



**CITY OF  
WIMBERLEY**

# **REGULAR CITY COUNCIL MEETING PACKET**

**Thursday, March 18, 2021  
6:00 p.m.**



# City of Wimberley

221 Stillwater Drive, Wimberley, Texas 78676

## **REGULAR CITY COUNCIL MEETING** **THURSDAY, MARCH 18, 2021 – 6:00 P.M.**

### **AGENDA**

In accordance with order of the Office of the Governor issued March 16, 2020, the City Council of the City of Wimberley will conduct a teleconference/video conference meeting in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).

The meeting will be held on **Thursday, March 18, 2021, at 6:00 p.m.**

The public may participate in this meeting via the following toll-free numbers 888-475-4499 or 877-853-5257 and/or using the Zoom meeting ID 867 2452 6759 and using the password 310336.

The public will be permitted to offer public comments and participate in any public hearing via teleconference or video conference, as provided by the agenda and as permitted by the presiding officer during the meeting.

Anyone wishing to offer public comments, participate in any public hearing, or offer written questions or comments must notify City Secretary, Laura Calcote, at [lcalcote@cityofwimberley.com](mailto:lcalcote@cityofwimberley.com), at least two hours before the meeting.

A recording of the meeting will be made and will be available to the public in accordance with the Texas Public Information Act upon written request.

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1. **CALL TO ORDER**                      March 18, 2021 at 6:00 p.m.
  2. **CALL OF ROLL**                      City Secretary, Laura Calcote
  3. **INVOCATION**
  4. **PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG**

5. **CITIZENS COMMUNICATIONS**

*Citizens must sign-in with City Secretary, Laura Calcote, via email at [lcalcote@cityofwimberley.com](mailto:lcalcote@cityofwimberley.com) at least two (2) hours before the meeting to address City Council. Limit your comments to three (3) minutes. City Council will listen to the comments but cannot discuss or respond to the comments during the meeting. 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. PROCLAMATION**

Proclamation of the City of Wimberley, Texas proclaiming the trailhead of the Cypress Creek Nature Preserve shall be name and dedicated as “The Martha Knies Community Park.”  
*(Place Three Council Member, Christine Byrne)*

**7. PRESENTATION AND POSSIBLE ACTION**

Presentation and possible action relating to a life jacket loaner program at Blue Hole Regional Park. *(Parks Director, Richard Shaver)*

**8. CONSENT AGENDA**

8.1. Approval of minutes from the Regular City Council Meeting held March 4, 2021.

8.2. Approval of the January 2021 Financial Statements for the City of Wimberley.

**9. PUBLIC HEARING AND POSSIBLE ACTION**

9.1. Hold a public hearing and consider possible action regarding case SUB-21-001, an application for a proposed replat of Lot 1, Village Library of Wimberley, located at 400 FM 2325, Wimberley, Hays County, Texas, to establish Lot 1-A. *(Applicant: Wimberley Village Library District, Jon Thompson, agent)*

9.2. Hold a public hearing and consider possible action regarding case ZA-21-002, an application for a Zoning Amendment to change the zoning for the property located at 400 FM 2325, Wimberley, Hays County, Texas.; the request is to change the zoning from Commercial – Moderate Impact (C-2) and Commercial – Low Impact (C-1) to just Commercial – Moderate Impact (C-2). *(Applicant: Wimberley Village Library District, Jon Thompson, agent)*

9.3. Hold a public hearing and consider possible action regarding case ZA-21-004, an application for a Zoning Amendment to change the zoning for the property located at 13501 Ranch Road 12, Wimberley, Hays County, Texas, from Neighborhood Services (NS) to Commercial – Low Impact (C-1). *(Applicant: Myer’s Land & Investments, LLC, Greg Myers)*

9.4. Hold a public hearing and consider possible action regarding case CUP-21-002, an application for a Conditional Use Permit to operate a Vacation Rental (STR2) on a property zoned Single Family Residential – 2 (R-2) located at 130 Malone Drive, Wimberley, Hays County, Texas. *(Applicant: Charles Boatright)*

9.5. Hold a public hearing and consider possible action regarding case CUP-21-005, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) on a property zoned Single Family Residential – 2 (R-2) located at 297 Lange Rd, Wimberley, Hays County, Texas. *(Applicant: Denise Jenkins)*

## **10. CITY ADMINISTRATOR REPORT**

Update regarding sales tax, traffic control and repairs to City facilities from the winter storm  
(*Interim City Administrator, Paul Parker*)

## **11. DISCUSSION AND POSSIBLE ACTION**

- 11.1. Discuss and consider possible action regarding the status of the Central Wimberley Wastewater Project. (*Project Manager, Craig Fore*)
- 11.2. Discuss and consider possible action in relation to a letter of intent for purchase of real property – Mt. Edith. (*Parks Director, Richard Shaver*)
- 11.3. Discuss and consider possible action regarding the design and installation of a new outdoor sign for City Hall. (*Place One Council Member, Rebecca Minnick*)
- 11.4. Discuss and consider possible action regarding the creation of an informal committee to better implement the City's dark sky initiatives. (*Mayor, Gina Fulkerson*)
- 11.5. Discuss and consider possible action regarding Ordinance No. 2021-08, amending Section 2.04.004, "Economic Support and Development Committee," Subsection (D) "Membership; Meetings," of Article 2.04, Boards, Commissions and Committees of the Codified Ordinances of the City of Wimberley, providing for savings, severability, repealer, effective date and proper notice and meeting. (*City Secretary, Laura Calcote*)
- 11.6. Discuss and consider possible action to authorize the Request for Proposals for Comprehensive Plan Consulting Services. (*Interim City Administrator, Paul Parker*)
- 11.7. Discuss and consider possible action to add City Administrator, Mike Boese, as signatory to the City of Wimberley bank accounts, effective March 29, 2021. (*Interim City Administrator, Paul Parker*)

## **12. 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.

Pursuant to Section 551.071 (Consultation with Legal Counsel) and Section 551.072 (Deliberations about Real Property), the City Council will deliberate the purchase, exchange, lease, or value of real properties of the City as the deliberation in an open meeting will have the detrimental effect on the position of the City in negotiations with a third party: Parking Expansion.

## **13. OPEN SESSION**

Discussion and possible action resulting from Executive Session.

## **14. CITY COUNCIL REPORTS**

14.1. Announcements

14.2. Future agenda items



## **15. 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.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. The members of the boards, commissions and/or committees may be permitted to participate in discussion on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

### **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](http://www.cityofwimberley.com), in compliance with Chapter 551, Texas Government Code, on Monday, March 15, 2021, by 6:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.



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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.



# City of Wimberley



## Proclamation

THE STATE OF TEXAS       §  
COUNTY OF HAYS           §  
CITY OF WIMBERLEY       §

**WHEREAS**, On September 5th, 2019, the Wimberley City Council voted unanimously to name the trailhead of the Cypress Creek Nature Preserve the Martha Knies Community Park in honor and recognition of Martha’s enduring dedication to our community; and

**WHEREAS**, Martha founded Keep Wimberley Beautiful nearly 30 years ago, served as its first president, and continued in that role for 20 years. Under her direction, Keep Wimberley Beautiful became a member of Keep Texas Beautiful and won the Governor’s Community Achievement Award on 3 occasions; and

**WHEREAS**, the City of Wimberley is forever grateful to Martha and Keep Wimberley Beautiful for organizing roadside litter clean ups, decorating the Cypress Creek Bridge and Welcome to Wimberley signs, and beautifying areas all over our village; and

**WHEREAS**, Martha continued to serve her community as one of Wimberley’s first City Council members, contributed to establishing Wimberley’s first Comprehensive Plan and was instrumental in obtaining Wimberley’s first park, the Cypress Creek Nature Preserve; and

**WHEREAS**, Martha continues to inspire and empower those around her with her unmatched volunteer spirit and can-do attitude. Always leading by example, Martha embodies what it means to be a true community leader and selfless servant and received the Keep Texas Beautiful Leadership Award in 2020; and

**WHEREAS**, The City of Wimberley recognizes and appreciates the volunteers, donors, citizens, organizations and businesses that came together to make the vision of the Martha Knies Community Park a reality.

**THEREFORE**, Be it proclaimed by the City of Wimberley, that the trailhead of the Cypress Creek Nature Preserve located at 107 Old Kyle Road, shall be named and dedicated as

### “The Martha Knies Community Park”

in appreciation and acknowledgement of the many contributions Martha Knies has bestowed on our community.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and caused to be affixed the Seal of the City of Wimberley, Texas, this 18<sup>th</sup> day of March 2021.



**CITY OF WIMBERLEY**

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**Gina V. Fulkerson, Mayor**



|                        |                                   |
|------------------------|-----------------------------------|
| <b>AGENDA ITEM:</b>    | <b>Life Jacket Loaner Program</b> |
| <b>SUBMITTED BY:</b>   | Richard Shaver                    |
| <b>DATE SUBMITTED:</b> | 03/12/21                          |
| <b>MEETING DATE:</b>   | 03/18/21                          |

## AGENDA FORM

### ITEM DESCRIPTION/SUMMARY

Presentation and consider possible action to approve a life jacket loaner program at Blue Hole Regional Park. This project has been funded by Friends of Blue Hole and will be constructed for an Eagle Scout project presented by Aiden Boger. This project was approved by the Parks and Recreation Advisory Board Spring 2020 and the project was put on hold due to the Coronavirus. The project is set to be completed by the beginning of the 2021 swim season.

### REQUESTED ACTION

Motion ☒

Discussion ☒

Ordinance ☐

Resolution ☐

Other ☐

### FINANCIAL

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

### STAFF RECOMMENDATION

Staff recommends that council approve this item.

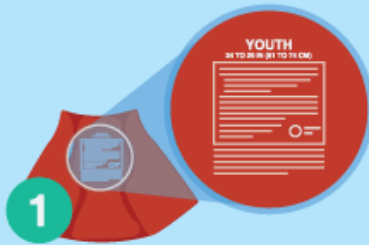
### ATTACHMENT/S

Photos of the proposed design.





# HOW TO PROPERLY FIT A LIFE JACKET



## CHECK LIFE JACKET LABEL FOR THE APPROPRIATE WEIGHT OR CHEST SIZE.

The life jacket label will indicate the size and weight of the intended user. Make sure the wearer is within these ranges. Verify that the life jacket label states it is "Coast Guard approved."



## PUT THE LIFE JACKET ON.

Inspect the life jacket for wear and tear. Warning signs include rips and missing or broken buckles or straps.



## BUCKLE ALL STRAPS AND TIGHTEN OR ZIP UP ALL ZIPPERS.

Make sure all straps can be buckled and zippers zipped. Don't forget the crotch strap if there is one!



## HAVE THE WEARER LIFT THEIR ARMS OVER HEAD AND GENTLY LIFT THEM BY THE TOP OF THE LIFE JACKET ARM OPENINGS.

If the jacket rides up above their ears, it's too big. If the straps or zippers don't close, the jacket is too small.





|                        |                               |
|------------------------|-------------------------------|
| <b>AGENDA ITEM:</b>    | <b>Consent Agenda</b>         |
| <b>SUBMITTED BY:</b>   | Laura Calcote, City Secretary |
| <b>DATE SUBMITTED:</b> | March 12, 2021                |
| <b>MEETING DATE:</b>   | March 18, 2021                |

## AGENDA FORM

### ITEM DESCRIPTION/SUMMARY

- 8.1. Approval of minutes from the Regular City Council Meeting held March 4, 2021.
- 8.2. Approval of the January 2021 Financial Statements for the City of Wimberley.

### REQUESTED ACTION

- Motion ☒
- Discussion ☐
- Ordinance ☐
- Resolution ☐

### FINANCIAL

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

### STAFF RECOMMENDATION

Approval of 8.1. & 8.2.

### ATTACHMENT/S

- March 4<sup>th</sup> Regular City Council Meeting Minutes
- January 2021 Financial Statements



# City of Wimberley

221 Stillwater Drive, Wimberley, Texas 78676

## **REGULAR CITY COUNCIL MEETING** **THURSDAY, MARCH 4, 2021 – 6:00 P.M.**

### **MINUTES**

In accordance with order of the Office of the Governor issued March 16, 2020, the City Council of the City of Wimberley will conduct a teleconference/video conference meeting in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).

The meeting will be held on **Thursday, March 4, 2021, at 6:00 p.m.**

The public may participate in this meeting via the following toll-free numbers 888-475-4499 or 877-853-5257 and/or using the Zoom meeting ID 812 8625 8932 and using the password 155605.

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Anyone wishing to offer public comments, participate in any public hearing, or offer written questions or comments must notify City Secretary, Laura Calcote, at [lcalcote@cityofwimberley.com](mailto:lcalcote@cityofwimberley.com), at least two hours before the meeting.

A recording of the meeting will be made and will be available to the public in accordance with the Texas Public Information Act upon written request.

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### **CALL TO ORDER**

Mayor, Gina Fulkerson, called the meeting to order on March 4, 2021 at 6:00 p.m.

### **CALL OF ROLL**

Council Members Present:

Gina Fulkerson  
Rebecca Minnick  
Teresa Shell  
Christine Byrne  
Jim Chiles  
Bo Bowman

Mayor (*via teleconference*)  
Place One (*via teleconference*)  
Place Two (*via teleconference*)  
Place Three (*via teleconference*)  
Place Four (*via teleconference*)  
Place Five (*via teleconference*)

City Staff Present:

Paul Parker

Interim City Administrator (*via teleconference*)

Laura Calcote

City Secretary (*via teleconference*)



|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Sarah Griffin  | City Attorney ( <i>via teleconference</i> )                       |
| Nathan Glaiser | Planning & Development Coordinator ( <i>via teleconference</i> )  |
| John Provost   | Public Works Superintendent ( <i>via teleconference</i> )         |
| Terri Provost  | Wimberley Community Center Director ( <i>via teleconference</i> ) |
| Richard Shaver | Parks Director ( <i>via teleconference</i> )                      |

### **INVOCATION**

Unity Church of Wimberley Spiritual Leader, Kit Holmes, gave the invocation.

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

Mayor, Gina Fulkerson, led the pledges to the United States and Texas Flags.

### **CITIZENS COMMUNICATIONS**

There were no citizen's comments.

### **CONSENT AGENDA**

**Motion to approve the Consent Agenda, as presented, was made by Council Member Christine Byrne. Motion was seconded by Council Member Bo Bowman. Motion carried unanimously (5-0).**

6.1. Approval of minutes from the Special City Council Meeting held February 5, 2021.

6.2. Approval of minutes from the Special City Council Meeting held February 23, 2021.

6.3. Approval of the December 2020 Financial Statements for the City of Wimberley.

### **CITY ADMINISTRATOR REPORT**

Interim City Administrator, Paul Parker, provided an update regarding the estimates to repair City facilities from the winter storm. Additionally, Mr. Parker stated there would be traffic control on the Wimberley Square on Saturday, March 5<sup>th</sup>, from 11:00 a.m. until 5:00 p.m. Lastly, Mr. Parker presented several photographs of the Hoots Holler Drainage Project progress.

### **DISCUSSION AND POSSIBLE ACTION**

8.1. Discuss and consider possible action regarding the status of the Central Wimberley Wastewater Project. (*Project Manager, Craig Fore*)

Project Manager, Craig Fore, noted the City had received the Notice to Proceed on March 4<sup>th</sup> from the Texas Water Development Board for construction of Phase II of the Project.

The contractor would mobilize as soon as possible. Additionally, the installation of the fencing around the lift station would begin next week.

No action was taken on this item.

**Motion to move Item No. 8.3. to 8.2. was made by Council Member Christine Byrne. Motion was seconded by Council Member Bo Bowman. Motion carried unanimously (5-0).**

8.2. Discuss and consider possible action regarding Resolution No. 03-2021, on the matter of Wimberley City Council support for legislative approval of changes in the enabling

legislation of the Hays Trinity Groundwater Conservation District. *(Place Three Council Member, Christine Byrne)*

There were two citizen's comments that were read into the record. Craig Fore was in opposition of the resolution, due to the legislation still being in draft form. Gary Barchfeld was also in opposition of the resolution, since he felt the legislation was inaccurate and misleading.

Linda Kay Rogers presented the item on behalf of Council Member Byrne. Ms. Rogers provided an overview of groundwater districts, which help preserve and conserve water in the state. She noted the Hays Trinity Groundwater Conservation District (HTGCD) was different than the rest of the groundwater districts in Texas, due to connection fees/LUEs being utilized to generate revenue for the district. Other districts levied taxes or production fees to support their organizations. Ms. Rogers noted the HTGCD needed to become more uniform with other districts. There was lengthy discussion between Ms. Rogers and Council relating to the proposed legislation and other local organization's stances concerning the legislation. The Hays County Commissioners Court had recently passed a resolution in support. Furthermore, there was discussion regarding production fees versus taxes.

**Motion to adopt Resolution No. 03-2021, on the matter of Wimberley City Council support for legislative approval of changes in the enabling legislation of the Hays Trinity Groundwater Conservation District, was made by Council Member Christine Byrne. Motion was seconded by Council Member Rebecca Minnick. Motion carried as follows (5-0):**

|                 |     |
|-----------------|-----|
| Rebecca Minnick | Aye |
| Teresa Shell    | Aye |
| Christine Byrne | Aye |
| Jim Chiles      | Aye |
| Bo Bowman       | Aye |

8.3. Discuss and consider possible action to increase the price for daily tickets at Blue Hole Regional Park for the 2021 Swim Season. *(Parks Director, Richard Shaver)*

Parks Director, Richard Shaver, presented the proposed price increases for the 2021 swim season. The daily tickets would increase from \$10 for adults and \$6 for youth, seniors and military personnel to \$12 for adults and \$8 for youth, senior and military. Additionally, season passes would be increased as well. There was lengthy discussion among Council and City staff relating to the proposed price increases, the clientele served at the Park and the extra revenue that would be generated from raising ticket prices.

**Motion to increase the prices for daily tickets at Blue Hole Regional Park for the 2021 swim season, as presented, with the exceptions of \$8 to be moved to \$6 for Wimberley residents, youth, seniors and military, and for the season pass to be \$110 for adults and \$60 for youth, seniors and military was made by Council Member Christine Byrne. Motion was seconded by Council Member Jim Chiles. Motion carried unanimously (5-0).**

*Council Member, Teresa Shell, left the meeting at 7:14 p.m.*

8.4. Discuss and consider possible action regarding Ordinance No. 2021-06, declaring unopposed candidates in the May 1, 2021 General Election elected to office; cancelling the General Election; providing for severability, conflicting provisions, governing law, proper notice and open meetings, and an effective date. *(City Secretary, Laura Calcote)*

**Motion to approve Ordinance No. 2021-06, declaring unopposed candidates in the May 1, 2021 General Election elected to office; cancelling the General Election; providing for severability, conflicting provisions, governing law, proper notice and open meetings, and an effective date, was made by Council Member Bo Bowman. Motion was seconded by Council Member Jim Chiles. Motion carried unanimously (4-0).**

- 8.5. Discuss and consider possible action regarding Ordinance No. 2021-07, approving an amendment to the City of Wimberley, Texas Code of Ordinances, Chapter 9 Planning and Development Regulations, Article 9.03 Zoning, Division 7 Administration and Enforcement, 9.03.254 Board of Adjustment, variances and appeals to amend the appointment of members and alternant members; and providing for the following: findings of fact, savings, repealer, severability, effective date and proper notice and meeting. *(City Secretary, Laura Calcote)*

City Secretary, Laura Calcote, presented the proposed amendment to the Board of Adjustment (BoA), which would clarify who the two Board alternates would be and who the five regular Board members would be. There was discussion among City staff and Council relating to the appointment month for the BoA and general training for boards, commissions and committees.

**Motion to approve Ordinance No. 2021-07, approving an amendment to the City of Wimberley, Texas Code of Ordinances, Chapter 9 Planning and Development Regulations, Article 9.03 Zoning, Division 7 Administration and Enforcement, 9.03.254 Board of Adjustment, variances and appeals to amend the appointment of members and alternant members; and providing for the following: findings of fact, savings, repealer, severability, effective date and proper notice and meeting, with the correction to change the City's name in Section 4, was made by Council Member Rebecca Minnick. Motion was seconded by Council Member Jim Chiles. Motion carried unanimously (4-0).**

- 8.6. Discuss and consider possible action regarding an ordinance amending Article 4.09 Outdoor Lighting. *(Mayor, Gina Fulkerson)*  
Mayor, Gina Fulkerson, requested this item be postponed indefinitely.  
No action was taken on this item.

### **CITY COUNCIL REPORTS**

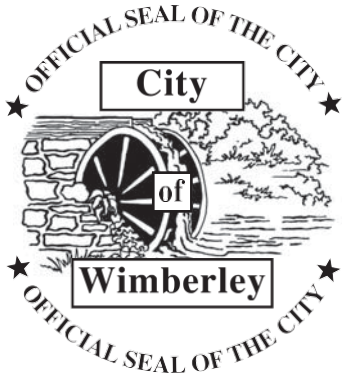
- 9.1. Announcements – Council Member, Christine Byrne, noted she would not attend the March 18<sup>th</sup> meeting. Council Member, Bo Bowman, also stated he might not attend the March 18<sup>th</sup> meeting.
- 9.2. Future agenda items – Council Member, Bo Bowman, requested the proposed tree ordinance be considered once more at the first regular meeting in April. Council Member, Christin Byrne, would bring forth a proclamation for the Martha Knies Community Park at the March 18<sup>th</sup> meeting.

### **ADJOURNMENT**

**Motion to adjourn the meeting at 7:49 p.m. was made by Council Member Rebecca Minnick. Motion was seconded by Council Member Bo Bowman. Motion carried unanimously (4-0).**

**RECORDED BY:**

\_\_\_\_\_  
**Laura J. Calcote, City Secretary**



**APPROVED BY:**

\_\_\_\_\_  
**Gina V. Fulkerson, Mayor**

DRAFT

## BALANCE SHEET

Page: 1

3/15/2021

11:53 am

City of Wimberley

As of: 1/31/2021

Balances

## Fund: 100 - General Fund

## Assets

|                                     |            |
|-------------------------------------|------------|
| 1011 Petty Cash                     | 450.00     |
| 1020 General Checking - ONB         | 606,452.76 |
| 1021 Certificate of Deposit - Ozona | 231,431.32 |
| 1030 Texpool                        | 187,641.48 |
| 1050 Sales Tax Receivable           | 207,409.47 |
| 1052 Mixed Bev Taxes Receivable     | 0.00       |
| 1053 Franchise Taxes Receivable     | 0.00       |
| 1150 Accounts Receivable            | 6,347.87   |
| 1151 Allowance for Uncoll Acct Rec  | 0.00       |
| 1210 Prepaid Expenses               | 0.00       |
| 1302 Due from Municipal Court       | 200.00     |
| 1304 Due from BHP                   | 0.00       |
| 1305 Due from OTHERS                | 0.00       |
| 1306 Due from WWOP                  | 0.00       |
| 1307 Due from TML Claim Fund        | 0.00       |

## Total Assets

1,239,932.90

## Liabilities

|                                 |           |
|---------------------------------|-----------|
| 2010 Accounts Payable           | 77,680.56 |
| 2015 WCC Security Deposits      | 385.00    |
| 2021 Accrued Wages Payable      | 0.00      |
| 2022 Payroll Deductions Payable | 4,785.66  |
| 2023 TML IEBP Payable           | 2,024.65  |
| 2060 Payable to Hays County     | 0.00      |
| 2072 ICMA RC Payable            | 0.00      |
| 2073 TWC Payable                | 0.00      |
| 2074 TMRS Payable               | 865.29    |
| 2075 TCEQ Payable to State      | 250.00    |
| 2081 Due to WWCT                | 0.00      |
| 2082 Due to BHP                 | 794.72    |
| 2086 Due to WWOP                | 0.00      |

## Total Liabilities

86,785.88

## Reserves/Balances

|                                     |             |
|-------------------------------------|-------------|
| 3310 Nonspendable Prepaids          | 0.00        |
| 3410 Restricted Funds               | 17,844.43   |
| 3510 Committed FB - Public Works    | 559,053.00  |
| 3520 Committed FB - New City Hall   | 0.00        |
| 3530 Committed FB - W/W on Square   | 504,204.00  |
| 3540 Committed FB-Future Grant Matc | 334,375.00  |
| 3600 Fund Balance - Uncommitted     | -219,465.54 |
| 3601 Transfer                       | 0.00        |
| 3602 Suspense                       | 0.00        |
| 3650 Net Excess (Deficit)           | -42,863.87  |

## Total Reserves/Balances

1,153,147.02

# BALANCE SHEET

Page: 2

3/15/2021

11:53 am

City of Wimberley

As of: 1/31/2021

Balances

Total Liabilities & Balances

1,239,932.90

## REVENUE/EXPENDITURE REPORT

Page: 1

3/15/2021

2:47 pm

City of Wimberley

| For the Period: 10/1/2020 to 1/31/2021 | Original Bud.       | Amended Bud.        | YTD Actual        | CURR MTH          | Encumb. YTD | UnencBal            | % Bud       |
|----------------------------------------|---------------------|---------------------|-------------------|-------------------|-------------|---------------------|-------------|
| <b>Fund: 100 - General Fund</b>        |                     |                     |                   |                   |             |                     |             |
| Revenues                               |                     |                     |                   |                   |             |                     |             |
| Dept: 15 ADMINISTRATION                |                     |                     |                   |                   |             |                     |             |
| 5120 General Sales & Use Tax           | 850,000.00          | 850,000.00          | 389,604.21        | 82,065.28         | 0.00        | 460,395.79          | 45.8        |
| 5131 Mixed Beverage Tax                | 15,000.00           | 15,000.00           | 9,596.78          | 9,596.78          | 0.00        | 5,403.22            | 64.0        |
| 5171 Franchise Tax                     | 275,000.00          | 275,000.00          | 51,655.60         | 48,661.47         | 0.00        | 223,344.40          | 18.8        |
| 5211 Beer & Wine Permits               | 1,000.00            | 1,000.00            | 310.00            | 60.00             | 0.00        | 690.00              | 31.0        |
| 5212 Food Permits                      | 11,000.00           | 11,000.00           | 4,825.00          | 4,550.00          | 0.00        | 6,175.00            | 43.9        |
| 5213 Septic Permits                    | 8,000.00            | 8,000.00            | 4,350.00          | 1,050.00          | 0.00        | 3,650.00            | 54.4        |
| 5219 Sign Permits                      | 1,200.00            | 1,200.00            | 190.00            | 0.00              | 0.00        | 1,010.00            | 15.8        |
| 5221 Building Permits                  | 22,500.00           | 22,500.00           | 12,399.60         | 3,610.87          | 0.00        | 10,100.40           | 55.1        |
| 5340 Grant Funds                       | 0.00                | 0.00                | 36,143.19         | 27,040.59         | 0.00        | -36,143.19          | 0.0         |
| 5410 CC Convenience Fees               | 200.00              | 200.00              | 485.62            | 194.60            | 0.00        | -285.62             | 242.8       |
| 5411 Court Costs, Fees & Charges       | 500.00              | 500.00              | 0.00              | 0.00              | 0.00        | 500.00              | 0.0         |
| 5413 Zoning                            | 7,000.00            | 7,000.00            | 2,029.00          | 90.00             | 0.00        | 4,971.00            | 29.0        |
| 5414 Subdivision Fees                  | 1,000.00            | 1,000.00            | 0.00              | 0.00              | 0.00        | 1,000.00            | 0.0         |
| 5415 Copies, Maps, Misc.               | 0.00                | 0.00                | 0.00              | 0.00              | 0.00        | 0.00                | 0.0         |
| 5416 Building Inspections              | 22,000.00           | 22,000.00           | 9,400.00          | 1,925.00          | 0.00        | 12,600.00           | 42.7        |
| 5417 Bldg Plan Reviews                 | 12,000.00           | 12,000.00           | 3,630.00          | 490.00            | 0.00        | 8,370.00            | 30.3        |
| 5475 WCC Facility Rentals              | 30,000.00           | 30,000.00           | 1,450.00          | 405.00            | 0.00        | 28,550.00           | 4.8         |
| 5611 Interest Revenues                 | 2,500.00            | 2,500.00            | 915.03            | 228.01            | 0.00        | 1,584.97            | 36.6        |
| 5620 Parking Lot Lease                 | 0.00                | 0.00                | 0.00              | 0.00              | 0.00        | 0.00                | 0.0         |
| 5621 Short-Term Rental                 | 0.00                | 0.00                | 0.00              | 0.00              | 0.00        | 0.00                | 0.0         |
| 5630 Restroom Revenue                  | 0.00                | 0.00                | 0.00              | 0.00              | 0.00        | 0.00                | 0.0         |
| 5701 Other/Misc                        | 345,000.00          | 345,000.00          | 3,703.02          | 1,527.36          | 0.00        | 341,296.98          | 1.1         |
| 5799 Operating Transfer In             | 0.00                | 341,000.00          | 34,397.00         | 0.00              | 0.00        | 306,603.00          | 10.1        |
| 5900 Designated Funds                  | 0.00                | 0.00                | 0.00              | 0.00              | 0.00        | 0.00                | 0.0         |
| 5901 FEMA Designated Funds             | 0.00                | 0.00                | 0.00              | 0.00              | 0.00        | 0.00                | 0.0         |
| 5903 CARES ACT-DESIGNATED FUNDS        | 0.00                | 0.00                | 0.00              | -14,702.70        | 0.00        | 0.00                | 0.0         |
| 5904 Insurance Proceeds                | 0.00                | 0.00                | 0.00              | 0.00              | 0.00        | 0.00                | 0.0         |
| <b>ADMINISTRATION</b>                  | <b>1,603,900.00</b> | <b>1,944,900.00</b> | <b>565,084.05</b> | <b>166,792.26</b> | <b>0.00</b> | <b>1,379,815.95</b> | <b>29.1</b> |
| Revenues                               | 1,603,900.00        | 1,944,900.00        | 565,084.05        | 166,792.26        | 0.00        | 1,379,815.95        | 29.1        |
| Expenditures                           |                     |                     |                   |                   |             |                     |             |
| Dept: 15 ADMINISTRATION                |                     |                     |                   |                   |             |                     |             |
| 6110 S&W- City Administrator           | 95,000.00           | 95,000.00           | 51,680.00         | 12,320.00         | 0.00        | 43,320.00           | 54.4        |
| 6120 S&W- City Secretary               | 64,890.00           | 64,890.00           | 21,938.94         | 5,142.08          | 0.00        | 42,951.06           | 33.8        |
| 6130 S&W- Financial Clerk              | 41,200.00           | 41,200.00           | 13,935.52         | 3,265.60          | 0.00        | 27,264.48           | 33.8        |
| 6210 Health Care                       | 27,000.00           | 27,000.00           | 2,383.58          | 689.62            | 0.00        | 24,616.42           | 8.8         |
| 6220 Payroll Taxes                     | 15,383.00           | 15,383.00           | 6,932.37          | 1,585.67          | 0.00        | 8,450.63            | 45.1        |
| 6230 TMRS Contributions                | 16,228.00           | 16,228.00           | 2,467.33          | 1,368.68          | 0.00        | 13,760.67           | 15.2        |
| 6250 Unemployment Compensation         | 487.00              | 487.00              | 144.00            | 72.96             | 0.00        | 343.00              | 29.6        |
| 6270 Annual/Assoc DUES                 | 3,950.00            | 3,950.00            | 617.70            | 205.00            | 0.00        | 3,332.30            | 15.6        |
| 6340 Technician/Technology Consulta    | 6,708.00            | 6,708.00            | 423.75            | 41.25             | 0.00        | 6,284.25            | 6.3         |
| 6370 Contract Services                 | 15,000.00           | 15,000.00           | 2,854.00          | 703.00            | 0.00        | 12,146.00           | 19.0        |
| 6410 Utilities                         | 7,740.00            | 7,740.00            | 2,511.68          | 777.58            | 0.00        | 5,228.32            | 32.5        |
| 6411 Telephones                        | 3,150.00            | 3,150.00            | 2,014.91          | 427.40            | 0.00        | 1,135.09            | 64.0        |
| 6420 Office Cleaning                   | 5,300.00            | 5,300.00            | 1,300.00          | 0.00              | 0.00        | 4,000.00            | 24.5        |
| 6430 Bldg Repairs/Maintenance          | 3,000.00            | 3,000.00            | 1,213.32          | 1,026.14          | 0.00        | 1,786.68            | 40.4        |
| 6433 Equipment Maintenance             | 0.00                | 0.00                | 0.00              | 0.00              | 0.00        | 0.00                | 0.0         |
| 6441 Storage Rental                    | 1,200.00            | 1,200.00            | 400.00            | 100.00            | 0.00        | 800.00              | 33.3        |
| 6442 Water Cooler                      | 600.00              | 600.00              | 104.95            | 25.49             | 0.00        | 495.05              | 17.5        |
| 6443 Equipment Rent/Lease              | 5,900.00            | 5,900.00            | 1,497.77          | 80.88             | 0.00        | 4,402.23            | 25.4        |
| 6444 Parking Lot Lease                 | 1,200.00            | 1,200.00            | 400.00            | 100.00            | 0.00        | 800.00              | 33.3        |
| 6500 Grant Expenditures                | 0.00                | 0.00                | 22,489.15         | 0.00              | 0.00        | -22,489.15          | 0.0         |
| 6520 Insurance                         | 26,750.00           | 26,750.00           | 23,632.08         | 0.00              | 0.00        | 3,117.92            | 88.3        |
| 6521 Security System                   | 853.00              | 853.00              | 449.98            | 179.94            | 0.00        | 403.02              | 52.8        |
| 6531 Public Notices                    | 5,000.00            | 5,000.00            | 3,004.33          | 529.74            | 0.00        | 1,995.67            | 60.1        |
| 6532 Office Tech/Software              | 19,700.00           | 19,700.00           | 18,483.64         | 2,802.96          | 0.00        | 1,216.36            | 93.8        |
| 6540 Advertising                       | 0.00                | 0.00                | 0.00              | 0.00              | 0.00        | 0.00                | 0.0         |
| 6551 Printing Services                 | 300.00              | 300.00              | 75.12             | 0.00              | 0.00        | 224.88              | 25.0        |
| 6552 Copies/Misc                       | 0.00                | 0.00                | 0.00              | 0.00              | 0.00        | 0.00                | 0.0         |



## REVENUE/EXPENDITURE REPORT

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City of Wimberley

| For the Period: 10/1/2020 to 1/31/2021 | Original Bud. | Amended Bud. | YTD Actual | CURR MTH  | Encumb. YTD | UnencBal   | % Bud |
|----------------------------------------|---------------|--------------|------------|-----------|-------------|------------|-------|
| <b>Fund: 100 - General Fund</b>        |               |              |            |           |             |            |       |
| <b>Expenditures</b>                    |               |              |            |           |             |            |       |
| Dept: 15 ADMINISTRATION                |               |              |            |           |             |            |       |
| 6562 CC Processing Fees                | 200.00        | 200.00       | 422.81     | 117.14    | 0.00        | -222.81    | 211.4 |
| 6569 Vehicle Allowance/Moving Exp      | 6,000.00      | 6,000.00     | 2,000.00   | 500.00    | 0.00        | 4,000.00   | 33.3  |
| 6570 Travel/Hospitality                | 2,916.00      | 2,916.00     | 0.00       | 0.00      | 0.00        | 2,916.00   | 0.0   |
| 6571 Mileage                           | 1,500.00      | 1,500.00     | 0.00       | 0.00      | 0.00        | 1,500.00   | 0.0   |
| 6572 Training                          | 1,050.00      | 1,050.00     | 600.00     | 0.00      | 0.00        | 450.00     | 57.1  |
| 6581 Refunds                           | 500.00        | 500.00       | 750.00     | 500.00    | 0.00        | -250.00    | 150.0 |
| 6589 Records Management                | 0.00          | 0.00         | 173.14     | 41.46     | 0.00        | -173.14    | 0.0   |
| 6610 Operating Supplies                | 2,000.00      | 2,000.00     | 985.01     | 102.83    | 0.00        | 1,014.99   | 49.3  |
| 6651 Postage/Shipping                  | 1,000.00      | 1,000.00     | 252.20     | 1.20      | 0.00        | 747.80     | 25.2  |
| 6660 Office Supplies                   | 2,000.00      | 2,000.00     | 425.15     | 124.55    | 0.00        | 1,574.85   | 21.3  |
| 6700 Bad Debt Expense                  | 0.00          | 0.00         | 0.00       | 0.00      | 0.00        | 0.00       | 0.0   |
| 6790 Capital Outlay - Furnishings      | 0.00          | 0.00         | 0.00       | 0.00      | 0.00        | 0.00       | 0.0   |
| 6791 Capital Outlay- Technology        | 0.00          | 0.00         | 0.00       | 0.00      | 0.00        | 0.00       | 0.0   |
| 6792 Capital Outlay - Other            | 15,000.00     | 15,000.00    | 2,524.79   | 0.00      | 0.00        | 12,475.21  | 16.8  |
| 6796 Capital Outlay - Winter Storm     | 0.00          | 0.00         | 0.00       | 0.00      | 0.00        | 0.00       | 0.0   |
| 6903 CARES ACT - EXPENDITURES          | 0.00          | 0.00         | 22,804.13  | 4,234.92  | 0.00        | -22,804.13 | 0.0   |
| 6990 Operating Transfer Out            | 290,500.00    | 553,002.00   | 212,001.59 | 0.00      | 0.00        | 341,000.41 | 38.3  |
| ADMINISTRATION                         | 689,205.00    | 951,707.00   | 423,892.94 | 37,066.09 | 0.00        | 527,814.06 | 44.5  |
| Dept: 16 LEGAL                         |               |              |            |           |             |            |       |
| 6350 Legal                             | 100,000.00    | 100,000.00   | 32,909.95  | 8,614.00  | 0.00        | 67,090.05  | 32.9  |
| LEGAL                                  | 100,000.00    | 100,000.00   | 32,909.95  | 8,614.00  | 0.00        | 67,090.05  | 32.9  |
| Dept: 17 COUNCIL/BOARD                 |               |              |            |           |             |            |       |
| 6320 Financial (Contract Svs)          | 16,200.00     | 16,200.00    | 5,400.00   | 1,350.00  | 0.00        | 10,800.00  | 33.3  |
| 6330 Audit Svs                         | 19,400.00     | 19,400.00    | 0.00       | 0.00      | 0.00        | 19,400.00  | 0.0   |
| 6340 Technician/Technology Consulta    | 0.00          | 0.00         | 0.00       | 0.00      | 0.00        | 0.00       | 0.0   |
| 6382 Social Services Support           | 0.00          | 0.00         | 0.00       | 0.00      | 0.00        | 0.00       | 0.0   |
| 6533 Public Information                | 0.00          | 0.00         | 0.00       | 0.00      | 0.00        | 0.00       | 0.0   |
| 6541 Public Relations/Receptions       | 1,000.00      | 1,000.00     | 1,699.46   | 835.34    | 0.00        | -699.46    | 169.9 |
| 6572 Training                          | 4,000.00      | 4,000.00     | 2,000.00   | 0.00      | 0.00        | 2,000.00   | 50.0  |
| 6590 Elections                         | 6,000.00      | 6,000.00     | 0.00       | 0.00      | 0.00        | 6,000.00   | 0.0   |
| 6591 Planning                          | 80,000.00     | 80,000.00    | 0.00       | 0.00      | 0.00        | 80,000.00  | 0.0   |
| COUNCIL/BOARD                          | 126,600.00    | 126,600.00   | 9,099.46   | 2,185.34  | 0.00        | 117,500.54 | 7.2   |
| Dept: 18 BUILDING                      |               |              |            |           |             |            |       |
| 6360 Contract Inspections              | 30,000.00     | 30,000.00    | 8,325.00   | 1,600.00  | 0.00        | 21,675.00  | 27.8  |
| 6582 Site Plan Reviews                 | 8,000.00      | 8,000.00     | 1,312.50   | 0.00      | 0.00        | 6,687.50   | 16.4  |
| BUILDING                               | 38,000.00     | 38,000.00    | 9,637.50   | 1,600.00  | 0.00        | 28,362.50  | 25.4  |
| Dept: 21 PUBLIC SAFETY                 |               |              |            |           |             |            |       |
| 6370 Contract Services                 | 84,315.00     | 84,315.00    | 9,925.00   | 0.00      | 0.00        | 74,390.00  | 11.8  |
| 6371 Sanitarian (Contract Labor)       | 30,000.00     | 30,000.00    | 7,742.03   | 2,266.24  | 0.00        | 22,257.97  | 25.8  |
| 6373 Animal Control                    | 6,000.00      | 6,000.00     | 6,000.00   | 0.00      | 0.00        | 0.00       | 100.0 |
| 6574 Event Services                    | 1,750.00      | 1,750.00     | 0.00       | 0.00      | 0.00        | 1,750.00   | 0.0   |
| PUBLIC SAFETY                          | 122,065.00    | 122,065.00   | 23,667.03  | 2,266.24  | 0.00        | 98,397.97  | 19.4  |
| Dept: 25 MUNICIPAL COURT               |               |              |            |           |             |            |       |
| 6270 Annual/Assoc DUES                 | 0.00          | 0.00         | 0.00       | 0.00      | 0.00        | 0.00       | 0.0   |
| 6380 MC Judge (Contract Labor)         | 4,000.00      | 4,000.00     | 1,333.32   | 333.33    | 0.00        | 2,666.68   | 33.3  |
| 6381 City Prosecutor                   | 5,000.00      | 5,000.00     | 0.00       | 0.00      | 0.00        | 5,000.00   | 0.0   |
| 6532 Office Tech/Software              | 5,000.00      | 5,000.00     | 0.00       | 0.00      | 0.00        | 5,000.00   | 0.0   |
| 6570 Travel/Hospitality                | 0.00          | 0.00         | 0.00       | 0.00      | 0.00        | 0.00       | 0.0   |
| 6572 Training                          | 0.00          | 0.00         | 0.00       | 0.00      | 0.00        | 0.00       | 0.0   |
| 6610 Operating Supplies                | 750.00        | 750.00       | 0.00       | 0.00      | 0.00        | 750.00     | 0.0   |
| 6651 Postage/Shipping                  | 0.00          | 0.00         | 0.00       | 0.00      | 0.00        | 0.00       | 0.0   |
| MUNICIPAL COURT                        | 14,750.00     | 14,750.00    | 1,333.32   | 333.33    | 0.00        | 13,416.68  | 9.0   |
| Dept: 30 PUBLIC WORKS                  |               |              |            |           |             |            |       |
| 6150 S&W- Code Enforcement             | 41,200.00     | 41,200.00    | 14,372.13  | 3,588.97  | 0.00        | 26,827.87  | 34.9  |

## REVENUE/EXPENDITURE REPORT

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City of Wimberley

For the Period: 10/1/2020 to 1/31/2021

|                                     | Original Bud.     | Amended Bud.      | YTD Actual       | CURR MTH         | Encumb. YTD | UnencBal          | % Bud       |
|-------------------------------------|-------------------|-------------------|------------------|------------------|-------------|-------------------|-------------|
| <b>Fund: 100 - General Fund</b>     |                   |                   |                  |                  |             |                   |             |
| <b>Expenditures</b>                 |                   |                   |                  |                  |             |                   |             |
| Dept: 30 PUBLIC WORKS               |                   |                   |                  |                  |             |                   |             |
| 6160 S&W- P&D Coordinator           | 55,000.00         | 55,000.00         | 5,769.60         | 3,846.40         | 0.00        | 49,230.40         | 10.5        |
| 6180 S&W- Maintenance               | 15,450.00         | 15,450.00         | 2,252.25         | 555.75           | 0.00        | 13,197.75         | 14.6        |
| 6210 Health Care                    | 18,000.00         | 18,000.00         | 4,029.47         | 1,335.08         | 0.00        | 13,970.53         | 22.4        |
| 6220 Payroll Taxes                  | 8,541.00          | 8,541.00          | 1,754.02         | 611.33           | 0.00        | 6,786.98          | 20.5        |
| 6230 TMRS Contributions             | 9,010.00          | 9,010.00          | 1,362.84         | 936.22           | 0.00        | 7,647.16          | 15.1        |
| 6250 Unemployment Compensation      | 487.00            | 487.00            | 32.80            | 5.55             | 0.00        | 454.20            | 6.7         |
| 6270 Annual/Assoc DUES              | 400.00            | 400.00            | 0.00             | 0.00             | 0.00        | 400.00            | 0.0         |
| 6370 Contract Services              | 0.00              | 0.00              | 13,527.50        | 7,650.00         | 0.00        | -13,527.50        | 0.0         |
| 6431 Vehicle Maint/Insurance        | 600.00            | 600.00            | 871.23           | 47.79            | 0.00        | -271.23           | 145.2       |
| 6532 Office Tech/Software           | 0.00              | 0.00              | 194.72           | 194.72           | 0.00        | -194.72           | 0.0         |
| 6570 Travel/Hospitality             | 500.00            | 500.00            | 0.00             | 0.00             | 0.00        | 500.00            | 0.0         |
| 6571 Mileage                        | 300.00            | 300.00            | 0.00             | 0.00             | 0.00        | 300.00            | 0.0         |
| 6572 Training                       | 600.00            | 600.00            | 0.00             | 0.00             | 0.00        | 600.00            | 0.0         |
| 6583 Fuel                           | 2,000.00          | 2,000.00          | 353.28           | 130.69           | 0.00        | 1,646.72          | 17.7        |
| 6610 Operating Supplies             | 1,000.00          | 1,000.00          | 219.56           | 42.74            | 0.00        | 780.44            | 22.0        |
| 6612 Tools                          | 500.00            | 500.00            | 0.00             | 0.00             | 0.00        | 500.00            | 0.0         |
| 6794 Capital Outlay - Equipmt/Other | 0.00              | 0.00              | 0.00             | 0.00             | 0.00        | 0.00              | 0.0         |
| 6795 Capital Outlay - Roads         | 0.00              | 0.00              | 0.00             | 0.00             | 0.00        | 0.00              | 0.0         |
| <b>PUBLIC WORKS</b>                 | <b>153,588.00</b> | <b>153,588.00</b> | <b>44,739.40</b> | <b>18,945.24</b> | <b>0.00</b> | <b>108,848.60</b> | <b>29.1</b> |
| Dept: 31 ROADS                      |                   |                   |                  |                  |             |                   |             |
| 6370 Contract Services              | 0.00              | 0.00              | 0.00             | 0.00             | 0.00        | 0.00              | 0.0         |
| 6372 Survey Services                | 0.00              | 0.00              | 0.00             | 0.00             | 0.00        | 0.00              | 0.0         |
| 6432 Road Maintenance               | 80,000.00         | 80,000.00         | 3,728.00         | 1,778.00         | 0.00        | 76,272.00         | 4.7         |
| 6433 Equipment Maintenance          | 250.00            | 250.00            | 0.00             | 0.00             | 0.00        | 250.00            | 0.0         |
| 6470 Engineering - Roads            | 10,000.00         | 10,000.00         | 562.50           | 0.00             | 0.00        | 9,437.50          | 5.6         |
| 6584 Mowing/Trimming                | 8,000.00          | 8,000.00          | 373.45           | 0.00             | 0.00        | 7,626.55          | 4.7         |
| 6611 Signs/Barricades               | 4,000.00          | 4,000.00          | 354.59           | 0.00             | 0.00        | 3,645.41          | 8.9         |
| 6792 Capital Outlay - Other         | 0.00              | 0.00              | 0.00             | 0.00             | 0.00        | 0.00              | 0.0         |
| 6795 Capital Outlay - Roads         | 100,000.00        | 100,000.00        | 5,800.00         | 0.00             | 0.00        | 94,200.00         | 5.8         |
| <b>ROADS</b>                        | <b>202,250.00</b> | <b>202,250.00</b> | <b>10,818.54</b> | <b>1,778.00</b>  | <b>0.00</b> | <b>191,431.46</b> | <b>5.3</b>  |
| Dept: 33 WATER/WASTEWATER           |                   |                   |                  |                  |             |                   |             |
| 6561 State Sanitations Fees         | 0.00              | 0.00              | 0.00             | 0.00             | 0.00        | 0.00              | 0.0         |
| 6586 Quality Testing WW             | 1,860.00          | 1,860.00          | 1,086.00         | 621.00           | 0.00        | 774.00            | 58.4        |
| 6588 Public Restroom WW             | 36,000.00         | 36,000.00         | 14,898.94        | 5,748.86         | 0.00        | 21,101.06         | 41.4        |
| 6793 Capital Outlay - RR Trailer    | 0.00              | 0.00              | 0.00             | 0.00             | 0.00        | 0.00              | 0.0         |
| <b>WATER/WASTEWATER</b>             | <b>37,860.00</b>  | <b>37,860.00</b>  | <b>15,984.94</b> | <b>6,369.86</b>  | <b>0.00</b> | <b>21,875.06</b>  | <b>42.2</b> |
| Dept: 51 COMMUNITY CENTER           |                   |                   |                  |                  |             |                   |             |
| 6140 S&W- Director                  | 40,000.00         | 40,000.00         | 13,913.69        | 3,169.20         | 0.00        | 26,086.31         | 34.8        |
| 6180 S&W- Maintenance               | 25,000.00         | 25,000.00         | 3,647.25         | 717.00           | 0.00        | 21,352.75         | 14.6        |
| 6210 Health Care                    | 9,000.00          | 9,000.00          | 2,721.69         | 671.05           | 0.00        | 6,278.31          | 30.2        |
| 6220 Payroll Taxes                  | 4,973.00          | 4,973.00          | 1,393.17         | 297.29           | 0.00        | 3,579.83          | 28.0        |
| 6230 TMRS Contributions             | 5,246.00          | 5,246.00          | 958.96           | 526.70           | 0.00        | 4,287.04          | 18.3        |
| 6250 Unemployment Compensation      | 487.00            | 487.00            | 61.73            | 20.61            | 0.00        | 425.27            | 12.7        |
| 6270 Annual/Assoc DUES              | 100.00            | 100.00            | 0.00             | 0.00             | 0.00        | 100.00            | 0.0         |
| 6370 Contract Services              | 0.00              | 0.00              | 0.00             | 0.00             | 0.00        | 0.00              | 0.0         |
| 6410 Utilities                      | 18,200.00         | 18,200.00         | 5,757.46         | 1,527.75         | 0.00        | 12,442.54         | 31.6        |
| 6411 Telephones                     | 931.00            | 931.00            | 861.72           | 181.84           | 0.00        | 69.28             | 92.6        |
| 6430 Bldg Repairs/Maintenance       | 5,000.00          | 5,000.00          | 1,841.92         | 63.98            | 0.00        | 3,158.08          | 36.8        |
| 6443 Equipment Rent/Lease           | 0.00              | 0.00              | 0.00             | 0.00             | 0.00        | 0.00              | 0.0         |
| 6521 Security System                | 2,000.00          | 2,000.00          | 628.51           | 99.00            | 0.00        | 1,371.49          | 31.4        |
| 6532 Office Tech/Software           | 2,500.00          | 2,500.00          | 714.90           | 157.48           | 0.00        | 1,785.10          | 28.6        |
| 6540 Advertising                    | 3,000.00          | 3,000.00          | 1,154.05         | 0.00             | 0.00        | 1,845.95          | 38.5        |
| 6541 Public Relations/Receptions    | 0.00              | 0.00              | 0.00             | 0.00             | 0.00        | 0.00              | 0.0         |
| 6551 Printing Services              | 200.00            | 200.00            | 0.00             | 0.00             | 0.00        | 200.00            | 0.0         |
| 6610 Operating Supplies             | 3,000.00          | 3,000.00          | 692.74           | 18.09            | 0.00        | 2,307.26          | 23.1        |
| 6651 Postage/Shipping               | 100.00            | 100.00            | 0.00             | 0.00             | 0.00        | 100.00            | 0.0         |
| 6660 Office Supplies                | 500.00            | 500.00            | 79.01            | 29.45            | 0.00        | 420.99            | 15.8        |

## REVENUE/EXPENDITURE REPORT

Page: 4  
3/15/2021  
2:47 pm

City of Wimberley

| For the Period: 10/1/2020 to 1/31/2021 | Original Bud. | Amended Bud. | YTD Actual | CURR MTH  | Encumb. YTD | UnencBal     | % Bud |
|----------------------------------------|---------------|--------------|------------|-----------|-------------|--------------|-------|
| <b>Fund: 100 - General Fund</b>        |               |              |            |           |             |              |       |
| Expenditures                           |               |              |            |           |             |              |       |
| Dept: 51 COMMUNITY CENTER              |               |              |            |           |             |              |       |
| 6794 Capital Outlay - Equipmt/Other    | 0.00          | 0.00         | 999.00     | 0.00      | 0.00        | -999.00      | 0.0   |
| 6797 Capital Outlay - Facilities       | 10,000.00     | 10,000.00    | 0.00       | 0.00      | 0.00        | 10,000.00    | 0.0   |
| COMMUNITY CENTER                       | 130,237.00    | 130,237.00   | 35,425.80  | 7,479.44  | 0.00        | 94,811.20    | 27.2  |
| Dept: 52 PARKS                         |               |              |            |           |             |              |       |
| 6410 Utilities                         | 1,500.00      | 1,500.00     | 397.08     | 83.77     | 0.00        | 1,102.92     | 26.5  |
| 6430 Bldg Repairs/Maintenance          | 2,000.00      | 2,000.00     | 0.00       | 0.00      | 0.00        | 2,000.00     | 0.0   |
| 6585 NATURE TL / OLD BALDY             | 0.00          | 0.00         | 0.00       | 0.00      | 0.00        | 0.00         | 0.0   |
| 6610 Operating Supplies                | 600.00        | 600.00       | 41.96      | 0.00      | 0.00        | 558.04       | 7.0   |
| PARKS                                  | 4,100.00      | 4,100.00     | 439.04     | 83.77     | 0.00        | 3,660.96     | 10.7  |
| Dept: 90 Prior Period Adjustment       |               |              |            |           |             |              |       |
| 9000 Prior Period Adjustment           | 0.00          | 0.00         | 0.00       | 0.00      | 0.00        | 0.00         | 0.0   |
| Prior Period Adjustment                | 0.00          | 0.00         | 0.00       | 0.00      | 0.00        | 0.00         | 0.0   |
| Expenditures                           | 1,618,655.00  | 1,881,157.00 | 607,947.92 | 86,721.31 | 0.00        | 1,273,209.08 | 32.3  |
| Net Effect for General Fund            | -14,755.00    | 63,743.00    | -42,863.87 | 80,070.95 | 0.00        | 106,606.87   | -67.2 |
| Change in Fund Balance:                |               |              | -42,863.87 |           |             |              |       |

## BALANCE SHEET

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3/15/2021

11:53 am

City of Wimberley

As of: 1/31/2021

Balances

Fund: 200 - Blue Hole Parkland

## Assets

|                             |            |
|-----------------------------|------------|
| 1011 Petty Cash             | 95.00      |
| 1020 General Checking - ONB | 0.00       |
| 1022 BH Parkland - ONB      | 431,687.02 |
| 1150 Accounts Receivable    | 0.00       |
| 1301 Due from General       | 794.72     |

Total Assets

432,576.74

## Liabilities

|                                 |          |
|---------------------------------|----------|
| 2010 Accounts Payable           | 6,702.88 |
| 2016 BHP Security Deposits      | 1,500.00 |
| 2021 Accrued Wages Payable      | 0.00     |
| 2022 Payroll Deductions Payable | 1,697.00 |
| 2071 Sales Tax Payable          | 0.00     |
| 2072 ICMA RC Payable            | 0.00     |
| 2073 TWC Payable                | 0.00     |
| 2074 TMRS Payable               | -0.02    |
| 2080 Due to General             | 0.00     |
| 2081 Due to WWCT                | 0.00     |

Total Liabilities

9,899.86

## Reserves/Balances

|                                 |             |
|---------------------------------|-------------|
| 3600 Fund Balance - Uncommitted | 527,462.35  |
| 3601 Transfer                   | 0.00        |
| 3602 Suspense                   | 0.00        |
| 3650 Net Excess (Deficit)       | -104,785.47 |

Total Reserves/Balances

422,676.88

Total Liabilities &amp; Balances

432,576.74

## REVENUE/EXPENDITURE REPORT

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3/15/2021

2:47 pm

City of Wimberley

For the Period: 10/1/2020 to 1/31/2021

|                                       | Original Bud.     | Amended Bud.      | YTD Actual        | CURR MTH         | Encumb. YTD | UnencBal          | % Bud       |
|---------------------------------------|-------------------|-------------------|-------------------|------------------|-------------|-------------------|-------------|
| <b>Fund: 200 - Blue Hole Parkland</b> |                   |                   |                   |                  |             |                   |             |
| Revenues                              |                   |                   |                   |                  |             |                   |             |
| Dept: 52 PARKS                        |                   |                   |                   |                  |             |                   |             |
| 5472 Reservations/Gate Fees           | 378,000.00        | 378,000.00        | 1,531.00          | 425.00           | 0.00        | 376,469.00        | 0.4         |
| 5474 Facility Rentals                 | 10,000.00         | 10,000.00         | 670.00            | 140.00           | 0.00        | 9,330.00          | 6.7         |
| 5476 Special Events                   | 69,000.00         | 69,000.00         | 1,319.00          | 25.00            | 0.00        | 67,681.00         | 1.9         |
| 5479 Vending/Merchandise              | 4,000.00          | 4,000.00          | -284.41           | 64.95            | 0.00        | 4,284.41          | -7.1        |
| 5611 Interest Revenues                | 150.00            | 150.00            | 82.61             | 19.37            | 0.00        | 67.39             | 55.1        |
| 5701 Other/Misc                       | 3,800.00          | 3,800.00          | 828.55            | 0.00             | 0.00        | 2,971.45          | 21.8        |
| 5799 Operating Transfer In            | 0.00              | 0.00              | 0.00              | 0.00             | 0.00        | 0.00              | 0.0         |
| 5900 Designated Funds                 | 0.00              | 0.00              | 0.00              | 0.00             | 0.00        | 0.00              | 0.0         |
| <b>PARKS</b>                          | <b>464,950.00</b> | <b>464,950.00</b> | <b>4,146.75</b>   | <b>674.32</b>    | <b>0.00</b> | <b>460,803.25</b> | <b>0.9</b>  |
| Revenues                              |                   |                   |                   |                  |             |                   |             |
|                                       | 464,950.00        | 464,950.00        | 4,146.75          | 674.32           | 0.00        | 460,803.25        | 0.9         |
| Expenditures                          |                   |                   |                   |                  |             |                   |             |
| Dept: 52 PARKS                        |                   |                   |                   |                  |             |                   |             |
| 6140 S&W- Director                    | 0.00              | 0.00              | 0.00              | 0.00             | 0.00        | 0.00              | 0.0         |
| 6141 S&W- Parks Director              | 0.00              | 0.00              | 0.00              | 0.00             | 0.00        | 0.00              | 0.0         |
| 6181 S&W- Parks PT                    | 85,000.00         | 85,000.00         | 15,199.31         | 3,803.70         | 0.00        | 69,800.69         | 17.9        |
| 6182 S&W- Parks Maintenance Tech      | 57,680.00         | 57,680.00         | 12,498.33         | 2,284.80         | 0.00        | 45,181.67         | 21.7        |
| 6183 S&W-Programs & Operations Mngr   | 40,000.00         | 40,000.00         | 13,075.96         | 2,384.00         | 0.00        | 26,924.04         | 32.7        |
| 6184 S&W-Programs & Events Special    | 28,840.00         | 28,840.00         | 11,175.92         | 3,846.16         | 0.00        | 17,664.08         | 38.8        |
| 6185 S&W-Nat'l Resources Parks Mngr   | 40,000.00         | 40,000.00         | 12,808.08         | 2,692.80         | 0.00        | 27,191.92         | 32.0        |
| 6210 Health Care                      | 45,000.00         | 45,000.00         | 8,794.35          | 3,397.27         | 0.00        | 36,205.65         | 19.5        |
| 6220 Payroll Taxes                    | 19,241.00         | 19,241.00         | 5,101.79          | 1,148.38         | 0.00        | 14,139.21         | 26.5        |
| 6230 TMRS Contributions               | 13,438.00         | 13,438.00         | 3,403.69          | 1,949.76         | 0.00        | 10,034.31         | 25.3        |
| 6250 Unemployment Compensation        | 1,299.00          | 1,299.00          | 635.60            | 231.07           | 0.00        | 663.40            | 48.9        |
| 6374 Contract Services                | 21,400.00         | 21,400.00         | 15,341.00         | 2,230.00         | 0.00        | 6,059.00          | 71.7        |
| 6410 Utilities                        | 15,000.00         | 15,000.00         | 4,619.33          | 923.34           | 0.00        | 10,380.67         | 30.8        |
| 6411 Telephones                       | 2,400.00          | 2,400.00          | 960.70            | 237.91           | 0.00        | 1,439.30          | 40.0        |
| 6431 Vehicle Maint/Insurance          | 300.00            | 300.00            | 136.46            | 37.79            | 0.00        | 163.54            | 45.5        |
| 6433 Equipment Maintenance            | 1,200.00          | 1,200.00          | 93.05             | 0.00             | 0.00        | 1,106.95          | 7.8         |
| 6443 Equipment Rent/Lease             | 1,000.00          | 1,000.00          | 40.00             | 0.00             | 0.00        | 960.00            | 4.0         |
| 6532 Office Tech/Software             | 10,720.00         | 10,720.00         | 649.96            | 169.99           | 0.00        | 10,070.04         | 6.1         |
| 6562 CC Processing Fees               | 13,000.00         | 13,000.00         | 371.12            | 77.68            | 0.00        | 12,628.88         | 2.9         |
| 6570 Travel/Hospitality               | 3,680.00          | 3,680.00          | 0.00              | 0.00             | 0.00        | 3,680.00          | 0.0         |
| 6571 Mileage                          | 1,475.00          | 1,475.00          | 0.00              | 0.00             | 0.00        | 1,475.00          | 0.0         |
| 6572 Training                         | 2,500.00          | 2,500.00          | 0.00              | 0.00             | 0.00        | 2,500.00          | 0.0         |
| 6581 Refunds                          | 1,000.00          | 1,000.00          | 0.00              | 0.00             | 0.00        | 1,000.00          | 0.0         |
| 6583 Fuel                             | 800.00            | 800.00            | 352.63            | 69.22            | 0.00        | 447.37            | 44.1        |
| 6584 Mowing/Trimming                  | 0.00              | 0.00              | 0.00              | 0.00             | 0.00        | 0.00              | 0.0         |
| 6589 Records Management               | 0.00              | 0.00              | 167.50            | 38.21            | 0.00        | -167.50           | 0.0         |
| 6610 Operating Supplies               | 18,000.00         | 18,000.00         | 1,727.13          | 418.02           | 0.00        | 16,272.87         | 9.6         |
| 6613 Materials                        | 4,000.00          | 4,000.00          | 64.70             | 0.00             | 0.00        | 3,935.30          | 1.6         |
| 6615 Bldg & Maint Supplies            | 1,500.00          | 1,500.00          | 482.77            | 0.00             | 0.00        | 1,017.23          | 32.2        |
| 6616 Programs                         | 8,000.00          | 8,000.00          | 477.94            | 44.20            | 0.00        | 7,522.06          | 6.0         |
| 6651 Postage/Shipping                 | 50.00             | 50.00             | 0.00              | 0.00             | 0.00        | 50.00             | 0.0         |
| 6660 Office Supplies                  | 500.00            | 500.00            | 154.91            | 0.00             | 0.00        | 345.09            | 31.0        |
| 6794 Capital Outlay - Equipmt/Other   | 2,250.00          | 2,250.00          | 599.99            | 599.99           | 0.00        | 1,650.01          | 26.7        |
| 6990 Operating Transfer Out           | 0.00              | 0.00              | 0.00              | 0.00             | 0.00        | 0.00              | 0.0         |
| <b>PARKS</b>                          | <b>439,273.00</b> | <b>439,273.00</b> | <b>108,932.22</b> | <b>26,584.29</b> | <b>0.00</b> | <b>330,340.78</b> | <b>24.8</b> |
| Expenditures                          |                   |                   |                   |                  |             |                   |             |
|                                       | 439,273.00        | 439,273.00        | 108,932.22        | 26,584.29        | 0.00        | 330,340.78        | 24.8        |
| Net Effect for Blue Hole Parkland     |                   |                   |                   |                  |             |                   |             |
| Change in Fund Balance:               | 25,677.00         | 25,677.00         | -104,785.47       | -25,909.97       | 0.00        | 130,462.47        | -408.1      |
|                                       |                   |                   | -104,785.47       |                  |             |                   |             |

## BALANCE SHEET

Page: 4

3/15/2021

11:53 am

City of Wimberley

As of: 1/31/2021

Balances

## Fund: 201 - Municipal Court

## Assets

1023 Municipal Court - ONB

2,975.23

1024 MC Bonds - ONB

0.00

## Total Assets

2,975.23

## Liabilities

2010 Accounts Payable

3,500.00

2076 MC Payable to State

712.35

2080 Due to General

0.00

## Total Liabilities

4,212.35

## Reserves/Balances

3600 Fund Balance - Uncommitted

-1,237.63

3601 Transfer

0.00

3650 Net Excess (Deficit)

0.51

## Total Reserves/Balances

-1,237.12

## Total Liabilities &amp; Balances

2,975.23

## REVENUE/EXPENDITURE REPORT

Page: 6  
3/15/2021  
2:47 pm

City of Wimberley

For the Period: 10/1/2020 to 1/31/2021

Original Bud. Amended Bud. YTD Actual CURR MTH Encumb. YTD UnencBal % Bud

**Fund: 201 - Municipal Court**

## Revenues

Dept: 00

|                          |      |      |      |      |      |       |     |
|--------------------------|------|------|------|------|------|-------|-----|
| 5410 CC Convenience Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00  | 0.0 |
| 5514 Court Technology    | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00  | 0.0 |
| 5515 Court Bldg Security | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00  | 0.0 |
| 5516 Child Safety        | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00  | 0.0 |
| 5517 Judicial Efficiency | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00  | 0.0 |
| 5611 Interest Revenues   | 0.00 | 0.00 | 0.51 | 0.13 | 0.00 | -0.51 | 0.0 |
| 5701 Other/Misc          | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00  | 0.0 |

|          |      |      |      |      |      |       |     |
|----------|------|------|------|------|------|-------|-----|
| Dept: 00 | 0.00 | 0.00 | 0.51 | 0.13 | 0.00 | -0.51 | 0.0 |
|----------|------|------|------|------|------|-------|-----|

|          |      |      |      |      |      |       |     |
|----------|------|------|------|------|------|-------|-----|
| Revenues | 0.00 | 0.00 | 0.51 | 0.13 | 0.00 | -0.51 | 0.0 |
|----------|------|------|------|------|------|-------|-----|

## Expenditures

Dept: 00

|                                   |      |      |      |      |      |      |     |
|-----------------------------------|------|------|------|------|------|------|-----|
| 6532 Office Tech/Software         | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| 6551 Printing Services            | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| 6589 Records Management           | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| 6614 Signage                      | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| 6660 Office Supplies              | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| 6790 Capital Outlay - Furnishings | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| 6791 Capital Outlay- Technology   | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |

|          |      |      |      |      |      |      |     |
|----------|------|------|------|------|------|------|-----|
| Dept: 00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
|----------|------|------|------|------|------|------|-----|

|              |      |      |      |      |      |      |     |
|--------------|------|------|------|------|------|------|-----|
| Expenditures | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
|--------------|------|------|------|------|------|------|-----|

|                                |      |      |      |      |      |       |     |
|--------------------------------|------|------|------|------|------|-------|-----|
| Net Effect for Municipal Court | 0.00 | 0.00 | 0.51 | 0.13 | 0.00 | -0.51 | 0.0 |
| Change in Fund Balance:        |      |      | 0.51 |      |      |       |     |

## BALANCE SHEET

Page: 5

3/15/2021

11:53 am

City of Wimberley

As of: 1/31/2021

Balances

## Fund: 202 - Wastewater Fund

## Assets

|                                     |            |
|-------------------------------------|------------|
| 1027 Wastewater - ONB               | 209,271.74 |
| 1028 WW Construction Fund           | 0.00       |
| 1029 WW Int & Sinking Fund          | 0.00       |
| 1150 Accounts Receivable            | 5,106.00   |
| 1152 Tax Notes 2013-Restricted Cash | 32,549.29  |
| 1301 Due from General               | 0.00       |
| 1310 Due from WW Project Fund       | 0.00       |
| 1729 WW Reclamation Facility        | 564,015.37 |
| 1730 Utility Plant - WW             | 223,970.00 |
| 1731 Accumulated Deprec.-Bldgs      | -39,621.50 |

## Total Assets

995,290.90

## Liabilities

|                                    |            |
|------------------------------------|------------|
| 2010 Accounts Payable              | 48,328.20  |
| 2080 Due to General                | 0.00       |
| 2081 Due to WWCT                   | 0.00       |
| 2140 Accrued Interest Payable      | 2,041.92   |
| 2240 Notes Payable - Current       | 124,431.00 |
| 2550 Notes Payable - Utility Plant | 0.00       |
| 2551 Notes Payable-Tax Notes 2013  | 95,000.00  |

## Total Liabilities

269,801.12

## Reserves/Balances

|                                   |            |
|-----------------------------------|------------|
| 3600 Fund Balance - Uncommitted   | 82,345.90  |
| 3601 Transfer                     | 0.00       |
| 3610 Net Invest in Capital Assets | 514,814.52 |
| 3650 Net Excess (Deficit)         | 128,329.36 |

## Total Reserves/Balances

725,489.78

## Total Liabilities &amp; Balances

995,290.90



## REVENUE/EXPENDITURE REPORT

Page: 7  
3/15/2021  
2:47 pm

City of Wimberley

For the Period: 10/1/2020 to 1/31/2021

Original Bud. Amended Bud. YTD Actual CURR MTH Encumb. YTD UnencBal % Bud

**Fund: 202 - Wastewater Fund**

## Revenues

Dept: 04 WATER/WASTEWATER

|                               |            |            |            |           |      |            |       |
|-------------------------------|------------|------------|------------|-----------|------|------------|-------|
| 5340 Grant Funds              | 0.00       | 0.00       | 0.00       | 0.00      | 0.00 | 0.00       | 0.0   |
| 5400 WW Service Fees          | 241,888.00 | 241,888.00 | 44,080.00  | 10,272.00 | 0.00 | 197,808.00 | 18.2  |
| 5611 Interest Revenues        | 75.00      | 75.00      | 28.18      | 10.18     | 0.00 | 46.82      | 37.6  |
| 5789 Revenue Bond Transfer In | 0.00       | 0.00       | 0.00       | 0.00      | 0.00 | 0.00       | 0.0   |
| 5799 Operating Transfer In    | 290,500.00 | 290,500.00 | 290,500.00 | 0.00      | 0.00 | 0.00       | 100.0 |

|                  |            |            |            |           |      |            |      |
|------------------|------------|------------|------------|-----------|------|------------|------|
| WATER/WASTEWATER | 532,463.00 | 532,463.00 | 334,608.18 | 10,282.18 | 0.00 | 197,854.82 | 62.8 |
|------------------|------------|------------|------------|-----------|------|------------|------|

|          |            |            |            |           |      |            |      |
|----------|------------|------------|------------|-----------|------|------------|------|
| Revenues | 532,463.00 | 532,463.00 | 334,608.18 | 10,282.18 | 0.00 | 197,854.82 | 62.8 |
|----------|------------|------------|------------|-----------|------|------------|------|

## Expenditures

Dept: 04 WATER/WASTEWATER

|                                     |            |            |            |           |      |            |      |
|-------------------------------------|------------|------------|------------|-----------|------|------------|------|
| 6270 Annual/Assoc DUES              | 1,250.00   | 1,250.00   | 0.00       | 0.00      | 0.00 | 1,250.00   | 0.0  |
| 6374 Contract Services              | 246,391.00 | 246,391.00 | 152,938.61 | 838.61    | 0.00 | 93,452.39  | 62.1 |
| 6410 Utilities                      | 6,000.00   | 6,000.00   | 2,088.06   | 250.22    | 0.00 | 3,911.94   | 34.8 |
| 6411 Telephones                     | 1,800.00   | 1,800.00   | 314.27     | 0.00      | 0.00 | 1,485.73   | 17.5 |
| 6589 Records Management             | 0.00       | 0.00       | 20.00      | 20.00     | 0.00 | -20.00     | 0.0  |
| 6792 Capital Outlay - Other         | 0.00       | 0.00       | 0.00       | 0.00      | 0.00 | 0.00       | 0.0  |
| 6797 Capital Outlay - Facilities    | 0.00       | 0.00       | 0.00       | 0.00      | 0.00 | 0.00       | 0.0  |
| 6799 Project Manager-WW Project     | 38,000.00  | 38,000.00  | 1,350.00   | 0.00      | 0.00 | 36,650.00  | 3.6  |
| 6800 Depreciation                   | 0.00       | 0.00       | 0.00       | 0.00      | 0.00 | 0.00       | 0.0  |
| 6900 Wastewater Debt Service - Prin | 160,000.00 | 160,000.00 | 0.00       | 0.00      | 0.00 | 160,000.00 | 0.0  |
| 6901 Wastewater Debt Service - Int  | 78,920.00  | 78,920.00  | 36,588.06  | 36,588.06 | 0.00 | 42,331.94  | 46.4 |
| 6990 Operating Transfer Out         | 0.00       | 0.00       | 12,979.82  | 0.00      | 0.00 | -12,979.82 | 0.0  |

|                  |            |            |            |           |      |            |      |
|------------------|------------|------------|------------|-----------|------|------------|------|
| WATER/WASTEWATER | 532,361.00 | 532,361.00 | 206,278.82 | 37,696.89 | 0.00 | 326,082.18 | 38.7 |
|------------------|------------|------------|------------|-----------|------|------------|------|

|              |            |            |            |           |      |            |      |
|--------------|------------|------------|------------|-----------|------|------------|------|
| Expenditures | 532,361.00 | 532,361.00 | 206,278.82 | 37,696.89 | 0.00 | 326,082.18 | 38.7 |
|--------------|------------|------------|------------|-----------|------|------------|------|

|                                |        |        |            |            |      |             |         |
|--------------------------------|--------|--------|------------|------------|------|-------------|---------|
| Net Effect for Wastewater Fund | 102.00 | 102.00 | 128,329.36 | -27,414.71 | 0.00 | -128,227.36 | 5,813.1 |
| Change in Fund Balance:        |        |        | 128,329.36 |            |      |             |         |

## BALANCE SHEET

Page: 9

3/15/2021

11:53 am

City of Wimberley

As of: 1/31/2021

Balances

## Fund: 604 - WW Collection &amp; Treatment Plan

## Assets

|                                     |              |
|-------------------------------------|--------------|
| 1032 WW Bond Reserve Funds          | 183,773.73   |
| 1033 BOK Financial (82-2435-02-0)   | 251,634.71   |
| 1034 BOK Financial (82-2435-01-2)   | 1,168,815.33 |
| 1301 Due from General               | 0.00         |
| 1306 Due from WWOP                  | 478.21       |
| 1728 WW Project - Const in Progress | 2,021,785.14 |

## Total Assets

3,626,487.12

## Liabilities

|                               |              |
|-------------------------------|--------------|
| 2010 Accounts Payable         | 1,548.61     |
| 2011 Debt Forgiveness Funds   | 243,005.00   |
| 2081 Due to WWCT              | 0.00         |
| 2086 Due to WWOP              | 0.00         |
| 2140 Accrued Interest Payable | 21,385.00    |
| 2560 N TX General Obligation  | 5,100,000.00 |
| 2561 Bonds - Current          | 155,000.00   |

## Total Liabilities

5,520,938.61

## Reserves/Balances

|                                   |               |
|-----------------------------------|---------------|
| 3600 Fund Balance - Uncommitted   | -1,247,823.20 |
| 3601 Transfer                     | 0.00          |
| 3610 Net Invest in Capital Assets | -95,451.86    |
| 3650 Net Excess (Deficit)         | -551,176.43   |

## Total Reserves/Balances

-1,894,451.49

## Total Liabilities &amp; Balances

3,626,487.12

## REVENUE/EXPENDITURE REPORT

Page: 11  
3/15/2021  
2:47 pm

City of Wimberley

For the Period: 10/1/2020 to 1/31/2021

Original Bud.

Amended Bud.

YTD Actual

CURR MTH

Encumb. YTD

UnencBal % Bud

**Fund: 604 - WW Collection & Treatment Plan**

## Revenues

Dept: 00

|                            |      |      |            |      |      |             |     |
|----------------------------|------|------|------------|------|------|-------------|-----|
| 5799 Operating Transfer In | 0.00 | 0.00 | 275,481.41 | 0.00 | 0.00 | -275,481.41 | 0.0 |
|----------------------------|------|------|------------|------|------|-------------|-----|

Dept: 00

|  |      |      |            |      |      |             |     |
|--|------|------|------------|------|------|-------------|-----|
|  | 0.00 | 0.00 | 275,481.41 | 0.00 | 0.00 | -275,481.41 | 0.0 |
|--|------|------|------------|------|------|-------------|-----|

Dept: 04 WATER/WASTEWATER

|                  |      |      |      |      |      |      |     |
|------------------|------|------|------|------|------|------|-----|
| 5340 Grant Funds | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
|------------------|------|------|------|------|------|------|-----|

|                        |      |      |        |       |      |         |     |
|------------------------|------|------|--------|-------|------|---------|-----|
| 5611 Interest Revenues | 0.00 | 0.00 | 134.47 | 29.23 | 0.00 | -134.47 | 0.0 |
|------------------------|------|------|--------|-------|------|---------|-----|

|                        |      |      |       |       |      |        |     |
|------------------------|------|------|-------|-------|------|--------|-----|
| 5612 Investment Income | 0.00 | 0.00 | 71.51 | 26.50 | 0.00 | -71.51 | 0.0 |
|------------------------|------|------|-------|-------|------|--------|-----|

|                            |      |      |      |      |      |      |     |
|----------------------------|------|------|------|------|------|------|-----|
| 5902 WW Bond Reserve Funds | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
|----------------------------|------|------|------|------|------|------|-----|

WATER/WASTEWATER

|  |      |      |        |       |      |         |     |
|--|------|------|--------|-------|------|---------|-----|
|  | 0.00 | 0.00 | 205.98 | 55.73 | 0.00 | -205.98 | 0.0 |
|--|------|------|--------|-------|------|---------|-----|

|          |      |      |            |       |      |             |     |
|----------|------|------|------------|-------|------|-------------|-----|
| Revenues | 0.00 | 0.00 | 275,687.39 | 55.73 | 0.00 | -275,687.39 | 0.0 |
|----------|------|------|------------|-------|------|-------------|-----|

## Expenditures

Dept: 00

|                     |      |      |      |      |      |      |     |
|---------------------|------|------|------|------|------|------|-----|
| 6999 Contra Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
|---------------------|------|------|------|------|------|------|-----|

Dept: 00

|  |      |      |      |      |      |      |     |
|--|------|------|------|------|------|------|-----|
|  | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
|--|------|------|------|------|------|------|-----|

Dept: 04 WATER/WASTEWATER

|                        |      |      |           |          |      |            |     |
|------------------------|------|------|-----------|----------|------|------------|-----|
| 6374 Contract Services | 0.00 | 0.00 | 14,229.42 | 5,681.53 | 0.00 | -14,229.42 | 0.0 |
|------------------------|------|------|-----------|----------|------|------------|-----|

|                |      |      |      |      |      |       |     |
|----------------|------|------|------|------|------|-------|-----|
| 6410 Utilities | 0.00 | 0.00 | 2.46 | 0.00 | 0.00 | -2.46 | 0.0 |
|----------------|------|------|------|------|------|-------|-----|

|                         |      |      |      |        |      |      |     |
|-------------------------|------|------|------|--------|------|------|-----|
| 6589 Records Management | 0.00 | 0.00 | 0.00 | -30.00 | 0.00 | 0.00 | 0.0 |
|-------------------------|------|------|------|--------|------|------|-----|

|                             |      |      |            |         |      |             |     |
|-----------------------------|------|------|------------|---------|------|-------------|-----|
| 6792 Capital Outlay - Other | 0.00 | 0.00 | 462,691.94 | -321.13 | 0.00 | -462,691.94 | 0.0 |
|-----------------------------|------|------|------------|---------|------|-------------|-----|

|                                 |      |      |          |          |      |           |     |
|---------------------------------|------|------|----------|----------|------|-----------|-----|
| 6799 Project Manager-WW Project | 0.00 | 0.00 | 8,940.00 | 1,980.00 | 0.00 | -8,940.00 | 0.0 |
|---------------------------------|------|------|----------|----------|------|-----------|-----|

|                                    |      |      |      |      |      |      |     |
|------------------------------------|------|------|------|------|------|------|-----|
| 6901 Wastewater Debt Service - Int | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
|------------------------------------|------|------|------|------|------|------|-----|

|                       |      |      |      |      |      |      |     |
|-----------------------|------|------|------|------|------|------|-----|
| 6902 Bond Issue Costs | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
|-----------------------|------|------|------|------|------|------|-----|

|                             |      |            |            |      |      |      |       |
|-----------------------------|------|------------|------------|------|------|------|-------|
| 6990 Operating Transfer Out | 0.00 | 341,000.00 | 341,000.00 | 0.00 | 0.00 | 0.00 | 100.0 |
|-----------------------------|------|------------|------------|------|------|------|-------|

WATER/WASTEWATER

|  |      |            |            |          |      |             |       |
|--|------|------------|------------|----------|------|-------------|-------|
|  | 0.00 | 341,000.00 | 826,863.82 | 7,310.40 | 0.00 | -485,863.82 | 242.5 |
|--|------|------------|------------|----------|------|-------------|-------|

|              |      |            |            |          |      |             |       |
|--------------|------|------------|------------|----------|------|-------------|-------|
| Expenditures | 0.00 | 341,000.00 | 826,863.82 | 7,310.40 | 0.00 | -485,863.82 | 242.5 |
|--------------|------|------------|------------|----------|------|-------------|-------|

Net Effect for WW Collection &amp; Treatment Plan

|                         |      |             |             |           |      |            |       |
|-------------------------|------|-------------|-------------|-----------|------|------------|-------|
| Change in Fund Balance: | 0.00 | -341,000.00 | -551,176.43 | -7,254.67 | 0.00 | 210,176.43 | 161.6 |
|-------------------------|------|-------------|-------------|-----------|------|------------|-------|

|  |  |  |             |  |  |  |  |
|--|--|--|-------------|--|--|--|--|
|  |  |  | -551,176.43 |  |  |  |  |
|--|--|--|-------------|--|--|--|--|

Grand Total Net Effect:

5,046.00

-329,505.80

-604,855.87

19,500.76

0.00

275,350.07

## BALANCE SHEET

Page: 6

3/15/2021

11:53 am

City of Wimberley

As of: 1/31/2021

Balances

## Fund: 205 - Hotel Occupancy Tax

## Assets

|                                 |            |
|---------------------------------|------------|
| 1019 Hotel Occupancy Tax        | 142,368.57 |
| 1055 Hotel Occupancy Receivable | 0.00       |
| 1301 Due from General           | 0.00       |
| 1305 Due from OTHERS            | 0.00       |
| 1210 Prepaid Expenses           | 0.00       |

## Total Assets

142,368.57

## Liabilities

2010 Accounts Payable

344.26

## Total Liabilities

344.26

## Reserves/Balances

|                                  |            |
|----------------------------------|------------|
| 3310 Nonspendable Prepaids       | 10,091.00  |
| 3560 FB Committed-Emergency Plan | 5,000.00   |
| 3600 Fund Balance - Uncommitted  | 126,909.32 |
| 3650 Net Excess (Deficit)        | 23.99      |

## Total Reserves/Balances

142,024.31

## Total Liabilities &amp; Balances

142,368.57

## REVENUE/EXPENDITURE REPORT

Page: 8  
3/15/2021  
2:47 pm

City of Wimberley

For the Period: 10/1/2020 to 1/31/2021

Original Bud.

Amended Bud.

YTD Actual

CURR MTH

Encumb. YTD

UnencBal % Bud

**Fund: 205 - Hotel Occupancy Tax**

## Revenues

Dept: 15 ADMINISTRATION

|                          |      |      |       |      |      |        |     |
|--------------------------|------|------|-------|------|------|--------|-----|
| 5132 Hotel Occupancy Tax | 0.00 | 0.00 | 0.00  | 0.00 | 0.00 | 0.00   | 0.0 |
| 5611 Interest Revenues   | 0.00 | 0.00 | 23.99 | 6.05 | 0.00 | -23.99 | 0.0 |

|                |      |      |       |      |      |        |     |
|----------------|------|------|-------|------|------|--------|-----|
| ADMINISTRATION | 0.00 | 0.00 | 23.99 | 6.05 | 0.00 | -23.99 | 0.0 |
|----------------|------|------|-------|------|------|--------|-----|

|          |      |      |       |      |      |        |     |
|----------|------|------|-------|------|------|--------|-----|
| Revenues | 0.00 | 0.00 | 23.99 | 6.05 | 0.00 | -23.99 | 0.0 |
|----------|------|------|-------|------|------|--------|-----|

## Expenditures

Dept: 15 ADMINISTRATION

|                                 |          |           |      |      |      |           |     |
|---------------------------------|----------|-----------|------|------|------|-----------|-----|
| 6135 S&W- HOT                   | 0.00     | 0.00      | 0.00 | 0.00 | 0.00 | 0.00      | 0.0 |
| 6210 Health Care                | 0.00     | 0.00      | 0.00 | 0.00 | 0.00 | 0.00      | 0.0 |
| 6220 Payroll Taxes              | 0.00     | 0.00      | 0.00 | 0.00 | 0.00 | 0.00      | 0.0 |
| 6230 TMRS Contributions         | 0.00     | 0.00      | 0.00 | 0.00 | 0.00 | 0.00      | 0.0 |
| 6250 Unemployment Compensation  | 0.00     | 0.00      | 0.00 | 0.00 | 0.00 | 0.00      | 0.0 |
| 6270 Annual/Assoc DUES          | 0.00     | 0.00      | 0.00 | 0.00 | 0.00 | 0.00      | 0.0 |
| 6370 Contract Services          | 0.00     | 0.00      | 0.00 | 0.00 | 0.00 | 0.00      | 0.0 |
| 6551 Printing Services          | 0.00     | 0.00      | 0.00 | 0.00 | 0.00 | 0.00      | 0.0 |
| 6570 Travel/Hospitality         | 0.00     | 0.00      | 0.00 | 0.00 | 0.00 | 0.00      | 0.0 |
| 6572 Training                   | 0.00     | 0.00      | 0.00 | 0.00 | 0.00 | 0.00      | 0.0 |
| 6592 HOT Disbursements          | 0.00     | 0.00      | 0.00 | 0.00 | 0.00 | 0.00      | 0.0 |
| 6610 Operating Supplies         | 0.00     | 0.00      | 0.00 | 0.00 | 0.00 | 0.00      | 0.0 |
| 6651 Postage/Shipping           | 0.00     | 0.00      | 0.00 | 0.00 | 0.00 | 0.00      | 0.0 |
| 6660 Office Supplies            | 0.00     | 0.00      | 0.00 | 0.00 | 0.00 | 0.00      | 0.0 |
| 6791 Capital Outlay- Technology | 0.00     | 0.00      | 0.00 | 0.00 | 0.00 | 0.00      | 0.0 |
| 6792 Capital Outlay - Other     | 6,000.00 | 22,995.00 | 0.00 | 0.00 | 0.00 | 22,995.00 | 0.0 |

|                |          |           |      |      |      |           |     |
|----------------|----------|-----------|------|------|------|-----------|-----|
| ADMINISTRATION | 6,000.00 | 22,995.00 | 0.00 | 0.00 | 0.00 | 22,995.00 | 0.0 |
|----------------|----------|-----------|------|------|------|-----------|-----|

|              |          |           |      |      |      |           |     |
|--------------|----------|-----------|------|------|------|-----------|-----|
| Expenditures | 6,000.00 | 22,995.00 | 0.00 | 0.00 | 0.00 | 22,995.00 | 0.0 |
|--------------|----------|-----------|------|------|------|-----------|-----|

|                                    |           |            |       |      |      |            |      |
|------------------------------------|-----------|------------|-------|------|------|------------|------|
| Net Effect for Hotel Occupancy Tax | -6,000.00 | -22,995.00 | 23.99 | 6.05 | 0.00 | -23,018.99 | -0.1 |
| Change in Fund Balance:            |           |            | 23.99 |      |      |            |      |

# BALANCE SHEET

Page: 7

3/15/2021

11:53 am

City of Wimberley

As of: 1/31/2021

Balances

Fund: 600 - BHP Development Projects

Assets

1025 BH Development - ONB

15,063.51

Total Assets

15,063.51

Liabilities

2010 Accounts Payable

0.00

Total Liabilities

0.00

Reserves/Balances

3550 FB Committed - Soccer Fields

109,279.00

3600 Fund Balance - Uncommitted

-94,218.03

3650 Net Excess (Deficit)

2.54

Total Reserves/Balances

15,063.51

Total Liabilities & Balances

15,063.51

## REVENUE/EXPENDITURE REPORT

Page: 9

3/15/2021

2:47 pm

City of Wimberley

For the Period: 10/1/2020 to 1/31/2021

Original Bud.

Amended Bud.

YTD Actual

CURR MTH

Encumb. YTD

UnencBal % Bud

**Fund: 600 - BHP Development Projects**

## Revenues

Dept: 00

|                        |       |       |      |      |      |       |      |
|------------------------|-------|-------|------|------|------|-------|------|
| 5611 Interest Revenues | 20.00 | 20.00 | 2.54 | 0.64 | 0.00 | 17.46 | 12.7 |
|------------------------|-------|-------|------|------|------|-------|------|

Dept: 00

|  |       |       |      |      |      |       |      |
|--|-------|-------|------|------|------|-------|------|
|  | 20.00 | 20.00 | 2.54 | 0.64 | 0.00 | 17.46 | 12.7 |
|--|-------|-------|------|------|------|-------|------|

|          |       |       |      |      |      |       |      |
|----------|-------|-------|------|------|------|-------|------|
| Revenues | 20.00 | 20.00 | 2.54 | 0.64 | 0.00 | 17.46 | 12.7 |
|----------|-------|-------|------|------|------|-------|------|

## Expenditures

Dept: 00

|                         |      |      |      |      |      |      |     |
|-------------------------|------|------|------|------|------|------|-----|
| 6589 Records Management | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
|-------------------------|------|------|------|------|------|------|-----|

|                                     |      |      |      |      |      |      |     |
|-------------------------------------|------|------|------|------|------|------|-----|
| 6794 Capital Outlay - Equipmt/Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
|-------------------------------------|------|------|------|------|------|------|-----|

|                                  |      |      |      |      |      |      |     |
|----------------------------------|------|------|------|------|------|------|-----|
| 6797 Capital Outlay - Facilities | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
|----------------------------------|------|------|------|------|------|------|-----|

|                                 |      |      |      |      |      |      |     |
|---------------------------------|------|------|------|------|------|------|-----|
| 6798 Capital Outlay-Development | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
|---------------------------------|------|------|------|------|------|------|-----|

Dept: 00

|  |      |      |      |      |      |      |     |
|--|------|------|------|------|------|------|-----|
|  | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
|--|------|------|------|------|------|------|-----|

|              |      |      |      |      |      |      |     |
|--------------|------|------|------|------|------|------|-----|
| Expenditures | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
|--------------|------|------|------|------|------|------|-----|

Net Effect for BHP Development Projects

20.00 20.00

2.54

0.64

0.00

17.46

12.7

Change in Fund Balance:

2.54

# BALANCE SHEET

Page: 8

3/15/2021

11:53 am

City of Wimberley

As of: 1/31/2021

Balances

Fund: 602 - DONATIONS/SIDEWALKS

Assets

1026 Donations/Sidewalks

55,065.30

Total Assets

55,065.30

Reserves/Balances

3600 Fund Balance - Uncommitted

89,451.80

3650 Net Excess (Deficit)

-34,386.50

Total Reserves/Balances

55,065.30

Total Liabilities & Balances

55,065.30



## REVENUE/EXPENDITURE REPORT

Page: 10

3/15/2021

2:47 pm

City of Wimberley

For the Period: 10/1/2020 to 1/31/2021

Original Bud.

Amended Bud.

YTD Actual

CURR MTH

Encumb. YTD

UnencBal % Bud

**Fund: 602 - DONATIONS/SIDEWALKS**

## Revenues

Dept: 00

|                        |      |      |       |      |      |       |       |
|------------------------|------|------|-------|------|------|-------|-------|
| 5611 Interest Revenues | 2.00 | 2.00 | 10.50 | 2.34 | 0.00 | -8.50 | 525.0 |
|------------------------|------|------|-------|------|------|-------|-------|

|                 |      |      |      |      |      |      |     |
|-----------------|------|------|------|------|------|------|-----|
| 5701 Other/Misc | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
|-----------------|------|------|------|------|------|------|-----|

|          |      |      |       |      |      |       |       |
|----------|------|------|-------|------|------|-------|-------|
| Dept: 00 | 2.00 | 2.00 | 10.50 | 2.34 | 0.00 | -8.50 | 525.0 |
|----------|------|------|-------|------|------|-------|-------|

|          |      |      |       |      |      |       |       |
|----------|------|------|-------|------|------|-------|-------|
| Revenues | 2.00 | 2.00 | 10.50 | 2.34 | 0.00 | -8.50 | 525.0 |
|----------|------|------|-------|------|------|-------|-------|

## Expenditures

Dept: 00

|                         |      |      |      |      |      |      |     |
|-------------------------|------|------|------|------|------|------|-----|
| 6589 Records Management | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
|-------------------------|------|------|------|------|------|------|-----|

|                             |      |           |           |      |      |           |      |
|-----------------------------|------|-----------|-----------|------|------|-----------|------|
| 6990 Operating Transfer Out | 0.00 | 55,054.80 | 34,397.00 | 0.00 | 0.00 | 20,657.80 | 62.5 |
|-----------------------------|------|-----------|-----------|------|------|-----------|------|

|          |      |           |           |      |      |           |      |
|----------|------|-----------|-----------|------|------|-----------|------|
| Dept: 00 | 0.00 | 55,054.80 | 34,397.00 | 0.00 | 0.00 | 20,657.80 | 62.5 |
|----------|------|-----------|-----------|------|------|-----------|------|

|              |      |           |           |      |      |           |      |
|--------------|------|-----------|-----------|------|------|-----------|------|
| Expenditures | 0.00 | 55,054.80 | 34,397.00 | 0.00 | 0.00 | 20,657.80 | 62.5 |
|--------------|------|-----------|-----------|------|------|-----------|------|

|                                    |      |            |            |      |      |            |      |
|------------------------------------|------|------------|------------|------|------|------------|------|
| Net Effect for DONATIONS/SIDEWALKS | 2.00 | -55,052.80 | -34,386.50 | 2.34 | 0.00 | -20,666.30 | 62.5 |
|------------------------------------|------|------------|------------|------|------|------------|------|

|                         |  |  |            |  |  |  |  |
|-------------------------|--|--|------------|--|--|--|--|
| Change in Fund Balance: |  |  | -34,386.50 |  |  |  |  |
|-------------------------|--|--|------------|--|--|--|--|



|                        |                                                                                       |
|------------------------|---------------------------------------------------------------------------------------|
| <b>AGENDA ITEM:</b>    | <b>SUB-21-001 Replat of Lot 1, Village Library of Wimberley, Establishing Lot 1-A</b> |
| <b>SUBMITTED BY:</b>   | Nathan Glaiser, Planning and Development Coordinator                                  |
| <b>DATE SUBMITTED:</b> | March 5, 2021                                                                         |
| <b>MEETING DATE:</b>   | City Council March 18, 2021                                                           |

## REPORT

### ITEM

Hold a public hearing and consider making a recommendation to City Council regarding case SUB-21-001, an application for a proposed replat of Lot 1, Village Library of Wimberley, located at 400 FM 2325, Wimberley, Hays County, Texas, to establish Lot 1-A.

### PROPERTY INFORMATION

#### Property Description

|                                  |                                                                                           |
|----------------------------------|-------------------------------------------------------------------------------------------|
| <b>Applicant(s):</b>             | Wimberley Village Library District, Jon Thompson, Agent                                   |
| <b>Property Address:</b>         | 400 FM 2325 and the property located directly NW of 400 FM 2325 (R17175)                  |
| <b>Property Owner:</b>           | City of Wimberley Village Library District                                                |
| <b>Legal Description:</b>        | VILLAGE LIBRARY OF WIMBERLEY, Lot 1, ACRES 1.21 & A0365 BENJAMIN PAGE SURVEY, ACRES 2.582 |
| <b>Property Size:</b>            | 1.21 acres and 2.58 acres (total 3.79 acres)                                              |
| <b>Existing Use of Property:</b> | Village Library and Raw Acreage                                                           |
| <b>Existing Zoning:</b>          | Commercial Low Impact (C-1) and Commercial Moderate Impact (C-2)                          |
| <b>Proposed Use of Property:</b> | Village Library Expansion                                                                 |
| <b>Request:</b>                  | Approval of Lot-1A, Village Library of Wimberley                                          |
| <b>Planning Area:</b>            | IV                                                                                        |
| <b>Overlay District:</b>         | None                                                                                      |

#### Surrounding Property:

**Frontage:** FM 2325

|                                          |                          | <b>Current Zoning:</b> | <b>Existing Land Use:</b> |
|------------------------------------------|--------------------------|------------------------|---------------------------|
| <b>Surrounding Zoning &amp; Land Use</b> | <b>North of Property</b> | C1                     | Raw Land                  |
|                                          | <b>South of Property</b> | C2                     | Commercial                |
|                                          | <b>East of Property</b>  | PF                     | Church                    |

**COMMENTS**

Staff has not received any comments from the public supporting or opposing this item.

**LEGAL NOTICE**

**Surrounding Neighbor Notification Letters (200'):** January 25, 2021  
**Published Legal Notice (Wimberley View):** January 21, 2021

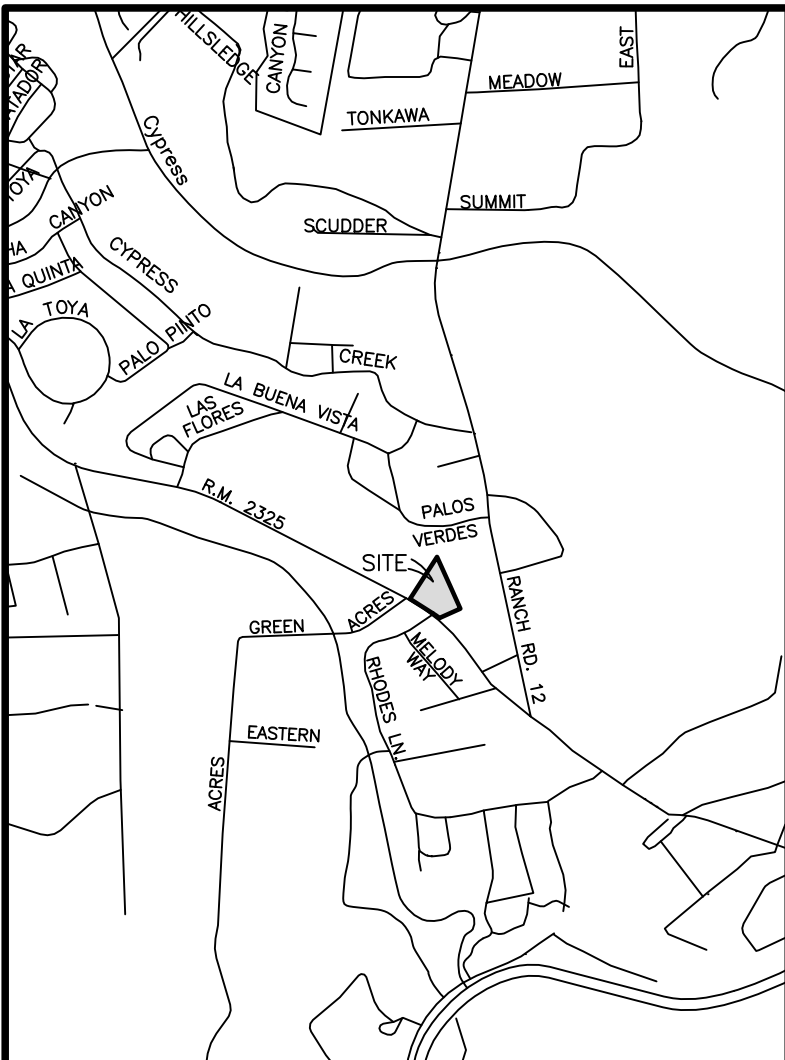
**RECOMMENDATION**

Planning and Zoning Commission voted 7-0 to recommend approval of this plat.

Staff Recommends that City Council approve this replat.

**ATTACHMENT/S**

- Library Replat
- Legal Notice
- Notification Map
- Notification Letter
- Sign Posting

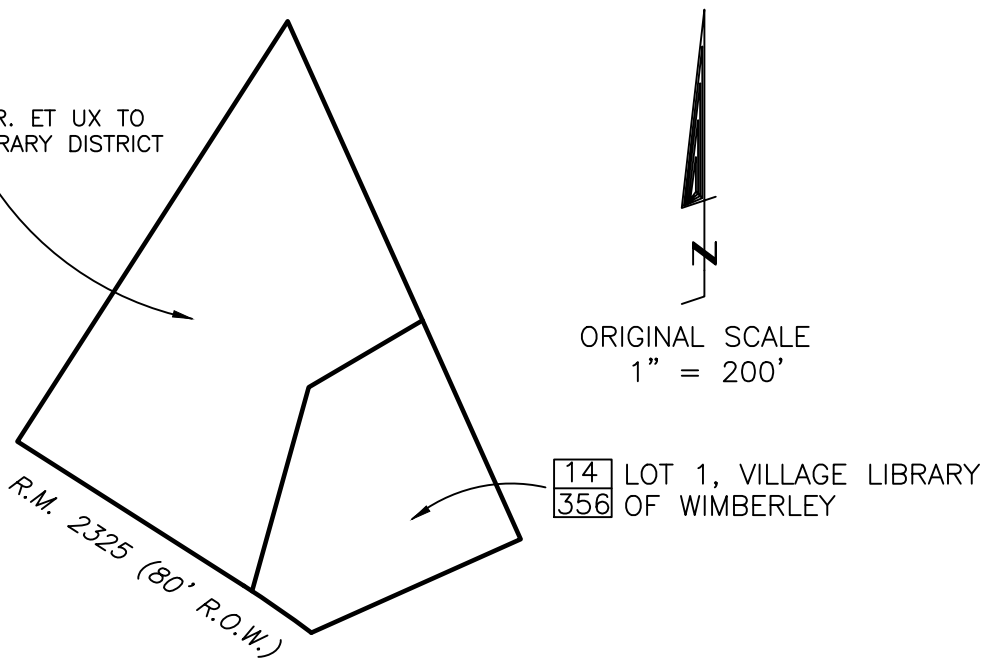


VICINITY MAP – 1"=2000'

**SURVEYORS NOTES**

1. FENCES MEANDER.
2. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0238F, DATED 9/2/2005, THIS SUBDIVISION LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
4. THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.
5. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE. NO PORTION OF THE SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
6. THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF WIMBERLEY AND IS SUBJECT TO ITS ORDINANCES.
7. THIS SUBDIVISION LIES WITHIN THE FOLLOWING JURISDICTIONS:  
ESD #4 AND #7, WIMBERLEY INDEPENDENT SCHOOL DISTRICT.
8. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF WIMBERLEY.
9. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OF STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND, IN SOME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
10. PROVISIONS OF THE CITY OF WIMBERLEY COMPREHENSIVE PLAN SHALL ALSO GOVERN THIS SUBDIVISION.
11. BUILDING SETBACK LINES SHALL BE PER CITY OF WIMBERLEY ZONING ORDINANCE.
12. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF WIMBERLEY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
13. IMPROVEMENTS EXIST ON THIS PROPERTY WHICH ARE NOT LOCATED BY THIS SURVEY.
14. NO OBJECT, UNCLUDING BUILDING, FENCING, OR LANDSCAPING WHICH WOULD INTERFERE WITH THE CONVEYANCE OF STORMWATER SHALL BE PLACED OR ERECTED WITHIN A DRAINAGE EASEMENT. THE OWNER(S) OF ANY LOT(S) UPON WHICH DRAINAGE FACILITIES ARE LOCATED, INCLUDING DETENTION, SHALL BE RESPONSIBLE FOR MAINTENANCE AN UPKEEP OF SUCH FACILITIES.
15. THIS LOT IS SUBJECT TO THOSE WASTEWATER EASEMENTS RECORDED IN VOLUME 1667, PAGE 564 AND VOLUME 1667, PAGE 568 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS. THERE IS NO DEFINED LOCATION PROVIDED IN THESE DEEDS.
16. WHEN REQUIRED, LOTS SHALL HAVE A MINIMUM DRIVEWAY CULVERT SIZE OF 18".
17. FRONT BUILDING SETBACK LINES SHALL BE 50'.
18. THE PROVISIONS OF THE CITY OF WIMBERLEY COMPREHENSIVE PLAN SHALL ALSO GOVERN THIS SUBDIVISION.

HCIN 16021091  
WILLIAM PARKS JOHNSON, JR. ET UX TO  
THE WIMBERLEY VILLAGE LIBRARY DISTRICT  
7/6/2016 (2.582 AC.)



ORIGINAL LOT CONFIGURATION  
LOT 1, VILLAGE LIBRARY OF WIMBERLEY AND 2.582  
ACRES IN THE BENJAMIN PAGE SURVEY, ABSTRACT  
NO. 365, CITY OF WIMBERLEY, HAYS COUNTY, TEXAS

**LEGEND**

- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- HAYS COUNTY PLAT RECORDS
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- 1/2" IRON ROD FOUND OR DIAMETER NOTED
- 1/2" IRON PIPE FOUND OR DIAMETER NOTED
- IRON ROD FOUND WITH PLASTIC CAP STAMPED "EAGLE"
- RECORD INFORMATION
- HAYS COUNTY INSTRUMENT NUMBER
- BUILDING SETBACK LINE

**DEED REFERENCES**

- VILLAGE LIBRARY OF WIMBERLEY INC. TO CITY OF WIMBERLEY 12/16/2008 (15' DRAINAGE EASEMENT)

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS, THAT THE WIMBERLEY VILLAGE LIBRARY DISTRICT, OWNERS OF 3.794 ACRES OF LAND, BEING ALL OF LOT 1, VILLAGE LIBRARY OF WIMBERLEY AS CONVEYED TO US IN VOLUME 269, PAGE 885, VOLUME 295, PAGE 855 AND VOLUME 370, PAGE 893 OF THE HAYS COUNTY DEED RECORDS AND THAT TRACT DESCRIBED AS 2.582 ACRES IN HAYS COUNTY DOCUMENT NUMBER 16021091, HAYS COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY REPEAT THIS PROPERTY, ESTABLISHING LOT 1-A, VILLAGE LIBRARY OF WIMBERLEY, CITY OF WIMBERLEY, HAYS COUNTY, TEXAS, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED.

\_\_\_\_\_  
DEL HOOD, PRESIDENT  
WIMBERLEY VILLAGE LIBRARY DISTRICT BOARD OF TRUSTEES  
400 F.M. 2325  
WIMBERLEY, TX. 78676

STATE OF TEXAS\*  
COUNTY OF HAYS\*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED , DEL HOOD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, PAUL L. PARKER, CITY ADMINISTRATOR OF THE CITY OF WIMBERLEY, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH APPROVAL IS REQUIRED.

\_\_\_\_\_  
PAUL L. PARKER  
CITY ADMINISTRATOR

\_\_\_\_\_  
DATE

BASED ON THE REPRESENTATIONS OF THE ENGINEER AND SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER AND SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF WIMBERLEY. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR THE VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF WIMBERLEY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND/OR THE DOCUMENTS ASSOCIATED WITH IT.

\_\_\_\_\_  
PAUL L. PARKER  
CITY ADMINISTRATOR

\_\_\_\_\_  
DATE

STATE OF TEXAS \*  
COUNTY OF HAYS \*

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_M., AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN DOCUMENT NUMBER \_\_\_\_\_

\_\_\_\_\_  
ELAINE H. CARDENAS, COUNTY CLERK  
HAYS COUNTY, TEXAS

WIMBERLEY WATER SUPPLY CORPORATION, CCN#10314, AN APPROVED WATER SUPPLY SYSTEM, HAS ADEQUATE QUANTITY TO SUPPLY THIS SUBDIVISION IN ACCORDANCE WITH THE POLICIES OF THE WATER SUPPLY SYSTEM.

\_\_\_\_\_  
GARRETT ALLEN, GENERAL MANAGER  
WIMBERLEY WATER SUPPLY CORPORATION

\_\_\_\_\_  
DATE

**UTILITY NOTES**

- ELECTRIC UTILITY – PEDERNALES ELECTRIC COOPERATIVE
- WATER UTILITY – WIMBERLEY WATER SUPPLY CORPORATION
- WASTEWATER – PRIVATE, INDIVIDUAL ON-SITE SEWAGE FACILITIES

**ENGINEER'S CERTIFICATION:**

I, KEITH PARKAN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCRoACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREON, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48209C0238F EFFECTIVE DATE SEPTEMBER 2, 2005, AND THAT EACH LOT CONFORMS TO THE WIMBERLEY SUBDIVISION REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS OF WAY DEDICATED BY THIS PLAT.

\_\_\_\_\_  
KEITH PARKAN  
TEXAS REGISTRATION NO. – P.E. 88601

\_\_\_\_\_  
DATE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT TO THE BEST OF MY SKILL AND KNOWLEDGE THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

\_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR  
KYLE SMITH, R.P.L.S. NO. 5307

**BYRN & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS**  
P.O. BOX 1433 SAN MARCOS, TEXAS 78667  
PHONE 512-396-2270 FAX 512-392-2945

CLIENT: VILLAGE LIBRARY OF WIMBERLEY  
DATE: 12/19/2019  
OFFICE: K. SMITH  
CREW: K. SMITH, PRADO  
FB/PG: 774/16  
PLAT NO. 27748-19-c

| CURVE | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1    | 1185.92' | 85.46'     | 85.44'       | N 55°12'57" W | 4°07'44"    |

REPLAT OF LOT 1, VILLAGE LIBRARY OF WIMBERLEY,  
ESTABLISHING LOT 1-A, VILLAGE LIBRARY OF WIMBERLEY,  
CITY OF WIMBERLEY, HAYS COUNTY, TEXAS

# Subdivision Plat Application Questionnaire

## 1. Type of Application:

- ☐ New Subdivision  
☒ Replat/Revision

## 2. Property Information: (The property or tract for which an application has been submitted under the City of Wimberley Subdivision Regulations)

Proposed Name of Subdivision:

Replat of Lot 1, Village of Wimberley Library, Establishing Lot 1-A Village of Wimberley Library

Survey / Abstract:

Benjamin Page Survey, A0365, 2.582 acres

Acreage:

3.794 (combined acreage between existing platted lot and the land being added to the plat)

Recorded (Vol/Page/Instrument):

Instrument # 16021091 (2.582 acres),

Parcel Tax ID Number ("R" Number):

R17175 & R130253

Located in City ETJ: Yes ☐ No ☒

If yes, is the Hays County Development Services submittal packet attached?

☐ Yes ☐ No

Is the development located over the Edwards Aquifer Recharge Zone?

☐ Yes ☒ No

Is the development located over the Edwards Aquifer Contributing Zone?

☒ Yes ☐ No

Total acreage of subject property proposed for development:

3.794

Total acreage of subject property to be subdivided into lots:

3.794

Total acreage of subject property to be set for protected open space including but not limited to parkland, preserveland, open space parkland, conservation space, etc.: 0

Total number of lots: 1 Average size of lots: 3.794

Number of Lots: 1

**3. Project Description:** (Summarize the intended use of lots / subdivision)

Combining of a previously platted lot and an unplatted parcel that the Library District owns to create one legal lot.

---

**4. Replat / Revision:** (If the Application is for a replat / revision, list the reason(s) for the replat / revision)

Combining of a previously platted lot and an unplatted parcel that the Library District owns to create one legal lot.

---

**5. Road Information:** (Information about the current, or future development of a subdivision)

Have all street names been initially approved by Hays County 9-1-1 Addressing?

☒ Yes ☐ No ☐ N/A

List all roads by which the property can be accessed:

RM 2325

---

List all existing roads by which the property has frontage:

RM 2325

---

What is the linear footage of Public Roads?

279.86

---

What is the linear footage of Private Roads?

N/A

---

Anticipated source of water in the development:

Private: ☐ Individual Wells ☐ Rainwater Collection System(s)

State Permitted: ☒ From Groundwater ☐ From Surface Water, Provider: \_\_\_\_\_

Anticipated wastewater system in the development:

Private: ☐ Standard / Conventional On-Site Sewage Facility ☒ Advanced On-Site Sewage Facility (Existing OSSF)

Public: ☐ Sewer, Provider: \_\_\_\_\_ N/A

---

# Pre-Invoice 61725-0222

# San Marcos Daily Record

P.O. Box 1109  
San Marcos, TX 78667  
512-392-2458

Accounts Payable  
City of Wimberley  
221 Stillwater  
Wimberley, TX 78676

**Customer:** RA0684  
**Phone:** 847-0025  
**Ad No.:** 61725  
**PO Number:**  
**Sales Rep:** Barker, Taffy  
**Bill Date:** 02/22/21  
**Due Date:** 02/24/21

| Public Notices                                    | Date         | Publication                  | Cost           |
|---------------------------------------------------|--------------|------------------------------|----------------|
| <b>NOTICE OF PUBLIC HEARING<br/>(Subdivision)</b> | Feb 25, 2021 | Wimberley Legal Classifieds  | \$73.86        |
| Days: 1                                           |              | Total Charges:               | \$73.86        |
|                                                   |              | Applied Prepayments/Credits: | \$0.00         |
|                                                   |              | <b>Total Due by 2/24/21:</b> | <b>\$73.86</b> |

Notice is hereby given that the City Council of the City of Wimberley will hold a public hearing at the Wimberley City Hall on **Thursday, March 18th, 2021 at 6:00 p.m.** to consider the following: **SUB-21-001 "Village Library of Wimberley, Lot 1 Replat"** – an application for a one-lot subdivision located at 400 FM 2325, Wimberley, Texas 78676. (HaysCAD # R130253 and R17175). Comments on this request from any member of the public may be presented in person at City Hall, by mail (221 Stillwater, Wimberley, TX), or by email (nglaiser@cityofwimberley.com) prior to the hearing. The public will be granted an opportunity to speak at the hearings. If City Hall is closed to visitors on the day of the meeting, or the meeting is virtual for another reason, the City will post the virtual meeting information on its website at [www.cityofwimberley.com](http://www.cityofwimberley.com) so that the public may have access to the meeting. Additional information concerning the proposed action is available for review at the Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

## San Marcos Daily Record

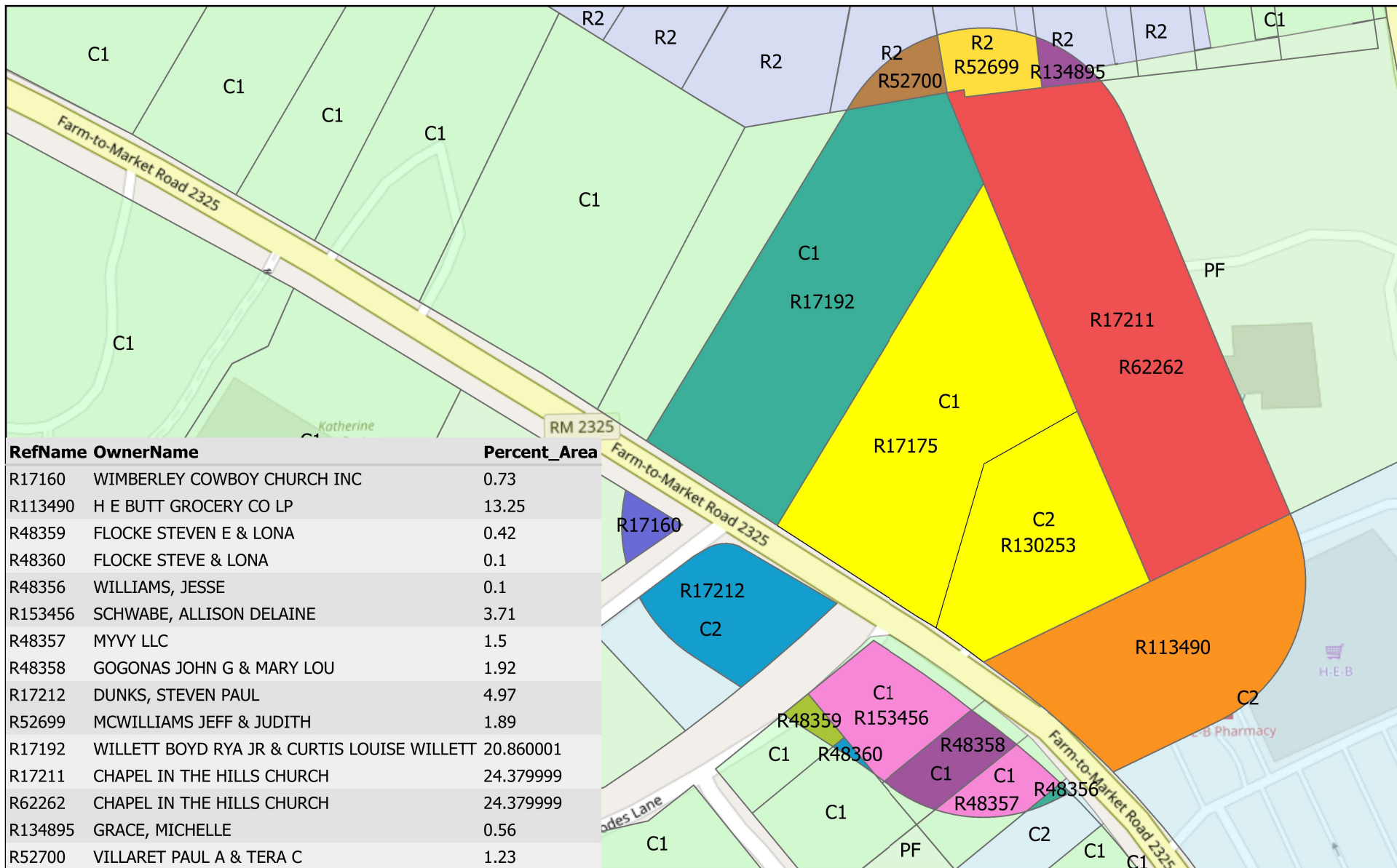
**Detach and return this  
stub with your payment to:**

**Ad #:** 61725  
**Customer #:** RA0684  
**Customer:** City of Wimberley  
**Bill Date:** 02/22/21  
**Due Date:** 02/24/21  
**Total Due:** \$73.86

**Payment Method:** ☐ Cash ☐ Check # \_\_\_\_\_  
☐ Visa ☐ M/C ☐ Other: \_\_\_\_\_  
Number: \_\_\_\_\_  
Expiration: \_\_\_\_\_ CVV \_\_\_\_\_  
Name On Card: \_\_\_\_\_

P.O. Box 1109  
San Marcos, TX 78667

Signature: \_\_\_\_\_<sup>41</sup>

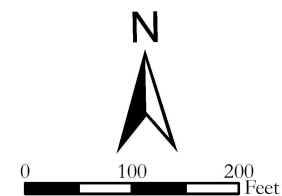


# 200' Notification Map

© OpenStreetMap (and) contributors, CC-BY-SA HaysCAD  
SUB-21-001 Village Library

2021

Coordinate System: NAD 1983 StatePlane Texas Central FIPS 4203 Feet







March 2, 2021

**NOTICE OF PUBLIC HEARING**

Re: **File No. SUB-21-001 &  
File No. ZA-21-002**  
Village Library Replat and Rezone (400 FM 2325)

Dear Property Owner:

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

The applicant, Wimberley Village Library District, has submitted a subdivision plat to create a 1-lot subdivision at 400 FM 2325, further described as Village Library of Wimberley, Lot 1, Hays County, Texas, to combine two parcels (one platted and one unplatted) to create one larger lot (HaysCAD # R130253 & R17175). The applicant has also submitted a Zoning Change request to rezone the resulting lot from C1 (HaysCAD # R17175) and C2 (HaysCAD # R130253) to just C2. The City of Wimberley City Council will hold a public hearing to consider the request on **Thursday, March 18<sup>th</sup>, 2021, at 6:00 p.m.** This Public Hearing may be held in accordance with Order of the Office of the Governor issued March 16, 2020, whereby the public hearing may be conducted in a telephonic meeting in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).

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 participate, written comments may be submitted prior to the meeting.

Additional information regarding the proposed request is available on request. Should you have questions, please feel free to email [nglaiser@cityofwimberley.com](mailto:nglaiser@cityofwimberley.com) or call City Hall at 512-847-0025.

Sincerely,

Nathan Glaiser  
Planning and Development Coordinator  
City of Wimberley



# CITY OF WIMBERLEY

March 2, 2021

## NOTICE BY SIGN POSTING

DATE: March 2, 2021

ZONING NO: ZA-21-002 (Repost)  
SUB-21-001 (Repost)

APPLICANT: Wimberley Village Library District

TO: CODE ENFORCEMENT / PUBLIC WORKS

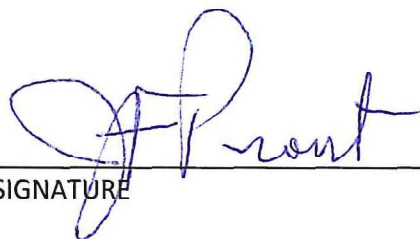
Please place a Proposed Zoning Sign on the following property:

Project Site Address: 400 FM 2325

John Provost  
Public Works / Code Enforcement

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

3/2, 2021

  
SIGNATURE



|                        |                                                                                              |
|------------------------|----------------------------------------------------------------------------------------------|
| <b>AGENDA ITEM:</b>    | <b>ZA-21-002 Rezone from Commercial Low Impact (C-1) to Commercial Moderate Impact (C-2)</b> |
| <b>SUBMITTED BY:</b>   | Nathan Glaiser, Planning and Development Coordinator                                         |
| <b>DATE SUBMITTED:</b> | March 12, 2021                                                                               |
| <b>MEETING DATE:</b>   | City Council March 18, 2021                                                                  |

## REPORT

### ITEM

Hold a public hearing and consider making a recommendation to City Council regarding case ZA-21-002, an application for a Zoning Amendment to change the zoning for the property located at 400 FM 2325, Wimberley, Hays County, Texas.; the request is to change the zoning from Commercial – Moderate Impact (C-2) and Commercial – Low Impact (C-1) to just Commercial – Moderate Impact (C-2).

### PROPERTY INFORMATION

#### Property Description

|                                  |                                                                          |
|----------------------------------|--------------------------------------------------------------------------|
| <b>Applicant(s):</b>             | Wimberley Village Library District, Jon Thompson, Agent                  |
| <b>Property Address:</b>         | 400 FM 2325 and the property located directly NW of 400 FM 2325 (R17175) |
| <b>Property Owner:</b>           | City of Wimberley Village Library District                               |
| <b>Legal Description:</b>        | Lot 1-A, Village Library of Wimberley                                    |
| <b>Property Size:</b>            | 3.79 Acres                                                               |
| <b>Existing Use of Property:</b> | Village Library                                                          |
| <b>Existing Zoning:</b>          | Commercial Low Impact (C-1) and Commercial Moderate Impact (C-2)         |
| <b>Proposed Use of Property:</b> | Village Library Expansion                                                |
| <b>Request:</b>                  | Zone as C-2 conditional on approved replat                               |
| <b>Planning Area:</b>            | IV                                                                       |
| <b>Overlay District:</b>         | None                                                                     |

#### Surrounding Property:

**Frontage:** FM 2325

|                                          |                          | <b>Current Zoning:</b> | <b>Existing Land Use:</b> |
|------------------------------------------|--------------------------|------------------------|---------------------------|
| <b>Surrounding Zoning &amp; Land Use</b> | <b>North of Property</b> | C1                     | Raw Land                  |
|                                          | <b>South of Property</b> | C2                     | HEB                       |

**East of Property  
West of Property**

PF  
C2 & C1

Church  
Garden Center & Food  
Trucks

## COMMENTS

Staff has not received any comments from the public supporting or opposing this item.

## LEGAL NOTICE

**Surrounding Neighbor Notification Letters (200'):** March 2, 2021  
**Published Legal Notice (Wimberley View):** February 25, 2021

## STAFF RECOMMENDATION

Planning and Zoning voted 7-0 to approve this zoning change on the condition that the replat was approved.

Staff Recommends that City Council approve this Zoning Amendment.

## ATTACHMENT/S

- Supplemental Zoning Map
- Application
- Legal Notice
- Notification Map
- Notification Letter
- Sign Posting
- Ordinance



# Zoning Map Library



GeoEye, Maxar, Microsoft, Esri, HERE, Garmin, iPC  
This product is for informational purposes and may not  
have been prepared for or be suitable for legal, engineering,  
or surveying purposes. It does not represent an on-the-  
ground survey and represents only the approximate relative  
location of property boundaries.

**FOR OFFICIAL USE ONLY**APPLICATION DATE: January 15, 2021 FILE NO. \_\_\_\_\_TENTATIVE P&Z HEARING: February 2021 TENTATIVE COUNCIL HEARING: February 2021CITY INITIATED: ☐ YES - ☒ NO PLANNING AREA: IV ZONING REQUESTED: C2

ZONING FEES: \$ \_\_\_\_\_ DATE PAID: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_

**APPLICATION FOR COMMERCIAL ZONING****NON-RESIDENTIAL, MULTI-FAMILY DEVELOPMENTS, MOBILE HOME DEVELOPMENTS****OWNER, AGENT AND PROJECT DATA****STREET ADDRESS OF  
PROPERTY TO****BE ZONED:** 400 FM 2325 Wimberley, Texas **HAYS COUNTY CENTRAL****APPRAISAL DISTRICT****PROPERTY ID#:** R\_R130253 \*\*

\* New street addresses can be obtained by calling (512) 393-2160

R17175

\*\* This number may be obtained this from your property tax statement or HCAD's website.

**PLEASE PROVIDE DIRECTIONS TO YOUR PROPERTY:**

Go up FM 2325 approximately 1/4 mile from the junction of RR12 and the subject property is on the right.

**NOTE: Please clearly mark your property so it is easily identifiable.****1. OWNER'S NAME:** Wimberley Village Library **HOME PHONE:** ( ) \_\_\_\_\_  
District **BUSINESS PHONE:** (512) 847-2188**FAX:** ( ) \_\_\_\_\_**E-MAIL:** [REDACTED]**OWNER'S CURRENT MAILING****ADDRESS** PO Box 1240 **CITY** Wimberley **STATE** TX **ZIP** 78676**EMAIL:** [REDACTED]**2. AGENT'S NAME:** Jon Thompson **AGENT'S PHONE:** (512) 568-2184**FAX:** ( ) \_\_\_\_\_**AGENT'S FIRM NAME:** J Thompson **E-MAIL:** jthompsonconsultingds@gmail.comProfessional Consulting, LLC**AGENT'S FIRM MAILING****ADDRESS:** PO Box 172 **CITY** Dripping Springs **STATE** TX **ZIP** 78620**EMAIL:** \_\_\_\_\_

## PROPERTY INFORMATION

3. TOTAL AREA TO BE ZONED: ACRES 3.79 (OR) SQ.FT. \_\_\_\_\_ TOTAL NO. of TRACTS: 1 (after replatting)

4. PLANNING AREA(S) : IV 5. REQUESTED ZONING CLASSIFICATION: C2

PROPOSED USE(S): Public Library

6. EXISTING ZONING CLASSIFICATION(S) AND USES (if applicable): C2 (existing platted lot) and C1 (on additional land being replatted)

7. **LEGAL DESCRIPTION**

Street Address: 400 FM 2325 Subdivision: Village Library of Wimberley, Lot 1

Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

Plat Book: 14 Page Number: 356

8. **DEED RECORDS:** (REFERENCE OF DEED CONVEYING PROPERTY TO THE PRESENT OWNER):

VOLUME: 3688/ PAGE: 503 OF COUNTY PLAT RECORDS  
and Instrument # 16021091 (new addition)

## 9. OTHER PROVISIONS

A. IS PROPERTY IN AN OVERLAY DISTRICT? YES \_\_\_\_\_ NO X UNKNOWN \_\_\_\_\_

TYPE OF OVERLAY ZONE(S) (if applicable) N/A

B. FLOOD PLAIN (What, if any, flood zone does your property occupy?): None per FEMA

C. ELECTRIC UTILITY PROVIDER : PEC

WATER UTILITY PROVIDER: Wimberley Water Supply Corporation

WASTEWATER UTILITY PROVIDER: OSSF

HAYS COUNTY SEPTIC PERMIT NUMBER (if applicable): Unknown

## Related Cases, If Applicable

|                                                  |                |
|--------------------------------------------------|----------------|
| <input type="checkbox"/> Zoning                  | File No. _____ |
| <input type="checkbox"/> Building Permit         | File No. _____ |
| <input checked="" type="checkbox"/> Subdivision  | File No. _____ |
| <input type="checkbox"/> Sign Permit             | File No. _____ |
| <input type="checkbox"/> 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: \_\_\_\_\_ 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: 400 FM 2325, Wimberley, Texas, and more particularly known as Lot 1, Block (N/A) of the Village Library of Wimberley 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: \_\_\_\_\_ 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

- (✓) 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: \_\_\_\_\_

APPLICANT SIGNATURE \_\_\_\_\_

WHEN APPLICABLE:

Date: January 15, 2021

AGENT SIGNATURE Jon Thompson

**Pre-Invoice**  
**61726-0222**

**San Marcos Daily Record**

P.O. Box 1109  
San Marcos, TX 78667  
512-392-2458

Accounts Payable  
City of Wimberley  
221 Stillwater  
Wimberley, TX 78676

**Customer:** RA0684  
**Phone:** 847-0025  
**Ad No.:** 61726  
**PO Number:**  
**Sales Rep:** Barker, Taffy  
**Bill Date:** 02/22/21  
**Due Date:** 02/24/21

| Public Notices                                                 | Date         | Publication                  | Cost           |
|----------------------------------------------------------------|--------------|------------------------------|----------------|
| <b>NOTICE OF PUBLIC HEARING</b><br><b>(Request for Zoning)</b> | Feb 25, 2021 | Wimberley Legal Classifieds  | \$76.20        |
|                                                                | Days: 1      | Total Charges:               | \$76.20        |
|                                                                |              | Applied Prepayments/Credits: | \$0.00         |
|                                                                |              | <b>Total Due by 2/24/21:</b> | <b>\$76.20</b> |

Notice is hereby given that the City Council of the City of Wimberley will hold a public hearing at the Wimberley City Hall on **Thursday, March 18th, 2021 at 6:00 p.m.** to consider the following: **ZA-21-002** – a request to change the zoning from Commercial – Low Impact (C-1) to Commercial – Moderate Impact (C-2) for a property located directly Northwest of 400 FM 2325 (HaysCAD # R17175). Comments on this request from any member of the public may be presented in person at City Hall, by mail (221 Stillwater, Wimberley, Texas), or by email (nglaiser@cityofwimberley.com) prior to the hearing. The public will be granted an opportunity to speak at the hearings. If City Hall is closed to visitors on the day of the meeting, or the meeting is virtual for another reason, the City will post the virtual meeting information on its website at [www.cityofwimberley.com](http://www.cityofwimberley.com) so that the public may have access to the meeting. Additional information concerning the proposed action is available for review at the Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

**San Marcos Daily Record**

**Detach and return this stub with your payment to:**

**Ad #:** 61726  
**Customer #:** RA0684  
**Customer:** City of Wimberley  
**Bill Date:** 02/22/21  
**Due Date:** 02/24/21  
**Total Due:** \$76.20

**Payment Method:** ☐ Cash ☐ Check # \_\_\_\_\_  
☐ Visa ☐ M/C ☐ Other: \_\_\_\_\_  
Number: \_\_\_\_\_  
Expiration: \_\_\_\_\_ CVV \_\_\_\_\_  
Name On Card: \_\_\_\_\_  
Signature: \_\_\_\_\_<sup>52</sup>

P.O. Box 1109  
San Marcos, TX 78667

## **ORDINANCE NO. 2021-xx**

**AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS REZONING A PROPERTY LOCATED AT 400 FM 2325, WIMBERLEY, HAYS COUNTY, TEXAS, FROM COMMERCIAL LOW IMPACT (C-1) AND COMMERCIAL MODERATE IMPACT (C-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 Article 9.03 (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 Lot 1-A, Village Library of Wimberley in Wimberley, Hays County, Texas, commonly known as 400 FM 2145 from Commercial Low Impact (C-1) and Commercial Moderate Impact (C-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 Lot 1-A, Village Library of Wimberley in Wimberley, Hays County, Texas, commonly known as 400 FM 2145, and more particularly described on the attached Exhibit "A", incorporated by reference for all purposes, from Commercial Low Impact (C-1) and Commercial Moderate Impact (C-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 February 2021, by \_\_\_ (Ayes) to \_\_\_ (Nays) \_\_\_ (Abstain) vote of the City Council of the City of Wimberley, Texas.

## **CITY OF WIMBERLEY**

BY: \_\_\_\_\_  
Gina Fulkerson, Mayor

### **ATTEST:**

\_\_\_\_\_  
Laura Calcote, City Secretary

### **APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney



|                        |                                                                                        |
|------------------------|----------------------------------------------------------------------------------------|
| <b>AGENDA ITEM:</b>    | <b>ZA-21-004 Rezone from Neighborhood Services (NS) to Commercial Low Impact (C-1)</b> |
| <b>SUBMITTED BY:</b>   | Nathan Glaiser, Planning and Development Coordinator                                   |
| <b>DATE SUBMITTED:</b> | March 12, 2021                                                                         |
| <b>MEETING DATE:</b>   | City Council March 18, 2021                                                            |

## REPORT

### ITEM

Hold a public hearing and consider making a recommendation to City Council regarding case ZA-21-004, an application for a Zoning Amendment to change the zoning for the property located at 13501 Ranch Road 12, Wimberley, Hays County, Texas, from Neighborhood Services (NS) to Commercial – Low Impact (C-1).

### PROPERTY INFORMATION

#### Property Description

|                                  |                                                          |
|----------------------------------|----------------------------------------------------------|
| <b>Applicant(s):</b>             | Myers Land & Investments, LLC, Greg Myers                |
| <b>Property Address:</b>         | 13501 Ranch Road 12, Wimberley (The Vineyard)            |
| <b>Property Owner:</b>           | Myers Land & Investments, LLC, Greg Myers                |
| <b>Legal Description:</b>        | 0.615 Acres of land out of the Amasa Turner Survey No. 1 |
| <b>Property Size:</b>            | 0.615 Acres                                              |
| <b>Existing Use of Property:</b> | Commercial                                               |
| <b>Existing Zoning:</b>          | Neighborhood Services                                    |
| <b>Proposed Use of Property:</b> | Mixed use commercial, restaurants, retail, etc           |
| <b>Request:</b>                  | Commercial – Low Impact (C-1)                            |
| <b>Planning Area:</b>            | III                                                      |
| <b>Overlay District:</b>         | None                                                     |

#### Surrounding Property:

**Frontage:** Ranch Road 12

|                                          |                          | <b>Current Zoning:</b> | <b>Existing Land Use:</b> |
|------------------------------------------|--------------------------|------------------------|---------------------------|
| <b>Surrounding Zoning &amp; Land Use</b> | <b>North of Property</b> | C-2, C-3               | Commercial                |
|                                          | <b>South of Property</b> | PR-1                   | Commercial                |
|                                          | <b>East of Property</b>  | PR-1                   | Commercial                |

**COMMENTS**

Staff has received one letter of support from an adjacent property owner (attached). Staff has not received any letters of opposition.

**LEGAL NOTICE**

**Surrounding Neighbor Notification Letters (200'):** February 26, 2021  
**Published Legal Notice (Wimberley View):** February 18, 2021

**RECOMMENDATION**

Planning and Zoning Commission voted 6-0 to approve this item.

Staff Recommends that Planning and Zoning Commission make a recommendation to City Council to approve this Zoning Amendment.

Neighborhood Services has three permitted uses; single family residential, religious assembly, and accessory uses. All other uses require a CUP. There are currently no CUPs on file for this property.

Commercial – Low Impact (C-1)'s permitted uses are very similar to Neighborhood Services' conditional uses. C-1 does allow for an eating establishment and NS does not.

C-1 is harmonious with the Planning Area III that the property lies within.

**ATTACHMENT/S**

- Supplemental Zoning Map
- Application
- Legal Notice
- Notification Map
- Notification Letter
- Sign Posting
- Ordinance
- Letter of Support

**FOR OFFICIAL USE ONLY**

APPLICATION DATE: 2/2/2021 FILE NO. 2A-21-004  
 TENTATIVE P&Z\* HEARING: 3/11/21 TENTATIVE CC\*\* DATE: 3/18/2021  
 CITY INITIATED: YES - ☒ NO ☐ PLANNING AREA: III ZONING REQUESTED: T3 C1  
 ZONING FEES: \$ 805.75 DATE PAID: \_\_\_\_\_ RECEIVED BY: Nathan Gliser

\* P&Z – Planning & Zoning Commission \*\* CC - Village of Wimberley City Council

**APPLICATION FOR ZONING**

NON-RESIDENTIAL, MULTI-FAMILY DEVELOPMENTS, MOBILE HOME DEVELOPMENTS, CONDITIONAL USE PERMIT APPLICATIONS & WIMBERLEY PLANNED DEVELOPMENT DISTRICTS (WPDD'S)

**OWNER, AGENT AND PROJECT DATA**

STREET ADDRESS OF  
PROPERTY TO

BE ZONED: 13501 Ranch Rd 12 Wimberley, Texas

\* New street addresses can be obtained by calling (512) 393-2160

\*\* You may obtain this from your property tax statement.

HAYS COUNTY CENTRAL  
APPRAISAL DISTRICT

PROPERTY ID#: R 18577 \*\*

PLEASE PROVIDE DIRECTIONS TO YOUR PROPERTY:

corner of Blue Heron and Ranch Rd. 12

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

1. OWNER'S NAME: Myers Land & Investment  
Greg Myers

HOME PHONE: \_\_\_\_\_

BUSINESS PHONE: (512) 847-3164

FAX: (512) 847-3662

E-MAIL: \_\_\_\_\_

OWNER'S CURRENT MAILING

ADDRESS P.O. Box 1270

CITY Wimberley STATE TX ZIP 78676

2. AGENT'S NAME: NA

AGENT'S PHONE: ( ) \_\_\_\_\_

FAX: ( ) \_\_\_\_\_

AGENT'S FIRM NAME: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

AGENT'S FIRM MAILING

ADDRESS: \_\_\_\_\_

CITY \_\_\_\_\_

STATE \_\_\_\_\_

ZIP \_\_\_\_\_

## 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.

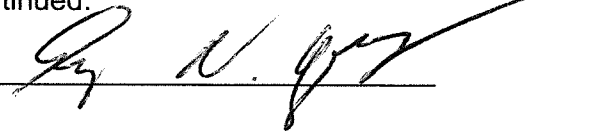
- ☐ Complete "Application For Zoning"
- ☐ Provide plat map of property to be zoned which includes all properties within 200 feet of any portion of Applicant's property; and which clearly indicates streets in surrounding area.
- ☐ Provide plat map of the specific property to be zoned.
- ☐ Provide names 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 Village 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).
- ☐ Provide detailed Site Plan for WPDD (11x17)

## SUBMITTAL VERIFICATION AND/OR WAIVER OF APPEARANCE

- (✓) My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that Village 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 Village 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: 1-29-2021

APPLICANT SIGNATURE



WHEN APPLICABLE:

Date: \_\_\_\_\_

AGENT SIGNATURE

\_\_\_\_\_



PROPERTY INFORMATION

.615 N.G. Surveys Attached

3. TOTAL AREA TO BE ZONED: ACRES 1.115 (OR) SQ.FT. \_\_\_\_\_ TOTAL NO. of TRACTS: 21 N.G.

4. PLANNING AREA(S) : \_\_\_\_\_ 5. REQUESTED ZONING CLASSIFICATION: C-8

PROPOSED USE(S): Eating Establishment with Alcohol

6. EXISTING ZONING CLASSIFICATION(S) AND USES (if applicable): N.S.

7. LEGAL DESCRIPTION Attached

Street Address: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

Plat Book: \_\_\_\_\_ Page Number: \_\_\_\_\_

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 \_\_\_\_\_ NO ☒ UNKNOWN \_\_\_\_\_

TYPE OF OVERLAY ZONE(S) (if applicable) \_\_\_\_\_

B. FLOOD PLAIN (What, if any, flood zone does your property occupy?): \_\_\_\_\_

C. ELECTRIC UTILITY PROVIDER : \_\_\_\_\_

WATER UTILITY PROVIDER: \_\_\_\_\_

WASTEWATER UTILITY PROVIDER: \_\_\_\_\_

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 Village of Wimberley representatives to visit and inspect the property for which this application is being submitted.

Date: 1-29-2021 APPLICANT SIGNATURE [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: 13501 RR 12, Wimberley, Texas, and more particularly known as Lot \_\_\_\_\_, Block \_\_\_\_\_ of the \_\_\_\_\_ Subdivision.

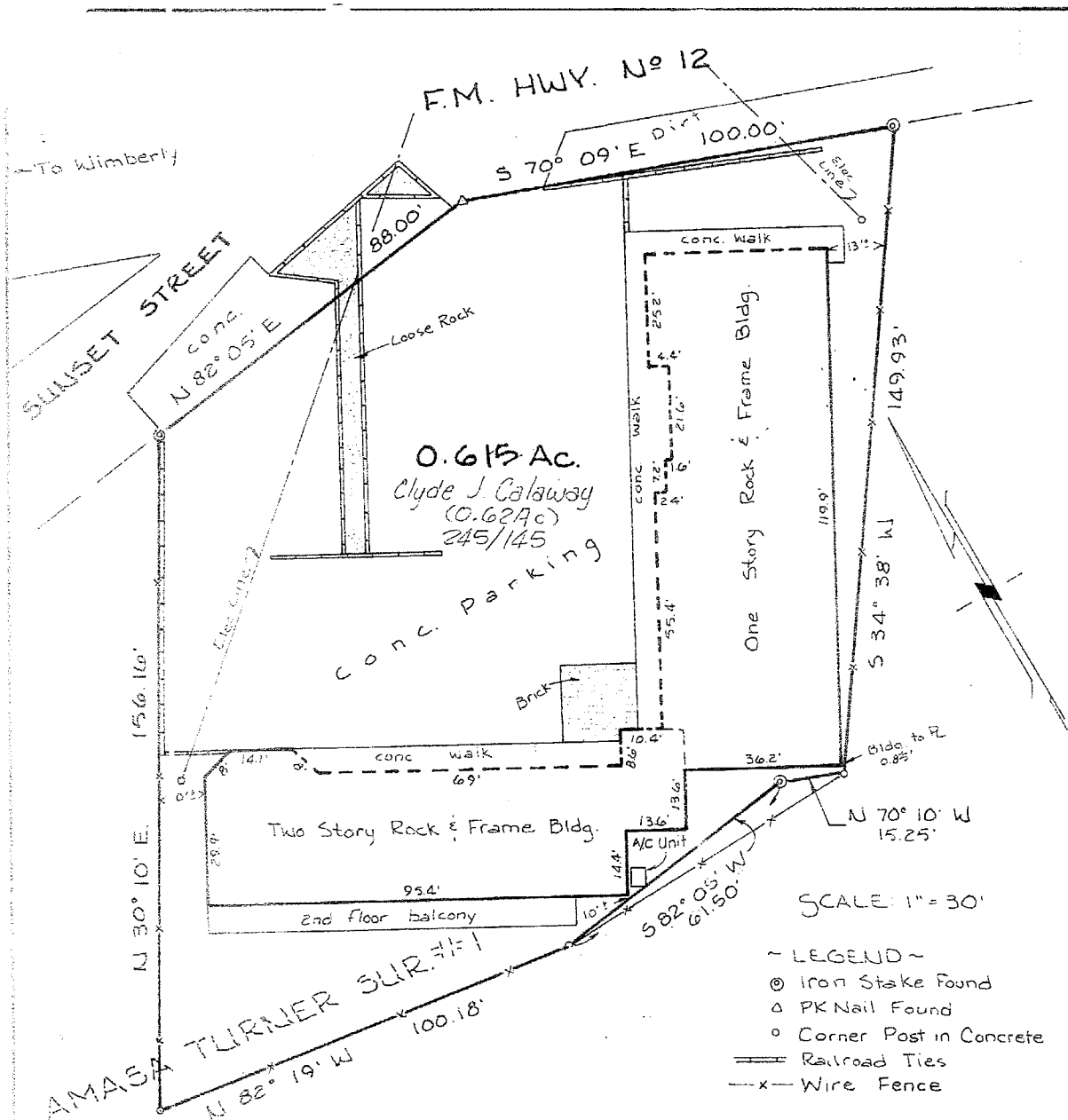
If a conflict should result with the request I am submitting to the Village of Wimberley due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permits it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use 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: 1-29-2021 APPLICANT SIGNATURE [Signature]

WHEN APPLICABLE:

Date: — AGENT SIGNATURE —



SURVEY PLAT OF  
0.615 ACRES OF LAND OUT OF THE AMASA TURNER SURVEY NO. 1 IN HAYS  
COUNTY, TEXAS.

THE STATE OF TEXAS  
COUNTY OF TRAVIS

To Western Gulf Savings and Alamo Title Company

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines or roads in place, except as shown hereon and said property has access to and from a dedicated road. This property is not within a special flood hazard area as identified by the Federal Insurance Admin., Dept. of H.U.D.

THIS the 14th day of August, 1990, A.D.

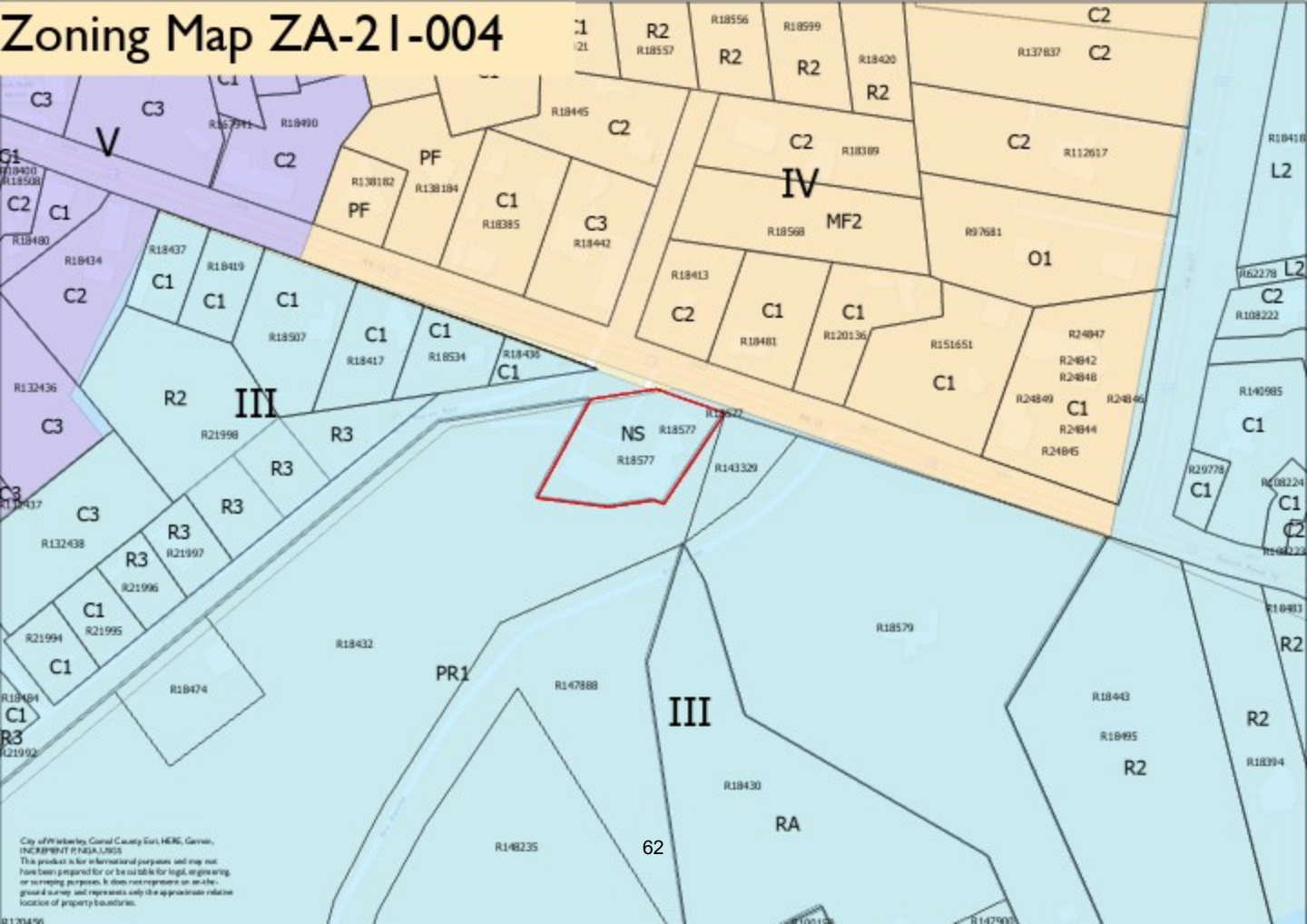
By

J. Leroy Bush  
Reg. Public Surveyor No. 1828

**Easements:**

- 10' Waterline easement to Wimberly Water Supply recorded in Vol. 213 Pg. 185 of undetermined location.
- Powerline eas. to Texas Power & Light Co. Vol. 116, Pg. 558 does not apply.
- Powerline eas. to L.C.R.A. Vol. 120 Pg. 263 does not apply.

# Zoning Map ZA-21-004



City of Wilkes-Barre, Luzerne County, PA, 18766, Geomatics  
INCORPORATED IN PA, 18766  
This product is for informational purposes only and may not  
have been prepared for or be suitable for legal, engineering,  
or surveying purposes. It does not represent an as-built  
ground survey and represents only the approximate relative  
location of property boundaries.

# Pre-Invoice 61677-0212

## San Marcos Daily Record

P.O. Box 1109  
San Marcos, TX 78667  
512-392-2458

Accounts Payable  
City of Wimberley  
221 Stillwater  
Wimberley, TX 78676

**Customer:** RA0684  
**Phone:** 847-0025  
**Ad No.:** 61677  
**PO Number:**  
**Sales Rep:** Barker, Taffy  
**Bill Date:** 02/12/21  
**Due Date:** 02/17/21

| Public Notices                                           | Date         | Publication                  | Cost           |
|----------------------------------------------------------|--------------|------------------------------|----------------|
| <b>NOTICE OF PUBLIC HEARING<br/>(Request for Zoning)</b> | Feb 18, 2021 | Wimberley Legal Classifieds  | \$83.22        |
| Days: 1                                                  |              | Total Charges:               | \$83.22        |
|                                                          |              | Applied Prepayments/Credits: | \$0.00         |
|                                                          |              | <b>Total Due by 2/17/21:</b> | <b>\$83.22</b> |

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, March 11, 2021 at 6:00 p.m.** to consider the following: **ZA-21-004** – a request to change the zoning from Neighborhood Services (NS) to Commercial – Low Impact (C-1) for a property located at 13501 Ranch Road 12. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on **Thursday, March 18, 2021, at 6:00 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 (221 Stillwater, Wimberley, Texas), or by email (nglaiser@cityofwimberley.com) prior to the hearing. The public will be granted an opportunity to speak at the hearings. If City Hall is closed to visitors on the day of the meeting, or the meeting is virtual for another reason, the City will post the virtual meeting information on its website at [www.cityofwimberley.com](http://www.cityofwimberley.com) so that the public may have access to the meeting. Additional information concerning the proposed action is available for review at the Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

### San Marcos Daily Record

**Detach and return this  
stub with your payment to:**

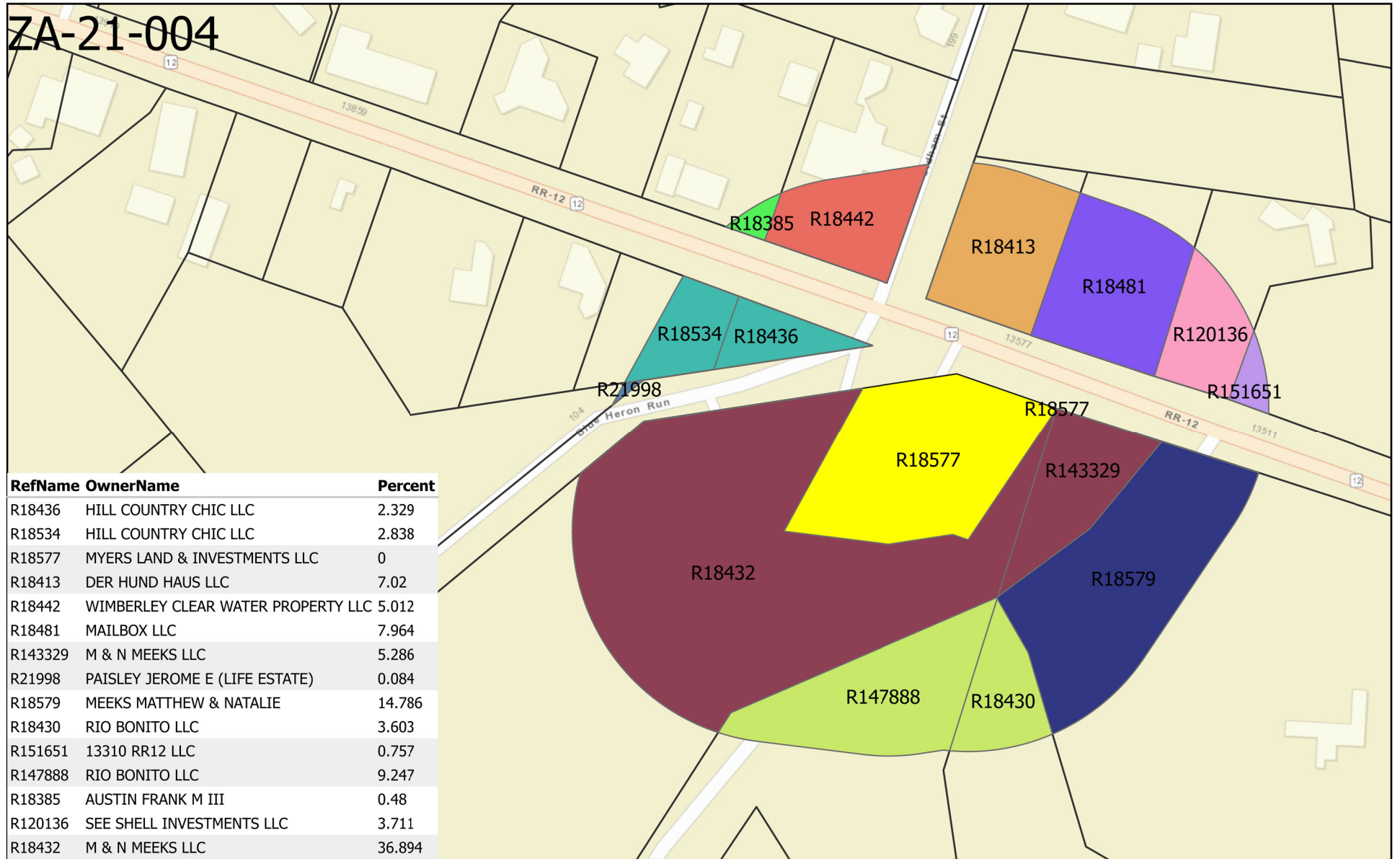
**Ad #:** 61677  
**Customer #:** RA0684  
**Customer:** City of Wimberley  
**Bill Date:** 02/12/21  
**Due Date:** 02/17/21  
**Total Due:** \$83.22

**Payment Method:** ☐ Cash ☐ Check # \_\_\_\_\_  
☐ Visa ☐ M/C ☐ Other: \_\_\_\_\_  
Number: \_\_\_\_\_  
Expiration: \_\_\_\_\_ CVV \_\_\_\_\_  
Name On Card: \_\_\_\_\_  
Signature: \_\_\_\_\_<sup>63</sup>

P.O. Box 1109  
San Marcos, TX 78667



ZA-21-004



| RefName | OwnerName                          | Percent |
|---------|------------------------------------|---------|
| R18436  | HILL COUNTRY CHIC LLC              | 2.329   |
| R18534  | HILL COUNTRY CHIC LLC              | 2.838   |
| R18577  | MYERS LAND & INVESTMENTS LLC       | 0       |
| R18413  | DER HUND HAUS LLC                  | 7.02    |
| R18442  | WIMBERLEY CLEAR WATER PROPERTY LLC | 5.012   |
| R18481  | MAILBOX LLC                        | 7.964   |
| R143329 | M & N MEEKS LLC                    | 5.286   |
| R21998  | PAISLEY JEROME E (LIFE ESTATE)     | 0.084   |
| R18579  | MEEKS MATTHEW & NATALIE            | 14.786  |
| R18430  | RIO BONITO LLC                     | 3.603   |
| R151651 | 13310 RR12 LLC                     | 0.757   |
| R147888 | RIO BONITO LLC                     | 9.247   |
| R18385  | AUSTIN FRANK M III                 | 0.48    |
| R120136 | SEE SHELL INVESTMENTS LLC          | 3.711   |
| R18432  | M & N MEEKS LLC                    | 36.894  |

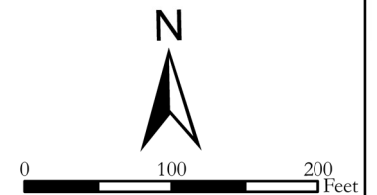


# 200' Notification Map

© OpenStreetMap (and) contributors, CC-BY-SA, City of Wimberley, Comal County, Esri, HERE, Garmin, INCREMENT P, NGA, USGS HaysCAD  
 This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

2021

Coordinate System: NAD 1983 StatePlane Texas Central FIPS 4203 Feet





February 26, 2021

**NOTICE OF PUBLIC HEARING**

Re: **File No. ZA-21-004**  
13501 Ranch Road 12

Dear Property Owner:

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

The applicant, Myers' Land & Investments, LLC, is requesting a change of zoning from Neighborhood Services (NS) to Commercial – Low Impact (C-1) for property located at 13501 Ranch Road 12, further described as 0.615 acres out of the Amasa Turner Survey No. 1 in Wimberley, Hays County, Texas (HaysCad # R18577). The City of Wimberley Planning and Zoning Commission will consider this request at a public hearing on **Thursday, March 11, 2021, at 6:00 p.m.** Upon recommendation from the Commission, the City Council will hold a public hearing to consider the same request on **Thursday, March 18, 2021, at 6:00 p.m.** Either of these Public Hearings may be held in accordance with Order of the Office of the Governor issued March 16, 2020, whereby the public hearing may be conducted in a telephonic meeting in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19).

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 participate, written comments may be submitted prior to the meeting.

Additional information regarding the proposed request is available on request. Should you have questions, please feel free to email [nglaiser@cityofwimberley.com](mailto:nglaiser@cityofwimberley.com) or call City Hall at 512-847-0025.

Sincerely,

Nathan Glaiser  
City Planning and Development Coordinator  
City of Wimberley



# CITY OF WIMBERLEY

March 1, 2021

## NOTICE BY SIGN POSTING

DATE: March 1, 2021

ZONING NO: ZA-21-004

APPLICANT: Myers Land & Investments, LLC

TO: CODE ENFORCEMENT / PUBLIC WORKS

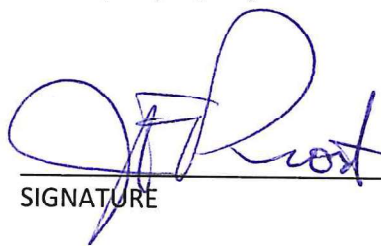
Please place a Proposed Zoning Sign on the following property:

Project Site Address: 13501 Ranch Road 12

John Provost  
Public Works / Code Enforcement

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

3/1, 2021

  
SIGNATURE



## **ORDINANCE NO. 2021-XX**

### **AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS REZONING A PROPERTY LOCATED AT 13501 Ranch Road 12, WIMBERLEY, HAYS COUNTY, TEXAS, FROM NEIGHBORHOOD SERVICES (NS) TO COMMERCIAL – LOW IMPACT (C-1).**

**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 Article 9.03 (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 0.615 acres of land out of the Amasa Turner Survey No. 1, in Wimberley, Hays County, Texas, commonly known as 13501 Ranch Road 12 from Neighborhood Services (NS) to Commercial – Low Impact (C-1) zoning classification.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, 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. REZONING**

THAT the Zoning Map of the City of Wimberley is hereby amended by rezoning 0.615 acres of land out of the Amasa Turner Survey No. 1, in Wimberley, Hays County, Texas,

---

*City of Wimberley, Texas*

commonly known as 13501 Ranch Road 12 from Neighborhood Services (NS) to Commercial – Low Impact (C-1) zoning classification.

#### **ARTICLE IV. REPEALER**

All ordinances or parts of ordinances in force when the provisions of this Ordinance become effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed, but only to the extent of any such conflict.

#### **ARTICLE V. 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 or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or unenforceability 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 VI. EFFECTIVE DATE**

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

#### **ARTICLE VII. 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** by the City of Wimberley City Council on the \_\_\_\_ day of \_\_\_\_\_ 2021 by a vote of \_ (Ayes) and \_ (Nays) and \_ (Abstain).

#### **CITY OF WIMBERLEY**

By: \_\_\_\_\_  
Gina Fulkerson, Mayor

**ATTEST:**

---

Laura Calcote, City Secretary



**APPROVED AS TO FORM:**

---

City Attorney

From: Natalie Meeks  
Sent: Tuesday, March 9, 2021 2:59 PM  
To: Nathaniel Glaiser; City Administrator  
Subject: ZA-21-004

To Whom It May Concern:

As majority landowner surrounding the property owned by Myers' Land & Investments, LLC, at 13501 RR 12, we fully support the zoning change from Neighborhood Services to Commercial - Low Impact (C-1).

Greg has been a wonderful neighbor and we believe that this is rather a zoning correction instead of a zoning change.

Sincerely,

Matthew & Natalie Meeks  
M&N Meeks, LLC



|                        |                                                      |
|------------------------|------------------------------------------------------|
| <b>AGENDA ITEM:</b>    | <b>CUP-21-002 – 130 Malone Drive</b>                 |
| <b>SUBMITTED BY:</b>   | Nathan Glaiser, Planning and Development Coordinator |
| <b>DATE SUBMITTED:</b> | March 12, 2021                                       |
| <b>MEETING DATE:</b>   | March 18, 2021 (City Council)                        |

## REPORT

### ITEM

Hold a public hearing and consider making a recommendation to City Council regarding case CUP-21-002, an application for a Conditional Use Permit to operate a Vacation Rental (STR2) on a property zoned Single Family Residential – 2 (R-2) located at 130 Malone Drive, Wimberley, Hays County, Texas.

### PROPERTY INFORMATION

#### Property Description

|                                  |                                                     |
|----------------------------------|-----------------------------------------------------|
| <b>Applicant(s):</b>             | Charles Boatright                                   |
| <b>Property Address:</b>         | 130 Malone Drive                                    |
| <b>Property Owner:</b>           | Charles Boatright                                   |
| <b>Legal Description:</b>        | Lot 11 & 12 – Amasa Turner Survey – Harrison Resort |
| <b>Property Size:</b>            | ~1.8 Acres                                          |
| <b>Existing Use of Property:</b> | Residential                                         |
| <b>Existing Zoning:</b>          | Single Family Residential – 2 (R-2)                 |
| <b>Proposed Use of Property:</b> | Vacation Rental (STR2)                              |
| <b>Request:</b>                  | A short term vacation rental                        |
| <b>Planning Area:</b>            | III                                                 |
| <b>Overlay District:</b>         | Protected Waterway                                  |

#### Surrounding Property:

|                  |               |
|------------------|---------------|
| <b>Frontage:</b> | Ranch Road 12 |
|------------------|---------------|

|                                          | <b>Current Zoning:</b> | <b>Existing Land Use:</b> |
|------------------------------------------|------------------------|---------------------------|
| <b>Surrounding Zoning &amp; Land Use</b> |                        |                           |
| <b>North of Property</b>                 | C-2                    | Commercial                |
| <b>South of Property</b>                 | C1/SC                  | Raw Land                  |
| <b>East of Property</b>                  | R-2                    | Residential/STR2          |

**COMMENTS**

Staff has not received any letters of support or opposition. Staff has received one letter from Austin Weeks recommending that Council consider placing an occupancy limit on CUP-21-002.

**LEGAL NOTICE**

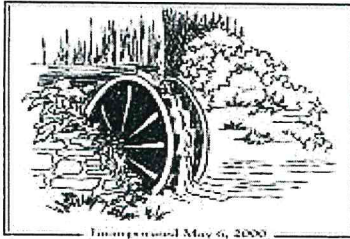
**Surrounding Neighbor Notification Letters (200’):** February 26, 2021  
**Published Legal Notice (Wimberley View):** February 18, 2021

**RECOMMENDATION**

Planning and Zoning Commission voted 5-1 to recommend approval of CUP-21-002 with the 15 conditions presented in the ordinance.

**ATTACHMENT/S**

- Application
- Legal Notice
- Notification Map
- Notification Letter
- Sign Posting
- Letter



# City of Wimberley

221 Stillwater, Wimberley, TX 78676

P/ (512) 847-0025 F/ (512) 847-0422

[www.cityofwimberley.com](http://www.cityofwimberley.com)

**RECEIVED**

By: N.G. Date: 1/27/21

## CONDITIONAL USE PERMIT APPLICATION

No. CUP 21 - 002

### FOR OFFICIAL USE ONLY

Application Date: 1/27/21 Tentative P&Z Hearing: 3/11/21 Tentative Council Hearing: 3/18/21  
FEES: \$650.00 DATE PAID: 1/27/21 CHECK NO. 2159 REC'D BY N.G.

PROJECT SITE ADDRESS: 130 MALONE DRIVE Wimberley, TX 78676

OWNER/APPLICANT CHARLES BOATRIGH PHONE [REDACTED]

MAILING ADDRESS: [REDACTED]

CITY: [REDACTED] STATE: [REDACTED] ZIP: [REDACTED]

**APPLICANT UNDERSTANDS** that the purpose of the Conditional Use Permit (CUP) process is to allow certain uses which are not specific; permitted uses within a zoning district. To be considered for a CUP, the requested use must be listed under "Conditional Uses" within the applicable zoning district.

**SPECIFIC CONDITIONAL USE REQUESTED:** (e.g. Bed & Breakfast Lodging, Vacation Rental)

VACATION RENTAL

Planning Area III 106 Zoning R2 N.6 Total Acreage or Sq. Ft. .8035 ACRES

Subdivision: HARRISON RESORT Lot 11+12 Block \_\_\_\_\_

Appraisal District Tax ID #: R A70996-N.G. + R29772

Deed Records Hays County: Volume 1269 Page 159

Is property located in an overlay district? (X) Yes ( ) No If Yes, type: Protected Waterway

Is property located in flood plain? (X) Yes ( ) No

### UTILITY PROVIDERS:

Electric Provider: PEDERNALAS ELECTRIC

Water Provider or Private Well: WIMBERLEY WATER SUPPLY

Wastewater Service Provider or Hays County Septic Permit No: \_\_\_\_\_

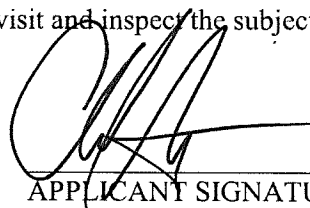
**MY REQUEST IS BASED ON THE FOLLOWING:**

- ☐ The use is harmonious and compatible with surrounding existing uses or proposed uses, and does not adversely affect an adjoining site than would a permitted use;
- ☐ The use requested by the applicant is set forth as a conditional use in the base district;
- ☐ The nature of the use is reasonable;
- ☐ The conditional use does not adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;
- ☐ The conditional use does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting, or its type of sign; and
- ☐ That any additional conditions specified, if any, ensure that the intent and purposes of the base district are being upheld.

**ADDITIONAL REQUIREMENTS/DOCUMENTATION**

- ☐ Metes and bounds description and a survey (i.e., drawing) exhibit showing the property for which the CUP is being requested.
- ☐ Site Plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities; size height, construction materials, and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening such as walls, plantings and fences; and the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200').
- ☐ List of Special Conditions that Applicant agrees apply to property.
- ☐ List of all property owners, with mailing addresses located within two hundred feet (200') of any point of the subject property.
- ☐ Payment of Application fee \$650.00 (non-refundable)
- ☐ Applicant agrees to attend public hearings before the P&Z Commission as well as the City Council concerning this application; or waives his/her right to appear, understanding that if questions are raised that cannot be answered, the matter may be continued, or denied.
- ☐ Applicant has checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning actions to ensure that there are no restrictions on the subject property and applicant understands that the City zoning action does not relieve any obligation of these restrictions.
- ☐ Applicant agrees to provide additional documentation as needed by the City.
- ☐ Applicant understands that City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided may delay the review of the Application. Applicant, by his/her signature below, certifies that to the best of his/her knowledge said information is complete and correct.
- ☐ Applicant hereby authorizes the City representatives to visit and inspect the subject property.

\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
APPLICANT SIGNATURE

WHEN APPLICABLE:

Date \_\_\_\_\_

\_\_\_\_\_  
AGENT SIGNATURE



# LIST OF CONDITIONS THAT MAY BE INCLUDED IN A BED AND BREAKFAST/VACATION RENTAL CUP

Owner: CHARLES BOATRIGH

LOCATION OF PROPERTY: 130 MALONE DRIVE - WIMBERLEY, TX

LEGAL DESCRIPTION: LOT 11+12 - AMASA TURNER SURVEY - HARRISON RESORT

PLANNING AREA: III

PRESENT ZONING: R-2

EXISTING USE: SINGLE FAMILY RESIDENCE

USE TO BE GRANTED:        *Bed & Breakfast* OR ☒ *Vacation Rental*

**NEW CONSTRUCTION:** (Describe existing construction) if new construction is contemplated: Describe new construction. The architecture and façade of all new construction will be traditional "Hill Country" design and harmonious with those of adjacent uses. No construction shall commence prior to compliance with all applicable ordinances, laws, rules and regulations.

**COMPATIBILITY TO NEARBY AREAS:** The facilities on the property will at all times be harmonious and compatible with surrounding uses 42.2 A 1.

**OFF-STREET PARKING:** All parking will be off-street.        Off-street parking spaces will be provided for off-street guest parking, which will be adequate for a maximum occupancy of        guests. Parking will be in these spaces only. 42.2 A 5; 42.3 F.

**SIGNAGE:** All signage will be of traditional "Hill Country" design and will comply with the City Sign Ordinance. 42.2 A 1; 42.2 A 6.

**NOISE AND LIGHTING:** Exterior lighting to be only landscape lighting. All noise audible from outside, and all light visible from outside the property shall be maintained at low levels appropriate to a single family neighborhood. No large parties are permitted.

**NUMBER OF BEDROOMS:** 2 42.3 B.

**MAXIMUM OCCUPANCY:** 4 guests. 42.3 B.

**OCCUPANT REGULATIONS AND GUIDELINES:** Guest Guidelines are attached hereto and made a part of this Conditional Use Permit. The bed and breakfast lodging facility shall be operated in accordance with the guidelines. These guidelines shall be furnished to all guests. 42.3 D.

**WASTEWATER SYSTEM:** The wastewater treatment system (to be designed and constructed) will at all times be adequate for the maximum occupancy. 42.3 H.

**WATERFRONT USAGE:** (Applicable if guests have water access) Guests may only use the BLANCO River Creek in the area directly adjacent to the bed and breakfast lodging facility. Guests may not use the River/Creek in front of other properties or enter upon any property

which is not part of the bed and breakfast facility for the purpose of entering or exiting the water or for any other reason. 42.3 E.

**PROPERTY MANAGEMENT:** Owner will provide guests and close-by neighbors with owner's telephone number to assure Owner's immediate knowledge of any concerns that may arise. (If not owner occupied) Owner agrees to retain under contract a responsible local management company at all times the property is used as a non-owner occupied bed and breakfast lodging. The management company shall advise guests of the applicable conditions contained herein, receive and pass on to owner any complaints received and at owner's direction act upon such complaints. (If Owner occupied) The property shall be the owner's principal place of residence and the owner shall actively supervise and manage the property at all times that it is used as a bed and breakfast facility. 42.3 D.

**MISCELLANEOUS:** Owner agrees to maintain the property in a manner conducive to the health and safety of the guests and the neighborhood. All trash and garbage will be placed in provided receptacles which shall not be visible from the street except on pick-up day. No trash bags shall be left out in the open. The exterior of the facility and the landscaping, including lawns, will be maintained in good condition at all times. 42.2 A 1.

**REVOCATION:** The cup may be revoked by the City Council upon recommendation of the planning and Zoning Commission in the event of the violation of any of the conditions contained therein.

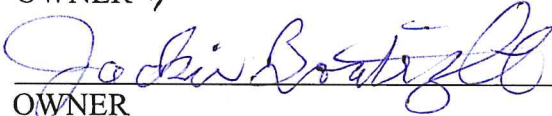
**OWNER COMPLIANCE:** Owners agree to comply with all City of Wimberley Ordinances, and all state, county and City laws, rules and regulations.

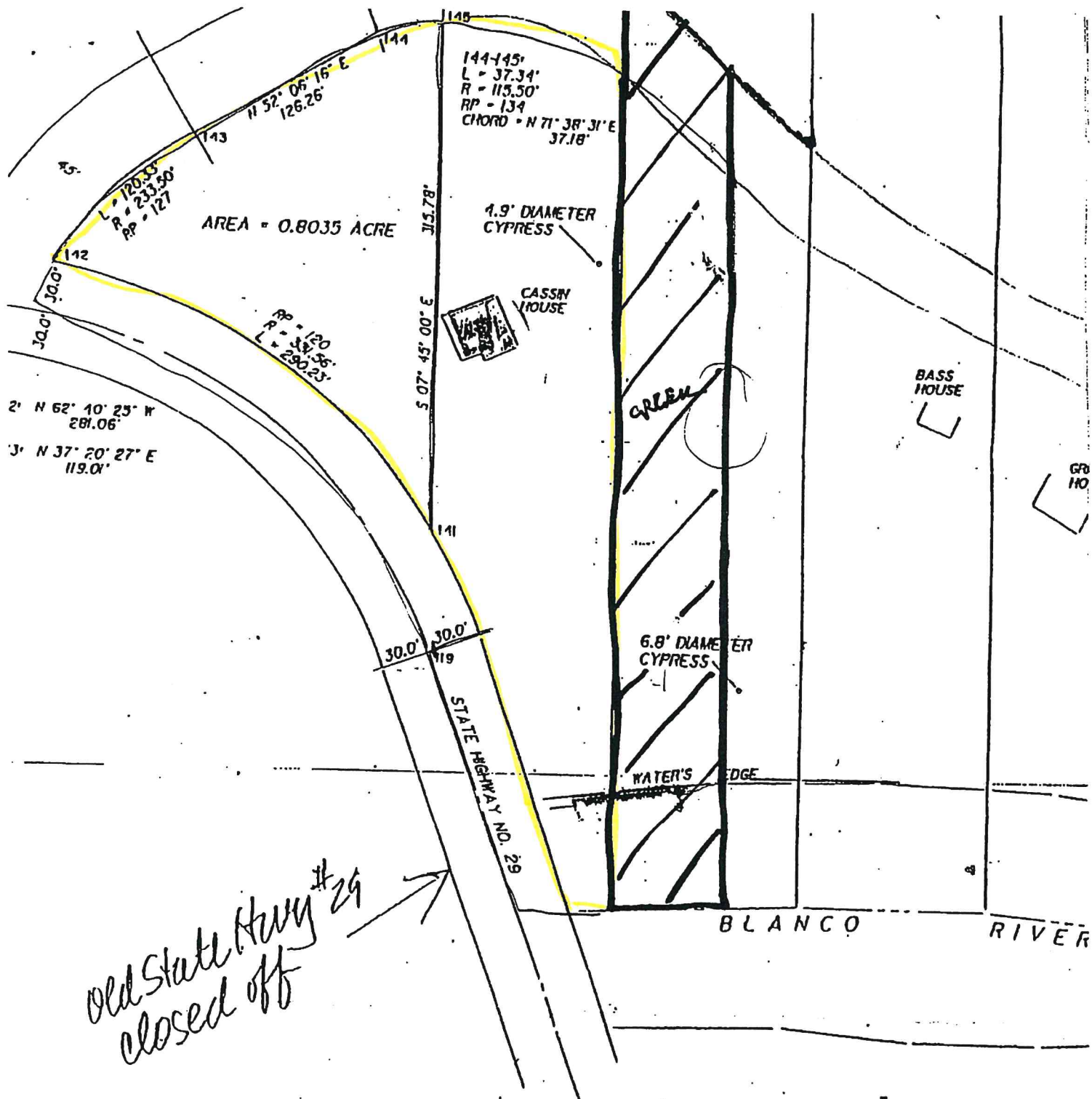
ACCEPTED AND AGREED TO:

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
OWNER

  
\_\_\_\_\_  
OWNER



THIS SURVEY IS BASED ON A RETRACEMENT IN 1947. RECORD BEARINGS AND DISTANCE WORK.

BEARINGS ARE BASED ON THE RECORD BE FOUND MARKED ON THE GROUND.

BEARINGS AND DISTANCES UNLESS OTHER

Amasa Turner Survey  
 Harrison County Subdivision

Harris Co. Texas



# ELEVATION CERTIFICATE

## FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). Instructions for completing this form can be found on the following pages.

| SECTION A PROPERTY INFORMATION                                                                                                                   |                     | FOR INSURANCE COMPANY USE |
|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------------|
| BUILDING OWNER'S NAME<br><b>Charles E. Boatright</b>                                                                                             | POLICY NUMBER       |                           |
| STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER<br><b>130 Malone Drive, Wimberley, Texas 78676</b> | COMPANY NAIC NUMBER |                           |
| OTHER DESCRIPTION (Lot and Block Numbers, etc.)<br><b>Lots 11 and 12, Harrison Resort</b>                                                        |                     |                           |
| CITY<br><b>Wimberley, Texas 78676</b>                                                                                                            | STATE               | ZIP CODE                  |

### SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

| 1. COMMUNITY NUMBER | 2. PANEL NUMBER | 3. SUFFIX | 4. DATE OF FIRM INDEX | 5. FIRM ZONE | 6. BASE FLOOD ELEVATION<br><small>(in AO Zones, use debris)</small> |
|---------------------|-----------------|-----------|-----------------------|--------------|---------------------------------------------------------------------|
| <b>480321</b>       | <b>0160</b>     | <b>B</b>  | <b>June 16, 1993</b>  | <b>AE</b>    | <b>837.0'</b>                                                       |

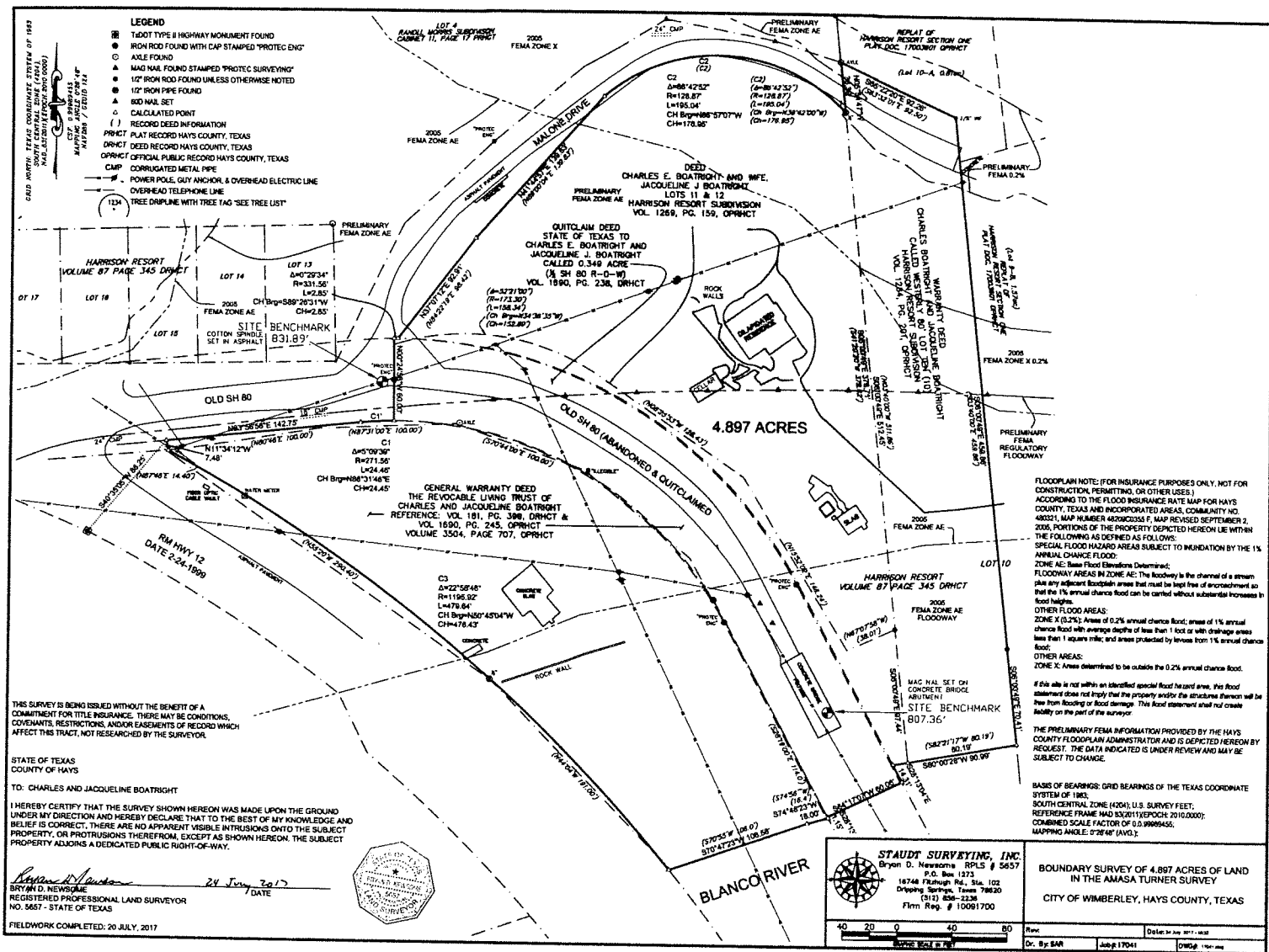
7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): ☒ NGVD '29 ☐ Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: \_\_\_\_\_ feet NGVD (or other FIRM datum—see Section B, Item 7).

### SECTION C BUILDING ELEVATION INFORMATION

- Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level 3.
- (a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of 826.0' feet NGVD (or other FIRM datum—see Section B, Item 7).  
(b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of \_\_\_\_\_ feet NGVD (or other FIRM datum—see Section B, Item 7).  
(c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is \_\_\_\_\_ feet above \_\_\_\_\_ or below \_\_\_\_\_ (check one) the highest grade adjacent to the building.  
(d). FIRM Zone AO. The floor used as the reference level from the selected diagram is \_\_\_\_\_ feet above \_\_\_\_\_ or below \_\_\_\_\_ (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown
- Indicate the elevation datum system used in determining the above reference level elevations: ☒ NGVD '29 ☐ Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)
- Elevation reference mark used appears on FIRM: ☒ Yes ☐ No (See Instructions on Page 4)
- The reference level elevation is based on: ☒ actual construction ☐ construction drawings  
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
- The elevation of the lowest grade immediately adjacent to the building is: 825.5' feet NGVD (or other FIRM datum—see Section B, Item 7).

### SECTION D COMMUNITY INFORMATION

- If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: \_\_\_\_\_ feet NGVD (or other FIRM datum—see Section B, Item 7).
- Date of the start of construction or substantial improvement \_\_\_\_\_



# Pre-Invoice 61674-0212

# San Marcos Daily Record

P.O. Box 1109  
San Marcos, TX 78667  
512-392-2458

Accounts Payable  
City of Wimberley  
221 Stillwater  
Wimberley, TX 78676

**Customer:** RA0684  
**Phone:** 847-0025  
**Ad No.:** 61674  
**PO Number:**  
**Sales Rep:** Barker, Taffy  
**Bill Date:** 02/12/21  
**Due Date:** 02/17/21

| Public Notices                                               | Date         | Publication                  | Cost           |
|--------------------------------------------------------------|--------------|------------------------------|----------------|
| <b>NOTICE OF PUBLIC HEARING<br/>(Conditional Use Permit)</b> | Feb 18, 2021 | Wimberley Legal Classifieds  | \$80.88        |
| Days: 1                                                      |              | Total Charges:               | \$80.88        |
|                                                              |              | Applied Prepayments/Credits: | \$0.00         |
|                                                              |              | <b>Total Due by 2/17/21:</b> | <b>\$80.88</b> |

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, March 11, 2021 at 6:00 p.m.** to consider the following: **CUP-21-002** – an application for a Conditional Use Permit to allow for a Vacation Rental (STR2) at 130 Malone Drive. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on **Thursday, March 18, 2021, at 6:00 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 (221 Stillwater, Wimberley, TX), or by email (nglaisier@cityofwimberley.com) prior to the hearing. The public will be granted an opportunity to speak at the hearings. If City Hall is closed to visitors on the day of the meeting, or the meeting is virtual for another reason, the City will post the virtual meeting information on its website at [www.cityofwimberley.com](http://www.cityofwimberley.com) so that the public may have access to the meeting. Additional information concerning the proposed action is available for review at the Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

## San Marcos Daily Record

**Detach and return this  
stub with your payment to:**

**Ad #:** 61674  
**Customer #:** RA0684  
**Customer:** City of Wimberley  
**Bill Date:** 02/12/21  
**Due Date:** 02/17/21  
**Total Due:** \$80.88

**Payment Method:** ☐ Cash ☐ Check # \_\_\_\_\_  
☐ Visa ☐ M/C ☐ Other: \_\_\_\_\_  
Number: \_\_\_\_\_  
Expiration: \_\_\_\_\_ CVV \_\_\_\_\_  
Name On Card: \_\_\_\_\_  
Signature: \_\_\_\_\_<sup>80</sup>

P.O. Box 1109  
San Marcos, TX 78667





February 26, 2021

**NOTICE OF PUBLIC HEARING**

Re: **File No. CUP-21-002**  
130 Malone Drive

Dear Property Owner:

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

The applicant, Charles Boatright, has requested a Conditional Use Permit (CUP) to allow for the operation of a vacation rental (STR2) at 130 Malone Drive, further described Lot 11 & 12 of the Amasa Turner Survey, Harrison Resort Subdivision (HaysCad # R29772). The City of Wimberley Planning and Zoning Commission will consider this request at a public hearing on **Thursday, March 11, 2021, at 6:00 p.m.** Upon recommendation from the Commission, the City Council will hold a public hearing to consider the same request on **Thursday, March 18, 2021, at 6:00 p.m.** Either of these Public Hearings may be held in accordance with Order of the Office of the Governor issued March 16, 2020, whereby the public hearing may be conducted in a telephonic meeting in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).

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 participate, written comments may be submitted prior to the meeting.

Additional information regarding the proposed request is available on request. Should you have questions, please feel free to email [nglaiser@cityofwimberley.com](mailto:nglaiser@cityofwimberley.com) or call City Hall at 512-847-0025.

Sincerely,

Nathan Glaiser  
City Planning and Development Coordinator  
City of Wimberley





# CITY OF WIMBERLEY

March 1, 2021

## NOTICE BY SIGN POSTING

DATE: March 1, 2021

ZONING NO: CUP-21-002

APPLICANT: Charles Boatright

TO: CODE ENFORCEMENT / PUBLIC WORKS

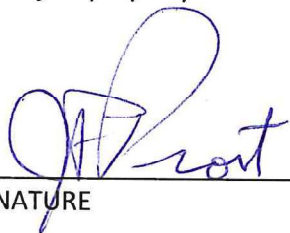
Please place a Proposed Zoning Sign on the following property:

Project Site Address: 130 Malone Drive

John Provost  
Public Works / Code Enforcement

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

3/1, 2021

  
SIGNATURE

## **ORDINANCE NO. 2021-XX**

**AN ORDINANCE APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT SUBMITTED BY CHARLES BOATRIGHT TO PERMIT THE OPERATION OF A VACATION RENTAL ON PROPERTY LOCATED AT 130 MALONE DRIVE, WIMBERLEY, TEXAS, ZONED RESIDENTIAL ACREAGE (RA); AND PROVIDING FOR FINDINGS OF FACT; AMENDMENT OF THE ZONING DISTRICT MAP; REPEALER; SEVERABILITY; EFFECTIVE DATE; PROPER NOTICE AND MEETING; AND PROVIDING FOR CERTAIN CONDITIONS.**

**WHEREAS**, an application for a Conditional Use Permit (“CUP”) has been filed by Charles Boatright (“Applicant”) requesting authorization to operate a vacation rental on real property described as Lots 11 & 12, Amasa Turner Survey, Harrison Resort Subdivision, zoned Single Family Residential (R-2); and

**WHEREAS**, a vacation rental is an authorized use in areas zoned Single Family Residential (R-2) upon approval of a CUP;

**WHEREAS**, after conducting a public hearing on the matter, the Planning and Zoning Commission recommended approval of the CUP application; and

**WHEREAS**, the City Council conducted a public hearing on the CUP wherein public comment was received and considered on the application; and

**WHEREAS**, the City Council finds that the use of the subject property as a vacation rental facility, subject to the conditions imposed by this Ordinance, is an appropriate use for the property and is a compatible use with the surrounding properties and neighborhoods.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, 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. APPROVAL - TERMS AND CONDITIONS**

The CITY COUNCIL HEREBY GRANTS the Application for a Conditional Use Permit submitted by Charles Boatright (“Applicant”) for use as a vacation rental on real property, described as Lots 11 & 12, Amasa Turner Survey, Harrison Resort Subdivision, as more particularly described by survey in Exhibit “A”, attached and incorporated by reference, zoned Single Family Residential (R-2), Wimberley, Hays County, Texas, subject to the following terms and conditions:

1. No organized outside activities shall be allowed on the property after 10 p.m.

2. No guests, other than paying guests, shall be allowed on the property at any time, unless approved in advanced, in writing, by the owner or their agent.
3. The grounds outside the residence shall remain free of litter and trash at all times.
4. A fire escape plan, identifying fire exits shall be developed and graphically displayed in each guest room.
5. One (1) smoke alarm shall be provided in each guest room, along with a fire extinguisher visible and accessible to guests.
6. A valid taxpayer number for reporting any Texas/City tax shall be provided to the City along with a copy of the completed City of Wimberley/State of Texas Hotel Occupancy Tax Questionnaire, no later than thirty (30) days of such change.
7. The City shall be notified of any change in ownership of the subject property within thirty (30) days of such change.
8. A copy of the requirements set forth in the CUP shall be made available to all guests.
9. The subject property owner shall provide the City and property owners within two hundred (200) feet of the subject property, with the current names and contact information (including telephone numbers and e-mail address) for the local responsible party for the subject property. The local contact shall be able to respond to any incident within thirty (30) minutes of a call and shall be authorized to make decisions regarding tenants at the property. If the name or contact information for the local contact changes, then the property owners shall notify the City and property owners within two hundred (200) feet of the subject property, with the current name and contact information.
10. Unruly gatherings are prohibited. Unruly gathering means a gathering of more than one (1) person which is conducted on premises within the City and which, by reason of the conduct of those persons in attendance, results in the occurrence of one (1) or more of the following conditions or events on public or private property: the destruction of property; obstruction of roadways, driveways, or public ways by crowds or vehicles; excessive noise; disturbances, brawls, fights or quarrels; public urination or defecation; or indecent or obscene conduct or exposure.
11. The property shall be subject to inspection at any time by designated City representatives if compliance is in question, with proper notice provided if feasible.
12. The CUP shall terminate and be considered abandoned if and when there is evidence of no rental activity, based in part of the State/City Hotel Occupancy Tax Reports, for a period of nine (9) months. The burden shall be on the property owner to prove that use of the property has been in continuous use.

13. The owner of the property or the owner's agent, which may be a vacation rental agency, shall provide each renter a property map for the vacation rental property that shows the boundaries of the property and advises that trespassing on adjacent property is prohibited.
14. Should an operating permit for vacation rental facilities be established by the City in the future, the owner of the subject property shall comply with any and all applicable operating permit requirements that may be established by the City.
15. The owner of the property or the owner's agent, which may be a vacation rental agency, shall provide each renter a viable flood evacuation plan, or the same shall be prominently posed near each exit to the structure.

### **ARTICLE III. ZONING DISTRICT MAP**

The official Zoning District Map shall be revised to reflect the Conditional Use Permit established by this Ordinance.

### **ARTICLE IV. REPEALER**

All ordinances or parts of ordinances in force when the provisions of this Ordinance become effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed, but only to the extent of any such conflict.

### **ARTICLE V. 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 or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or unenforceability 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 VI. EFFECTIVE DATE**

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

### **ARTICLE VII. 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** by the City of Wimberley City Council on the 18<sup>th</sup> day of March, 2021 by a vote of \_\_\_\_ (Ayes) and \_\_ (Nays) and \_\_ (Abstain).

**CITY OF WIMBERLEY**

By: \_\_\_\_\_  
Gina Fulkerson, Mayor

**ATTEST:**

\_\_\_\_\_  
Laura Calcote, City Secretary



**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney

From: Austin Weeks  
Sent: Thursday, March 11, 2021 9:18 PM  
To: Nathaniel Glaiser  
Subject: Regarding case CUP-21-002, STR on Malone Dr.

Nathan,

Would you please include this note in your file for city council consideration of case CUP-21-002, an application for a Conditional Use Permit to operate a Vacation Rental (STR2) on a property zoned Single Family Residential – 2 (R-2) located at 130 Malone Drive, Wimberley, Hays County, Texas. (Applicant: Charles Boatright)

As a citizen and member of the P&Z, I would like to recommend that the city council consider placing an occupancy limit on this STR for which our committee recommended approval. Occupancy was not discussed by our committee on this item, but with afterthought I feel that we should have considered this. This location on the river is prominent to our city and could easily be overwhelmed by too many visitors taking advantage of the location. Your consideration of an appropriate number of people allowed at this STR is important.

Thank you,  
Austin Weeks  
512-947-7645



|                        |                                                      |
|------------------------|------------------------------------------------------|
| <b>AGENDA ITEM:</b>    | <b>CUP-21-005 – Vacation Rental (STR2)</b>           |
| <b>SUBMITTED BY:</b>   | Nathan Glaiser, Planning and Development Coordinator |
| <b>DATE SUBMITTED:</b> | March 12, 2021                                       |
| <b>MEETING DATE:</b>   | March 18, 2021 (City Council)                        |

## REPORT

### ITEM

Hold a public hearing and consider making a recommendation to City Council regarding case CUP-21-005, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) on a property zoned Single Family Residential – 2 (R-2) located at 297 Lange Rd, Wimberley, Hays County, Texas.

### PROPERTY INFORMATION

#### Property Description

|                                  |                                                                      |
|----------------------------------|----------------------------------------------------------------------|
| <b>Applicant(s):</b>             | Denise Jenkins                                                       |
| <b>Property Address:</b>         | 297 Lange Rd, Wimberley                                              |
| <b>Property Owner:</b>           | Denise Jenkins, Sylvia Densmore Family Trust                         |
| <b>Legal Description:</b>        | 1.786 Acres out of the Thomas Carothers Survey Sec. 69, Abstract 106 |
| <b>Property Size:</b>            | 1.79 Acres                                                           |
| <b>Existing Use of Property:</b> | Residential                                                          |
| <b>Existing Zoning:</b>          | Single Family Residential – 2 (R-2)                                  |
| <b>Proposed Use of Property:</b> | Residential                                                          |
| <b>Request:</b>                  | Vacation Rental                                                      |
| <b>Planning Area:</b>            | I                                                                    |
| <b>Overlay District:</b>         | None                                                                 |

#### Surrounding Property:

**Frontage:** Climbing Way

|                                          |                          | <b>Current Zoning:</b> | <b>Existing Land Use:</b> |
|------------------------------------------|--------------------------|------------------------|---------------------------|
| <b>Surrounding Zoning &amp; Land Use</b> | <b>North of Property</b> | R-2                    | Residential               |
|                                          | <b>South of Property</b> | R-1                    | Residential               |
|                                          | <b>East of Property</b>  | R-1                    | Residential               |

**COMMENTS**

Staff has received one email from an adjacent property owner that supports this CUP.

**LEGAL NOTICE**

**Surrounding Neighbor Notification Letters (200’):** February 26, 2021  
**Published Legal Notice (Wimberley View):** February 18, 2021

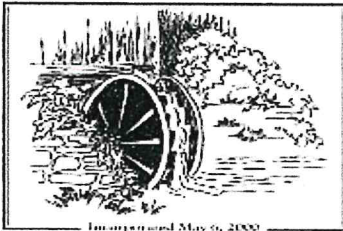
**RECOMMENDATION**

Planning and Zoning Commission voted 6-0 to approve the CUP with the 14 standard conditions for an STR and an additional 15<sup>th</sup> condition that limits the maximum occupancy of the property to 6 guest.

**ATTACHMENT/S**

- Application
- Legal Notice
- Notification Map
- Notification Letter
- Sign Posting
- Ordinance





# City of Wimberley

221 Stillwater, Wimberley, TX 78676

P/ (512) 847-0025 F/ (512) 847-0422

[www.cityofwimberley.com](http://www.cityofwimberley.com)

## CONDITIONAL USE PERMIT APPLICATION

No. CUP \_\_\_\_\_ - \_\_\_\_\_

### FOR OFFICIAL USE ONLY

Application Date: \_\_\_\_\_ Tentative P&Z Hearing: \_\_\_\_\_ Tentative Council Hearing: \_\_\_\_\_

FEES: \$650.00 DATE PAID: \_\_\_\_\_ CHECK NO. \_\_\_\_\_ REC'D BY \_\_\_\_\_

PROJECT SITE ADDRESS: 297 Lange Rd. Wimberley, TX 78676

OWNER/APPLICANT Denise Jenkins PHONE ( [REDACTED] )

MAILING ADDRESS: [REDACTED]

CITY: [REDACTED] STATE: [REDACTED] ZIP: [REDACTED]

→ Sylvia Dinsmore Family Trust

**APPLICANT UNDERSTANDS** that the purpose of the Conditional Use Permit (CUP) process is to allow certain uses which are not specific; permitted uses within a zoning district. To be considered for a CUP, the requested use must be listed under "Conditional Uses" within the applicable zoning district.

**SPECIFIC CONDITIONAL USE REQUESTED:** (e.g. Bed & Breakfast Lodging, Vacation Rental)

Vacation Rental  
Planning Area II Zoning R-2 Total Acreage or Sq. Ft. .517 ac 1183 sf

Subdivision: Cliffside Second Unit Lot 47-48 Block \_\_\_\_\_

Appraisal District Tax ID #: R 74371

Deed Records Hays County: Volume \_\_\_\_\_ Page \_\_\_\_\_

Is property located in an overlay district? ( ) Yes ( ) No If Yes, type: \_\_\_\_\_

Is property located in flood plain? ( ) Yes ( ☒ ) No

### UTILITY PROVIDERS:

Electric Provider: PEC

Water Provider or Private Well: wimberley water

Wastewater Service Provider or Hays County Septic Permit No: \_\_\_\_\_

**MY REQUEST IS BASED ON THE FOLLOWING:**

- (✓) The use is harmonious and compatible with surrounding existing uses or proposed uses, and does not adversely affect an adjoining site than would a permitted use;
- (✓) The use requested by the applicant is set forth as a conditional use in the base district;
- (✓) The nature of the use is reasonable;
- (✓) The conditional use does not adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;
- (✓) The conditional use does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting, or its type of sign; and
- (✓) That any additional conditions specified, if any, ensure that the intent and purposes of the base district are being upheld.

**ADDITIONAL REQUIREMENTS/DOCUMENTATION**

- ( ) Metes and bounds description and a survey (i.e., drawing) exhibit showing the property for which the CUP is being requested.
- ( ) Site Plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities; size height, construction materials, and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening such as walls, plantings and fences; and the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200').
- ( ) List of Special Conditions that Applicant agrees apply to property.
- ( ) List of all property owners, with mailing addresses located within two hundred feet (200') of any point of the subject property.
- ( ) Payment of Application fee \$650.00 (non-refundable)
- ( ) Applicant agrees to attend public hearings before the P&Z Commission as well as the City Council concerning this application; or waives his/her right to appear, understanding that if questions are raised that cannot be answered, the matter may be continued, or denied.
- ( ) Applicant has checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning actions to ensure that there are no restrictions on the subject property and applicant understands that the City zoning action does not relieve any obligation of these restrictions.
- ( ) Applicant agrees to provide additional documentation as needed by the City.
- ( ) Applicant understands that City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided may delay the review of the Application. Applicant, by his/her signature below, certifies that to the best of his/her knowledge said information is complete and correct.
- ( ) Applicant hereby authorizes the City representatives to visit and inspect the subject property.

2/10/21  
\_\_\_\_\_  
DATE

Denise Jenkins  
\_\_\_\_\_  
APPLICANT SIGNATURE

WHEN APPLICABLE:

Date \_\_\_\_\_

\_\_\_\_\_  
AGENT SIGNATURE

**LIST OF CONDITIONS THAT MAY BE INCLUDED IN A  
BED AND BREAKFAST/VACATION RENTAL CUP**

Owner: Sylvia Dihsmore Family Trust / Denise Jenkins

LOCATION OF PROPERTY: 297 Lange Rd.

LEGAL DESCRIPTION: \_\_\_\_\_

PLANNING AREA: \_\_\_\_\_

PRESENT ZONING: \_\_\_\_\_

EXISTING USE: Residential

USE TO BE GRANTED: \_\_\_\_\_ *Bed & Breakfast* OR ☒ *Vacation Rental*

**NEW CONSTRUCTION:** (Describe existing construction) if new construction is contemplated: Describe new construction. The architecture and façade of all new construction will be traditional “Hill Country” design and harmonious with those of adjacent uses. No construction shall commence prior to compliance with all applicable ordinances, laws, rules and regulations.

**COMPATIBILITY TO NEARBY AREAS:** The facilities on the property will at all times be harmonious and compatible with surrounding uses 42.2 A 1.

**OFF-STREET PARKING:** All parking will be off-street. \_\_\_\_\_ Off-street parking spaces will be provided for off-street guest parking, which will be adequate for a maximum occupancy of \_\_\_\_\_ guests. Parking will be in these spaces only. 42.2 A 5; 42.3 F.

**SIGNAGE:** All signage will be of traditional “Hill Country” design and will comply with the City Sign Ordinance. 42.2 A 1; 42.2 A 6.

**NOISE AND LIGHTING:** Exterior lighting to be only landscape lighting. All noise audible from outside, and all light visible from outside the property shall be maintained at low levels appropriate to a single family neighborhood. No large parties are permitted.

**NUMBER OF BEDROOMS:** 2-3 42.3 B.

**MAXIMUM OCCUPANCY:** \_\_\_\_\_ guests. 42.3 B.

**OCCUPANT REGULATIONS AND GUIDELINES:** Guest Guidelines are attached hereto and made a part of this Conditional Use Permit. The bed and breakfast lodging facility shall be operated in accordance with the guidelines. These guidelines shall be furnished to all guests. 42.3 D.

**WASTEWATER SYSTEM:** The wastewater treatment system (to be designed and constructed) will at all times be adequate for the maximum occupancy. 42.3 H.

**WATERFRONT USAGE:** (Applicable if guests have water access) Guests may only use the \_\_\_\_\_ River/Creek in the area directly adjacent to the bed and breakfast lodging facility. Guests may not use the River/Creek in front of other properties or enter upon any property

which is not part of the bed and breakfast facility for the purpose of entering or exiting the water or for any other reason. 42.3 E.

**PROPERTY MANAGEMENT:** Owner will provide guests and close-by neighbors with owner's telephone number to assure Owner's immediate knowledge of any concerns that may arise. (If not owner occupied) Owner agrees to retain under contract a responsible local management company at all times the property is used as a non-owner occupied bed and breakfast lodging. The management company shall advise guests of the applicable conditions contained herein, receive and pass on to owner any complaints received and at owner's direction act upon such complaints. (If Owner occupied) The property shall be the owner's principal place of residence and the owner shall actively supervise and manage the property at all times that it is used as a bed and breakfast facility. 42.3 D.

**MISCELLANEOUS:** Owner agrees to maintain the property in a manner conducive to the health and safety of the guests and the neighborhood. All trash and garbage will be placed in provided receptacles which shall not be visible from the street except on pick-up day. No trash bags shall be left out in the open. The exterior of the facility and the landscaping, including lawns, will be maintained in good condition at all times. 42.2 A 1.

**REVOCATION:** The cup may be revoked by the City Council upon recommendation of the planning and Zoning Commission in the event of the violation of any of the conditions contained therein.

**OWNER COMPLIANCE:** Owners agree to comply with all City of Wimberley Ordinances, and all state, county and City laws, rules and regulations.

ACCEPTED AND AGREED TO:

4 March 2021  
DATE

Denise Jenkins  
OWNER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
OWNER

POSEY PROPERTIES - Appraisal Services  
**SKETCH ADDENDUM**

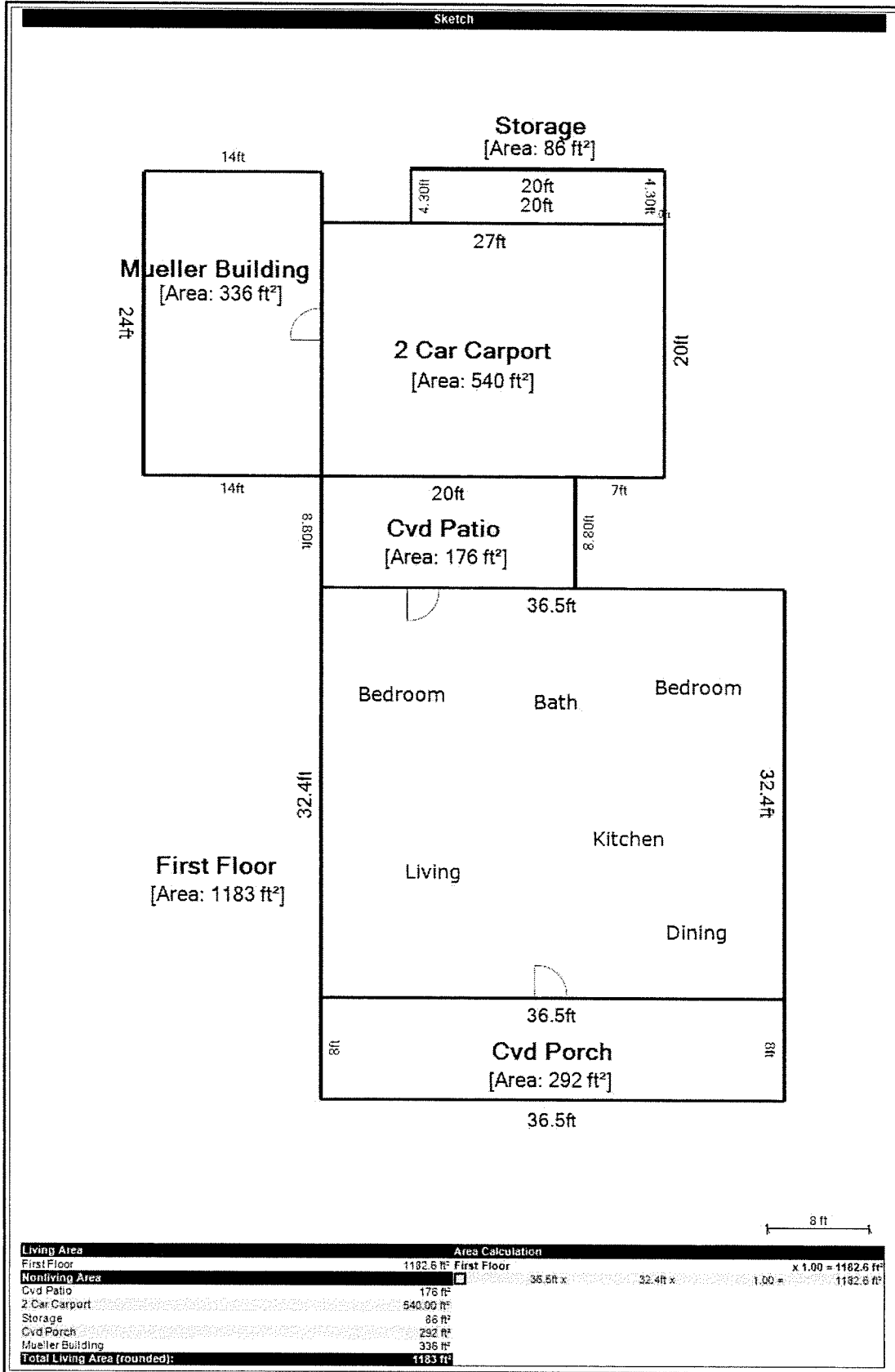
File No. 051920  
 Case No.

Borrower Sylvia Dinsmore Family Trust

Property Address 297 Lange Rd

City Wimberley County Hays State TX Zip Code 78676

Lender/Client Denise Jenkins Address 12200 Klondike Rush Pt, Austin TX 78726



Rockwood

95  
 Lange Rd.

POSEY PROPERTIES - Appraisal Services  
**FLOOD MAP ADDENDUM**

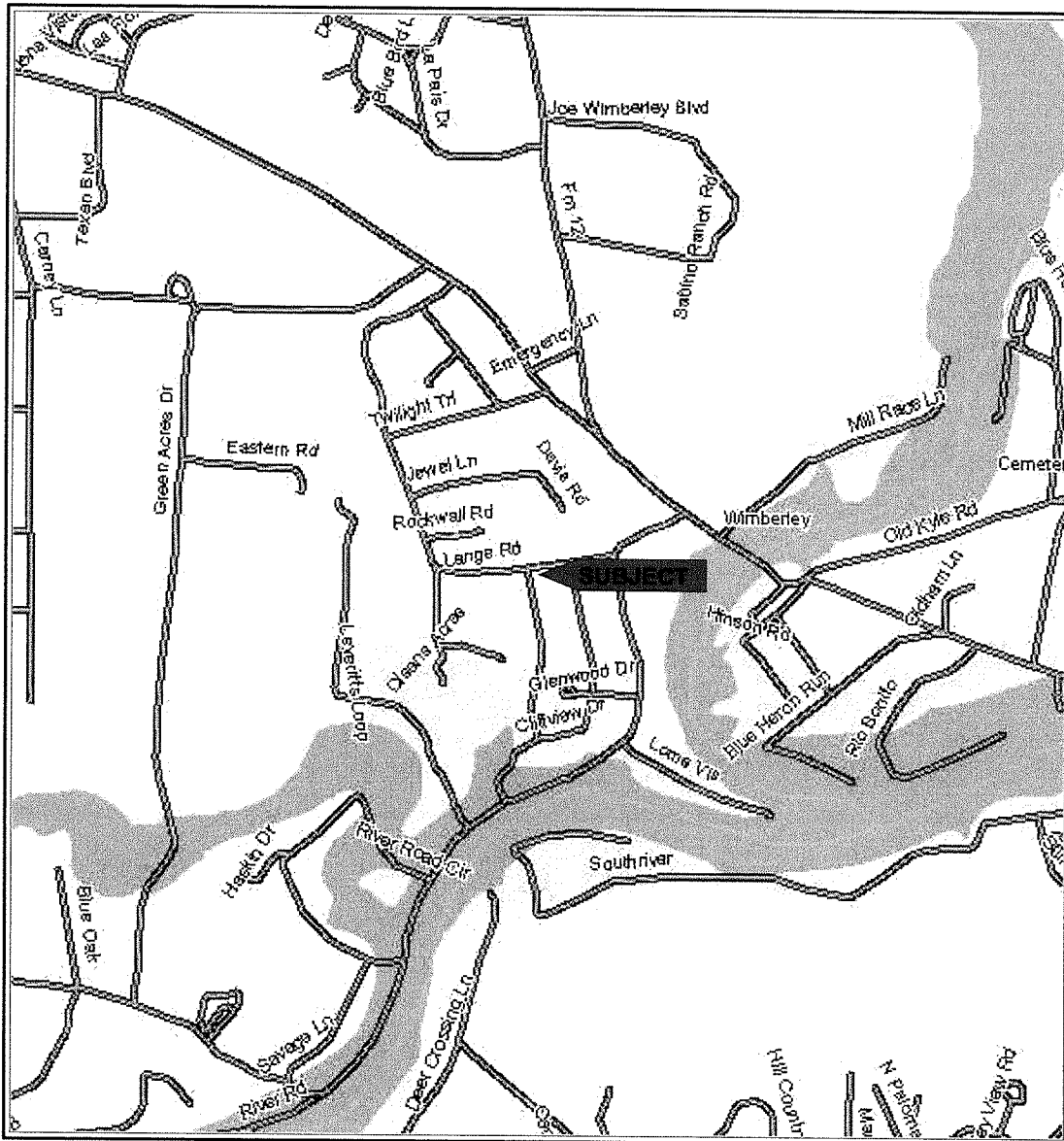
File No. 051920  
 Case No.

Borrower Sylvia Dinsmore Family Trust

Property Address 297 Lange Rd

City Wimberley County Hays State TX Zip Code 78676

Lender/Client Denise Jenkins Address 12200 Klondike Rush Pt, Austin TX 78726



**Flood Map Legends**

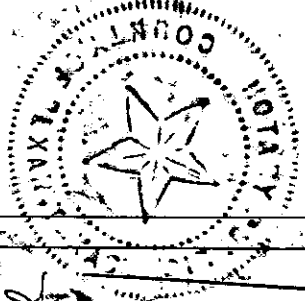
**Flood Zones**

- Areas inundated by 500-year flooding
- Areas outside of the 100 and 500 year flood plains
- Areas inundated by 100-year flooding
- Areas inundated by 100-year flooding with velocity hazard
- Floodway areas
- Floodway areas with velocity hazard
- Areas of undetermined but possible flood hazard
- Areas not mapped on any published FIRM

**Flood Zone Determination**

SFHA (Flood Zone): Out  
 Within 250 ft. of multiple flood zones? Not within 250 feet  
 Community: 481694  
 Community Name: WIMBERLEY, CITY OF  
 Map Number: 48209C0355F  
 Zone: X Panel: 481694 0355F Panel Date: 09/02/2005  
 FIPS Code: 48209 Census Tract: 0108.03

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY, OR COMPLETENESS OF THIS REPORT INCLUDING ANY WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.



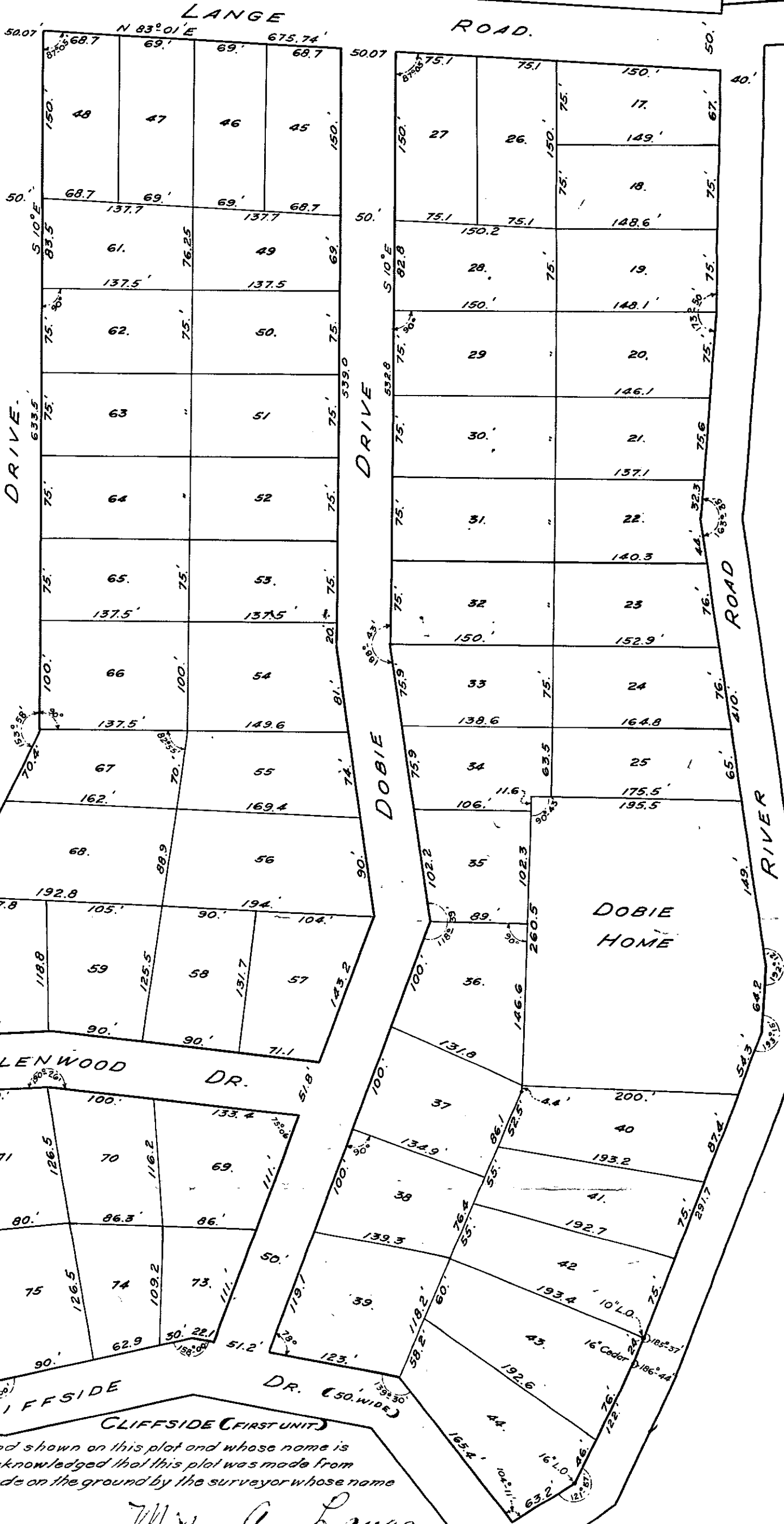
STATE OF TEXAS }  
COUNTY OF BEXAR } I hereby certify that the  
foregoing plat is a true and correct plat, compiled  
from an actual survey made on the ground by me.

Licensed State Land Surveyor,  
County Surveyor, Bexar County, Texas.

Sworn and subscribed to before me, this 7th day of  
Aug., A.D. 1946.

*Prudence Kuykendall*  
Notary Public, Bexar County, Texas

PRUDENCE KUYKENDALL  
Notary Public, Bexar County, Texas



The owner of the land shown on this plat and whose name is  
subscribed hereon acknowledged that this plat was made from  
an actual survey made on the ground by the surveyor whose name  
is endorsed hereon.

*Mrs. A. Lange*  
Owner

STATE OF TEXAS }  
COUNTY OF HAYS }

Before me, the undersigned authority on this  
day personally appeared A. Lange, of the same state, known to be the  
person whose name is subscribed to the foregoing instrument,  
and acknowledged to me that she executed the same for the pur-  
poses and consideration therein expressed.

Given under my hand and seal of office, this  
day of Aug., A.D. 1946.

County Judge *Nettie C. Baldwin*  
Notary Public, Hays County, Texas.  
NETTIE C. BALDWIN

PLAT  
OF  
CLIFFSIDE  
(SECOND UNIT)

A SUBDIVISION OUT OF  
AMASA TURNER SURVEY  
HAYS COUNTY, TEXAS

# Pre-Invoice 61676-0212

## San Marcos Daily Record

P.O. Box 1109  
San Marcos, TX 78667  
512-392-2458

Accounts Payable  
City of Wimberley  
221 Stillwater  
Wimberley, TX 78676

**Customer:** RA0684  
**Phone:** 847-0025  
**Ad No.:** 61676  
**PO Number:**  
**Sales Rep:** Barker, Taffy  
**Bill Date:** 02/12/21  
**Due Date:** 02/17/21

| Public Notices                                               | Date         | Publication                  | Cost           |
|--------------------------------------------------------------|--------------|------------------------------|----------------|
| <b>NOTICE OF PUBLIC HEARING<br/>(Conditional Use Permit)</b> | Feb 18, 2021 | Wimberley Legal Classifieds  | \$80.88        |
|                                                              | Days: 1      | Total Charges:               | \$80.88        |
|                                                              |              | Applied Prepayments/Credits: | \$0.00         |
|                                                              |              | <b>Total Due by 2/17/21:</b> | <b>\$80.88</b> |

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, March 11, 2021 at 6:00 p.m.** to consider the following: **CUP-21-005** – an application for a Conditional Use Permit to allow for a Vacation Rental (STR2) at 297 Lange Rd. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on **Thursday, March 18, 2021, at 6:00 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 (221 Stillwater, Wimberley, TX), or by email (nglaiser@cityofwimberley.com) prior to the hearing. The public will be granted an opportunity to speak at the hearings. If City Hall is closed to visitors on the day of the meeting, or the meeting is virtual for another reason, the City will post the virtual meeting information on its website at [www.cityofwimberley.com](http://www.cityofwimberley.com) so that the public may have access to the meeting. Additional information concerning the proposed action is available for review at the Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

### San Marcos Daily Record

**Detach and return this stub with your payment to:**

**Ad #:** 61676  
**Customer #:** RA0684  
**Customer:** City of Wimberley  
**Bill Date:** 02/12/21  
**Due Date:** 02/17/21  
**Total Due:** \$80.88

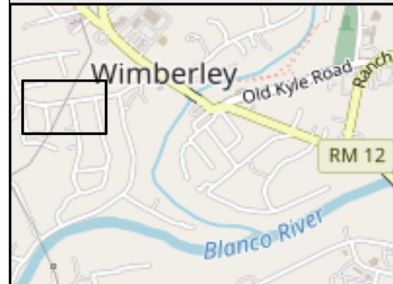
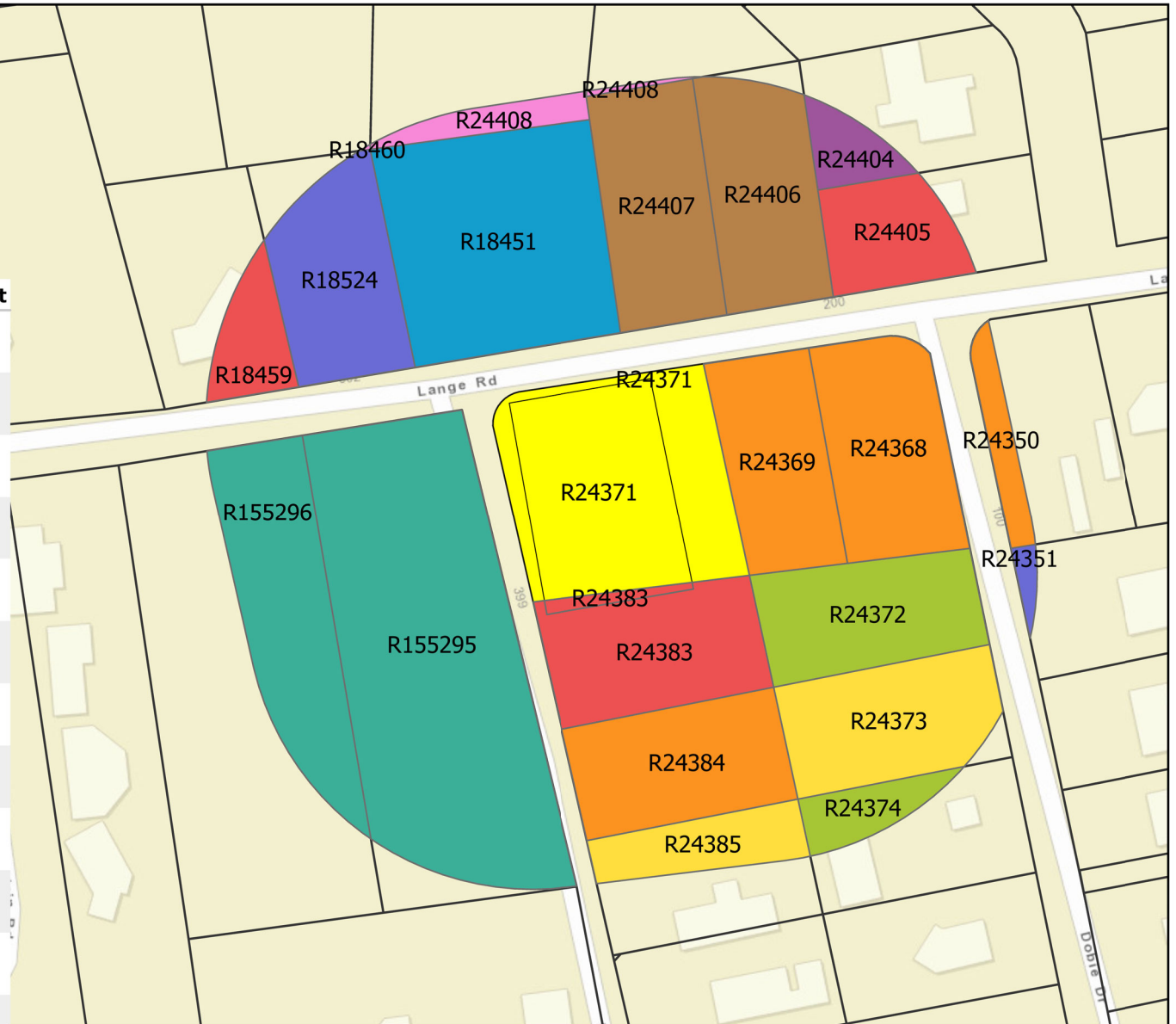
**Payment Method:** ☐ Cash ☐ Check # \_\_\_\_\_  
☐ Visa ☐ M/C ☐ Other: \_\_\_\_\_  
Number: \_\_\_\_\_  
Expiration: \_\_\_\_\_ CVV \_\_\_\_\_  
Name On Card: \_\_\_\_\_  
Signature: \_\_\_\_\_<sup>98</sup>

P.O. Box 1109  
San Marcos, TX 78667



# CUP-21-005

| RefName | OwnerName                    | Percent |
|---------|------------------------------|---------|
| R24385  | LAMBERT RICHARD & LORINDA    | 2.528   |
| R24374  | BROWN MICHAEL & STENIS SARAH | 1.506   |
| R24384  | CONGER RALPH S & OLLE PAT E  | 5.596   |
| R24373  | KIRKHAM CLAYTON              | 5.462   |
| R24372  | BOZARTH LON DEE              | 5.317   |
| R24351  | SPATZ, THOMAS W              | 0.313   |
| R24369  | COOMER JON A BYPASS TRUST    | 5.07    |
| R24368  | COOMER JON A BYPASS TRUST    | 5.98    |
| R24350  | CONGER RALPH S & OLLE PAT E  | 1.272   |
| R24407  | OWENS TERESA L &             | 5.843   |
| R24406  | MAYHUGH LANCE J & LINDA L    | 5.531   |
| R24404  | CARSON DIVERSIFIED LAND LP   | 1.29    |
| R24408  | MAHANAY RICHARD J & DEBRA A  | 0.106   |
| R18460  | MAHANAY RICHARD J & DEBRA A  | 0.007   |
| R24383  |                              | 0.356   |
| R24405  |                              | 3.12    |
| R18451  | AYRES JONATHAN L & DEANNA J  | 10.704  |
| R18524  | SNYDER GABRIELLE & JUSTIN    | 5.337   |
| R18459  | ALLISON ROBERT & TRUDI       | 1.909   |
| R24408  | MAHANAY RICHARD J & DEBRA A  | 1.188   |
| R24383  |                              | 5.67    |
| R155295 | ROEDERER RICHARD             | 18.735  |
| R155296 | ROEDERER RICHARD             | 7.154   |

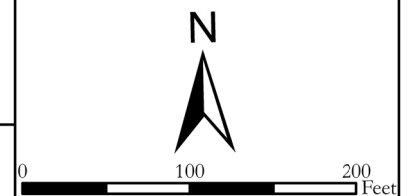


## 200' Notification Map

© OpenStreetMap (and) contributors, CC-BY-SA, City of Wimberley, Comal County, Esri, HERE, Garmin, INCREMENT P, NGA, USGS HaysCAD  
 This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

# 2021

Coordinate System: NAD 1983 StatePlane Texas Central FIPS 4203 Feet





February 26, 2021

**NOTICE OF PUBLIC HEARING**

Re: **File No. CUP-21-005**  
297 Lange Road

Dear Property Owner:

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

The applicant, Denise Jenkins, has requested a Conditional Use Permit (CUP) to allow for the operation of a Vacation Rental(STR2) at 297 Lange Rd, further described as Cliffside Second Unit, Lot 47-48 (HaysCad # R24371). The City of Wimberley Planning and Zoning Commission will consider this request at a public hearing on **Thursday, March 11, 2021, at 6:00 p.m.** Upon recommendation from the Commission, the City Council will hold a public hearing to consider the same request on **Thursday, March 18, 2021, at 6:00 p.m.** Either of these Public Hearings may be held in accordance with Order of the Office of the Governor issued March 16, 2020, whereby the public hearing may be conducted in a telephonic meeting in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19).

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 participate, written comments may be submitted prior to the meeting.

Additional information regarding the proposed request is available on request. Should you have questions, please feel free to email [nglaiser@cityofwimberley.com](mailto:nglaiser@cityofwimberley.com) or call City Hall at 512-847-0025.

Sincerely,

Nathan Glaiser  
City Planning and Development Coordinator  
City of Wimberley



# CITY OF WIMBERLEY

March 1, 2021

## NOTICE BY SIGN POSTING

DATE: March 1, 2021

ZONING NO: CUP-21-005

APPLICANT: Denise Jenkins

TO: CODE ENFORCEMENT / PUBLIC WORKS

Please place a Proposed Zoning Sign on the following property:

Project Site Address: 297 Lange Rd

John Provost  
Public Works / Code Enforcement

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

3/1, 2021

  
SIGNATURE

## **ORDINANCE NO. 2021-XX**

**AN ORDINANCE APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT SUBMITTED BY DENISE JENKINS TO PERMIT THE OPERATION OF A VACATION RENTAL ON PROPERTY LOCATED AT 297 LANGE ROAD, WIMBERLEY, TEXAS, ZONED SINGLE FAMILY RESIDENTIAL (R-2); AND PROVIDING FOR FINDINGS OF FACT; AMENDMENT OF THE ZONING DISTRICT MAP; REPEALER; SEVERABILITY; EFFECTIVE DATE; PROPER NOTICE AND MEETING; AND PROVIDING FOR CERTAIN CONDITIONS.**

**WHEREAS**, an application for a Conditional Use Permit (“CUP”) has been filed by Denise Jenkins (“Applicant”) requesting authorization to operate a vacation rental on real property described as Lots 47 & 48, Cliffside Second Unit, zoned Single Family Residential (R-2); and

**WHEREAS**, a vacation rental is an authorized use in areas zoned Single Family Residential (R-2) upon approval of a CUP;

**WHEREAS**, after conducting a public hearing on the matter, the Planning and Zoning Commission recommended approval of the CUP application; and

**WHEREAS**, the City Council conducted a public hearing on the CUP wherein public comment was received and considered on the application; and

**WHEREAS**, the City Council finds that the use of the subject property as a vacation rental facility, subject to the conditions imposed by this Ordinance, is an appropriate use for the property and is a compatible use with the surrounding properties and neighborhoods.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, 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. APPROVAL - TERMS AND CONDITIONS**

The CITY COUNCIL HEREBY GRANTS the Application for a Conditional Use Permit submitted by Denise Jenkins (“Applicant”) for use as a vacation rental on real property, described as Lots 47 & 48, Cliffside Second Unit, as more particularly described by survey in Exhibit “A”, attached and incorporated by reference, zoned Single Family Residential (R-2), Wimberley, Hays County, Texas, subject to the following terms and conditions:

1. No organized outside activities shall be allowed on the property after 10 p.m.
2. No guests, other than paying guests, shall be allowed on the property at any time, unless approved in advanced, in writing, by the owner or their agent.

3. The grounds outside the residence shall remain free of litter and trash at all times.
4. A fire escape plan, identifying fire exits shall be developed and graphically displayed in each guest room.
5. One (1) smoke alarm shall be provided in each guest room, along with a fire extinguisher visible and accessible to guests.
6. A valid taxpayer number for reporting any Texas/City tax shall be provided to the City along with a copy of the completed City of Wimberley/State of Texas Hotel Occupancy Tax Questionnaire, no later than thirty (30) days of such change.
7. The City shall be notified of any change in ownership of the subject property within thirty (30) days of such change.
8. A copy of the requirements set forth in the CUP shall be made available to all guests.
9. The subject property owner shall provide the City and property owners within two hundred (200) feet of the subject property, with the current names and contact information (including telephone numbers and e-mail address) for the local responsible party for the subject property. The local contact shall be able to respond to any incident within thirty (30) minutes of a call and shall be authorized to make decisions regarding tenants at the property. If the name or contact information for the local contact changes, then the property owners shall notify the City and property owners within two hundred (200) feet of the subject property, with the current name and contact information.
10. Unruly gatherings are prohibited. Unruly gathering means a gathering of more than one (1) person which is conducted on premises within the City and which, by reason of the conduct of those persons in attendance, results in the occurrence of one (1) or more of the following conditions or events on public or private property: the destruction of property; obstruction of roadways, driveways, or public ways by crowds or vehicles; excessive noise; disturbances, brawls, fights or quarrels; public urination or defecation; or indecent or obscene conduct or exposure.
11. The property shall be subject to inspection at any time by designated City representatives if compliance is in question, with proper notice provided if feasible.
12. The CUP shall terminate and be considered abandoned if and when there is evidence of no rental activity, based in part of the State/City Hotel Occupancy Tax Reports, for a period of nine (9) months. The burden shall be on the property owner to prove that use of the property has been in continuous use.
13. The owner of the property or the owner's agent, which may be a vacation rental agency, shall provide each renter a property map for the vacation rental property that shows the boundaries of the property and advises that trespassing on adjacent property is prohibited.

14. Should an operating permit for vacation rental facilities be established by the City in the future, the owner of the subject property shall comply with any and all applicable operating permit requirements that may be established by the City.

15. Maximum occupancy of the property shall be six (6).

### **ARTICLE III. ZONING DISTRICT MAP**

The official Zoning District Map shall be revised to reflect the Conditional Use Permit established by this Ordinance.

### **ARTICLE IV. REPEALER**

All ordinances or parts of ordinances in force when the provisions of this Ordinance become effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed, but only to the extent of any such conflict.

### **ARTICLE V. 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 or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or unenforceability 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 VI. EFFECTIVE DATE**

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

### **ARTICLE VII. 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** by the City of Wimberley City Council on the 18<sup>th</sup> day of March, 2021 by a vote of \_\_\_\_ (Ayes) and \_\_ (Nays) and \_\_ (Abstain).

**CITY OF WIMBERLEY**

By: \_\_\_\_\_  
Gina Fulkerson, Mayor

**ATTEST:**

\_\_\_\_\_  
Laura Calcote, City Secretary



**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney

From: Lon Bozarth  
Sent: Thursday, March 11, 2021 10:31 AM  
To: Nathaniel Glaiser  
Subject: Public hearing File No. CUP-21-005

Nathan  
I live caddy-corner to the described property at 120 Dobie Dr. Our property corners touch. I have no issues with the Vacation Rental request of the property owners.

Regards  
  
.....  
Lon Bozarth // 737.618.0385  
.....



# Allocation Historical Summary

| Results                                                                                    |            |
|--------------------------------------------------------------------------------------------|------------|
| <div>City of Wimberley</div> <div>Authority Code: 2105095</div> <div>Select a year ▼</div> |            |
| 2021                                                                                       |            |
| January                                                                                    | 86,938.67  |
| February                                                                                   | 125,343.98 |
| March                                                                                      | 82,065.28  |
| April                                                                                      | .          |
| May                                                                                        | .          |
| June                                                                                       | .          |
| July                                                                                       | .          |
| August                                                                                     | .          |
| September                                                                                  | .          |
| October                                                                                    | .          |
| November                                                                                   | .          |
| December                                                                                   | .          |
|                                                                                            |            |
| TOTAL                                                                                      | 294,347.93 |

# Allocation Historical Summary

## Results

**City of Wimberley**  
**Authority Code: 2105095**

Select a year ▼

| 2020         |                     |
|--------------|---------------------|
| January      | 77,741.15           |
| February     | 118,033.76          |
| March        | 85,688.99           |
| April        | 69,707.19           |
| May          | 94,850.20           |
| June         | 77,085.76           |
| July         | 85,033.63           |
| August       | 114,582.55          |
| September    | 87,102.14           |
| October      | 85,147.50           |
| November     | 113,033.26          |
| December     | 95,256.28           |
|              |                     |
| <b>TOTAL</b> | <b>1,103,262.41</b> |

# Allocation Historical Summary

## Results

**City of Wimberley**  
**Authority Code: 2105095**

Select a year ▼

### 2019

|              |                   |
|--------------|-------------------|
| January      | 60,176.18         |
| February     | 101,961.21        |
| March        | 65,712.71         |
| April        | 75,584.26         |
| May          | 83,245.81         |
| June         | 76,353.72         |
| July         | 76,106.24         |
| August       | 100,616.08        |
| September    | 71,107.78         |
| October      | 74,245.91         |
| November     | 93,466.97         |
| December     | 82,061.58         |
|              |                   |
| <b>TOTAL</b> | <b>960,638.45</b> |

## LETTER OF INTENT FOR SALE OF REAL PROPERTY

February \_\_\_, 2021

Q4 Interests Ltd  
C/o: John Preston  
825 Usener Street  
Apt. 1035  
Houston, Texas 77009-7443

Re: Purchase of Property for Mt. Edith

Dear Mr. John Preston:

By this letter, City of Wimberley ("Buyer"), presents the manner in which it and Q4 Interests Ltd ("Seller") through John Preston ("Seller's listed corporate agent") agree Buyer may acquire certain real property from Seller as described herein. The parties recognize that the transaction will require further documentation and approvals, including the preparation and approval of a formal agreement setting forth the terms and conditions of the proposed purchase (the "Purchase Agreement"); nevertheless, they execute this letter to evidence their intention to proceed in mutual good faith to complete work required to negotiate terms of a Purchase Agreement that are consistent with this letter.

The proposed terms and conditions include, but are not limited to, the following:

- 1. Property.** Buyer will purchase from Seller all interests and rights, owned or used by Seller in connection with an approximate 287.74 acres piece of land (the "Property") known as Mt. Edith, which is an unrestricted and undeveloped acreage located just west of Wimberley, between Wimberley High School and Jacobs Well Elementary School, and across from the Woodcreek subdivision entrance.
- 2. Consideration.** The consideration (the "Purchase Price") will be established pursuant to appraisal by an appraiser selected and paid by the Buyer and subject to reasonable negotiations with Seller. Buyer will not assume any other liabilities or obligations of Seller over other property adjacent to or previously part of parcel or lot through which the Property, as a right-of-way, runs, and Seller will indemnify and hold harmless Buyer against all such other liabilities and obligations.
- 3. Purchase Agreement.** The transaction will be subject to the negotiation and execution of a definitive Purchase Agreement with terms satisfactory to Seller and Buyer.
- 4. Access.** To permit Buyer to conduct its due diligence investigation, as long as this letter remains in effect, Seller will permit Buyer and its agents to have reasonable access to the Property for purposes of surveying and planning for the use and design of the Property.

- 5. Conditions to Closing.** The closing of the transaction will be subject to certain conditions, including without limitation the following:
- (a) Funds for the purchase of said land are subject to the buyer successfully securing bond monies to purchase the Property.
  - (b) All required approvals, consents, and authorizations of state and federal regulatory authorities shall have been received.
  - (c) All required consents of any third parties shall have been received.
  - (d) Buyer shall have completed a due diligence review of the property and its title of Seller satisfactory to Buyer in its sole discretion.
- 6. Closing Date.** The closing date under the Purchase Agreement will be a date as may be agreed on by the parties.
- 7. Effect of This Letter.** This letter sets forth the intent of the parties only, is not binding on the parties, and may not be relied on as the basis for a contract by estoppel or be the basis for a claim based on detrimental reliance or any other theory. The parties understand that no party shall be bound until the Purchase Agreement has been negotiated, executed, delivered, and approved by the partners or shareholders of Seller and the City Council of Wimberley, as the case may be.
- 8. Termination of Negotiations.** This letter may be terminated at any time by either party giving written notice to the other.

If this letter sets forth your intent to proceed in good faith substantially in the manner outlined in this letter, please sign a copy of this letter and return it to Buyer. This letter of intent shall be of no further force and effect if it is not signed by Seller and returned to Buyer by the close of business on \_\_\_\_\_, 2021.

Very truly yours,

By: \_\_\_\_\_

Buyer

Accepted and agreed to:

By: \_\_\_\_\_

Seller



|                        |                          |
|------------------------|--------------------------|
| <b>AGENDA ITEM:</b>    | <b>City Hall Sign</b>    |
| <b>SUBMITTED BY:</b>   | Rebecca Minnick, Place 1 |
| <b>DATE SUBMITTED:</b> | March 12, 2021           |
| <b>MEETING DATE:</b>   | March 18, 2021           |

## AGENDA FORM

### ITEM DESCRIPTION/SUMMARY

Installation of the first round of city-branded wayfinding signage has begun. The sign on Ranch Road 12 has gone up that directs visitors to City Hall. A new City Hall sign is needed for consistency with the city logo, type font and color scheme. This will enable visitors to more readily identify our city facilities. Signcrafters has designed and constructed the wayfinding signs and also did the existing City Hall sign. The company has provided two bids: One for a completely new sign and one that simply changes out the existing sign using the existing posts.

Funds for the project likely qualify for Hotel Occupancy Tax proceeds.

### 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 checked="" type="checkbox"/> | Current Estimate:         | \$ |
| Not Applicable    | <input type="checkbox"/>            | Amount Under/Over Budget: | \$ |

### STAFF RECOMMENDATION

### ATTACHMENT/S



|                        |                             |
|------------------------|-----------------------------|
| <b>AGENDA ITEM:</b>    | <b>Dark Sky Initiatives</b> |
| <b>SUBMITTED BY:</b>   | Gina Fulkerson              |
| <b>DATE SUBMITTED:</b> | March 12, 2021              |
| <b>MEETING DATE:</b>   | March 18, 2021              |

## AGENDA FORM

### ITEM DESCRIPTION/SUMMARY

In 2015 a group of local volunteers formed the Wimberley Valley Dark Sky Committee to work toward recognition as an International Dark Sky Community. The volunteers worked to provide information and education regarding the benefits of dark skies and to encourage reasonable measures to protect the Wimberley Valley's dark skies. In 2018 Wimberley was recognized as an International Dark Sky Community. The intent of this agenda item is to discuss measures to fully support and enhance our current Dark Skies initiatives and ordinances in a manner that is friendly to both our dark skies and our residents.

In an effort to better implement our Dark Skies initiatives, I recommend that staff and/or council representatives work with representative community members, business owners and Dark Skies Committee members and our dark sky lighting technical consultant to develop recommendations regarding the following:

#### **Education:**

Plans for education of current and incoming Wimberley residents and residents in the ETJ of the goals of our Dark Sky initiatives and the importance of these goals to our Community. Inclusion of dark sky ordinance information to new residents and at the outset of building and remodeling projects.

#### **Dark Sky Compliance Review at Planning and Permitting Stage:**

Possible inclusion of Dark Sky Ordinance compliance review at the planning and permit stage.

#### **Dark Sky Ordinance Review and Recommendations for Revisions:**

Review and make recommended changes to our Outdoor Lighting Ordinance.

### REQUESTED ACTION

Motion ☒

Discussion ☒  
Ordinance ☐  
Resolution ☐  
Other ☐

#### FINANCIAL

Budgeted Item ☒ Original Estimate/Budget: \$  
Non-budgeted Item ☐ Current Estimate: \$ per month\*  
Not Applicable ☐ Amount Under/Over Budget:

\*Most, if not all of the anticipated expenses will be covered as “pass through” expenses or covered by fines.

#### STAFF RECOMMENDATION

#### ATTACHMENT/S

See City website for Sec. 4.09.001 to 4.09.013





|                        |                                               |
|------------------------|-----------------------------------------------|
| <b>AGENDA ITEM:</b>    | <b>Ordinance No. 2021-08 – ESDC Amendment</b> |
| <b>SUBMITTED BY:</b>   | Laura Calcote, City Secretary                 |
| <b>DATE SUBMITTED:</b> | March 12, 2021                                |
| <b>MEETING DATE:</b>   | March 18, 2021                                |

## AGENDA FORM

### ITEM DESCRIPTION/SUMMARY

When the Economic Support and Development Committee’s membership was changed from 9 members to 11 members in October 2020, the initial terms of the members were not updated in the ordinance to reflect the change. Therefore, Ordinance No. 2021-08 corrects this oversight, by providing that five of the members shall serve a one-year term and six members shall serve a two-year term. The terms will be decided at the next Economic Support and Development Committee meeting.

### 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

Approval of Ordinance No. 2021-08.

### ATTACHMENT/S

Ordinance No. 2021-08

**ORDINANCE NO. 2021-08**

**AMENDING 2.04.004, ECONOMIC SUPPORT AND DEVELOPMENT COMMITTEE, SUBSECTION(D) "MEMBERSHIP; MEETINGS" OF ARTICLE 2.04, BOARDS, COMMISSIONS AND COMMITTEES OF THE CODIFIED ORDINANCES OF THE CITY OF WIMBERLEY, PROVIDING FOR SAVINGS, SEVERABILITY, REPEALER, EFFECTIVE DATE AND PROPER NOTICE AND MEETING**

**WHEREAS**, the City of Wimberley is authorized to establish boards, commissions and committees to receive public input and provide recommendations to the City Council.

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

**Section 1.** Sec. 2.04.004, entitled "Economic Support and Development Committee", Subsection (d) "Membership; Meetings", of Article 2.04, BOARDS, COMMISSIONS AND COMMITTEES of the Codified Ordinances of the City of Wimberley is hereby amended as follows (with a ~~strike through~~ meaning such language is deleted and an underline meaning such language is added):

**Sec. 2.04.004 Economic Support and Development Committee**

"(d) Membership; meetings

(1) Number of members.

(A) The committee will have eleven (11) members, one of whom will be the committee chair appointed by the city council.

(B) The committee may have subcommittees of at least three members, one of whom will be the subcommittee chair designated by the subcommittee at its first meeting. Subcommittees may invite input from noncommittee members.

(2) Terms of members.

(A) Upon initial appointment of the Committee, in order to stagger terms of the committee, ~~four~~ five members shall serve a one-year term and ~~five~~ six members shall serve a two-year term. Members shall draw lots as to which term they shall initially serve. Thereafter, Committee members will be appointed to serve a two-year term. There is no limit as to how many terms a member may serve.

(B) Terms shall commence June 1st.

(3) Member selection.

(A) As vacancies occur, city staff and city council will prepare a slate of nominees for city council consideration. The slate will include nominees from various citizen groups, including but not limited to historic preservationists, planners, park supporters, the business community, school districts, media, nonprofits, county representatives, and property owners. The slate will only include individuals that city staff has contacted and who have expressed an interest and availability to serve.

Potential nominees may express interest in the committee by contacting the city secretary in writing.

(B) City staff will endeavor to reflect a variety of interests and diverse points of view (current and future) in the list of committee nominees.

(C) The city council will approve, reject, or modify the list.

(4) Resignation; vacancies. A committee member may resign by notifying the city secretary in writing of his or her intent to resign. A failure to attend three or more sequential committee meetings will constitute a de facto notification of intent to resign. Members appointed to fill a vacancy will complete the unexpired portion of the term.

(5) Meetings.

(A) The committee will meet monthly at city hall, as coordinated with and arranged by city staff. Agendas will be drafted by the committee chair, under the advisement of committee members.

(B) Committee designated subcommittees may meet more often, as coordinated with and arranged by city staff. Agendas will be drafted by the subcommittee chair, under the advisement of subcommittee members.

(C) The committee chair and any subcommittee chair(s), or his or her designee(s), will attend the first city council meeting of each month to update the council on projects and progress.”

## **Section 2. 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 3. 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 4. Repealer.**

The provisions of this Ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this Ordinance are hereby expressly repealed to the extent that such inconsistency is apparent. This Ordinance shall not be construed to require or allow any act that is prohibited by any other ordinance.

## Section 5. Effective Date.

This Ordinance shall immediately upon its passage, publication and other authorizations as may be required by law.

## Section 6. 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** First Reading this 18<sup>th</sup> day of March, 2021, by a vote of \_ (Ayes) to \_ (Nays) \_ (Abstain) vote of the City Council of the City of Wimberley, Texas.

\_\_\_\_\_  
Gina V. Fulkerson, Mayor

**ATTEST:**

\_\_\_\_\_  
Laura J. Calcote, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney





**CITY OF  
WIMBERLEY**

**PROPOSAL  
DOCUMENTS FOR  
COMPREHENSIVE PLAN  
CONSULTING SERVICES**

**CITY OF WIMBERLEY  
221 STILLWATER DRIVE  
WIMBERLEY, TX 78676**

**COMPREHENSIVE PLAN CONSULTING SERVICES**  
**DEFINED TERMS**

**Terms used in this Request for Proposal have meanings indicated below where are applicable to both the singular and plural thereof:**

**Addenda** - Additional changes to the Proposal Document: changes to Proposal Documents are not final until/unless they are addressed in a formal written addenda.

**City** -The City of Wimberley, Texas.

**Contract** - Formal and legally binding agreement entered into between the City and the awarded Proposer.

**Contract Document** - Those documents that comprise a contract, conditions of the contract (general, supplementary, and other conditions), plans and /or drawings, specifications, all Addenda, modifications, and changes thereto, together with any other items stipulated as being specifically included.

**Contractor** - The Proposer to whom the City (on the basis of the City's evaluation as hereinafter provided) makes an award.

**Project** – Provide services of consulting, planning, and technical services to revise and update the City's Comprehensive Plan for the City of Wimberley, Texas.

**Proposal Document** - Those documents that comprise the specifications, proposer information sheet, attachments, all Addenda, modifications, and changes thereto, together with any other items stipulated as being specifically included.

**Proposer** - Person or entity who will submit Proposal Documents to the City to provide services of consulting, planning, and technical services to update the City's Comprehensive Plan for the City of Wimberley.

**Request for Proposal (Proposal)** - Document posted by the City to elicit proposals from potential contractors to provide services.

**Work** - The furnishing of all of the supervision, labor, material, equipment, services, and incidentals necessary to complete any individual item and the entire Contract and the carrying out of any duties and obligations imposed on Contractor by the Contract.

## REQUEST FOR PROPOSAL

Following is a summary of information for this Project.

The City of Wimberley, Texas, hereafter called the City, is requesting sealed written Proposals for selection of a qualified individual, firm, or corporation (Proposer), to provide services of consulting, planning, and technical services to revise and update the City's Comprehensive Plan (Project), to include, in part:

**The City of Wimberley is seeking proposals for a qualified consultant to work with City Council or their designated representative to revise and update the city's Comprehensive Plan. This is a significant revision of the Comprehensive Plan which was last updated in 2016. The City has a proposed operating budget range of \$110,000-150,000.**

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Sealed Proposals will be received at the office of the City Administrator, City of Wimberley, 221 Stillwater Drive, Wimberley, TX 78676 until **2:00 p.m. on Tuesday, May 4, 2021**. Any proposals received after the closing time will not be accepted for consideration and will be returned unopened.

All proposals must be clearly marked on the outside with the following: "Comprehensive Plan Consulting Services."

Proposal documents may be obtained free of charge at the City of Wimberley, 221 Stillwater Drive, Wimberley, TX 78676, by emailing Laura Calcote, City Secretary, at [lcalcote@cityofwimberley.com](mailto:lcalcote@cityofwimberley.com) or through the City's website at <https://www.cityofwimberley.com/contracts>.

Questions regarding the Request for Proposal shall be directed to:

Mike Boese, City Administrator  
City of Wimberley  
Email: [mboese@cityofwimberley.com](mailto:mboese@cityofwimberley.com)

Questions regarding this Proposal must not be directed to other City of Wimberley council, commission, committee, or staff members. Clarification requests will not be accepted by telephone. All responses to clarification requests will be provided to all known proposers in writing by email and publication on the City's website. Questions pertaining to this Proposal must be received no later than five (5) calendar days prior to the closing date of the Proposal.

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**REQUEST FOR PROPOSAL  
COMPREHENSIVE PLAN CONSULTING SERVICES  
CITY OF WIMBERLEY**

**PART 1 – GENERAL REQUIREMENTS**

**1.0 Purpose:**

The City of Wimberley, hereinafter “City,” seeks to enter into an agreement with a qualified individual, firm, or corporation, “Proposer,” to provide a range of consulting, planning, and technical services to update the City’s Comprehensive Plan, herein “Project.”

Services shall include, but not be limited to: community engagement, research, consultation on best practices, meeting facilitation, document drafting, mapping, creation of supporting graphics, statistical analysis, and presentations to elected and appointed officials.

The intent of this project is to update the Comprehensive Plan to reflect the community's vision for its future growth and development and to preserve and enhance the quality of life in Wimberley, Texas.

**2.0 Background:**

The City Council desires to maintain the traditional small-town atmosphere through regulating residential and commercial development. The Comprehensive Plan should contain elements that review existing height building setbacks and minimum building size and other developmental ordinances.

The Comprehensive Plan should contain elements that promote architecture consistent with traditional Hill Country style. The Plan should encourage architectural excellence, which preserves original character, diversity, and the natural beauty of the Hill Country.

The City of Wimberley is in the process of completing the Central Wimberley Wastewater Project, which will provide wastewater to the Wimberley Square area. The dynamics of wastewater in the Wimberley Square has the potential of vastly reshaping the historic area. A major element of this Plan is to review all design elements in Central Wimberley.

The City does not operate the municipal water system but will operate wastewater services only in Central Wimberley through several other locations in Wimberley have wastewater services through Aqua Texas.

The comprehensive plan adopted by ordinance shall constitute the master and general plan for the development of the city. The comprehensive plan shall contain the council’s policies for growth, development, and beautification of the land within the corporate limits and the extraterritorial jurisdiction of the city, or for geographic portions thereof including neighborhood, community, or area-wide plans. The comprehensive plan may include the following elements:

**2.1 Community Vision and Goals;**

**2.2 Environmental Considerations;**

- 2.3 Future Land Use;
- 2.4 Transportation Systems;
- 2.5 Urban Infrastructures;
- 2.6 Community Facilities and Programs;
- 2.7 Historical Elements;
- 2.8 Cultural and Artistic Enrichment;
- 2.9 Community Image;
- 2.10 and such other elements as are necessary or desirable to establish and implement policies and best practices for growth, development, and beautification within the city, its extraterritorial jurisdiction, or for geographic portions thereof, including neighborhood, community, or area-wide plans.

### **3.0 Submission of Proposal:**

- 3.1 To be considered, a signed ORIGINAL SEALED PROPOSAL PLUS eleven (11) identical copies of each proposal and an electronic version must be received by Tuesday, May 4, 2021 at 2:00 p.m., at the location described below:

City of Wimberley  
City Hall  
221 Stillwater Drive  
Wimberley, TX 78676

- 3.2 Complete sets of proposal documents must be used in preparing proposals; the City does not assume any responsibility for errors or misinterpretations resulting from the use of incomplete sets of proposal documents.
- 3.3 Proposals shall be submitted in an opaque, sealed envelope, marked with the Project title, Proposer's name, and address.
- 3.4 Proposals received after the deadline via mail will not be considered and will be returned to the proposer, unopened. Hand delivered qualifications will not be accepted after the deadline in 3.1.
- 3.5 City will not acknowledge or consider proposals that are delivered by telephone, facsimile (fax), or electronic mail (e-mail).

### **4.0 Pre-proposal Conference:**

- 4.1 An optional pre-proposal virtual conference via Zoom is scheduled for all prospective Proposers as follows:

DATE: April 20, 2021  
TIME: 2:00 p.m.  
ZOOM MEETING:  
<https://us02web.zoom.us/j/86787105185?pwd=ajRBY0M0WUVvZ0VITktzZDhiTFEjZz09>  
Meeting ID: 867 8710 5185  
Passcode: 306364  
888 475 4499 US Toll-free  
877 853 5257 US Toll-free

**4.2** The purpose of the pre-proposal conference is to ensure:

- 421 Proposers have a clear understanding of the City needs and have an opportunity to identify any problems that might hinder or prevent from obtaining the proper services, at a fair and reasonable price.
- 422 The accuracy of specifications, descriptions, solicitation terms and conditions, and documents.

**4.3** Any changes resulting from the pre-proposal conference that affect specifications or the scope of work, or that may require an extension to the proposal opening date, will be an amendment to the RFP. Such amendment will be emailed directly to all attendees of the pre-proposal conference and will be made available through the City's website at <https://www.cityofwimberley.com/contracts>.

## **PART II - EVALUATION FACTORS AND AWARD**

**1.0** All properly submitted proposals will be reviewed, evaluated, and ranked by the City.

**2.0** The City will select the most highly qualified proposer(s) of the requested services based on the criteria below and then attempt to negotiate with proposer(s) a contract(s) at a fair and reasonable price. Evaluation factors and associated point values are listed below:

| <b>Item</b> | <b>Evaluation Factor</b>                                                                              | <b>Weighting</b> |
|-------------|-------------------------------------------------------------------------------------------------------|------------------|
| 1           | Company's ability and experience creating and updating comprehensive plans for similar municipalities | 30%              |
| 2           | Project Team Qualifications and Availability                                                          | 20%              |
| 3           | Proposed Methodology, Timelines, Reports and Approach to the Project                                  | 20%              |
| 4           | Work Samples and Client Relations                                                                     | 15%              |
| 5           | Proposal Fee                                                                                          | 15%              |
|             | Total                                                                                                 | 100%             |

### **3.0 Best Value Evaluation and Criteria:**

Proposers may be required to make an oral presentation to the evaluation team to further present their qualifications. These presentations will provide the Proposer the opportunity to clarify their proposal and ensure a mutual understanding of the services to be provided and the approach to be used.

In addition to the criteria above, the City may evaluate based on the best value for the City, the following considerations:

- Reputation of Proposer and of Proposer's services;
- Quality of the Proposer's past services;
- The extent to which the services meet the City's needs;
- Proposer's past relationship with the City;
- Any relevant criteria specifically listed in the solicitation.

#### **4.0 Award:**

- 4.1** The contract award, if issued, shall be made to the Contractor(s) whose proposal, in the City's sole discretion, furthers the City's best interests. The contract may be awarded to one provider for all work, or to several providers for separate identifiable parts, based upon the Proposals received. No award shall be made until all necessary investigations have been made to determine the eligibility and responsibility of the Contractor under consideration and the proposal's validity. The contract award shall be made by the City Council;
- 4.2** After the City's contract award, the City will provide the Contractor with Contract Documents. After proper contract execution, the Applicant shall return all required documents to the City.

#### **5.0 Acceptance of Evaluation Methodology:**

By submitting its proposal in response to this solicitation, Proposers accepts the evaluation process and acknowledges and accepts that determination of the "best value" contractor(s) will require subjective judgments by the City.

## **PART III - PROPOSAL FORMAT**

### **1.0 Proposal Format:**

To achieve a uniform review process and to obtain a maximum degree of comparability, the City requires that proposals be submitted with a signed master (marked “Original”) and additional ten (10) proposals (marked “Copy”) and one (1) electronic version of the proposal on CD or flash drive format. The Proposal shall be printed on letter-size (8-1/2” x 11”) paper and assembled with spiral-type bindings. **DO NOT USE METAL-RING HARDCOVER BINDERS.** One page shall be interpreted as one side of a printed, 8 1/2” X 11” sheet of paper. They are to include the following:

|        |
|--------|
| TAB #1 |
|--------|

#### **1.1. Letter of Transmittal:**

- 1.1.1 Legal name of the company as registered with the Secretary State of Texas.
- 1.1.2 Address of the office that will be providing services.
- 1.1.3 Date of the proposal.
- 1.1.4 Briefly state your firms understanding of the services to be performed and make a positive commitment to provide the services as specified.
- 1.1.5 Provide the name(s) of the person(s) authorized to make representations for your firm, their title(s), address, telephone number, and e-mail address.
- 1.1.6 A statement explaining why the Proposer believes itself to be best qualified to do the required work. Include a description of the key differentiators that make your company and offerings stand out from your competitors.
- 1.1.7 The letter of transmittal shall be signed in permanent ink by a corporate officer or other individuals who have the authority to bind the firm. The name and title of the individuals(s) signing the proposal shall be clearly shown immediately below the signature.

|        |
|--------|
| TAB #2 |
|--------|

#### **1.2 Table of Contents:**

- 1.2.1 Both physical and electronic versions should include a Table of Contents.
- 1.2.2 Physical form must have tabs dividing the sections.
- 1.2.3 Number all pages of the submittal sequentially using Arabic numerals (1, 2, 3, etc.).

TAB #3

1.3 Company's ability and experience creating and updating comprehensive plans for municipalities or similar projects in the State of Texas:

1.3.1 Provide the following information for the company:

- Legal name of the company as registered with the Secretary of State of Texas
- Address of the office that will be providing services
- Number of years in business
- Type of operation (individual, partnership, corporation, joint venture, etc.)
- Number of employees by skill group
- Annual revenue totals for the past five (5) years

1.3.2 Identify the project team and provide a statement of qualifications for those individuals to include education, professional registrations, and area of expertise and years of service in the respective field. The Project Manager shall be identified as well as the role of each individual team member. An organizational chart of the proposed project team shall be included.

1.3.3 Proposer shall identify any sub-contractors along with their expected services to the City for the scope of work on behalf of the firm. Qualifications of any sub-contractors shall be included as specified in Section 1.4. and the sub-contractors shall be shown in the organizational chart.

1.3.4 Provide the names of at least three (3) projects for which your company has provided comprehensive plans for similar municipalities or similar projects completed in the past three (3) years. List the projects in order of priority. City of Wimberley reserves the right to contact listed municipalities at any time during the RFP process. Provide the following information for each project listed:

- City's name and address;
- A brief overview of the work performed and a short description of the services;
- The total fee;
- Duration of projects from contract award to final submission;
- The methodology used for the projects.

TAB #4

1.4 Project Team Qualifications and Availability:

1.4.1 Provide a narrative describing the firm's and project team's unique qualifications as they pertain to this particular Project.

- 1.4.2 Provide a brief history of the firm and the Project manager and team members proposed to be on the Project team. The Project Manager shall have completed no less than five (5) similar projects in the past three (3) years. Project manager and all project team members may not be substituted or changed throughout the term of the agreement without the written approval of the City.
- 1.4.3 Does any family, business, or financial relationship exist between your firm and any City employee, officer, City Council or committee member? If so, please explain.
- 1.4.4 Provide a statement on the availability and commitment of your firm and its principal(s) and assigned professionals, including all consultants to undertake the Project.

TAB #5

1.5. Propose Methodology and Approach of the Project:

- 1.5.1 Describe the method and approach to be used in the comprehensive plan update. Specifically, describe the following:
- community engagement strategies, tools, and techniques;
  - how the citizen and staff steering committees will be utilized throughout the project;
  - meeting facilitation tools and techniques;
  - the process for drafting and revising the individual plan elements;
  - the types of maps and graphics proposed to be used;
  - any unique techniques that your team has successfully utilized on similar projects.

TAB #6

1.6 Timeline:

Proposer shall provide a detailed proposed schedule for the complete project as per the specifications contained herein.

TAB #7

1.7 Reports:

Describe how the firm will report the status of the Project to the Comprehensive Plan Steering Committee.



TAB #8

1.8 Amount of proposal:

1.81 Cost proposal shall include an itemized not-to-exceed fee schedule to include travel and material expenses for each phase of the project, to include but not limited to:

- Phase I – Project initiation and data gathering;
- Phase II – Community engagement
- Phase III – Document production
- Phase IV- Plan adoption

1.82 Provide a fee schedule hourly rate for each team member(s), any sub-contractor(s), reimbursable costs, and any other costs that may be required to complete additional services.

TAB #9

1.9 Work Samples:

Proposer shall include on a flash drive a minimum of three (3) completed and adopted Comprehensive Plans completed for other similar municipalities by the proposed Project Manager.

TAB #10

1.10 Client- Relations:

1.101 Do you have any clients that might pose a conflict to managing our account? Please disclose any clients or contracts of clients doing business within the City.

1.102 Please list three (3) clients (as references) you've had long-term relationships with and describe why the relationship has been successful.

1.103 Is your company currently involved in any transaction to expand or to become acquired by another business entity? If yes, please explain the impact, both in organizational and directional terms.

1.104 Provide any details of all past or pending litigation or claims filed against your company that would affect your company's performance under a contract with the City.

1.105 Provide a claims history under professional malpractice insurance for the past five (5) years for the firm and any team members proposed to provide services.

## **PART IV - SPECIFICATIONS**

### **1.0 Scope:**

The intent of this project is to develop a forward-looking, implementable and action-oriented Comprehensive Plan for the City for periodic review. The proposer will work on this project in conjunction with the City Administrative staff.

Successful Proposer shall engage the community and provide research and advice on best practices throughout the Project. Projected demographic and economic trends and their associated implications on land use and public services shall be considered throughout the process.

Services shall include but are not limited to community engagement, research, consultation on best practices, meeting facilitation, document drafting, mapping, a creation of supporting graphics, statistical analysis, and presentations to elected and appointed officials.

### **2.0 Issues Facing City of Wimberley:**

Proposer shall demonstrate in their response their knowledge and understanding of the issues facing the City of Wimberley and how those issues are relevant to the update of the comprehensive plan.

### **3.0 Comprehensive Plan Elements:** The successful proposer will review the current Comprehensive Plan and subsequent land use plan updates and identify relevant sections that should remain, be revised, or removed. This review should include recognition of deficiencies of the current plan and identification of elements that should be incorporated into the new plan. The elements of the Comprehensive Plan should include but are not limited to:

- 31** Community Vision and Goals, including Growth Factors;
- 32** Environmental Considerations, including Soils, Wastewater Disposals, and Water Quality, Floodplains Areas, Air Quality, Vegetation, Tree Preservation, and Oak Wilt;
- 33** Future Land Use, including Commercial Developments, and Housing;
- 34** Transportation Systems, including Traffic Control Measures;
- 35** Community Infrastructures, including, Sewer Services, and Stormwater Management;

- 36 Community Facilities and Programs, including City Government, Public Safety, Fire Protection, Education, Health Services, Parks and Recreation, and Parks and Greenbelts;
- 37 Historical Elements, including preserving and protecting historical and cultural resources;
- 38 Cultural and Artistic Enrichment, including Visual and Performing Arts;
- 39 Urban Image, including maintaining the City's aesthetic appearance to the residents and visitors;
- 310 A fiscal impact analysis for recommendations:
- 311 and such other elements and best practices as are necessary or desirable to establish and implement policies for growth, development, or redevelopment and, beautification within the city, its extraterritorial jurisdiction, or for geographic portions thereof, including neighborhood, community, or area-wide plans.

#### **4.0 Deliverables:**

The successful Proposer shall provide the City with the following deliverables:

- 4.1 Community Engagement and Facilitation Aids:
  - 4.1.1 Facilitation aids shall foster public outreach and citizen participation and shall include but not be limited to meetings, mailings, surveys, websites, and social media;
- 4.2 Meeting Presentations and Graphics;
- 4.3 Meeting Summaries;
- 4.4 Plan Elements:
  - 4.4.1 Professionally written and edited text;
  - 4.4.2 Maps and graphics;
  - 4.4.3 Charts and graphs.
- 4.5 Final Revised and Updated Comprehensive Plan Document in Microsoft Word format or other editable format by the City, print ready graphics, final plan copies to include 50 bound color copies, and one unbound color copy.

## 5.0 Project Schedule:

The City seeks completion of the Project no later than May 2022. City staff has created the following schedule as a guideline to communicate the anticipated activities necessary to complete the Project on time but seeks the Proposer's scheduling recommendations as well.

|                                   |                         |
|-----------------------------------|-------------------------|
| Consultant Selection:             | May 2021                |
| Project Kick-Off:                 | June 2021               |
| Data Collection;                  | July-August 2021        |
| Public Outreach & Input Sessions: | September-December 2021 |
| Document Drafting:                | January-February 2022   |
| Public Hearings:                  | March-April 2022        |
| Project Close and Presentation:   | May 2022                |

## **PART V - ADDITIONAL INFORMATION**

### **1.0 Type of Contract:**

Any contract resulting from this solicitation will be in the form of the City's Standard Agreement. A sample agreement is attached as Appendix A.

### **2.0 No Reimbursement for Cost:**

Proposer acknowledges and accepts that any costs incurred from the Proposer's participation in this Request for Proposal (RFP) shall be at the sole risk and responsibility of the proposer.

### **3.0 Termination for Convenience:**

City of Wimberley reserves the right to terminate this Contract upon thirty (30) calendar days' written notice for any reason to serve the public interest, or resulting from any governmental law, ordinance, regulation, or court order.

### **4.0 Non-Funding Clause:**

If during the budget planning and adoption, the City Council fails to provide funding for this Contract for the following fiscal year of the City, the City may terminate this Contract after giving the Contractor thirty (30) calendar days' written notice that this Contract is terminated due to the failure to fund it.

### **5.0 Limitation of Liability:**

The City shall not be liable for any expenses Proposers incur in connection with providing a response to this solicitation or for any costs, fees, or lost or foregone profits of unsuccessful offers.

### **6.0 Financial Qualifications of Contractor:**

If requested by the City, Contractor shall be prepared to submit, within five (5) calendar days of the request, a notarized financial statement, financial data or other information and references sufficiently comprehensive to permit an appraisal of their current financial condition.

### **7.0 Examination of Solicitation Documents:**

It is the responsibility of each Proposer, before submitting a proposal to:

- 7.1** Study and carefully examine the scope of work, technical specifications, any special provisions, and contract forms before submitting a proposal.

- 7.2 The submission of a proposal shall be considered conclusive evidence that the Proposer has made such examination and is satisfied as to the conditions to be encountered in performing the work and as to the requirements of the Contract.
- 7.3 Promptly notify the City of all conflicts, errors, ambiguities, or discrepancies which Proposer has discovered in the solicitation.

## **8.0 Interpretations and Addenda:**

- 8.1 All questions about the meaning or intent of the proposal documents are to be directed to the City Administrator. Interpretations or clarifications considered necessary by Purchasing, in response to such questions, will be issued by Addenda and will be emailed directly to all attendees of the pre-proposal conference and posted on the City's website.
- 8.2 Questions received less than five (5) calendar days prior to the due date may not be answered. Only questions answered by formal written addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

## **9.0 Examination of Specifications:**

The Proposer is expected to carefully examine the scope of work, technical specifications, any special provisions, and contract forms before submitting a Proposal. The submission of a proposal shall be considered conclusive evidence that the Proposer has made such examination and is satisfied as to the conditions to be encountered in performing the Work and as to the requirements of the Contract.

## **10.0 Familiarity with Laws:**

The Proposal are assumed to have made themselves familiar with all federal and state laws and all local by-laws, ordinances, and regulations which, in any manner, affect those engaged or employed on the work or affect the materials or equipment used in the Work or affect the conduct of the Work, and the Proposer, if awarded the Contract, shall be obligated to perform the Work in conformity with said laws, bylaws, ordinances and regulations notwithstanding its ignorance thereof. If the Proposer shall discover any provision in the specifications, which is in conflict with any such law, by-law, ordinance, or regulation, the vendor shall forthwith report it to the City in writing.

## **11.0 Modification and Withdrawal of Proposals:**

Proposals may be modified or withdrawn by an appropriate document, duly executed (in the manner that a proposal must be executed) and delivered to the place where proposals are to be submitted at any time prior to the opening of proposals.

## **12.0 Confidentiality:**

The City will use all reasonable efforts to protect any proprietary and confidential information contained in your proposal. Under no circumstance will the City or its members be liable for any damages resulting from any disclosure.

## **13.0 Public Information:**

All information, documentation, and other materials submitted in response to this solicitation are considered non-confidential and/or non-proprietary and are subject to public disclosure under the Texas Public Information Act (*Texas Government Code*, Chapter 552.001, *et seq.*) after award. The City will use all reasonable efforts to protect any proprietary and confidential information contained in your proposal. Under no circumstance will the City or its members be liable for any damages resulting from any disclosure. The City strictly complies with all statutes, court decisions, and opinions of the Texas Attorney General with respect to disclosure of any information.

## **14.0 Reservation of Rights:**

- 14.1** The City reserves the right, without qualification and at its sole discretion, to accept or reject any or all proposals or to make the award to that Proposer, who, in the opinion of the City, will provide the best value to the City. The City reserves the right to reject any proposals, either in entirety or any portion thereof, for failure to meet any criteria set forth in this solicitation.
- 14.2** The City will consider both price and non-price attributes in the evaluation of proposals. The City reserves the right to make an award to other than the lowest price offered or to the offer representing the best combination of price and non-price attributes, in the City's sole judgment, if the City determines that such an award results in the best value to the City and its members.
- 14.3** The City makes no guarantee that a contract award will result from this solicitation. The City reserves the right to revise or terminate this solicitation process at any time. The City may decline to enter into an arrangement with any or all Proposers.
- 14.4** The City reserves the right to revise the solicitation requirements. The City reserves the right to revise the requirements during the solicitation process and any such change may reduce or eliminate the scope of this solicitation.
- 14.5** During all stages of this solicitation process, the City reserves the right to request additional information from individual Proposers or to request all Proposers to submit supplemental materials in the fulfillment of the content requirements of this solicitation or to meet additional information needs. The City will review and may utilize any or all information submitted by a Proposer even if the submitted information has not been specifically requested as part of this solicitation.

- 14.6** Those who submit a proposal do so without recourse against the City or its members for either rejection of their proposal or for failure to execute an agreement for any reason. All offers shall be valid and binding upon the Proposer through contract negotiations and contract execution.

**15.0 Excusable Failure or Delay:**

Neither the Contractor or City shall be held responsible for the failure or delay in delivery or acceptance of Products where such failure or delay is attributable to any act of God or of the public enemy, war, compliance with laws, governmental acts, or regulations, in any case, not in effect as of the date of this agreement, fire, flood, quarantine, embargo, epidemic, unusually severe weather or other causes similar to the foregoing beyond the reasonable control of the party so affected. The party seeking to avail itself of any of the foregoing excuses must promptly notify the other party of the reasons for the failure or delay or acceptance and shall exert its best efforts to avoid further delay.

**16.0 TIN Required:**

Contractor shall provide the City with an Internal Revenue Form W-9, Request for Taxpayer Identification Number and Certification, that is completed in compliance with the Internal Revenue Code, its rule and regulations, and a statement of entity status in a form satisfactory to the City before any contract funds are payable.

**17.0 Indemnity and Hold Harmless:**

- 17.1** To the fullest extent permitted by applicable law, the Contractor and its agents, partners, employees, and consultants (collectively "Indemnitors") shall and do agree to indemnify, protect, defend with counsel approved by the City, and hold harmless the City and its affiliated enterprises, representatives of the City, and their respective officers, directors, employees and agents (collectively "Indemnitees") from and against all claims, damages, losses, liens, causes of action, suits, judgments and expenses, including attorney fees, of any nature, kind, or description (collectively "Liabilities") of any person or entity whomsoever arising out of, caused by, or resulting from the performance of services, or provision of goods, by Contractor pursuant to this contract, or any part thereof, which are caused in whole or in part by any negligent act or omission of the Contractor, anyone directly or indirectly employed by it or anyone for whose acts it may be liable even if it is caused in part by the negligence or omission of any Indemnitee, so long as it is not caused by the sole negligence or willful misconduct of any Indemnitee. In the event more than one of the Indemnitors are connected with an accident or occurrence covered by this indemnification, then each of such Indemnitors shall be jointly and severally responsible to the Indemnitees for indemnification and the ultimate responsibility among such Indemnitors for the loss and expense of any such indemnification shall be settled by separate proceedings and without jeopardy to any Indemnitee. The provisions of this article shall not be construed to eliminate or reduce any other indemnification or right which the City or any of the Indemnitees has by law.



**17.2** Contractor shall protect and indemnify the City from and against all claims, damages, judgments, and loss arising from infringement or alleged infringement of any United States patent, or copyright, arising by or out of any of the services performed or goods provided hereunder or the use by Contractor, or by the City at the direction of Contractor, of any article or material, provided that upon becoming aware of a suit or threat of suit for patent or copyright infringement, the City shall promptly notify Contractor and Contractor shall be given full opportunity to negotiate a settlement. Contractor does not warrant against infringement by reason of the City's design of articles or the use thereof in combination with other materials or in the operation of any process. In the event of litigation, the City agrees to cooperate reasonably with Contractor and parties shall be entitled, in connection with any such litigation, to be represented by counsel at their own expense.

**18.0 Sales and Use Taxes:**

The City is exempt from all Texas State Sales and Use Taxes on materials and equipment to be incorporated in the Work. Taxes shall not be included in the Contract Price.

**19.0 Bribery Clause:**

Applicant certifies that no employees of theirs, of any affiliate, or of any Subcontractor has bribed or attempted to bribe an officer, employee of the City, or member of the Comprehensive Plan Steering Committee.

**20.0 Signing of Agreement:**

When the City gives a notice of award to the successful Proposer, it will be accompanied by the required number of unsigned counterparts of the Agreement with all other written Contract Documents attached. Within ten (10) calendar days thereafter, Contractor shall sign and deliver the required number of copies of the agreement and attached documents to the City with the required certificate of insurance. Within ten (10) calendar days thereafter, the City shall deliver one (1) fully signed copy to Contractor.