

**City of Wimberley**  
City Hall, 221 Stillwater  
Wimberley, Texas 78676  
**Planning & Zoning Commission**  
Minutes of Special Meeting  
June 25, 2015 at 6:00 p.m.

Meeting called to order at 6:00 p.m. by Chair Tom Haley. Present were Commissioners Rick Millinor, John Urban, Charles Savino, Thad Nance, and Rick Burlison. Commissioner Tracey Dean was absent.

Staff Present: City Administrator Don Ferguson

**Citizen Communications:**

No citizen comments were heard.

**1. Consent Agenda**

Approval of minutes of the Regular Planning & Zoning Commission meeting on April 9, 2015.

Commissioner Nance moved to approve the minutes, as presented. Commissioner Savino seconded. Motion carried on a vote of 6-0.

**2. Presentation**

Presentation of a status report on recovery efforts relating to the 2015 Memorial Day Weekend Flood in Wimberley, Texas. (*City Administrator*)

City Administrator Ferguson reported on the following topics:

- Public notification measures, evacuations, and road closures prior to flood reaching Wimberley
- Flood profile statistics such as rainfall amounts, estimated flows, crest levels, and debris load
- Flood response and recovery efforts, including first responders and volunteer/donations/donation distribution coordination
- Tremendous response from disaster relief organizations and individuals
- Damaged infrastructure, including bridges and low water crossings and timeframe for repair/rebuilding
- Home repairs/reconstruction and associated permitting processes to fast track issuance of flood-related building permits
- Post-flood rebuilding, including elevation of rebuilt structures, updating of flood map data, and the "substantial damage" rule
- Property valuation procedures

- Possible development of updated “advisory” flood maps
- Flood basin and other conditions contributing to severity of flood event
- Future advance warning systems, need for additional river/rain gauges, and associated issues

Discussion addressed future options for emergency notifications to vacation rental residents, possible alert/siren system, registration procedures for emergency notifications, utility infrastructure repairs, and debris/river clean-up management.

### 3. Discuss and Consider Action

- A. Discuss and consider action regarding the proposed incorporation of water conservation measures into the Zoning and Subdivision Chapters of the City of Wimberley Code of Ordinances. (*City Administrator*)

City Administrator Ferguson highlighted possible examples of water conservation measures, such as rainwater collection and drought tolerant landscaping, as suggested by Mayor Thurber, to help preserve and protect local groundwater supplies.

Discussion addressed *requiring* conservation measures (as opposed to *incentivizing*) and associated challenges with both approaches; recommendation to developers to utilize drought tolerant landscaping; irrigation restrictions; incentives to developers to use rainwater harvesting/collection; problems with group collection of rainwater; reuse of gray water; and community rainwater collection for irrigation purposes.

City Administrator Ferguson thanked the Commission for its input on this issue and advised that a proposal will be presented to the Commission for consideration and possible action at its next meeting.

- B. Discuss and consider action regarding a proposed interlocal agreement between the City of Wimberley and Hays County relating to the review and approval of subdivisions within the extraterritorial jurisdiction (ETJ) of the City of Wimberley, Texas. (*City Administrator*)

City Administrator Ferguson reviewed past legislation intended to establish a “one-stop” review process for proposed subdivisions in the City’s ETJ. He noted that under the proposed agreement, the City would be responsible for reviewing the subdivision to ensure it complies with both City and Hays County subdivision regulations.

Discussion established that most ETJ subdivisions are not large scale and included possible flood effects on the local economy, City budget, and areas of potential development. Discussion favored the possibility of simplifying City subdivision regulations to align more closely with Hays County’s regulations.

Commissioner Savino moved to recommend approval of the interlocal agreement, as presented. Commissioner Burluson seconded. Motion carried on a vote of 6-0.

**4. Staff and Commission Reports**

- Announcements
- Future Agenda Items

City Administrator Ferguson noted the Commission is scheduled to consider several zoning cases at its next meeting on July 23, 2015.

Chairman Haley reminded Commission members that officers are to be elected at the Commission’s next meeting.

Hearing no further announcements or future agenda items, Chairman Haley called the meeting adjourned.

**Adjourn at 7:30 p.m.**

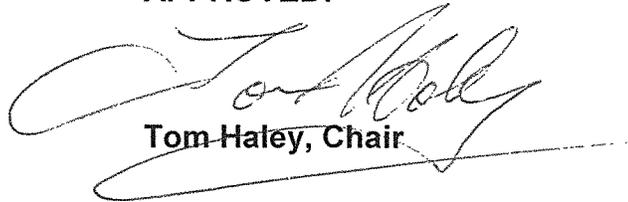
Recorded by:



Cara McPartland

**These minutes approved the 23<sup>rd</sup> of July, 2015.**

**APPROVED:**

  
**Tom Haley, Chair**