



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, MARCH 20, 2025 - 6:00 PM

AGENDA

1. **CALL TO ORDER** March 20, 2025, at 6:00 PM

2. **CALL OF ROLL**

3. **INVOCATION**

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

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.

6. **CONSENT AGENDA**

6.1. Consider approval of Minutes from the March 6, 2025 Regular City Council Meeting. *(Tammy Heller, City Secretary)*

6.2. Approval of the January 2025 Revenue and Expenditure Report for the City of Wimberley. *(Tim Patek, City Administrator)*

7. **PRESENTATION AND POSSIBLE ACTION**

7.1. Receive an update from Langford Community Management Services (LCMS) on the Comprehensive Master Plan. *(Tim Patek, City Administrator)*

8. **PUBLIC HEARINGS AND POSSIBLE ACTION**

8.1. Hold a public hearing and consider possible action on Ordinance 2025-08, an application for a Conditional Use Permit (CUP-25-004) to allow for the operation of a Vacation Rental (STR2) at 110 Malone Drive, Wimberley, Texas. *(Nathan Glaiser, ACA/Director of Development Services)*

- 8.2. Hold a public hearing and consider possible action on Ordinance 2025-09, an application for a Conditional Use Permit (CUP-25-005) to allow for administrative and professional office use at 45 La Buena Vista Dr, Wimberley, TX (*Nathan Glaiser, ACA/Director of Development Services*)

9. **DISCUSSION AND POSSIBLE ACTION**

- 9.1. Hold discussion and consider action on the mid-year review of goals and priorities for Fiscal Year 2025. (*Tim Patek, City Administrator*)

10. **CITY COUNCIL REPORTS**

- 10.1. Announcements
- 10.2. Future Agenda Items

11. **ADJOURNMENT**

EXECUTIVE SESSION NOTE: The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for Executive 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. 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, in compliance with Chapter 551, Texas Government Code, on Friday, March 14, 2025, by 6:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.



Tammy Heller, 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 Tammy Heller at (512) 648-2403 two business days in advance of the meeting for appropriate arrangements.





AGENDA ITEM:	1. Consider approval of Minutes from the March 6, 2025 Regular City Council Meeting. <i>(Tammy Heller, City Secretary)</i>
SUBMITTED BY:	
DATE SUBMITTED:	03/11/2025
MEETING DATE:	March 20, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

REQUESTED ACTION

Motion

FINANCIAL

STAFF RECOMMENDATION

Approve Minutes as presented or amend as necessary

ATTACHMENT/S

1. 03-06-2025 Regular Meeting Minutes



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, MARCH 6, 2025 - 6:00 PM

MINUTES

1. **CALL TO ORDER** March 6, 2025, at 6:00 PM

Mayor Jim Chiles called the regular meeting of the City Council to order at 6:00 p.m.

2. **CALL OF ROLL**

City Council Present

Jim Chiles, Mayor
Rebecca Minick, Place 1
Bo Bowman, Place 2
Chris Sheffield, Place 3
Bob Clark, Place 4
David Cohen, Place 5

City Staff Present

Tim Patek, City Administrator
Nathan Glaiser, Assistant City Administrator/Director
of Development Services
Tammy Heller, City Secretary
Richard Shaver, Director of Parks and Recreation
Michele Woods, Tourism Director
Paul Wendland, City Attorney

3. **INVOCATION**

Jim Denham, Chapel in the Hills

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

Mayor Chiles 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.

Greg McBride, spoke in support of the food trailer that is on the agenda for a temporary structure this evening. Mr. McBride also spoke in support of the WPDD that will be considered this evening.

6. **CONSENT AGENDA**

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

- 6.1. Consider approval of the February 20, 2025 City Council meeting minutes. (*Tammy Heller, City Secretary*)
- 6.2. Consider the appointment of Will Rothell to fill a vacancy on the Hotel Occupancy Tax Advisory Committee. (*Rebecca Minnick, Mayor Pro Tem*)

7. **CITY STAFF REPORT**

- 7.1. Tourism Director Report regarding, but not limited to, Hotel Occupancy Tax Collections, programs/events and other projects. (*Michele Woods, Tourism Director*)

This item was considered after item 8.1.

Michele Woods, Director of Tourism, provided a report on the following:

1. Hometown Holiday Launch
2. New Welcome Center Development
3. Year to Date HOT Revenue - up 13.5% on average over last year
4. Visitor Statistics - 267K visitor days since October 1
5. Website enhancements, community engagement, monthly newsletter launch, advertising & outreach, email list compilation and short-term rental compliance
6. HOT Grant updates
7. Feasibility studies regarding a seasonal ice skating rink
8. Wimberley Strong Memorial Concert sponsorship and ticket sales information

Mrs. Woods answered questions by the council regarding visitor numbers, the monthly newsletters, and compliance concerns with short-term rentals.

- 7.2. Parks Director Report regarding, but not limited to, programs/events and maintenance projects. (*Richard Shaver, Parks Director*)

Richard Shaver, Director of Parks and Recreation, provided the following updates:

1. The City of Wimberley officially received the "Bird City" Designation.
2. 2025 Swim Season reservations opened March 1st
3. 2025 Summer Camp reservations opened February 1st
4. The Texas Parks and Recreation Society hosts regional and state conferences and at the regional conference the City was recognized with four photography awards. At the State conference, Ryan Zizzo from the Parks Maintenance department competed in the Parks Maintenance Rodeo and won 4th place in the Backpack Blower Obstacle Course.
5. The Community Center recently received upgrades to its audio/visual equipment along with cosmetic upgrades to meeting rooms.
6. The Sponsorship Program is in its second year and these help support large special events. Currently, there are nearly \$20,000 in sponsorship this year.

Mr. Shaver answered questions posed by the Council regarding reservations, trail projects, activity outreach to citizens, and ticket sales to the Flood Remembrance concert.

8. **DISCUSSION AND POSSIBLE ACTION**

- 8.1.** Discuss and consider possible action regarding an elevated walkway at the Patsy Glenn Refuge. *(Richard Shaver, Parks Director)*

Richard Shaver, Director of Parks and Recreation, stated this project was initially approved as a budget amendment in the previous fiscal year. However, due to unforeseen circumstances, the Wimberley Birding Society was unable to initiate the project at that time. The group is now requesting funding once again to construct an elevated platform at the Patsy Glenn Refuge.

Members of the birding society provided a brief presentation of the project, which is a small boardwalk bridge over the trail where water typically overflows.

Upon completion of discussion, a motion was made by Council Member Bowman, seconded by Council Member Cohen, to approve funding for the elevated walkway at the Patsy Glenn Refuge, as presented. The motion carried (5-0).

- 8.2.** Consider approval of a diligence funding agreement with Hays County for the Blue Hole Nature Center in conjunction with the Hays County 2020 Parks Bond Fund. *(Richard Shaver, Parks Director)*

Richard Shaver, Director of Parks and Recreation, provided information to the Council regarding this funding agreement that stems from the 2020 Hays County Parks Bond, through which the Blue Hole Nature Center project was selected to receive funding. Hays County has allocated \$3 million to the City of Wimberley. Park staff intend to leverage this allocation as matching funds for grant applications and public-private partnerships to secure the remaining \$1,536,425 needed to complete the total project budget of \$4,536,425.

Mr. Shaver answered questions posed by the Council related to concept plans, budgeting, location of the building, water re-use, and meeting spaces within the facility.

Mr. Shaver noted the Due Diligence Funding Agreement and the concept plans developed in 2020 are included in the packet. Upon execution of this agreement, the city will issue a Request for Proposals (RFP) for an architectural firm to refine the concept plans to align with Wimberley's current needs in 2025 and ensure the project is construction ready. The selected firm will also oversee project management throughout the construction phase.

Mr. Shaver noted this initiative represents a transformative step forward for Wimberley Parks and Recreation. By investing in this project, the city is not only enhancing our community's access to nature and recreation but also ensuring that future generations can experience the beauty and ecological richness of Wimberley. The Blue Hole Nature Center will serve as a cornerstone for environmental education, conservation, and outdoor engagement, strengthening our community's connection to the land. With this progress, Wimberley is poised to lead the way in thoughtful, sustainable recreation development, shaping a legacy that will benefit our residents for years to come.

Upon completion of discussion, a motion was made by Council Member Sheffield, seconded by Council Member Cohen, to approve the diligence funding agreement with Hays County for the Blue Hole Nature Center, as presented. The motion carried unanimously (5-0).

- 8.3.** Discuss and consider possible action regarding a request to permit a temporary structure located at 110 Old Kyle Road, Wimberley, Texas. *(Nathan Glaiser, ACA/Director of Development Services)*

Nathan Glaiser, ACA/Director of Development Services, provided information on the renewal request for a temporary structure located at the Willow Creek Watering Hole located at 110 Old Kyle Road. Mr. Glaiser stated there are plans in the works to get them hooked up to utilities, but no changes at this time. This is just a renewal of their food truck at this time.

Upon completion of discussion, a motion was made by Council Member Minnick, seconded by Council Member Clark, to approve the request for a temporary structure at 110 Old Kyle Road, as presented. The motion carried unanimously (5-0).

- 8.4.** Discuss and consider possible action on Ordinance 2025-05, regarding case ZA-25-001, an application for a Wimberley Planned Development District on property located at 320 Wimberley Square, Wimberley, TX, 78676. (*Nathan Glaiser, ACA/Director of Development Services*)

Nathan Glaiser, ACA/Director of Development Services, provided information on the modified design standards that were discussed by a committee consisting of himself, the Mayor, Mayor Pro Tem, City Administrator, PZC Vice Chair, Developer, Architect, David Baker, and a water consultant.

Mr. Glaiser presented the following additional development regulations that were added during these discussions:

Water Conservation Requirements

- A. Property owners shall submit a water conservation plan to the City of Wimberley detailing measures to be implemented to meet the 40% reduction requirement.
- B. The property shall implement measures to achieve a minimum reduction of 40% in potable water consumption compared to baseline usage as determined by industry standards according to TCEQ.
- C. Conservation measures may include, but are not limited to:
 - 1. Installation of water-efficient fixtures and appliances meeting or exceeding EPA WaterSense standards.
 - 2. Utilize TCEQ-approved alternative water supplies such as rainwater, air-conditioning condensate, or graywater to fulfill non-drinking water quality demands, including but not limited to, landscape irrigation, decorative water features, pool, cooling tower make-up water, indoor toilet flushing or other TCEQ approved alternative water uses.
 - 3. Adoption of rainwater harvesting and storage systems.
 - 4. Regular maintenance and repair of leaks in plumbing and irrigation systems.
 - 5. Use of water-efficient cooling and heating systems in commercial and industrial buildings.

Compliance and Monitoring

- A. Property owners shall submit an onsite water management plan that outlines how the water systems will be maintained, monitored, and water savings recorded.

Council posed comments and questions regarding water storage capacity, revisions to the design standards that will help with sustainability concerns, public access, and stormwater drainage.

Upon completion of discussion, a motion was made by Council Member Minnick, seconded by Council Member Bowman, to approve Ordinance 2025-05, regarding the application for a WPDD at 320 Wimberley Square, as presented. The motion carried unanimously (5-0).

- 8.5.** Discuss and consider approval of Resolution 01-2025, accepting an easement for a tract of land known as ID# R109088, legal description South River Unit 1, Stillwater Road, Abstract S7961-South River Unit 1, Wimberley, Hays County, Texas, owned by SRC Property Owners Association. (*Tim Patek, City Administrator*)

Tim Patek, provided information to the Council regarding an easement for property known as Stillwater Street. He stated that Tracey B. Dean, Director of the SRC Property Owner's Association, approached the city about donating, to the City, the easement of Tract #1 – South River Unit 1 Stillwater Road, an approximately 1.90-acre tract, which is known as Stillwater Street. Mr. Dean paid all taxes associated with this property/street and all documentation is now ready for council consideration and acceptance. He stated that Mr. Dean is in attendance for any questions.

Mr. Dean stated he attempted to donate this property to previous councils, but it never occurred.

Upon completion of discussion, a motion was made by Council Member Cohen, seconded by Council Member Bowman, to approve Resolution 01-2025, accepting the donation easement of Stillwater Street, as presented. The motion carried unanimously (5-0).

- 8.6.** Discussion and possible action related to the selection of roads that will receive improvements in FY

2025. (Tim Patek, City Administrator)

This item was considered prior to Item 8.3.

Ryan Bell, with Gilpin Engineering, presented five potential road projects that were identified with the assistance of City staff and feedback from the community to receive improvements this budget year. After presenting an update on Masonic Lodge, Oak Drive, Hillview Road, Mesa Drive, and River Road (Segment 1), Mr. Bell responded to questions and comments from the council.

A comment was made that repaving on Oak Drive was supposed to be completed when the sewer was installed, and since this didn't occur at that time, there is a need to complete it. She also inquired about thicker asphalt on Mesa Drive due to large garbage trucks in cul-de-sacs.

Mr. Bell and Mr. Patek responded to questions regarding the amount in the road budget, budget surplus, other roads that have a poor Paving Condition Index (PCI) and potential cost savings for completing roads that are in proximity to one another, such as Mesa Drive and Hillview Road.

Upon completion of discussion, Masonic Lodge and Oak Drive were selected as the roads to go out for bid for this Fiscal Year. Staff will bring back a road maintenance list after the FY2025-2026 budget is approved to allow council to select additional roads that will receive the next round of improvements.

A motion was made by Council Member Cohen, seconded by Council Member Bowman, to solicit bids for Masonic Lodge and Oak Drive. The motion carried unanimously (5-0).

- 8.7.** Discuss and consider possible action regarding Ordinance 2025-07, declaring unopposed candidates in the May 3, 2025 General Election elected to office; canceling the General Election; providing for severability, conflicting provisions, governing law, proper notice and open meetings, and an effective date. (Tammy Heller, City Secretary)

Tammy Heller, City Secretary, declared all candidates were unopposed during the filing period for the May 3, 2025 General Election. This ordinance cancels the election. She noted that the certification of unopposed candidates was presented to the Mayor and Council, and is included in the packet. The three candidates (Minnick, Sheffield, Cohen) cannot assume office for their new term before the regular canvassing period that would have taken place for the General Election. The official canvass is Tuesday, May 13th at 5:30PM. The certificates of election will be presented at that time.

A motion was made by Council Member Clark, seconded by Council Member Bowman, to approve Ordinance 2025-07, as presented. The motion carried unanimously (5-0).

9. CITY COUNCIL REPORTS

9.1. Announcements

1. Emergency Responders Appreciation Luncheon: March 13th 11:30AM-1:30PM
2. Visit Wimberley Welcome Center - Grand Opening: March 13th 4:00PM-6:00PM
3. The City Administrator will be on vacation from March 24-28, 2025.
4. 2325 Sidewalk Update provided by Mayor Chiles
5. Council Member Bo Bowman will miss the next City Council meeting.
6. The City Administrator will meet with a TxDOT representative regarding the paving of Ranch Road 12 from the Community Center to the Bridge.

9.2. Future Agenda Items

1. An update on the Old Kyle Road Project will be on a future agenda (Date TBD)
2. An update, from Langford Community Management Services (LCMS), on the Resilient Communities Program (RCP) - Comprehensive Master Plan will be on the March 20th agenda

10. ADJOURNMENT

A motion was made by Council Member Cohen, seconded by Council Member Clark to adjourn the meeting at 7:36 p.m.

RECORDED BY:

Tammy Heller, City Secretary

APPROVED BY:

Jim Chiles, Mayor





AGENDA ITEM:	2. Approval of the January 2025 Revenue and Expenditure Report for the City of Wimberley. <i>(Tim Patek, City Administrator)</i>
SUBMITTED BY:	Tim Patek
DATE SUBMITTED:	03/11/2025
MEETING DATE:	March 20, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

REQUESTED ACTION

Motion

FINANCIAL

The Revenue and Expense Report for January 2023 is attached for review.

STAFF RECOMMENDATION

ATTACHMENT/S

1. January Revenue_Expense Report

City of Wimberley
Revenue And Expense Report
As of January 31, 2025

3/14/2025 10:39 AM

100 - General Fund	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Revenue Summary							
15-Administration	200,256.30	745,964.41	2,028,000.00	1,282,035.59	63.22%	717,672.23	2,165,665.33
51-Community Center	9,775.00	21,864.97	75,300.00	53,435.03	70.96%	29,821.55	86,704.57
Revenue Totals	<u>210,031.30</u>	<u>767,829.38</u>	<u>2,103,300.00</u>	<u>1,335,470.62</u>	<u>63.49%</u>	<u>747,493.78</u>	<u>2,252,369.90</u>
Expense Summary							
15-Administration	59,104.08	280,772.48	762,000.00	481,227.52	63.15%	229,290.10	785,271.97
16-Legal	3,004.81	11,886.62	80,000.00	68,113.38	85.14%	19,183.26	61,748.81
17-Council/Board	694.61	9,096.05	109,000.00	99,903.95	91.66%	21,984.57	87,616.03
18-Building	2,880.00	15,407.50	50,000.00	34,592.50	69.19%	15,162.50	62,510.09
21-Public Safety	9,760.00	13,120.00	72,000.00	58,880.00	81.78%	14,390.00	82,650.39
30-Public Works	26,734.39	113,686.55	333,200.00	219,513.45	65.88%	94,815.03	306,371.13
31-Roads	4,285.19	51,163.78	449,659.01	398,495.23	88.62%	17,322.97	353,339.04
33-Water/Wastewater	0.00	0.00	2,000.00	2,000.00	100.00%	0.00	0.00
51-Community Center	16,613.44	82,000.44	259,600.00	177,599.56	68.41%	48,121.59	197,937.20
52-Parks	3,761.60	5,029.81	9,500.00	4,470.19	47.05%	1,585.84	3,958.39
Expense Totals	<u>126,838.12</u>	<u>582,163.23</u>	<u>2,126,959.01</u>	<u>1,544,795.78</u>	<u>72.63%</u>	<u>461,855.86</u>	<u>1,941,403.05</u>
Revenues Over(Under) Expenditures	<u>83,193.18</u>	<u>185,666.15</u>	<u>(23,659.01)</u>	<u>0.00</u>	<u>0.00%</u>	<u>285,637.92</u>	<u>310,966.85</u>

City of Wimberley
Revenue and Expense Report
As of January 31, 2025

3/14/2025 10:39 AM

100 - General Fund Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
15-Administration							
<u>Tax Revenue</u>							
15-5120 General Sales & Use Tax	130,890.28	520,609.22	1,513,000.00	992,390.78	65.59%	504,276.12	1,545,163.85
15-5131 Mixed Beverage Tax	8,729.02	34,726.05	80,000.00	45,273.95	56.59%	27,078.46	94,439.19
15-5171 Franchise Tax	52,155.22	137,154.61	300,000.00	162,845.39	54.28%	143,838.98	312,458.12
Total Tax Revenue	191,774.52	692,489.88	1,893,000.00	1,200,510.12	63.42%	675,193.56	1,952,061.16
<u>Licenses & Permits</u>							
15-5211 Beer & Wine Permits	0.00	1,125.00	7,000.00	5,875.00	83.93%	3,675.00	13,520.00
15-5219 Sign Permits	0.00	175.00	1,000.00	825.00	82.50%	580.00	1,060.00
15-5221 Building Permits	2,424.80	16,279.30	35,000.00	18,720.70	53.49%	9,930.98	70,407.28
Total Licenses & Permits	2,424.80	17,579.30	43,000.00	25,420.70	59.12%	14,185.98	84,987.28
<u>Service Fees</u>							
15-5413 Zoning	2,250.00	4,050.00	12,000.00	7,950.00	66.25%	5,471.30	15,533.80
15-5414 Subdivision Fees	0.00	1,725.00	2,000.00	275.00	13.75%	0.00	2,419.50
15-5416 Building Inspections	1,365.00	12,500.00	25,000.00	12,500.00	50.00%	8,225.00	42,382.75
15-5417 Bldg Plan Reviews	150.00	6,482.50	12,000.00	5,517.50	45.98%	2,615.00	23,068.25
Total Service Fees	3,765.00	24,757.50	51,000.00	26,242.50	51.46%	16,311.30	83,404.30
<u>Other Income</u>							
15-5611 Interest Revenues	2,120.98	10,024.73	40,000.00	29,975.27	74.94%	12,049.39	46,178.40
15-5701 Other/Misc	171.00	1,113.00	1,000.00	(113.00)	(11.30%)	(68.00)	(965.81)
Total Other Income	2,291.98	11,137.73	41,000.00	29,862.27	72.83%	11,981.39	45,212.59
Total Administration	200,256.30	745,964.41	2,028,000.00	1,282,035.59	63.22%	717,672.23	2,165,665.33
51-Community Center							

City of Wimberley
Revenue and Expense Report
As of January 31, 2025

3/14/2025 10:39 AM

100 - General Fund Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
<u>Service Fees</u>							
51-5475 WCC Facility Rentals	8,105.00	18,324.25	60,300.00	41,975.75	69.61%	27,446.55	64,961.84
Total Service Fees	<u>8,105.00</u>	<u>18,324.25</u>	<u>60,300.00</u>	<u>41,975.75</u>	<u>69.61%</u>	<u>27,446.55</u>	<u>64,961.84</u>
<u>Revenues</u>							
51-5476 Special Events	1,670.00	3,525.00	15,000.00	11,475.00	76.50%	2,375.00	21,742.73
Total Revenues	<u>1,670.00</u>	<u>3,525.00</u>	<u>15,000.00</u>	<u>11,475.00</u>	<u>76.50%</u>	<u>2,375.00</u>	<u>21,742.73</u>
<u>Tax Revenue</u>							
51-5479 Vending/Merchandise	0.00	15.72	0.00	(15.72)	0.00%	0.00	0.00
Total Tax Revenue	<u>0.00</u>	<u>15.72</u>	<u>0.00</u>	<u>(15.72)</u>	<u>0.00%</u>	<u>0.00</u>	<u>0.00</u>
Total Community Center	<u>9,775.00</u>	<u>21,864.97</u>	<u>75,300.00</u>	<u>53,435.03</u>	<u>70.96%</u>	<u>29,821.55</u>	<u>86,704.57</u>
Total Revenue	<u>210,031.30</u>	<u>767,829.38</u>	<u>2,103,300.00</u>	<u>1,335,470.62</u>	<u>63.49%</u>	<u>747,493.78</u>	<u>2,252,369.90</u>

City of Wimberley
Revenue and Expense Report
As of January 31, 2025

3/14/2025 10:39 AM

100 - General Fund Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
15-Administration							
<u>Personnel Services</u>							
15-6101 Salary Pay	0.00	692.40	0.00	(692.40)	0.00%	0.00	0.00
15-6105 Salaries & Wages Full-Time	23,232.50	103,387.83	302,000.00	198,612.17	65.77%	98,989.51	289,613.93
15-6210 Health Care	1,885.39	7,547.08	31,500.00	23,952.92	76.04%	7,781.74	22,909.02
15-6220 Payroll Taxes	1,832.82	8,184.30	23,000.00	14,815.70	64.42%	7,601.16	22,612.53
15-6230 TMRS Contribution	1,182.36	6,013.02	15,000.00	8,986.98	59.91%	6,410.95	17,763.57
15-6250 Unemployment Compensation	118.21	118.21	400.00	281.79	70.45%	21.53	351.00
15-6251 Workers Compensation	0.00	0.00	1,300.00	1,300.00	100.00%	0.00	0.00
Total Personnel Services	<u>28,251.28</u>	<u>125,942.84</u>	<u>373,200.00</u>	<u>247,257.16</u>	<u>66.25%</u>	<u>120,804.89</u>	<u>353,250.05</u>
<u>Other Services & Charges</u>							
15-6270 Annual/Assoc Dues	0.00	289.99	4,500.00	4,210.01	93.56%	948.87	4,178.97
15-6340 Technology Consultant	0.00	2,138.58	11,000.00	8,861.42	80.56%	218.75	1,968.75
15-6370 Contract Services	145.00	545.92	35,000.00	34,454.08	98.44%	1,545.45	5,746.04
15-6420 Office Cleaning	1,350.00	2,700.00	8,000.00	5,300.00	66.25%	2,300.00	6,900.00
15-6443 Equipment Rent/Right-To-Use Lease	643.78	2,815.93	9,500.00	6,684.07	70.36%	2,136.70	8,365.15
15-6500 Grant Expenditures	22,500.00	44,900.00	0.00	(44,900.00)	0.00%	15,000.00	82,500.00
15-6520 Insurance	0.00	55,855.10	50,000.00	(5,855.10)	(11.71%)	45,132.92	45,132.92
15-6531 Public Notices	187.15	504.71	7,000.00	6,495.29	92.79%	1,573.17	4,213.50
15-6532 Office Tech/Software	1,433.03	16,342.64	60,000.00	43,657.36	72.76%	19,148.58	91,870.50
15-6540 Advertising	0.00	0.00	500.00	500.00	100.00%	0.00	0.00
15-6551 Printing	0.00	0.00	500.00	500.00	100.00%	0.00	42.98
15-6569 Vehicle Allowance/Moving Exp	1,300.00	5,200.00	15,600.00	10,400.00	66.67%	5,200.00	15,831.16

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15-6570 Travel	0.00	2,168.40	6,000.00	3,831.60	63.86%	707.04	2,639.62
15-6571 Mileage	203.50	693.94	2,000.00	1,306.06	65.30%	351.08	991.60
15-6572 Training	0.00	778.26	6,000.00	5,221.74	87.03%	751.30	6,247.33
15-6581 Refunds	0.00	0.00	2,000.00	2,000.00	100.00%	0.00	2,039.00
15-6589 Records Management	0.00	100.00	2,000.00	1,900.00	95.00%	2,239.83	2,439.83
15-6651 Postage	257.72	425.64	2,700.00	2,274.36	84.24%	402.89	1,026.54
Total Other Services & Charges	28,020.18	135,459.11	222,300.00	86,840.89	39.06%	97,656.58	282,133.89
<u>Not Categorized</u>							
15-6390 Miscellaneous/Merchandise	0.00	1.50	0.00	(1.50)	0.00%	0.00	0.00
Total Not Categorized	0.00	1.50	0.00	(1.50)	0.00%	0.00	0.00
<u>Supplies & Maintenance</u>							
15-6410 Utilities	2,648.87	6,423.09	18,000.00	11,576.91	64.32%	5,846.28	20,505.95
15-6430 Bldg Repairs/Maintenance	183.75	930.74	3,000.00	2,069.26	68.98%	73.47	2,491.73
15-6610 General Operating Supplies	0.00	1,417.45	4,500.00	3,082.55	68.50%	388.50	1,173.37
15-6660 Office Supplies	0.00	342.88	3,000.00	2,657.12	88.57%	637.03	1,950.28
15-6791 Capital Outlay - Technology	0.00	0.00	3,000.00	3,000.00	100.00%	0.00	0.00
15-6792 Capital Outlay - Other	0.00	10,254.87	10,000.00	(254.87)	(2.55%)	0.00	0.00
Total Supplies & Maintenance	2,832.62	19,369.03	41,500.00	22,130.97	53.33%	6,945.28	26,121.33
<u>Transfer Out</u>							
15-6701 Interest and Sinking Transfer Out (Oak Drive)	0.00	0.00	125,000.00	125,000.00	100.00%	3,883.35	123,766.70
Total Transfer Out	0.00	0.00	125,000.00	125,000.00	100.00%	3,883.35	123,766.70
Total Administration	59,104.08	280,772.48	762,000.00	481,227.52	63.15%	229,290.10	785,271.97
<u>16-Legal</u>							

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<u>Other Services & Charges</u>							
16-6350 Legal	3,004.81	11,886.62	80,000.00	68,113.38	85.14%	19,183.26	61,748.81
Total Other Services & Charges	3,004.81	11,886.62	80,000.00	68,113.38	85.14%	19,183.26	61,748.81
Total Legal	3,004.81	11,886.62	80,000.00	68,113.38	85.14%	19,183.26	61,748.81
<u>17-Council/Board</u>							
<u>Other Services & Charges</u>							
17-6320 Financial (Contract Svs)	485.00	3,533.50	25,000.00	21,466.50	85.87%	10,337.50	27,167.50
17-6330 Audit	0.00	0.00	40,000.00	40,000.00	100.00%	8,994.00	37,093.90
17-6382 Social Services Support	0.00	0.00	5,000.00	5,000.00	100.00%	0.00	0.00
17-6541 Public Relations/Receptions	87.11	1,623.21	12,000.00	10,376.79	86.47%	1,252.03	12,693.95
17-6572 Training	0.00	3,816.84	9,000.00	5,183.16	57.59%	1,401.04	9,342.76
17-6590 Elections	122.50	122.50	6,000.00	5,877.50	97.96%	0.00	1,317.92
17-6591 Planning	0.00	0.00	6,000.00	6,000.00	100.00%	0.00	0.00
Total Other Services & Charges	694.61	9,096.05	103,000.00	93,903.95	91.17%	21,984.57	87,616.03
<u>Expenditures</u>							
17-6595 Code Revisions	0.00	0.00	6,000.00	6,000.00	100.00%	0.00	0.00
Total Expenditures	0.00	0.00	6,000.00	6,000.00	100.00%	0.00	0.00
Total Council/Board	694.61	9,096.05	109,000.00	99,903.95	91.66%	21,984.57	87,616.03
<u>18-Building</u>							
<u>Other Services & Charges</u>							
18-6360 Contract Inspections	2,805.00	13,607.50	40,000.00	26,392.50	65.98%	14,450.00	60,185.09
18-6582 Site Plan Reviews	75.00	1,800.00	10,000.00	8,200.00	82.00%	712.50	2,325.00
Total Other Services & Charges	2,880.00	15,407.50	50,000.00	34,592.50	69.19%	15,162.50	62,510.09

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Total Building	2,880.00	15,407.50	50,000.00	34,592.50	69.19%	15,162.50	62,510.09
21-Public Safety							
Other Services & Charges							
21-6371 Sanitarian (Contract Labor)	9,000.00	9,000.00	36,000.00	27,000.00	75.00%	8,000.00	44,000.00
21-6373 Animal Control	0.00	0.00	6,000.00	6,000.00	100.00%	0.00	12,000.00
21-6375 Safety - Traffic Direction	760.00	4,120.00	30,000.00	25,880.00	86.27%	6,390.00	26,650.39
Total Other Services & Charges	9,760.00	13,120.00	72,000.00	58,880.00	81.78%	14,390.00	82,650.39
Total Public Safety	9,760.00	13,120.00	72,000.00	58,880.00	81.78%	14,390.00	82,650.39
30-Public Works							
Personnel Services							
30-6100 Salaries & Wages Part-Time	0.00	0.00	6,000.00	6,000.00	100.00%	0.00	0.00
30-6105 Salaries & Wages Full-Time	15,385.48	66,632.94	200,000.00	133,367.06	66.68%	62,405.59	183,011.15
30-6210 Health Care	2,666.97	10,671.15	31,500.00	20,828.85	66.12%	10,674.17	32,036.09
30-6220 Payroll Taxes	1,160.38	5,054.61	15,000.00	9,945.39	66.30%	4,804.72	14,151.56
30-6230 TMRS Contribution	757.68	3,736.70	10,000.00	6,263.30	62.63%	3,988.50	10,928.29
30-6250 Unemployment Compensation	100.01	100.01	400.00	299.99	75.00%	14.40	351.00
30-6251 Workers Compensation	0.00	0.00	5,000.00	5,000.00	100.00%	0.00	0.00
Total Personnel Services	20,070.52	86,195.41	267,900.00	181,704.59	67.83%	81,887.38	240,478.09
Other Services & Charges							
30-6270 Annual/Assoc Dues	0.00	200.00	500.00	300.00	60.00%	0.00	0.00
30-6370 Contract Services	5,190.00	19,923.35	25,000.00	5,076.65	20.31%	1,987.94	34,068.78
30-6443 Equipment Rent/Right-To-Use Lease	472.59	1,890.36	6,000.00	4,109.64	68.49%	1,890.36	5,671.08
30-6532 Office Tech/Software	0.00	40.92	9,000.00	8,959.08	99.55%	2,499.78	5,525.76

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30-6569 Vehicle Allowance	400.00	1,600.00	4,800.00	3,200.00	66.67%	1,600.00	4,871.13
30-6570 Travel	0.00	905.58	2,500.00	1,594.42	63.78%	661.08	668.28
30-6571 Mileage	0.00	0.00	500.00	500.00	100.00%	312.55	312.55
30-6572 Training	0.00	0.00	4,000.00	4,000.00	100.00%	36.77	1,718.94
30-6794 Capital Outlay - Equipmt/Other	0.00	0.00	2,500.00	2,500.00	100.00%	0.00	0.00
Total Other Services & Charges	6,062.59	24,560.21	54,800.00	30,239.79	55.18%	8,988.48	52,836.52
<u>Supplies & Maintenance</u>							
30-6431 Vehicle Maint/Insurance	0.00	79.47	2,000.00	1,920.53	96.03%	97.82	990.08
30-6583 Fuel	217.38	715.38	5,000.00	4,284.62	85.69%	1,649.02	4,572.77
30-6610 General Operating Supplies	383.90	1,515.08	3,000.00	1,484.92	49.50%	1,902.34	7,203.68
30-6612 Tools	0.00	621.00	500.00	(121.00)	(24.20%)	289.99	289.99
Total Supplies & Maintenance	601.28	2,930.93	10,500.00	7,569.07	72.09%	3,939.17	13,056.52
Total Public Works	26,734.39	113,686.55	333,200.00	219,513.45	65.88%	94,815.03	306,371.13
<u>31-Roads</u>							
<u>Supplies & Maintenance</u>							
31-6432 Road Maintenance	3,998.29	23,988.29	90,659.01	66,670.72	73.54%	15,630.12	173,617.08
31-6433 Equipment Maintenance	0.00	0.00	1,000.00	1,000.00	100.00%	35.58	415.01
31-6584 Mowing/Trimming	0.00	294.94	3,000.00	2,705.06	90.17%	250.00	3,355.12
31-6611 Signs/Barricades	286.90	4,898.90	5,000.00	101.10	2.02%	182.27	3,459.32
31-6792 Capital Outlay - Fish Weir	0.00	0.00	20,000.00	20,000.00	100.00%	0.00	0.00
Total Supplies & Maintenance	4,285.19	29,182.13	119,659.01	90,476.88	75.61%	16,097.97	180,846.53
<u>Other Services & Charges</u>							
31-6470 Engineering - Roads	0.00	21,981.65	30,000.00	8,018.35	26.73%	1,225.00	34,675.00

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31-6795 Capital Outlay - Roads	0.00	0.00	300,000.00	300,000.00	100.00%	0.00	137,817.51
Total Other Services & Charges	0.00	21,981.65	330,000.00	308,018.35	93.34%	1,225.00	172,492.51
Total Roads	4,285.19	51,163.78	449,659.01	398,495.23	88.62%	17,322.97	353,339.04
33-Water/Wastewater							
Supplies & Maintenance							
33-6586 Quality Testing WW	0.00	0.00	2,000.00	2,000.00	100.00%	0.00	0.00
Total Supplies & Maintenance	0.00	0.00	2,000.00	2,000.00	100.00%	0.00	0.00
Total Water/Wastewater	0.00	0.00	2,000.00	2,000.00	100.00%	0.00	0.00
51-Community Center							
Personnel Services							
51-6100 Salaries & Wages Part-Time	735.12	8,408.87	21,000.00	12,591.13	59.96%	9,686.26	40,186.23
51-6105 Salaries & Wages Full-Time	7,828.48	33,775.36	104,000.00	70,224.64	67.52%	18,841.60	55,176.11
51-6210 Health Care	1,768.68	6,193.47	21,000.00	14,806.53	70.51%	3,547.38	10,646.82
51-6220 Payroll Taxes	655.11	3,276.15	10,000.00	6,723.85	67.24%	2,182.38	7,296.24
51-6230 TMRS Contribution	384.08	1,857.83	5,000.00	3,142.17	62.84%	1,197.34	3,239.72
51-6250 Unemployment Compensation	58.93	86.77	500.00	413.23	82.65%	6.71	462.55
51-6251 Workers Compensation	0.00	0.00	7,000.00	7,000.00	100.00%	0.00	0.00
Total Personnel Services	11,430.40	53,598.45	168,500.00	114,901.55	68.19%	35,461.67	117,007.67
Other Services & Charges							
51-6270 Annual/Assoc Dues	0.00	110.00	500.00	390.00	78.00%	239.87	239.87
51-6370 Contract Services	0.00	247.22	2,000.00	1,752.78	87.64%	228.00	3,666.76
51-6532 Office Tech/Software	109.99	450.70	2,000.00	1,549.30	77.47%	566.94	4,441.38
51-6540 Advertising	847.65	976.65	3,000.00	2,023.35	67.45%	129.00	2,255.23

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51-6562 CC Processing Fees	166.53	361.48	0.00	(361.48)	0.00%	378.83	1,392.50
51-6651 Postage	0.00	0.00	100.00	100.00	100.00%	0.00	0.00
51-6794 Capital Outlay - Equipmt/Other	0.00	2,171.89	7,000.00	4,828.11	68.97%	0.00	0.00
51-6797 Capital Outlay - Facilities	0.00	10,000.00	10,000.00	0.00	0.00%	298.35	10,896.79
Total Other Services & Charges	1,124.17	14,317.94	24,600.00	10,282.06	41.80%	1,840.99	22,892.53
<u>Supplies & Maintenance</u>							
51-6410 Utilities	3,676.09	8,114.55	26,000.00	17,885.45	68.79%	5,358.00	27,500.71
51-6430 Bldg Repairs/Maintenance	66.12	3,963.74	20,000.00	16,036.26	80.18%	2,042.61	11,388.25
51-6610 General Operating Supplies	22.96	525.86	5,000.00	4,474.14	89.48%	903.22	4,364.21
51-6616 Programs	293.70	1,305.20	15,000.00	13,694.80	91.30%	2,495.22	14,312.83
51-6660 Office Supplies	0.00	174.70	500.00	325.30	65.06%	19.88	471.00
Total Supplies & Maintenance	4,058.87	14,084.05	66,500.00	52,415.95	78.82%	10,818.93	58,037.00
Total Community Center	16,613.44	82,000.44	259,600.00	177,599.56	68.41%	48,121.59	197,937.20
<u>52-Parks</u>							
<u>Supplies & Maintenance</u>							
52-6410 Utilities	3,761.60	4,455.81	6,000.00	1,544.19	25.74%	523.71	2,156.26
52-6430 Bldg Repairs/Maintenance	0.00	574.00	1,500.00	926.00	61.73%	0.00	247.78
52-6585 NATURE TL/OLD BALDY	0.00	0.00	1,000.00	1,000.00	100.00%	1,062.13	1,100.55
52-6610 General Operating Supplies	0.00	0.00	1,000.00	1,000.00	100.00%	0.00	453.80
Total Supplies & Maintenance	3,761.60	5,029.81	9,500.00	4,470.19	47.05%	1,585.84	3,958.39
Total Parks	3,761.60	5,029.81	9,500.00	4,470.19	47.05%	1,585.84	3,958.39
Total Expense	126,838.12	582,163.23	2,126,959.01	1,544,795.78	72.63%	461,855.86	1,941,403.05

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Revenue Summary							
52-Parks	7,688.56	30,000.55	853,000.00	822,999.45	96.48%	27,350.80	966,755.47
Revenue Totals	7,688.56	30,000.55	853,000.00	822,999.45	96.48%	27,350.80	966,755.47
Expense Summary							
52-Parks	64,989.36	259,472.27	853,000.00	593,527.73	69.58%	204,006.80	794,930.10
Expense Totals	64,989.36	259,472.27	853,000.00	593,527.73	69.58%	204,006.80	794,930.10
Revenues Over(Under) Expenditures	(57,300.80)	(229,471.72)	0.00	0.00	0.00%	(176,656.00)	171,825.37

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52-Parks							
Tax Revenue							
52-5472 Reservations/Gate Fees	0.00	(19.08)	580,000.00	580,019.08	100.00%	0.00	725,418.39
52-5474 Facility Rentals	725.00	6,435.00	30,000.00	23,565.00	78.55%	2,630.00	33,035.88
52-5479 Vending/Merchandise	222.86	1,520.87	50,000.00	48,479.13	96.96%	516.00	38,968.42
Total Tax Revenue	947.86	7,936.79	660,000.00	652,063.21	98.80%	3,146.00	797,422.69
Revenues							
52-5476 Special Events	4,537.00	10,438.00	150,000.00	139,562.00	93.04%	10,515.00	119,696.61
Total Revenues	4,537.00	10,438.00	150,000.00	139,562.00	93.04%	10,515.00	119,696.61
Other Income							
52-5611 Interest Revenues	2,137.06	9,559.12	28,000.00	18,440.88	65.86%	12,369.80	35,911.17
52-5701 Other/Misc	66.64	66.64	15,000.00	14,933.36	99.56%	1,320.00	10,115.00
52-5900 Designated Funds	0.00	2,000.00	0.00	(2,000.00)	0.00%	0.00	3,610.00
Total Other Income	2,203.70	11,625.76	43,000.00	31,374.24	72.96%	13,689.80	49,636.17
Total Parks	7,688.56	30,000.55	853,000.00	822,999.45	96.48%	27,350.80	966,755.47
Total Revenue	7,688.56	30,000.55	853,000.00	822,999.45	96.48%	27,350.80	966,755.47

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52-Parks							
<u>Personnel Services</u>							
52-6100 Salaries & Wages Part-Time	4,451.25	23,224.88	126,000.00	102,775.12	81.57%	28,786.44	168,892.49
52-6105 Salaries & Wages Full-Time	29,217.97	128,350.38	381,000.00	252,649.62	66.31%	101,398.54	303,455.66
52-6210 Health Care	5,329.59	20,438.80	73,500.00	53,061.20	72.19%	15,208.68	50,808.92
52-6220 Payroll Taxes	2,738.77	12,000.18	39,000.00	26,999.82	69.23%	10,199.26	36,891.61
52-6230 TMRS Contribution	1,421.63	7,120.45	18,500.00	11,379.55	61.51%	6,590.46	18,148.88
52-6250 Unemployment Compensation	216.11	324.06	1,000.00	675.94	67.59%	44.03	2,483.09
52-6251 Workers Compensation	0.00	0.00	19,000.00	19,000.00	100.00%	0.00	0.00
Total Personnel Services	<u>43,375.32</u>	<u>191,458.75</u>	<u>658,000.00</u>	<u>466,541.25</u>	<u>70.90%</u>	<u>162,227.41</u>	<u>580,680.65</u>
<u>Other Services & Charges</u>							
52-6370 Contract Services	1,756.42	12,734.45	40,000.00	27,265.55	68.16%	0.00	0.00
52-6443 Equipment Rent/Right-To-Use Lease	503.43	4,437.60	11,500.00	7,062.40	61.41%	2,477.47	7,457.79
52-6532 Office Tech/Software	319.26	780.45	10,000.00	9,219.55	92.20%	647.82	5,968.49
52-6562 CC Processing Fees	136.47	495.13	10,000.00	9,504.87	95.05%	750.89	24,006.55
52-6569 Vehicle Allowance	400.00	1,600.00	4,800.00	3,200.00	66.67%	1,600.00	4,858.08
52-6570 Travel	0.00	1,824.59	3,000.00	1,175.41	39.18%	2,142.60	3,503.23
52-6571 Mileage	0.00	0.00	2,000.00	2,000.00	100.00%	153.93	464.81
52-6572 Training	0.00	3,835.00	4,000.00	165.00	4.13%	2,830.00	4,324.06
52-6581 Refunds	0.00	0.00	1,000.00	1,000.00	100.00%	775.00	1,075.00
52-6651 Postage	48.99	48.99	100.00	51.01	51.01%	12.45	34.57
Total Other Services & Charges	<u>3,164.57</u>	<u>25,756.21</u>	<u>86,400.00</u>	<u>60,643.79</u>	<u>70.19%</u>	<u>11,390.16</u>	<u>51,692.58</u>
<u>Supplies & Maintenance</u>							

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200 - Blue Hole Parkland Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
52-6374 Contract Services	0.00	(646.40)	0.00	646.40	0.00%	7,947.63	43,942.33
52-6410 Utilities	2,102.11	5,461.10	15,000.00	9,538.90	63.59%	3,768.68	19,487.79
52-6431 Vehicle Maint/Insurance	71.99	82.93	2,000.00	1,917.07	95.85%	0.00	226.76
52-6433 Equipment Maintenance	0.00	1,965.61	7,000.00	5,034.39	71.92%	245.44	2,688.46
52-6583 Fuel	107.70	680.40	3,000.00	2,319.60	77.32%	632.47	2,878.26
52-6610 General Operating Supplies	8,532.20	13,045.66	26,000.00	12,954.34	49.82%	6,394.14	47,735.60
52-6613 Materials	0.00	1,392.71	5,000.00	3,607.29	72.15%	1,355.89	6,950.27
52-6615 Bldg & Maint Supplies	60.25	1,943.86	4,000.00	2,056.14	51.40%	178.94	3,896.33
52-6616 Programs	3,115.56	13,129.28	25,600.00	12,470.72	48.71%	9,866.04	34,041.20
52-6660 Office Supplies	0.00	0.00	1,000.00	1,000.00	100.00%	0.00	709.87
Total Supplies & Maintenance	13,989.81	37,055.15	88,600.00	51,544.85	58.18%	30,389.23	162,556.87
<u>Not Categorized</u>							
52-6390 Miscellaneous/Merchandise	4,459.66	5,202.16	20,000.00	14,797.84	73.99%	0.00	0.00
Total Not Categorized	4,459.66	5,202.16	20,000.00	14,797.84	73.99%	0.00	0.00
Total Parks	64,989.36	259,472.27	853,000.00	593,527.73	69.58%	204,006.80	794,930.10
Total Expense	64,989.36	259,472.27	853,000.00	593,527.73	69.58%	204,006.80	794,930.10

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202 - Wastewater Fund	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Revenue Summary							
04-Water/Wastewater	37,440.56	149,448.71	407,000.00	257,551.29	63.28%	122,832.78	422,085.59
Revenue Totals	37,440.56	149,448.71	407,000.00	257,551.29	63.28%	122,832.78	422,085.59
Expense Summary							
04-Water/Wastewater	14,293.24	39,059.66	407,000.00	367,940.34	90.40%	59,980.79	382,228.35
Expense Totals	14,293.24	39,059.66	407,000.00	367,940.34	90.40%	59,980.79	382,228.35
Revenues Over(Under) Expenditures	23,147.32	110,389.05	0.00	0.00	0.00%	62,851.99	39,857.24

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202 - Wastewater Fund Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
04-Water/Wastewater							
<u>Service Fees</u>							
04-5400 WW Service Fee	37,064.93	148,200.85	405,000.00	256,799.15	63.41%	121,731.95	416,926.08
Total Service Fees	37,064.93	148,200.85	405,000.00	256,799.15	63.41%	121,731.95	416,926.08
<u>Revenues</u>							
04-5405 Application Fees	50.00	200.00	0.00	(200.00)	0.00%	0.00	200.00
04-5420 WW Penalties	23.20	196.31	1,000.00	803.69	80.37%	385.53	2,065.42
Total Revenues	73.20	396.31	1,000.00	603.69	60.37%	385.53	2,265.42
<u>Other Income</u>							
04-5611 Interest Revenues	302.43	851.55	1,000.00	148.45	14.85%	715.30	2,894.09
Total Other Income	302.43	851.55	1,000.00	148.45	14.85%	715.30	2,894.09
Total Water/Wastewater	37,440.56	149,448.71	407,000.00	257,551.29	63.28%	122,832.78	422,085.59
Total Revenue	37,440.56	149,448.71	407,000.00	257,551.29	63.28%	122,832.78	422,085.59

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202 - Wastewater Fund Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
04-Water/Wastewater							
<u>Other Services & Charges</u>							
04-6370 Contract Services	4,700.85	19,922.88	90,000.00	70,077.12	77.86%	0.00	75,773.29
Total Other Services & Charges	4,700.85	19,922.88	90,000.00	70,077.12	77.86%	0.00	75,773.29
<u>Supplies & Maintenance</u>							
04-6410 Utilities	9,592.39	19,136.78	55,000.00	35,863.22	65.21%	18,505.29	61,537.42
04-6433 Equipment Maintenance	0.00	0.00	10,000.00	10,000.00	100.00%	0.00	0.00
04-6610 General Operating Supplies	0.00	0.00	5,000.00	5,000.00	100.00%	0.00	1,966.64
Total Supplies & Maintenance	9,592.39	19,136.78	70,000.00	50,863.22	72.66%	18,505.29	63,504.06
<u>Transfer Out</u>							
04-6701 Interest and Sinking Transfer Out (Waste Water)	0.00	0.00	247,000.00	247,000.00	100.00%	41,475.50	242,951.00
Total Transfer Out	0.00	0.00	247,000.00	247,000.00	100.00%	41,475.50	242,951.00
Total Water/Wastewater	14,293.24	39,059.66	407,000.00	367,940.34	90.40%	59,980.79	382,228.35
Total Expense	14,293.24	39,059.66	407,000.00	367,940.34	90.40%	59,980.79	382,228.35

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205 - Hotel Occupancy Tax	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Revenue Summary							
15-Administration	61,606.33	255,407.62	773,000.00	517,592.38	66.96%	235,969.32	760,941.72
Revenue Totals	61,606.33	255,407.62	773,000.00	517,592.38	66.96%	235,969.32	760,941.72
Expense Summary							
15-Administration	75,971.72	221,495.19	773,000.00	551,504.81	71.35%	190,491.81	722,325.35
Expense Totals	75,971.72	221,495.19	773,000.00	551,504.81	71.35%	190,491.81	722,325.35
Revenues Over(Under) Expenditures	(14,365.39)	33,912.43	0.00	0.00	0.00%	45,477.51	38,616.37

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205 - Hotel Occupancy Tax Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
15-Administration							
<u>Tax Revenue</u>							
15-5132 Hotel Occupancy Tax	60,120.88	249,672.69	750,000.00	500,327.31	66.71%	226,868.53	738,804.01
Total Tax Revenue	60,120.88	249,672.69	750,000.00	500,327.31	66.71%	226,868.53	738,804.01
<u>Other Income</u>							
15-5611 Interest Revenues	1,485.45	5,674.94	23,000.00	17,325.06	75.33%	9,100.79	22,137.71
15-5701 Other/Misc	0.00	59.99	0.00	(59.99)	0.00%	0.00	0.00
Total Other Income	1,485.45	5,734.93	23,000.00	17,265.07	75.07%	9,100.79	22,137.71
Total Administration	61,606.33	255,407.62	773,000.00	517,592.38	66.96%	235,969.32	760,941.72
Total Revenue	61,606.33	255,407.62	773,000.00	517,592.38	66.96%	235,969.32	760,941.72

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205 - Hotel Occupancy Tax Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
15-Administration							
Personnel Services							
15-6100 Salaries & Wages Part-Time	0.00	0.00	4,000.00	4,000.00	100.00%	3,800.00	10,458.75
15-6105 Salaries & Wages Full-Time	8,462.40	26,646.10	119,000.00	92,353.90	77.61%	24,038.42	73,998.07
15-6210 Health Care	1,773.04	3,618.65	21,000.00	17,381.35	82.77%	3,352.45	10,508.05
15-6220 Payroll Taxes	539.09	1,752.43	9,200.00	7,447.57	80.95%	1,742.19	5,352.73
15-6230 TMRS Contribution	425.40	1,480.96	6,000.00	4,519.04	75.32%	1,509.47	4,290.87
15-6250 Unemployment Compensation	55.01	172.01	300.00	127.99	42.66%	5.78	117.00
15-6251 Workers Compensation	0.00	0.00	500.00	500.00	100.00%	0.00	0.00
Total Personnel Services	11,254.94	33,670.15	160,000.00	126,329.85	78.96%	34,448.31	104,725.47
Other Services & Charges							
15-6270 Annual/Assoc Dues	220.00	6,170.00	14,000.00	7,830.00	55.93%	7,335.00	7,459.75
15-6370 Contract Services	619.75	14,994.55	91,000.00	76,005.45	83.52%	17,136.48	53,891.22
15-6443 Equipment Rent/Right-To-Use Lease	85.13	340.52	1,000.00	659.48	65.95%	340.52	1,106.69
15-6532 Office Tech/Software	194.26	2,357.75	3,000.00	642.25	21.41%	315.54	4,179.82
15-6540 Advertising	7,817.45	10,728.81	105,000.00	94,271.19	89.78%	21,392.12	90,961.68
15-6541 Public Relations/Receptions	0.00	0.00	1,000.00	1,000.00	100.00%	305.14	588.94
15-6551 Printing	0.00	526.16	20,000.00	19,473.84	97.37%	4,304.76	10,368.96
15-6569 Vehicle Allowance	400.00	800.00	5,400.00	4,600.00	85.19%	1,600.00	4,800.00
15-6570 Travel	0.00	605.23	6,000.00	5,394.77	89.91%	889.47	2,108.96
15-6572 Training	0.00	0.00	6,000.00	6,000.00	100.00%	575.00	2,279.00
15-6592 HOT Disbursements	0.00	27,000.00	50,000.00	23,000.00	46.00%	20,103.00	47,414.39
15-6651 Postage	0.00	0.00	1,000.00	1,000.00	100.00%	0.00	0.00

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205 - Hotel Occupancy Tax Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Total Other Services & Charges	9,336.59	63,523.02	303,400.00	239,876.98	79.06%	74,297.03	225,159.41
<u>Expenditures</u>							
15-6311 Hotel Occupancy Tax General Projects	15,029.00	71,088.39	74,600.00	3,511.61	4.71%	1,200.70	106,533.90
15-6973 Special Events	1,350.00	3,452.92	30,000.00	26,547.08	88.49%	8,450.00	37,542.23
15-6974 Special Events Equipment	0.00	2,326.70	10,000.00	7,673.30	76.73%	8,842.90	10,395.94
15-6975 Wayfinding Signage	0.00	151.75	20,000.00	19,848.25	99.24%	7,026.80	11,995.10
Total Expenditures	16,379.00	77,019.76	134,600.00	57,580.24	42.78%	25,520.40	166,467.17
<u>Supplies & Maintenance</u>							
15-6410 Utilities	704.37	1,900.60	5,000.00	3,099.40	61.99%	1,082.45	4,398.68
15-6430 Bldg Repairs/Maintenance	8,882.00	9,031.00	5,000.00	(4,031.00)	(80.62%)	175.00	1,141.38
15-6610 General Operating Supplies	0.00	1,230.39	2,000.00	769.61	38.48%	151.93	859.01
15-6660 Office Supplies	0.00	1,075.20	2,000.00	924.80	46.24%	455.53	820.18
15-6792 Capital Outlay - Other	0.00	4,630.25	30,000.00	25,369.75	84.57%	4,375.00	218,754.05
Total Supplies & Maintenance	9,586.37	17,867.44	44,000.00	26,132.56	59.39%	6,239.91	225,973.30
<u>Transfer Out</u>							
15-6701 Interest and Sinking Transfer Out (Old Kyle Rd)	29,414.82	29,414.82	131,000.00	101,585.18	77.55%	49,986.16	0.00
Total Transfer Out	29,414.82	29,414.82	131,000.00	101,585.18	77.55%	49,986.16	0.00
Total Administration	75,971.72	221,495.19	773,000.00	551,504.81	71.35%	190,491.81	722,325.35
Total Expense	75,971.72	221,495.19	773,000.00	551,504.81	71.35%	190,491.81	722,325.35

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400 - Interest and Sinking	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Revenue Summary							
10-Interest and Sinking	0.00	0.00	372,000.00	372,000.00	100.00%	45,358.85	366,717.70
Revenue Totals	0.00	0.00	372,000.00	372,000.00	100.00%	45,358.85	366,717.70
Expense Summary							
10-Interest and Sinking	44,040.85	44,040.85	372,000.00	327,959.15	88.16%	45,358.85	199,589.00
Expense Totals	44,040.85	44,040.85	372,000.00	327,959.15	88.16%	45,358.85	199,589.00
Revenues Over(Under) Expenditures	(44,040.85)	(44,040.85)	0.00	0.00	0.00%	0.00	167,128.70

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400 - Interest and Sinking Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
<u>10-Interest and Sinking</u>							
<u>Revenues</u>							
10-6702 I&S General Fund Transfer In	0.00	0.00	125,000.00	125,000.00	100.00%	3,883.35	123,766.70
10-6703 I&S Waste Water Transfer In	0.00	0.00	247,000.00	247,000.00	100.00%	41,475.50	242,951.00
Total Revenues	<u>0.00</u>	<u>0.00</u>	<u>372,000.00</u>	<u>372,000.00</u>	<u>100.00%</u>	<u>45,358.85</u>	<u>366,717.70</u>
Total Interest and Sinking	<u>0.00</u>	<u>0.00</u>	<u>372,000.00</u>	<u>372,000.00</u>	<u>100.00%</u>	<u>45,358.85</u>	<u>366,717.70</u>
 Total Revenue	 <u>0.00</u>	 <u>0.00</u>	 <u>372,000.00</u>	 <u>372,000.00</u>	 <u>100.00%</u>	 <u>45,358.85</u>	 <u>366,717.70</u>

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400 - Interest and Sinking Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
10-Interest and Sinking							
<u>Expenditures</u>							
10-6704 Tax Note Series 2021 Debt Service Principal	0.00	0.00	118,000.00	118,000.00	100.00%	0.00	116,000.00
10-6705 Tax Note Series 2021 Debt Service Interest	3,245.35	3,245.35	7,000.00	3,754.65	53.64%	3,883.35	638.00
Total Expenditures	<u>3,245.35</u>	<u>3,245.35</u>	<u>125,000.00</u>	<u>121,754.65</u>	<u>97.40%</u>	<u>3,883.35</u>	<u>116,638.00</u>
<u>Other Services & Charges</u>							
10-6900 Wastewater Debt Service - Prin	0.00	0.00	165,000.00	165,000.00	100.00%	0.00	0.00
10-6901 Wastewater Debt Service - Int	40,795.50	40,795.50	82,000.00	41,204.50	50.25%	41,475.50	82,951.00
Total Other Services & Charges	<u>40,795.50</u>	<u>40,795.50</u>	<u>247,000.00</u>	<u>206,204.50</u>	<u>83.48%</u>	<u>41,475.50</u>	<u>82,951.00</u>
Total Interest and Sinking	<u>44,040.85</u>	<u>44,040.85</u>	<u>372,000.00</u>	<u>327,959.15</u>	<u>88.16%</u>	<u>45,358.85</u>	<u>199,589.00</u>
Total Expense	<u>44,040.85</u>	<u>44,040.85</u>	<u>372,000.00</u>	<u>327,959.15</u>	<u>88.16%</u>	<u>45,358.85</u>	<u>199,589.00</u>

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603 - Parking Spaces Cash In Lieu Of	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Revenue Summary							
00-Non-Departmental	0.00	20,000.00	0.00	(20,000.00)	0.00%	0.00	0.00
Revenue Totals	0.00	20,000.00	0.00	(20,000.00)	0.00%	0.00	0.00
Revenues Over(Under) Expenditures	0.00	20,000.00	0.00	0.00	0.00%	0.00	0.00

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603 - Parking Spaces Cash In Lieu Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
00-Non-Departmental							
Other Income							
00-5611 Parking Spaces Revenue	0.00	20,000.00	0.00	(20,000.00)	0.00%	0.00	0.00
Total Other Income	0.00	20,000.00	0.00	(20,000.00)	0.00%	0.00	0.00
Total Non-Departmental	0.00	20,000.00	0.00	(20,000.00)	0.00%	0.00	0.00
Total Revenue	0.00	20,000.00	0.00	(20,000.00)	0.00%	0.00	0.00

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605 - American Rescue Plan	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Revenue Summary							
-	792.18	3,185.89	332,811.00	329,625.11	99.04%	3,954.21	10,835.03
Revenue Totals	792.18	3,185.89	332,811.00	329,625.11	99.04%	3,954.21	10,835.03
Expense Summary							
05-American Rescue Plan	1,050.00	8,362.50	382,811.00	374,448.50	97.82%	10,851.58	21,287.08
Expense Totals	1,050.00	8,362.50	382,811.00	374,448.50	97.82%	10,851.58	21,287.08
Revenues Over(Under) Expenditures	(257.82)	(5,176.61)	(50,000.00)	0.00	0.00%	(6,897.37)	(10,452.05)

City of Wimberley
Revenue and Expense Report
As of January 31, 2025

3/14/2025 10:39 AM

605 - American Rescue Plan Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
-							
----- Other Income							
-5611 Interest Revenues	792.18	3,185.89	9,000.00	5,814.11	64.60%	3,954.21	10,835.03
Total Other Income	792.18	3,185.89	9,000.00	5,814.11	64.60%	3,954.21	10,835.03
----- Not Categorized							
-5905 American Rescue Plan	0.00	0.00	323,811.00	323,811.00	100.00%	0.00	0.00
Total Not Categorized	0.00	0.00	323,811.00	323,811.00	100.00%	0.00	0.00
Total	792.18	3,185.89	332,811.00	329,625.11	99.04%	3,954.21	10,835.03
Total Revenue	792.18	3,185.89	332,811.00	329,625.11	99.04%	3,954.21	10,835.03

City of Wimberley
Revenue and Expense Report
As of January 31, 2025

3/14/2025 10:39 AM

605 - American Rescue Plan Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
05-American Rescue Plan							
<u>Liabilities</u>							
05-6751 Do Not Use	0.00	0.00	50,000.00	50,000.00	100.00%	0.00	0.00
Total Liabilities	0.00	0.00	50,000.00	50,000.00	100.00%	0.00	0.00
<u>Not Categorized</u>							
05-6751 Outlay - Projects	1,050.00	8,362.50	332,811.00	324,448.50	97.49%	10,851.58	21,287.08
Total Not Categorized	1,050.00	8,362.50	332,811.00	324,448.50	97.49%	10,851.58	21,287.08
Total American Rescue Plan	1,050.00	8,362.50	382,811.00	374,448.50	97.82%	10,851.58	21,287.08
Total Expense	1,050.00	8,362.50	382,811.00	374,448.50	97.82%	10,851.58	21,287.08



AGENDA ITEM:	1. Receive an update from Langford Community Management Services (LCMS) on the Comprehensive Master Plan. (<i>Tim Patek, City Administrator</i>)
SUBMITTED BY:	Tammy Heller
DATE SUBMITTED:	03/11/2025
MEETING DATE:	March 20, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Jerri Conrado with LCMS will be here to provide an update to the Resilient Communities Program's Comprehensive Master Plan and discuss next steps.

REQUESTED ACTION

Other
Discussion

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

None



AGENDA ITEM:	5.1 CUP-25-004
SUBMITTED BY:	Nathan Glaiser, Assistant City Manager
DATE SUBMITTED:	3/4/2025
MEETING DATE:	3/19/2025

REPORT

ITEM

The applicant, Charles Boatright, is requesting a Conditional Use Permit to operate a Short-Term Rental 2 (non-owner-occupied vacation rental) at 110 Malone Dr, Wimberley. They are requesting a maximum of 4 guests. There is parking available in the driveway.

PROPERTY INFORMATION

Property Description

Applicant(s):	Charles Boatright
Property Address:	110 Malone Dr
Property Owner:	Charles Boatright
Legal Description:	Lots 14, 15 & 16 Hidden Valley Estates
Property Size:	.75 acres
Existing Use of Property:	Residential
Existing Zoning:	R2
Shared Infrastructure	None
Request:	STR2
Planning Area:	III
Overlay District:	Protected Waterway

Surrounding Property:

Frontage: Malone

Surrounding Zoning & Land Use	North of Property South of Property	Current Zoning:	Existing Land Use:
		C2 R2	Commercial Residential

**East of Property
West of Property**

**R2
C1**

**Residential
Commercial**

COMMENTS

Staff has not received any comments as of 3/7/25.

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200'): 2/28/2025
Published Legal Notice (Wimberley View): 2/27/2025

RECOMMENDATION

Staff defers to P&Z for their recommendations.

CRITERIA FOR CONSIDERATION

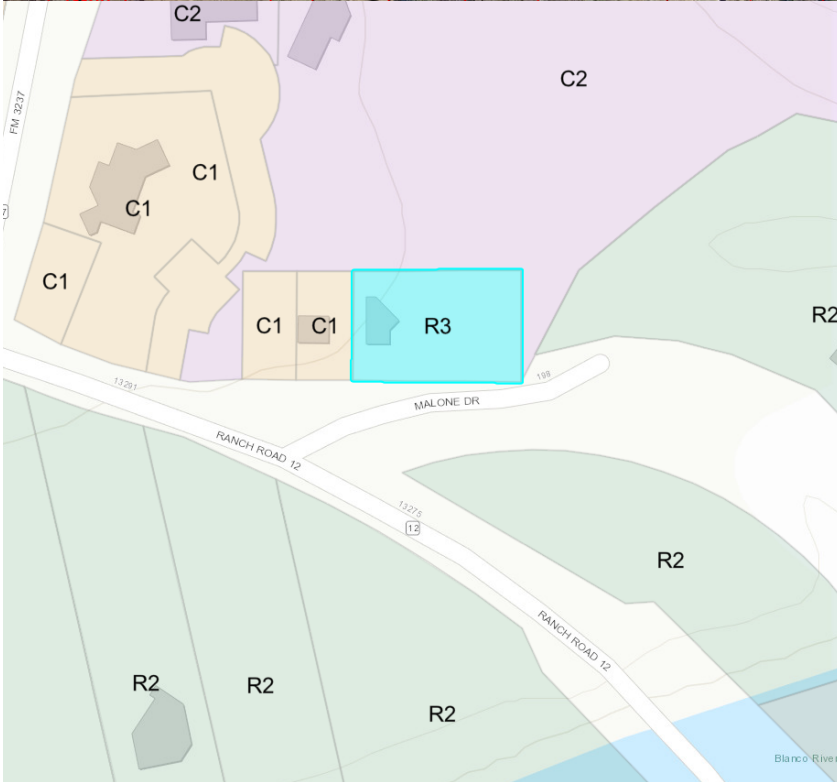
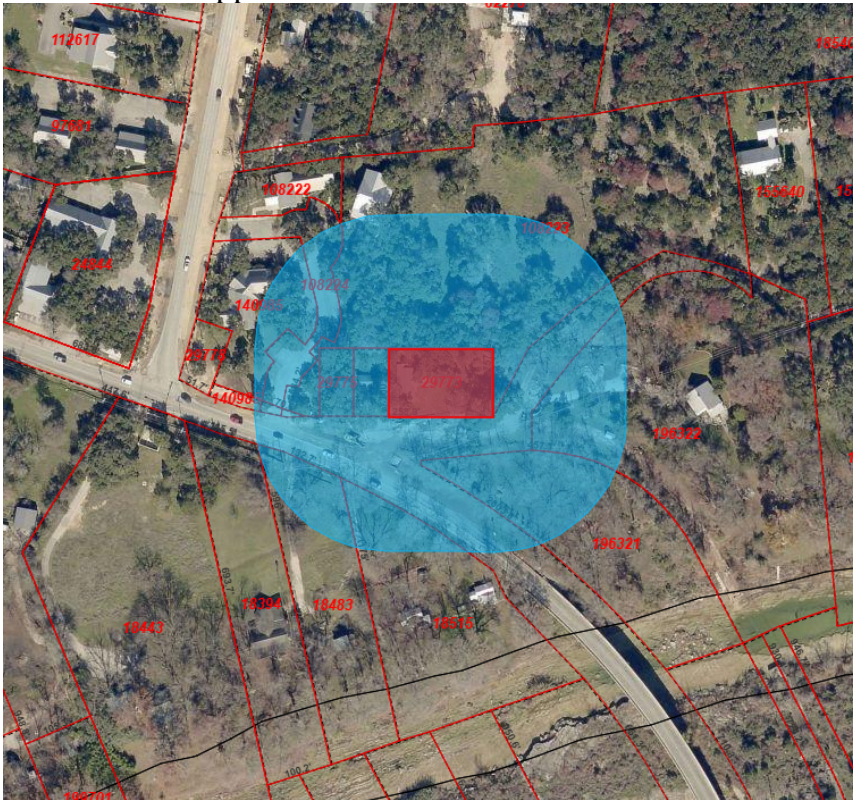
- (A) The use is harmonious and compatible with surrounding existing uses or proposed uses, and does not more adversely affect an adjoining site than would a permitted use;
- (B) The architecture, facade, and signage designs of the use are traditional Hill Country designs and are harmonious with those of adjacent uses. In the case of chain establishments, they shall not include or simulate the signature designs of those establishments beyond the absolute minimum necessary to identify the establishment;
- (C) The use requested by the applicant is set forth as a conditional use in the base district;
- (D) The nature of the use is reasonable;
- (E) 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;
- (F) 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
- (G) Any additional conditions specified, if any, ensure that the intent and purposes of the base district are being upheld.

Possible Motions can include:

- Motion to approve CUP
- Motion to approve CUP with the following conditions (list all conditions)
- Motion to deny CUP

ATTACHMENT/S

- Application





Conditional Use Permit
Planning & Development

FOR OFFICE USE ONLY

Date: _____ CUP - _____ - _____ Staff Review _____

P&Z Hearing: _____ Council Hearing: _____ Fees Paid (\$750): ☐ _____

Applicant: CHARLES BOATRIGHT
Mailing Address: 2205 SPOKE HOLLOW City: WIMBERLEY State: TX Zip: 78676
Phone: _____

OWNER'S INFORMATION

Property Owner: C. BOATRIGHT / OLD KATY INVESTMENTS, LTD
Mailing Address: 2205 SPOKE HOLLOW City: WIM. State: TX Zip: 78676
Phone: _____

PROJECT SITE ADDRESS: 110 MALONE DR.

Legal description: LOT 13, 14, 15 HARRISON RESORT SEC. 1

Total Acreage or Square Footage: 3/4 AC Deed recorded in: HAYS

Hays CAD Parcel ID R- 29773 Planning Area: III Zoning: R3

Is property located in an overlay district? ☐ Yes ☐ No If Yes, type: _____

SPECIFIC CONDITIONAL USE REQUEST: SHORT TERM RENTAL

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.

UTILITIES

Electric Provider: PEDERALS ELECTRIC

Water provider or Private Well: WIMBERLEY WATER

Wastewater Service or Septic Permit No. 2016-29

*If you have an On-Site Sewage Facility (OSSF) you can submit an open records request for your permit information if you do not have it.

CONDITIONAL USE PERMIT (CUP) SUBMITTAL CHECKLIST

- ☐ Complete "Conditional Use Permit Application"
- ☐ Metes and bounds description and/or survey exhibit
- ☐ 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
- ☐ Copy of the Original Deed(s)
- ☐ Payment of application fee (credit card payments, checks/money orders, cash exact change only)
- ☐ Agent authorization to represent property owner if applicable

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 districts are being upheld.

SUBMITTAL VERIFICATION

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 authorize City of Wimberley Staff to visit and inspect the property for which this application is being submitted. I agree to attend or have a representative attend the Planning & Zoning Commission and City Council meetings. I have 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 understand that the City zoning action does not relieve any obligation of these restrictions.

Applicant's Signature: _____



Date: _____

3/4/2025

Forms & Applications October 2021 2

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

OWNER: CHARLES BOATRIGHT

LOCATION OF PROPERTY: 110 MALONE DRIVE

LEGAL DESCRIPTION: Harrison Resort Section 1 Lot 13, 14, 15

PLANNING AREA: III PRESENT ZONING: R2

EXISTING USE: HOUSE

HOMEOWNERS ASSOCIATION CONTACT INFO: N/A

SHARED FACILITIES (RIVER PARK, POOL, ETC.): NO

PROPERTY IN FLOODPLAIN? ☒ YES ☒ NO

GATED COMMUNITY OR PRIVATE STREET? ☐ YES ☒ NO

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 always be harmonious and compatible with surrounding uses

OFF-STREET PARKING: All parking will be off-street. 5 Off-street parking spaces will be provided for off-street guest parking, which will be adequate for a maximum occupancy of 4 guests. Parking will be in these spaces only.

SIGNAGE: All signage will be of traditional "Hill Country" design and will comply with the City Sign Ordinance.

NOISE AND LIGHTING: Exterior lighting to be only landscape lighting. All noise audibles 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 PROPOSED MAXIMUM OCCUPANCY: 4 guests.

Forms & Applications October 2021 3

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.

WASTEWATER SYSTEM: The wastewater treatment system (to be designed and constructed) will always be adequate for the maximum occupancy.

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.

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 always retain under contract a responsible local management company 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 always supervise and manage the property that it is used as a bed and breakfast facility.

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 always maintained in good condition.

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:


OWNER SIGNATURE

CHARLES BOATRIGHT
PRINT NAME

3/4/2025
DATE

OWNER SIGNATURE

PRINT NAME

DATE

SURVEYORS NOTES

1. FENCES MEANDER.

2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.

3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0355F, DATED 9/2/2005, THIS TRACT LIES WITHIN ZONE AE, (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD).

4. 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.

5. 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.

ZONING REQUIREMENTS

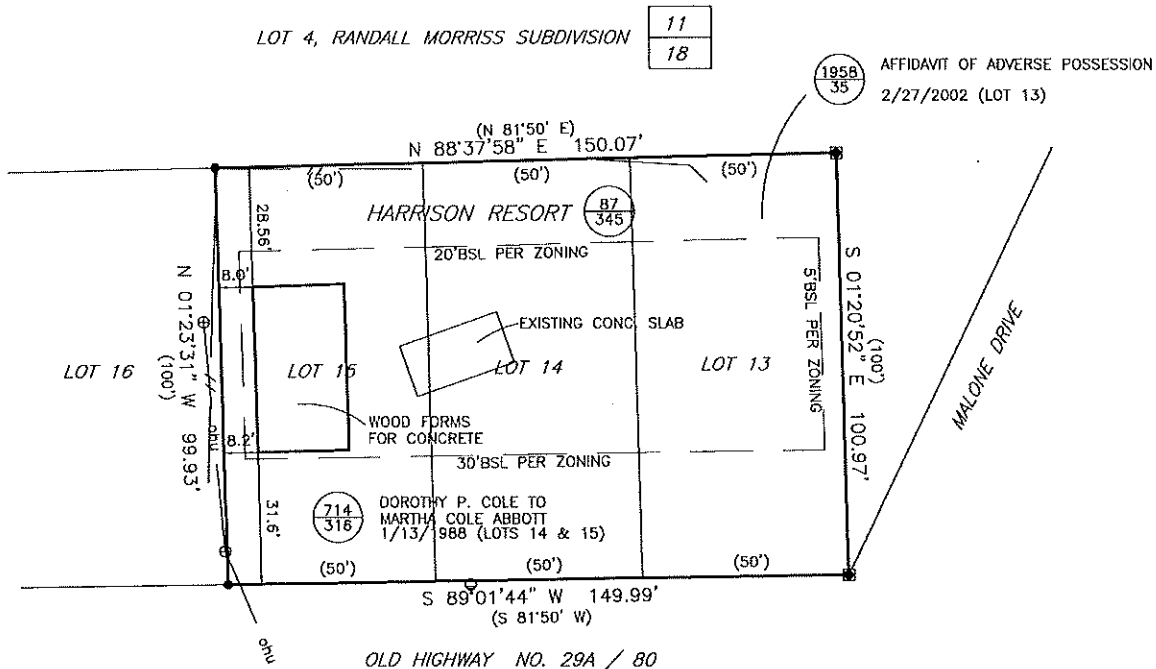
ACCORDING TO THE CITY OF WIMBERLEY ZONING ATLAS THIS LOT IS ZONED "R3" AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

MINIMUM FRONT YARD SETBACK - 30'
MINIMUM SIDE YARD SETBACK - 5'
MINIMUM REAR YARD SETBACK - 20'

BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE CITY OF WIMBERLEY
221 STILLWATER
WIMBERLEY, TX. 78676
512-847-0025



ORIGINAL SCALE
1" = 30'

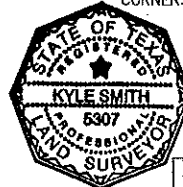


LEGEND

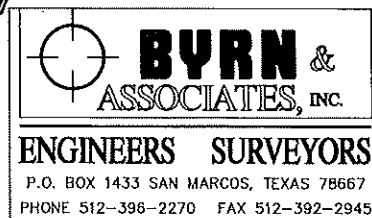
- VOL
PG HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- VOL
PG HAYS COUNTY PLAT RECORDS
- 1/2" IRON ROD FOUND OR DIAMETER NOTED
- IRON ROD FOUND WITH ALUMINUM CAP STAMPED "PRO TECH ENG."
- // — WOOD FENCE
- X — WIRE FENCE
- ohu — UTILITY LINE, POLE AND GUY
- WATER METER
- BSL BUILDING SETBACK LINE

TO MARTHA ABBOTT, EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON 5/10/2016. THAT ALL PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.



KYLE SMITH, R.P.L.S. NO. 5307



CLIENT: ABBOTT, MARTHA
DATE: 5/10/2016
OFFICE: K. SMITH
CREW: K. SMITH
FB/PG: 741/58
PLAT NO. 27264-16-b

PLAT OF LOTS 13, 14 AND 15,
HARRISON RESORT, CITY OF
WIMBERLEY, HAYS COUNTY, TEXAS

ORDINANCE NO. 2025-08

AN ORDINANCE APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A SHORT-TERM RENTAL TWO (VACATION RENTAL) AT 110 MALONE DRIVE WIMBERLEY, TX; PROVIDING FOR FINDINGS OF FACT; REPEALER; SEVERABILITY; EFFECTIVE DATE; PROPER NOTICE AND MEETING

WHEREAS, an application for a Conditional Use Permit (“CUP”) has been filed by Charles Boatright (“Applicant”) to allow for operation of a short-term rental two at 110 Malone Drive, Wimberley, Texas; and

WHEREAS, this request is consistent with other properties located within areas zoned Rural Residential 3; and

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 requested use of the subject property 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

The CITY COUNCIL HEREBY GRANTS the Application for a Conditional Use Permit submitted by Charles Boatright (“Applicant”) on real property located at 110 Malone Drive, Wimberley, Texas, as more particularly described by survey in Exhibit “A”, attached and incorporated by reference, zoned Rural Residential 3, Wimberley, Hays County, Texas.

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 20th day of March, 2025 by a vote of ____ (Ayes) and ____ (Nays) and ____ (Abstain).

CITY OF WIMBERLEY

By: _____
James T. Chiles, Mayor

ATTEST:

Tammy Heller, City Secretary

APPROVED AS TO FORM:

City Attorney



SURVEYORS' NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0355F, DATED 9/2/2005, THIS TRACT LIES WITHIN ZONE AE, (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD).
4. 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.
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ZONING REQUIREMENTS

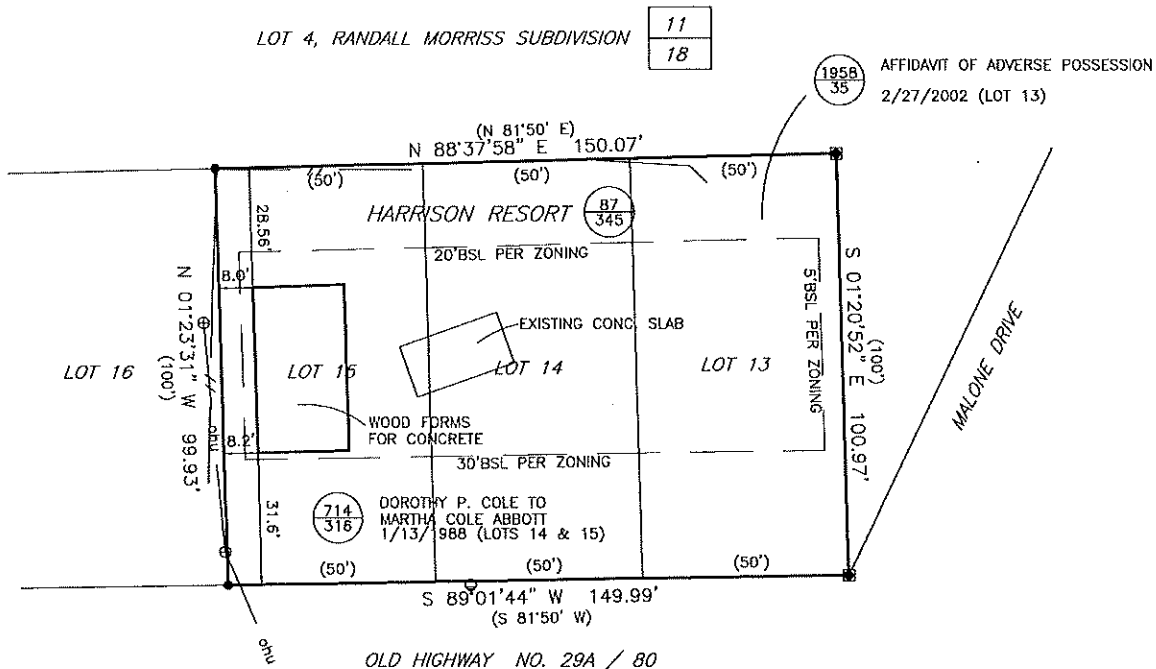
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 MINIMUM SIDE YARD SETBACK - 5'
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BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE CITY OF WIMBERLEY
 221 STILLWATER
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 512-847-0025



ORIGINAL SCALE
 1" = 30'

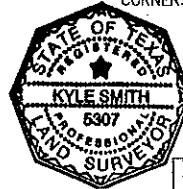


LEGEND

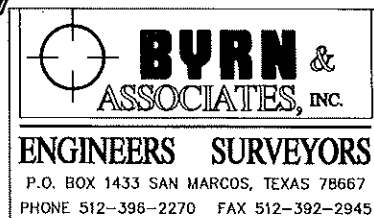
- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
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KYLE SMITH, R.P.L.S. NO. 5307



CLIENT: ABBOTT, MARTHA
 DATE: 5/10/2016
 OFFICE: K. SMITH
 CREW: K. SMITH
 FB/PG: 741/58
 PLAT NO. 27264-16-b

PLAT OF LOTS 13, 14 AND 15,
 HARRISON RESORT, CITY OF
 WIMBERLEY, HAYS COUNTY, TEXAS



AGENDA ITEM:	CUP-25-005
SUBMITTED BY:	Nathan Glaiser, Assistant City Manager
DATE SUBMITTED:	2/20/2025
MEETING DATE:	3/19/2025

REPORT

ITEM

The applicant, Gregory W. Grazdan, is requesting a Conditional Use Permit to allow for administrative and professional office use at 45 La Buena Vista Dr, Wimberley. This property was originally used as a Montessori school. It is zoned NS for Neighborhood Services. The only permitted uses in Neighborhood Services is religious assembly and single-family residential. All other commercial uses must have a conditional use permit. Administrative and Professional Offices include:

- Insurance, real estate, attorneys, accountants, architects, investment services, travel agencies;
- Photography studios, doctors, dentists;
- Nonprofit organizations (with certain restrictions);
- Research services: limited;
- Office; and
- Arts and crafts.

There are currently two 1-story buildings on the property making up a total floor space of 5,233 square feet.

PROPERTY INFORMATION

Property Description

Applicant(s):	Gregory W. Grazdan
Property Address:	45 La Buena Vista
Property Owner:	La Buena Vista 45 LTD
Legal Description:	Twenty Three Twenty Five Business Park, Lot 1, Blk 1, 1.50 Ac
Property Size:	1.5 Acres
Existing Use of Property:	Vacant – was Montessori School
Existing Zoning:	NS – Neighborhood Services

Shared Infrastructure None

Request: Administrative and Professional Offices

Planning Area: II

Overlay District: None

Surrounding Property:

Frontage: La Buena Vista

		Current Zoning:	Existing Land Use:
Surrounding Zoning & Land Use	North of Property	R2	Residential
	South of Property	NS	Commercial
	East of Property	R2	Residential
	West of Property	C1	Commercial

COMMENTS

Staff has not received any comments as of 3/7/25.

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200'): 2/28/2025

Published Legal Notice (Wimberley View): 2/27/2025

RECOMMENDATION

Staff recommends approval of this request. This property is already developed as a commercial property with a history of non-residential use. This property geographically is located between the residential neighborhood on La Buena Vista and the commercial properties on FM 2325. The comprehensive plan states that office and light commercial uses should serve as transitions between residential and higher-intensity commercial uses. Staff feels that allowing office and administrative use on this property would accomplish that goal and be of more benefit to the City than redeveloping the property to a single-family residence.

CRITERIA FOR CONSIDERATION

(A) The use is harmonious and compatible with surrounding existing uses or proposed uses, and does not more adversely affect an adjoining site than would a permitted use;

(B) The architecture, facade, and signage designs of the use are traditional Hill Country designs and are harmonious with those of adjacent uses. In the case of chain establishments, they shall not include or simulate the signature designs of those establishments beyond the absolute minimum necessary to identify the establishment;

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- (F) 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
- (G) Any additional conditions specified, if any, ensure that the intent and purposes of the base district are being upheld.

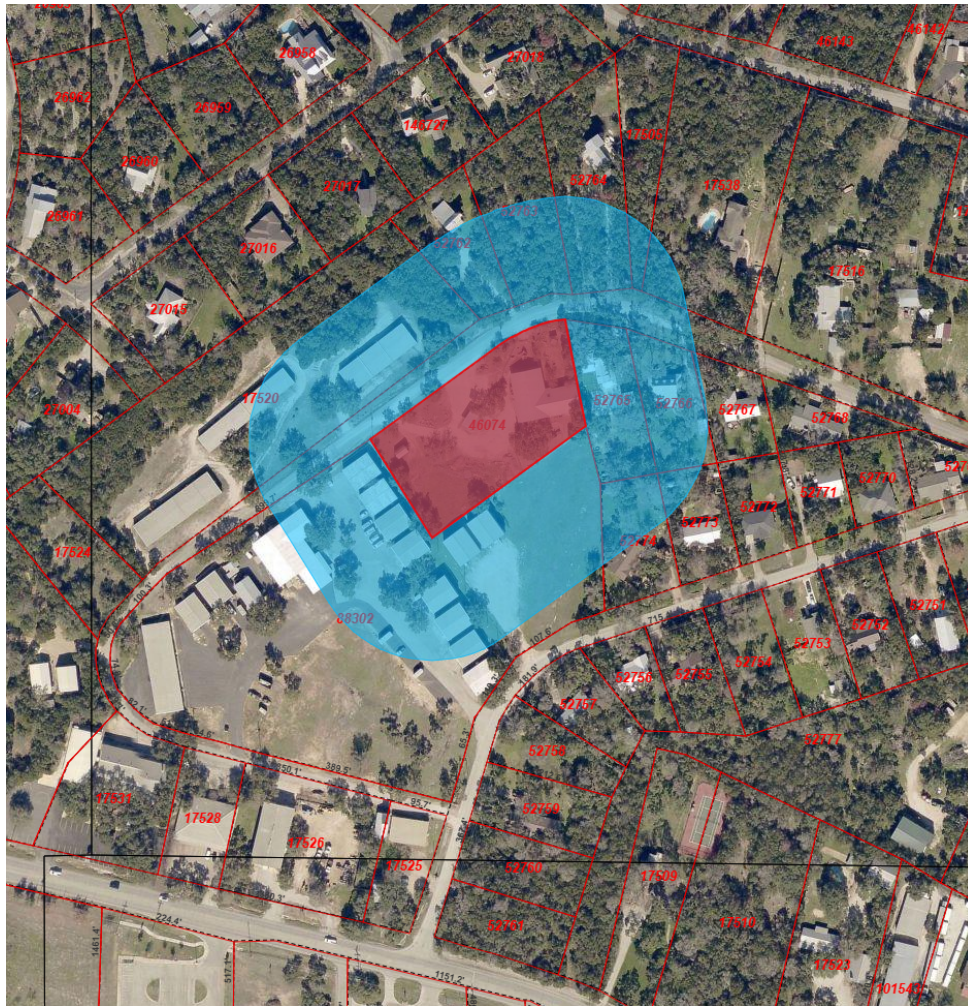
Possible Motions can include:

- Motion to approve CUP
- Motion to approve CUP with the following conditions (list all conditions)
- Motion to deny CUP

ATTACHMENT/S

- Application







Conditional Use Permit
Planning & Development

FOR OFFICE USE ONLY

Date: _____ CUP - _____ - _____ Staff Review _____

P&Z Hearing: _____ Council Hearing: _____ Fees Paid (\$750): ☐ _____

Applicant: Gregory W. Grazdan

Mailing Address: 580 Spoke Hollow Road City: Wimberley State: TX Zip: 78676

Phone: _____

OWNER'S INFORMATION

Property Owner: La Buena Vista 45 LTD

Mailing Address: 151 S. Yendor Drive City: Midland State: MI Zip: 48640

Phone: _____

PROJECT SITE ADDRESS: 45 La Buena Vista Drive, Wimberley, TX 78676

Legal description: Twenty Three Twenty Five Business Park, Lot1, Blk1, 1.50 AC

Total Acreage or Square Footage: 1.50 Acre Deed recorded in: 6/23/2004

Hays CAD Parcel ID R- 46074 Administrative and Planning Area: _____ Zoning: _____

Is property located in an overlay district? ☐ Yes ☐ No If Yes, type: _____

SPECIFIC CONDITIONAL USE REQUEST: Administrative and Professional Office use.

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.

UTILITIES

Electric Provider: Pedernales Electric Coop

Water provider or Private Well: Public

Wastewater Service or Septic Permit No. Septic

*If you have an On-Site Sewage Facility (OSSF) you can submit an open records request for your permit information if you do not have it.

Forms & Applications October 2021 1

CONDITIONAL USE PERMIT (CUP) SUBMITTAL CHECKLIST

- ☐ Complete "Conditional Use Permit Application"
- ☐ Metes and bounds description and/or survey exhibit
- ☐ 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
- ☐ Copy of the Original Deed(s)
- ☐ Payment of application fee (credit card payments, checks/money orders, cash exact change only)
- ☐ Agent authorization to represent property owner if applicable

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 districts are being upheld.

SUBMITTAL VERIFICATION

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 authorize City of Wimberley Staff to visit and inspect the property for which this application is being submitted. I agree to attend or have a representative attend the Planning & Zoning Commission and City Council meetings. I have 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 understand that the City zoning action does not relieve any obligation of these restrictions.

Applicant's Signature: _____ **Date:** _____

Forms & Applications October 2021 2

CE NO. 8996-23-42457CM PATTEN TITLE
ADDRESS: 45 LA BUENA VISTA DRIVE
BORROWER: WIMBERLEY, TEXAS 78676

LOT 1, BLOCK 1 2325 BUSINESS PARK

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 5, PAGE 62 OF THE MAP RECORDS
OF HAYS COUNTY, TEXAS

NOTE: BANQUET UTILITY EASEMENT GRANTED TO WIMBERLEY
WATER SUPPLY AS PER VOL. 2334, PG. 889.



THIS PROPERTY DOES NOT LIE WITHIN THE
WIMBERLEY EASEMENT FOR FIRM
PANEL NO. 44303C 0230 F
MAP EXTENSION: 09/02/2003

BASED ONLY ON VISUAL EXAMINATION OF MAPS
AND RECORDS, WITHOUT SURVEY FIELD STUDY
DETERMINATION, WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

DRAWN BY: PR

PRECISION SURVEYORS, INC. HAS BEEN
REGISTERED AS A PROFESSIONAL LAND
SURVEYOR SINCE 1992. THE SURVEY
REPRESENTS THE FACTS FOUND AT THE
ENDORSEMENTS APPEARING ON THE GROUND
AND THE SURVEYOR'S BEST JUDGMENT
CONFIRMED FOR THIS TRANSACTION ONLY AND
NOT BEING GUARANTEED OR Warranted
UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSLEY
PROFESSIONAL LAND SURVEYOR
NO. 5912
JOB NO. 243024-01045
JANUARY 23, 2024

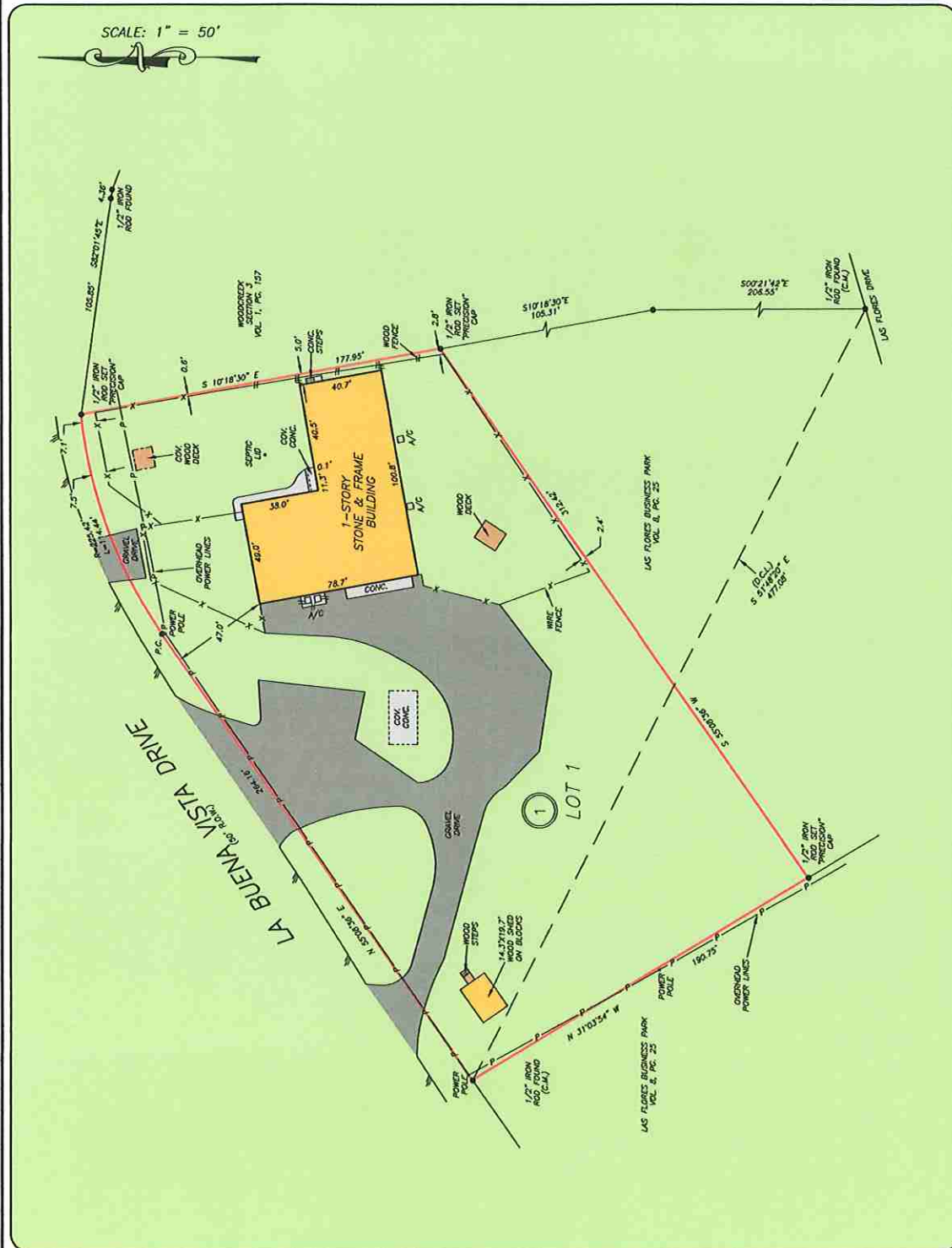


1-800-LANDSURVEY
www.precisionsurveyors.com
231-498-1586 FAX 231-498-1857
800 THEWHEELER STREET SUITE 100 HOUSTON, TEXAS 77059
FIRM NO. 10063700

PRECISION
surveyors



TREVOR SCHILLING
713-678-0464





FLOOR PLAN ON SITE

Total Floor Area: 5,633 sq.ft.

1. Four separate entrances with the opportunity to create 4 rentable suites
2. Each suite already includes a bathroom and kitchenette
3. Sizes ranging in the 1,000-2,000 square foot range with flexibility for variations
4. Full space is currently accessible, suites can be easily separated by drywalling doorways

Buyer to perform due diligence to verify any zoning, construction, or marketing details stated here

45 La Buena Vista Drive

ORDINANCE NO. 2025-09

AN ORDINANCE APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW FOR ADMINISTRATION AND PROFESSIONAL OFFICE USE AT 45 LA BUENA VISTA WIMBERLEY, TX; PROVIDING FOR FINDINGS OF FACT; REPEALER; SEVERABILITY; EFFECTIVE DATE; PROPER NOTICE AND MEETING

WHEREAS, an application for a Conditional Use Permit (“CUP”) has been filed by Gregory Grazdan (“Applicant”) to allow for administration and professional office use at 45 La Buena Vista, Wimberley, Texas; and

WHEREAS, this request is consistent with other properties located within areas zoned Neighborhood Services (NS); and

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 requested use of the subject property 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

The CITY COUNCIL HEREBY GRANTS the Application for a Conditional Use Permit submitted by Gregory Grazdan (“Applicant”) on real property located at 45 La Buena Vista Wimberley, Texas, as more particularly described by survey in Exhibit “A”, attached and incorporated by reference, zoned Neighborhood Services (NS), Wimberley, Hays County, Texas.

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 20th day of March, 2025 by a vote of ____ (Ayes) and ____ (Nays) and ____ (Abstain).

CITY OF WIMBERLEY

By: _____
James T. Chiles, Mayor

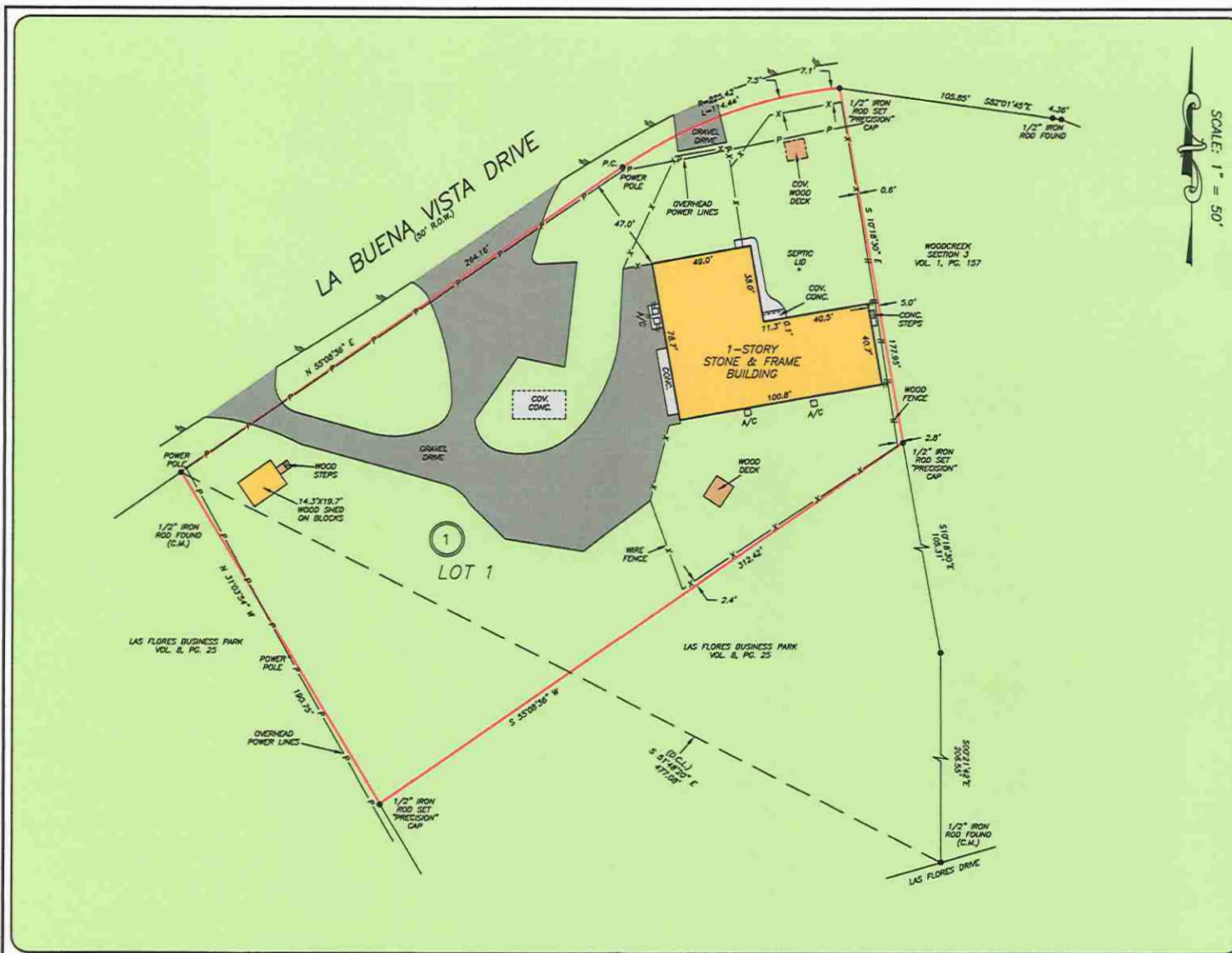
ATTEST:

Tammy Heller, City Secretary

APPROVED AS TO FORM:

City Attorney





GF NO. 8996-23-42457CM PATTEN TITLE
 ADDRESS: 45 LA BUENA VISTA DRIVE
 WIMBERLEY, TEXAS 78676
 BORROWER:

LOT 1, BLOCK 1 2325 BUSINESS PARK

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 5, PAGE 62 OF THE MAP RECORDS
 OF HAYS COUNTY, TEXAS

NOTE: BLANKET UTILITY EASEMENT GRANTED TO WIMBERLEY
 WATER SUPPLY AS PER VOL. 2334, PG. 689.



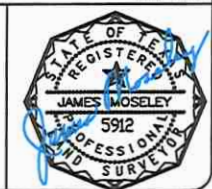
THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48200C 0239 F
 MAP REVISION: 09/02/2005
 ZONE: X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: VOL. 5, PG. 62, H.C.M.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCROACHMENTS APPARENT ON THE GROUND.
 EXCEPT AS SHOWN HEREON, THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY
 PROFESSIONAL LAND SURVEYOR
 NO. 5912
 JOB NO. 542024-01045
 JANUARY 23, 2024



DRAWN BY: PR



PATTEN
 TITLE COMPANY
 Trevor Schilling
 713-678-0464



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 www.precisionsurveyors.com
 281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555
 950 THREADEWEELE STREET SUITE 100 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 800 SAN ANTONIO, TEXAS 78217
 FIRM NO. 10063700

EXHIBIT A



AGENDA ITEM:	1. Hold discussion and consider action on the mid-year review of goals and priorities for Fiscal Year 2025. <i>(Tim Patek, City Administrator)</i>
SUBMITTED BY:	Tim Patek
DATE SUBMITTED:	03/11/2025
MEETING DATE:	March 20, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

This is an opportunity to review the goals and priorities that the City Council adopted last September and provide staff with feedback. A workshop will be held June 30, 2025 to review and set the FY2026 goals and priorities.

REQUESTED ACTION

Discussion

FINANCIAL

N/A

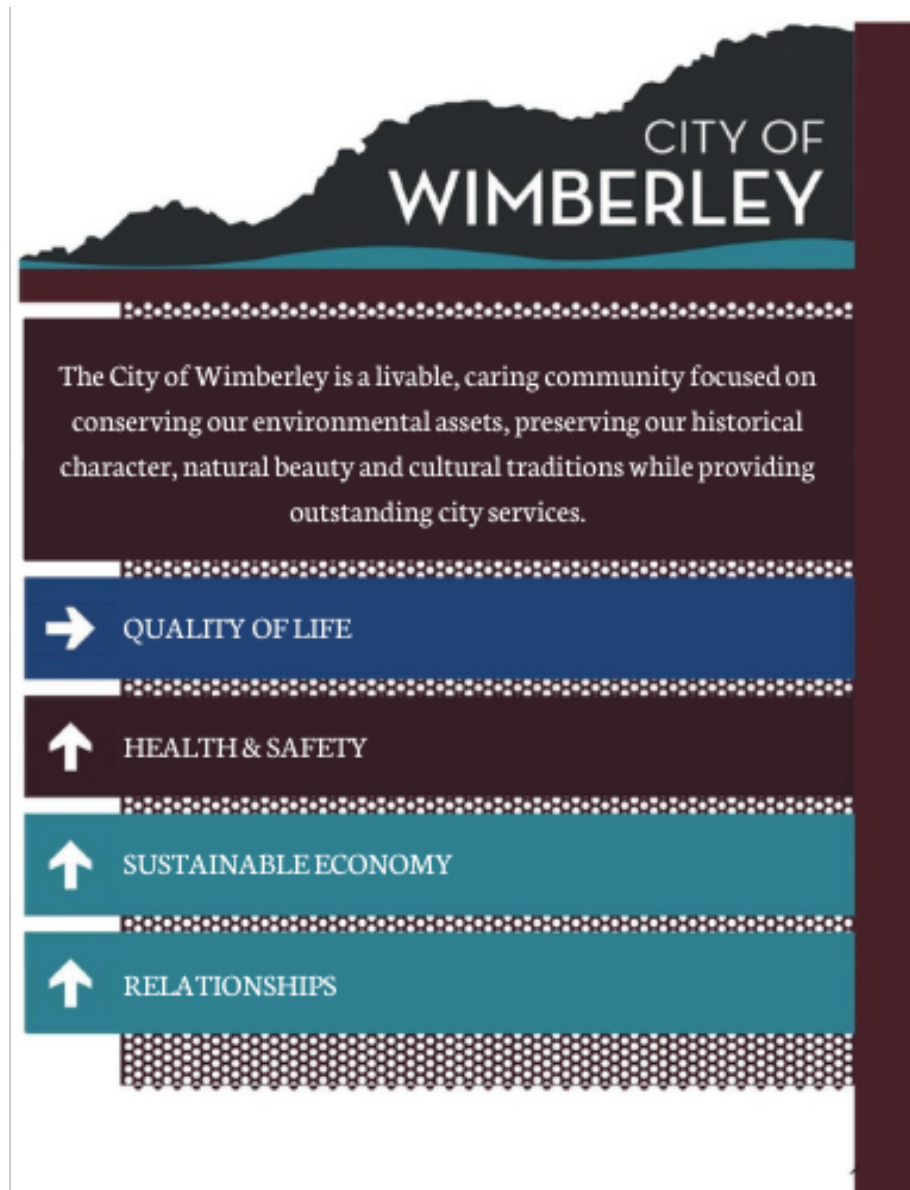
STAFF RECOMMENDATION

ATTACHMENT/S

1. 2024-2025 - Midyear Review

Mission Statement

The City of Wimberley is a livable, caring community focused on conserving our environmental assets, preserving our historical character, natural beauty and cultural traditions while providing outstanding city services.



Our Core Values:

They reflect the priorities of our citizens and the issues that are important to our community.

Quality of Life

- ❖ Environmental Responsibility & Sustainability
- ❖ Preservation of community's character
- ❖ Green Space
- ❖ Thoughtful, responsible resource management & development
- ❖ Cultural and Recreational resources for all citizens

Health & Safety

- ❖ Emergency Preparedness and Management Systems
- ❖ Public Mental & Physical Health Communication and Support
- ❖ Pedestrian & traffic safety
- ❖ Safety & cleanliness of environmental resources

Sustainable Economy

- ❖ Water Quality and Availability
- ❖ Development & improvements consistent with our Quality-of-Life values
- ❖ Fiscal responsibility
- ❖ Maximize and diversify revenue sources
- ❖ Infrastructure stability and maintenance
- ❖ Affordable and inclusive housing for sufficient local employment

Relationships

- ❖ With our citizens and community at large
- ❖ With staff: Wimberley as an exemplary place to work
- ❖ Transparency and open communication with all stakeholders
- ❖ With non-profits, other cities, county, state & federal entities

PROPOSED GOALS FY2024-2025

1. Water Conservation Partnerships

(Quality of Life, Sustainable Economy, Health & Safety, Relationships)

Goal: Establish a comprehensive program to incentivize water conservation partnerships with key stakeholders, aiming to reduce water usage by 20% over the next two years through collaborative initiatives and innovative conservation strategies.

Owner: City Council

Specific: Develop and launch a program to incentivize water conservation partnerships with key stakeholders, including local businesses, community organizations, and residents. *(Examples: No pools in new construction, A/C condensation, rainwater collection, on-site water system, xeriscape, and no sprinkler systems)*

Measurable: Achieve a 20% reduction in water usage across the city within two years.

Achievable: Collaborate with stakeholders to implement water-saving technologies, educational campaigns, and incentive programs.

Relevant: This goal aligns with the city's commitment to sustainability and resource management.

Time-bound: Launch the program by September 2024 and achieve the 20% reduction in water usage by September 2026.

STAFF REPORT/MID-YEAR REVIEW:

City Council and staff are working with water conservation partners like David Baker, Executive Director, The Watershed Association and Chandler Crouch, Net Zero Water Engineer, Texas Water Trade to create a balance between conservation of our water resources and the population and applying onsite water reuse and conservation technologies. Also, working with Marisa Bruno, Water Program Manager, Hill Country Alliance to help advance water supply resilience and protect groundwater and surface water flows through collaborative initiatives and strategies.

2. Youth Advisory Council

(Relationships, Quality of Life)

Owner: City Council/Parks Director

Specific: Develop a Youth Advisory Council consisting of 9th-12th graders to actively involve them in the government process of the City of Wimberley, aiming to expose and educate them on civic duties and governance.

Measurable: Recruit and onboard 15-20 students by December 2024, conduct monthly meetings, and have the council participate in at least three city council meetings and two community projects by June 2025.

Achievable: Partner with local schools and community organizations to promote the council, provide training sessions on civic engagement, and ensure consistent mentorship from city officials.

Relevant: This goal aligns with Wimberley's commitment to fostering civic responsibility and leadership among its youth, preparing future leaders who are knowledgeable and engaged in local governance.

Time-bound: Launch the Youth Advisory Council by September 2024, with the first meeting held in October 2024 and continuous activities and evaluations through June 2025.

STAFF REPORT/MID-YEAR REVIEW:

We have onboarded two practicum (internship) students from Wimberley ISD, strengthening our partnership with the school district. This growing relationship lays the foundation for broader student engagement, supporting our efforts to recruit and involve 9th-12th graders in civic activities.

3. Increase Alert System Subscribers

(Health & Safety, Relationships)

Goal: Add 1,000 new subscribers to the City of Wimberley Alert System, which informs citizens of important updates via text, by the end of the year.

Owner: City Secretary/City Council

Specific: Implement a targeted campaign to increase the number of subscribers to the City of Wimberley Alert System.

Measurable: Increase the number of subscribers by 1,000.

Achievable: Utilize social media, local events, include with required zoning notification letters, and partnerships with community organizations to promote the alert system and encourage sign-ups.

Relevant: This goal supports the city's commitment to keeping citizens informed and safe.

Time-bound: Achieve this increase by September 2025

STAFF REPORT/MID-YEAR REVIEW:

Although we have fallen short of the 1000 new subscribers, the City has seen an increase of more than 100 new users. The City will continue to promote sign-ups through social media outreach, at the emergency preparedness fair, other city events, and on the city's website.

4. Increase visibility of training opportunities for professional development and certifications for council members, staff, and board members.

(Quality of Life, Sustainable Economy, Health & Safety, Relationships)

Specific: Develop and implement a communication strategy to promote training programs and certification opportunities to all council members and staff.

Measurable: Achieve a 50% increase in the number of council members and staff who register for training programs and certifications within the next six months.

Achievable: Utilize existing communication channels such as email newsletters, and regular staff meetings to share information about training opportunities. Collaborate with department heads to identify and address any barriers to participation.

Relevant: Enhancing the professional skills and knowledge of council members and staff is crucial for the organization's growth, efficiency, and service quality.

Time-bound: Implement the communication strategy within one month and achieve the 50% increase in registrations within six months.

STAFF REPORT/MID-YEAR REVIEW:

Staff are encouraged to attend trainings and courses to improve their on-the-job knowledge and skills. The city has also increased funding in the FY2025 budget for staff, council, and board member training. Board liaisons regularly inform their board members of potential training opportunities that could be beneficial in their respective roles.

5. Improve the technology infrastructure at City Hall and Community Center by upgrading the projector, screens, sound system, and installing new electronic signage, ensuring the project is completed within budget and on time.

(Relationships, Sustainable Economy)

Specific: Upgrade the current projector, screens, sound system, and install new electronic signage to improve the overall experience for users and visitors at City Hall and Community Center.

Measurable: Complete the installation of the new technology.

Achievable: Work with reputable vendors to source and install the required equipment, ensuring the project is completed within budget and on time. Train staff on the new technology to maximize its use and effectiveness.

Relevant: Improving the technology infrastructure will enhance presentations, events, and communication within the community, contributing to a better user experience and increased community engagement.

Time-bound: Complete the technology enhancements within four months from the start date, ensuring all systems are fully operational and staff training is complete.

STAFF REPORT/MID-YEAR REVIEW:

The Community Center upgraded their projector, screen and sound system in Johnson Hall, on time and within budget. This was completed prior to the State of City Address. Technology at City Hall was reviewed and the encoder, cameras and equipment are still in good working condition. However, staff will be meeting with a company to do a comprehensive review of equipment that will improve the quality and sound for those that view meetings from their homes.

6. Update the City of Wimberley's website with additional FAQ information on Dark Sky, Water Conservation, Building Materials, and Permitting.

(Quality of Life, Health & Safety, Relationships)

Specific: Develop and publish comprehensive FAQ sections on the City of Wimberley's website covering Dark Sky regulations, Water Conservation guidelines, approved Building Materials, and Permitting processes.

Measurable: Increase the number of website visits to these new FAQ pages by 30% within six months of publication and reduce the number of related inquiries to the city offices by 20%.

Achievable: Collaborate with relevant city departments to gather accurate and detailed information. Utilize web development resources to create user-friendly FAQ sections, and promote the new pages through city newsletters, social media, and public announcements.

Relevant: Providing accessible and comprehensive information on these topics will enhance public understanding and compliance, reduce the workload on city staff, and support Wimberley's sustainability and regulatory goals.

Time-bound: Complete the updates and publish the new FAQ sections within three months, with promotional activities to follow immediately after publication. By TBD

STAFF REPORT/MID-YEAR REVIEW:

A FAQ has been added to City website with information on building permits. Staff has also created a draft "Development Services" page that is nearing completion. The Development Services page includes a drop down, menu style list of all of the City's permits and applications. Selecting each permit or application will provide information on City regulations, a flow chart and timeline of the permitting process, and links to relevant applications, documents and Dark Sky requirements.

Additionally, staff has recently contracted with a permitting software to host a web portal for permitting at wimberleypermits.com. This web portal will allow staff and applicants to track permits as they move through the permitting process. Staff and applicants will have access to all documents and information relating to the permit in one location, streamlining communication between ATS, staff, and the applicant. We hope to have this portal operational in the next 3 months.

7. Upgrade technology by installing charging stations, pushbutton crosswalks (*pending appropriate funding and approval of TxDOT*), and interactive kiosks. By September 2025, install charging stations, pushbutton crosswalks (*pending funding and approval*), and interactive kiosks in city facilities, ensuring full functionality within six months.
(Health & Safety, Sustainable Economy, Relationships)

Specific: Install 3 charging stations, 3 pushbutton crosswalks, and 2 interactive kiosks in designated park areas.

Measurable: Ensure all installations are completed and operational.

Achievable: Collaborate with vendors and city departments, and train park staff on the new technology.

Relevant: Enhance visitor experience, increase safety, and provide valuable information, aligning with the city's goals.

Time-bound: Complete all installations within six months of the start date.

STAFF REPORT/MID-YEAR REVIEW:

Staff is working with Kirby Atwell on 3 different locations within Wimberley for charging stations. Oak Drive Parking Lot, Welcome Center on Old Kyle Road, and Blue Hole Regional Park. Each charging station will have 1 pedestal with 2 chargers. Timeline for Charging stations – within the next few months. Staff is working with TxDOT on Transportation Alternative Grant Program for sidewalks and crosswalks from the square to RM 3237. Crosswalk proposed for RR 12 by Wimberley Christian Church would be a HAWK beacon pushbutton. Other crosswalks will depend on funding and approval from TxDOT. Staff is working with vendors on the interactive kiosks within city facilities. Timeline for interactive kiosks – September 2025 or sooner.

8. Upgrade lighting for Dark Sky Compliance downtown and in the parking Lot. By December 31, 2025, install solar lighting downtown and at the Oak Drive Parking lot, ensuring full functionality within six months.

(Sustainable Economy, Quality of Life, Health & Safety)

Specific: Install lighting in designated locations downtown and at the Oak Drive parking lot.

Measurable: Ensure all installations are completed and operational.

Achievable: Collaborate with vendors and city departments, to ensure Dark Sky Compliance.

Relevant: Enhance visitor experience, increase safety, and comply with dark sky lighting, that aligns with the city's goals.

Time-bound: Complete all installations within six months from the start date.

STAFF REPORT/MID-YEAR REVIEW:

7 solar lights were installed in August/September of 2024 for the entire square. 4 solar lights were installed in February of 2025 for the overflow parking lot at Oak Drive. All solar lights that have been installed are Dark Sky compliant.

Staff Report/Mid-Year Review: March 20, 2025

Visioning Session & Creation of Goals: June 30, 2025

Review of Goals: August 2025

Adoption: September 2025



AGENDA ITEM:	1. Announcements
SUBMITTED BY:	
DATE SUBMITTED:	03/11/2025
MEETING DATE:	March 20, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

None



AGENDA ITEM:	2. Future Agenda Items
SUBMITTED BY:	
DATE SUBMITTED:	03/11/2025
MEETING DATE:	March 20, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

None