



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, MAY 4, 2023 - 6:00 PM

MINUTES

1. **CALL TO ORDER** May 4, 2023, at 6:00 PM

Mayor Gina Fulkerson called the Regular Meeting to order at 6:00 p.m.

2. **CALL OF ROLL**

Council Members Present:

Gina Fulkerson, Mayor
Rebecca Minnick, Place 1
Teresa Shell, Place 2
Chris Sheffield, Place 3
Jim Chiles, Place 4
David Cohen, Place 5

Staff Members Present:

Tim Patek, City Administrator
Tammy Heller, City Secretary
Nathan Glaiser, Director of Planning and Public Works
Kenneth LaVergne, City Attorney

3. **INVOCATION** Scott Tidwell, First Baptist Church

A moment of silence was observed this evening.

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

Mayor Fulkerson led the pledges of allegiance.

5. **CITIZENS COMMUNICATIONS**

The City Council welcomes comments from citizens at regular meetings. Citizens wishing to speak must sign up prior to the meeting being called to order. We abide by the Texas Open Meetings Act, so council members are allowed only to speak about items posted on the agenda. All other inquiries will be forwarded to staff and may be placed on a future agenda for discussion. Speakers will have one opportunity to speak during the time period, and they must observe the three-minute time limit. After you state your name, staff will start the timer and you have 3 minutes to speak. We will endeavor to ensure that meetings are conducted in a courteous manner, and in an atmosphere free of defamation, intimidation, personal affronts, profanity, or threats of violence.

There were no citizen comments this evening.

6. **PRESENTATION AND POSSIBLE ACTION**

6.1. Receive a presentation on the City of Wimberley's Subdivision Ordinance. (Nathan Glaiser, Director of Planning and Public Works)

Bryce Cox, Planner with DNRBZ law firm, provided a presentation regarding the City of Wimberley's Subdivision Ordinance. The summary of changes proposed include improvements to plat procedures, an update to the plat waiver process, and an updated parkland dedication section of the ordinance.

Mr. Cox, discussed the plat improvement procedures which would allow the Planning & Zoning Commission (PZC) to approve subdivision master plans, preliminary plats, final plats, and replats. Minor Plats and Amending Plats could be approved administratively. A technical review of the plat exhibit and associated technical documents (i.e. stormwater plan, traffic impact analysis) would be required as a prerequisite for filing a plat application. This update is proposed in order to simplify, clarify and comply with state laws.

A lengthy discussion was held about plat procedures and which governing body should consider these cases at the City level.

Mr. Cox presented a subdivision master plan and platting process flow chart. This begins with submission of exhibits for technical certification, then a review of exhibits is administered and staff will either issue comments for correction or approval of exhibits as being technically compliant. The applicant would then submit a plan including certified exhibits and these may only be submitted on certain days of the month according to the submittal calendar. Staff will review for completeness. If complete, it will go before the PZC. Any administratively approved items would occur at this time. If approval is withheld, it will be presented to the PZC. Planning and Zoning hears and takes action on the application and may approve, approve with conditions, or disapprove the application. Lastly, the notification of the application approval, conditional use or denial is stated.

Plat waivers, formerly called variances, were discussed. The specific criteria for granting plat waivers has been added and the proposed body to approve these plat waivers would be the City Council.

Parkland Dedication and Improvement was discussed and the following are being proposed:

- A requirement of parkland dedication when the minimum requirements are met, and fee-in-lieu can be requested when minimum requirements cannot be met
- Removal of credit allowance for private parks
- Increased minimum parkland dedication to 5 acres (previously 3 acres), unless a smaller tract is in the interest of the City of adjacent to an existing park
- Create a parkland dedication and improvement fund (for fee-in-lieu)
- Fee-in-lieu collected at time of plat recording for single-family residential and time of building permit for multifamily
- Addition of Parkland Improvement Agreements for phased subdivisions

Upon completion of discussion, consensus is to bring an Ordinance forward as proposed with a presentation to be held at the Planning and Zoning Commission Meeting in June and consideration by Council at their June 15, 2023 Regular Meeting.

7. CONSENT AGENDA

A motion was made by Council Member Cohen, seconded by Council Member Chiles to approve the consent agenda. The motion carried unanimously (5-0).

7.1. Consider approval of the following City Council Meeting Minutes:

- A. April 20, 2023 Workshop Meeting Agenda
- B. April 20, 2023 Regular Meeting Agenda
- C. April 24, 2023 Historic Preservation Townhall Meeting

8. DISCUSSION AND POSSIBLE ACTION

- 8.1.** Consider action on Resolution No. 07-2023, authorizing the submission of a Nomination for funding from the Texas Department of Transportation 2023 Transportation Alternatives Set-Aside Program call for projects; and authorizing the Mayor to act as the City's authorized representative in all matters pertaining to the City's participation in the 2023 Transportation Alternatives Set-Aside Program.

Tim Patek, City Administrator, provided a brief update on the Transportation Alternative Grant stating a Resolution of Support from the City Council is required as part of the application process.

Upon completion of discussion, a motion was made by Council Member Cohen, seconded by Council Member Sheffield to approve Resolution No. 07-2023 as presented. The motion carried unanimously (5-0).

9. CITY COUNCIL REPORTS

9.1. Announcements

Tammy Heller, City Secretary, reminded the Council about the Special Meeting next Friday to swear in Council Members for Place 1, Place 3, and Place 5 which all ran unopposed in the May 6, 2023 General Election.

Tim Patek, City Administrator, provided an update of meetings he will be attending in the coming weeks and stated his monthly report will be sent out to the Council soon.

Rebecca Minnick, reminded Council that she would not be at the next meeting because she is completing her training at the TML Leadership academy.

9.2. Future Agenda Items

No future agenda items discussed.

10. ADJOURNMENT

A motion was made by Council Member Cohen, seconded by Council Member Chiles to adjourn the regular meeting at 7:37 p.m. The motion carried unanimously (5-0).

RECORDED BY:

Tammy Heller, City Secretary

APPROVED BY:

Gina V. Fulkerson, Mayor

