



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, MAY 15, 2025 - 6:00 PM

AGENDA

1. **CALL TO ORDER** May 15, 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. **PROCLAMATIONS/RECOGNITIONS**

- 6.1. Proclamation of the City of Wimberley, Texas proclaiming May 17-23, 2025 as "National Safe Boating Week".

7. **CONSENT AGENDA**

- 7.1. Consider approval of Minutes from the May 1, 2025 Regular City Council Meeting. *(Tammy Heller, City Secretary)*
- 7.2. Approval of the March 2025 Revenue and Expenditure Report for the City of Wimberley. *(Tim Patek, City Administrator)*

8. **PRESENTATION AND POSSIBLE ACTION**

- 8.1. Receive a presentation from Salwa Khan regarding "Water Wise", an outdoor water conservation initiative.
- 8.2. Receive a presentation from the Homeless Coalition of Hays County on the 2025 Point-in-Time

Count.

9. PUBLIC HEARINGS AND POSSIBLE ACTION

- 9.1.** Hold a public hearing and consider approval of Ordinance 2025-13, an application for a Conditional Use Permit (CUP-25-007) to allow for the operation of a Vacation Rental (STR2) at 110 Dobie Drive, Wimberley. *(Nathan Glaiser, ACM/Director of Development Services)*
- 9.2.** Hold a public hearing and consider approval of Ordinance 2025-14, an application for a Conditional Use Permit (CUP-25-008) to allow for the operation of a Vacation Rental (STR2) at 219 Lange Rd, Wimberley. *(Nathan Glaiser, ACM/Director of Development Services)*
- 9.3.** Hold a Public Hearing and consider approval of Ordinance 2025-15, amending Chapter 9.03, Division 5, Section 9.03.181 of the City of Wimberley Code of Ordinances relating to off-street parking and loading requirements within the City Center Overlay District. *(Nathan Glaiser, ACM/Director of Development Services)*

10. DISCUSSION AND POSSIBLE ACTION

- 10.1.** Discuss and consider possible action to select a firm/team for design and project management of the Blue Hole Nature Center (RFP-2025-02). *(Richard Shaver, Director of Parks and Recreation)*
- 10.2.** Discuss, consider, and select a bidder for the City of Wimberley 2025 Roadway Maintenance Project (MAINT-2025-01). *(Tim Patek, City Administrator)*
- 10.3.** Discuss and consider possible action on an application submitted by Lloyd Bishop for the issuance of a Horse Drawn Carriage permit. *(Nathan Glaiser, ACM/Director of Development Services)*
- 10.4.** Update on road improvements for Blue Heron Road. *(Tim Patek, City Administrator)*

11. CITY COUNCIL REPORTS

- 11.1.** Announcements
- 11.2.** Future Agenda Items

12. 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 Monday, May 12, 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.



City of Wimberley



Proclamation

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

Whereas, National Safe Boating Week is observed to bring attention to important life-saving tips for recreational boaters so that they can have a safer, more fun experience out on the water throughout the year.

Whereas, on average, 650 people die each year in boating-related accidents in the U.S.; 75 percent of these are fatalities caused by drowning; and

Whereas, the vast majority of these accidents are caused by human error or poor judgment and not by the boat, equipment or environmental factors; and

Whereas, a significant number of boaters who lose their lives by drowning each year would be alive today had they worn their life jackets.

NOW, THEREFORE, I, Jim Chiles, by virtue of the authority vested in me as Mayor of the City of Wimberley, Texas, do hereby support the goals of the Safe Boating Campaign and proclaim May 17-23, 2025, as

NATIONAL SAFE BOATING WEEK

and the start of the year-round effort to promote safe boating. I urge all those who boat to practice safe boating habits and wear a life jacket at all times while boating.

IN TESTIMONY THEREOF, I have hereunto set my hand and caused to be affixed the Seal of Wimberley, Texas, this 15th day of May, 2025.

CITY OF WIMBERLEY



James T. Chiles, Mayor



AGENDA ITEM:	1. Consider approval of Minutes from the May 1, 2025 Regular City Council Meeting. (<i>Tammy Heller, City Secretary</i>)
SUBMITTED BY:	
DATE SUBMITTED:	05/01/2025
MEETING DATE:	May 15, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

REQUESTED ACTION

Motion

FINANCIAL

STAFF RECOMMENDATION

Approve Minutes as presented or amend as necessary

ATTACHMENT/S

1. 05-01-2025 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, MAY 1, 2025 - 6:00 PM

MINUTES

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

Mayor Jim Chiles called the meeting to order at 6:00 p.m.

2. **CALL OF ROLL**

Council Members Present:

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

Staff Members Present:

Tim Patek, City Administrator
Nathan Glaiser, ACM/Development Services Director
Tammy Heller, City Secretary
Paul Wendland, City Attorney

City Council Members Absent:

Bob Clark, Place 4

3. **INVOCATION**

A moment of silence was observed.

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

Mayor Chiles led the Pledges of Allegiance.

5. **CITIZENS COMMUNICATIONS**

No citizen communications this evening.

6. **PRESENTATION AND POSSIBLE ACTION**

- 6.1. Presentation and possible action regarding the City of Wimberley, annual Financial and Compliance Report for the Fiscal Year ending September 30, 2024, completed by Nefendorf & Blocker, P.C. (*Tim Patek, City Administrator*)

Tim Patek, City Administrator, introduced Keith Nefendorf, of Nefendorf & Blocker P.C., who presented the City's FY2024 Audit and stated the City is in good financial standing.

The City Council accepted the audit report as presented.

7. CONSENT AGENDA

- 7.1.** Consider approval of Minutes from the April 17, 2025 Regular City Council Meeting. (*Tammy Heller, City Secretary*)

Council Member Bowman moved to approve the consent agenda as presented. Council Member Sheffield seconded the motion. The motion passed unanimously (4-0).

8. DISCUSSION AND POSSIBLE ACTION

- 8.1.** Hold discussion and consider possible action on Ordinance 2025-12, amending Chapter 4 - Building Regulations, Article 4.04 - Temporary Structures, Section 4.04.009 - Mobile Food Vendors in City Center Overlay of the City of Wimberley Code of Ordinances amending duration of permits. (*Nathan Glaiser, ACM/Director of Development Services*)

Nathan Glaiser, ACM/Director of Development Services stated this is a request to amend our Temporary Structure Ordinance relating to Mobile Food Vendors in the City Center Overlay. If approved, this will extend the maximum duration of food truck permits within the city center overlay from three months to one year. This will reduce staff time in processing redundant applications. There are currently four food trucks operating within the city center overlay.

Council Member Minnick moved to approve Ordinance 2025-12, as presented. Council Member Cohen seconded the motion. The motion passed unanimously (4-0).

- 8.2.** Discuss and consider possible action on an application submitted by Lloyd Bishop for the issuance of a Horse Drawn Carriage permit. (*Nathan Glaiser, ACM/Director of Development Services*)

Nathan Glaiser, ACM/Director of Development Services provided information related to a horse-drawn carriage application. Mr. Glaiser noted two letters of opposition were received by Shelley Beck and Molly Bowen, and he read them into the record.

The council did not take action this evening, but have asked that the applicant submit proposed hours of operation along with carriage routes. This item will be brought back at a future meeting for consideration, once all requested items are submitted.

- 8.3.** Discuss and consider possible action regarding Council Member David Cohen's request to miss three consecutive Regular City Council Meetings in August and September 2025. (Place Five - Council Member David Cohen)

Council Member Cohen requested to miss three consecutive meetings in August and September 2025. A motion was made by Council Member Minnick, seconded by Council Member Bowman, to approve Council Member Cohen's request to miss three consecutive meetings in August and September 2025. Council Member Cohen abstained from voting. The motion carried unanimously (3-0-1).

9. CITY COUNCIL REPORTS

- 9.1.** Announcements

May 13, 2025 - City Council Member Swearing-In Ceremony at 5:30 p.m.

May 15, 2025 - City Council Meeting: Council Member Bo Bowman will be absent

- 9.2.** Future Agenda Items

1. Old Kyle Road, Trails Project, 100% plan - council would like to receive an update at a future meeting.

2. Ranch Road 12/Blue Heron Intersection reconfiguration

10. ADJOURNMENT

A motion was made by Council Member Cohen, seconded by Council Member Bowman, to adjourn the regular meeting at 6:54 p.m. The motion carried unanimously (4-0).

RECORDED BY:

Nathan Glaiser, Assistant City Manager

APPROVED BY:

Jim Chiles, Mayor





AGENDA ITEM:	2. Approval of the March 2025 Revenue and Expenditure Report for the City of Wimberley. <i>(Tim Patek, City Administrator)</i>
SUBMITTED BY:	Tim Patek
DATE SUBMITTED:	05/01/2025
MEETING DATE:	May 15, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

REQUESTED ACTION

Motion

FINANCIAL

The Revenue and Expense Report for March 2025 is attached for review.

STAFF RECOMMENDATION

ATTACHMENT/S

1. March Revenue_Expense Report

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

5/12/2025 11:38 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	130,266.67	1,161,549.77	2,028,000.00	866,450.23	42.72%	1,151,754.19	2,313,825.64
51-Community Center	1,567.50	28,934.97	75,300.00	46,365.03	61.57%	44,618.92	86,704.57
Revenue Totals	<u>131,834.17</u>	<u>1,190,484.74</u>	<u>2,103,300.00</u>	<u>912,815.26</u>	<u>43.40%</u>	<u>1,196,373.11</u>	<u>2,400,530.21</u>
Expense Summary							
15-Administration	35,819.30	379,578.81	762,000.00	(382,421.19)	50.19%	322,813.84	785,271.97
16-Legal	2,200.00	16,361.50	80,000.00	(63,638.50)	79.55%	36,832.99	61,748.81
17-Council/Board	1,652.50	23,694.40	109,000.00	(85,305.60)	78.26%	38,653.59	87,616.03
18-Building	5,827.50	23,845.00	50,000.00	(26,155.00)	52.31%	26,338.75	62,510.09
21-Public Safety	8,160.00	24,280.00	72,000.00	(47,720.00)	66.28%	15,530.00	82,650.39
30-Public Works	20,583.41	162,673.76	333,200.00	(170,526.24)	51.18%	138,281.84	306,371.13
31-Roads	10,566.00	78,509.39	449,659.01	(371,149.62)	82.54%	41,253.72	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	21,635.59	130,778.99	259,600.00	(128,821.01)	49.62%	88,044.10	197,937.20
52-Parks	168.41	5,742.11	9,500.00	(3,757.89)	39.56%	2,127.03	3,958.39
Expense Totals	<u>106,612.71</u>	<u>845,463.96</u>	<u>2,126,959.01</u>	<u>1,281,495.05</u>	<u>60.25%</u>	<u>709,875.86</u>	<u>1,941,403.05</u>
Revenues Over(Under) Expenditures	<u>25,221.46</u>	<u>345,020.78</u>	<u>(23,659.01)</u>	<u>(368,679.79)</u>	<u>51.87%</u>	<u>486,497.25</u>	<u>459,127.16</u>

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

5/12/2025 11:38 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	113,146.71	826,325.74	1,513,000.00	686,674.26	45.38%	786,266.39	1,545,163.85
15-5131 Mixed Beverage Tax	6,273.43	50,217.01	80,000.00	29,782.99	37.23%	40,609.03	94,439.19
15-5171 Franchise Tax	0.00	151,341.84	300,000.00	148,658.16	49.55%	158,047.14	312,458.12
Total Tax Revenue	119,420.14	1,027,884.59	1,893,000.00	865,115.41	45.70%	984,922.56	1,952,061.16
<u>Licenses & Permits</u>							
15-5211 Beer & Wine Permits	0.00	4,125.00	7,000.00	2,875.00	41.07%	4,425.00	13,520.00
15-5219 Sign Permits	0.00	175.00	1,000.00	825.00	82.50%	755.00	1,060.00
15-5221 Building Permits	1,325.80	21,882.70	35,000.00	13,117.30	37.48%	35,165.38	70,407.28
Total Licenses & Permits	1,325.80	26,182.70	43,000.00	16,817.30	39.11%	40,345.38	84,987.28
<u>Other Income</u>							
15-5340 Grant Funds	0.00	44,900.00	0.00	(44,900.00)	0.00%	64,401.09	148,160.31
15-5611 Interest Revenues	2,271.73	23,600.98	40,000.00	16,399.02	41.00%	19,394.51	46,178.40
15-5701 Other/Misc	0.00	1,395.00	1,000.00	(395.00)	(39.50%)	(43.00)	(965.81)
Total Other Income	2,271.73	69,895.98	41,000.00	(28,895.98)	(70.48%)	83,752.60	193,372.90
<u>Service Fees</u>							
15-5413 Zoning	2,994.00	8,544.00	12,000.00	3,456.00	28.80%	7,608.80	15,533.80
15-5414 Subdivision Fees	2,160.00	3,885.00	2,000.00	(1,885.00)	(94.25%)	1,706.60	2,419.50
15-5416 Building Inspections	1,570.00	17,575.00	25,000.00	7,425.00	29.70%	19,875.00	42,382.75
15-5417 Bldg Plan Reviews	525.00	7,582.50	12,000.00	4,417.50	36.81%	13,543.25	23,068.25
Total Service Fees	7,249.00	37,586.50	51,000.00	13,413.50	26.30%	42,733.65	83,404.30
Total Administration	130,266.67	1,161,549.77	2,028,000.00	866,450.23	42.72%	1,151,754.19	2,313,825.64

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

5/12/2025 11:38 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.
51-Community Center							
<u>Service Fees</u>							
51-5475 WCC Facility Rentals	1,567.50	23,239.25	60,300.00	37,060.75	61.46%	35,994.91	64,961.84
Total Service Fees	1,567.50	23,239.25	60,300.00	37,060.75	61.46%	35,994.91	64,961.84
<u>Revenues</u>							
51-5476 Special Events	0.00	5,680.00	15,000.00	9,320.00	62.13%	8,624.01	21,742.73
Total Revenues	0.00	5,680.00	15,000.00	9,320.00	62.13%	8,624.01	21,742.73
<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	0.00	15.72	0.00	(15.72)	0.00%	0.00	0.00
Total Community Center	1,567.50	28,934.97	75,300.00	46,365.03	61.57%	44,618.92	86,704.57
Total Revenue	131,834.17	1,190,484.74	2,103,300.00	912,815.26	43.40%	1,196,373.11	2,400,530.21

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

5/12/2025 11:38 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							
Personnel Services							
15-6105 Salaries & Wages Full-Time	23,232.50	150,545.23	302,000.00	151,454.77	50.15%	143,375.37	289,613.93
15-6210 Health Care	1,885.39	11,317.86	31,500.00	20,182.14	64.07%	11,563.56	22,909.02
15-6220 Payroll Taxes	1,832.82	11,849.94	23,000.00	11,150.06	48.48%	11,149.84	22,612.53
15-6230 TMRS Contribution	1,182.36	8,377.74	15,000.00	6,622.26	44.15%	9,091.09	17,763.57
15-6250 Unemployment Compensation	7.21	189.00	400.00	211.00	52.75%	351.00	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	28,140.28	182,279.77	373,200.00	190,920.23	51.16%	175,530.86	353,250.05
Other Services & Charges							
15-6270 Annual/Assoc Dues	742.00	2,295.24	4,500.00	2,204.76	48.99%	2,556.87	4,178.97
15-6340 Technology Consultant	656.25	2,826.08	11,000.00	8,173.92	74.31%	1,343.75	1,968.75
15-6370 Contract Services	39.55	1,128.58	35,000.00	33,871.42	96.78%	2,798.51	5,746.04
15-6420 Office Cleaning	0.00	3,503.25	8,000.00	4,496.75	56.21%	3,450.00	6,900.00
15-6443 Equipment Rent/Right-To-Use Lease	643.78	4,344.30	9,500.00	5,155.70	54.27%	4,200.85	8,365.15
15-6500 Grant Expenditures	0.00	67,400.00	0.00	(67,400.00)	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	233.86	1,100.93	7,000.00	5,899.07	84.27%	1,914.96	4,213.50
15-6532 Office Tech/Software	1,982.80	23,556.70	60,000.00	36,443.30	60.74%	32,820.26	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	7,800.00	15,600.00	7,800.00	50.00%	7,800.00	15,831.16
15-6570 Travel	0.00	2,168.40	6,000.00	3,831.60	63.86%	931.34	2,639.62

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

5/12/2025 11:38 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.
15-6571 Mileage	0.00	693.94	2,000.00	1,306.06	65.30%	351.08	991.60
15-6572 Training	0.00	823.26	6,000.00	5,176.74	86.28%	2,021.30	6,247.33
15-6581 Refunds	897.50	897.50	2,000.00	1,102.50	55.13%	1,089.00	2,039.00
15-6589 Records Management	0.00	200.00	2,000.00	1,800.00	90.00%	2,239.83	2,439.83
15-6651 Postage	249.00	674.64	2,700.00	2,025.36	75.01%	527.54	1,026.54
Total Other Services & Charges	6,744.74	175,267.92	222,300.00	47,032.08	21.16%	124,178.21	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	934.28	8,745.52	18,000.00	9,254.48	51.41%	10,867.52	20,505.95
15-6430 Bldg Repairs/Maintenance	0.00	930.74	3,000.00	2,069.26	68.98%	73.47	2,491.73
15-6610 General Operating Supplies	0.00	1,579.96	4,500.00	2,920.04	64.89%	410.10	1,173.37
15-6660 Office Supplies	0.00	518.53	3,000.00	2,481.47	82.72%	741.63	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	934.28	22,029.62	41,500.00	19,470.38	46.92%	12,092.72	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%	11,012.05	123,766.70
Total Transfer Out	0.00	0.00	125,000.00	125,000.00	100.00%	11,012.05	123,766.70
Total Administration	35,819.30	379,578.81	762,000.00	382,421.19	50.19%	322,813.84	785,271.97
<u>16-Legal</u>							
<u>Other Services & Charges</u>							

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

5/12/2025 11:38 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.
16-6350 Legal	2,200.00	16,361.50	80,000.00	63,638.50	79.55%	36,832.99	61,748.81
Total Other Services & Charges	2,200.00	16,361.50	80,000.00	63,638.50	79.55%	36,832.99	61,748.81
Total Legal	2,200.00	16,361.50	80,000.00	63,638.50	79.55%	36,832.99	61,748.81
17-Council/Board							
<u>Other Services & Charges</u>							
17-6320 Financial (Contract Svs)	1,652.50	8,311.00	25,000.00	16,689.00	66.76%	16,050.00	27,167.50
17-6330 Audit	0.00	0.00	40,000.00	40,000.00	100.00%	16,593.90	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	0.00	4,384.06	12,000.00	7,615.94	63.47%	3,265.96	12,693.95
17-6572 Training	0.00	5,781.84	9,000.00	3,218.16	35.76%	2,743.73	9,342.76
17-6590 Elections	0.00	122.50	6,000.00	5,877.50	97.96%	0.00	1,317.92
17-6591 Planning	0.00	5,095.00	6,000.00	905.00	15.08%	0.00	0.00
Total Other Services & Charges	1,652.50	23,694.40	103,000.00	79,305.60	77.00%	38,653.59	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	1,652.50	23,694.40	109,000.00	85,305.60	78.26%	38,653.59	87,616.03
18-Building							
<u>Other Services & Charges</u>							
18-6360 Contract Inspections	5,865.00	22,082.50	40,000.00	17,917.50	44.79%	25,626.25	60,185.09
18-6582 Site Plan Reviews	(37.50)	1,762.50	10,000.00	8,237.50	82.38%	712.50	2,325.00
Total Other Services & Charges	5,827.50	23,845.00	50,000.00	26,155.00	52.31%	26,338.75	62,510.09
Total Building	5,827.50	23,845.00	50,000.00	26,155.00	52.31%	26,338.75	62,510.09

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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.
21-Public Safety							
<u>Other Services & Charges</u>							
21-6371 Sanitarian (Contract Labor)	0.00	12,000.00	36,000.00	24,000.00	66.67%	8,000.00	44,000.00
21-6373 Animal Control	6,000.00	6,000.00	6,000.00	0.00	0.00%	0.00	12,000.00
21-6375 Safety - Traffic Direction	2,160.00	6,280.00	30,000.00	23,720.00	79.07%	7,530.00	26,650.39
Total Other Services & Charges	8,160.00	24,280.00	72,000.00	47,720.00	66.28%	15,530.00	82,650.39
Total Public Safety	8,160.00	24,280.00	72,000.00	47,720.00	66.28%	15,530.00	82,650.39
30-Public Works							
<u>Personnel Services</u>							
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	15,078.28	96,752.87	200,000.00	103,247.13	51.62%	90,406.11	183,011.15
30-6210 Health Care	1,814.21	15,152.33	31,500.00	16,347.67	51.90%	16,014.65	32,036.09
30-6220 Payroll Taxes	1,182.94	7,391.44	15,000.00	7,608.56	50.72%	7,008.00	14,151.56
30-6230 TMRS Contribution	742.94	5,220.83	10,000.00	4,779.17	47.79%	5,624.38	10,928.29
30-6250 Unemployment Compensation	(20.31)	207.05	400.00	192.95	48.24%	351.00	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	18,798.06	124,724.52	267,900.00	143,175.48	53.44%	119,404.14	240,478.09
<u>Other Services & Charges</u>							
30-6270 Annual/Assoc Dues	0.00	280.00	500.00	220.00	44.00%	0.00	0.00
30-6370 Contract Services	10.00	20,008.35	25,000.00	4,991.65	19.97%	2,250.44	34,068.78
30-6443 Equipment Rent/Right-To-Use Lease	472.59	2,835.54	6,000.00	3,164.46	52.74%	2,835.54	5,671.08
30-6532 Office Tech/Software	20.46	5,361.84	9,000.00	3,638.16	40.42%	3,615.92	5,525.76
30-6569 Vehicle Allowance	400.00	2,400.00	4,800.00	2,400.00	50.00%	2,400.00	4,871.13

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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.
30-6570 Travel	0.00	1,153.66	2,500.00	1,346.34	53.85%	661.08	668.28
30-6571 Mileage	0.00	0.00	500.00	500.00	100.00%	312.55	312.55
30-6572 Training	100.00	1,258.90	4,000.00	2,741.10	68.53%	136.77	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	1,003.05	33,298.29	54,800.00	21,501.71	39.24%	12,212.30	52,836.52
<u>Supplies & Maintenance</u>							
30-6431 Vehicle Maint/Insurance	0.00	119.47	2,000.00	1,880.53	94.03%	107.82	990.08
30-6583 Fuel	320.52	1,343.62	5,000.00	3,656.38	73.13%	2,349.50	4,572.77
30-6610 General Operating Supplies	461.78	2,566.86	3,000.00	433.14	14.44%	3,918.09	7,203.68
30-6612 Tools	0.00	621.00	500.00	(121.00)	(24.20%)	289.99	289.99
Total Supplies & Maintenance	782.30	4,650.95	10,500.00	5,849.05	55.71%	6,665.40	13,056.52
Total Public Works	20,583.41	162,673.76	333,200.00	170,526.24	51.18%	138,281.84	306,371.13
<u>31-Roads</u>							
<u>Supplies & Maintenance</u>							
31-6432 Road Maintenance	10,040.00	36,002.91	90,659.01	54,656.10	60.29%	29,331.74	173,617.08
31-6433 Equipment Maintenance	0.00	0.00	1,000.00	1,000.00	100.00%	415.01	415.01
31-6584 Mowing/Trimming	39.00	333.94	3,000.00	2,666.06	88.87%	650.00	3,355.12
31-6611 Signs/Barricades	487.00	5,385.90	5,000.00	(385.90)	(7.72%)	956.97	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	10,566.00	41,722.75	119,659.01	77,936.26	65.13%	31,353.72	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%	9,900.00	34,675.00
31-6795 Capital Outlay - Roads	0.00	14,804.99	300,000.00	285,195.01	95.07%	0.00	137,817.51

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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.
Total Other Services & Charges	0.00	36,786.64	330,000.00	293,213.36	88.85%	9,900.00	172,492.51
Total Roads	10,566.00	78,509.39	449,659.01	371,149.62	82.54%	41,253.72	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	1,948.75	12,297.12	21,000.00	8,702.88	41.44%	17,545.32	40,186.23
51-6105 Salaries & Wages Full-Time	8,001.60	49,778.56	104,000.00	54,221.44	52.14%	27,302.40	55,176.11
51-6210 Health Care	1,768.68	9,730.83	21,000.00	11,269.17	53.66%	5,322.24	10,646.82
51-6220 Payroll Taxes	761.20	4,797.86	10,000.00	5,202.14	52.02%	3,430.86	7,296.24
51-6230 TMRS Contribution	384.08	2,625.99	5,000.00	2,374.01	47.48%	1,677.90	3,239.72
51-6250 Unemployment Compensation	(30.00)	184.99	500.00	315.01	63.00%	242.98	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	12,834.31	79,415.35	168,500.00	89,084.65	52.87%	55,521.70	117,007.67
Other Services & Charges							
51-6270 Annual/Assoc Dues	0.00	197.25	500.00	302.75	60.55%	239.87	239.87
51-6370 Contract Services	0.00	909.35	2,000.00	1,090.65	54.53%	1,093.00	3,666.76
51-6532 Office Tech/Software	119.99	790.65	2,000.00	1,209.35	60.47%	3,625.25	4,441.38
51-6540 Advertising	700.00	1,676.65	3,000.00	1,323.35	44.11%	129.00	2,255.23
51-6562 CC Processing Fees	0.00	474.51	0.00	(474.51)	0.00%	671.28	1,392.50

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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.
51-6651 Postage	0.00	0.00	100.00	100.00	100.00%	0.00	0.00
51-6794 Capital Outlay - Equipmt/Other	3,725.00	5,896.89	7,000.00	1,103.11	15.76%	0.00	0.00
51-6797 Capital Outlay - Facilities	233.10	10,908.84	10,000.00	(908.84)	(9.09%)	298.35	10,896.79
Total Other Services & Charges	4,778.09	20,854.14	24,600.00	3,745.86	15.23%	6,056.75	22,892.53
<u>Supplies & Maintenance</u>							
51-6410 Utilities	1,762.90	14,979.09	26,000.00	11,020.91	42.39%	13,742.13	27,500.71
51-6430 Bldg Repairs/Maintenance	935.65	10,470.74	20,000.00	9,529.26	47.65%	3,114.95	11,388.25
51-6610 General Operating Supplies	404.14	983.49	5,000.00	4,016.51	80.33%	1,714.45	4,364.21
51-6616 Programs	920.50	3,901.48	15,000.00	11,098.52	73.99%	7,842.26	14,312.83
51-6660 Office Supplies	0.00	174.70	500.00	325.30	65.06%	51.86	471.00
Total Supplies & Maintenance	4,023.19	30,509.50	66,500.00	35,990.50	54.12%	26,465.65	58,037.00
Total Community Center	21,635.59	130,778.99	259,600.00	128,821.01	49.62%	88,044.10	197,937.20
<u>52-Parks</u>							
<u>Supplies & Maintenance</u>							
52-6410 Utilities	146.29	4,783.24	6,000.00	1,216.76	20.28%	1,039.07	2,156.26
52-6430 Bldg Repairs/Maintenance	0.00	936.75	1,500.00	563.25	37.55%	17.09	247.78
52-6585 NATURE TL/OLD BALDY	22.12	22.12	1,000.00	977.88	97.79%	1,070.87	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	168.41	5,742.11	9,500.00	3,757.89	39.56%	2,127.03	3,958.39
Total Parks	168.41	5,742.11	9,500.00	3,757.89	39.56%	2,127.03	3,958.39
Total Expense	106,612.71	845,463.96	2,126,959.01	1,281,495.05	60.25%	709,875.86	1,941,403.05

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200 - Blue Hole Parkland	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							
52-Parks	6,082.33	72,068.28	853,000.00	780,931.72	91.55%	134,983.14	966,755.47
Revenue Totals	6,082.33	72,068.28	853,000.00	780,931.72	91.55%	134,983.14	966,755.47
Expense Summary							
52-Parks	74,219.64	397,304.82	853,000.00	(455,695.18)	53.42%	357,714.19	1,236,827.40
Expense Totals	74,219.64	397,304.82	853,000.00	455,695.18	53.42%	357,714.19	1,236,827.40
Revenues Over(Under) Expenditures	(68,137.31)	(325,236.54)	0.00	325,236.54	72.49%	(222,731.05)	(270,071.93)

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200 - Blue Hole Parkland 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.
52-Parks							
<u>Tax Revenue</u>							
52-5472 Reservations/Gate Fees	0.00	52.92	580,000.00	579,947.08	99.99%	65,870.27	725,418.39
52-5474 Facility Rentals	0.00	7,907.00	30,000.00	22,093.00	73.64%	8,310.88	33,035.88
52-5479 Vending/Merchandise	0.00	1,520.87	50,000.00	48,479.13	96.96%	621.00	38,968.42
Total Tax Revenue	0.00	9,480.79	660,000.00	650,519.21	98.56%	74,802.15	797,422.69
<u>Revenues</u>							
52-5476 Special Events	6,100.00	49,153.00	150,000.00	100,847.00	67.23%	35,457.76	119,696.61
Total Revenues	6,100.00	49,153.00	150,000.00	100,847.00	67.23%	35,457.76	119,696.61
<u>Other Income</u>							
52-5611 Interest Revenues	0.00	11,385.52	28,000.00	16,614.48	59.34%	17,448.23	35,911.17
52-5701 Other/Misc	(17.67)	48.97	15,000.00	14,951.03	99.67%	3,665.00	10,115.00
52-5900 Designated Funds	0.00	2,000.00	0.00	(2,000.00)	0.00%	3,610.00	3,610.00
Total Other Income	(17.67)	13,434.49	43,000.00	29,565.51	68.76%	24,723.23	49,636.17
Total Parks	6,082.33	72,068.28	853,000.00	780,931.72	91.55%	134,983.14	966,755.47
Total Revenue	6,082.33	72,068.28	853,000.00	780,931.72	91.55%	134,983.14	966,755.47

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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-Parks							
<u>Personnel Services</u>							
52-6100 Salaries & Wages Part-Time	4,706.25	32,071.13	126,000.00	93,928.87	74.55%	42,645.88	168,892.49
52-6105 Salaries & Wages Full-Time	29,082.72	186,788.03	381,000.00	194,211.97	50.97%	149,128.10	303,455.66
52-6210 Health Care	5,329.59	31,097.98	73,500.00	42,402.02	57.69%	24,108.74	50,808.92
52-6220 Payroll Taxes	2,615.53	17,208.72	39,000.00	21,791.28	55.88%	15,218.29	36,891.61
52-6230 TMRS Contribution	1,415.14	9,963.83	18,500.00	8,536.17	46.14%	9,346.90	18,148.88
52-6250 Unemployment Compensation	(81.28)	642.03	1,000.00	357.97	35.80%	1,007.56	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	43,067.95	277,771.72	658,000.00	380,228.28	57.79%	241,455.47	580,680.65
<u>Other Services & Charges</u>							
52-6370 Contract Services	159.99	13,801.89	40,000.00	26,198.11	65.50%	0.00	0.00
52-6443 Equipment Rent/Right-To-Use Lease	503.43	5,444.46	11,500.00	6,055.54	52.66%	4,437.21	7,457.79
52-6532 Office Tech/Software	988.24	2,390.29	10,000.00	7,609.71	76.10%	3,956.33	5,968.49
52-6562 CC Processing Fees	0.00	1,012.12	10,000.00	8,987.88	89.88%	2,880.99	24,006.55
52-6569 Vehicle Allowance	400.00	2,400.00	4,800.00	2,400.00	50.00%	2,400.00	4,858.08
52-6570 Travel	3,547.10	5,471.69	3,000.00	(2,471.69)	(82.39%)	3,503.23	3,503.23
52-6571 Mileage	0.00	0.00	2,000.00	2,000.00	100.00%	464.81	464.81
52-6572 Training	70.00	3,930.00	4,000.00	70.00	1.75%	3,001.94	4,324.06
52-6581 Refunds	0.00	0.00	1,000.00	1,000.00	100.00%	1,075.00	1,075.00
52-6651 Postage	0.00	48.99	100.00	51.01	51.01%	12.45	34.57
52-6794 Capital Outlay - Equipmt/Other	6,773.50	8,263.45	0.00	(8,263.45)	0.00%	37,160.86	441,897.30
Total Other Services & Charges	12,442.26	42,762.89	86,400.00	43,637.11	50.51%	58,892.82	493,589.88

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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.
<u>Supplies & Maintenance</u>							
52-6374 Contract Services	0.00	(646.40)	0.00	646.40	0.00%	14,627.74	43,942.33
52-6410 Utilities	754.75	7,540.80	15,000.00	7,459.20	49.73%	7,490.31	19,487.79
52-6431 Vehicle Maint/Insurance	115.50	523.43	2,000.00	1,476.57	73.83%	15.99	226.76
52-6433 Equipment Maintenance	0.00	4,578.37	7,000.00	2,421.63	34.59%	255.43	2,688.46
52-6583 Fuel	324.00	1,004.40	3,000.00	1,995.60	66.52%	997.06	2,878.26
52-6610 General Operating Supplies	4,736.76	19,289.90	26,000.00	6,710.10	25.81%	16,403.44	47,735.60
52-6613 Materials	0.00	1,392.71	5,000.00	3,607.29	72.15%	1,417.48	6,950.27
52-6615 Bldg & Maint Supplies	35.89	2,214.09	4,000.00	1,785.91	44.65%	1,278.98	3,896.33
52-6616 Programs	2,548.94	16,916.10	25,600.00	8,683.90	33.92%	14,423.27	34,041.20
52-6660 Office Supplies	0.00	0.00	1,000.00	1,000.00	100.00%	456.20	709.87
Total Supplies & Maintenance	<u>8,515.84</u>	<u>52,813.40</u>	<u>88,600.00</u>	<u>35,786.60</u>	<u>40.39%</u>	<u>57,365.90</u>	<u>162,556.87</u>
<u>Not Categorized</u>							
52-6390 Miscellaneous/Merchandise	10,193.59	23,956.81	20,000.00	(3,956.81)	(19.78%)	0.00	0.00
Total Not Categorized	<u>10,193.59</u>	<u>23,956.81</u>	<u>20,000.00</u>	<u>(3,956.81)</u>	<u>(19.78%)</u>	<u>0.00</u>	<u>0.00</u>
Total Parks	<u>74,219.64</u>	<u>397,304.82</u>	<u>853,000.00</u>	<u>455,695.18</u>	<u>53.42%</u>	<u>357,714.19</u>	<u>1,236,827.40</u>
Total Expense	<u>74,219.64</u>	<u>397,304.82</u>	<u>853,000.00</u>	<u>455,695.18</u>	<u>53.42%</u>	<u>357,714.19</u>	<u>1,236,827.40</u>

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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	33,093.65	212,807.77	407,000.00	194,192.23	47.71%	190,228.65	422,085.59
Revenue Totals	33,093.65	212,807.77	407,000.00	194,192.23	47.71%	190,228.65	422,085.59
Expense Summary							
04-Water/Wastewater	8,825.75	78,523.33	407,000.00	(328,476.67)	80.71%	69,824.26	382,228.35
Expense Totals	8,825.75	78,523.33	407,000.00	328,476.67	80.71%	69,824.26	382,228.35
Revenues Over(Under) Expenditures	24,267.90	134,284.44	0.00	(134,284.44)	64.21%	120,404.39	39,857.24

City of Wimberley
Revenue and Expense Report
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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	32,499.11	210,523.17	405,000.00	194,476.83	48.02%	188,194.82	416,926.08
Total Service Fees	32,499.11	210,523.17	405,000.00	194,476.83	48.02%	188,194.82	416,926.08
<u>Revenues</u>							
04-5405 Application Fees	150.00	500.00	0.00	(500.00)	0.00%	0.00	200.00
04-5420 WW Penalties	444.54	701.17	1,000.00	298.83	29.88%	865.80	2,065.42
Total Revenues	594.54	1,201.17	1,000.00	(201.17)	(20.12%)	865.80	2,265.42
<u>Other Income</u>							
04-5611 Interest Revenues	0.00	1,083.43	1,000.00	(83.43)	(8.34%)	1,168.03	2,894.09
Total Other Income	0.00	1,083.43	1,000.00	(83.43)	(8.34%)	1,168.03	2,894.09
Total Water/Wastewater	33,093.65	212,807.77	407,000.00	194,192.23	47.71%	190,228.65	422,085.59
Total Revenue	33,093.65	212,807.77	407,000.00	194,192.23	47.71%	190,228.65	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	8,642.72	54,418.48	90,000.00	35,581.52	39.54%	0.00	75,773.29
Total Other Services & Charges	8,642.72	54,418.48	90,000.00	35,581.52	39.54%	0.00	75,773.29
<u>Supplies & Maintenance</u>							
04-6410 Utilities	183.03	24,104.85	55,000.00	30,895.15	56.17%	28,348.76	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	183.03	24,104.85	70,000.00	45,895.15	65.56%	28,348.76	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	8,825.75	78,523.33	407,000.00	328,476.67	80.71%	69,824.26	382,228.35
Total Expense	8,825.75	78,523.33	407,000.00	328,476.67	80.71%	69,824.26	382,228.35

City of Wimberley
Revenue And Expense Report
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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	19,440.65	328,848.25	773,000.00	444,151.75	57.46%	318,749.58	760,941.72
Revenue Totals	19,440.65	328,848.25	773,000.00	444,151.75	57.46%	318,749.58	760,941.72
Expense Summary							
15-Administration	12,621.07	261,251.81	773,000.00	(511,748.19)	66.20%	262,507.48	722,325.35
Expense Totals	12,621.07	261,251.81	773,000.00	511,748.19	66.20%	262,507.48	722,325.35
Revenues Over(Under) Expenditures	6,819.58	67,596.44	0.00	(67,596.44)	61.83%	56,242.10	38,616.37

City of Wimberley
Revenue and Expense Report
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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	19,440.65	321,804.68	750,000.00	428,195.32	57.09%	306,547.22	738,804.01
Total Tax Revenue	19,440.65	321,804.68	750,000.00	428,195.32	57.09%	306,547.22	738,804.01
<u>Other Income</u>							
15-5611 Interest Revenues	0.00	6,983.58	23,000.00	16,016.42	69.64%	12,202.36	22,137.71
15-5701 Other/Misc	0.00	59.99	0.00	(59.99)	0.00%	0.00	0.00
Total Other Income	0.00	7,043.57	23,000.00	15,956.43	69.38%	12,202.36	22,137.71
Total Administration	19,440.65	328,848.25	773,000.00	444,151.75	57.46%	318,749.58	760,941.72
Total Revenue	19,440.65	328,848.25	773,000.00	444,151.75	57.46%	318,749.58	760,941.72

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Revenue and Expense Report
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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							
<u>Personnel Services</u>							
15-6100 Salaries & Wages Part-Time	0.00	0.00	4,000.00	4,000.00	100.00%	7,018.75	10,458.75
15-6105 Salaries & Wages Full-Time	8,462.40	43,570.90	119,000.00	75,429.10	63.39%	34,807.66	73,998.07
15-6210 Health Care	1,773.04	7,164.73	21,000.00	13,835.27	65.88%	5,141.35	10,508.05
15-6220 Payroll Taxes	671.52	3,095.47	9,200.00	6,104.53	66.35%	2,585.29	5,352.73
15-6230 TMRS Contribution	425.40	2,331.76	6,000.00	3,668.24	61.14%	2,166.59	4,290.87
15-6250 Unemployment Compensation	(20.83)	243.00	300.00	57.00	19.00%	117.00	117.00
15-6251 Workers Compensation	0.00	0.00	500.00	500.00	100.00%	0.00	0.00
Total Personnel Services	<u>11,311.53</u>	<u>56,405.86</u>	<u>160,000.00</u>	<u>103,594.14</u>	<u>64.75%</u>	<u>51,836.64</u>	<u>104,725.47</u>
<u>Other Services & Charges</u>							
15-6270 Annual/Assoc Dues	87.25	6,257.25	14,000.00	7,742.75	55.31%	7,459.75	7,459.75
15-6370 Contract Services	0.00	15,228.48	91,000.00	75,771.52	83.27%	18,579.94	53,891.22
15-6443 Equipment Rent/Right-To-Use Lease	85.13	510.78	1,000.00	489.22	48.92%	595.91	1,106.69
15-6532 Office Tech/Software	100.51	5,275.42	3,000.00	(2,275.42)	(75.85%)	2,817.52	4,179.82
15-6540 Advertising	0.00	10,847.46	105,000.00	94,152.54	89.67%	33,173.92	90,961.68
15-6541 Public Relations/Receptions	0.00	654.37	1,000.00	345.63	34.56%	305.14	588.94
15-6551 Printing	0.00	900.56	20,000.00	19,099.44	95.50%	8,898.98	10,368.96
15-6569 Vehicle Allowance	400.00	1,600.00	5,400.00	3,800.00	70.37%	2,400.00	4,800.00
15-6570 Travel	0.00	605.23	6,000.00	5,394.77	89.91%	1,203.87	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	29,000.00	50,000.00	21,000.00	42.00%	24,103.00	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	672.89	70,879.55	303,400.00	232,520.45	76.64%	100,113.03	225,159.41
<u>Expenditures</u>							
15-6311 Hotel Occupancy Tax General Projects	0.00	71,088.39	74,600.00	3,511.61	4.71%	2,700.70	106,533.90
15-6973 Special Events	250.00	8,655.13	30,000.00	21,344.87	71.15%	26,142.54	37,542.23
15-6974 Special Events Equipment	0.00	2,429.38	10,000.00	7,570.62	75.71%	8,842.90	10,395.94
15-6975 Wayfinding Signage	0.00	2,401.75	20,000.00	17,598.25	87.99%	7,643.20	11,995.10
Total Expenditures	250.00	84,574.65	134,600.00	50,025.35	37.17%	45,329.34	166,467.17
<u>Supplies & Maintenance</u>							
15-6410 Utilities	386.65	2,810.53	5,000.00	2,189.47	43.79%	2,137.21	4,398.68
15-6430 Bldg Repairs/Maintenance	0.00	9,053.26	5,000.00	(4,053.26)	(81.07%)	210.67	1,141.38
15-6610 General Operating Supplies	0.00	2,080.82	2,000.00	(80.82)	(4.04%)	157.73	859.01
15-6660 Office Supplies	0.00	1,402.07	2,000.00	597.93	29.90%	455.53	820.18
15-6792 Capital Outlay - Other	0.00	4,630.25	30,000.00	25,369.75	84.57%	12,281.17	218,754.05
Total Supplies & Maintenance	386.65	19,976.93	44,000.00	24,023.07	54.60%	15,242.31	225,973.30
<u>Transfer Out</u>							
15-6701 Interest and Sinking Transfer Out (Old Kyle Rd)	0.00	29,414.82	131,000.00	101,585.18	77.55%	49,986.16	0.00
Total Transfer Out	0.00	29,414.82	131,000.00	101,585.18	77.55%	49,986.16	0.00
Total Administration	12,621.07	261,251.81	773,000.00	511,748.19	66.20%	262,507.48	722,325.35
Total Expense	12,621.07	261,251.81	773,000.00	511,748.19	66.20%	262,507.48	722,325.35

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Revenue And Expense Report
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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	0.00	44,040.85	372,000.00	(327,959.15)	88.16%	38,230.15	199,589.00
Expense Totals	0.00	44,040.85	372,000.00	327,959.15	88.16%	38,230.15	199,589.00
Revenues Over(Under) Expenditures	0.00	(44,040.85)	0.00	44,040.85	94.08%	7,128.70	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>

City of Wimberley
Revenue and Expense Report
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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	0.00	3,245.35	7,000.00	3,754.65	53.64%	(3,245.35)	638.00
Total Expenditures	<u>0.00</u>	<u>3,245.35</u>	<u>125,000.00</u>	<u>121,754.65</u>	<u>97.40%</u>	<u>(3,245.35)</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	0.00	40,795.50	82,000.00	41,204.50	50.25%	41,475.50	82,951.00
Total Other Services & Charges	<u>0.00</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>0.00</u>	<u>44,040.85</u>	<u>372,000.00</u>	<u>327,959.15</u>	<u>88.16%</u>	<u>38,230.15</u>	<u>199,589.00</u>
Total Expense	<u>0.00</u>	<u>44,040.85</u>	<u>372,000.00</u>	<u>327,959.15</u>	<u>88.16%</u>	<u>38,230.15</u>	<u>199,589.00</u>

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Revenue And Expense Report
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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
Expense Summary							
00-Non-Departmental	15,000.00	15,000.00	0.00	15,000.00	0.00%	0.00	0.00
Expense Totals	15,000.00	15,000.00	0.00	(15,000.00)	0.00%	0.00	0.00
Revenues Over(Under) Expenditures	(15,000.00)	5,000.00	0.00	(5,000.00)	0.00%	0.00	0.00

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Revenue and Expense Report
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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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603 - Parking Spaces Cash In Lieu 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.
00-Non-Departmental							
<u>Other Services & Charges</u>							
00-6581 Refunds	15,000.00	15,000.00	0.00	(15,000.00)	0.00%	0.00	0.00
Total Other Services & Charges	15,000.00	15,000.00	0.00	(15,000.00)	0.00%	0.00	0.00
Total Non-Departmental	15,000.00	15,000.00	0.00	(15,000.00)	0.00%	0.00	0.00
Total Expense	15,000.00	15,000.00	0.00	(15,000.00)	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							
-	796.03	4,699.26	332,811.00	328,111.74	98.59%	5,796.76	10,835.03
Revenue Totals	796.03	4,699.26	332,811.00	328,111.74	98.59%	5,796.76	10,835.03
Expense Summary							
05-American Rescue Plan	0.00	8,362.50	382,811.00	(374,448.50)	97.82%	10,851.58	21,287.08
Expense Totals	0.00	8,362.50	382,811.00	374,448.50	97.82%	10,851.58	21,287.08
Revenues Over(Under) Expenditures	796.03	(3,663.24)	(50,000.00)	(46,336.76)	98.17%	(5,054.82)	(10,452.05)

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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	796.03	4,699.26	9,000.00	4,300.74	47.79%	5,796.76	10,835.03
Total Other Income	796.03	4,699.26	9,000.00	4,300.74	47.79%	5,796.76	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	796.03	4,699.26	332,811.00	328,111.74	98.59%	5,796.76	10,835.03
Total Revenue	796.03	4,699.26	332,811.00	328,111.74	98.59%	5,796.76	10,835.03

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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>Not Categorized</u>							
05-6751 Outlay - Projects	0.00	8,362.50	332,811.00	324,448.50	97.49%	10,851.58	21,287.08
Total Not Categorized	0.00	8,362.50	332,811.00	324,448.50	97.49%	10,851.58	21,287.08
<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
Total American Rescue Plan	0.00	8,362.50	382,811.00	374,448.50	97.82%	10,851.58	21,287.08
Total Expense	0.00	8,362.50	382,811.00	374,448.50	97.82%	10,851.58	21,287.08



AGENDA ITEM:	1. Receive a presentation from Salwa Khan regarding "Water Wise", an outdoor water conservation initiative.
SUBMITTED BY:	
DATE SUBMITTED:	05/01/2025
MEETING DATE:	May 15, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

1. WaterWiseOne-Pager
2. WaterWiseCOPY

Introduction

Water conservation efforts are essential, yet many people are unaware of the simple ways they can conserve water in their everyday lives. To address this issue, the Wimberley Valley Watershed Association and Salwa Khan of *Mothering Earth* are undertaking a year-long program to inform, educate and provide practical steps that community members can take to conserve this most precious resource.

Scope of Project

We will focus on the Wimberley and Woodcreek communities, using a multi-pronged approach in conjunction with several local environmentally focused organizations, like the Master Naturalists, Keep Wimberley Beautiful, the Hill Country Alliance, the Native Plant Society and others. These groups already have programs and presentations that encourage outdoor water conservation that can be used in this coordinated effort to inform and provide practical advice.

We envision events for the local community to be held in local parks and/or at the community center that provide information, practical steps and resources for people to change from water-thirsty lawn-based landscapes to water-wise native plant, tree and shrub-based landscapes. We want to create pilot programs such as a 'Kill Your Turf Lawn' initiative to swap seeded grasses with irrigated heat tolerant natives, and a Flume meter pilot program to see if we can reduce water use on a per household basis.

Resources Needed

Cooperation and involvement of local environmental groups and the support, endorsement and promotion of the project by the Cities of Wimberley and Woodcreek.

Possible grants for a Flume Meter pilot program, and for a Kill Your Turf Lawn project. Other grant needs may arise.

We hope to promote awareness of the project through local events, as well as local media including KVVH radio and the Wimberley View newspaper

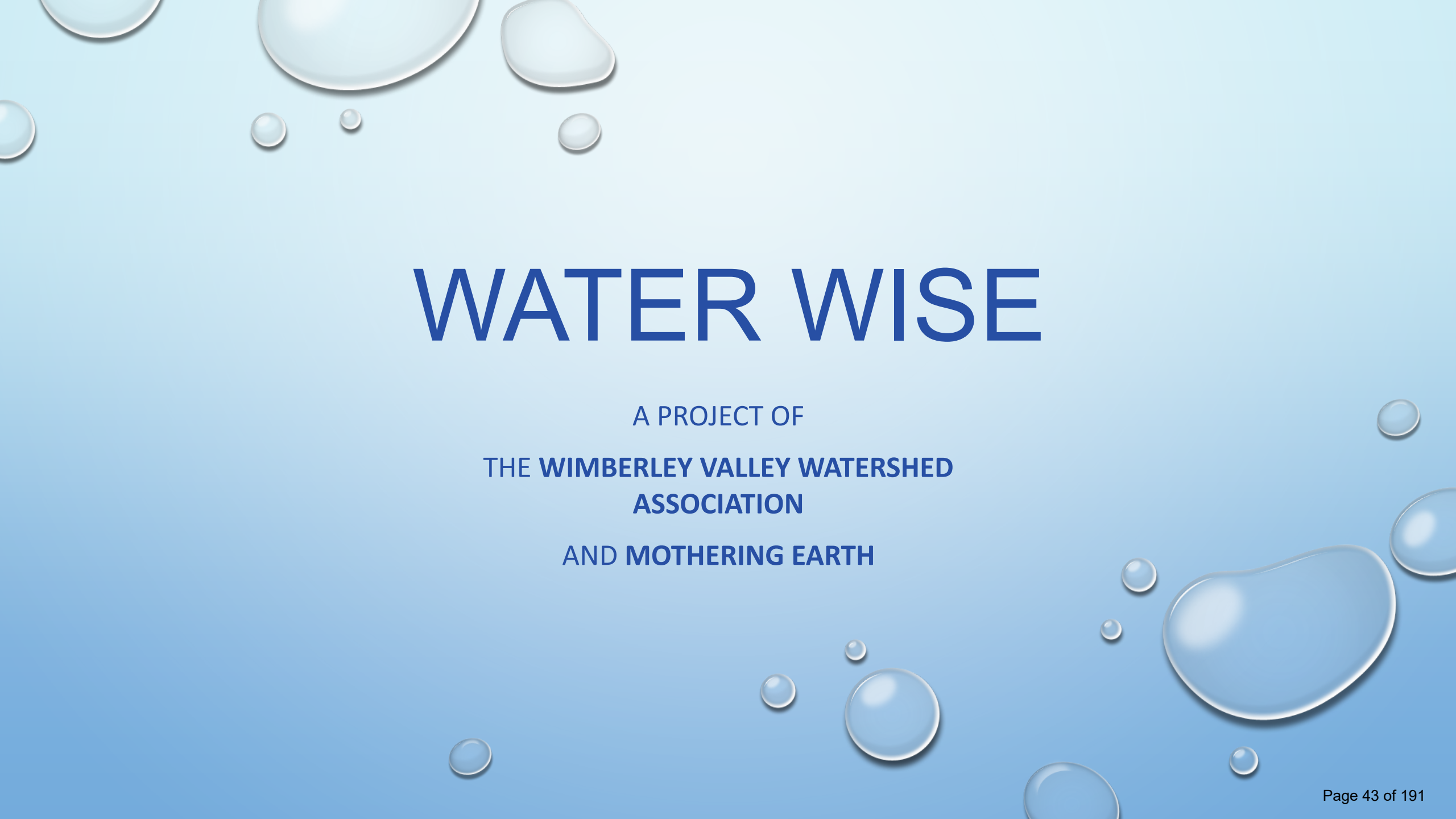
See next page for some of the topics that will be included.

Contacts

Salwa Khan, Mothering Earth podcast/radio program salwakh@vcyes.com
David Baker Wimberley Valley Watershed Association davidbaker@watershedassociation.org
Zane Liston Wimberley Valley Watershed Association zane@watershedassociation.org

Topics

- State of water in Central Texas
- Wells running dry in Wimberley/Woodcreek
- State of Jacob's Well
- Stats on outdoor water usage
- Using water-monitors
- Native plant giveaways
- Seed saving/sharing of native plant seeds
- Lawn: Microbiology of soil
- Lawn: soil roots of various grasses & retaining water
- Lawn: amount of water needed (overwatering)
- Lawn: reducing size-adding native garden
- Lawn: advantages of no/reduced lawn (no mowing, fertilizing, air and noise pollution) Benefits to environment
- Lawn: What pesticides, herbicides do to soil organisms
- Lawn: Examples of landscaping to replace lawns
- Saving water with native plants
- Drought-resistant gardens
- Wicking gardens
- When to water/when not to water
- Basics of permaculture-observation of water routes, sunlight, winds
- Drought-proofing land by building berms, swales, raingardens
- Rainwater harvesting-types of installations
- Water reuse including greywater, AC condensate
- Native plants to hold soil in riparian areas
- Designing riparian areas
- Designing hard surfaces that drain instead of running off (permeable pavers, rocks)

The background is a light blue gradient with several realistic water droplets and bubbles of various sizes scattered across the surface. Some are at the top, some at the bottom, and some in the middle. They have highlights and shadows, giving them a 3D appearance.

WATER WISE

A PROJECT OF
THE WIMBERLEY VALLEY WATERSHED
ASSOCIATION
AND MOTHERING EARTH

WHO WE ARE

- **SALWA KHAN, HOST AND PRODUCER OF MOTHERING EARTH RADIO PROGRAM/PODCAST. FORMER EDUCATOR AT TEXAS STATE UNIVERSITY, FORMER MEDIA PRODUCER.**
- **ZANE LISTON, WATERSHED ASSOCIATION PROJECT MANAGER, HAYS COUNTY MASTER NATURALIST, JACOBS WELL COMMUNITY GARDEN BOARD MEMBER, KATHERINE ANN PORTER SCHOOL BOARD MEMBER**

PURPOSE

TO INFORM, EDUCATE AND PROVIDE PRACTICAL
STEPS THAT COMMUNITY MEMBERS IN
WIMBERLEY AND WOODCREEK CAN TAKE TO
CONSERVE WATER

PARTNERING WITH...

- **NATIVE PLANT SOCIETY**
- **MASTER NATURALISTS**
- **MEADOWS CENTER FOR WATER AND THE ENVIRONMENT**
- **HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT**
- **KEEP WIMBERLEY BEAUTIFUL**
- **WIMBERLEY GARDEN CLUB**
- **HILL COUNTRY ALLIANCE**

Water Wise



INTERACTIVE EVENTS ON...

- STATE OF WATER
- OUTDOOR WATER USAGE
- REDUCING, ELIMINATING LAWNS
- WATER-SAVING NATIVE PLANTS
- WATER REUSE



INTERACTIVE EVENTS ON...

- DROUGHT-RESISTANT GARDENS
- WICKING GARDENS
- WHEN TO WATER
- OBSERVING YOUR LAND
- RAINWATER HARVESTING



EXAMPLES OF EVENTS

- JANET BRADFORD (WIMBERLEY GARDEN CLUB) DEMONSTRATION OF BUILDING A WICKING GARDEN
- PETE VAN DYCK (DROUGHTPROOF TEXAS) DEMONSTRATING HOW BERMS AND SWALES WORK TO CHANNEL WATER.



EXAMPLES OF EVENTS

- LIN WEBER, MASTER NATURALIST, WALKTHROUGH OF THE PATSY GLENN REFUGE TO SHOW AND TELL ABOUT NATIVE PLANTINGS.
- MARISA BRUNO (HILL COUNTRY ALLIANCE) ON HOA RULES ON REDUCING/ELIMINATING LAWNS



WE REQUEST...

- **THE CITY OF WIMBERLEY'S (MAYOR AND CITY COUNCIL MEMBERS) ENDORSEMENT OF THE PROJECT**
- **POSSIBLE CONTRIBUTION OF INCENTIVE "PRIZES" FOR EVENT PARTICIPANTS**
- **CONTINUING PROMOTION OF THE EVENTS**

QUESTIONS



AGENDA ITEM:	2. Receive a presentation from the Homeless Coalition of Hays County on the 2025 Point-in-Time Count.
SUBMITTED BY:	
DATE SUBMITTED:	05/01/2025
MEETING DATE:	May 15, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

1. PIT 2025 doc. report (2)
2. MKV 2024-25 PIT count Jan23_2025 (1)
3. PIT 2025 Data (6)

2025 POINT-IN-TIME COUNT & SURVEY ANALYSIS



WHAT: The Point-in-Time (PIT) Count is a count of people experiencing homelessness- both sheltered and unsheltered- on a single night in January.

WHERE: Throughout Hays County, Texas.

WHO: The Hays County Homeless Coalition, in partnership with Texas Homeless Network (THN), local agencies and volunteers conduct the count.

WHEN: Thursday, January 23, 2025 was the “night of record” and day of the unsheltered and sheltered count.

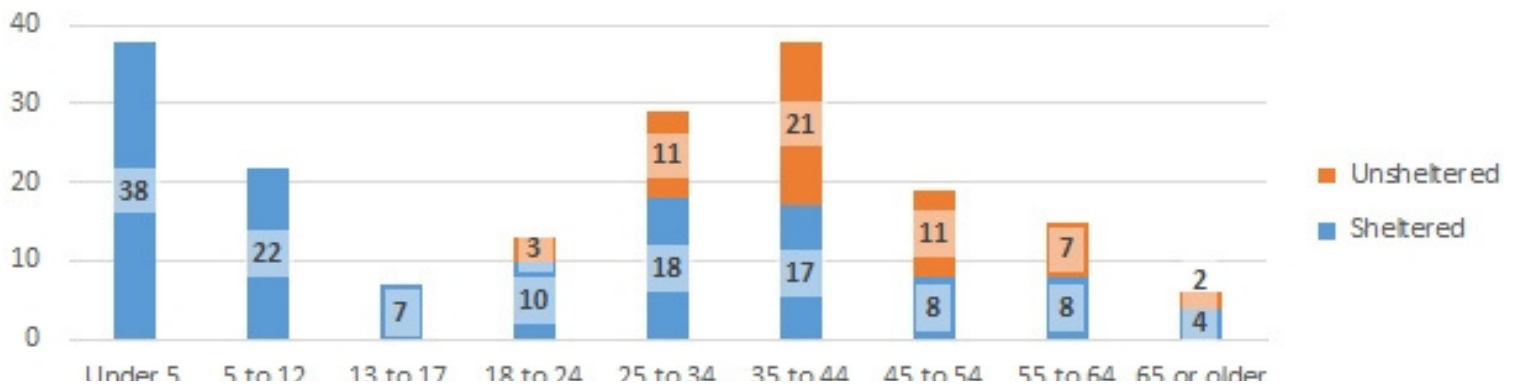
WHY: The count is a requirement of the Housing & Urban Development (HUD) for the Continuum of Care (CoC) funding process. The count illustrates trends over time in homelessness and provides insights into the effectiveness of our community’s housing programs and homeless services.

Hays County Annual Point-In-Time Counts

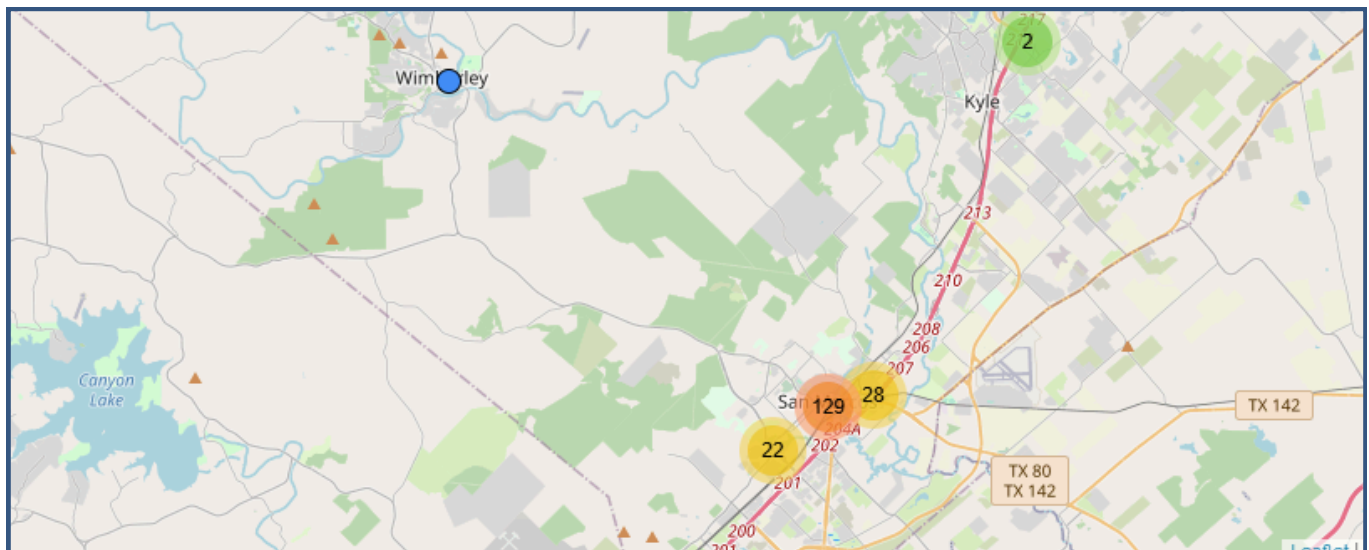
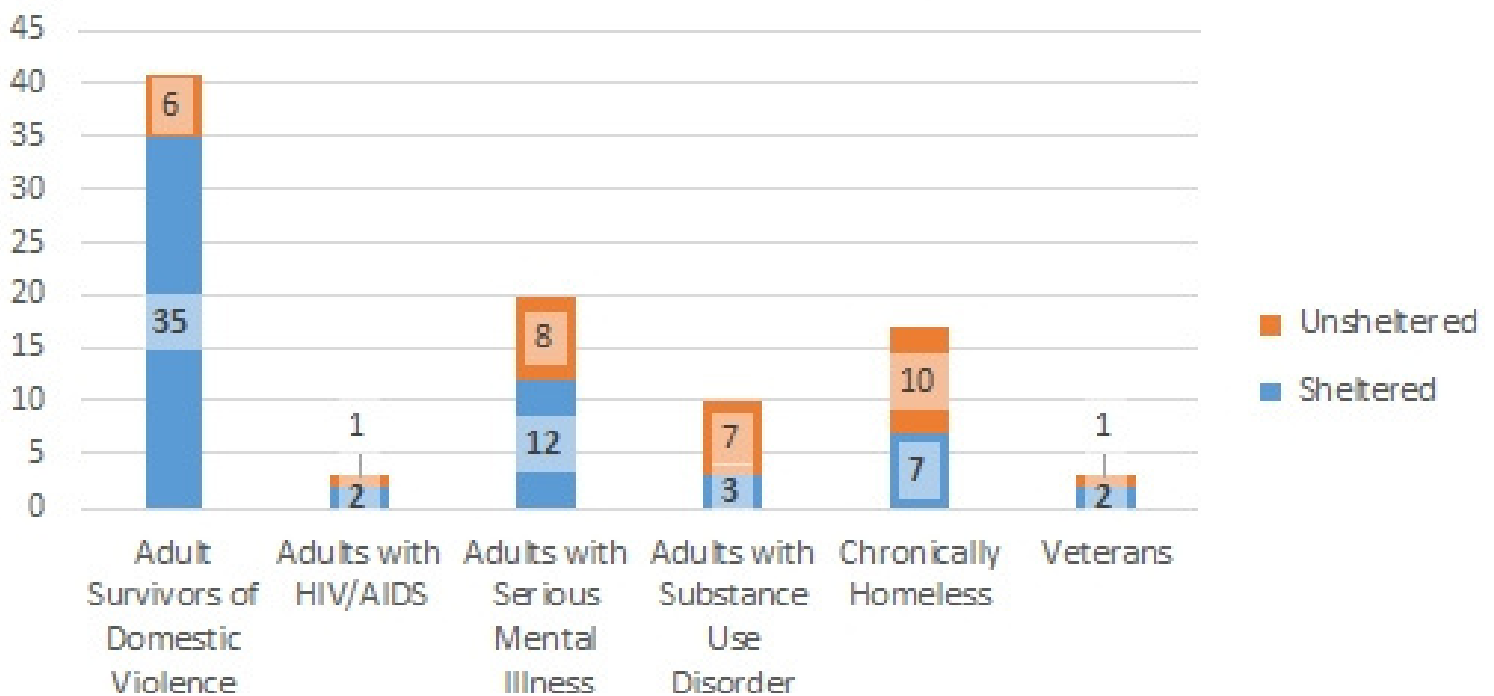


It is important to note that Jan. 23rd was a cold shelter night. Southside Winter Emergency Shelter opens when temperatures drop below 35 degrees for more than three consecutive hours. This may have influenced sheltered numbers and overall data.

Age and Summary



Additional Homeless Populations



2025 Point-In-Time Count Hays County

2024-2025 School District MKV Counts

Students classified as MKV and currently enrolled as of 1/23/2025

Hays CISD

Grade Band	Doubled Up	Motel/ Hotel	Shelter/ Transitional Housing	Unsheltered	TOTAL
PK-5	56	6	6	0	68
6-8	14	2	3	0	19
9-12	43	5	2	0	50
TOTAL	113	13	11	0	137

Dripping Spring ISD

Grade Band	Doubled Up	Motel/ Hotel	Shelter/ Transitional Housing	Unsheltered	TOTAL
PK-5	16	1	6	0	23
6-8	10	0	1	0	11
9-12	5	2	0	0	7
TOTAL	31	3	7	0	41

Wimberley ISD

Grade Band	Doubled Up	Motel/ Hotel	Shelter/ Transitional Housing	Unsheltered	TOTAL
PK-5	2	0	0	0	2
6-8	1	0	0	0	1
9-12	2	0	1	0	3
TOTAL	5	0	1	0	5

San Marcos CISD

Grade Band	Shelter/ Transitional			Unsheltered	TOTAL
	Doubled Up	Motel/ Hotel	Housing		
PK-5	56	20	29	3	108
6-8	17	6	9	0	32
9-12	15	3	1	1	20
TOTAL	88	29	39	4	160



2025 Point-In-Time Count Data Highlights

Peyton Wagner and Stephanie Brown
PIT Coordinators

Overview

The PIT Count is a nationwide effort mandated by the U.S. Department of Housing and Urban Development (HUD) to collect data on homelessness. Each year, communities across the country gather information on the number of individuals and families experiencing homelessness on a single night in January.



Overview

On **January 23rd**, The Hays County Homeless Coalition, in partnership with local agencies and volunteers, conducted the annual Point-in-Time (PIT) Count, a crucial initiative aimed at assessing homelessness in our community. This one-day census provided vital data that can help shape future programs and resources for individuals experiencing homelessness.



Definitions and Scope

Unsheltered locations include streets, outdoor encampments, or other places not meant for habitation.

Sheltered locations include emergency shelters, domestic violence shelters, transitional housing, and hotel/motel paid by an agency voucher.

Individuals in permanent housing or temporary situations do not count for the purposes of the PIT count. Permanent Housing includes PSH or RRH Programs, HUD VASH projects, and FEMA projects. Temporary situations include individuals doubled up with friends/family, those at risk of homelessness, hotel/motel paid by own funds, foster care, sober living, and criminal justice or health facilities.

Definitions and Scope

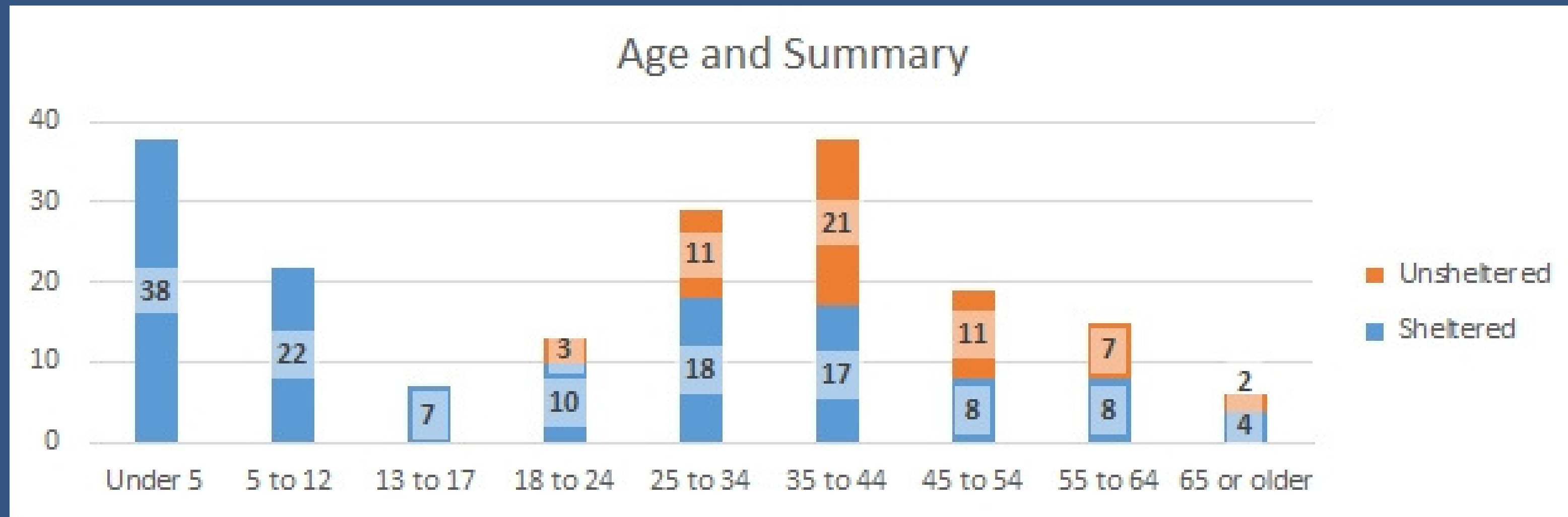
What The Count Does Tell Us	What The Count Can't Tell Us
• Approximately how many people were experiencing homelessness in Hays County on the night of January 23, 2025	• The total number of people who experienced homelessness in Hays County for any period of time over the course of the past year
• Trends over time (increases or decreases) in homelessness	
• Insights into the effectiveness of housing programs and homeless services in Hays County	• How many people are precariously housed, e.g. couch surfing, on the verge of eviction, or others who do not meet HUD's definition of homelessness

Hays County Annual Point-In-Time Counts

Hays County Annual Point-In-Time Counts

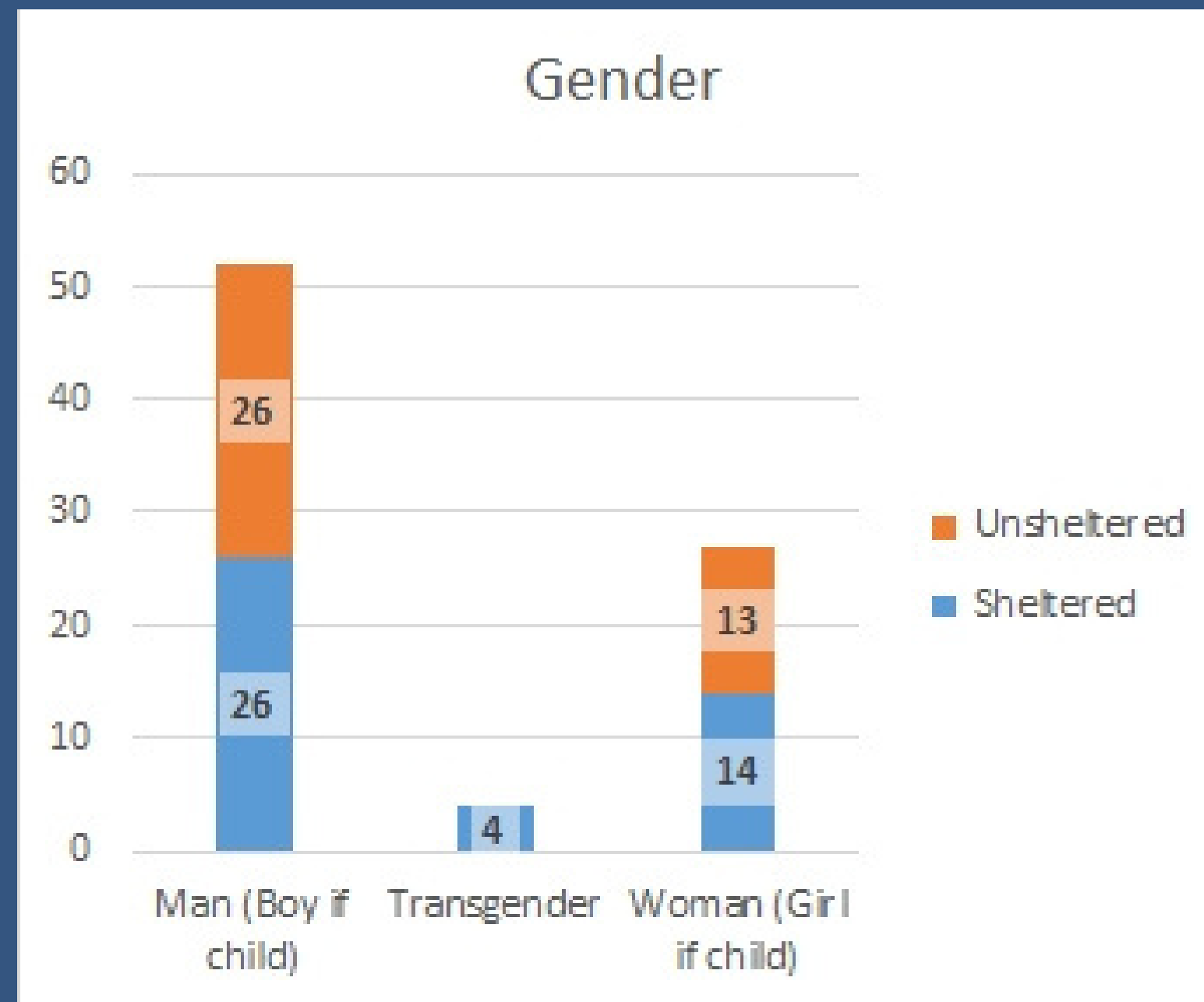


Demographics



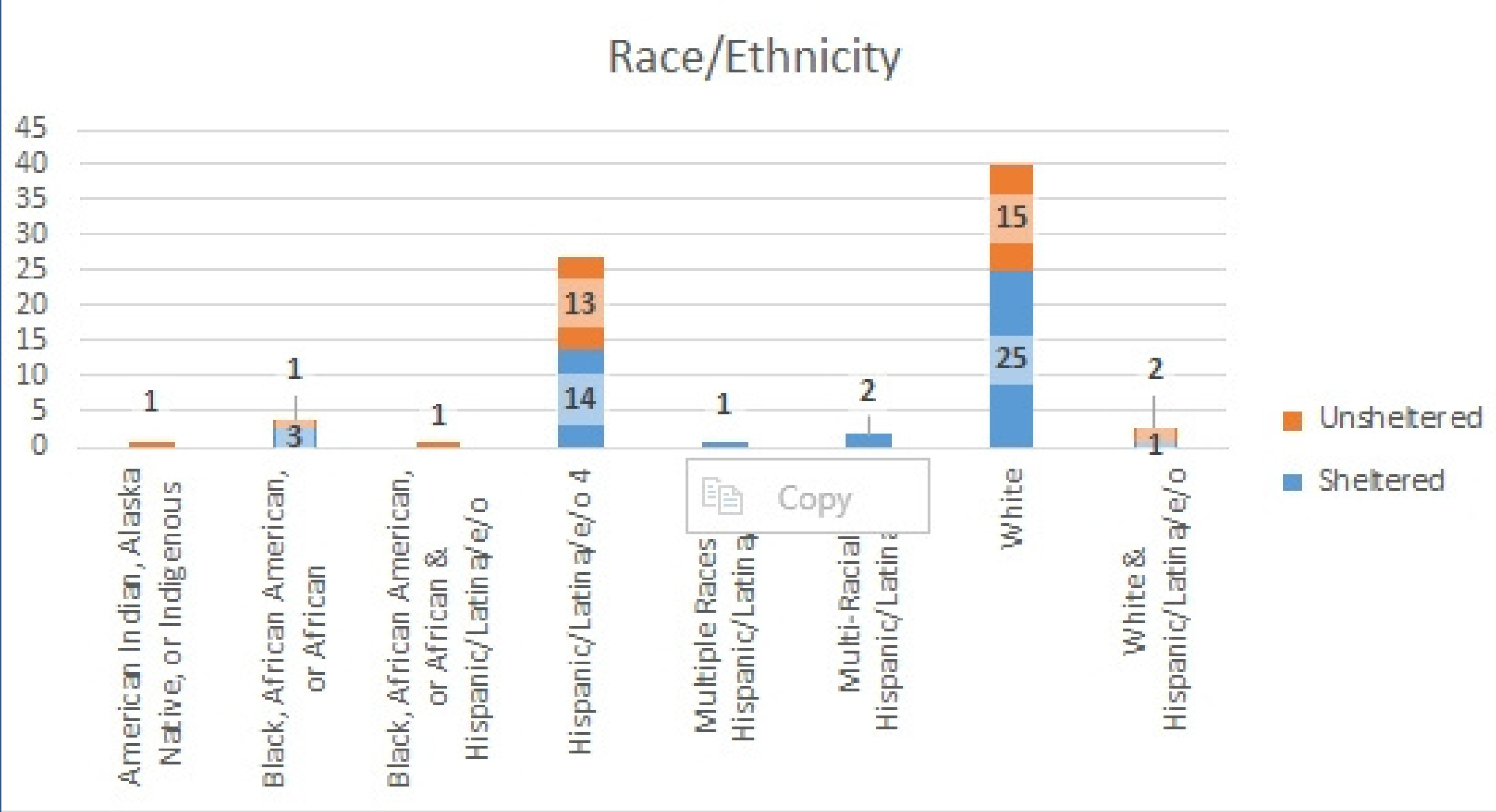
The largest age groups are children under 5 and adults 35 to 44 years old. Additionally, the 35 to 44 age group is the largest unsheltered population. (n=187)

Demographics

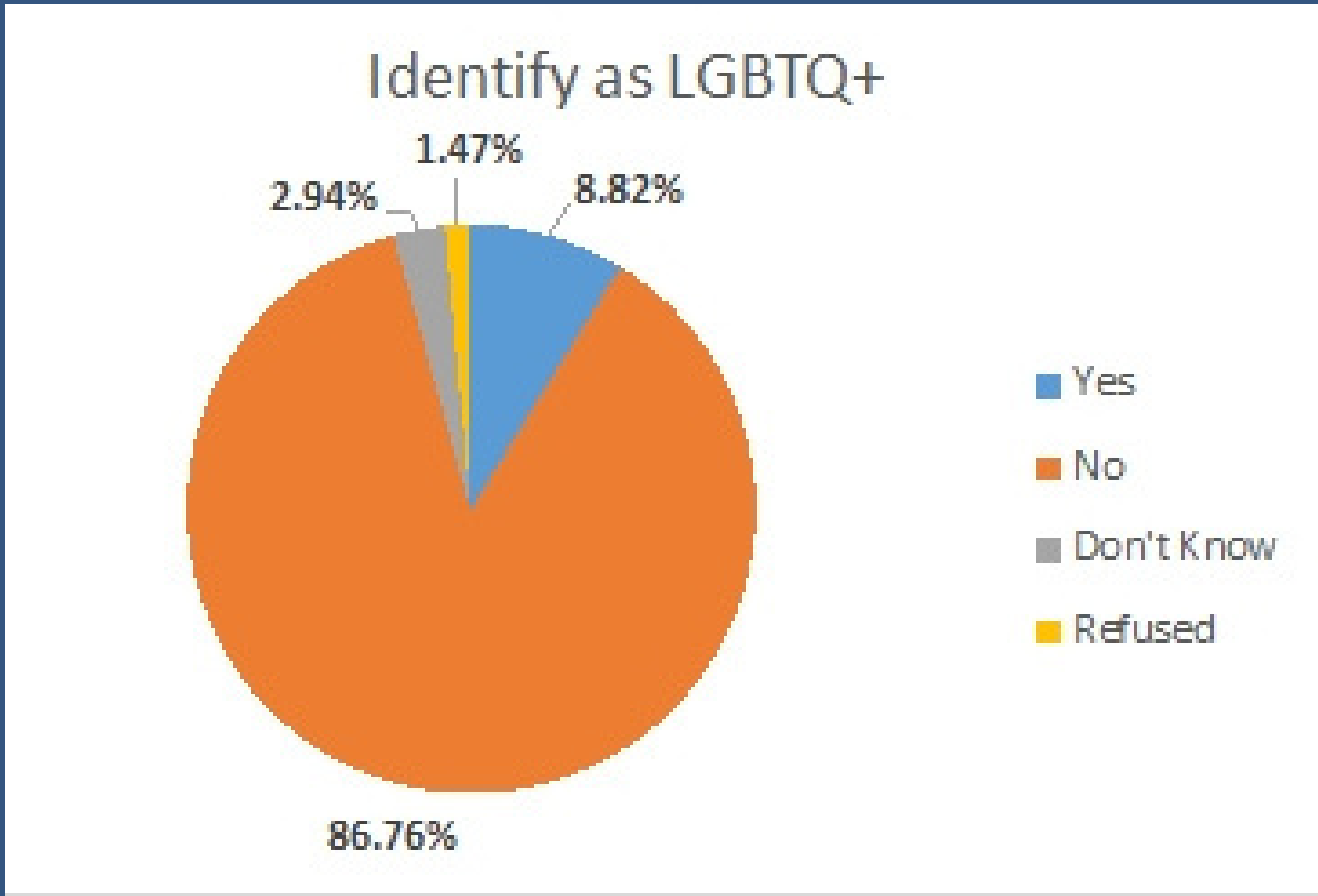


Both men and women have an equal distribution between sheltered and unsheltered. However, men account for almost double the homeless population as women. (n=83)

Demographics

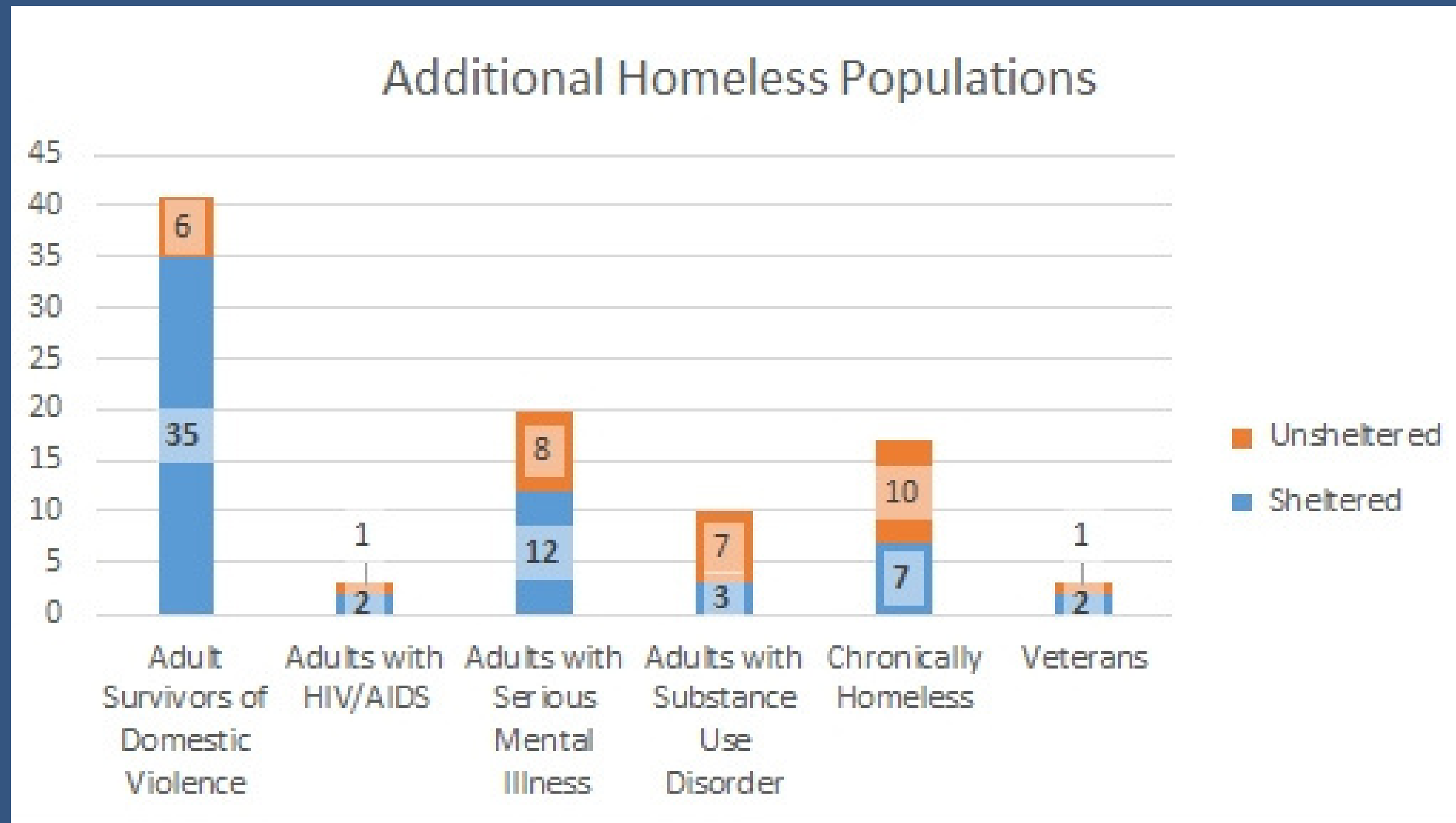


Roughly 9% of the population identifies as LGBTQIA+. (n=68)



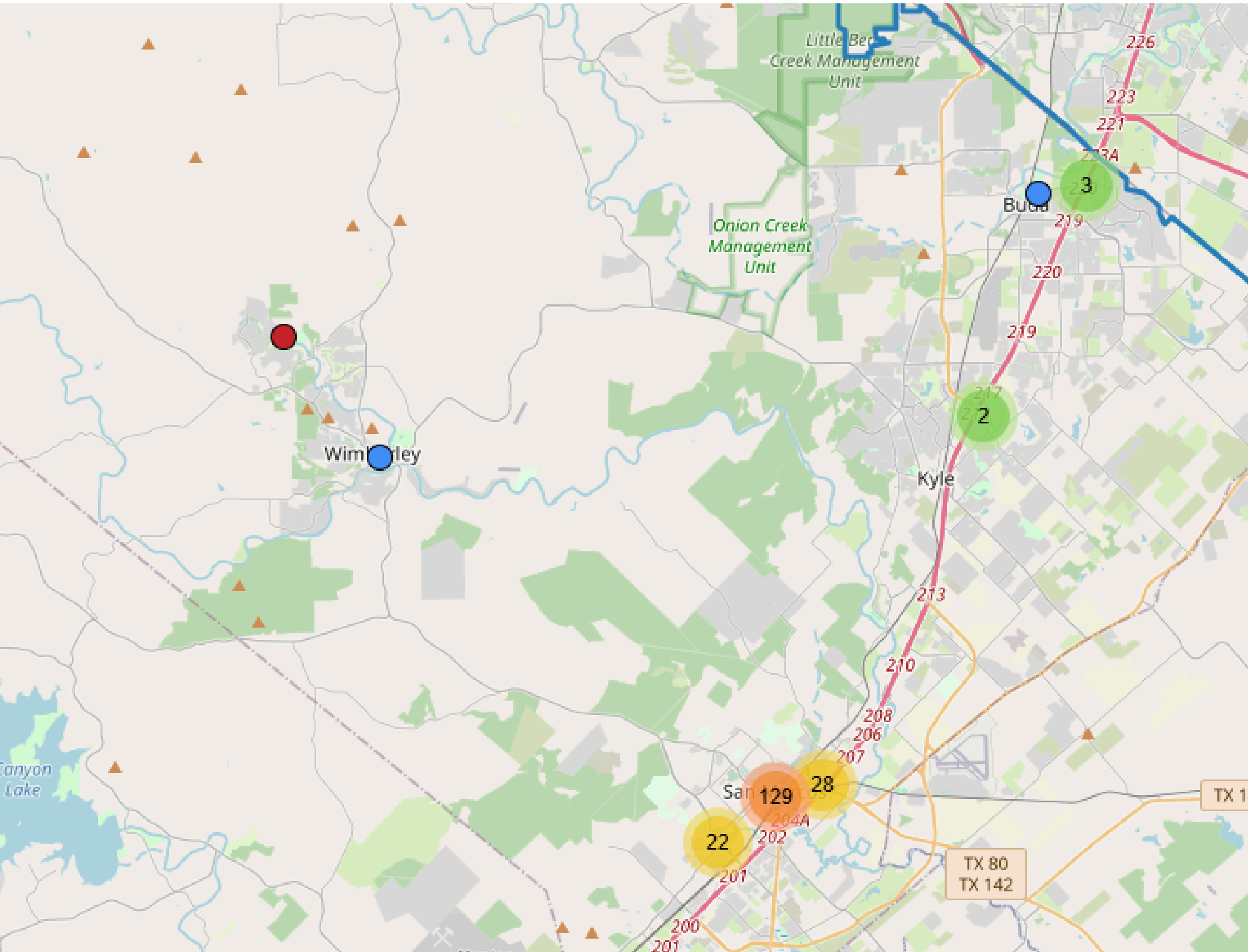
Most respondents were Hispanic and White. (n=79)

Additional Populations



Approximately 44% of the respondents identified as survivors of domestic violence. (n=94)

Hays Map



Buda- 4
Kyle-2
Wimberly -2
San Marcos-179

Notes

- **Please note that the number of respondents, n, varies per question.**
- **Responses of "prefer not to answer", "does not know", "data not collected", and "refused" have been excluded from the visualizations.**



AGENDA ITEM:	5.1 CUP-25-007
SUBMITTED BY:	Nathan Glaiser, ACA / Development Director
DATE SUBMITTED:	3/13/2025
MEETING DATE:	May 8 th PZC & May 15 th City Council

REPORT

ITEM

The applicant, Hoots Hideaway LLC, are requesting a Conditional Use Permit to operate a Short-Term Rental 2 (non-owner-occupied vacation rental) at 110 Dobie Lane, Wimberley. This property is currently vacant but the applicants have submitted for building permits to build a residence. They are requesting a maximum of 8 guests. There are two parking spaces available in the driveway.

PROPERTY INFORMATION

Property Description

Applicant(s):	Hoots Hideaway LLC
Property Address:	110 Dobie Lane
Property Owner:	Hoots Hideaway LLC
Legal Description:	Lot 45, Cliffside Second Unit
Property Size:	.29 acres
Existing Use of Property:	Vacant
Existing Zoning:	R3
Shared Infrastructure	None
Request:	STR2
Planning Area:	II
Overlay District:	None

Surrounding Property:

Frontage: Dobie Drive

**Surrounding Zoning
& Land Use**

North of Property

Current Zoning:
R2

Existing Land Use:
Residential

South of Property	R3	Residential
East of Property	R3	Residential
West of Property	R3	Residential

COMMENTS

Staff has not received any comments from the public as of 4/30/2025.

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200'): 4/25/2025
Published Legal Notice (Wimberley View): 4/24/2025

RECOMMENDATION

Planning and Zoning voted unanimously (7-0) to recommend approval of this STR CUP.

CRITERIA FOR CONSIDERATION

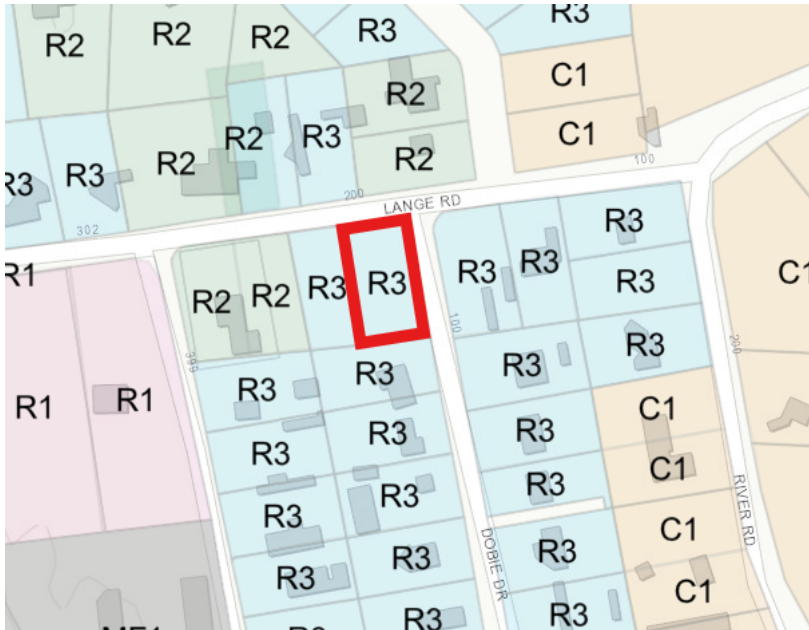
- (A) The use is harmonious and compatible with surrounding existing uses or proposed uses, and does not more adversely affect an adjoining site than would a permitted use;
- (B) The architecture, facade, and signage designs of the use are traditional Hill Country designs and are harmonious with those 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



ORDINANCE NO. 2025-13

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 DOBIE 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 Hoots Hideaway LLC (“Applicant”) to allow for operation of a short-term rental two at 110 Dobie Drive, Wimberley, Texas; 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 Hoots Hideaway LLC (“Applicant”) on real property located at 110 Dobie Drive Wimberley, Texas, as more particularly described by survey in Exhibit “A”, attached and incorporated by reference, zoned Single-Family 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

City of Wimberley, Texas

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 15th day of May, 2025 by a vote of ____ (Ayes) and ____ (Nays) and ____ (Abstain).

CITY OF WIMBERLEY

By: _____
James T. Chiles, Mayor

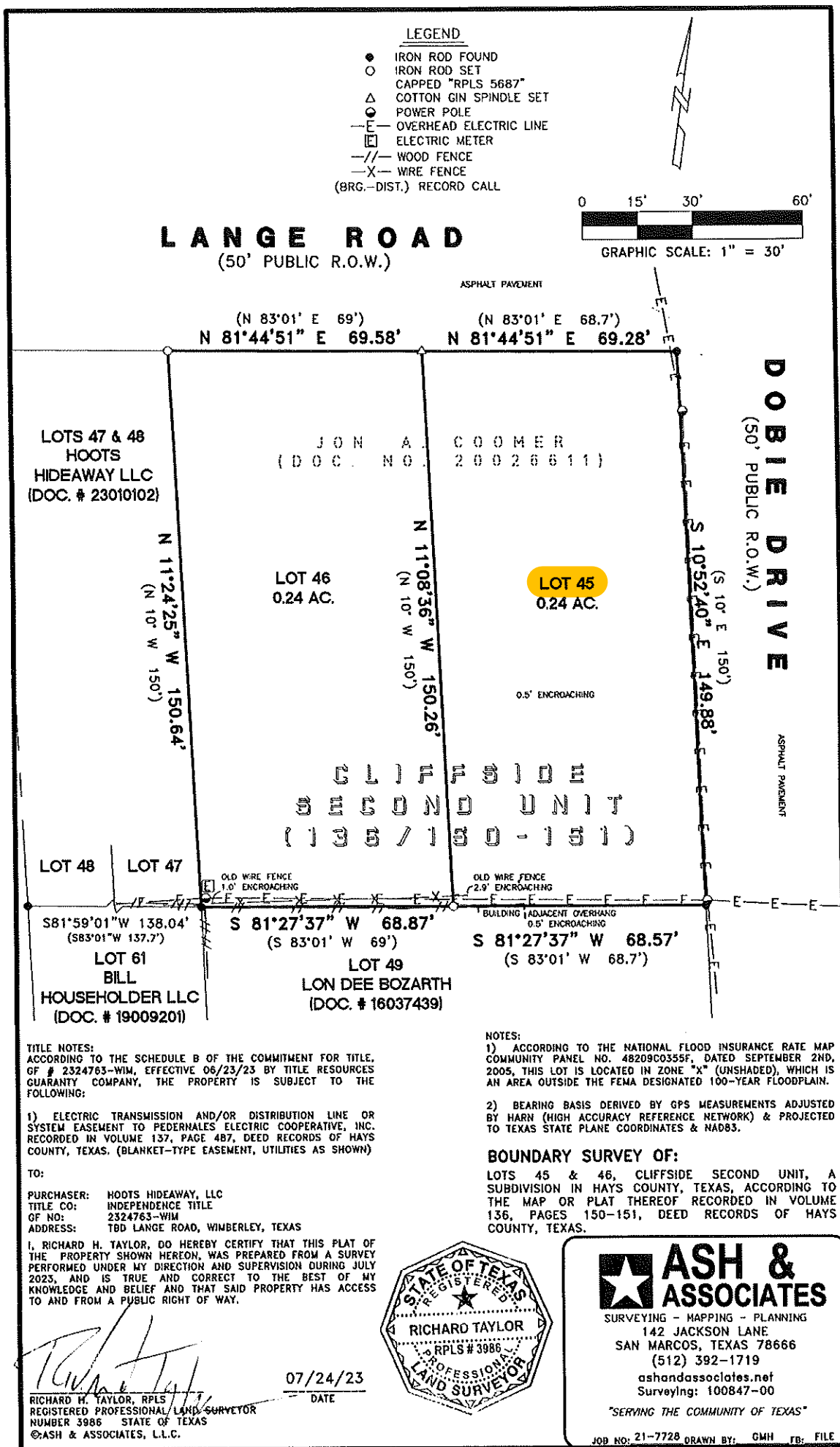
ATTEST:

Nathan Glaiser, Assistant City Manager

APPROVED AS TO FORM:

City Attorney







Conditional Use Permit
Planning & Development

FOR OFFICE USE ONLY

Date: _____ CUP - _____ - _____ Staff Review _____

P&Z Hearing: May 8th Council Hearing: May 15th Fees Paid (\$750): ☒ _____

Applicant: Hoots Hideaway LLC c/o James R. Salter

Mailing Address: 100 Hoots Holler City: Wimberley State: TX Zip: 78676

Phone: (404) 640-7450 Email: JRSalter@3jl.cc

OWNER'S INFORMATION

Property Owner: Hoots Hideaway, LLC

Mailing Address: 100 Hoots Holler City: Wimberley State: TX Zip: 78676

Phone: [REDACTED] Email: [REDACTED]

PROJECT SITE ADDRESS: 110 Dobie Lane, Wimberley, TX 78676

Legal description: Lot 45, Cliffside Second Unit, a subdivision in Hays County, Texas

Total Acreage or Square Footage: 0.29 acres Deed recorded in: Vol 136, Pgs 150-151

Hays CAD Parcel ID R- 24368 Planning Area: _____ Zoning: R3

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

SPECIFIC CONDITIONAL USE REQUEST: STR 2

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 Cooperative (PEC)

Water provider or Private Well: Wimberley Water Corp

Wastewater Service or Septic Permit No. Permit Application Pending

*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: *Jan N. Smith* Date: 3/13/2025

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

OWNER: Hoots Hideaway, LLC c/o James R. Salter

LOCATION OF PROPERTY: 110 Dobie Lane, Wimberley, TX 78676

LEGAL DESCRIPTION: Lot 45, Cliffside Second Unit

PLANNING AREA: _____ PRESENT ZONING: R3

EXISTING USE: Vacant Lot - to be developed for Single Family dwelling

HOMEOWNERS ASSOCIATION CONTACT INFO: N/A

SHARED FACILITIES (RIVER PARK, POOL, ETC.): River Park

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. 2 Off-street parking spaces will be provided for off-street guest parking, which will be adequate for a maximum occupancy of 8 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: 3 **PROPOSED MAXIMUM OCCUPANCY:** 8 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 _____ 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.

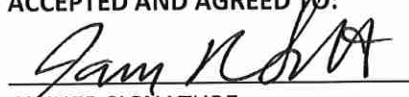
PROPERTY MANAGEMENT: Owner will provide guests and close-by neighbors with owner's telephone number to assure Owner's immediate knowledge of any concerns that may arise. (If not, owner occupied) Owner agrees to always retain under contract a responsible local management company the property is used as 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

James R. Salter, Managing Member

PRINT NAME

3/13/2025
DATE

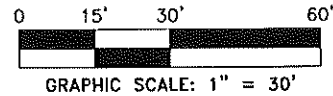
OWNER SIGNATURE

PRINT NAME

DATE

Forms & Applications October 2021 4

- LEGEND**
- IRON ROD FOUND
 - IRON ROD SET
 - △ CAPPED "RPLS 5687"
 - COTTON GIN SPINDLE SET
 - POWER POLE
 - E— OVERHEAD ELECTRIC LINE
 - ELECTRIC METER
 - //— WOOD FENCE
 - X— WIRE FENCE
 - (BRG.-DIST.) RECORD CALL



LANGE ROAD

(50' PUBLIC R.O.W.)

ASPHALT PAVEMENT

LOTS 47 & 48
HOOTS
HIDEAWAY LLC
(DOC. # 23010102)

JON A. COOMER
(DOC. NO. 20026611)

LOT 46
0.24 AC.

LOT 45
0.24 AC.

DOBIE DRIVE
(50' PUBLIC R.O.W.)

ASPHALT PAVEMENT

CLIFFSIDE
SECOND UNIT
(136/150-151)

LOT 48 LOT 47
S81°59'01"W 138.04'
(S83°01'W 137.7')
LOT 61
BILL
HOUSEHOLDER LLC
(DOC. # 19009201)

OLD WIRE FENCE
1.0' ENCROACHING
S 81°27'37" W 68.87'
(S 83°01' W 69')

LOT 49
LON DEE BOZARTH
(DOC. # 16037439)

OLD WIRE FENCE
2.9' ENCROACHING
BUILDING ADJACENT OVERHANG
0.5' ENCROACHING
S 81°27'37" W 68.57'
(S 83°01' W 68.7')

TITLE NOTES:
ACCORDING TO THE SCHEDULE B OF THE COMMITMENT FOR TITLE, GF # 2324763-WIM, EFFECTIVE 06/23/23 BY TITLE RESOURCES GUARANTY COMPANY, THE PROPERTY IS SUBJECT TO THE FOLLOWING:

1) ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE OR SYSTEM EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 137, PAGE 487, DEED RECORDS OF HAYS COUNTY, TEXAS. (BLANKET-TYPE EASEMENT, UTILITIES AS SHOWN)

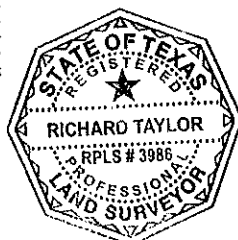
TO:

PURCHASER: HOOTS HIDEAWAY, LLC
TITLE CO: INDEPENDENCE TITLE
OF NO: 2324763-WIM
ADDRESS: TBD LANGE ROAD, WINBERLEY, TEXAS

I, RICHARD H. TAYLOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING JULY 2023, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.

RICHARD H. TAYLOR, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 3986 STATE OF TEXAS
©ASH & ASSOCIATES, L.L.C.

07/24/23
DATE



NOTES:

1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0355F, DATED SEPTEMBER 2ND, 2005, THIS LOT IS LOCATED IN ZONE "X" (UNSHADED), WHICH IS AN AREA OUTSIDE THE FEMA DESIGNATED 100-YEAR FLOODPLAIN.

2) BEARING BASIS DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES & NAD83.

BOUNDARY SURVEY OF:

LOTS 45 & 46, CLIFFSIDE SECOND UNIT, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 136, PAGES 150-151, DEED RECORDS OF HAYS COUNTY, TEXAS.

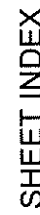
ASH & ASSOCIATES

SURVEYING - MAPPING - PLANNING
142 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
ashandassociates.net
Surveying: 100847-00

"SERVING THE COMMUNITY OF TEXAS"

JOB NO: 21-7728 DRAWN BY: GWH TB: FILE

CONTRACTOR INFORMATION



- CS1 - COVER SHEET
SP1.10 - SITE PLAN
A1.10 - FLOOR PLAN
A1.20 - EXTERIOR ELEVATIONS
A1.30 - ROOF PLAN AND DETAILS
A1.40 - ELECTRICAL PLAN

COVER SHEET

SCALE: N.T.S.

10

12-06-2024	OWNER REVIEW
12-10-2024	PRE-LUM PERMIT DRAWINGS
03-10-2025	PERMIT DRAWINGS

DESIGNER INFORMATION

PROJECT TITLE _____

[illegible]

AS THE BIRTHDAY
12-08-2027

12-10-2024 PRELIM PERMIT DRAWINGS

03-10-2024 PERMIT DRAWING

Journal of Management Education 35(1) 1-14

[illegible]

1000 900 800 700 600 500 400 300 200 100 0

Wiley
2708611 ON

GN • DT AD

Design Prepared By:

 McGraw-Hill
 Only Services
 1-877-4019

www.henryservices.com

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USE SHOULD BE INFORMATIONAL AND NOT
BE USED PRIOR TO COMPLETION OF
INSTRUCTION BY THE OWNERS AND BUILDERS

INTEGRITY FOR POLYMER MATERIALS AND
FUNCTIONS IN IT FUNCTIONS, AND USING
INTEGRITY FOR POLYMER MATERIALS, AS WELL

PLACE IN FULL WITH ALL DOVING CODE
INSTRUCTIONS FOR THE GEOGRAPHIC AREA IN WHICH

100 200 300 400 500 600 700 800 900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000

01234567891011121314151617181920212223242526272829303132333435363738394041424344454647484950515253545556575859606162636465666768697071727374757677787980818283848586878889909192939495969798991001011021031041051061071081091101111121131141151161171181191201211221231241251261271281291301311321331341351361371381391401411421431441451461471481491501511521531541551561571581591601611621631641651661671681691701711721731741751761771781791801811821831841851861871881891901911921931941951961971981992002012022032042052062072082092102112122132142152162172182192202212222232242252262272282292302312322332342352362372382392402412422432442452462472482492502512522532542552562572582592602612622632642652662672682692702712722732742752762772782792802812822832842852862872882892902912922932942952962972982993003013023033043053063073083093103113123133143153163173183193203213223233243253263273283293303313323333343353363373383393403413423433443453463473483493503513523533543553563573583593603613623633643653663673683693703713723733743753763773783793803813823833843853863873883893903913923933943953963973983994004014024034044054064074084094104114124134144154164174184194204214224234244254264274284294304314324334344354364374384394404414424434444454464474484494504514524534544554564574584594604614624634644654664674684694704714724734744754764774784794804814824834844854864874884894904914924934944954964974984995005015025035045055065075085095105115125135145155165175185195205215225235245255265275285295305315325335345355365375385395405415425435445455465475485495505515525535545555565575585595605615625635645655665675685695705715725735745755765775785795805815825835845855865875885895905915925935945955965975985996006016026036046056066076086096106116126136146156166176186196206216226236246256266276286296306316326336346356366376386396406416426436446456466476486496506516526536546556566576586596606616626636646656666676686696706716726736746756766776786796806816826836846856866876886896906916926936946956966976986997007017027037047057067077087097107117127137147157167177187197207217227237247257267277287297307317327337347357367377387397407417427437447457467477487497507517527537547557567577587597607617627637647657667677687697707717727737747757767777787797807817827837847857867877887897907917927937947957967977987998008018028038048058068078088098108118128138148158168178188198208218228238248258268278288298308318328338348358368378388398408418428438448458468478488498508518528538548558568578588598608618628638648658668678688698708718728738748758768778788798808818828838848858868878888898908918928938948958968978988999009019029039049059069079089099109119129139149159169179189199209219229239249259269279289299309319329339349359369379389399409419429439449459469479489499509519529539549559569579589599609619629639649659669679689699709719729739749759769779789799809819829839849859869879889899909919929939949959969979989991000100110021003100410051006100710081009101010111012101310141015101610171018101910201021102210231024102510261027102810291030103110321033103410351036103710381039104010411042104310441045104610471048104910501051105210531054105510561057105810591060106110621063106410651066106710681069107010711072107310741075107610771078107910801081108210831084108510861087108810891090109110921093109410951096109710981099110011011102110311041105110611071108110911101111111211131114111511161117111811191120112111221123112411251126112711281129113011311132113311341135113611371138113911401141114211431144114511461147114811491150115111521153115411551156115711581159116011611162116311641165116611671168116911701171117211731174117511761177117811791180118111821183118411851186118711881189119011911192119311941195119611971198119912001201120212031204120512061207120812091210121112121213121412151216121712181219122012211222122312241225122612271228122912301231123212331234123512361237123812391240124112421243124412451246124712481249125012511252125312541255125612571258125912601261126212631264126512661267126812691270127112721273127412751276127712781279128012811282128312841285128612871288128912901291129212931294129512961297129812991300

THE
CITY OF
NEW YORK

COVER SHEET

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[illegible]

3

3

Figure 1

Page 81 of 191

AREA SCHEDULE

TOTAL HEATED & COOLED	1:00:50 P.T.
COVERED PORCH	1:20:50 P.T.
COW N/D PATIO	1:50:00 P.T.
TOTAL UNDER MOON	2:40:50 P.T.

WINDOW SCHEDULE

SPECIFICATION		IN COMPLIANCE		TEST METHOD		TEST RESULT	
ITEM	DESCRIPTION	UNIT	VALUE	UNIT	VALUE	UNIT	VALUE
1	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
2	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
3	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
4	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
5	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
6	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
7	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
8	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
9	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
10	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
11	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
12	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
13	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
14	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
15	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
16	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
17	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
18	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
19	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
20	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
21	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
22	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
23	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
24	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
25	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
26	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
27	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
28	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
29	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
30	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
31	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
32	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
33	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
34	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
35	GLASS TYPE	mm	2.5	mm	2.5	mm	2.5
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56							

NOTE: PROVIDE TEMPERED GLASS WHERE REQUIRED BY THE 2018 I.R.C.

DOOR SCHEDULE

[illegible]

100% INTERIOR DOUBLE DOORS WITH FRAME TYPE WALL CATCH LATCH
IMPERED GLASS WHERE REQUIRED BY THE 2010 IRC

FLOOR PLAN NOTES:

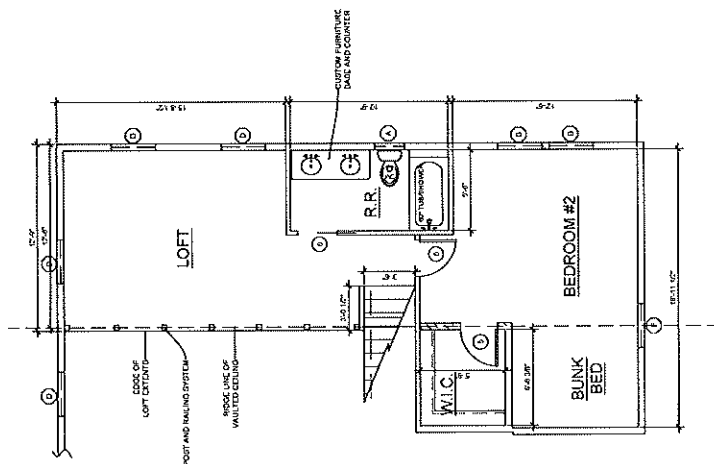
1. REFER TO FLOOR PLAN FOR CEILING HEIGHTS.
2. MEANY VENTY PULL DOWN STAIRS TO BE FIRE RATED
3. DOWNER BOTTOM WITH 1/4" HARDIBOARD.
4. ALL ANGLE WALLS TO BE 45° UNLESS NOTED OTHERWISE.
5. ALL OPERABLE WINDOW TO BE CENTER DIVIDE.
6. INSTALL HVAC AND WATER HEAT IN ATTIC UNLESS
7. NOTED OTHERWISE PROVIDE FLOOR JOIST LANDING SUPPORT
8. UNDER FLOORED AREA WHERE WATER HEAT SITTING, IN
9. ACCORDANCE WITH THE 2010 I.R.C. PROVIDE A 30" MAX (MIN.)
10. AIRWAY TO HVAC UNIT. RETURN AIR DUCTS, CHASE, & SUPPLY
11. DUCT LOCATIONS TO BE VERIFIED BY OWNER/CONTRACTOR
12. WITH HVAC CONTRACTOR PRIOR TO START OF CONSTRUCTION.

INSULATION SCHEDULE			
LOCATION	TYPE	THICKNESS	U-VALUE
CEILING	FOAM BOARD	100MM	0.18
FLOOR	NOT APPLICABLE		N/A
SLAB	NOT REQUIRED		N/A
WALL	OPENSIDE UNIT & GLASS	100MM	0.20

DESIGNER INFORMATION

DETAILS

SCALE: N.T.S. 03



SECOND FLOOR - FLOOR PLAN

SCALE: 1/4"=1'-0" 02

NORTH

FIRST FLOOR - FLOOR PLAN

SCALE: 1/4"=1'-0"

NORTH

57111 15370864

RESIDENTIAL PLANS

110 DOBIE DRIVE
WIMBERLEY, TX 78676
(LOT 45)

[illegible]

Drawings Prepared By:
Masonry Services
 832.257.4019
info@masonryservices.com


Masonry Services

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PROJECT TITLE

FLOOR PLANS

SUMMARY

A1.10

DESIGNER INFORMATION
Maloney Services
 832.257.4819
maloney-services.com

RESIDENTIAL
PLANS

110 DOBIE DRIVE
WIMBERLEY, TX 78676
(LOT 45)

[illegible]

Drawings Prepared By:
 Valency Services
 3532.257.4818
 info@valency.com

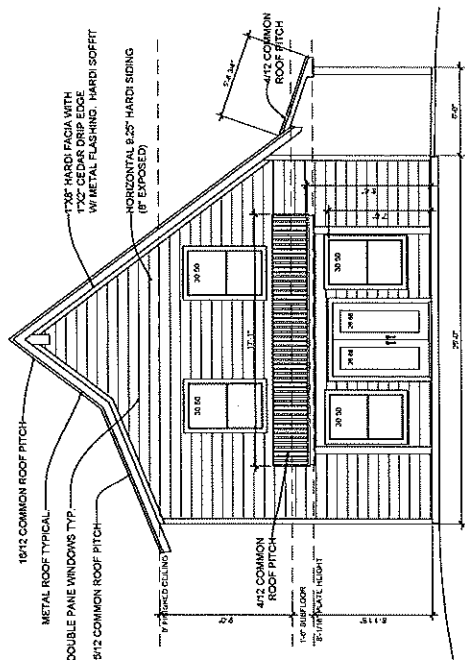
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CONFERRED PRIOR TO COMMENCEMENT OF
CONSTRUCTION. IT IS THE OWNER'S AND BUILDER'S
RESPONSIBILITY TO OBTAIN NECESSARY MATERIALS AND
MANPOWER AND METHODS, AND USING
RECOMMENDED STANDARDS FOR FACTS, AS WELL
AS COMPLIANCE WITH ALL APPLICABLE CODE
REQUIREMENTS ON THE SECONDARY AREA IN WHICH

PROJECT TITLE _____

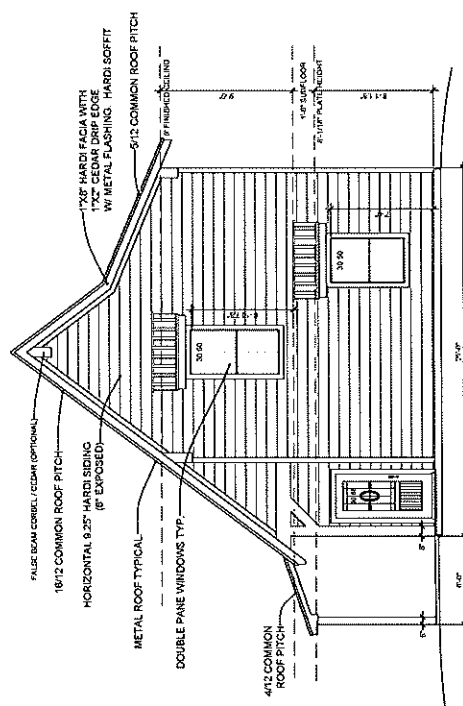
EXTERIOR BUILDING ELEVATIONS

8 AUGUST 1998

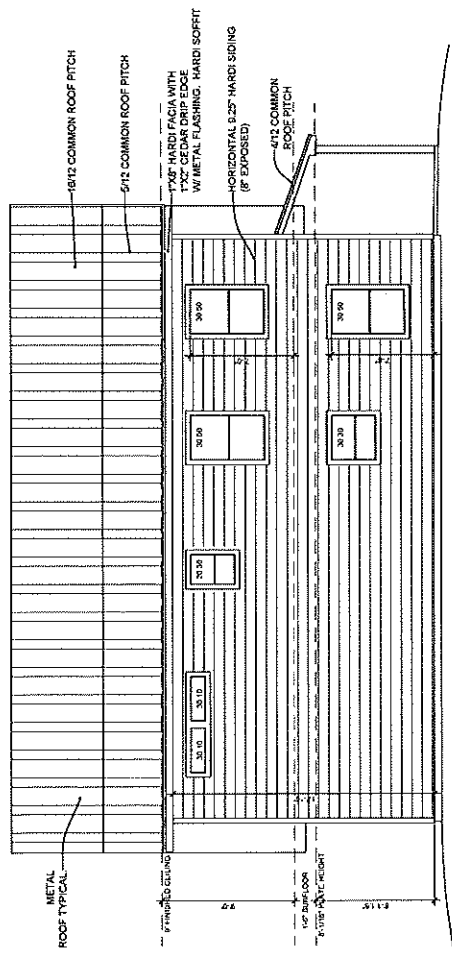
A1.20



SOUTH ELEVATION - REAR SCALE: 1/4"=1'-0" 03



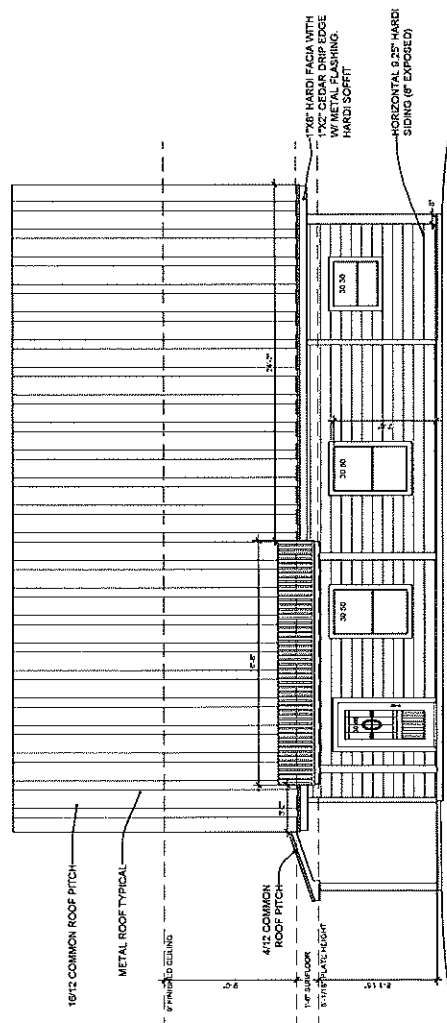
NORTH ELEVATION - FRONT
SCALE: 1/4"=1'-0"



WEST ELEVATION - SIDE

SCALE: 1/4"=1'-0"

04



EAST ELEVATION - SIDE

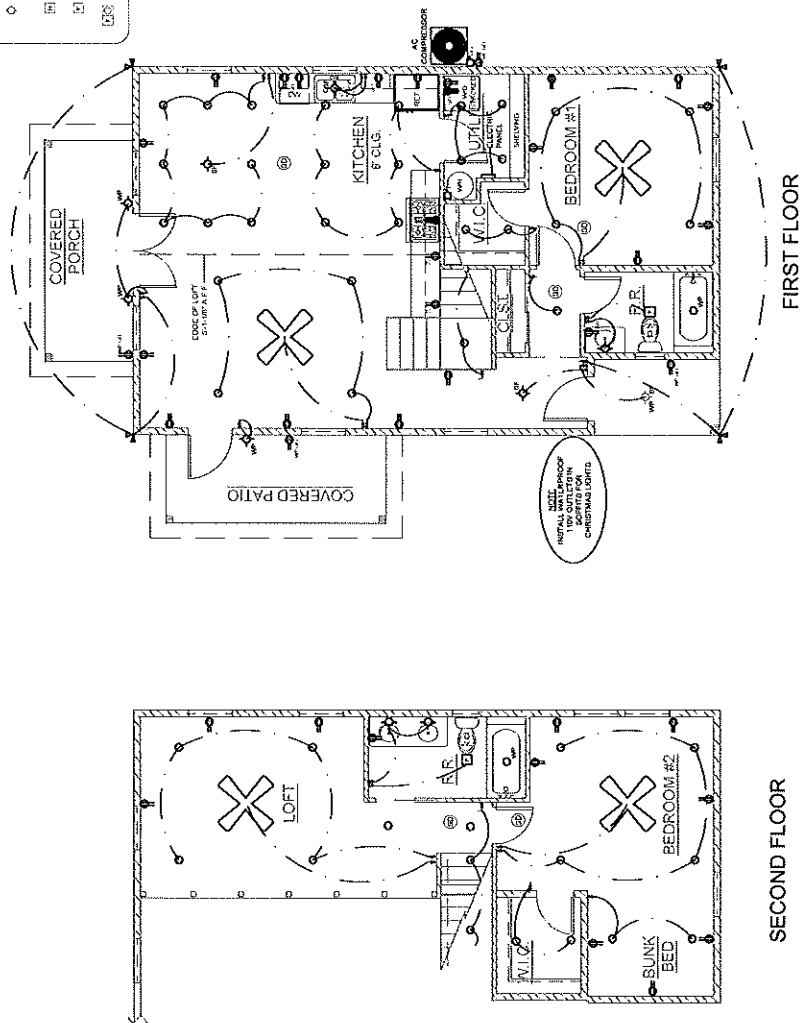
SCALE: 1/4"=1'-0"

02

ELECTRICAL NOTES:

- [illegible]

ELECTRICAL LEGEND

[illegible]

NORTH

SECOND FLOOR

ELECTRICAL PLAN

E1.10

ELECTRICAL PLAN



AGENDA ITEM:	5.2 CUP-25-008
SUBMITTED BY:	Nathan Glaiser, ACA / Development Director
DATE SUBMITTED:	3/13/2025
MEETING DATE:	May 8 th PZC & May 15 th City Council

REPORT

ITEM

The applicant, Hoots Hideaway LLC, are requesting a Conditional Use Permit to operate a Short-Term Rental 2 (non-owner-occupied vacation rental) at 219 Lange Rd, Wimberley. This property is currently vacant but the applicants have submitted for building permits to build a residence. They are requesting a maximum of 6 guests. There are two parking spaces available in the driveway.

PROPERTY INFORMATION

Property Description

Applicant(s):	Hoots Hideaway LLC
Property Address:	219 Lange Rd
Property Owner:	Hoots Hideaway LLC
Legal Description:	Lot 46, Cliffside Second Unit
Property Size:	.25 acres
Existing Use of Property:	Vacant
Existing Zoning:	R3
Shared Infrastructure	None
Request:	STR2
Planning Area:	II
Overlay District:	None

Surrounding Property:

Frontage: Dobie Drive

**Surrounding Zoning
& Land Use**

North of Property

Current Zoning:
R3

Existing Land Use:
Residential

South of Property	R3	Residential
East of Property	R3	Residential
West of Property	R3	Residential

COMMENTS

Staff has not received any comments from the public as of 4/30/2025.

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200'): 4/25/2025
Published Legal Notice (Wimberley View): 4/24/2025

RECOMMENDATION

Planning and Zoning Commission recommended approval of this STR CUP request (7-0).

CRITERIA FOR CONSIDERATION

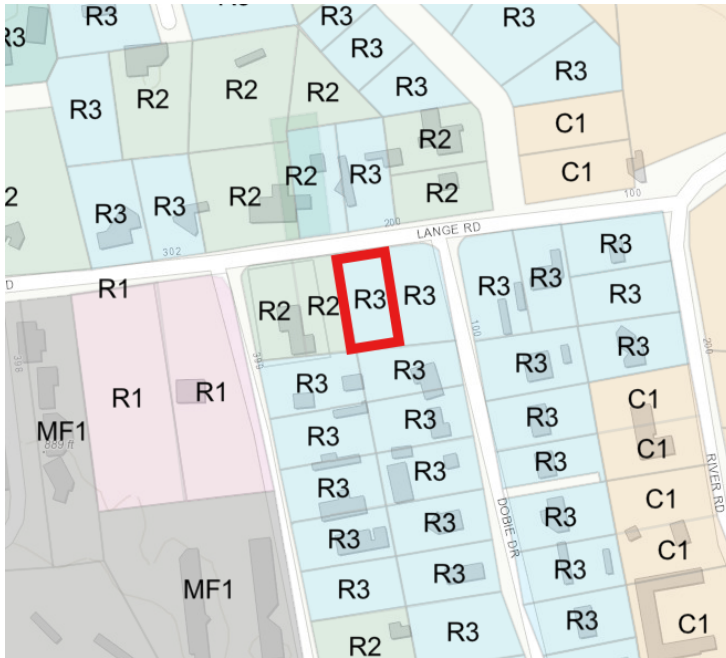
- (A) The use is harmonious and compatible with surrounding existing uses or proposed uses, and does not more adversely affect an adjoining site than would a permitted use;
- (B) The architecture, facade, and signage designs of the use are traditional Hill Country designs and are harmonious with those 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



ORDINANCE NO. 2025-14

AN ORDINANCE APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A SHORT-TERM RENTAL TWO (VACATION RENTAL) AT 219 LANGE ROAD, 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 Hoots Hideaway LLC (“Applicant”) to allow for operation of a short-term rental two at 219 Lange Road, Wimberley, Texas; 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 Hoots Hideaway LLC (“Applicant”) on real property located at 219 Lange Road Wimberley, Texas, as more particularly described by survey in Exhibit “A”, attached and incorporated by reference, zoned Single-Family 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

City of Wimberley, Texas

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 15th day of May, 2025 by a vote of ____ (Ayes) and ____ (Nays) and ____ (Abstain).

CITY OF WIMBERLEY

By: _____
James T. Chiles, Mayor

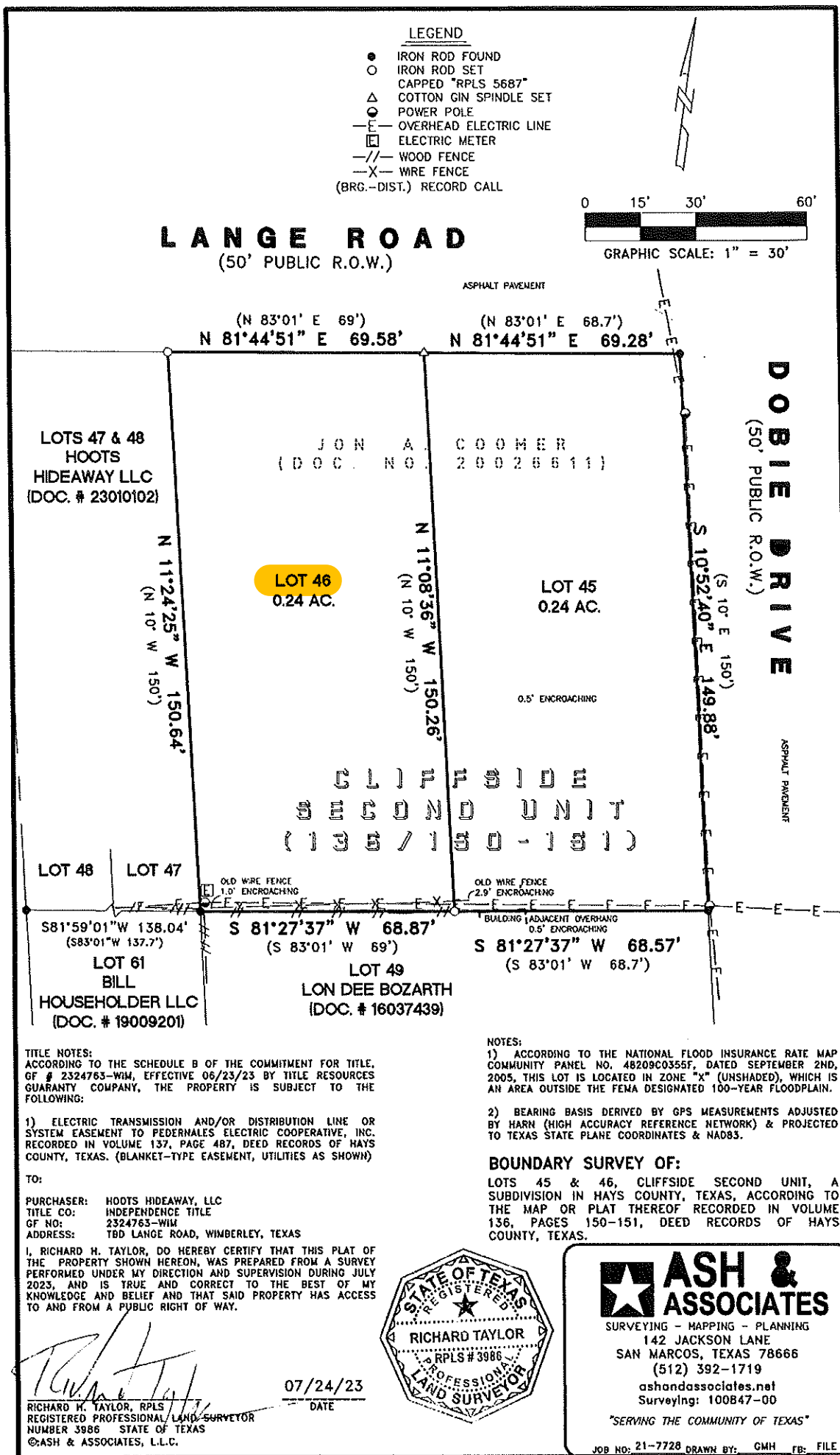
ATTEST:

Nathan Glaiser, Assistant City Manager

APPROVED AS TO FORM:

City Attorney







Conditional Use Permit
Planning & Development

FOR OFFICE USE ONLY

Date: _____ CUP - _____ - _____ Staff Review _____

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

Applicant: Hoots Hideaway LLC c/o James R. Salter

Mailing Address: 100 Hoots Holler City: Wimberley State: TX Zip: 78676

Phone: (404) 640-7450 Email: JRSalter@3jl.cc

OWNER'S INFORMATION

Property Owner: Hoots Hideaway, LLC

Mailing Address: 100 Hoots Holler City: Wimberley State: TX Zip: 78676

Phone: [REDACTED] Email: [REDACTED]

PROJECT SITE ADDRESS: 219 Lange Rd, Wimberley, TX 78676

Legal description: Lot 46, Cliffside Second Unit, a subdivision in Hays County, Texas

Total Acreage or Square Footage: 0.25 acres Deed recorded in: Vol 136, Pgs 150-151

Hays CAD Parcel ID R- 24369 Planning Area: _____ Zoning: R3

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

SPECIFIC CONDITIONAL USE REQUEST: STR 2

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 Cooperative (PEC)

Water provider or Private Well: Wimberley Water Corp

Wastewater Service or Septic Permit No. Permit Application Pending

*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.

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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: 3/13/2025

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

OWNER: Hoots Hideaway, LLC c/o James R. Salter

LOCATION OF PROPERTY: 219 Lange Rd, Wimberley, TX 78676

LEGAL DESCRIPTION: Lot 46, Cliffside Second Unit

PLANNING AREA: _____ PRESENT ZONING: R3

EXISTING USE: Vacant Lot - to be developed for Single Family dwelling

HOMEOWNERS ASSOCIATION CONTACT INFO: N/A

SHARED FACILITIES (RIVER PARK, POOL, ETC.): River Park

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. 2 Off-street parking spaces will be provided for off-street guest parking, which will be adequate for a maximum occupancy of 6 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: 6 guests.

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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 _____ 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

James R. Salter, Managing Member

PRINT NAME

3/13/2025
DATE

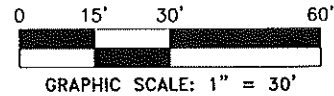
OWNER SIGNATURE

PRINT NAME

DATE

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- LEGEND**
- IRON ROD FOUND
 - IRON ROD SET
 - △ CAPPED "RPLS 5687"
 - COTTON GIN SPINDLE SET
 - POWER POLE
 - E— OVERHEAD ELECTRIC LINE
 - ELECTRIC METER
 - //— WOOD FENCE
 - X— WIRE FENCE
 - (BRG.-DIST.) RECORD CALL



LANGE ROAD
(50' PUBLIC R.O.W.)

ASPHALT PAVEMENT

LOTS 47 & 48
HOOTS
HIDEAWAY LLC
(DOC. # 23010102)

JON A. COOMER
(DOC. NO. 20026611)

LOT 46
0.24 AC.

LOT 45
0.24 AC.

DOBIE DRIVE
(50' PUBLIC R.O.W.)

ASPHALT PAVEMENT

CLIFFSIDE
SECOND UNIT
(136/150-151)

LOT 48

LOT 47

S81°59'01"W 138.04'
(S83°01'W 137.7')

LOT 61
BILL
HOUSEHOLDER LLC
(DOC. # 19009201)

S 81°27'37" W 68.87'
(S 83°01' W 69')

LOT 49
LON DEE BOZARTH
(DOC. # 16037439)

S 81°27'37" W 68.57'
(S 83°01' W 68.7')

TITLE NOTES:
ACCORDING TO THE SCHEDULE B OF THE COMMITMENT FOR TITLE, GF # 2324763-WIM, EFFECTIVE 06/23/23 BY TITLE RESOURCES GUARANTY COMPANY, THE PROPERTY IS SUBJECT TO THE FOLLOWING:

1) ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE OR SYSTEM EASEMENT TO FEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 137, PAGE 487, DEED RECORDS OF HAYS COUNTY, TEXAS. (BLANKET-TYPE EASEMENT, UTILITIES AS SHOWN)

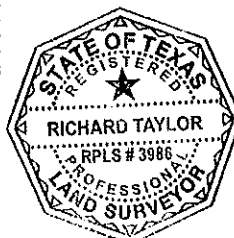
TO:

PURCHASER: HOOTS HIDEAWAY, LLC
TITLE CO: INDEPENDENCE TITLE
OF NO: 2324763-WIM
ADDRESS: TBD LANGE ROAD, WIMBERLEY, TEXAS

I, RICHARD H. TAYLOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING JULY 2023, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.

RICHARD H. TAYLOR, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 3986 STATE OF TEXAS
©ASH & ASSOCIATES, L.L.C.

07/24/23
DATE



NOTES:

1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0355F, DATED SEPTEMBER 2ND, 2005, THIS LOT IS LOCATED IN ZONE "X" (UNSHADED), WHICH IS AN AREA OUTSIDE THE FEMA DESIGNATED 100-YEAR FLOODPLAIN.

2) BEARING BASIS DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES & NAD83.

BOUNDARY SURVEY OF:

LOTS 45 & 46, CLIFFSIDE SECOND UNIT, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 136, PAGES 150-151, DEED RECORDS OF HAYS COUNTY, TEXAS.

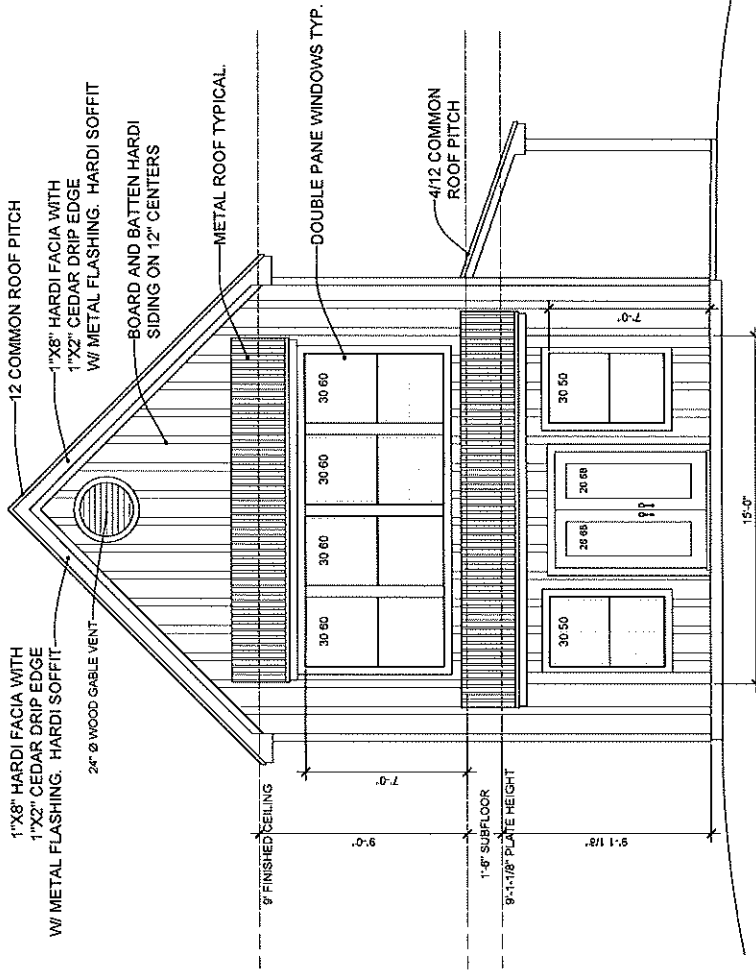
ASH & ASSOCIATES

SURVEYING - MAPPING - PLANNING
142 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
ashandassociates.net
Surveying: 100847-00

"SERVING THE COMMUNITY OF TEXAS"

JOB NO: 21-7728 DRAWN BY: GMM FB: FILE

NEW CUSTOM HOME - 219 LANGE ROAD, WIMBERLEY, TX. 78676



PROJECT INFORMATION

PROJECT NAME: 219 LANGE ROAD
PROJECT TYPE: NEW CONSTRUCTION
PROPOSED USE: VACATION RENTAL HOME
LOCATION: 219 LANGE ROAD, WIMBERLEY, TX. 78676 (LOT 46)
SQUARE FOOTAGE OF BUILDING: 1,364 SQ. FT.
CLIMATE CONTROLLED SQUARE FOOTAGE OF BUILDING:
1,071 SQ. FT.
BUILDING HEIGHT: 28'-10" ±
OVERALL BUILDING WIDTH: 26'-0"
OVERALL BUILDING DEPTH: 46'-0"

SHEET INDEX

- CS1 - COVER SHEET
- SP1.10 - SITE PLAN
- A1.10 - FLOOR PLAN
- A1.20 - EXTERIOR ELEVATIONS
- A1.30 - ROOF PLAN AND DETAILS
- A1.40 - ELECTRICAL PLAN

COVER SHEET

SCALE: N.T.S. 01

CONTRACT INFORMATION

DESIGNER INFORMATION

Manning Services
11111 Highway 100
manning@msd.com

PROJECT TITLE

RESIDENTIAL
PLANS

219 LANGE ROAD
WIMBERLEY, TX. 78676
(LOT 46)

1/25/2024	OWNER REVIEW
12/16/2024	PRE-LIN PERMIT SET
03-10-2025	PERMIT REVIEW

PROJECT NO. 115024

DRAWN BY: MAM

CHECKED BY: JI - MS

DATE: 02/25/2024

DATE: 02/25/2024

DATE: 02/25/2024

DATE: 02/25/2024

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DATE: 02/25/2024

COVER SHEET

SHEET NUMBER

CS1

INSULATION SCHEDULE		
LOCATION	TYPE	THICKNESS
Ceilings	ACQUANTUM FIBER	R-19.5
FLOOR	NOT APPLICABLE	N/A
WALL	NOT REQUIRED	N/A
WALL	OPTIMUM INSULATION	R-20

SCALE: N.T.S. 03

219 LANGE ROAD
WIMBERLEY, TX 78676
(LOT 46)

RAYNBY, MUM

Answers to Selected Questions

502.257.4819

WALTON'S REMOVED TO 25
ASTOR ST. NEW LONDON

© 2004 American Psychological Association 0893-3200/04/\$12.00 DOI: 10.1037/0893-3200.18.4.565

REQUIREMENTS FOR THE GRADUATE PROGRAMS IN THE COLLEGE OF BUSINESS

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10074

[illegible]

FLOOR PLANS

A1.10

WILEY-INTERSCIENCE

FIRST FLOOR - FLOOR PLAN

SCALE: 1/4"=1'-0"

SECOND FLOOR - FLOOR PLAN

SCALE: 1/4"=1'-0"

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DESIGNER INFORMATION

McIntony Services
832.257.4619
mcmintony@services.mcmintony.com

RESIDENTIAL
PLANS

219 LANGE ROAD
MBERLEY, TX 78676
(LOT 46)

[illegible]

Drawings Prepared By:
Melloney Services
257-4310

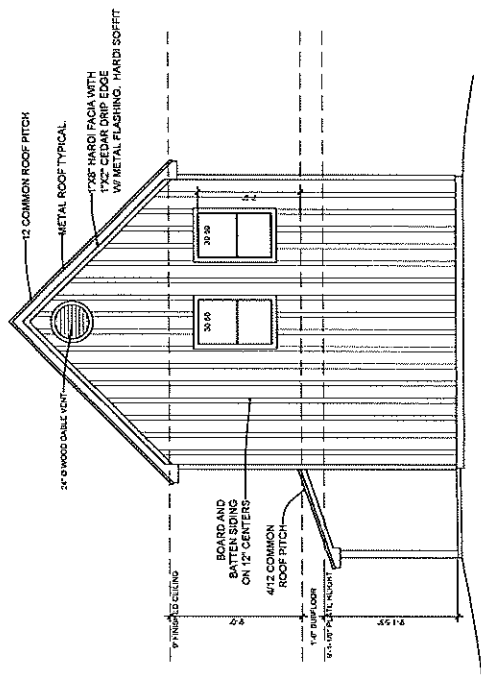
CONTRACT SERVICES LLC. THIS OFFICE
HAS THE ABILITY FOR ERRORS OR OMISSIONS
INSURANCE. THE COMPANY HAS A
THREE YEAR ALL INFORMATION ABOUT IS
UNLIMITED POWER TO COMMITMENT OF
CONSTRUCTION. IT IS OWNERS AND BUILDERS
RESPONSIBILITY FOR FOLLOWING MATERIAL AND
MANUFACTURERS INSTRUCTIONS, AND USING
QUALIFIED STANDARDS FOR EACH TRUCK. AS WELL
AS THE COMPANY WILL HAVE ALL CONSTRUCTION CODE
REQUIREMENTS FOR THE GEOGRAPHIC AREA IN WHICH
THE PROJECT IS LOCATED.

EXERCISE TITLE

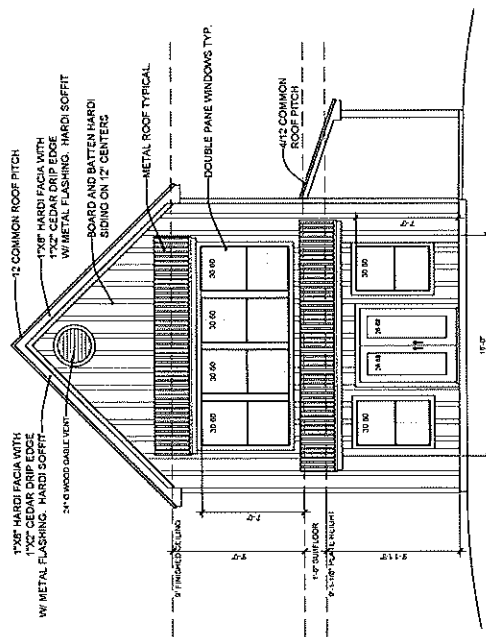
EXTERIOR BUILDING ELEVATIONS

SECRET

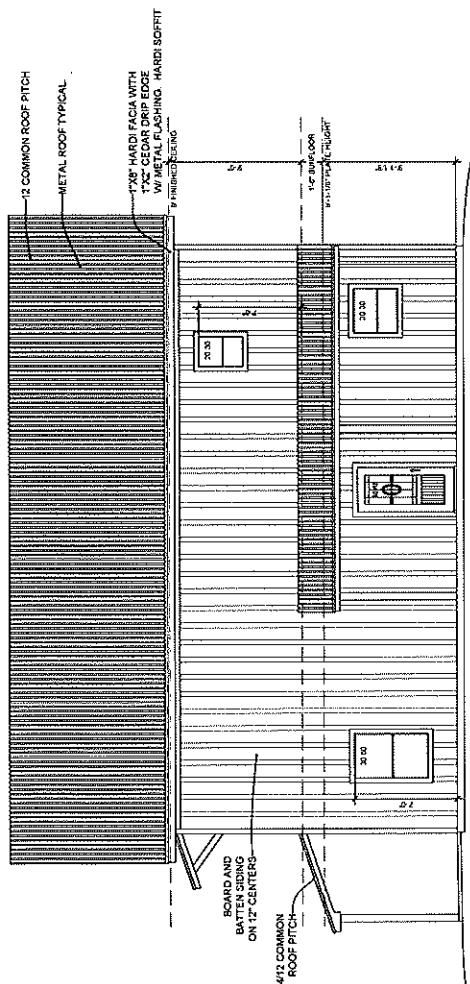
A1.20



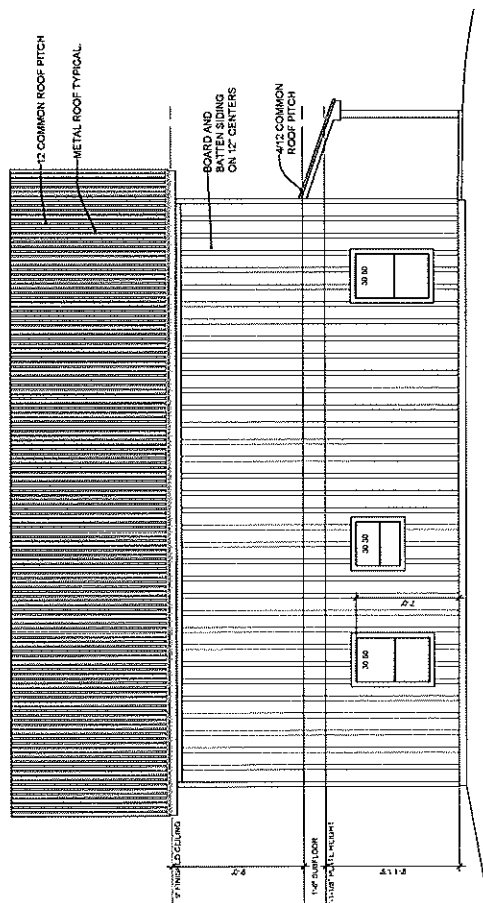
SOUTH ELEVATION - REAR SCALE: 1/4"=1'-0" 03



NORTH ELEVATION - FRONT



WEST ELEVATION - SIDE



EAST ELEVATION - SIDE

SCALE: 1/4"=1'-0"

02

ORDINANCE 2025-15

AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS, AMENDING CHAPTER 9.03, DIVISION 5, SECTION 9.03.181 OF THE CITY OF WIMBERLEY CODE OF ORDINANCES RELATING TO OFF-STREET PARKING AND LOADING REQUIREMENTS WITHIN THE CITY CENTER OVERLAY DISTRICT; AND PROVIDING FOR FINDINGS OF FACT, SAVINGS, SEVERABILITY, REPEALER, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.

WHEREAS, the City Council of the City of Wimberley, Texas (the "City Council") deems it in the public interest to amend the Code of Ordinances of the City of Wimberley, Texas (the "Code"); and

WHEREAS, the City Council desires to modify the off-street parking requirements specifically for properties located within the City Center Overlay District to further the goals and objectives of that district; and

WHEREAS, the existing Section 9.03.181(g) of the Code establishes specific parking regulations, including reduced parking requirements and a fee-in-lieu option, for the City Center Overlay District; and

WHEREAS, the City Council has determined that removing these parking requirements will enhance the character and economic vitality of the City Center Overlay District;

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

1. Findings of Fact

That Chapter 9.03, Division 5, Section 9.03.181(g), entitled "City center overlay parking" of the Code of Ordinances of the City of Wimberley, Texas, is hereby amended to read in its entirety as follows:

(g) *City center overlay parking.*

Notwithstanding any other provision of this section to the contrary, the off-street parking requirements as set forth in subsection (f) of this section shall not apply to properties located within the city center overlay, as defined in section 9.03.222 of this Code.

~~(1) Fee-in-lieu of parking spaces.~~

~~a. Within the city center overlay, (as defined in section 9.03.222), a property owner who is unable to provide the required number of parking spaces for non-residential uses may request to pay a fee in lieu to the City of Wimberley Downtown Parking Fund for each parking space that is not provided, if the request for reduced parking meets the criteria contained herein. Payments to the fund will be on a per unprovided parking space basis as set out in article 9.05, development fees, subsection (s) "fee-in-lieu of parking spaces." Payments to the downtown parking fund will be used for the sole purpose of constructing, maintaining, and improving public parking on public property within the city center overlay, in an area adjacent to the city center overlay, including but not limited to on-street parking, public parking lots, public-~~

~~parking garages, and for non-city center overlay adjacent property with shuttle service and/or for shuttle service to such non-adjacent property.~~

~~b. When an existing building has the gross floor area within the existing building perimeter enlarged, rehabilitated, or remodeled, without enlarging the building footprint or number of stories, then the building conversion or improvement shall not require additional off-street parking, so long as the existing off-street parking spaces utilized by said building are maintained, and in the case of commercial buildings, where there is no change or expansion of use.~~

~~c. For commercial buildings where: (1) there is a change or expansion of use; or (2) when an existing building footprint is enlarged or number of stories increased within the city center overlay boundary, the building owner shall only be required to provide 75 percent of the off-street parking requirements for the total building area as listed in section 9.03.181(f).~~

~~d. For new commercial buildings and instances where a structure is completely demolished, and where a new building is constructed, then the property owner shall only be required to provide 75 percent of the off-street parking requirements as listed in the section 9.03.181(f).~~

~~e. Where additional parking is required, then the applicant/property owner shall provide a detailed plan demonstrating how the site meets the city's parking standards, as amended herein for the city center overlay, or pay the fee in lieu, as adopted in accordance with article 9.05, for the necessary number of parking spaces to serve the site. The fee is required to be paid prior to issuance of a building permit or certificate of occupancy.~~

~~f. Residential and hotel type uses shall not be eligible to pay the fee in lieu, nor are they allowed the reduced off-street parking requirements unless the city administrator approves the fee in lieu based on the site and requested use. The city administrator may require a parking study, engineering studies, or other applicable information in order to determine whether the fee in lieu should be approved prior to approving the applicants request for fee in lieu for residential/hotel type uses.~~

~~g. With the exception of approved special exceptions related to the location of parking described in section 9.03.181(i) below, no new parking special exceptions, alternative parking plans, or joint use agreements shall be granted within the city center overlay, all properties shall comply with the amended parking requirements found herein, either by providing the required number of spaces, paying the fee in lieu as delineated in article 9.05 development fees, or a combination of the two. Nothing in this subsection shall affect existing parking special exceptions, alternative parking plans, or joint use agreements.~~

~~h. Any parking special exceptions, alternative parking plans, or joint use agreements that were approved prior to the adoption of this ordinance shall be required to comply with all requirements set forth by the board of adjustment or other body at the time the request was approved.~~

2. Savings.

The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this Ordinance.

3. Severability.

Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjusted or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance in whole or any part of provision thereof, other than the part so declared to be invalid, illegal or unconstitutional.

4. Repealer.

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

5. Effective Date.

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

6. Proper Notice and Meeting.

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED this 15th day of May 2025, by a vote of ____ (Ayes) to ____ (Nays) ____ (Abstain) vote of the City Council of the City of Wimberley, Texas.

CITY OF WIMBERLEY

By: _____
James T. Chiles, Mayor

ATTEST:

Nathan Glaiser, Assistant City Administrator

APPROVED AS TO FORM:

City Attorney



If approved, Section (f) below would no longer apply to properties in the City Center Overlay.

- (f) *Parking requirements based upon use.* In all districts, there shall be provided at the time any building or structure is erected or structurally altered, or at the time of any change of use, off-street parking spaces in accordance with the following requirements:
- (1) Automobile parts sales (indoors): one space per 500 square feet of indoor floor area, plus one space for each 2,000 square feet of outside sales area;
 - (2) Automobile sales or service: see motor vehicle sales under subsection (f)(37) below;
 - (3) Bank, savings and loan, or similar institution: one space per 200 square feet of gross floor area, in addition to required stacking spaces (see subsection (c));
 - (4) Bowling alley or center: six parking spaces for each alley or lane;
 - (5) Bus or truck repair, storage area, or garage: one space for each 500 square feet of floor area and repair garage with a minimum of five spaces;
 - (6) Business or professional office (general): one space per 300 square feet of gross floor area, except as otherwise specified herein;
 - (7) a. Carwash (self-serve): one space per washing bay or stall, in addition to the washing areas or stalls themselves and required stacking spaces; or
b. Carwash (full-service): one space per 150 square feet of floor area, in addition to the required stacking spaces (also see subsection (c)(12)).
 - (8) Church, rectory, or other place of worship: one parking space for each three seats in the main auditorium or sanctuary (see subsection (h)(2));
 - (9) College or university: one space per three day students, based upon maximum occupancy or enrollment numbers;
 - (10) Commercial amusement (indoor): one space per 100 square feet of gross floor area, or as follows:
 - a. Racquetball or handball courts: three spaces for each court;
 - b. Indoor tennis courts: six spaces for each court;
 - c. Gymnasium, skating rinks, and martial arts schools: one space for each three seats at a maximum seating capacity, based upon maximum occupancy, plus one space for each 200 square feet;
 - d. Swimming pool: one space for each 100 square feet of gross water surface and deck area;
 - e. Weight lifting or exercise areas: one space for each 100 square feet;
 - f. Indoor jogging or running tracks: one space for each 100 linear feet;
 - g. Motion picture theaters (which do not include live performances):

1. One space per 3.5 seats for single-screen theaters; or
 2. One space per five seats for motion picture theaters with two or more screens (see subsection (h)(2)).
- h. Amusement center: one space for each game table and one space for each amusement device; and
- i. All areas for subsidiary uses not listed above or in other parts of this section, such as restaurants, office, and the like, shall be calculated with the minimum specified for those individual uses.
- (11) Commercial amusement (outdoor): ten spaces, plus one space for each 500 square feet over 5,000 square feet of building and recreational area;
- (12) Commercial use: one space per 250 square feet of floor area;
- (13) Community center, library, museum, or art gallery: ten parking spaces, plus one additional space for each 300 square feet of floor area in excess of 2,000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of one space for each four seats that it contains (see subsection (h)(2));
- (14) Convenience store with gasoline pumps: one space per 200 square feet of floor area, plus one space for each gasoline pump unit (a unit may have up to six nozzles for gasoline disbursement). Spaces within pump areas qualify as spaces for the parking requirement. If no gasoline sales are provided, then the parking requirements shall be the same as for a retail store. Adequate space shall be provided for waiting, stacking, and maneuvering automobiles for refueling (see also subsection (g)(6));
- (15) Dance/aerobics studio, or assembly/exhibition hall without fixed seats: one parking space for each 100 square feet of floor area thereof;
- (16) Day nursery: one space per ten pupils, based upon maximum occupancy or licensing capacity, plus one space per teacher, plus one space for each bus or van;
- (17) Defensive driving school or class: one space for each classroom seat (see subsection (h)(2));
- (18) Fraternity, sorority, or dormitory: one parking space for each two beds on campus, and 1.5 spaces for each two beds in off-campus projects;
- (19) Furniture or appliance store, hardware store, wholesale establishments, clothing or shoe repair or service: two parking spaces, plus one additional space for each 300 square feet of floor area over 1,000 square feet;
- (20) Gasoline station: one space per 200 square feet of floor area, plus one space for each gasoline pump unit (a unit may have up to six nozzles for gasoline disbursement). Spaces within pump areas qualify as spaces for the parking requirement. Adequate space shall be

provided for waiting, stacking, and maneuvering automobiles for refueling (see also subsection (g)(6));

- (21) Golf course: four parking spaces per hole or green, plus requirements for retail, office, and club house areas, and one space per each two employees;
- (22) Golf driving range: 1.5 spaces for each driving tee;
- (23) Health club, health spa, or exercise club: one space per 150 square feet of floor area;
- (24) Hospital: one space for each two beds or examination room, whichever is applicable, plus one space for every two employees during periods of full occupancy;
- (25) Hotel or motel: one space per room, plus one space per five restaurant or lounge area seats, based upon maximum occupancy, plus one space per 125 square feet of meeting and conference areas.
 - a. One and one-half spaces per room which contains kitchenette facilities, plus parking for restaurant and meeting areas per ratio stated in this subsection (25).
 - b. Two spaces per guest room provided with full kitchen facilities, plus parking for restaurant and meeting areas per the ratio stated in this subsection (25).
 - c. One space for every two employees during peak (such as busiest) time periods when the hotel or motel is fully occupied.
- (26) Industrial (light) uses: one space for each 1,000 square feet of floor area;
- (27) Institutions of a philanthropic nature: ten spaces, plus one space for each employee;
- (28) Library or museum: ten spaces, plus one space for every 300 square feet;
- (29) Lodge or fraternal organization: one space per 200 square feet;
- (30) Lumber yard or home improvement center: one space per 400 square feet display area, plus one space per 1,000 square feet of warehouse;
- (31) Machinery or heavy equipment sales: one space per 500 square feet of gross floor area;
- (32) Mobile home or mobile home park: two spaces for each mobile home unit, plus visitor or supplemental parking in accordance with section 9.03.080(a)(2), plus additional spaces as required herein for accessory uses;
- (33) Manufacturing, processing, or repairing: one space for each two employees or one space for each 1,000 square feet of total floor area, whichever is greater;
- (34) Medical or dental office: one space per 200 square feet of floor area. Facilities over 20,000 square feet shall use the parking standards set forth for hospitals;
- (35) Mini-warehouse: four spaces per establishment, plus one additional space per 10,000 square feet of storage area;
- (36)

Mortuary or funeral home: one parking space for each 200 square feet of floor space in slumber rooms, parlors, or individual funeral service rooms, or one space for each three seats in the auditorium or sanctuary (see subsection (h)(2)), whichever is greater. Adequate on-site stacking spaces shall also be provided for the organization and forming of processions so that these activities do not cause excessive or extended traffic congestion or delays on a public roadway;

- (37) Motor vehicle sales and new or used car lots: one parking space for each 500 square feet of sales floor/office and other indoor uses, plus one parking space for each 1,000 square feet of exterior lot area used for storage, sales, and parking areas, plus one parking space per repair bay in service areas (indoors or outdoors), plus one parking space per service or towing vehicle to be stored on-site;
- (38) Nursing home, convalescent home, or home for the aged: one space per six beds, plus one parking space for each 300 square feet of floor area devoted to offices, cafeterias, exercise and therapeutic rooms, and other similar ancillary uses, plus one space for every two employees at full occupancy;
- (39) Office (administrative or professional): one space for each 300 square feet of floor area;
- (40) Outdoor display: one space for each 600 square feet of open sales and display area;
- (41) Places of public assembly not listed: one space for each three seats provided (see subsection (h)(2));
- (42) Real estate office: one space for each 200 square feet;
- (43) Restaurant, private club, nightclub, cafe, or similar recreation or amusement establishment: one parking space for each 100 square feet of seating or waiting area, or one space for every three seats under maximum seating arrangement (such as occupancy), whichever is greater; required parking spaces are in addition to any stacking spaces that may be required for drive-through facilities (see subsection (c)(11) [(c)(12)]);
- (44) Retail or personal service establishment, except as otherwise specified herein: one space per 200 square feet of gross floor area, in addition to any required stacking spaces for drive-through facilities (see subsection (c)(11) [(c)(12)]);
- (45) Retirement housing for the elderly (independent living): 1.5 spaces for each dwelling unit, plus any additional spaces for accessory retail, office, service, or recreational uses as defined for those uses;
- (46) Rooming or boarding house: one parking space for each sleeping room, plus one parking space for each host resident or employee during maximum (such as peak) shift;
- (47) Sanitarium or similar institution: one parking space for each six beds, plus one parking space for every two employees at maximum (such as peak) shift and full occupancy;
- (48) School, elementary (grades K—6): one parking space for each 15 students (design capacity);

- (49) School, secondary or middle (grades 7—8): one parking space for each 12 students (design capacity);
- (50) School, high school (grades 9—12): one space for each three students, faculty, and staff (design capacity);
- (51) Storage or warehousing: one space for each two employees or one space for each 1,000 square feet of total floor area, whichever is greater;
- (52) Telemarketing: one space for each 250 square feet of space;
- (53) Theater, indoor or outdoor (live performances), sports arena, stadium, gymnasium, or auditorium, except school auditorium: one parking space for each three seats or bench seating spaces (see subsection (h)(2));
- (54) Truck stops: one truck parking space for each 10,000 square feet of site area plus one vehicle parking space per 200 square feet of building area;
- (55) Veterinarian clinic: one space per 300 square feet of gross floor space; and
- (56) Warehouse or wholesale type uses: one space for 5,000 square feet of gross floor area.

(g) *City center overlay parking.*

(1) *Fee-in-lieu of parking spaces.*

- a. Within the city center overlay, (as defined in section 9.03.222), a property owner who is unable to provide the required number of parking spaces for non-residential uses may request to pay a fee in-lieu to the City of Wimberley Downtown Parking Fund for each parking space that is not provided, if the request for reduced parking meets the criteria contained herein. Payments to the fund will be on a per unprovided parking space basis as set out in article 9.05, development fees, subsection (s) "fee-in-lieu-of parking spaces." Payments to the downtown parking fund will be used for the sole purpose of constructing, maintaining, and improving public parking on public property within the city center overlay, in an area adjacent to the city center overlay, including but not limited to on-street parking, public parking lots, public parking garages, and for non-city center overlay adjacent property with shuttle service and/or for shuttle service to such non-adjacent property.
- b. When an existing building has the gross floor area within the existing building perimeter enlarged, rehabilitated, or remodeled, without enlarging the building footprint or number of stories, then the building conversion or improvement shall not require additional off-street parking, so long as the existing off-street parking spaces utilized by said building are maintained, and in the case of commercial buildings, where there is no change or expansion of use.
- c.

For commercial buildings where: (1) there is a change or expansion of use; or (2) when an existing building footprint is enlarged or number of stories increased within the city center overlay boundary, the building owner shall only be required to provide 75 percent of the off-street parking requirements for the total building area as listed in section 9.03.181(f).

- d. For new commercial buildings and instances where a structure is completely demolished, and where a new building is constructed, then the property owner shall only be required to provide 75 percent of the off-street parking requirements as listed in the section 9.03.181(f).
 - e. Where additional parking is required, then the applicant/property owner shall provide a detailed plan demonstrating how the site meets the city's parking standards, as amended herein for the city center overlay, or pay the fee-in-lieu, as adopted in accordance with article 9.05, for the necessary number of parking spaces to serve the site. The fee is required to be paid prior to issuance of a building permit or certificate of occupancy.
 - f. Residential and hotel type uses shall not be eligible to pay the fee-in-lieu, nor are they allowed the reduced off-street parking requirements unless the city administrator approves the fee-in-lieu based on the site and requested use. The city administrator may require a parking study, engineering studies, or other applicable information in order to determine whether the fee-in-lieu should be approved prior to approving the applicants request for fee-in-lieu for residential/hotel type uses.
 - g. With the exception of approved special exceptions related to the location of parking described in section 9.03.181(i) below, no new parking special exceptions, alternative parking plans, or joint-use agreements shall be granted within the city center overlay, all properties shall comply with the amended parking requirements found herein, either by providing the required number of spaces, paying the fee-in-lieu as delineated in article 9.05 development fees, or a combination of the two. Nothing in this subsection shall affect existing parking special exceptions, alternative parking plans, or joint-use agreements.
 - h. Any parking special exceptions, alternative parking plans, or joint-use agreements that were approved prior to the adoption of this ordinance shall be required to comply with all requirements set forth by the board of adjustment or other body at the time the request was approved.
- (h) *Rules for computing number of parking spaces.* In computing the number of parking spaces required for each of the above uses, the following rules shall govern:
- (1) "Floor area" shall mean the gross floor area of the specific use.
 - (2) "Seat" shall be interpreted as follows:
 - a. For fixed (such as church pews, grandstands, benches, and the like) seating, one seat equals 1.75 feet of length; and

- b. For flexible (such as folding chairs, and the like) seating areas, one seat equals eight square feet of floor area occupied by that seating area (includes aisles).
- (3) Where fractional spaces result, the parking spaces required shall be constructed up to the next whole number.
- (4) The parking space requirements for a new or unlisted use not specifically mentioned herein shall be the same as required for a use of similar nature. If the proposed use is not similar to any of the uses listed herein, a determination shall be made by the director, or his or her designee, in accordance with the requirements for the most closely related use specified in this section.
- (5) Whenever a building or use is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise, to create a need for an increase of ten percent or more in the number of existing parking spaces, those spaces shall be provided on the basis of the enlargement or change.
- (6) For buildings which have mixed uses within the same structure (such as retail and office), the parking requirement shall be calculated for the most intensive use. In cases where the design of the interior of the structure is not practical for alteration, the parking requirement may be calculated for each use within a structure for buildings over 40,000 square feet.
- (7) Shared parking may be allowed in the case of mixed uses (different buildings) under the following conditions. Up to 50 percent of the parking spaces required for a theater or other place of evening entertainment (after 6:00 p.m.), or for a church, may be provided and used jointly by banks, offices, and similar uses not normally open, used, or operated during evening hours. Shared parking must be on the same parking lot. Reduction due to shared parking shall be determined by the director or his or her designee. To ensure retention of the shared parking spaces, each property owner shall properly draw and execute a document expressing the same and shall file this agreement with the city.
- (8) In the O-1, O-2, L-1, and L-2 districts, compact car parking spaces may be permitted when approved as part of a detailed site plan by the planning and zoning commission, provided one of the following conditions applies:
 - a. Where it is necessary to preserve the natural landscape and native trees, a maximum of ten percent of required parking may be designed for compact cars;
 - b. On parking lots larger than 50 spaces involving large industrial buildings or large offices and where there is only one tenant, a maximum of ten percent of the required parking may be for compact cars; or
 - c. On parking lots larger than 50 spaces involving a shopping center, a maximum of ten percent of the required parking may be for compact cars.

(i)

Location of parking spaces. All parking spaces required herein shall be located on the same lot with the building or use served, except as follows:

- (1) Where an increase in the number of spaces is required by a change or enlargement of use or where the spaces are provided collectively or used jointly by two or more buildings or establishments, the required spaces may be located not to exceed 600 feet from any nonresidential building served.
- (2) In any case where the required parking spaces are not located on the same lot with the building or use served, or where the spaces are collectively or jointly provided and used, approval by the planning and zoning commission and the city council is required according to the following criteria:
 - a. Off-site parking may be permitted on an immediately contiguous lot or tract, or on a lot or tract within 150 feet, or 1,000 feet within the C-2 zoning district, of the building or structure, provided:
 1. A permanent easement of the parking facilities in favor of the premises to be benefitted shall be dedicated and recorded as a condition of that use; or
 2. A long-term remote parking lease agreement be provided upon approval by the city as a condition of that use.
- (3) Parking in the village center shall conform to the specific requirements for the city center overlay district.
- (j) *Use of required parking spaces; nonresidential districts.* Required off-street parking and loading spaces shall be used only for these respective purposes and shall not be used for refuse containers, cart corrals, recycling kiosks, storage or permanent display of boats, trailers, campers, motor vehicles, or other goods, materials, or products for sale.
- (k) *Fire lanes.* Fire lanes shall be provided in all multi-family and nonresidential developments, as required by the adopted fire code of the city (also see [article 9.02](#) for certain fire lane regulations).

(Ordinance 2001-010, § 44, adopted 4/1/01; Ordinance 2003-006, adopted 7/3/03; 2006 Code, § 155.075; Ordinance 2011-004, § II(B), adopted 1/20/11; Ordinance adopting 2018 Code; Ordinance 2021-30, § 1, adopted 9/2/21)



AGENDA ITEM:	1. Discuss and consider possible action to select a firm/team for design and project management of the Blue Hole Nature Center (RFP-2025-02). (<i>Richard Shaver, Director of Parks and Recreation</i>)
SUBMITTED BY:	
DATE SUBMITTED:	04/23/2025
MEETING DATE:	May 15, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Based on a thorough review of submitted proposals, staff recommends awarding the contract to Lake Flato and Lionheart due to the strength of their submission and alignment with the City's project goals. If approved, the next step will be to negotiate a contract for services. Should the City and selected firm be unable to reach an agreement on price, Council approval will authorize staff to initiate negotiations with the next most qualified proposer.

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

1. Blue Hole Nature Center_LakeFlato

QUALIFICATIONS FOR ARCHITECTURE, ENGINEERING, & PROJECT
MANAGEMENT SERVICES

WIMBERLEY PARKS & RECREATION DEPARTMENT BLUE HOLE NATURE CENTER

APRIL 22, 2025

LAKE | FLATO + LIONHEART



1 EXECUTIVE SUMMARY



- 16 AIA COTE TOP TEN AWARDS
- 3 LIVING BUILDING CHALLENGE (Certified & Tracking)
- 16 NET ZERO (Certified & Tracking)
- 19 MASS TIMBER
- 45 LEED GOLD OR HIGHER (Certified & Tracking)
- 5 SITES (Certified & Tracking)
- 17 DARK SKY COMPLIANT (Certified & Tracking)
- 2 WELL BUILDING (Certified & Tracking)

April 22, 2025

City of Wimberley
ATTN: Richard Shaver
221 Stillwater Rd.
Wimberley, TX 78676

Dear Richard and Members of the Selection Committee:

Thank you for the opportunity to submit our experience and share our excitement for The Blue Hole Nature Center.

The new Nature Center offers an incredible opportunity for current and future generations to advance the City of Wimberley’s commitment to protecting and preserving our Texas Hill Country culture and natural resources. Recognized for our culture of excellence, and gentle approach to the land, Lake|Flato will guide an interdisciplinary process of research and community engagement to enable a convergence of design, creativity, education, and sustainability. We are very excited to work with you to further your mission to shape lifelong champions for the natural world

WHAT IF the buildings and landscape worked together to tell the story of water while educating the public about ecological restoration and cultural conservation?

WHAT IF the new facilities and landscape measurably increased community engagement, impact, access and visibility, highlighting your commitment to environment education?

WHAT IF the facilities enhanced flexibility for the future, were cost effective to operate and easy to maintain?

WHAT IF we could measure and track all of these and other educational outcomes to show the value that Blue Hole Nature Center brings to the whole community?

Lake|Flato was founded with the goal to pursue regionally inspired architecture and environmental stewardship, and projects such as yours resonate strongly with our purpose. We are nationally recognized for architecture that is rooted in its place, responds to its natural environment, and merges with the landscape. Our integrated design process identifies up-front synergies between sustainable strategies, sites, and programs, driving results that have led to industry-leading milestones for sustainability including 16 AIA Committee on the Environment (COTE) Top Ten awards. With a portfolio that includes multiple AIA COTE Top Ten award-winning eco-conservation projects—including the Living Building Challenge Certified Josey Pavilion, Marine Education Center, Confluence Park, and LEED Platinum Shangri La Botanical Garden—Lake|Flato offers extensive experience designing high performance buildings that merge practicality and beauty while sitting lightly on the land. With our team’s proven leadership in sustainable design, we are confident in our ability to deliver a design that will become a beacon of environmental stewardship for Chattanooga and the surrounding region.

Drawing upon our successful history of collaborating with nature centers, we will ensure the creation of a regionally appropriate, world-class facility that honors your project goals. We are thrilled to commit our experience, skill and passion to deliver inspired design that celebrates the vision of Blue Hole Nature Center. We look forward to discussing in greater detail our design process and your aspirations for this project.

Sincerely,

Tenna Florian
Lake Flato, Partner
210.679.2334 | tflorian@lakeflato.com

2
FIRM
OVERVIEW



Environment
n Years Ago

tropical.
t the bottom
h life.

preserved fossils
lizards. The water
m) deep. The
half of Mexico.
formations:

How the Rocks formed
Microscopic marine organisms lived in
the water. Over time, thick deposits of their
shells created the foundation of the Big Bend
Formation. (Shown above) Shells made
dissolving over the millions of years along the
coastal shoreline built up the Big Bend Formation.

Key to the Mural



- 1. Trilobite
- 2. Shagwinkle
- 3. Nautiloid
- 4. Nautilus
- 5. Nautilus
- 6. Nautilus
- 7. Nautilus
- 8. Nautilus
- 9. Nautilus
- 10. Nautilus

130 to 83 million years ago, this land was under a warm, shallow sea.



Xiphactinus (xih-FACK-tih-nuss)
"Roaming monster," "swamp fish"

Force Predator's Skull
This fossilized skull of a Xiphactinus is one of the most complete and well-preserved of its kind. It shows the large, bony structure of the skull, including the eye sockets, the snout, and the jaw. The skull is surrounded by other prehistoric marine life models, including a trilobite and a nautilus.

Shagwinkle
This fossilized shagwinkle is a small, bony structure that is part of the outer shell of a nautilus. It is surrounded by other prehistoric marine life models, including a trilobite and a nautilus.

Nautilus
This fossilized nautilus is a small, bony structure that is part of the outer shell of a nautilus. It is surrounded by other prehistoric marine life models, including a trilobite and a nautilus.



PENN STATE POLLINATOR & BIRD GARDEN
STATE COLLEGE, PA



IAIN NICOLSON AUDUBON CENTER AT ROWE SANCTUARY
GIBBON, NE



CONFLUENCE PARK
SAN ANTONIO, TX



PHIL HARDBERGER PARK URBAN ECOLOGY CENTER
SAN ANTONIO, TX



GOVERNMENT CANYON VISITOR CENTER
SAN ANTONIO, TX



WITTE MUSEUM
SAN ANTONIO, TX

LAKE FLATO

Architect of Record, Placemaking & Sustainability

Lake Flato was founded with the goal to pursue regionally inspired architecture and environmental stewardship. Projects like the Blue Hole Nature Center resonate strongly with our purpose. We are nationally recognized for architecture that is rooted in its place, responds to its natural environment and merges with the landscape.

We collaborate closely with landscape architects, ecologists, and a variety of engineers, systems specialists and exhibit designers to ensure that our work is mindful of native ecologies and enriches connections to the natural world.

Our integrated design process identifies up-front synergies between sustainable strategies, sites and programs, driving results that have led to industry-leading milestones for sustainability including 16 AIA Committee on the Environment (COTE) Top Ten awards. With a portfolio that includes multiple AIA COTE Top Ten award-winning eco-conservation projects – including the Living Building Challenge Certified Josey Pavilion, Marine Education Center, Confluence Park, and LEED Platinum Shangri La Botanical Garden – Lake Flato offers extensive experience designing high performance buildings that merge practicality and beauty while sitting lightly on the land. With our team’s proven leadership in sustainable design, we are confident in our ability to deliver a design that will become a beacon of environmental stewardship for the Blue Hole Nature Center and the surrounding region.

Lake Flato has been honored with over 300 design awards, including the American Institute of Architects Firm of the Year Award in 2004 and 16 Top Ten Green Project Awards from the AIA Committee on the Environment. Twenty years after receiving the Firm of the Year Award, David Lake and Ted Flato were honored with the 2024 Gold Medal Award, the AIA’s honest honor, recognizing individuals whose work has had a lasting influence on the theory and practice of architecture. Lake Flato has also received the Global Award for Sustainable Architecture and was named one of the Ten Most Innovative Architecture Firms in the World by Fast Company. Lake Flato placed 1st in Architect Magazine’s 2019 Top 50 — an annual ranking of the best U.S. firms. As architects, teachers, environmental stewards and community advocates, we strive to elevate the public’s appreciation of architecture and foster the education of the next generation of architects.

Years in Business 41
Legal Status Incorporated in Texas and licensed in 28 states in the U.S.
Office Locations San Antonio, TX and Austin, TX
Size 150 employees



AIA HONOR AWARD & COTE TOP TEN AWARD;
MARINE EDUCATION CENTER | OCEAN SPRINGS, MS



SELECT AWARDS + RECOGNITION

FIRM AWARDS

- AIA GOLD MEDAL AWARD
- AIA ARCHITECTURE FIRM AWARD
- ARCHITECT 50, TOP U.S. FIRMS - #1 OVERALL 2019
- AIA COTE TOP TEN PROJECT LEGACY AWARD
- LOCUS FOUNDATION GLOBAL AWARD FOR SUSTAINABLE ARCHITECTURE
- COOPER HEWITT NATIONAL DESIGN AWARD FINALIST
- INTERIOR DESIGN MAGAZINE HALL OF FAME
- FAST COMPANY TEN MOST INNOVATIVE ARCHITECTURE FIRMS IN THE WORLD
- TEXAS MEDAL OF HONOR
- TEXAS SOCIETY OF ARCHITECTS/AIA TEXAS FIRM OF THE YEAR AWARD
- TEXAS SOCIETY OF ARCHITECTS O’NEIL FORD MEDAL FOR DESIGN ACHIEVEMENT
- THE ARCHITECTURE LEAGUE OF NEW YORK EMERGING VOICES AWARD
- TILT-UP CONCRETE ASSOCIATION IRVING J. GILL PROGRESSIVE ARCHITECT AWARD
- BUILDER’S CHOICE CUSTOM HOME MARVIN HALL OF FAME FOR DESIGN EXCELLENCE

INTERNATIONAL

- ARCHITIZER A+ AWARD
- Alamo Beer Brewery (Honorable Mention)
- Austin Central Library (Honorable Mention)
- Bridge House
- Clinton Corners Residence
- Confluence Park
- Dixon Water Foundation Josey Pavilion
- House Zero
- Lake Flato San Antonio Office (Finalist)
- Marine Education Center at GCRL
- Penn State University Pollinator and Bird Garden (Jury Award)
- River Bend Residence (Jury Award)
- ARCHDAILY TOP 100 PROJECTS IN THE WORLD
- ASU Health Services Building
- Dixon Water Foundation Josey Pavilion
- AMERICA BY DESIGN: ARCHITECTURE SEASON ONE WINNER
- Marine Education Center at GCRL
- CONGRESS FOR NEW URBANISM GLOBAL CHARTER AWARD
- Pearl Brewery Redevelopment
- Montgomery Park Master Plan
- Trappey Riverfront District
- CHICAGO ATHENAEUM AMERICAN ARCHITECTURE AWARD
- Aegean Pool House
- Confluence Park

- Dixon Water Foundation Josey Pavilion
- Hotel Magdalena
- House Zero
- Ishawooa Mesa Ranch
- Knox College Whitcomb Art Center
- Lavaca House
- Marine Education Center at GCRL
- The Holdsworth Center
- INTERNATIONAL DOWNTOWN ALLIANCE AWARD OF DISTINCTION
- Main Plaza
- FAST COMPANY MOST INNOVATIVE ARCHITECTURE OF 2022: FINALIST - SPACES & PLACES
- House Zero
- FUTURE HOUSE: MOST INNOVATIVE HOUSE OF THE YEAR
- House Zero
- METROPOLIS PLANET POSITIVE AWARD HONOREE
- Confluence Park
- STEPHEN R. KELLERT BIOPHILIC DESIGN AWARD
- Dixon Water Foundation Josey Pavilion
- TIME MAGAZINE: WORLD’S GREATEST PLACES
- Austin Central Library
- TIME MAGAZINE BEST INVENTION IN DESIGN
- House Zero

- ULI INSTITUTE GLOBAL AWARDS FOR EXCELLENCE
- Pearl Brewery Redevelopment
- 1221 Broadway Redevelopment (finalist)
- Livestrong Foundation Headquarters (finalist)
- WOOD DESIGN & BUILDING AWARD
- Marine Education Center at GCRL
- NATIONAL
- AIA HONOR AWARD
- Armstrong Oil & Gas Headquarters
- Carraro Residence
- Confluence Park
- Hill Country Jacal
- Hog Pen Creek Residence
- Lasater Residence
- Marine Education Center at GCRL
- Pearl Brewery & Full Goods Warehouse
- The Holdsworth Center
- World Birding Center
- AIA COMMITTEE ON THE ENVIRONMENT (COTE) TOP TEN AWARD
- Austin Central Library
- ASU Health Services Building
- ASU Polytechnic Academic District
- Confluence Park
- Dixon Water Foundation Josey Pavilion

- Georgia Tech Krone Engineered Biosystems Building
- Government Canyon Visitor Education Center
- HEB Mueller Market
- Livestrong Foundation Headquarters
- Knox College Whitcomb Art Center
- Marine Education Center at GCRL
- Pearl Brewery Redevelopment
- Shangri La Nature Center
- USG Biomedical Sciences & Engineering Education Facility
- UTHSC School of Nursing
- World Birding Center
- AIA/ALA LIBRARY BUILDING AWARD
- Austin Central Library
- Great Northwest Branch Library
- ALA/IIDA LIBRARY INTERIOR DESIGN AWARD
- Austin Central Library
- AIA COMMITTEE ON ARCHITECTURE FOR EDUCATION FACILITY DESIGN AWARD
- ASU Polytechnic Academic District
- Carver Academy
- Cranbrook Kingswood Girls Middle School
- Francis Parker School
- Indian Springs School
- Knox College Whitcomb Art Center
- St. John’s College Levan Hall

DEMONSTRATING ENVIRONMENTAL LEADERSHIP

The Lake Flato team believes that architecture and sustainability are inseparable, and that buildings should be beautiful, affordable and promote healthy living. Our architecture conserves energy and natural resources while creating high performance buildings and healthy built environments. With these goals in mind, we help our clients understand the necessity and attainability of a sustainable approach to all architecture. Since the firm’s inception in 1984, environmental concerns have been integral to our design approach.

AIA COMMITTEE ON THE ENVIRONMENT TOP TEN AWARDS

- Austin Central Library
- ASU Health Services Building
- ASU Polytechnic Academic District
- Confluence Park
- Dixon Water Foundation Josey Pavilion
- Georgia Tech Krone Engineered Biosystems Building
- Government Canyon Visitor Education Center
- Marine Education Center at the Gulf Coast Research Center
- H-E-B Muller Market
- Knox College Whitcomb Art Center
- Livestrong Foundation Headquarters
- Pearl Brewery Urban Cultural District
- Shangri La Botanical Gardens & Nature Center
- USG Biomedical Sciences & Engineering Education Facility
- University of Texas at Houston School of Nursing
- World Birding Center

LIVING BUILDING CHALLENGE

- Dixon Water Foundation Josey Pavilion — *Certified*
- Mesquite House — *Petal Certified*
- Lake County Environmental Education Center — *Tracking Living Building Challenge Certification*

SITES

- The Lodge at Gulf State Park — *Gold*
- San Antonio Federal Courthouse — *Silver*
- UTEP Campus Transformation — *Silver*
- Houston Arboretum and Nature Center — *Registered, tracking certification*
- Middle Trinity GCD Learning Center — *Tracking Gold certification*

DARK SKY

- Iain Nicolson Audubon Center at Rowe Sanctuary, Gibbon, NE
- Lake County Forest Preserves Ryerson Environmental Learning Center, Deerfield, IL
- 1 Hotel Hanalei Bay, Princeville, HI
- Alexander Vineyards, Fredericksburg TX
- The Marine Education Center at The Gulf Coast Research Laboratory (GCRL), Ocean Springs, MS
- Holdsworth Center, Austin, TX
- Havens on Fanny Hill, Aspen, CO
- High Meadow Residence, Aspen, CO
- Cornell Atkinson Hall, Atkinson School of Sustainability & Multidisciplinary Research Building (MDB), Ithaca NY
- Confidential Caribbean Retreat
- The Hill, Rhinebeck NY
- St. Joe West Bay Center, West Bay, FL
- TAMU Grand Hall, College Station, TX
- Confidential Island Retreat
- Middle Trinity GCD “The Ditch” Learning Center, Stephenville, TX
- Sierra College Multidisciplinary Sciences Building (MSB), Rocklin, CA
- One Bridgeland Green, Cypress, TX

NET ZERO

- Dixon Water Foundation Josey Pavilion — *Net Zero Energy*
- Confluence Park River Pavilion — *Tracking Net-Zero Energy*
- Treehouse — *Net Positive*
- The Prow — *Electrically Net Zero*
- Hacienda JaJa — *LEED Platinum/Electrically Net Zero*
- Hill Country Jacal — *Net Zero*
- Big Bend Fossil Discovery Trail — *Net Zero Energy; Off Grid*
- 311 Third Office Renovation — *Tracking Zero Carbon*
- Park City Arts & Cultural District — *Tracking Net-Zero Energy*
- 1 Hotel Hanalei Bay — *Tracking Net-Zero Energy*
- Witte Museum Rivers & Aquifers — *Tracking Net-Zero Energy*
- Awty International School — *Tracking Net-Zero Energy Ready*
- Carversville Organic Farm — *Tracking Net-Zero Energy*
- USU Moab Academic Building
- Middle Trinity GCD Learning Center
- Palo Alto House of the Future

LEED CERTIFIED PROJECTS (EXCERPTED)

Platinum

- ASU Health Services Building, Tempe, AZ
- Austin Central Library, Austin, TX
- Bridge House, Houston, TX
- DU Burwell Center for Career Achievement, Denver, CO
- Georgia Tech Krone Engineered Biosystems Bldg., Atlanta, GA
- Hacienda JaJa, Alamo Heights, TX
- Havens on Fanny Hill, Aspen, CO
- Leon Springs Residence, Leon Springs, TX
- La Pradera, Hobbs, NM
- Shangri La Nature Center, Orange, TX
- Universities at Shady Grove Biomedical Sciences & Engineering Building, Rockville, MD
- Will Smith Zoo School, San Antonio, TX

Gold

- AMLI Branch Park Austin, TX
- ASU Polytechnic Academic Buildings, Mesa, AZ
- Camana Bay Block 5 North, Grand Cayman Islands
- Camana Bay Block 5 South, Grand Cayman Islands
- Depauw University, Prindle Institute for Ethics, Greencastle, IN
- Full Goods Warehouse, San Antonio, TX
- Hardberger Park Urban Ecology Center, San Antonio, TX
- H-E-B Buffalo Speedway Market, Houston, TX
- H-E-B Mueller Market, Austin, TX
- Knox College Whitcomb Art Center, Galesburg, IL
- Livestrong Foundation Headquarters, Austin, TX
- Mueller Diamond Building, Houston, TX
- Naples Botanical Garden, Naples, FL
- St. John’s College, Betty & Norman Levan Hall, Santa Fe, NM
- San Antonio Federal Courthouse, San Antonio, TX
- The Lodge at Gulf State Park, Gulf Shores, AL
- UT Austin AT&T Executive Education Center, Austin, TX
- UTHSC School of Nursing, Houston, TX



PARTNER IN CHARGE LAKE FLATO
TENNA FLORIAN FAIA, LEED AP BD+C

Tenna is a co-leader of the Lake Flato’s Eco-Conservation Studio. Tenna finds purpose in creating architecture that promotes environmental stewardship through high performance design that strengthens the essential bond between humans and nature. With over 20 years of experience, she has proved to be a skilled listener and collaborator. She is committed to an integrated design process that seeks to fully realize the client’s aspirations and goals. Her passion for innovative sustainable design has led to several award winning projects including Naples Botanical Garden, the AIA Honor Award-winning Confluence Park and the Dixon Water Foundation Josey Pavilion—the first certified Living Building Challenge project in Texas.

EDUCATION Master of Architecture, Tulane University | Bachelor of Architecture, Tulane University | Undergraduate Studies Abroad, Glasgow School of Art

REGISTRATION Registered Architect: TX 19396

REPRESENTATIVE PROJECTS

Confluence Park River Pavilion San Antonio, TX
2,152 SF conditioned; 6,000 SF unconditioned | \$3.6M | Pending Living Building Petal Certification | AIA COTE Top Ten Award | AIA National Honor Award | Chicago Athenaeum American Architecture Award | Metropolis Planet Positive Award Honoree | Architizer A+ Jury Award Cultural Pavilions

Dixon Water Foundation Josey Pavilion Decatur TX
5,400 SF | \$1.8M | Net-Zero Water, Net-Positive Energy | Living Building Certified | AIA COTE Top Ten Award

Middle Trinity Groundwater Conservation District “The Ditch” Learning Center Stephenville, TX
200 SF conditioned | 2,500 SF unconditioned | \$1.9M | Targeting Net Zero Energy and SITES Platinum Certification

The Lodge at Gulf State Park Gulf Shores, AL
253,831 SF | 350 keys | \$70.1M | LEED Gold | SITES Platinum | FORTIFIED Commercial | Best Green Project ENR Southeast | Hospitality Design Magazine Award Finalist





PROJECT MANAGER **LAKE FLATO**
GARRETT JONES AIA

Garrett’s skillset extends to a diversity of project work and is rooted in practical, thoughtful problem solving. He finds value in working on projects that positively and actively engage the health and wellbeing of the environment and community they serve. With over 10 years of experience, he is committed to excellent integrated project delivery that centers the clients’ objectives and ambitions throughout the entire design process.

EDUCATION Master of Architecture, University of Texas at Austin | Bachelor of Architecture, Texas Tech University
REGISTRATION Registered Architect: TX 26633

REPRESENTATIVE PROJECTS

Trinity River Valley Authority Lake Ralph Hall Arlington TX
39,593 SF | \$18.6M

Harold Simmons Park Dallas, TX
45,000 SF conditioned | \$35M

Ladd Nature Preserve Duncanville, TX
8,851 SF | \$10M

Landing at Keowee Springs Six Mile, SC
11,500 SF conditioned | 9,000 SF unconditioned | \$6.6M

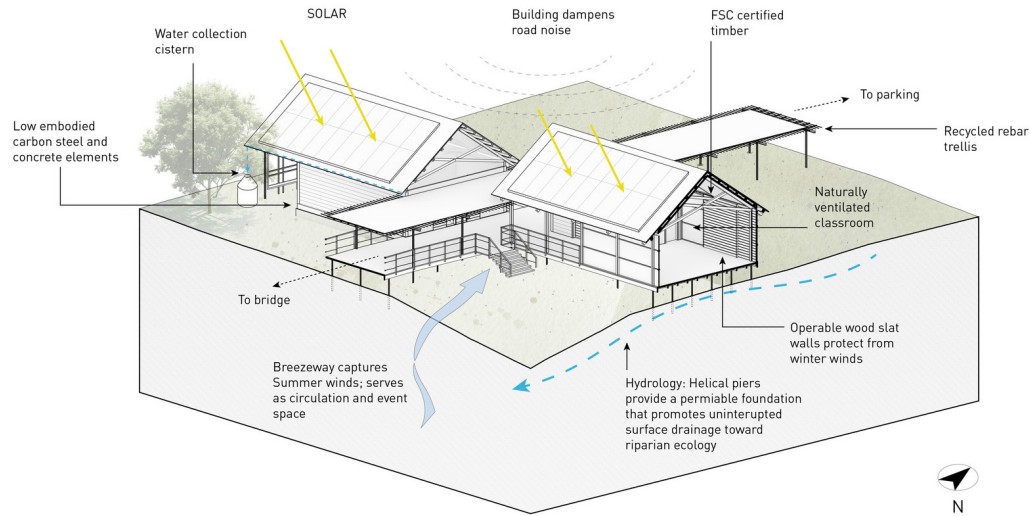
Garison Memorial Park Buda, TX
1,200 SF unconditioned | \$1.4M

Cleremont Farm Berryville, VT
3,000 SF conditioned | 9,000 SF unconditioned | \$6M | Virginia Outdoors Foundation Open-Space Easement

White River State Park Kahn Pavilion Indianapolis IN
15,000 SF conditioned | \$14.5M



LADD NATURE PRESERVE





DESIGN PERFORMANCE LEAD **LAKE FLATO**
HEATHER HOLDRIDGE LEED FELLOW, ASSOC. AIA

As a Partner and Lake Flato’s Director of Design Performance, Heather is an inspiring and visionary leader in the practice of sustainable architecture and resource stewardship. Leveraging her background in mechanical engineering, Heather directs project teams in establishing achievable sustainability goals. She devises strategies and establishes methods and systems to realize those goals under programs such as LEED, the 2030 Challenge and the Living Building Challenge. Heather works closely with design teams to evaluate passive systems and performs energy modeling throughout the design process.

EDUCATION Bachelor of Science, Mechanical Engineering, The University of Texas at San Antonio | Master of Business Administration, The University of Texas at San Antonio
REGISTRATION Certified RESNET Home Energy Rater

REPRESENTATIVE PROJECTS

- Marine Education Center at GCRL** Ocean Springs, MS
29,700 SF | \$13.5M | Dark Sky | AIA COTE Top Ten Award | Chicago Athenaeum American Architecture Award | Architizer A+ Jury Award — Architecture+Climate Change
- Confluence Park River Pavilion** San Antonio, TX
2,152 SF conditioned; 6,000 SF unconditioned | \$3.6M | Pending Living Building Petal Certification | AIA COTE Top Ten Award | AIA National Honor Award | Chicago Athenaeum American Architecture Award | Metropolis Planet Positive Award Honoree | Architizer A+ Jury Award Cultural Pavilions
- Dixon Water Foundation Josey Pavilion** Decatur TX
5,400 SF | \$1.8M | Net-Zero Water, Net-Positive Energy | Living Building Certified | AIA COTE Top Ten Award
- Lake County Forest Preserves Ryerson Environmental Learning Center** Deerfield, IL
3,739 SF | \$3.9M | PHIUS Zero 2021 Certified | Targeting Net Zero Energy





DESIGN PERFORMANCE MANAGER **LAKE FLATO**
KATE SECTOR LEED GA, LFA, WELL AP

Kate informs firm-wide design performance efforts and coordinates with project teams at all phases, including project specific performance goal setting, building simulations, certification processes and documentation, and post-occupancy evaluation. Kate is driven by an interest in ecoregional design that leads to effective passive design strategies and supplements with renewables to create regenerative and mutualistic design inspired by place. She additionally specializes in embodied carbon research, biomimicry, and daylight and energy analysis.

In 2023, Kate was recognized by AIA San Antonio with the 2023 Rising Star Award. She is a member of the AIA COTE San Antonio Chapter and is an ambassador for the ILFI-South Central Texas Collaborative.

EDUCATION Bachelor of Environmental Design, Architecture, University of Colorado Boulder | Renewable and sustainable energy certificate | University of Colorado Boulder
REGISTRATION Living Future Accredited Professional | Well AP | LEED Green Associate

REPRESENTATIVE PROJECTS

Middle Trinity Groundwater Conservation District “The Ditch” Learning Center Stephenville, TX
200 SF conditioned | 2,500 SF unconditioned | \$1.9M | Targeting Net Zero Energy and SITES Platinum Certification

Harold Simmons Park Dallas, TX
45,000 SF conditioned | \$35M

Ladd Nature Preserve Duncanville, TX
8,851 SF | \$10M

Bee Cave Library Bee Cave, TX
24,000 SF | \$24.4M | AEGB

Cedar Park Public Library Cedar Park, TX
47,000 SF | \$31M | Tracking LEED Silver | Hybrid Mass Timber/Steel Roof Structure

White River State Park Kahn Pavilion Indianapolis IN
15,000 SF conditioned | \$14.5 M



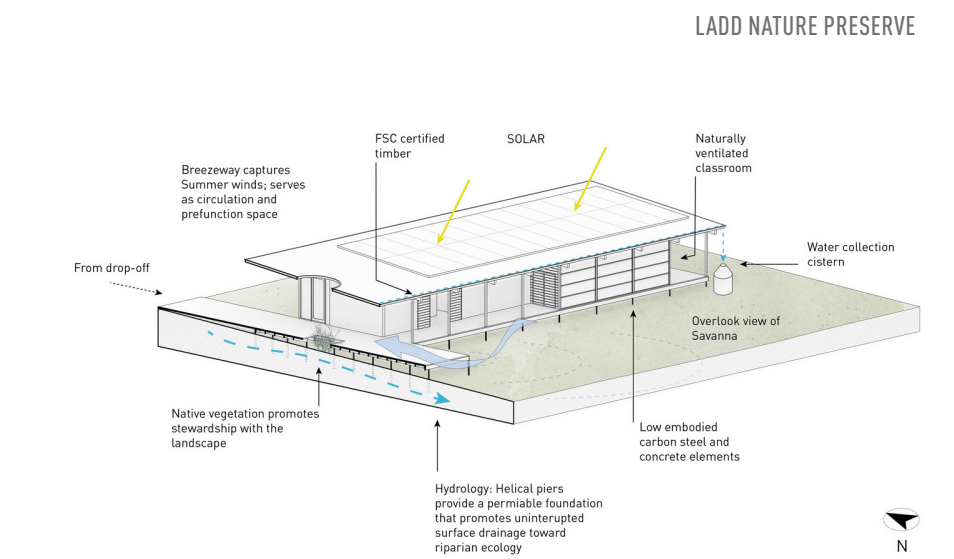
MIDDLE TRINITY GROUNDWATER CONSERVATION DISTRICT “THE DITCH” LEARNING CENTER



CEDAR PARK PUBLIC LIBRARY



HAROLD SIMMONS PARK





YUMA WEST WETLANDS PARK, YUMA CROSSING NATIONAL HERITAGE AREA
YUMA, AZ



RICHARD E. MOYA EASTSIDE BUS PLAZA
AUSTIN, TX



BLUE HOLE REGIONAL PARK
WIMBERLEY, TX



LA VERDE PARK & CULTURAL TRAIL
KYLE, TX



LA VERDE PARK & CULTURAL TRAIL
KYLE, TX



AUSTIN OAKS BUSINESS PARK
AUSTIN, TX

LIONHEART

Landscape Architects & Planners, SITES Specialists

Lionheart creates context-sensitive, beautiful landscapes with moments of the unexpected. We champion resilient plants, sustainable materials, and a modern aesthetic. Collaboration is at our core, shaping places that inspire, endure, and enrich lives.

In March 2025, Studio Balcones, Lionheart, and Connect One Design joined forces under the Lionheart banner, expanding our regional impact beyond Central Texas and Western Colorado. Lionheart is an award-winning, women-owned landscape architecture, urban design, and planning firm dedicated to shaping resilient and inclusive environments. Our multidisciplinary team of licensed landscape architects and certified planners brings decades of experience in the private, institutional, and public sectors, working collaboratively to turn visionary ideas into built environments.

Lionheart champions community-driven public spaces and sustainable landscape design rooted in place, working across scales to integrate green stormwater infrastructure and ecological restoration. Lionheart leads with curiosity, innovation, and the courage to create places that enhance health and wellness, and promote social equity.

Our process is guided by a metrics-based approach that prioritizes transparency, accountability, and meaningful community engagement. We believe landscape architects, urban designers, and planners have a responsibility to shape environments that provide holistic benefits for all. Our work has been recognized nationally and regionally by ULI, APA, and ASLA, with projects spotlighted or certified by the Landscape Architecture Foundation, SITES, and Greenroads.

With the collective strength of Lionheart, we remain committed to designing places that inspire connection, resilience, and long-term environmental stewardship.

Years in Business 15

Legal Status Incorporated in Texas and licensed in 5 states in the U.S.

Office Locations Austin, TX and Basalt, CO

Size 30 employees



LANDSCAPE PRINCIPAL **LIONHEART**
JENNIFER ORR PLA, ASLA

A founding principal of Studio Balcones, now Lionheart, Jennifer brings her playful design sense, extensive plant knowledge, and deep understanding of ecological systems to each project. Jennifer’s experience ranges from large scale green infrastructure projects to small scale residential gardens, both urban and rural, public and private. She has 25 years experience in the field and thrives on creating resilient landscapes that are integrated, functional, engaging and beautiful. Jennifer is active in her community, is a mother of two, and has a great love of the Texas landscape with it’s unique, and often challenging characteristics. She is thrilled to be working in her hometown.

EDUCATION Master of Landscape Architecture, University of Pennsylvania School of Design | Bachelor of Science, International Affairs, Georgia Institute of Technology;
REGISTRATION Registered Landscape Architect: TX 2727

REPRESENTATIVE PROJECTS

Pharr Tennis Center Austin, TX
\$3M | SITES Certified | LEED Certified

Nani Falcone Park San Antonio, TX
9 acres | \$500,000

UT East Mall “The Precursors - We Are Texas Visions Plan” Austin, TX
Seeking SITES Certification

Texas School for the Deaf, Early Learning and Central Services Austin, TX





LANDSCAPE PRINCIPAL **LIONHEART**
MICHAEL MEIHAUS PLA

Michael is a registered landscape architect with over 15 years of experience specializing in construction management, environmental restoration and recreation with experience ranging from design and construction of parks and trails to ecological and wild-land restoration implementation. Before joining Lionheart, Michael was a Principal at Studio Balcones. Michael served with the National Park Service on the Elwha Dam Removal Project in Olympic National Park overseeing re-vegetation and ecological monitoring efforts. Then as Restoration Program Manager for Fred Phillips Consulting, he managed, designed, and built over 40 ecological restoration and recreation projects across the West and in Texas in under 4 years.

EDUCATION Master of Landscape Architecture, Kansas State University
REGISTRATION Registered Landscape Architect: TX 3288; AZ #63854; NM #LA612

REPRESENTATIVE PROJECTS

Yuma West Wetlands Park | Yuma Crossing National Heritage Area Yuma, AZ
550 acres | Arizona Forward Environmental Excellence Award | Ponderosa Pine Partnership Award

Pharr Tennis Center Austin, TX
\$3M | SITES Certified | LEED Certified

Richard E. Moya Eastside Bus Plaza | CARTS Austin, TX
SITES Silver Certification | AEGB 3 | Texas ASLA Honor Award | USGBC Texas Ecological Conservation and Restoration Award

ACC Marshalling Yard Austin, TX
20 acres restored wetlands, woodlands, and wildflower meadow

Roger Lavon Taylor Sr. Plaza Austin, TX



YUMA WEST WETLANDS PARK, YUMA CROSSING NATIONAL HERITAGE AREA



ACC MARSHALLING YARD



RICHARD E. MOYA EASTSIDE BUS PLAZA | SITES SILVER



ROGER LAVON TAYLOR SR. PLAZA

Lake Flato | BLUE HOLE NATURE CENTER



PLANNING PRINCIPAL **LIONHEART**
REBECCA LEONARD FASLA, FAICP, LEED-AP

Rebecca Leonard, the founder of Lionheart Places LLC, has over 25 years of experience in landscape architecture, community planning, urban design, stakeholder engagement, and facilitation. She has contributed thought leadership to many mixed-use, multifamily projects up and down the I-35 corridor including, Uptown ATX (Austin), Brick and Mortar (Kyle), Veramendi (New Braunfels), the Pecan District (Pflugerville), and Bell Boulevard (Cedar Park). She has master planned and designed large master planned communities, corporate campuses and resorts. Her projects have won numerous state and national awards. A national leader in performance-based design, Rebecca’s desire to balance the environmental, community, and economic benefits in every project creates successful results. She works closely with her clients to ensure that the plans she helps create are implemented. It is her awareness of the challenges bridging from visioning into implementation that drove her to open Lionheart, a firm committed to seeing clients realize their visions.

EDUCATION Master of Urban Regional Planning, Ball State University | Bachelor of Science in Environmental Design in Architecture, Ball State University
REGISTRATION Registered Landscape Architect: TX 3038

REPRESENTATIVE PROJECTS

Blue Hole Regional Park Wimberley, TX
126 acres | SITES Certified

Houston Arboretum & Nature Center Houston, TX
155 acres | 65 acres for Phase 1 | \$26M | ASLA National Honor Award

La Verde Park and Cultural Trail Kyle, TX
1.67 acres | \$4.5M | Texas ASLA Merit Award

Lafitte Greenway New Orleans, LA
3 miles | \$9.1M



LAFITTE GREENWAY



BLUE HOLE REGIONAL PARK



LA VERDE PARK & CULTURAL TRAIL



HOUSTON ARBORETUM & NATURE CENTER

DUNAWAY
Civil Engineer

Our goal is to be the leading independent multi-discipline design firm in Texas—known as trusted client advisors committed to improving lives in the communities we serve.

Dunaway provides depth of resources for each project, while maintaining a high level of client service, accessibility, and responsiveness. Our goal is to provide our clients the best possible expertise and service, to commit the resources necessary to ensure the success of each project, and to maintain excellent professional relationships.

As a multi-discipline firm with a staff of over 375+ positioned in our eight offices across the state of Texas – our firm’s size, location, and reputation allows us to provide local, specialized knowledge about each project and each client that we serve.

Previous Experience with Lake Flato

- Middle Trinity Groundwater Conservation District “The Ditch” Learning Center
- Austin Central Library
- Austin Waldorf School
- Bee Cave Library
- Cedar Park Library
- Trinity School of Midland Lower School
- Trinity School of Midland
- UT Lady Bird Johnson Wildflower Center





LEAD CIVIL ENGINEER **DUNAWAY**
MICHAEL MULLONE PE, CESSWI, CFM, CPESC

Michael is a Senior Project Engineer and Associate at Dunaway. His experience includes hydrologic and hydraulic analysis of floodplains and design of site drainage, and permitting. Michael is knowledgeable in designing projects with challenging environmental constraints and is adept at processing projects through City and State regulatory review. Michael regularly prepares CLOMRs, County, and LOMRS and conducts flood studies and erosion hazard zone analysis along various creeks, streams, tributaries, rivers, and lakes throughout Texas.

EDUCATION Bachelor of Science, Civil Engineering, University of Texas at Austin
REGISTRATION Professional Engineer: TX #127850 | CESSWI, Enviro Cert International: TX #00000553 | CPESC, Enviro Cert International: TX #00008956 | Certified Floodplain Manager, Texas Floodplain Management Association: TX #1313-07N

REPRESENTATIVE PROJECTS

- Colony Park District Park Austin, TX
- Violet Crown Trailhead At Zilker Park Austin, TX
- World Heritage Visitor Center San Antonio, TX
- Cedar Park Public Library Cedar Park, TX*
- Taniguchi Street Park Austin, TX
- Alliance Children’s Garden Austin, TX
- Butler Rough Hollow Park Mass Grading Lakeway, TX
- Boerne Fire Station No. 2 Boerne, TX
- Duncan Neighborhood Park Austin, TX

* Lake Flato teaming



CIVIL ENGINEER **DUNAWAY**
J SEGURA PE

J Segura is a Senior Technical Engineer and Associate at Dunaway. He has experience in the design of complex mixed use, industrial and commercial land development projects. This includes site grading, drainage, utility and storm water management. J is knowledgeable in processing projects through the City of Austin development review. He finds unique solutions to complex challenges and delivers successful projects - both in the private sector and with public agencies.

EDUCATION Bachelor of Science, Civil Engineering, University of Texas at Austin
REGISTRATION Professional Engineer: TX 87045

REPRESENTATIVE PROJECTS

- Cedar Park Public Library Cedar Park, TX*
- Alliance Children’s Garden Austin, TX
- Zilker Eagle Train Depot Austin, TX
- Roy G. Guerrero Colorado River Park Austin, TX
- Laguna Gloria Master Plan Austin, TX
- Montopolis Park And Recreation Center Austin, TX
- Rose Wong Park Bend, TX
- Alliance Children’s Garden At Butler Park Austin, TX

* Lake Flato teaming



ENGAGEMENT MANAGER **DUNAWAY**
LAURA TOUPS PE

Laura has decades of experience in the civil engineering and urban design field. During her career, she has combined her understanding of engineering and development issues with a knowledge of city policies and regulations. This has facilitated the development of a collaborative vision of master planning and urban design. Her approach to master planning and urban design projects is to collaborate with architects and landscape architects to explore creative solutions to site civil improvements and to incorporate the elements and policies required to ultimately permit and construct sustainable projects.

EDUCATION Bachelor of Science, Environmental Engineering, University of Texas at Austin
| Bachelor of Science, Civil Engineering, University of Texas at Austin
REGISTRATION Professional Engineer: TX 75329

REPRESENTATIVE PROJECTS

- Zilker Eagle Train Depot Austin, TX
- Laguna Gloria Master Plan Austin, TX
- Colony Park District Park Austin, TX
- Violet Crown Trailhead At Zilker Park Austin, TX
- Alliance Children’s Garden Austin, TX
- Roy G. Guerrero Colorado River Park Austin, TX
- Montopolis Park And Recreation Center Austin, TX

* Lake Flato teaming

AEC, A TYLIN COMPANY

Structural Engineering

Creative structural engineering in support of architecture.

Architectural Engineers Collaborative (AEC) was established in 1998 by experienced structural engineers with a mission to practice architectural engineering. The name “Architectural Engineers Collaborative” is descriptive of the company’s ongoing mission and intrinsic belief that structural design and architectural design are inseparable in the realm of building.

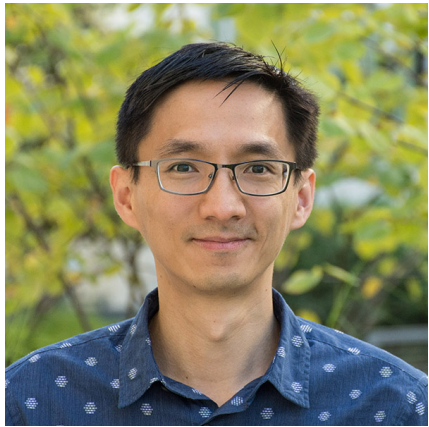
The architectural engineer at AEC extends his or her design role beyond the mathematic and economic evaluation of a structural framework to examine the impact of structure on a building as a whole.

Our engineers understand and embrace the basic constraints of site, program, sustainability, and budget in order to design structures that are complementary to the goals of our clients. The resultant buildings are improved functionally, economically, environmentally, and aesthetically.

Previous Experience with Lake Flato (Note: These projects were performed under the name Architectural Engineers Collaborative. AEC is transitioning to the name TYLin in 2025.)

- Confluence Park
- Hardberger Park Urban Ecology Center
- Houston Arboretum & Nature Center
- Government Canyon Visitor Center
- World Birding Center
- Livestrong Foundation Headquarters
- Holdsworth Center
- Middle Trinity Groundwater Conservation District “The Ditch” Learning Center
- Bee Cave Library
- San Antonio River Authority (SARA) Sheridan Campus
- LBJ Wildflower Center Mark Simmons Memorial Trail
- New Braunfels Utilities Headwaters at the Comal





STRUCTURAL LEAD **AEC, A TYLIN COMPANY**
S.G. RICHARD LIU PE

Mr. Liu is well-versed in the structural design of buildings having worked with structural steel, reinforced concrete, post-tensioned concrete, masonry, and timber. His diverse portfolio of projects includes mixed-use buildings, office buildings, airports, museums, tenant improvement projects, theaters and higher education. Richard has strong analytical skills that are complemented by his understanding of the construction process. He is also creative in his approach to design and intent on enhancing the architectural design through structural expression. As Principal he serves as Manager of Engineering, responsible for engineering design, production management, technical standards and training.

EDUCATION MS Structural Engineering, University of Texas at Austin |
BS Architectural Engineering, University of Texas at Austin
REGISTRATION Professional Engineer, Texas No. 101153

REPRESENTATIVE PROJECTS

Confluence Park San Antonio, TX
Structural scope includes pavilions built with fluid concrete pedal shapes, and a 7,000 SF multipurpose building.

Hardberger Park Urban Ecology Center San Antonio, TX
Structural scope includes a 18,600 sf visitor’s center, landscape structures, walls and playscape foundations.

Oakpoint Park Plano, TX
800-acres of trails and park. Structural scope includes a pavilion structure, a restroom structure and a 20,000 SF parks office and visitor center.

Mary Elizabeth Branch Park Austin, TX
3.5-acre park in the Mueller neighborhood. Structural scope includes a 20,000 sf conditioned pavilion, playscape foundations, water feature foundations, retaining walls, small pedestrian bridges, and a restroom facility.

Waterloo Park Austin, TX
Historic 11-acre downtown park. Structural scope includes a restroom structure, playscape foundations, retaining walls, elevated skywalk, arc-bridge, and a large elevated lawn structure.



DBR ENGINEERING CONSULTANTS, INC.
MEP Engineer

DBR provides an alternative to traditional firms by providing better opportunities for our people and as a result, a better experience for our clients. Founded in 1972, DBR Engineering Consultants, Inc. has evolved into the premier MEP engineering firm in Texas, providing mechanical, electrical, and plumbing engineering services, as well as building commissioning, integrated technology, and security system consulting.

DBR’s steady growth has been fueled by loyal clients who appreciate our willingness to listen, open-minded approach to problem-solving, and relentless commitment to service. Now, more than 50 years later, DBR has a team of over 200 professionals in seven cities across the State of Texas. While our history guides our growth, our talented team of consultants are focused on the future. We are helping to create healthy and comfortable environments that will stand the test of time.

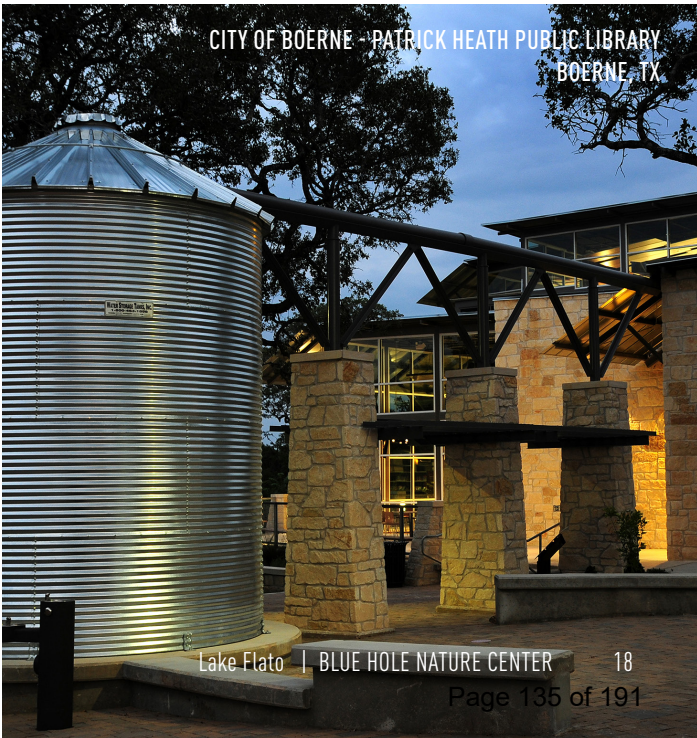
DBR helps to build vibrant communities that embody the spirit and image of their citizens. From the neighborhood library, to local museums, cultural spaces, and nature centers; public buildings help communities tell a story. We are dedicated to elevating the human experience through an integrated design process, actively shaping and enriching the societies we live in, improving awareness, and inspiring a purpose to serve.

DBR designs environments that balance functionality with enduring beauty. Through close collaboration with the client, our engineering teams utilize time-tested tools and methodologies to create an efficient and functional building. Whether remodeling an existing space or planning and creating a brand new facility, we strive for design excellence through innovative, value-driven design solutions and environmental stewardship.

Our commitment to sustainability includes initiatives for clients seeking alternative means to integrate green concepts into their buildings. Creating our own Sustainability Department demonstrates our commitment to improving the environmental performance of buildings. Our Commissioning Department can aid in providing an all-inclusive experience for your sustainability needs. By integrating our deep understanding in engineering designs, we can provide comprehensive solutions to meet your project’s sustainability goals.

Previous Experience with Lake Flato

- Middle Trinity Groundwater Conservation District “The Ditch” Learning Center
- Will Smith Zoo School
- Medina County New Library Meeting Hall
- Fort Worth Country Day School Addition/Renovation
- TBar M Racquet Club Addition/Renovation





MEP PRINCIPAL **DBR ENGINEERING**
BRIAN C. UHLRICH PE, LEED AP, CXA

Brian Uhlrich brings a wealth of experience in MEP system design and construction and is involved with projects from beginning to end. His role in the project will include oversight of the Senior Project Manager and design team. His primary goal is to ensure that the work performed by our firm meets the needs and expectations of our clients. Brian is an advocate for sustainability and believes that sustainable design should result in high performance buildings while enhancing building aesthetics, reducing environmental impact, optimizing initial financial value, and decreasing operational costs.

EDUCATION Bachelor of Science in Architectural Engineering, Kansas State University,
REGISTRATION Licensed Engineer: TX 86412, Certified Commissioning Agent: TX 512-1039

REPRESENTATIVE PROJECTS

Middle Trinity Groundwater Conservation District Learning Center Stephenville, TX *
2,450 SF | \$650,000

Will Smith Zoo School San Antonio, TX *
20,900 SF | \$17M | LEED Platinum | 2023 TxA Award

San Antonio Zoo - New Entry and Indoor/Outdoor Event Space San Antonio, TX
\$8.5M | LEED Certified

Ft. Lancaster Visitor Center Sheffield, TX
4,900 SF

Patrick Heath Public Library San Antonio, TX
30,000 SF | \$5M | LEED Gold

Treehouse Green Building Supply Austin, TX
35,000 SF | LEED Registered

* Lake Flato teaming



MEP PROJECT MANAGER **DBR ENGINEERING**
ZAC MORTON PE, LEED AP

Zac Morton serves our clients in the San Antonio region and oversees our team of engineers. Zac’s experience includes project management for a variety of projects including new construction, additions, renovations, and system upgrades. As a LEED® Accredited Professional, he has developed an understanding of the requirements and best practices for energy-efficient designs. Zac will be responsible for understanding the needs of the client and managing the project to meet these needs in accordance with the schedule and budget.

EDUCATION Bachelor of Science in Architectural Engineering, Kansas State University,
REGISTRATION Licensed Engineer: TX 98619

REPRESENTATIVE PROJECTS

The University of Texas at San Antonio - Mesquite Living Laboratory San Antonio, TX
2,000 SF | \$1.8M

Will Smith Zoo School San Antonio, TX *
20,900 SF | \$17M | LEED Platinum | 2023 TxA Award

Medina Community Library Rodney Camp Pavilion Medina, TX*
3,600 SF

City of Kyle - Uptown Central Park and Cultural Trail Building Kyle, TX
\$4M

Patrick Heath Public Library San Antonio, TX
30,000 SF | \$5M | LEED Gold

Katy ISD - Outdoor Learning Center Katy, TX
35,800 SF | \$6.2M

* Lake Flato teaming



FENNESSY CONSULTING SERVICES

Cost Estimator

Seamus Fennessy has been providing cost management services since 1993. He has provided comprehensive construction consultancy, cost planning and project management support services to owners, architects, engineers, government agencies and institutions across 40 states and in 13 countries.

Seamus helps to identify the challenges, assess the risk, assign probability and quantify the impacts so clients can manage the uncertainty and continue their project with confidence.

- Credible cost models and projections based on research, benchmarking, and the local construction economy, and most importantly benchmark design solutions for all building elements in all facility types.
- Knowledge: integrated and deeply understood knowledge attuned to project goals and relationships to minimize risk, to seize opportunity, and to build well.
- Control: knowledge requires application and we provide the tools and processes that integrate cost, schedule, quality, sustainability and risk across all project phases and all project participants. The more you know, the more you're in control.
- Project management support capability: coordinating and controlling schedule and quality along with cost as well as resources, constraints and how to manage them.
- A charting of the life cycle of your building that encompasses cost effective installation planning, coordinated systems performance, and projected maintenance.



COST ESTIMATOR FENNESSY CONSULTING

SEAMUS FENNESSY BSC MRICS

Seamus has over 30 years of experience in the construction industry working as a cost planner, cost consultant and quantity surveyor, effectively managing the construction costs of hundreds of projects in the USA and abroad. Seamus has effectively managed the construction costs of projects through his roles as cost consultant and quantity surveyor on hundreds of projects, nationally and internationally having provided these services in 46 states and 18 countries throughout the world.

EDUCATION B.S. Quantity Surveying, Greenwich University

REGISTRATION Royal Institution of Chartered Surveyors Professional Associate

REPRESENTATIVE PROJECTS

The Marine Education Center at The Gulf Coast Research Laboratory Ocean Springs, MS *
29,700 SF | \$13.5M | Dark Sky | AIA COTE Top Ten Award | Chicago Athenaeum American Architecture Award | Architizer A+ Jury Award — Architecture+Climate Change

Confluence Park River Pavilion San Antonio, TX *
2,152 SF conditioned; 6,000 SF unconditioned | \$3.6M | Pending Living Building Petal Certification | AIA COTE Top Ten Award | AIA National Honor Award | Chicago Athenaeum American Architecture Award | Metropolis Planet Positive Award Honoree | Architizer A+ Jury Award Cultural Pavilions

Lake County Forest Preserves Ryerson Environmental Learning Center Deerfield, IL*
3,739 SF | \$3.9M | PHIUS Zero 2021 Certified | Targeting Net Zero Energy

Naples Botanical Garden Naples, FL*
170 acres | 14,000 SF cond. | 16,000 SF uncond. | \$10.9M | LEED Gold | APGA Garden of the Year*

* Lake Flato teaming

CONFLUENCE PARK
SAN ANTONIO, TX



OPTIONAL CONSULTANTS

Depending on the Blue Hole Nature Center’s needs, scope and phasing, we will work with you to assess the inclusion of the following firms or disciplines. These are firms we have enjoyed working with in the past and who have experience with this specific project type and similar challenges.

BIOHABITATS

Water Strategy + Ecology

Since opening its doors in 1982, Biohabitats’ mission to restore the earth and inspire ecological stewardship permeates the work of the firm and the way they operate their business. Biohabitats supports initiatives and advocates for causes that work toward a more biodiverse, sustainable, and equitable world.

For nearly 40 years, Biohabitats has been working at the forefront of integrated water strategies, conservation planning, regenerative design, and restoration ecology, practicing a blend of sound science and place-based design. Biohabitats helps clients develop and build comprehensive water and infrastructure strategies for buildings, sites, and campuses that aspire to the highest levels of water and infrastructure sustainability, ecological processes, economic resilience, and cultural vibrancy. As early as the 1980s, Biohabitats began developing integrated water strategies to realize an appropriate balance between growth and the need to protect, restore, and manage natural resources.

Biohabitats has have purposefully built an interdisciplinary team of practitioners who transcend the boundaries of their respective fields. Biohabitats’ team of engineers, scientists, and ecologists collaborate to provide integrated, practical solutions that have improved biodiversity and conservation values. Biohabitats’ staff have coauthored and contributed to national guidance manuals on stormwater retrofitting, new alternative wastewater ordinances and regulations, and documents on maintenance of water quality best management practices, including the Living Infrastructure Guide published by EcoDistricts.

Previous Experience with Lake Flato (partial list)

- Dixon Water Foundation Josey Pavilion
- Marine Education Center at Gulf Coast Research Laboratory
- Headwaters at the Comal Nature Education Center

BLACKLAND COLLABORATIVE

Water Strategy + Ecology

Blackland Collaborative brings 38+ years of experience conserving, restoring, and maintaining functional ecosystems. They bridge the science of ecology and design to bring functional ecology into built environments, taking a systems-based approach reflecting the guidelines of the Sustainable SITES Initiative (SITES).

Blackland Collaborative acts as local ecology and landscape sustainability experts. Ecosystem design uses the principles of ecology to create functional and resilient ecosystems that enhance human experience. Blackland integrates local ecology into design using low impact development, appropriate plantings and soils, protection and enhancement of riparian and wetland health, development of performance-based goals, and planning for maintenance early on. They use their experience as outdoor educators and land managers to link stewardship and education, creating a design that supports both while building site biodiversity.

Previous Experience with Lake Flato

- New Braunfels Utilities Headwaters at the Comal
- Ladd Nature Preserve
- Houston Arboretum and Nature Center
- San Antonio Housing Trust VIDA Housing District

MUSEWORK

Exhibit Design

Founded in 2013, MuseWork, LLC brings together a talented team with extensive experience working with museums, historic sites, and public parks to meet the unique needs of each project.

They provide clients with personalized attention and a full range of museum services, including interpretive planning, turn-key exhibits, short films, interactive media and web-deployed projects. Most importantly, MuseWork brings a heartfelt commitment to the integral role interpretation plays in connecting the public to critical natural and cultural resources.

Relevant Experience

- Williamson County Parks Department River Ranch County Park Interpretive Center
- Texas Science & Natural History Museum Texas Titans and Texas Transformations
- University of Texas McDonald Observatory Preserving Dark Skies Exhibit
- Palo Pinto Mountains State Park Visitor Center Exhibits
- Brownsville on the Move Children’s STEM Gallery
- Garner State Park Interpretive Center Exhibits

3 PROJECT APPROACH



PROJECT APPROACH

Over the years, Lake Flato’s Eco-Conservation studio has had the great fortune to lead the design of many ecologically focused projects for non-profits and government entities. A common thread for most of these projects is that the clients want to use their available resources to reinforce their mission, not maintain a building. As architects, we feel strongly that we are stewards of your resources and it is our responsibility to design beautifully simple buildings that are durable and easy to maintain; while providing a strong connection to nature and reinforcing the mission of the Blue Hole Nature Center.

As a multi-disciplinary team uplifting an ethos of respect for each other and the environment, we believe we have a responsibility to protect and reinforce natural ecosystems by thoughtfully considering scale, adjacency and materiality. When you consider the natural environment to be your ‘community,’ your environment becomes part of a larger picture that honors the site as a unique place and environmental stewardship as a necessary partner in its stewardship.

The Lake Flato Team employs a process that is both comprehensive and integrated to ensure we anticipate your needs and the potential cost implications that are unique to your site and program. We strongly believe that our goals are in tune with the vision of your project – to create a dynamic environment designed to elevate, inspire, and grow the educational opportunities at the Blue Hole Nature Center.

We look forward to becoming a part of the team that will further develop these project objectives, advance the programming and design process, and establish a vision that supports your mission. From the initial programming and design workshops, through final design and construction, our goal is to listen, learn, and guide you through the entire process.



DISCOVERY PHASE

Visioning and Program Clarification Our process is to start with listening as we seek to understand the programmatic needs, aspirations, opportunities, and challenges facing your project. Based on the conceptual design that has already been completed, we will work with you to better understand the alignment of the vision with the program requirements and budget goals. This initial Visioning Workshop establishes the foundation for future discussions.

Lake Flato will conduct programming sessions with leadership and other stakeholders to establish the qualitative and quantitative aspects of the spaces necessary to enhance, support, and energize your current and future offerings. The goal is to have a broad scoping discussion about placemaking, program, and budget, including thoughts on site and service space requirements.

Activities & Deliverables

- Summary of input collected
- Refined program document
- Agree upon the level of and strategies for community engagement

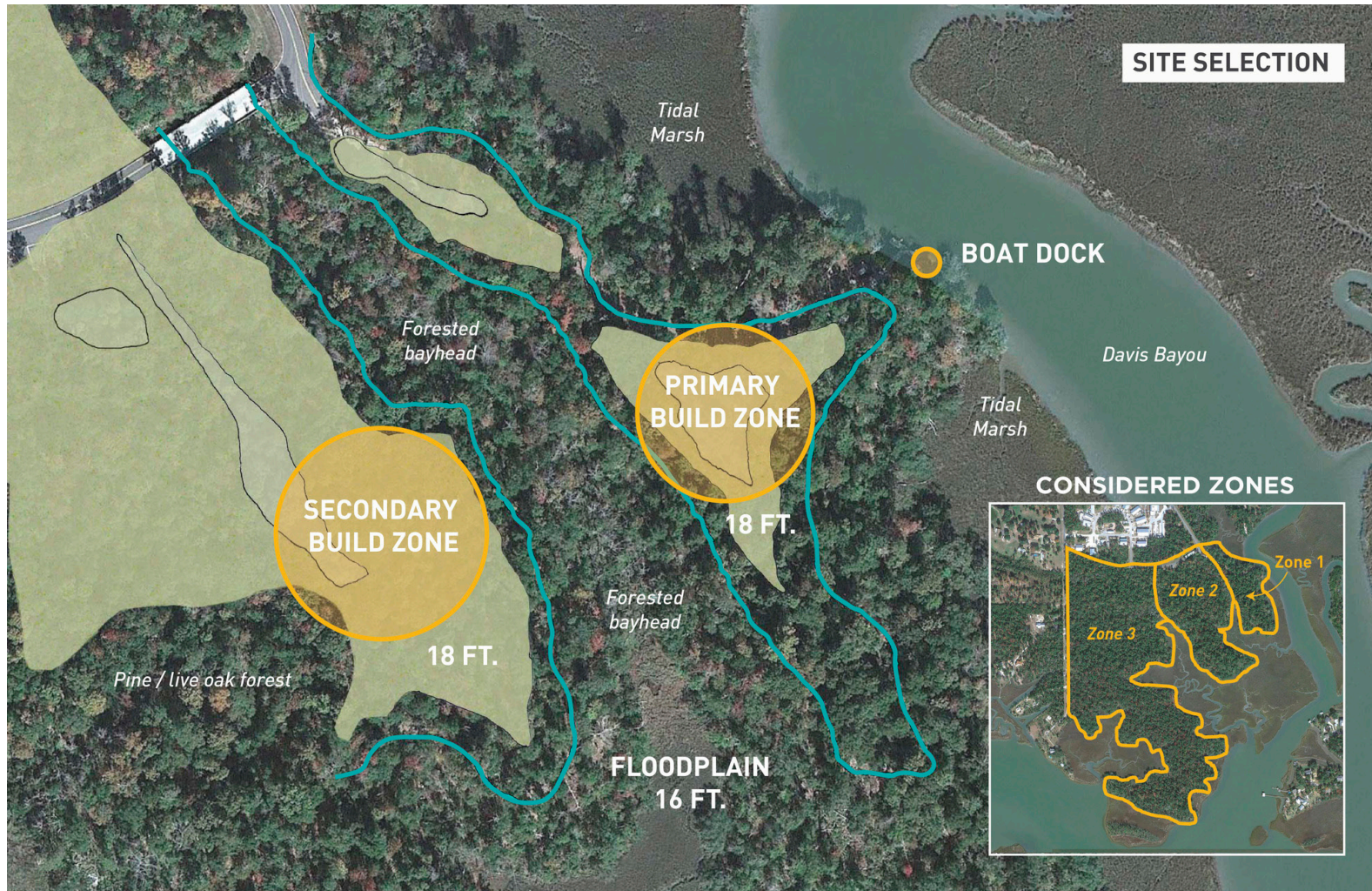
Integrated Design Workshop (IDW) It is clear that your project has already set highly aspirational sustainability goals. To further solidify these goals and to map a path forward for the entire team, Lake Flato employs a unique and efficient process that builds consensus around shared aspirational goals. Working as an integrated design team, we will assist you in setting overall sustainability goals and benchmarks based on LEED, Living Building, and SITES certification criteria. Similar to the Design Charrette that was completed in 2008, we will conduct an integrated design workshop that includes the integrated team, representative users, and key stakeholders such as Friends of Blue Hole, Hays County, and TPWD, as well as citizens of Wimberley and surrounding areas, which acts as our first step for community engagement. Lake Flato's Sustainability team, Heather Holdridge and Kate Sector, will help lead these sessions. With owner, user, and design team commitments and leadership engaged in the process, we expect not only significant results but also a special spirit of project advocacy to develop amongst participants.

What differentiates our integrated design workshops from many other sustainability charrettes is that they overlay environmental context onto building programs, identifying synergies between sustainable strategies and programs. The process allows the design team to prioritize the strategies that offer the most significant benefits and unique opportunities to the programs and users of your buildings.

Activities & Deliverables

- Integrated Design Workshop presentation
- An IDW Report, which documents the design performance goals for the project and will serve as a living document for the entire team.





Site Evaluation Hand-in-hand with understanding the vision and programming is understanding the place. As part of the site evaluation process, the Lake Flato team will apply a regenerative land stewardship lens to assess opportunities to protect, restore, and enhance the natural ecological functions of your site. The natural resources and ecological processes occurring within and flowing through the landscape are central to its sense of place. A successful site plan generated by the Lake Flato team will assess the ecology of the site – its complex networks of unique ecosystems and species interaction – and find ways to celebrate this context.

Activities & Deliverables

- Team site visit
- Documentation of context, climatic, and ecological analysis

Concept Design Revisions After the programming, and site evaluation is complete, the Lake|Flato team will revise the Conceptual Design. This effort will allow the team to develop floor plans that represent the refined program that can then be priced by our cost estimating consultant to ensure the project program and design aligns with the budget before proceeding with the Schematic Design Phase.

Activities & Deliverables

- Utility Rebate Programs identification & Recommendations
- Revised conceptual floor plans and elevations
- Revised Conceptual Building Perspectives representing the architectural character and materials
- One conceptual site plan representing the overall design, architectural character and relationship to outdoor spaces

Schematic Design Schematic design efforts build upon the program and concept designs envisioned during master planning. The full team will work to design and document overall aesthetic, organizational, and systematic requirements.

We submit and review schematic design documents with the cost estimator to ensure the design intent is understood and will be reflected in the estimate. This estimate is crucial to ensure we are in budget prior to proceeding with Design Development.

Activities & Deliverables

- Coordination of consultants
- Architectural schematic design studies and recommended solutions
- Site Plan
- Schematic Design of interior and exterior spaces
- Floor Plans
- Exterior Elevations
- Schematic Building Sections
- Program Data Summary
- Propose Exterior Finishes
- Schematic Code Review/Report
- Outline Specifications
- Assemble Schematic Design Document submission for Owner
- Coordinate with Owner's consultants for SD submission
- Schematic Design Presentation to Owner
- Computer-based renderings, 3 at Phase Completion are included
- Review of Cost Estimate



Design Development The team further refines the project design and documentation. We begin by defining systems within our BIM model. A shared model will allow a seamless integration of all disciplines. We will continue to model energy performance to ensure the spaces and buildings perform as anticipated.

During the documentation phases of our process, we will work with the cost estimator to develop a detailed line item cost estimate that represents the scope outlined in our specification and documents. After completion of the estimate, we will facilitate a full day meeting between all the engaging parties of BHNC, the full design team, desired user group, and cost estimator to reconcile any questions or misunderstandings within the estimate. Our team will follow up on this meeting with a fully reconciled estimate and any project scope changes necessary to maintain budget compliance.

Activities & Deliverables

- Floor Plans
- Reflected Ceiling Plans
- Enlarged Floor Plans
- Roof Plan
- Exterior Elevations
- Building Sections
- Typical Wall Sections
- Typical Key Details
- Exterior Finish Schedule
- Specifications
- Computer-based renderings, 3 at Phase Completion are included
- Review of Cost Estimate

Construction Documents The intent of the Construction Document phase is to finalize all architectural aspects of the project, including site and building assemblies, materials, and systems and develop drawings for construction. During this phase, we will produce milestone drawings at the 50% and 90% Construction Document phase for Owner review and approval. Once 90% approval is given, our team will complete the 100% construction documents.

Activities & Deliverables

- Architectural Site Plan
- Floor Plans
- Reflected Ceiling Plans
- Enlarged Floor Plans
- Exterior Elevations
- Roof Plan
- Building Sections
- Wall Sections
- Details
- Finish Schedule
- Specifications





Bidding & Negotiation We will be fully engaged in the process and provide as much guidance as possible in the local permitting requirements and approval process. We will review and answer questions during the final pricing phase, coordinating potential VE options with the team to meet budget demands.

Construction Administration Our team will oversee and coordinate Construction Administration, ensuring that the goals and vision for the project come to complete fruition. Our team will maintain an active presence throughout the duration of the construction phase. On-site meetings and open communication between the contractor, design team and BHNC leadership will keep everyone engaged to the benefit of the project.

Stakeholder & Public Engagement Buildings have narratives; they tell stories and the Blue Hole Nature Center is an important story to tell. Compelling narratives within the built environment are an undervalued element in connecting people to place and making every day experiences inspirational. This integration is vital to revealing your identity and create a bold identity specific to your community.

The Lake Flato Team understands the importance of involving the community, neighborhood groups and project stakeholders (Wimberley Parks and Recreation Board, Friends of Blue Hole, Hays County, TPWD, LCRA, Wimberley Valley Watershed Association, Native Plant Society of Texas (Wimberley Chapter), Texas Master Naturalist (Hays County Chapter), LBJ Wildflower Center, Trust for Public Lands, the chamber of commerce, the economic development board, Texas Hill Country Trail Region, Hays County Tourism Bureau, etc.) in the design process. We will work with your community groups to build a consensus for your project and give the whole community a real sense of ownership in the process and the design.

We will apply our previous experience with public engagement to provide a range of opportunities for public participation, using various venues and formats to reach members of the community, while being sure to provide ample time for that participation. We propose, at a minimum, to:

- Conduct a series of 3 to 4 targeted focus groups to identify needs and set design priorities
- Hold an informal design workshop, sometimes known as a “charrette”, to tap into the creativity of the community
- Survey current users and the interested public regarding their priorities. Potential participants could include Blue Hole Nature Camp (youth program), Texas State University (Meadows Center for Water and the Environment) and local colleges, and Wimberley Outdoor Educators.
- Offer periodic community presentations to update everyone on the design process and gather additional input

Our team will customize the community input process to maximize the benefits of community involvement. We envision several meetings with this team and other city stakeholders to plan outreach. We will work to understand what has worked well in the past and what has not, using recent successful community input projects as guides.





RYERSON WOODS EDUCATION CENTER



EVELYN'S PARK



CIBOLO NATURE CENTER

GRANT WRITING ASSISTANCE

We believe great architecture should be accessible to all. That belief has driven our firm to actively aid our clients in pursuing grant funded architectural work. This work is done with the same passion and rigor as all our projects, and has helped a number of fledgling organizations plan smartly for growth, assess strategies for sustainability and be aspirational with their new buildings.

POST-CONSTRUCTION REVIEW

Holistic Certification While we strive for all of our projects to be healthy and high-performing, third-party certification through a green building rating system can help the entire project team set up and track a framework of goals for design and construction. Lake Flato has completed the full certification process in the industry’s most challenging sustainable certification systems. Working as an integrated design team, we will assist you in evaluating various certification options and in selecting a system that helps best guide your project and achieve your overall sustainability goals within the unique parameters of your project and the culture of your organization. The Lake Flato team has proven success with LEED, Living Building Challenge or LBC Petal Recognition, Passive House, SITES, WELL, and Fitwel.

Post Occupancy Monitoring In seeking potential energy-savings solutions, the team must draw upon techniques simulated during design, but also implement strategies that will allow for effective troubleshooting and productive feedback during post-construction. In order to inform future strategies, our design team will need to methodically track the path towards achieving your goals and monitor the building’s performance to ensure that the implemented strategies and occupant use patterns are realizing those goals.

Heather Holdridge will monitor the design process to ensure that the required systems are in place to track post occupancy resource performance in a meaningful way. Additionally, our team will follow up with you after the building is occupied to analyze post-occupancy data and administer surveys to produce meaningful quantitative and qualitative information about the building in order to develop plans and strategies to continuously improve building performance

4 RELEVANT EXPERIENCE



NAPLES BOTANICAL GARDEN VISITOR CENTER

EXPERIENCE

Our team brings a wealth of technical experience and a deep understanding of how design can synthesize layers of culture, history, landscape, architecture and programed uses to create long-lived, flexible and adaptive spaces that are simple, elegant and beautiful responses to both human and environmental needs.

“

There was such a strong idea behind its design and execution... The integration between indoor and outdoor, the landscape and the building, prompted the question about whether it was a landscape inserted into a building or whether the building was inserted into the landscape.

JURY, APGA Garden of the Year Award, Naples Botanical Garden



DIXON WATER FOUNDATION JOSEY PAVILION DECATUR, TX

This Living Building Certified education and meeting center facilitates a deeper understanding of agricultural rangeland conservation and its important collateral benefits, with a focus on water, energy, carbon sequestration, and ecosystems balance. The beauty in the design for the Josey Pavilion lies in how the simple, low-lying forms speak to the surrounding native prairie land.

The Pavilion serves as a demonstration site for the Dixon Water Foundation, whose mission is to promote healthy watersheds through sustainable land management to ensure the preservation of our water resources. The Pavilion mitigates the negative effects of storm water and waste water by using a constructed wetland to cleanse blackwater, collect rainwater, and capture excess storm water. By using site elements such as swales and berms, the captured water then percolates back into the land without negatively effecting the watershed.

SCOPE Architect of Record + Design Architect + Sustainability Lead
COST \$1.8M
SIZE 5,400 SF
OWNER REFERENCE Dixon Water Foundation | Robert Potts, President | 214.521.8700 | rpotts@dixonwater.org
SUSTAINABILITY Living Building Certified
RECOGNITION AIA COTE Top Ten Award | Stephen R. Kellert Biophilic Design Award | U.S. WoodWorks Wood Design Award | Chicago Athenaeum American Architecture Award | Architizer A+ Award for Architecture + Sustainability



STRATEGIES INCLUDE:

1. Slotted wood doors can be opened to allow maximum ventilation through the central gathering space and along the porches, which are oriented to capture the cooling summer breezes from the southeast.
2. Glass pivot doors on the east and west of the pavilion can be adjusted to allow for the southeast corner to be entirely open and maximize the impact of cooling breezes in the space.
3. The cupola perched on top of the roof not only provides daylight for the space, but also utilizes the negative pressure resulting from the breezes gliding over the roof, which helps draw the hot air out of the pavilion and increases the velocity of the air moving through the space.
4. The building fully supports a deeper understanding of rangeland conservation and the important collateral benefits, including carbon sequestration and water, energy, and ecosystems balance.
5. The large ceiling fans in the space supplement the natural ventilation and help keep occupants cool when the breeze is not sufficient.
6. The photovoltaic panels are mounted on the south facing roof and produce more energy than is needed to operate the building, making this a net positive project.
7. As part of the building's water treatment and purification system, the rainwater collected in a 13,000 gallon storage tank provides for 100% of non-potable uses.

To create a Living Building, significant decisions, such as siting, bioclimatic design, and biophillic intent, require additional effort and thoughtful investigation early in the project cycle. During a visioning meeting with the client group to discuss their vision and goals, we presented a LBC concept design as an opportunity to strengthen their message by providing an educational venue that reflected the same ecological equilibrium as their range management program. The Foundation's greatest concern about the Living Building Challenge was that no one had done it before in Texas. Beginning with the Integrated Design Charrette, the design team and client group worked together to develop a shared vision and goals that celebrate and support sustainability and wellness at every level of design.

Arguably the most challenging and impactful performance category of the Living Building Challenge is the Material Petal, which includes disclosing 100% of the chemical components of every building material as well as avoiding a list of 13 chemicals that cannot be found in any of the building materials. There's also the sourcing imperative which requires either sourced, manufactured, or extracted materials to be locally found. Some red list chemicals are still ubiquitous in materials throughout the construction industry – it vastly varies based on the material. The research and documentation involved toward ensuring that we met the strenuous material and sourcing requirements was extraordinary. We vetted over 186 materials and published them on our firm's blog to promote a culture of transparency and help other teams pursuing Living Building Challenge. Though it required heavy lifting, we believe these requirements create a regenerative and socially equitable materials economy, substantially decreasing the negative impact of materials on human and ecosystem health.



Designed with no active heating or cooling, the pavilion adapts according to daily weather conditions, resulting in a savings of the 334,194 kBtu and preventing 72 tons of carbon emissions. A solar array offsets more than 150% of energy use. Gapped wooden doors and glass pivot doors open to allow maximum ventilation and are oriented to capture the cooling breezes.

Simulations ensured that daylight would be adequate and a CFD analysis was used to study air flow. After completion, daylight measurements confirmed that the spaces were bright and visually comfortable while air quality testing confirmed that the air was just as fresh and clean as the air over the prairie. We monitored the building's energy on a daily basis and made adjustments to save energy whenever possible.

It is really hard meeting such a super, difficult challenge, such as the Living Building Challenge, and to do that with such a design that is so thoughtful and detailed, is just fantastic.

Juror, AIA San Antonio Design Awards





THE MARINE EDUCATION CENTER AT THE GULF COAST RESEARCH LABORATORY (GCRL) OCEAN SPRINGS, MS

Envisioned as a living laboratory where visitors “come and do,” the Marine Education Center serves as an outreach and education facility where educators have an unparalleled opportunity to teach about the ecologically critical bayou and marsh wetlands of coastal Mississippi. The primary facility includes outdoor classrooms, laboratories, administration offices, assembly spaces, exhibition areas and a 200-foot long pedestrian suspension bridge.

Designed to be naturally resilient, the team sited the Center’s six new buildings tightly within the existing tree canopy, allowing the trees to serve as a natural wind buffer. Considering both acute natural disasters and durability, the design centered on how to use and maintain the land to serve as the first line of defense. The

team assessed all building materials for their ability to withstand intense weather conditions and wear over time. Low-impact materials were carefully selected for the health and wellbeing of the building’s occupants and to avoid contaminating the ocean in the event of a natural disaster.

SIZE 29,701 SF

COST \$13.5M

SCOPE Architect of Record + Design Architect + Sustainability Lead

REFERENCE Jessie Kastler, Director | 228.818.8090 | Jessica.Kastler@usm.edu

SUSTAINABILITY Dark Sky

RECOGNITION AIA COTE Top Ten Award | AIA Honor Award for Architecture | America By Design: Architecture Season One Winner | Chicago Athenaeum American Architecture Award | Architizer A+ Jury Award — Architecture+Climate Change



MARINE EDUCATION CENTER - SITE WATER AND ECOLOGY



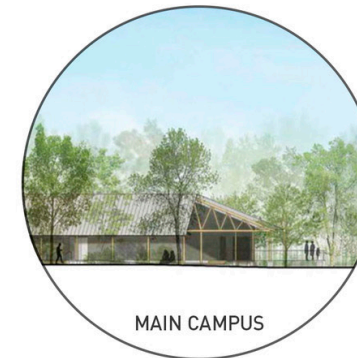
PINE FOREST

The buildings are placed within the dense canopy of pines and live oaks which serve as a wind buffer.



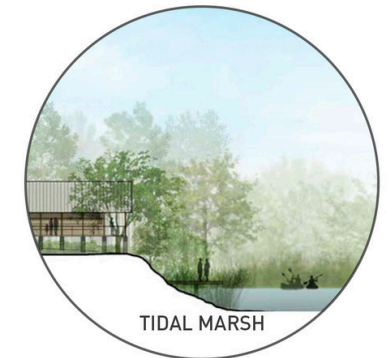
FORESTED BAYHEAD

All construction and building foundations are outside of the bayhead, and bridge spans over it to minimize impact on the site.



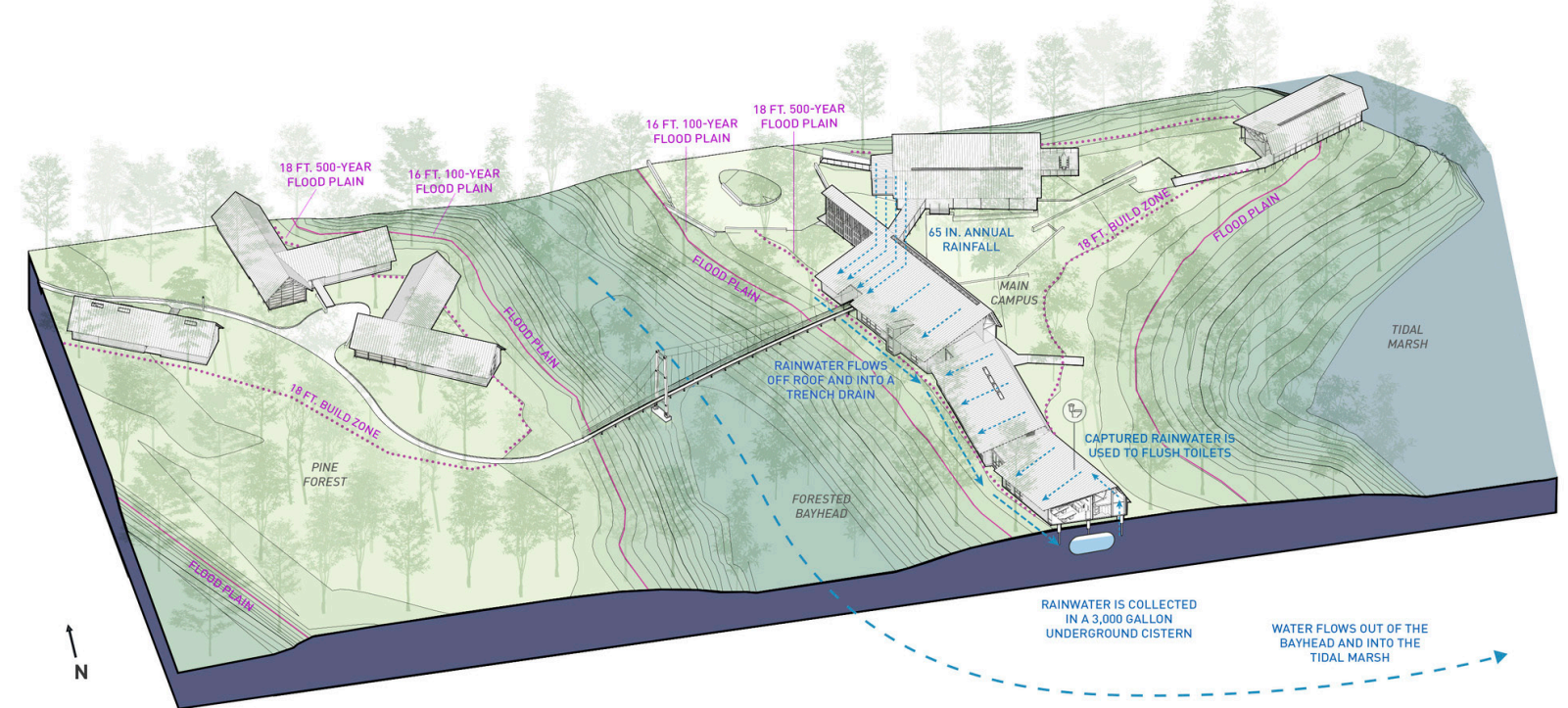
MAIN CAMPUS

The building was sited to preserve as many native trees as possible, and raised on piers to avoid disrupting natural water flow.



TIDAL MARSH

The building zone is 18 feet above sea level, and piers raise the finish floor to a full 20'-6" over sea level.



The Marine Education Center leverages its site ecology as its major resilience strategy. A thorough, four-month site evaluation preceded design. Drawing on the analysis of geologists, biologists, coastal ecologists, and other environmental experts, the evaluation provided the design team with an understanding of the site's sensitivity zones and its trees' relative capacity to buffer wind. The team also studied the Davis Bayou's elevated storm surge (due to topography) and wind considerations unique to the site. Applying that information, the design team was able to place the new facility on the most resilient and buffered part of the site—and even to adapt the building program to use the site's best assets: its trees.



The Marine Education Center endeavors to enlighten the citizenry to produce a cadre of well-informed and knowledgeable stewards of our coastal ecosystems. Throughout the 100-acre site, visitors can learn about the local marine environment through an immersive experience in the Center's coastal setting. Providing access to the water was critical. The screened porch pavilion provides a starting point for the Center's Bayou tours and waterfront educational activities. The Center's main building includes an exhibit gallery which reinforces the Center's educational and outreach mission.

Upon opening, the new Center experienced a **60% increase** in fee-based programs in 2018. This includes more than 9,000 users, 3,000 of which participated in the Coastal Explorer program which provides an affordable STEM field experience for K-12 students.



The success of this project has far exceeded my grandest expectations (And mine were pretty grand for my first adventure in building design and construction). As I look back over the history of this project and all of his trials and tribulations, clearly the best decision I ever made was pushing for the selection of your firms. The perseverance and dedication of each of you and the Lake Flato and unabridged families are at the center of the amazing success and recognition our Center has received.

Chris Snyder, Former Director



SAN ANTONIO RIVER FOUNDATION CONFLUENCE PARK RIVER PAVILION

SAN ANTONIO, TX

Confluence Park is a destination for learning and recreation, inspiring visitors while teaching environmental science and stewardship. Located along the edge of the San Antonio River and in one of San Antonio’s most economically-disadvantaged neighborhoods, Confluence Park is part of the country’s largest urban environmental restoration project. The client tasked the design team with transforming a former industrial laydown yard into a one-of-a-kind outdoor educational center for the neighboring communities and the greater San Antonio area as well as an inviting gateway to running, biking and paddling trails.

The park is located near the confluence of the San Antonio River and San Pedro Creek. The idea of confluence—the confluence of water, ecology, and culture, is

ingrained in every aspect of the design—from big gestures like the shaped land of the park that represents the convergence of ecotypes in the South Texas region, to the pavilion “petals” that are inspired by the form of plants that are structured to funnel dew and rainwater to feed their roots, down to the scale of the paver patterns that are reminiscent of the flow and confluence of waterways. In contrast to the pavilion, the multi-purpose building emerges from the land with a green roof that utilizes storm water while at the same time providing thermal mass for passive heating and cooling that minimizes the need to condition the classroom space. A photovoltaic array on the green roof of the multi-purpose building is intended to provide 100% of the energy use for the project on a yearly basis.

SCOPE Architect of Record + Design Architect + Sustainability Lead

SIZE 6,000 SF pavilion | 2,152 SF multi-purpose building

COST \$3.6M

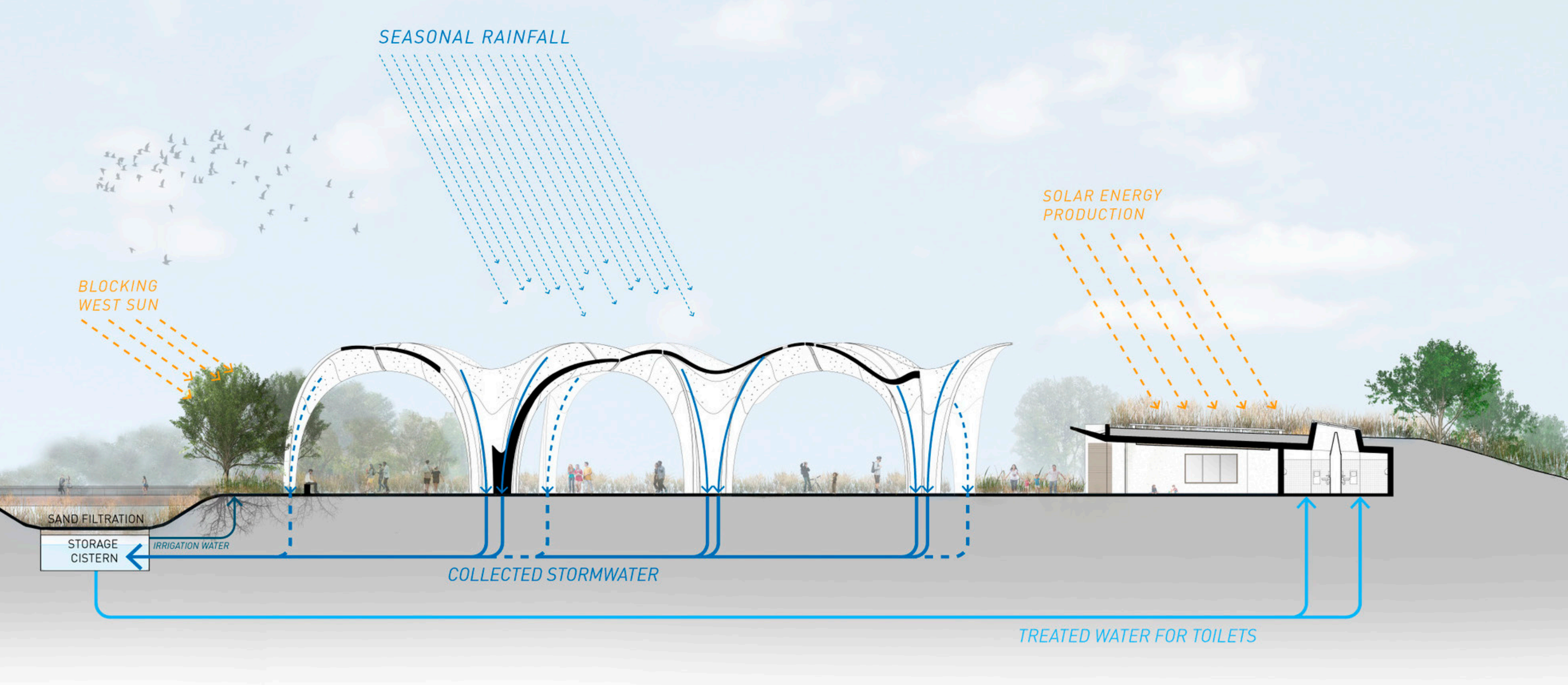
SUSTAINABILITY Tracking Net Zero Energy Certification

REFERENCE Frates Seeligson, Director | 210.224.2694 | Frates@SAriverfound.org

RECOGNITION AIA COTE Top Ten Award | AIA National Honor Award | Chicago Athenaeum American Architecture Award | Metropolis Planet Positive Award Honoree | Architizer A+ Jury Award Cultural Pavilions 29,700 SF



Collaboration is a key to engagement in today's hyper-connected world. The client's original intent was to provide a river access portal which delivered award-winning outdoor educational outreach programming. Confluence Park's DNA is defined by the spirit of collaboration. During the park's development process, the River Foundation realized that they were creating a venue which could far surpass initial project requirements. As the design evolved, the client capitalized on the aspirational, embedded in the aesthetic and environmental features of the architecture to maximize the efforts of local organizations working to make a positive impact in a diverse community. Confluence Park has proven that the community-focused collaborative ethos built into the owner's requirements has already impacted its community. Over 135 educational events attended by 9000+ registrants, distributed across 24 non-profits have already launched the park into San Antonio's hearts and minds. Conversion of a former blighted industrial laydown yard into a public amenity demonstrating sustainability concepts, low impact design, and thoughtful place-making underscores the importance of this small facility's deep and forward-facing impact on its citizens, visitors, students and society. Confluence Park has given the owner a voice in a much larger dialogue surrounding critical thinking skills and resource conservation for our ever-changing world.



Located along the edge of the San Antonio River, Confluence Park is a pavilion and education center brought to life by rainwater. The building and landforms tell the story of the water cycle on the site and demonstrate strategies for watershed protection and restoration. Using the biomimetic principle of looking toward nature for inspiration, the pavilion geometry is inspired by plants' use of doubly curved fronds to cantilever and collect rainwater and then redirect it to the root stem. The modular system of concrete "petals" forming the pavilion was developed to collect rainwater and funnel it to the petals' columnar bases and into a central underground catchment basin.

Supporting low-impact development strategies and watershed protection, all pathways and parking areas are permeable. The catchment basin manages all stormwater for 100-year flood events. Collected rainwater is filtered through alluvial soils and up to 100,000 gallons of water is held below the surface, preventing any contaminated runoff from entering the San Antonio River. This stored water is then used for sewage conveyance and irrigation.



The project team's passionately collaborative spirit, quest for integrity, belief in process transparency, and willingness to guide our project through nearly unnavigable requirement waters were essential components of the project's resounding success.

Robert Amerman, Former Director San Antonio River Foundation



CITY OF SAN ANTONIO HARDBERGER PARK URBAN ECOLOGY CENTER SAN ANTONIO, TX

The Urban Ecology Center sits within a 311-acre park located in the urban reaches of San Antonio. Surrounded by a thick woodland area, the visitor center serves as a focal point of the park that emphasizes the dynamic interaction between natural and urban systems, educating and fostering the stewardship of the natural and cultural landscape. Trails of decomposed granite encourage biking and hiking and monitored field points allow the exploration of different ecotones around the site

Purposefully exposed, the complex consists of a series of pavilions that house programs including classrooms, offices, and restrooms. Each pavilion frames outdoor rooms and creates an oasis for community and educational gatherings, allowing people to interact with the natural environment and learn how buildings

and people can develop a symbiotic relationship with the native landscape. The design of the main gathering pavilion implements glass sliding doors that further promote the feeling of being connected to the outdoors, while providing a flexible use of the space. Sliding walls of glass open to create a sunny, screened porch and an outdoor pavilion completely open to the surrounding landscape

SCOPE Architect of Record + Design Architect + Sustainability Lead

COST \$6.3M

SIZE 7,240 SF conditioned | 11,360 SF unconditioned

OWNER REFERENCE Patrick Schneider, City of San Antonio | 210.207.8466 | Patrick.Schneider@sanantonio.gov

SUSTAINABILITY LEED Gold

RECOGNITION American Society of Landscape Architects Honor Award | Texas Society of Architects Design Award | San Antonio Green Building Award | AIA San Antonio Merit Award



The Urban Ecology Center is a model for environmental stewardship through its use of locally sourced and sustainable materials, extensive rainwater harvesting system, and preservation of native, mature trees. Porches feature limestone from local quarries. The landscaping includes native plants that require no watering. The Urban Ecology Center cultivates ecologically responsible citizens through educational offerings that focus on botany, wildlife, and general ecology, while connecting the San Antonio community with nature through hands-on discovery.



The revenue-generating spaces, the Gathering Hall and a Classroom can accommodate up to 250 people auditorium style or 168 people banquet style. Large sliding windows which open to the savanna and courtyard create a seamless connection with nature.



MIDDLE TRINITY GROUNDWATER CONSERVATION DISTRICT
“THE DITCH” LEARNING CENTER STEPHENVILLE, TX

The Middle Trinity Groundwater Conservation District was created to conserve and promote the health of the Trinity Aquifer. Monitoring the amount and purity of available groundwater resources is essential to support the communities now and in the future. The design creates a venue and landscape for educating visitors on the ecology, geology, and biology of the region while demonstrating best practices for aquifer health.

The meeting and classroom spaces leverage sliding barn doors along both sides for connection to the landscape and natural ventilation based on the given climatic conditions of any particular day. A large set of interior sliding doors act as a movable partition to the breezeway that can be an extension of the education space during large gatherings and establishes the building as an integral part of the landscape.

SCOPE Architect of Record + Design Architect + Sustainability Lead
SIZE 200 SF conditioned | 2,500 SF unconditioned
COST \$1.9M
REFERENCE Middle Trinity Groundwater Conservation District | Stephanie Keith, Education & Public Relations Coordinator | 254.965.6705 | mtgcd4@centurylink.net
SUSTAINABILITY Targeting Net Zero Energy | SITES Platinum





LAKE COUNTY FOREST PRESERVES RYERSON ENVIRONMENTAL LEARNING CENTER DEERFIELD, IL

Nestled within the flatwoods along the Des Plaines River, the Ryerson Environmental Learning Center acts as a beacon of both ecological education and environmental stewardship for the residents of Lake County, Illinois and the region at large.

In addition to supporting educational programs in partnership with local schools and community organizations, the Passive House certified and net-zero energy building serves as a trailhead and launching point for exploring the surrounding forest preserve, which includes one of the only remaining quality flatwoods ecotones in Northern Illinois. The story of preservation of this fragile ecosystem is told by the building through active demonstration of water conservation,

energy production and material resiliency. Passive House strategies include super-insulated assemblies, a continuous air barrier, a thermally broken envelope, higher performance glazing optimized for passive conditioning, an energy recovery ventilator and all electric systems. The facility's sustainable design supported the Lake County Forest Preserves in receiving the prestigious Illinois Association of Park District's Best Green Practices Award.

SCOPE Architect of Record + Design Architect + Sustainability Lead

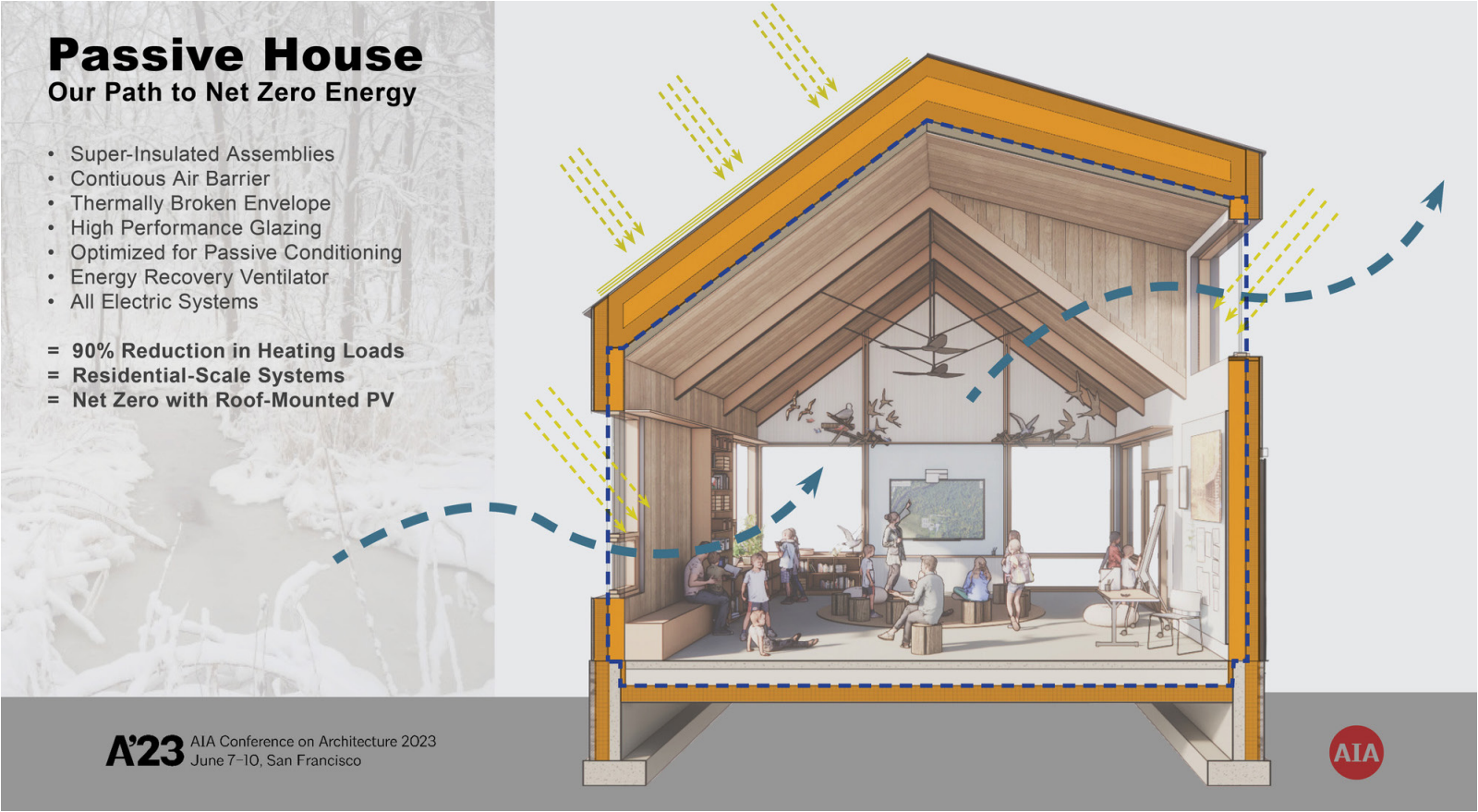
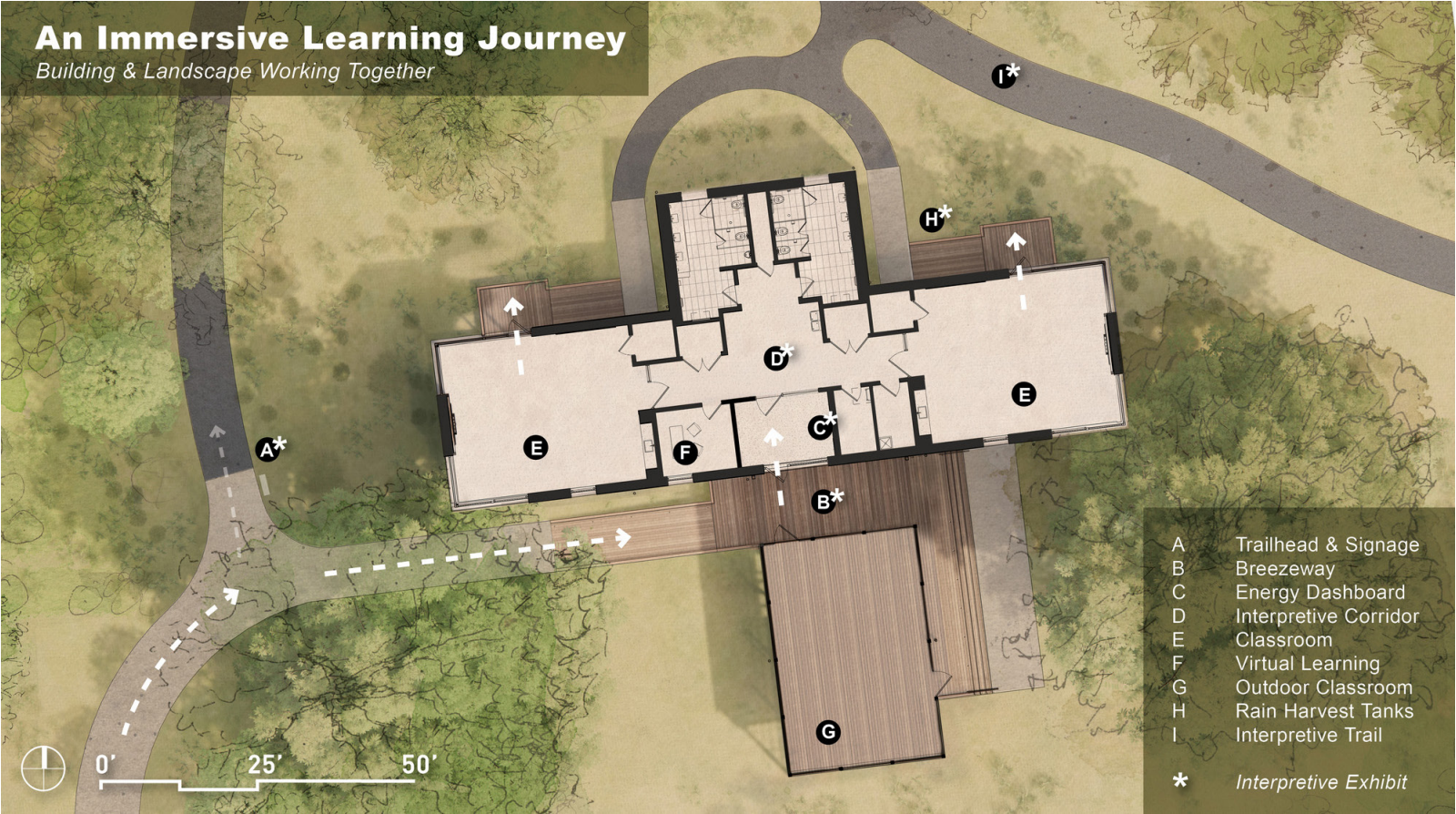
COST \$3.9M

SIZE 3,739 SF

SUSTAINABILITY PHIUS Zero 2021 Certified | Targeting Net Zero Energy | Bird Safe Strategies | Dark Sky

REFERENCE Randy Seebach, Dir. of Planning & Land Preservation | rseebach@lcfpd.org | 847.968.3262







FRIENDS OF BLUE HOLE BLUE HOLE REGIONAL PARK WIMBERLEY, TX

A refreshing oasis in the rugged Texas Hill Country, the Blue Hole attracts swimmers from the community as well as across the region.

Wimberley's Blue Hole, a natural treasure in the Texas Hill Country, faced significant degradation by 2003. In response, the community initiated a project to restore and transform its 126-acre surroundings into a sustainable regional park. Led by Lionheart Principal Rebecca Leonard, the project aimed to balance park use with landscape restoration and water conservation. This effort, recognized nationally, exemplified environmental stewardship and community-driven design. Purchased by the City of Wimberley in 2005, the Blue Hole's redesign preserved essential elements like the savanna, tree canopy, and rope swings while enhancing damaged

areas. The park now features a revitalized swimming hole and new recreational amenities, attracting thousands of visitors annually.

Efforts included balancing development with ecological protection, preserving tree cover, and implementing rainwater collection systems. The project emphasized native landscaping, flood resilience, sustainable materials, and economic sustainability, overcoming challenges like overused banks and recreational demands. The Blue Hole Regional Park stands as a model of community-driven environmental stewardship in the Texas Hill Country..

SCOPE Architecture, Stakeholder Engagement, 3d Modeling and Graphics, Green Infrastructure/Low impact Development, Project Management, Cost Estimating, Approvals, Construction Administration, SITES Certification, Pre-Concept Study + Renderings

SERVICES Master Planning, Ecological Analysis, Park and Trail Design, Landscape SUSTAINABILITY SITES Certification

REFERENCE Steve Thurber, Friends of Blue Hole Board Member (also former Mayor) thurbercpa@sthurber.com

RECOGNITION Austin Green Awards Project of the Year



In 2020, Lionheart and Lake Flato collaborated to develop a site plan, pre-concept study and renderings for the Blue Hole Nature Center. The program included

- 1,000 sf classroom (conditioned)
- 2,500 sf event / gathering hall/ large classroom (flex space w/ large lift and slide doors to convert this to an indoor-outdoor classroom/event space)
- 775 sf Restrooms
- 900 sf catering kitchen / back of house
- 950 Office / back of house admin space



HOUSTON ARBORETUM & NATURE CENTER HOUSTON, TX

The Houston Arboretum and Nature Center, a 155-acre refuge located along Buffalo Bayou and its floodplain, serves as a vital environmental educational center. In 2008, the site was devastated by Hurricane Ike, which brought 12 inches of rain in 12 hours, leading to extensive flooding. Shortly thereafter, the region was hit by the most severe drought in Texas history, with only 14.8 inches of rain for the entire year. These extreme weather events caused significant damage to the landscape, resulting in nearly 50% tree canopy loss and a surge in invasive species.

In response, the master plan and subsequent improvements were focused on creating a resilient ecological landscape that could withstand future climate challenges. Today, the Arboretum is home to a diverse array of prairie, savannah,

woodland, and riparian ecologies. The enhancements to the site not only restore its natural beauty but also ensure that the facility can continue its mission of providing environmental education without compromising the natural environment. The new design integrates resilience into the landscape, preparing it for future weather extremes, and allowing the Arboretum to offer educational and recreational opportunities for generations to come. This project was led by Rebecca Leonard while at a previous firm.

SCOPE Regional/Neighborhood Parks, Hiking/Biking Trails, Parks Master Planning, Environmental Agency & Stakeholder Coordination, Low Impact Design, Design Charrettes, Ecological Analysis, 3d Modeling, Cost Estimating, Design Architect
COST \$26M

SIZE 155 acres | 65 acres for Phase 1

REFERENCE Debbie Markey | dmarkey@houstonarboretum.org | 713.366.0371

RECOGNITION American Society of Landscape Architects National Honor Award, Planning and Analysis



AUSTIN OAKS BUSINESS PARK HOUSTON, TX

Austin Oaks is a heavily wooded 40-acre, 1970s business park undergoing a three-phase transformation with the goal of attracting creative and tech-economy tenants. Across the site, new outdoor gathering spaces, verdant plantings, and commissioned sculptures pop against revived, caviar-black buildings.

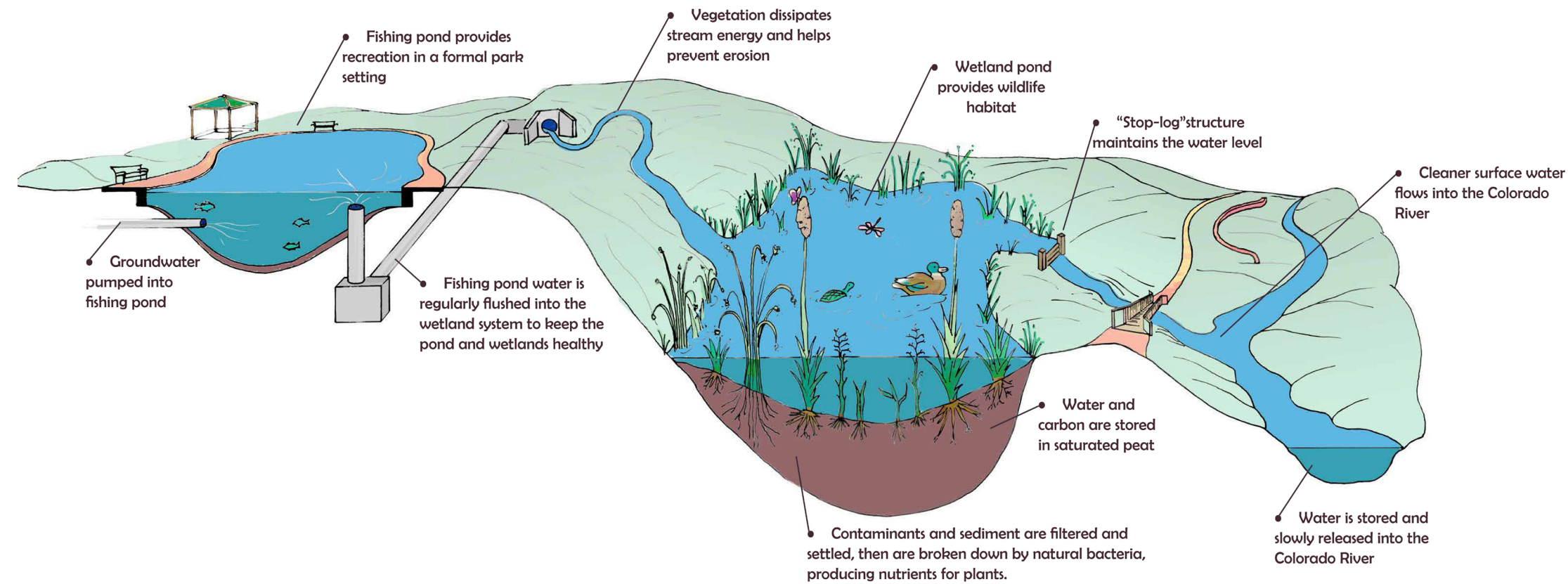
The design celebrates the majestic, mature live oak trees throughout the site by protecting their critical root zones, while opening up their understory for shaded seating and walkways. The plazas and courtyards become new outdoor meeting rooms, lunch rooms, and private phone call destinations. Despite challenging topography, accessible routes were established for these spaces from nearby buildings.

Biodiversity has been increased significantly by removing non-native and invasive species, planting a wide range of native plant species, introducing native understory trees, and establishing meadow areas. Compacted planting beds were improved, and concrete drainage ways removed and naturalized. Mature trees were cared for, liberating them from asphalt and compaction. Large expanses of turf have been replaced with native meadow and wildflowers, greatly reducing permanent irrigation. Across the site, lush native plantings bring texture, movement and artistic flair to a once-static and dated business park

SCOPE Landscape Architecture and Project Management overseeing all phases of design including Master Planning, Schematic Design, Design Development, Construction Documents and Construction Observation.

COST \$1.2M

REFERENCE Marty Timmerman, Property Manager | marty.timmerman@cushwake.com | 512.470.9636



YUMA CROSSING NATIONAL HERITAGE AREA YUMA WEST WETLANDS PARK & RESTORATION YUMA, AZ

For two decades, The City of Yuma and Yuma Crossing National Heritage Area (YCNHA) worked to improve this 3-mile stretch along the Colorado river in order to restore, preserve, maintain, and promote Yuma’s history.

Michael Meihaus (Studio Balcones, now Principal at Lionheart) helped the Yuma West Wetlands become the complete park system it is today. From 2015-2018, as Project Manager for Fred Philips Consulting (FPC), Michael worked with the City of Yuma to design and construct new parking, trail-heads, a beach, ADA access along the river, and deployed State and Federal grant funds for the Yuma West Wetlands Park and Trail system. The entire project area now includes over 550 acres of parks,

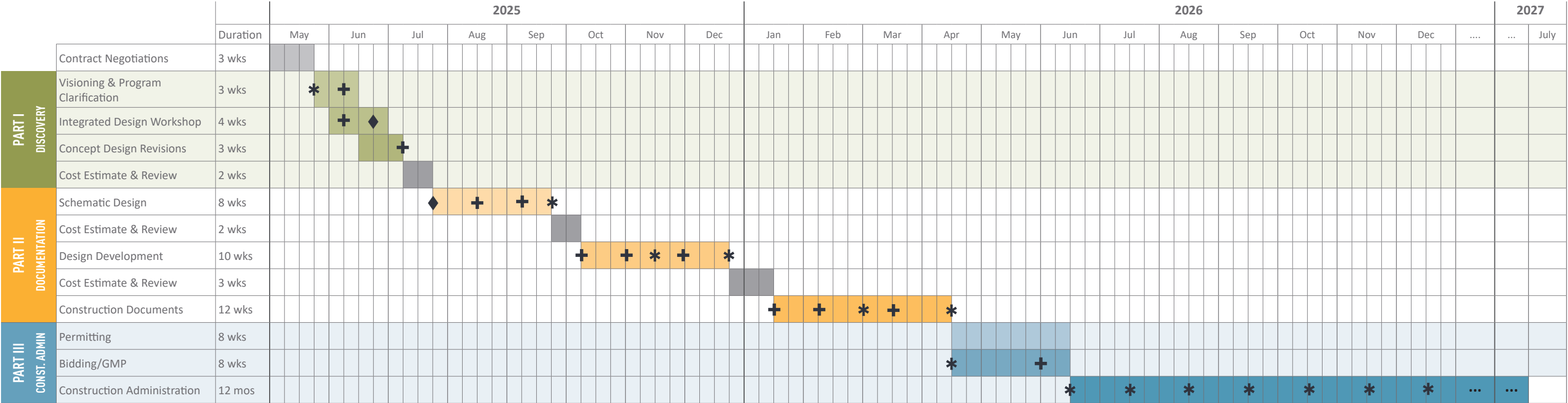
miles of hike and bike trails, outdoor education amenities, ADA accessibility and recreation, and restored riparian forest and wetlands.

SCOPE Regional/Neighborhood Parks, Hiking/Biking Trails, Parks Master Planning, Environmental Agency & Stakeholder Coordination, Low Impact Design, Design Charrettes, Ecological Analysis, 3d Modeling, Cost Estimating, Design Architect
COST \$1.6M
REFERENCE Cathy Douglas, Executive Director | cathy.douglas@yumaaz.gov | 928.373.5198

5

PROJECT TIMELINE

PROJECT TIMELINE



* In Person Meeting ◆ Community Engagement (at minimum) + Virtual Meeting

6 GRANT SUPPORT EXPERIENCE





MARINE EDUCATION CENTER AT GCRL

GRANT SUPPORT

The following are a handful of Lake Flato’s notable Grant projects:

Heather Holdridge, Lake Flato’s Director of Design Performance, founded the San Antonio 2030 District which has earned several grants and under her leadership, became the first 2030 District to include significant residential property density and goals around low-impact development, serving the unique considerations of the San Antonio’s urban core and watershed. Today the District includes 40 member companies who represent 70 buildings (7.3M SF). The 2030 District hosts bi-monthly member forums where building owners and property managers come together to share their experiences and best practices for maintenance and operations of existing buildings. Heather’s vision and leadership were instrumental in San Antonio becoming the 11th city in the country to have an official 2030 District.

The Marine Education Center at The Gulf Coast Research Laboratory (GCRL) received awards for \$200,000 in grant funding for two watershed education grants. MDEQ’s Sea Grant Education and Outreach Grant Program (RESTORE): The grant focuses on fifth graders. The scope of the Resilience MWEE II grant program is focused on high school science students working to develop decision-making skills regarding resilience in ocean communities. Students in Louisiana, Mississippi, Alabama, and Florida work on projects to develop solutions for communities facing challenges from coastal hazards. Grant activities culminate in a stewardship summit where solutions are exhibited to local officials and the public. The MEC provides outreach components for Gulf of Mexico Research Initiative, CONCORDE, NOAA Aquaculture Initiative Copepod Cultivation, and EPA Gulf of Mexico Program SWASH.

The Lodge at Gulf State Park was funded by ADCNR NRDA RPI (2017) and the RESTORE Act. The project builds on the location’s unique character to transform the park into an international benchmark of economic and environmental sustainability demonstrating best practices for outdoor recreation, education, and hospitable accommodations.

Identifying sustainable sources of revenue was an important component of the park’s plan. In addition to maintaining affordability to park visitors, the economic plan creates opportunities for the local community by providing construction jobs, creating long-term employment opportunities, and generating tax revenue. The buildings and other facilities contribute to the master plan’s goal of economic sustainability while achieving LEED, SITES, and Living Building certifications.

Project execution was overseen by the University of Alabama Center for Economic Development on behalf of the Office of the Governor of the State of Alabama and the Alabama Department of Conservation and Natural Resources.

7 REFERENCES



REFERENCES

DIXON WATER FOUNDATION JOSEY PAVILION

Robert Potts, President | 214.521.8700 | rpotts@dixonwater.org

LAKE COUNTY FOREST PRESERVES RYERSON ENVIRONMENTAL LEARNING CENTER

Randy Seebach, Dir. of Planning & Land Preservation | rseebach@lcfpd.org | 847.968.3262

THE MARINE EDUCATION CENTER AT THE GULF COAST RESEARCH LABORATORY (GCRL)

Jessie Kastler, Director | 228.818.8090 | Jessica.Kastler@usm.edu

SAN ANTONIO RIVER FOUNDATION CONFLUENCE PARK RIVER PAVILION

Frates Seeligson, Director | 210.224.2694 | Frates@SAriverfound.org

CITY OF SAN ANTONIO HARDBERGER PARK URBAN ECOLOGY CENTER

Patrick Schneider | 210.207.8466 | Patrick.Schneider@sanantonio.gov

FRIENDS OF BLUE HOLE

Steve Thurber, Board Member | thurbercpa@sthurber.com

HOUSTON ARBORETUM & NATURE CENTER

Debbie Markey | dmarkey@houstonarboretum.org | 713.366.0371



AGENDA ITEM:	2. Discuss, consider, and select a bidder for the City of Wimberley 2025 Roadway Maintenance Project (MAINT-2025-01). <i>(Tim Patek, City Administrator)</i>
SUBMITTED BY:	Tim Patek
DATE SUBMITTED:	04/11/2025
MEETING DATE:	May 15, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

A summary of bids received and a recommendation will be provided at the meeting by City Engineer, Ryan Bell, with Gilpin Engineering.

REQUESTED ACTION

Motion
Discussion

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

1. WM - 2025 Roadway Maintenance - Bid Tabulation

					BID TAB											
					Fitz Associates, LLC		Bennet Paving, Inc.		Brauntex Materials, Inc		RDC Paving		Myers Concrete Construction LP		Westhill Paving Inc.	
	TxDOT SPEC	ITEM DESCRIPTION	UNITS	QTY	UNIT PRICE BID	AMOUNT BID	UNIT PRICE BID	AMOUNT BID	UNIT PRICE BID	AMOUNT BID	UNIT PRICE BID	AMOUNT BID	UNIT PRICE BID	AMOUNT BID	UNIT PRICE BID	AMOUNT BID
BASE BID-MASONIC LODGE	SS01	FLEXIBLE PAVEMENT SPOT REPAIRS	SY	499	\$ 20.28	\$ 10,119.72	\$ 50.50	\$ 25,199.50	\$ 70.00	\$ 34,930.00	\$ 62.28	\$ 31,077.72	\$ 64.00	\$ 31,936.00	\$ 75.00	\$ 37,425.00
	0311 7018	PRIME COAT (MULTI OPTION)	GAL	500		\$ -	\$ 5.00	\$ 2,500.00	\$ 6.58	\$ 3,290.00	\$ 9.81	\$ 4,905.00	\$ 11.00	\$ 5,500.00	\$ 4.50	\$ 2,250.00
	0341 7048	TACK COAT	GAL	250	\$ 6.75	\$ 1,687.50	\$ 5.00	\$ 1,250.00	\$ 5.88	\$ 1,470.00	\$ 7.00	\$ 1,750.00	\$ 11.00	\$ 2,750.00	\$ 4.50	\$ 1,125.00
	0341 7048	D-GR HMA TY-D PG 70-22 (3 IN)	SY	2,499	\$ 22.79	\$ 56,952.21	\$ 22.00	\$ 54,978.00	\$ 21.00	\$ 52,479.00	\$ 28.89	\$ 72,196.11	\$ 32.00	\$ 79,968.00	\$ 68.50	\$ 171,181.50
	0354 7019	PLANE & TEXT ASPH CONC PAV (3")	SY	2,499	\$ 15.19	\$ 37,959.81	\$ 3.25	\$ 8,121.75	\$ 7.00	\$ 17,493.00	\$ 11.40	\$ 28,488.60	\$ 7.00	\$ 17,493.00	\$ 17.00	\$ 42,483.00
	0500 6001	MOBILIZATION	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00	\$ 6,000.00	\$ 6,000.00	\$ 3,597.00	\$ 3,597.00	\$ 5,000.00	\$ 5,000.00
	0502 6001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	0.25	\$ 3,264.00	\$ 816.00	\$ 30,000.00	\$ 7,500.00	\$ 2,500.00	\$ 625.00	\$ 5,250.00	\$ 1,312.50	\$ 10,586.00	\$ 2,646.50	\$ 68,000.00	\$ 17,000.00
	0666 6048	REFL PAV MRK TY I (W)24"(SLD)(100 MIL)	LF	29	\$ 5.49	\$ 159.21	\$ 200.00	\$ 5,800.00	\$ 20.00	\$ 580.00	\$ 25.00	\$ 725.00	\$ 88.00	\$ 2,552.00	\$ 120.00	\$ 3,480.00
					\$ 110,194.45		\$ 110,349.25		\$ 120,867.00		\$ 146,454.93		\$ 146,442.50		\$ 279,944.50	
ADD ALT #1 - OAK DR	SS01	FLEXIBLE PAVEMENT SPOT REPAIRS	SY	305	\$ 20.28	\$ 6,185.40	\$ 50.50	\$ 15,402.50	\$ 70.00	\$ 21,350.00	\$ 68.85	\$ 20,999.25	\$ 64.00	\$ 19,520.00	\$ 75.00	\$ 22,875.00
	0310 7001	PRIME COAT (MULTI OPTION)	GAL	306		\$ -	\$ 5.00	\$ 1,530.00	\$ 6.58	\$ 2,013.48	\$ 10.30	\$ 3,151.80	\$ 11.00	\$ 3,366.00	\$ 4.50	\$ 1,377.00
	0341 7048	TACK COAT	GAL	153	\$ 6.75	\$ 1,032.75	\$ 5.00	\$ 765.00	\$ 5.88	\$ 899.64	\$ 5.50	\$ 841.50	\$ 11.00	\$ 1,683.00	\$ 4.50	\$ 688.50
	0341 7048	D-GR HMA TY-D PG 70-22 (3 IN)	SY	1,527	\$ 22.79	\$ 34,800.33	\$ 22.00	\$ 33,594.00	\$ 21.00	\$ 32,067.00	\$ 27.36	\$ 41,778.72	\$ 38.00	\$ 58,026.00	\$ 69.00	\$ 105,363.00
	0354 7019	PLANE & TEXT ASPH CONC PAV (3")	SY	1,527	\$ 15.19	\$ 23,195.13	\$ 3.25	\$ 4,962.75	\$ 7.00	\$ 10,689.00	\$ 12.20	\$ 18,629.40	\$ 9.00	\$ 13,743.00	\$ 24.00	\$ 36,648.00
	0500 6001	MOBILIZATION	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00	\$ 4,850.00	\$ 4,850.00	\$ 3,597.00	\$ 3,597.00	\$ 5,000.00	\$ 5,000.00
	0502 6001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	0.25	\$ 3,264.00	\$ 816.00	\$ 30,000.00	\$ 7,500.00	\$ 2,500.00	\$ 625.00	\$ 2,500.00	\$ 625.00	\$ 10,586.00	\$ 2,646.50	\$ 61,000.00	\$ 15,250.00
	0666 6048	REFL PAV MRK TY I (W)24"(SLD)(100 MIL)	LF	12	\$ 5.49	\$ 65.88	\$ 200.00	\$ 2,400.00	\$ 25.00	\$ 300.00	\$ 25.00	\$ 300.00	\$ 97.00	\$ 1,164.00	\$ 120.00	\$ 1,440.00
	0672 7001	REFL PAV MRKR (TY-II-B-B)	EA	2	\$ 3.64	\$ 7.28	\$ 200.00	\$ 400.00	\$ 100.00	\$ 200.00	\$ 25.00	\$ 50.00	\$ 353.00	\$ 706.00	\$ 125.00	\$ 250.00
TOTAL BASE BID-A AMOUNT					\$ 68,602.77		\$ 71,554.25		\$ 78,144.12		\$ 91,225.67		\$ 104,451.50		\$ 188,891.50	
TOTAL (BASE + BASE BID-A) BID AMOUNT					\$ 178,797.22		\$ 181,903.50		\$ 199,011.12		\$ 237,680.60		\$ 250,894.00		\$ 468,836.00	

Red Shading = Math Error in Bid Corrected Value Shown



	Required Bid Items					
Bid Bond	Yes	Yes	Yes	Yes	Yes	Yes
Non-Collusion Statement	Yes	Yes	Yes	Yes	Yes	Yes
Information From Bidders	Yes	Yes	Yes	Yes	Yes	Yes
Conflict of Interest Statement	Yes	Yes	Yes	Yes	Yes	Yes



AGENDA ITEM:	3. Discuss and consider possible action on an application submitted by Lloyd Bishop for the issuance of a Horse Drawn Carriage permit. <i>(Nathan Glaiser, ACM/Director of Development Services)</i>
SUBMITTED BY:	
DATE SUBMITTED:	05/02/2025
MEETING DATE:	May 15, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

This is an application to operate a Horse Drawn Carriage on the square. City Council postponed this item from the May 1st meeting so that staff could gather more information on routes and operating schedules. The applicants operate the carriage mostly on weekends and never at night or in bad weather. They primarily go around the square and down old Kyle road but will occasionally go to market days.

REQUESTED ACTION

Motion
Discussion

FINANCIAL

STAFF RECOMMENDATION

Staff recommends approval of the application as submitted.

ATTACHMENT/S

1. Initial Application_Redacted



CITY OF WIMBERLEY APPLICATION FOR HORSE-DRAWN CARRIAGE PERMIT

Name of Company: Lloyd Bishop
(please include all assumed names)

Address of Company (or Registered Agent): 110 Oak Dr

Telephone Number(s): [REDACTED] Website Address: _____

E-Mail Address: [REDACTED] Contact Name: Lloyd Bishop

Number of Carriages: 2 Number of Animals: 2

Dawn Town Wimberley TX
Each carriage must meet the following requirements:

1. Carriages and equipment are in a safe and presentable condition.
2. Lamps and reflectors that are visible at night for a distance of not less than 1,000 feet (or not operate past dusk)
3. Carriages must display a "slow-moving vehicle emblem" on rear and center of vehicle.
4. Attached diaper device on carriage shafts, enclosed on three sides. Disposal of manure shall be responsibility of the carriage company

Please attach the following:

1. Certificate of Insurance
2. Driver license number of all horse drawn carriage drivers and evidence of current state license
3. Statement of ownership of all horses/equipment (must be same as applicant),
4. Description of operations and location of fixed facilities to be used in the operation
5. Description of past business experience
6. Inspection by Veterinarian & Documentation of Current Rabies Vaccine
7. Application for Permit Fee - \$50.00 per carriage

SWORN STATEMENT

I, the undersigned applicant, swear and affirm under penalty of perjury that the following is true and correct. I have read and understand the City of Wimberley Code of Ordinance's Chapter 11 - Traffic and Vehicles.

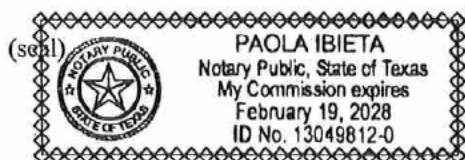
Date: 4/10/2025

[Signature]
Signature of applicant for Horse-Drawn Carriage Permit

Lloyd Bishop
Printed Name

STATE OF TEXAS
COUNTY OF HAYS

Sworn to and subscribed before me on the 4th day of April, 2025



[Signature]
Notary Public

State Farm Lloyds
Homeowners
Application / Binder-Receipt

Applicant Name: BISHOP, LLOYD
Binder Effective Date: 04-11-2025
43-KX-C584-7

AGENT INFORMATION:

App date and time: 03-20-2025, 02:58 PM

Agent: Richard Kruger CHFC CLU

Agent / AFO Code: 1434 / 08FB87

Agent Phone: (254)776-4593

Location Address: 7213 New Sanger Ave
Waco, TX 76712-7927

IMPORTANT NOTICES

REGARDING CONSUMER REPORTS...

Consumer reports, including credit and insurance loss history reports, may be ordered in conjunction with this application to help determine your eligibility for insurance and the price you are charged. In addition, consumer reports may be used to determine the price you are charged at renewal. We may also obtain and use a credit-based insurance score developed from information contained in these reports. We may use a third party in connection with the development of your insurance score. A brochure explaining how State Farm uses consumer reports is available upon your request. For additional information, please contact your State Farm agent.

REGARDING YOUR COVERAGE AMOUNT....

It is up to you to choose the coverages and limits that meet your needs. We recommend that you purchase a coverage limit at least equal to the estimated replacement cost of your home. Replacement cost estimates are available from building contractors and replacement cost appraisers, or, your agent can provide an Xactware estimate using information you provide about your home. We can accept the type of estimate you choose as long as it provides a reasonable level of detail about your home.

State Farm® does not guarantee that any estimate will be the actual future cost to rebuild your home. Higher limits are available at higher premiums. Lower limits are also available, which if selected may make certain coverages unavailable to you.

We encourage you to periodically review your coverages and limits with your agent and to notify us of any changes or additions to your home.

REGARDING CLAIM RECORD RATING PLAN AND LOYAL CUSTOMER DISCOUNT PLAN

With our Claim Record Rating Plan and Loyal Customer Discount Plan, your savings will typically increase the fewer claims you have and the longer you're insured with State Farm. We adjust premiums based on the number of claims under the rating plan. Depending on your state, claims under the plan generally include those resulting in a paid loss and may include weather-related claims where permitted. In addition, any claims with your prior insurer resulting in property damage or injury may also influence your premium.

Our Loyal Customer Discount provides a premium discount based on the number of years that you have been with us.

For more information about whether the Claim Record Rating Plan applies in your state, the claims we consider for the plan, or whether the Loyal Customer Discount Plan is in effect in your state, please contact your State Farm agent.

State Farm Lloyds
Homeowners
Application / Binder-Receipt

Applicant Name: BISHOP, LLOYD
Binder Effective Date: 04-11-2025
43-KX-C584-7

NEW BUSINESS					
APPLICANT: BISHOP, LLOYD		CO-APPLICANT: BISHOP, MARCILIA L SR			
MAILING ADDRESS: 110 OAK DR WIMBERLEY, TX 78676-6111		PROPERTY LOCATION: [REDACTED]			
MORTGAGEE / ADDITIONAL INTERESTS: Mortgagee Loan Depot Mortgage Company [REDACTED]					
BILLING: Put application on SFPP: No Renewal Bills to: Loan Depot Mortgage Company Endorsement Bills to: Loan Depot Mortgage Company					
COVERAGES / PREMIUM SECTION:					
Type: HOMEOWNERS		Policy Deductible: 1% 3,860		Rate IV: 100%	
		Wind/Hail Deductible: 1% 3,860			
Policy Coverage	Limit	Premium	Endorsements	Limit	Premium
Dwelling (Coverage A)	386,000	6,487.00			
Increased Dwelling - Option ID	77,200				
Dwelling Extension	38,600				
Personal Property (Coverage B)	289,500				
Personal Liability (Coverage L) each occurrence	1,000,000	50.00			
Medical Payments (Coverage M) each occurrence	5,000	9.00			
Credit Card / Bank Card and Forgery	1,000				
Damage to Property of Others (Each Occurrence)	1,000				
Loss of Use	115,800				
Loss Settlement Options					
Loss Settlement Option - Dwelling	A1 - Replacement Cost - Similar Construction				
Loss Settlement Option - Personal Property	B1 - Limited Replacement Cost				
Accepted Options			Declined Options / Endorsemen		
Jewelry and Furs	1,000		Additional Insured		
Silver / Goldware Theft - Option SG	2,500 included		Addl Insured - Special Event		
Business Property - Option BP	1,500 included		Building Ordinance or Law - Option OL (% of Coverage A) 25%		
Building Ordinance or Law - Option OL (% of Coverage A)	10% 38,600		Building Ordinance or Law - Option OL (% of Coverage A) 50%		
Firearms - Option FA	2,500 included		Business Property - Option BP 2,500		
			Business Property - Option BP 5,000		
			Business Pursuits - Option BU		
			Common Construction Rplc Cost		
			Cyber Event, Identity Restoration, and Fraud Loss Coverage		
			Dwelling Foundation		
			Earthquake		
			Energy Efficiency Upgrade		
			Firearms - Option FA 5,000		

Patient Chart for Mickey
Date: 04-16-25, Time: 2:09p

Client: Lloyd & Marcilia Bishop (10000)

Page: 2

Date	By	Code	Description	Qty (Variance)
Equine Rhino/Influenza				
Equine VEWT / WNV / Rabies Vaccine				
Office Visit / Brief Exam				
04-11-22	CLB	IC	Invoice Complete**	
		4424	Vewt/Flu/Rhino Annual	
	Items used:	4430	Rx Vewt/Flu/Rhino Vaccine	1.00
		4447	West Nile Virus Vaccination	
	Items used:	5727	West Nile Vaccine	1.00
		4401	Rabies Equine - Annual	
	Items used:	01047	Vaccine Inventory Rabies	2.00
		5902	Syringe 3cc w/ Needles (22x1)	1.00
		02803	Tolazine Tolazoline REVERSAL (cc)	10
		5201	Coggins Test	
	Items used:	5903	Syringe 5cc	1.00
		4701	Float Teeth	
		0611	Equine Tranquillization	
	Items used:	02941	Dormosedan per cc	0.30
		4860	Butorphanol 10mg/ml	0.50
		02920	Rompun Xylaxine 100mg/ml	1.30
		APPT\$	Appointment notes for 04-11-22	
		VI\$IT	Patient check-in	

Age: 8y

SUBJECTIVE SECTION

AU: 04-08-22 at 10:39a: LMOM -- To confirm appt.

PLAN SECTION

TREATMENT PLAN

Float Teeth

Equine Tranquillization

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0579-0127. The time required to complete this information collection is estimated to average .083 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

OMB Approved
0579-0127

UNITED STATES DEPARTMENT OF AGRICULTURE
ANIMAL AND PLANT HEALTH INSPECTION SERVICE
OFFICIAL VS 10-11 EQUINE INFECTIOUS ANEMIA TEST FORM

FORM SERIAL NUMBER
1286169-1

COMPLETION OF FIELDS #2 - #24 IS REQUIRED. IF NONE: LINE THROUGH BOX FULLY OR WRITE "NONE".

1. ACCESSION NUMBER (For laboratory use only) 25-055		2. DATE BLOOD DRAWN 01/10/2025		3. TEST REQUESTED BY VETERINARIAN ☒ ELISA ☐ AGID	
4. REASON FOR TESTING ☐ Interstate Movement ☒ Within State Use/Annual ☐ Change Ownership/Sale ☐ International Import/Export ☐ Illness/Clinical Suspect ☐ Investigation/Exposure					
5. NAME AND MAILING ADDRESS OF OWNER 5a. NAME Marci Bishop 5b. MAILING ADDRESS [REDACTED]			7. CURRENT HOME PREMISES OF EQUINE (ranch, farm, stable, or market) 7a. NAME Marci Bishop 7b. PHYSICAL/STREET ADDRESS [REDACTED]		
5c. CITY [REDACTED]	5d. STATE TX	5e. ZIP CODE 78676	7c. CITY San Marcos	7d. STATE TX	7e. ZIP CODE 78676
5f. OWNER TELEPHONE NUMBER (512) 633-2608		6. COUNTY OF CURRENT HOME PREMISES OF EQUINE Hays		7f. PREMISES TELEPHONE NUMBER (512) 633-2608	
I CERTIFY I AM A CATEGORY II, FEDERALLY ACCREDITED, VETERINARIAN, AUTHORIZED IN THE STATE WHERE THE SAMPLE WAS OBTAINED, BY ME, FROM THE ANIMAL DESCRIBED BELOW.					
8a. VETERINARIAN NAME Caroline A. Zouvi		8b. NATIONAL ACCREDITATION NUMBER 096778		8c. STATE IN WHICH BLOOD SAMPLE WAS OBTAINED Texas	
8d. VETERINARIAN SIGNATURE DR. CAROLINE ZOUVI		Electronically signed through USDA VSPS		8e. SIGNATURE DATE 01/20/2025 03:09 PM CST	
8f. MAILING ADDRESS OF VETERINARIAN 1494 Loop 163			8g. CITY Blanco	8h. STATE TX	8i. ZIP CODE 78606
			8j. TELEPHONE NUMBER (830) 833-5140		
9. TUBE # 55	10. NAME OF ANIMAL Malachi (Micky)		11. COLOR Bay	12. BREED OF HORSE (or Species of Equid) Clydesdale	
14. AGE OR DOB 01/01/2014	15. TAG # --	16. TATTOO # --	17. MICROCHIP # --	18. BREED REGISTRATION # --	
			13. SEX ☐ MALE INTACT ☐ FEMALE INTACT ☒ GELDING ☐ FEMALE SPAYED		



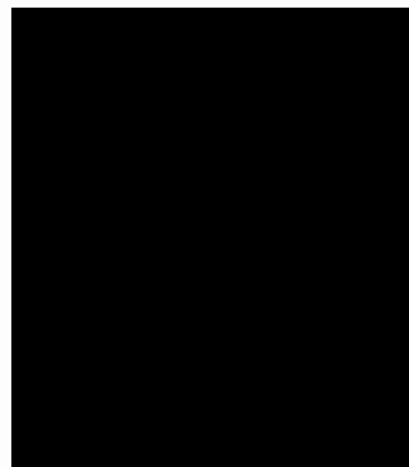
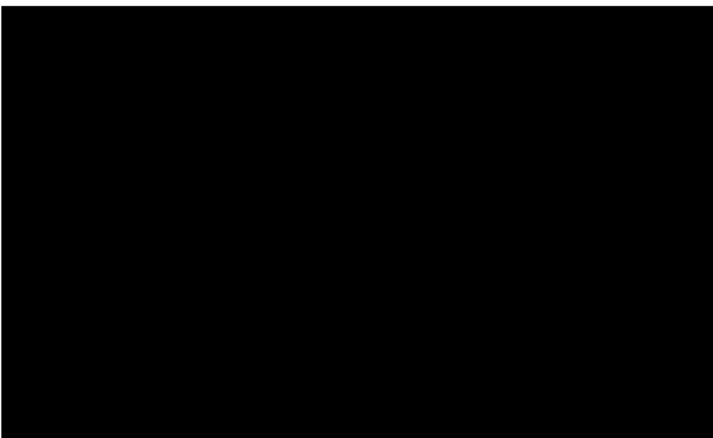
REQUIRED: NARRATIVE DESCRIPTION OF PERMANENT WHITE MARKINGS, BRANDS, TATTOOS, SCARS, AND WHORLS. (If none: line through box fully or write "none")

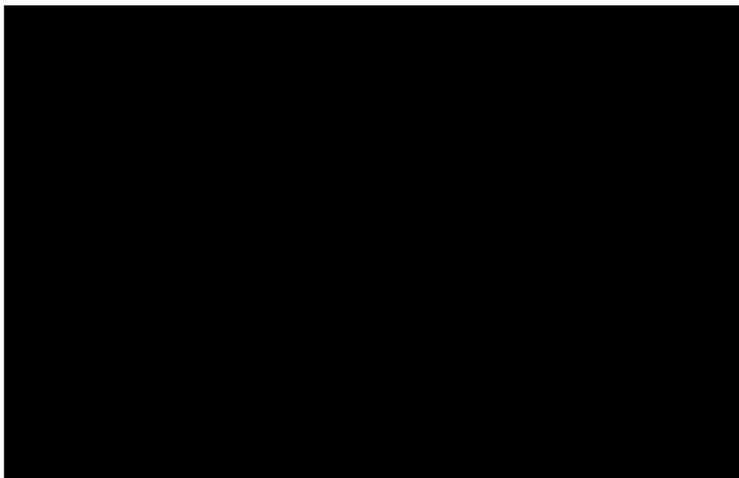
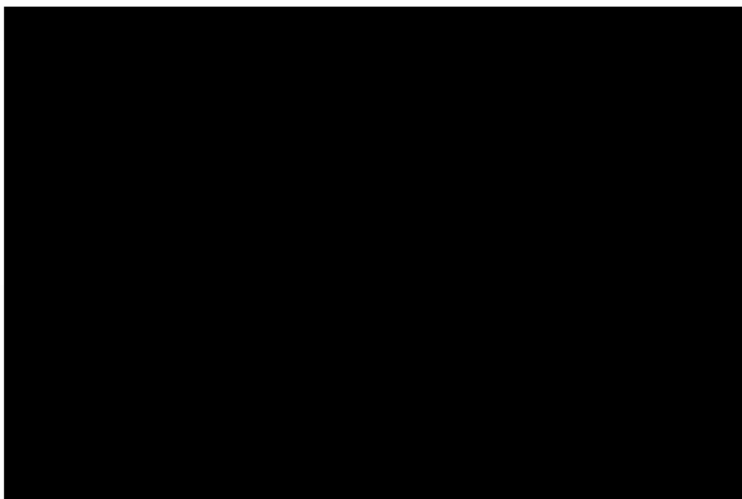
19. HEAD Blaze		20. NECK AND BODY (include coat color patterns if any) Medium Hair Whorl-Forehead	
21. LEFT FORELIMB Sock		22. RIGHT FORELIMB Sock	
23. LEFT HINDLIMB Sock		24. RIGHT HINDLIMB Sock	
FOR LABORATORY USE ONLY			
25. EIA LABORATORY NAME Blanco Equine Testing Lab (830) 833-5140	26. DATE SAMPLE RECEIVED 01/10/2025	27. DATE RESULTS REPORTED 01/13/2025	28. OFFICIAL TEST RESULT ☒ NEGATIVE ☐ POSITIVE
29. TEST TYPE USED ☐ AGID ☒ ELISA			
30. LABORATORY REMARKS			
25a. CITY Blanco			
25b. STATE TX	31. SIGNATURE OF NVSL - APPROVED EIA TECHNICIAN Dr David Behrends Electronically signed through USDA VSPS		
			32. INTERIM RESULT REFERRED FOR CONFIRMATION ☐

FALSIFICATION OF THIS FORM OR KNOWINGLY USING A FALSIFIED FORM IS A CRIMINAL OFFENSE AND MAY RESULT IN A FINE OF NOT MORE THAN \$10,000 OR IMPRISONMENT FOR NOT MORE THAN 5 YEARS OR BOTH (U.S.C. SECTION 1001).

VS FORM 10-11
DEC 2020

PART 1 - VETERINARIAN/SUBMITTER







AGENDA ITEM:	4. Update on road improvements for Blue Heron Road. <i>(Tim Patek, City Administrator)</i>
SUBMITTED BY:	
DATE SUBMITTED:	05/12/2025
MEETING DATE:	May 15, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Staff will provide an update on improvements requested for Blue Heron Road. A center stripe is proposed from RR12 to Oak Drive.

REQUESTED ACTION

Discussion

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

None



AGENDA ITEM:	1. Announcements
SUBMITTED BY:	
DATE SUBMITTED:	05/01/2025
MEETING DATE:	May 15, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

None



AGENDA ITEM:	2. Future Agenda Items
SUBMITTED BY:	
DATE SUBMITTED:	05/01/2025
MEETING DATE:	May 15, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

None