

City of Wimberley
 City Hall, 221 Stillwater
 Wimberley, Texas 78676
Minutes of Joint Special Meeting of the City Council
& Planning and Zoning Commission
 November 13, 2013 at 6:00 p.m.

City Council and Planning and Zoning Commission joint meeting called to order at 6:00 p.m. by Mayor Bob Flocke and Chairman Tom Haley, respectively.

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

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

Staff Present: City Administrator Don Ferguson

HEB Regional Manager Ben Scott expressed appreciation for helpful input received at the joint workshop meeting on October 30, 2013 and encouraged continued dialogue in order to address concerns.

Project Lead Michele Haussmann of Land Use Solutions gave a brief overview of the format of tonight's meeting, including introduction of project team members (including Bury traffic engineer and HEB architect) and discussion of major topics.

Bury Principal Mark Johnson summarized the following key topics and the application of the City's Comprehensive Plan and the Sustainable Sites Initiative (SITES) criteria to each topic:

- Drainage and detention
- Water quality
- Utilities
- Traffic
- Light and noise control
- Building scale and style

Discussion among Council, Planning and Zoning Commission, staff, and project team representatives included:

- Drainage/detention options such as various landscape treatments, swales, retaining walls, screening, buffering, and fencing
- Storm water management to mitigate runoff and incorporate landscape amenities with as little use of concrete as possible
- Site elevations and grading

- Detention system designs that exceed Code requirements and fit aesthetically with environment
- Landscape design with reduced water demand, xeriscaping, tree preservation, plantings for screening, buffering, shade, and along pedestrian areas/sidewalks
- Utilities, including ability of Aqua Texas to meet needed capacity and location/design of onsite water storage tank for fire protection system
- Traffic count data
- Routing of truck traffic
- Deceleration lanes on Ranch Road 12 and FM 2325 for turns into parking lot driveways
- East-west connectors between Ranch Road 12 and FM 2325, and challenges associated with use of Emergency Lane
- Collaborative effort among Texas Department of Transportation (TxDOT), City of Wimberley, and HEB to arrive at best solution to solve traffic issues
- Measures to control light and noise, such as LED fixtures, shielding, buffers, and fencing
- Scale of building and avoidance of “big box” look
- Commitment to green design concepts and pursuit of Leadership in Energy & Environmental Design (LEED) and SITES certification for project
- Specific design elements related to roof lines/angles, materials, and building height/width
- Gabled hill country style with metal standing seam roof incorporating a mix of natural stone and metal versus more contemporary design
- Cohesiveness of design accessory structures (such as gas station or car wash)

Michele Haussmann’s closing remarks addressed possible future meetings, public outreach efforts, and procedures/timeframe for WPDD application and public hearing schedule. Concerns were expressed that the timeframe for completion of the WPDD process may not be sufficient to address all questions regarding details the proposed development. Discussion established that HEB representatives/consultants are amenable to any meeting requirements throughout the WPDD process, including scheduling of possible additional meetings.

Mayor Flocke called the meeting adjourned at 7:45 p.m.

Adjournment: Joint City Council/Planning & Zoning Commission joint meeting adjourned at 7:45 p.m.

Recorded by:


Cara McPartland

These minutes approved on the 21st of November, 2013.

APPROVED:



Bob Flocke, Mayor

