAMBERS**  
**221 STILLWATER DRIVE, WIMBERLEY, TEXAS**  
**DECEMBER 19, 2013 - 6:00 P.M.**

## AGENDA

**CALL TO ORDER**                      DECEMBER 19, 2013 @ 6:00 P.M.

**CALL OF ROLL**                        CITY SECRETARY

**INVOCATION**

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

**CITIZENS COMMUNICATIONS**

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

### **1. CONSENT AGENDA**

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

- (A) APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING OF DECEMBER 5, 2013
- (B) APPROVAL OF MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF DECEMBER 5, 2013
- (C) APPROVAL OF MINUTES OF THE SPECIAL CITY COUNCIL MEETING OF DECEMBER 10, 2013

- (D) APPROVAL OF THE NOVEMBER 2013 FINANCIAL STATEMENTS OF THE CITY OF WIMBERLEY

**2. CITY ADMINISTRATOR REPORT**

- STATUS REPORT ON THE OCTOBER 2013 FLOOD IN THE CITY OF WIMBERLEY
- STATUS REPORT ON THE 2013 WIMBERLEY CHRISTMAS CELEBRATION
- STATUS REPORT ON DEVELOPMENT ACTIVITY IN THE CITY OF WIMBERLEY
- STATUS REPORT ON CYPRESS CREEK WATER QUALITY ISSUES
- STATUS REPORT ON *THE REQUEST FOR PROPOSALS (RFP) FOR THE DEVELOPMENT OF A CENTRAL WIMBERLEY MASTER PLAN*

**3. PUBLIC HEARINGS AND CONSIDER ACTION**

- (A) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN APPLICATION FOR THE REPLAT OF LOT 1A, LA POINT SUBDIVISION, ESTABLISHING LOT 1A1 AND LOT 2A1, LA POINT SUBDIVISION LOCATED IN WIMBERLEY, HAYS COUNTY, TEXAS, AND REQUESTED VARIANCES FROM SECTION 154.063(C) RELATING TO LOT SHAPE CRITERIA AND SECTION 154.063(E) RELATING TO LOT AREA. (*JOHN PFEFFER AND PATTI HUMPHRIES, APPLICANTS*)
- (B) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT SUBMITTED BY AARON SCOTT TO OPERATE A VACATION RENTAL FACILITY ON A TRACT LOCATED AT 1861 FLITE ACRES ROAD, WIMBERLEY, HAYS COUNTY, TEXAS, ZONED SINGLE FAMILY RESIDENTIAL 2 (R-2), AND IMPOSING CERTAIN CONDITIONS; PROVIDING FOR FINDINGS OF FACT; AMENDMENT OF THE ZONING DISTRICT MAP; REPEALER; SEVERABILITY; EFFECTIVE DATE; PROPER NOTICE AND MEETING; AND PROVIDING FOR CERTAIN CONDITIONS. (*AARON SCOTT, APPLICANT*)
- (C) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT SUBMITTED BY GENO AND SUSAN BAIAMONTE TO OPERATE A VACATION RENTAL FACILITY ON A TRACT LOCATED AT 1402 EAST SPOKE HILL ROAD, WIMBERLEY, HAYS COUNTY, TEXAS, ZONED RURAL RESIDENTIAL (RA), AND IMPOSING CERTAIN CONDITIONS; PROVIDING FOR FINDINGS OF FACT; AMENDMENT OF THE ZONING DISTRICT MAP; REPEALER; SEVERABILITY; EFFECTIVE DATE; PROPER NOTICE AND MEETING; AND PROVIDING FOR CERTAIN CONDITIONS. (*GENO AND SUSAN BAIAMONTE, APPLICANTS*)

- (D) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT SUBMITTED BY JILL WEDEL TO OPERATE A VACATION RENTAL FACILITY ON A TRACT LOCATED AT 2225 RIVER ROAD, WIMBERLEY, HAYS COUNTY, TEXAS, ZONED RURAL RESIDENTIAL 1 (R-1), AND IMPOSING CERTAIN CONDITIONS; PROVIDING FOR FINDINGS OF FACT; AMENDMENT OF THE ZONING DISTRICT MAP; REPEALER; SEVERABILITY; EFFECTIVE DATE; PROPER NOTICE AND MEETING; AND PROVIDING FOR CERTAIN CONDITIONS. *(JILL WEDEL, APPLICANT)*
- (E) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE APPROVING CHANGING THE ZONING FROM PUBLIC FACILITIES (PF) TO WIMBERLEY PLANNED DEVELOPMENT DISTRICT (WPDD), WITH A BASE ZONING DISTRICT OF COMMERCIAL-MODERATE IMPACT (C-2), FOR PROPERTY LOCATED AT 14501 RANCH ROAD 12 AND 100 EMERGENCY LANE, WIMBERLEY, HAYS COUNTY, TEXAS. *(H-E-B, APPLICANT)*

#### 4. DISCUSSION AND POSSIBLE ACTION

- (A) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING THE SELECTION OF A CONTRACTOR TO PROVIDE SOLID WASTE AND RECYCLING SERVICES FOR THE CITY OF WIMBERLEY. *(CITY ADMINISTRATOR)*
- (B) DISCUSS AND CONSIDER POSSIBLE ACTION ACCEPTING OR MODIFYING THE RECOMMENDATIONS OF THE DRAFT PRELIMINARY ENGINEERING FEASIBILITY REPORT (PEFR) AND THE CENTRAL WIMBERLEY WASTEWATER STAKEHOLDER COMMITTEE RELATING TO THE CENTRAL WIMBERLEY WASTEWATER PROJECT. *(CITY ADMINISTRATOR)*
- (C) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSED OPERATING PLAN FOR THE RECENTLY ACQUIRED PORTABLE RESTROOM TRAILER. *(CITY ADMINISTRATOR)*
- (D) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSED POLICY RELATING TO COMMERCIAL PHOTOGRAPHY IN THE BLUE HOLE REGIONAL PARK. *(WIMBERLEY PARKS BOARD)*

#### 5. CITY COUNCIL REPORTS

- ANNOUNCEMENTS
- FUTURE AGENDA ITEMS

#### ADJOURNMENT

THE CITY COUNCIL MAY RETIRE INTO EXECUTIVE SESSION AT ANY TIME BETWEEN THE MEETING'S OPENING AND ADJOURNMENT FOR THE PURPOSE OF DISCUSSING ANY MATTERS LISTED ON THE AGENDA AS AUTHORIZED BY THE TEXAS

GOVERNMENT CODE INCLUDING, BUT NOT LIMITED TO, HOMELAND SECURITY PURSUANT TO CHAPTER 418.183 OF THE TEXAS LOCAL GOVERNMENT CODE; CONSULTATION WITH LEGAL COUNSEL PURSUANT TO CHAPTER 551.071 OF THE TEXAS GOVERNMENT CODE; DISCUSSION ABOUT REAL ESTATE ACQUISITION PURSUANT TO CHAPTER 551.072 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF PERSONNEL MATTERS PURSUANT TO CHAPTER 551.074 OF THE TEXAS GOVERNMENT CODE; DELIBERATIONS ABOUT GIFTS AND DONATIONS PURSUANT TO CHAPTER 551.076 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF ECONOMIC DEVELOPMENT PURSUANT TO CHAPTER 551.087 OF THE TEXAS GOVERNMENT CODE; ACTION, IF ANY, WILL BE TAKEN IN OPEN SESSION.

### CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the Bulletin Board at the Wimberley City Hall on December 16, 2013 at 5:30 p.m.



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CARA MCPARTLAND, CITY SECRETARY

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