

City of Wimberley
221 Stillwater
Wimberley, Texas
Minutes of Special Meeting of City Council
November 19, 2014 at 5:30 p.m.

City Council meeting called to order at 5:31 p.m. by Mayor Steve Thurber.

Councilmembers Present: Mayor Steve Thurber and Councilmembers Tom Talcott, Cindy Anderson, Matt Meeks, Pam Showalter, and John White.

Staff Present: City Administrator Don Ferguson

Workshop Session

A workshop to discuss issues relating to the proposed Central Wimberley Master Plan.

To facilitate discussion, Mayor Thurber asked that Council review the revised Table 5 (*Projects, Policies and Programs for Implementation*) reflecting changes discussed at Council's previous workshop meeting.

Discussion included:

- Sorting of Table 5 according to short-, mid-, or long-term implementation phases
- Concerns regarding over-regulation and governmental control, should the Plan be adopted and amendments made to the City's existing Code conforming to Plan recommendations
- Initial Council impetus for development of a Master Plan for downtown Wimberley and the intended focus and scope of the Plan
- Impact of a centralized wastewater system on future downtown development and the need to establish development guidelines
- Emphasis on the Plan as a vision and conceptual guide to manage growth and future development
- Deletion of "Prioritize streetscape and multi-modal connectivity improvements in Capital Improvements Plan" and "Leverage private investment through the establishment of a Sales Tax Increment Financing District to achieve a balance of land use types" from Table 5
- Concerns that that charrette process was not representative of views of long-standing Wimberley residents
- Concerns regarding the City's use of eminent domain powers, with or without the existence of a Master Plan
- Public hearing process required for projected Code amendments, should the Plan be adopted and its recommendations incorporated into regulations
- Agreement on the following revision to Table 5: "*Review the City's zoning and development codes to incorporate land use, building, and other related regulatory recommendations found in the Master Plan, as desired by City Council, with public*

input,” with the understanding that the term “Master Plan” be replaced with “Conceptual Guide”

- Objections to “Establishment of a Sales Tax Increment Financing District to achieve a balance of land use types” and agreement to delete that item from Table 5
- Following revision to Table 5: “*Create Enhance* nature appreciation programs such as for birding or master gardeners”
- Clarification on the City-owned Oak Drive parking lot as the one referred to in “Implement pedestrian improvements on the proposed path from the City parking lot to the Wimberley Square”
- Prioritization of parking lot improvements and pathways from the parking lot(s) to the Square as short-term implementations
- Understanding that “Obtain additional land for the City’s parking lot servicing Wimberley Square” would only occur subject to Council approval as land becomes available
- Agreement on deletion of proposed streets from future connectivity improvements and their replacement with broad “arrow” designations that are not location-specific
- Corrections to map legends to reflect revisions
- Objections to photos (beginning on Page 39) depicting examples from other cities
- Agreement with Old Kyle Road development, as proposed on Page 43, and use of photos from prior Wimberley events, instead of examples from other cities
- Additional expense of making further changes to the Plan, particularly substitution of existing photos depicting other cities, with Wimberley photos
- Clear identification of photos depicting other cities as “images provided only as illustrative examples”
- Possible deletion of “tree canopy” references from Page 55 and general agreement to leave existing language in place
- *Building Recommendations* and possible approaches to implement recommended building styles and designs
- *Wimberley Square Recommendations* (Pages 39-41), including reasoning for possible removal of the green space shown in front of the Wimberley Café (Page 41) from the Plan and associated parking concerns
- Major and minor improvements slated for the City-owned and City-leased parking lots, respectively
- Proposed banners (Page 68) and concerns regarding long-term maintenance
- Objections to specific items listed in *Financial Analysis* (Pages 79-81) and suggestion to remove Municipal Management District, Hotel Occupancy Tax, Sales Tax Rebate, Tax Increment Financing, and Community Challenge Planning Grants from the *Matrix of Alternative Funding Mechanisms* and the associated detailed table on Pages 82-86
- Agreement to leave the *Financial Analysis Matrix* and associated detailed table as-is in order to show all known options that may be used as funding mechanisms

Mayor Thurber expressed appreciation to Council and the community for their comments and participation. He recommended that any Council action should be taken with all Council members present and noted that not all Council members will be in attendance at tomorrow night’s regular meeting. Due to the aforementioned absences, City Administrator Ferguson

advised that possible action on this item is tentatively scheduled for Council's December 4th meeting.

Hearing no further comments, Mayor Thurber called the meeting adjourned.

Adjourn

Mayor Thurber called the meeting adjourned at 6:56 p.m.

Recorded by:

Cara McPartland
Cara McPartland

These minutes approved on the 4th of December, 2014.



APPROVED:

Steve Thurber
Steve Thurber, Mayor