



**CITY OF
WIMBERLEY**

SPECIAL CITY COUNCIL MEETING PACKET

**Thursday, September 30, 2021
6:00 p.m.**



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

SPECIAL CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, SEPTEMBER 30, 2021 – 6:00 P.M.

AGENDA

1. **CALL TO ORDER** September 30, 2021, at 6:00 p.m.
2. **CALL OF ROLL** City Secretary, Laura Calcote
3. **INVOCATION**
4. **PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG**
5. **CITIZENS COMMUNICATIONS**
The City Council welcomes comments from the general public on issues and items of concern, not on this agenda. Those wishing to speak must sign-in before the meeting begins and observe a three-minute time limit when addressing Council. Speakers will have one opportunity to speak during the time period. Speakers desiring to speak on an agenda item will be allowed to speak when the agenda item is called. Inquiries about matters not listed on the agenda will either be directed to staff or placed on a future agenda for Council consideration. Comments from speakers should not be directed towards any specific member of City Council or City staff. Comments should not be accusatory, derogatory or threatening in nature.
6. **PROCLAMATIONS**
 - 6.1. Proclamation of the City of Wimberley, Texas, proclaiming October 2021 as “Hill Country Night Sky Month” in Hays County, Texas. (*Parks Director, Richard Shaver*)
 - 6.2. Proclamation of the City of Wimberley, Texas, proclaiming October 5, 2021 as “World Teachers’ Day.” (*Mayor, Gina Fulkerson*)
7. **CONSENT AGENDA**
 - 7.1. Approval of minutes from the Regular City Council Meeting held September 16, 2021.
 - 7.2. Approval of the June 2021 Financial Statements for the City of Wimberley.
8. **CITY STAFF REPORT**
City Administrator update regarding City projects.

9. PUBLIC HEARINGS AND POSSIBLE ACTION

- 9.1. Hold a public hearing and consider possible action regarding case ZA-21-009, an application to change the zoning of portions of Lot 24 and Lot 25, Hilltop Place Section 2, from Residential Acreage (RA) to Rural Residential (R-1). (*Applicant: Ashe & Associates, agent for Tom Lucas*)
- 9.2. Hold a public hearing and consider possible action regarding a request for a special exception from the Subdivision Code Sec. 9.02.115(b)(19) that prohibits private streets. (*Applicant: Ashe & Associates, agent for Tom Lucas*)
- 9.3. Hold a public hearing and consider possible action regarding case SUB-21-009, an application for a 3-lot resubdivision of Lot 24 and Lot 25 Hilltop Place Section 2, establishing Lot 24A, Lot 24B, & Lot 25A. (*Applicant: Ashe & Associates, agent for Tom Lucas*)

10. DISCUSSION AND POSSIBLE ACTION

- 10.1. Discuss and consider possible action directing the City Administrator to engage professionals to develop alternative means of connection to the wastewater collection system for homeowners and property owners on Blue Heron Run and make recommendations to the City. (*Place Five Council Member, David Cohen*)
- 10.2. Discuss and consider possible action regarding City Council's proposed priorities for Fiscal Year 2022. (*City Administrator, Mike Boese*)

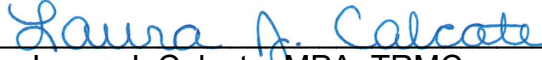
11. ADJOURNMENT

The City Council may retire into Executive Session at any time between the meeting's opening and adjournment for the purpose of discussing any matters listed on the agenda as authorized by the Texas Government Code including, but not limited to, homeland security pursuant to Chapter 418.183 of the Texas Government Code; consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion about real estate acquisition pursuant to Chapter 551.072 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; deliberations about gifts and donations pursuant to Chapter 551.076 of the Texas Government Code; discussion of economic development pursuant to Chapter 551.087 of the Texas Government Code; action, if any, will be taken in open session.

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

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at Wimberley City Hall, a place convenient and readily accessible to the general public at all times, and to the City's website, www.cityofwimberley.com, in compliance with Chapter 551, Texas Government Code, on Monday, September 27, 2021, by 6:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.



Laura J. Calcote, MPA, TRMC
City Secretary

The City of Wimberley is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact City Secretary Laura Calcote at (512) 847-0025 two business days in advance of the meeting for appropriate arrangements.



City of Wimberley



Proclamation

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

WHEREAS, the aesthetic beauty and wonder of star-filled skies are the heritage of all humankind and locally to the inhabitants of Wimberley, Texas and are therefore worthy of celebration; and

WHEREAS, the experience of standing beneath a star-filled night sky inspires feelings of wonder and awe, and may encourage interest in science and nature especially among young people; and

WHEREAS, the opportunity to view star-filled skies attracts tourists to our region and therefore economic benefit to the City of Wimberley; and

WHEREAS, preserving the rich historic heritage and starry night skies of Wimberley is important to its residents; and

WHEREAS, “light pollution,” which is wasted light that performs no function, and artificial light that goes where it is not supposed to go, is created by glare, light trespass, sky glow, and over-lighting; and

WHEREAS, light pollution wastes natural resources amounting to at least \$2 billion per year and contributes to diminished American energy independence; and

WHEREAS, the historical view of the night skies has been eroding in many nearby areas, and generations are growing up with limited, if any, view of the wonders of the universe; and

WHEREAS, the influx of people into the Texas Hill Country region and the accompanying light pollution from area lighting fixtures has been steadily on the rise; and

WHEREAS, solving the problem of light pollution involves making better use of outdoor lighting to direct light down to where it is needed instead of upward into the sky, putting outdoor lights on timers and using outdoor lighting only where necessary; and

WHEREAS, The City of Wimberley is increasingly dedicated to the preservation of the region’s night skies, as evidenced by the frequent local educational activities, often with encouragement, leadership and assistance from the Wimberley Valley Dark Sky Committee and the Hill Country Alliance, and by the increasing number of places in our region recognized as International Dark-Sky Places by the International Dark-Sky Association, including: Enchanted Rock State Natural Area,

South Llano State Park, the City of Dripping Springs, the Wimberley Valley, the City of Fredericksburg, the City of Horseshoe Bay, U Bar U Camp & Retreat Center, River Hills Neighborhood of Travis County, Lost Creek Neighborhood of Travis County and other places in the Texas Hill Country that are actively seeking this designation; and

WHEREAS, Hays County Chapter Texas Master Naturalists, Hays County Friends of the Night Sky, the Hill Country Alliance and the Wimberley Valley Dark Sky Committee have devoted many hours in Hays County to share the wonder of our night skies, and promote responsible lighting to help us see better at night; and

WHEREAS, this regional effort and the preservation of our night skies is worthy of a monthlong celebration.

NOW THEREFORE, BE IT PROCLAIMED by the City of Wimberley City Council:

1. That October 2021 shall hereafter be known as “Hill Country Night Sky Month” in Hays County, Texas.
2. That the City of Wimberley encourages citizens to enjoy the night sky and to participate in Wimberley Parks and Recreation and the Hill Country region’s events and programs celebrating the night sky and promoting the ways in which communities are working to preserve it.
3. That the City of Wimberley encourages citizens to learn about light pollution and why it matters, night sky friendly lighting, and lighting regulations, and to implement practices and lighting improvements that will reduce light pollution, thereby preserving our night skies.



CITY COUNCIL OF WIMBERLEY, TEXAS

- **Gina Fulkerson, Mayor**
- **Rebecca Minnick, Mayor Pro Tem/Place One**
- **Teresa Shell, Place Two**
- **Christine Byrne, Place Three**
- **Jim Chiles, Place Four**
- **David Cohen, Place Five**

City of Wimberley



Proclamation

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

WHEREAS, the City of Wimberley future strength depends on providing a high-quality education to all students; and

WHEREAS, teacher quality matters more to student achievement than any other school-related factor; and

WHEREAS, teachers spend countless hours preparing lesson plans and supporting students; and

WHEREAS, our Wimberley ISD teachers have demonstrated great resilience, adaptability, and creativity during the COVID-19 crisis; and

WHEREAS, our community recognizes and supports its teachers in educating the children of this community; and

WHEREAS, #TeachersCan is a statewide movement supported by more than 125 partnering businesses and organizations committed to elevating the teaching profession and honoring the critical role teachers play in the success of Texas; and

NOW, THEREFORE, BE IT RESOLVED that the City of Wimberley City Council joins #TeachersCan and its partnering entities across Texas in celebrating World Teachers’ Day and proclaims October 5, 2021 to be City of Wimberley Teachers’ Day; and

BE IT FURTHER RESOLVED that the City of Wimberley City Council encourages members of our community to personally express appreciation to our teachers and display a light blue ribbon outside your homes or businesses the week of October 5 as a symbol of support for our Wimberley ISD educators.

Adopted this 30th day of September, 2021.



CITY COUNCIL OF WIMBERLEY, TEXAS

Gina Fulkerson, Mayor

Rebecca Minnick, Mayor Pro Tem/Place One

Teresa Shell, Place Two

Christine Byrne, Place Three

Jim Chiles, Place Four

David Cohen, Place Five



AGENDA ITEM:	Consent Agenda
SUBMITTED BY:	Laura Calcote, City Secretary
DATE SUBMITTED:	September 27, 2021
MEETING DATE:	September 30, 2021

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

- 7.1. Approval of minutes from the Regular City Council Meeting held September 16, 2021.
- 7.2. Approval of the June 2021 Financial Statements for the City of Wimberley.

REQUESTED ACTION

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

FINANCIAL

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

STAFF RECOMMENDATION

Approval of 7.1. and 7.2.

ATTACHMENT/S

- September 16th Regular City Council Meeting Minutes
- June 2021 Financial Statements



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, SEPTEMBER 16, 2021 – 6:00 P.M.

AGENDA

CALL TO ORDER

Mayor, Gina Fulkerson, called the meeting to order on September 16, 2021, at 6:00 p.m.

CALL OF ROLL

Council Members Present: Gina Fulkerson Mayor
Rebecca Minnick Place One
Teresa Shell Place Two
Christine Byrne Place Three
Jim Chiles Place Four
David Cohen Place Five

City Staff Present: Mike Boese City Administrator
Megan Santee City Attorney
Nathan Glaiser Planning & Development Coordinator
Richard Shaver Parks Director

INVOCATION

Chapel in the Hills Representative, Dick Adams, gave the invocation.

PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

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

CITIZENS COMMUNICATIONS

There were two citizen comments. They were as follows:

1. Donn Lamoureux spoke regarding various issues wastewater system users on Blue Heron Run had recently experienced, since tying onto the system. He indicated poor system design was to blame for the problems. Mr. Lamoureux requested the City further investigate the wastewater taps installed at an inadequate depth and further requested financial relief to users on Blue Heron Run for the ineffective design of the project.
2. Peyton Austin addressed Council regarding wastewater system issues on Blue Heron Run, and the exorbitant cost to tie into the system. He also requested the City further investigate system design and the potential ways to provide financial relief to the users on Blue Heron Run.

PROCLAMATIONS

6.1. Proclamation of the City of Wimberley, Texas, proclaiming the Month of September 2021 as “Hunger Action Month in Hays County.” (*Hays County Food Bank*)
Mayor, Gina Fulkerson, read aloud the proclamation. Hays County Food Bank Community Relations Coordinator, Iris Tate, thanked City Council for the recognition of hunger awareness in the County.

6.2. Proclamation of the City of Wimberley, Texas, proclaiming the week of September 17th through 23rd as “Constitution Week.” (*National Society of Daughters of the American Revolution – Jacob’s Well Chapter*)
Mayor, Gina Fulkerson, read aloud the proclamation.

EXECUTIVE SESSION

City Council adjourned into Executive Session at 6:32 p.m., in accordance with Texas Government Code, Chapter 551, Subchapter D, for the following purpose:

Section 551.071 (Consultation with Legal Counsel) regarding the City of Wimberley, Texas Exchange Refunding Bonds, Series 2019 and COVID-19 measures and protocols.

OPEN SESSION

Regular Session reconvened at 6:58 p.m.

McCall Parkhurst & Horton Attorney, Rudy Segura, advised on the City of Wimberley, Texas Exchange Refunding Bonds, Series 2019, closing costs that were unforeseen and advised the City should authorize payment of the additional costs.

Motion to authorize the City Administrator to pay the Depository Trust Company invoice in the amount of \$9,100 was made by Council Member Christine Byrne. Motion was seconded by Council Member Jim Chiles. Motion carried unanimously (5-0).

PUBLIC HEARINGS AND POSSIBLE ACTION

11.1. Hold a public hearing and consider possible action regarding case CUP-21-020, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) on a property located at 204 Wimberley Square, Wimberley, Hays County, Texas. (*Applicant: Kristie Gaines & Shelly Beck*)

Mayor, Gina Fulkerson, opened the public hearing at 6:59 p.m.

Applicant, Shelly Beck, presented the plans for the vacation rental project.

Maridel Martinez spoke in favor of the application to allow the vacation rental.

Mayor, Gina Fulkerson, closed the public hearing at 7:07 p.m.

Planning and Zoning Coordinator, Nathan Glaiser, presented details relating to the request. The Planning and Zoning Commission had voted 4-1-1 to recommend approval at their September 9th Meeting on the condition that the applicant meet the requirements of the City’s parking ordinances. No objections had been received by the City.

Motion to approve case CUP-21-020, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) on a property located at 204 Wimberley Square, Wimberley, Hays County, Texas, with the condition that the applicant meet the requirements of the City’s parking ordinance, was made by Council Member Christine Byrne. Motion was seconded by Council Member Rebecca Minnick. Motion carried unanimously (5-0).

- 11.2. Hold a public hearing and consider possible action regarding case CUP-21-019, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) on a property located at 161 Panorama Dr, Wimberley, Hays County, Texas. *(Applicant: Donald & Wendy Elliot)*

Mayor, Gina Fulkerson, opened the public hearing at 7:09 p.m.

There were no public comments.

Planning and Zoning Coordinator, Nathan Glaiser, presented the request for a vacation rental. The Planning and Zoning Commission had unanimously voted to recommend approval of the CUP at their September 9th Meeting. After review of the septic plans, it was determined the setback was not being met for one of the sprinkler heads on the property. The sprinkler head would need to be moved within the required setback.

Mayor, Gina Fulkerson, closed the public hearing 7:13 p.m.

Motion to approve case CUP-21-019, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) on a property located at 161 Panorama Dr, Wimberley, Hays County, Texas, as presented, including the adjustment of the location of the septic sprinkler head was made by Council Member Rebecca Minnick. Motion was seconded by Council Member Teresa Shell. Motion carried unanimously (5-0).

- 11.3. Hold a public hearing and consider possible action regarding case SUB-21-008, an application for a 2-lot subdivision of Lot 6A, Green Acres Subdivision, located at 561 Carney Ln, and related variance requests from the City Subdivision Code regarding lot shape and average depth to average width ratio. *(Applicant: Jon Thompson, agent for Jerome McLaughlin)*

Mayor, Gina Fulkerson, opened the public hearing at 7:17 p.m.

Elaine Cardenas spoke against the application for the subdivision, due to the potential negative impact on her neighboring property.

Planning and Zoning Coordinator, Nathan Glaiser, presented the application and variance request. The Planning and Zoning Commission had unanimously voted to recommend approval at their September 9th Meeting.

Mayor, Gina Fulkerson, closed the public hearing at 7:23 p.m.

There was lengthy discussion among Council and City staff relating to the application. Staff requested that City Council make two separate motions to address the item. The first motion should be for consideration and action on the special exception from the City Code. The second motion should be for consideration and action on the plat.

Motion to approve case SUB-21-008, an application for a 2-lot subdivision of Lot 6A, Green Acres Subdivision, located at 561 Carney Ln, was made by Council Member Rebecca Minnick.

Applicant, Jerome McLaughlin, addressed Council regarding his request and answered additional questions.

Council Member, Rebecca Minnick, withdrew her previous motion.

Motion to approve the special exception from the City Code for the variance from the average lot shape and average depth to average width ratio, as presented by City staff, was made by Council Member Rebecca Minnick. Motion was seconded by Council Member Christine Byrne. Motion carried unanimously (5-0).

Motion to approve the plat application for 6AA and 6AB for Green Acres Subdivision, with the special exceptions, was made by Council Member Rebecca Minnick. Motion was seconded by Council Member Teresa Shell. Motion carried unanimously (5-0).

Council Member, Jim Chiles, left the meeting at 7:36 p.m.

CONSENT AGENDA

Motion to approve the Consent Agenda, as presented, was made by Council Member Christine Byrne. Motion was seconded by Council Member Teresa Shell. Motion carried unanimously (4-0).

9.1. Approval of minutes from the Special City Council Meeting held August 27, 2021.

9.2. Approval of minutes from the Regular City Council Meeting held September 2, 2021.

CITY STAFF REPORT

10.1. Parks Director Report – Richard Shaver presented the Annual Report for Fiscal Year 2021.

10.2. City Administrator Report – Mike Boese updated Council regarding sales tax for Fiscal Year 2021, and the status of connecting wastewater system users by the September 15th deadline.

DISCUSSION AND POSSIBLE ACTION

12.1. Discuss and consider possible action regarding Resolution No. 14-2021, designating the Wimberley View as the Official Newspaper for the City of Wimberley, Texas for Fiscal Year 2022. *(City Administrator, Mike Boese)*

Motion to approve Resolution No. 14-2021, designating the Wimberley View as the Official Newspaper for the City of Wimberley, Texas for Fiscal Year 2022, was made by Council Member Christine Byrne. Motion was seconded by Council Member Teresa Shell. Motion carried unanimously (4-0).

12.2. Discuss and consider possible action to direct the City Administrator to engage an engineering firm to evaluate possible alternatives regarding the wastewater collection system and homeowner connections on Blue Hole Lane and make recommendations to the City. *(Place Five Council Member, David Cohen)*

Council Member, Christine Byrne, recused herself from the discussion and vote.

There was lengthy discussion between Council and City staff regarding connection issues for wastewater system users on Blue Hole Lane. There was also discussion relating to system users on Blue Heron Run, which would be moved forward to a future agenda.

Motion to direct the City Administrator to engage an engineering firm to evaluate possible alternatives regarding the wastewater collection system and homeowner connections on Blue Hole Lane and make recommendations to the City, was made by Council Member David Cohen. Motion was seconded by Council Member Rebecca Minnick. Motion carried (3-0).

Council Member, Christine Byrne, rejoined the meeting.

12.3. Discuss and consider possible action regarding letters from several constituents pertaining to COVID-19 and possible response by the City Council. *(Place Five Council Member, David Cohen)*
There was discussion among City Council, but no action taken on this item.

12.4. Discuss and consider possible action regarding a Public Health Advisory related to COVID-19 by the City of Wimberley City Council. *(Mayor, Gina Fulkerson & Place Three Council Member, Christine Byrne)*
Motion to approve a Public Health Advisory related to COVID-19 by the City of Wimberley City Council, with additional language, was made by Council Member Christine Byrne. Motion was seconded by Council Member David Cohen. Motion carried unanimously (4-0).

CITY COUNCIL REPORTS

13.1. Announcements – None.

13.2. Future agenda items – None.

ADJOURNMENT

Motion to adjourn the meeting at 8:27 p.m. was made by Council Member Christine Byrne. Motion was seconded by Council Member Rebecca Minnick. Motion carried unanimously (4-0).

RECORDED BY:

Laura J. Calcote, City Secretary



APPROVED BY:

Gina V. Fulkerson, Mayor

BALANCE SHEET

Page: 1

9/21/2021

9:24 pm

City of Wimberley

As of: 6/30/2021

Balances

Fund: 100 - General Fund

Assets

1011 Petty Cash	450.00
1020 General Checking - ONB	1,172,381.15
1021 Certificate of Deposit - Ozona	232,383.97
1030 Texpool	187,656.25
1050 Sales Tax Receivable	0.00
1052 Mixed Bev Taxes Receivable	0.00
1053 Franchise Taxes Receivable	0.00
1150 Accounts Receivable	4,284.89
1151 Allowance for Uncoll Acct Rec	0.00
1210 Prepaid Expenses	0.00
1250 Earnest Money Deposits	0.00
1302 Due from Municipal Court	0.00
1304 Due from BHP	115.86
1305 Due from OTHERS	0.00
1306 Due from WWOP	0.00
1307 Due from TML Claim Fund	0.00

Total Assets

1,597,272.12

Liabilities

2010 Accounts Payable	101,536.82
2015 WCC Security Deposits	985.00
2021 Accrued Wages Payable	0.00
2022 Payroll Deductions Payable	107.92
2023 TML IEBP Payable	1,340.33
2060 Payable to Hays County	0.00
2072 ICMA RC Payable	100.00
2073 TWC Payable	0.00
2074 TMRS Payable	2,300.91
2075 TCEQ Payable to State	290.00
2081 Due to WWCT	0.00
2082 Due to BHP	0.00
2086 Due to WWOP	0.00
2552 Note Payable - Tax Notes 2021	800,000.00

Total Liabilities

906,660.98

Reserves/Balances

3310 Nonspendable Prepaids	0.00
3410 Restricted Funds	0.00
3510 Committed FB - Public Works	505,170.00
3520 Committed FB - New City Hall	0.00
3530 Committed FB - W/W on Square	442,024.00
3540 Committed FB-Future Grant Matc	315,732.00
3600 Fund Balance - Uncommitted	1,559.35
3601 Transfer	0.00
3602 Suspense	0.00
3650 Net Excess (Deficit)	-573,874.21

Total Reserves/Balances

690,611.14

BALANCE SHEET

Page: 2

9/21/2021

9:24 pm

City of Wimberley

As of: 6/30/2021

Balances

Total Liabilities & Balances

1,597,272.12

REVENUE/EXPENDITURE REPORT

Page: 1

9/21/2021

9:28 pm

City of Wimberley

For the Period: 10/1/2020 to 5/31/2021	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 100 - General Fund							
Revenues							
Dept: 15 ADMINISTRATION							
5120 General Sales & Use Tax	850,000.00	850,000.00	696,711.11	105,911.09	0.00	153,288.89	82.0
5131 Mixed Beverage Tax	15,000.00	15,000.00	19,729.15	3,660.49	0.00	-4,729.15	131.5
5171 Franchise Tax	275,000.00	275,000.00	140,264.01	35,316.25	0.00	134,735.99	51.0
5211 Beer & Wine Permits	1,000.00	1,000.00	875.00	0.00	0.00	125.00	87.5
5212 Food Permits	11,000.00	11,000.00	7,150.00	750.00	0.00	3,850.00	65.0
5213 Septic Permits	8,000.00	8,000.00	9,860.00	1,500.00	0.00	-1,860.00	123.3
5219 Sign Permits	1,200.00	1,200.00	485.00	-5.00	0.00	715.00	40.4
5221 Building Permits	22,500.00	22,500.00	24,203.39	3,153.85	0.00	-1,703.39	107.6
5340 Grant Funds	0.00	0.00	229,555.62	0.00	0.00	-229,555.62	0.0
5410 CC Convenience Fees	200.00	200.00	902.73	62.17	0.00	-702.73	451.4
5411 Court Costs, Fees & Charges	500.00	500.00	0.00	0.00	0.00	500.00	0.0
5413 Zoning	7,000.00	7,000.00	12,269.65	2,645.00	0.00	-5,269.65	175.3
5414 Subdivision Fees	1,000.00	1,000.00	1,207.45	0.00	0.00	-207.45	120.7
5415 Copies, Maps, Misc.	0.00	0.00	0.00	0.00	0.00	0.00	0.0
5416 Building Inspections	22,000.00	22,000.00	19,325.00	2,520.00	0.00	2,675.00	87.8
5417 Bldg Plan Reviews	12,000.00	12,000.00	8,487.50	1,035.00	0.00	3,512.50	70.7
5475 WCC Facility Rentals	30,000.00	30,000.00	3,685.00	1,370.00	0.00	26,315.00	12.3
5611 Interest Revenues	2,500.00	2,500.00	1,817.71	228.49	0.00	682.29	72.7
5620 Parking Lot Lease	0.00	0.00	0.00	0.00	0.00	0.00	0.0
5621 Short-Term Rental	0.00	0.00	0.00	0.00	0.00	0.00	0.0
5630 Restroom Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.0
5701 Other/Misc	345,000.00	345,000.00	162,854.21	33,317.04	0.00	182,145.79	47.2
5799 Operating Transfer In	0.00	341,000.00	0.00	0.00	0.00	341,000.00	0.0
5900 Designated Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.0
5901 FEMA Designated Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.0
5903 CARES ACT-DESIGNATED FUNDS	0.00	0.00	8,519.64	8,519.64	0.00	-8,519.64	0.0
5904 Insurance Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	0.0
ADMINISTRATION	1,603,900.00	1,944,900.00	1,347,902.17	199,984.02	0.00	596,997.83	69.3
Revenues	1,603,900.00	1,944,900.00	1,347,902.17	199,984.02	0.00	596,997.83	69.3
Expenditures							
Dept: 15 ADMINISTRATION							
6110 S&W- City Administrator	95,000.00	95,000.00	99,542.93	9,384.62	0.00	-4,542.93	104.8
6120 S&W- City Secretary	64,890.00	64,890.00	42,507.26	5,142.08	0.00	22,382.74	65.5
6130 S&W- Financial Clerk	41,200.00	41,200.00	27,778.75	3,460.80	0.00	13,421.25	67.4
6210 Health Care	27,000.00	27,000.00	7,289.46	686.43	0.00	19,710.54	27.0
6220 Payroll Taxes	15,383.00	15,383.00	13,147.83	1,336.76	0.00	2,235.17	85.5
6230 TMRS Contributions	16,228.00	16,228.00	4,562.97	997.91	0.00	11,665.03	28.1
6250 Unemployment Compensation	487.00	487.00	144.00	0.00	0.00	343.00	29.6
6270 Annual/Assoc DUES	3,950.00	3,950.00	2,574.37	1,118.00	0.00	1,375.63	65.2
6340 Technician/Technology Consulta	6,708.00	6,708.00	4,326.24	3,093.75	0.00	2,381.76	64.5
6370 Contract Services	15,000.00	20,000.00	6,418.62	2,969.62	0.00	13,581.38	32.1
6410 Utilities	7,740.00	7,740.00	5,871.25	898.73	0.00	1,868.75	75.9
6411 Telephones	3,150.00	3,150.00	3,754.86	437.59	0.00	-604.86	119.2
6420 Office Cleaning	5,300.00	5,300.00	4,002.45	575.00	0.00	1,297.55	75.5
6430 Bldg Repairs/Maintenance	3,000.00	3,000.00	2,846.67	944.70	0.00	153.33	94.9
6433 Equipment Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6441 Storage Rental	1,200.00	1,200.00	800.00	100.00	0.00	400.00	66.7
6442 Water Cooler	600.00	600.00	295.40	33.99	0.00	304.60	49.2
6443 Equipment Rent/Lease	5,900.00	5,900.00	4,449.66	660.09	0.00	1,450.34	75.4
6444 Parking Lot Lease	1,200.00	1,200.00	800.00	100.00	0.00	400.00	66.7
6500 Grant Expenditures	0.00	0.00	281,867.18	64,064.64	0.00	-281,867.18	0.0
6520 Insurance	26,750.00	26,750.00	23,650.70	0.00	0.00	3,099.30	88.4
6521 Security System	853.00	853.00	728.59	0.00	0.00	124.41	85.4
6531 Public Notices	5,000.00	5,000.00	5,929.69	684.78	0.00	-929.69	118.6
6532 Office Tech/Software	19,700.00	19,700.00	23,735.32	2,638.91	0.00	-4,035.32	120.5
6540 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6551 Printing Services	300.00	300.00	134.51	5.41	0.00	165.49	44.8
6552 Copies/Misc	0.00	0.00	0.00	0.00	0.00	0.00	0.0

REVENUE/EXPENDITURE REPORT

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City of Wimberley

For the Period: 10/1/2020 to 5/31/2021		Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 100 - General Fund								
Expenditures								
Dept: 15 ADMINISTRATION								
6562	CC Processing Fees	200.00	200.00	877.39	73.69	0.00	-677.39	438.7
6569	Vehicle Allowance/Moving Exp	6,000.00	6,000.00	7,000.00	500.00	0.00	-1,000.00	116.7
6570	Travel/Hospitality	2,916.00	2,916.00	159.00	159.00	0.00	2,757.00	5.5
6571	Mileage	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00	0.0
6572	Training	1,050.00	1,050.00	934.00	334.00	0.00	116.00	89.0
6581	Refunds	500.00	500.00	1,865.00	0.00	0.00	-1,365.00	373.0
6589	Records Management	0.00	0.00	1,342.16	802.12	0.00	-1,342.16	0.0
6610	Operating Supplies	2,000.00	2,000.00	606.44	258.84	0.00	1,393.56	30.3
6651	Postage/Shipping	1,000.00	1,000.00	1,065.99	284.47	0.00	-65.99	106.6
6660	Office Supplies	2,000.00	2,000.00	2,280.48	1,105.73	0.00	-280.48	114.0
6700	Bad Debt Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6790	Capital Outlay - Furnishings	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6791	Capital Outlay- Technology	0.00	0.00	919.98	0.00	0.00	-919.98	0.0
6792	Capital Outlay - Other	15,000.00	15,000.00	7,524.79	5,000.00	0.00	7,475.21	50.2
6796	Capital Outlay - Winter Storm	0.00	0.00	118,757.23	15,951.03	0.00	-118,757.23	0.0
6903	CARES ACT - EXPENDITURES	0.00	0.00	25,533.13	110.00	0.00	-25,533.13	0.0
6990	Operating Transfer Out	290,500.00	553,002.00	212,001.59	0.00	0.00	341,000.41	38.3
ADMINISTRATION		689,205.00	956,707.00	948,025.89	123,912.69	0.00	8,681.11	99.1
Dept: 16 LEGAL								
6350	Legal	100,000.00	100,000.00	68,670.18	9,164.73	0.00	31,329.82	68.7
LEGAL		100,000.00	100,000.00	68,670.18	9,164.73	0.00	31,329.82	68.7
Dept: 17 COUNCIL/BOARD								
6320	Financial (Contract Svs)	16,200.00	16,200.00	10,800.00	1,350.00	0.00	5,400.00	66.7
6330	Audit Svs	19,400.00	19,400.00	19,400.00	0.00	0.00	0.00	100.0
6340	Technician/Technology Consulta	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6382	Social Services Support	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6533	Public Information	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6541	Public Relations/Receptions	1,000.00	1,000.00	2,055.64	142.48	0.00	-1,055.64	205.6
6572	Training	4,000.00	4,000.00	2,200.00	200.00	0.00	1,800.00	55.0
6590	Elections	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00	0.0
6591	Planning	80,000.00	80,000.00	0.00	0.00	0.00	80,000.00	0.0
COUNCIL/BOARD		126,600.00	126,600.00	34,455.64	1,692.48	0.00	92,144.36	27.2
Dept: 18 BUILDING								
6360	Contract Inspections	30,000.00	30,000.00	18,042.50	2,925.00	0.00	11,957.50	60.1
6582	Site Plan Reviews	8,000.00	8,000.00	2,062.50	0.00	0.00	5,937.50	25.8
BUILDING		38,000.00	38,000.00	20,105.00	2,925.00	0.00	17,895.00	52.9
Dept: 21 PUBLIC SAFETY								
6370	Contract Services	84,315.00	84,315.00	18,595.00	2,105.00	0.00	65,720.00	22.1
6371	Sanitarian (Contract Labor)	30,000.00	30,000.00	18,170.96	3,156.26	0.00	11,829.04	60.6
6373	Animal Control	6,000.00	6,000.00	6,000.00	0.00	0.00	0.00	100.0
6574	Event Services	1,750.00	1,750.00	0.00	0.00	0.00	1,750.00	0.0
PUBLIC SAFETY		122,065.00	122,065.00	42,765.96	5,261.26	0.00	79,299.04	35.0
Dept: 25 MUNICIPAL COURT								
6270	Annual/Assoc DUES	0.00	0.00	25.00	0.00	0.00	-25.00	0.0
6380	MC Judge (Contract Labor)	4,000.00	4,000.00	2,666.64	333.33	0.00	1,333.36	66.7
6381	City Prosecutor	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.0
6532	Office Tech/Software	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.0
6570	Travel/Hospitality	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6572	Training	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6610	Operating Supplies	750.00	750.00	0.00	0.00	0.00	750.00	0.0
6651	Postage/Shipping	0.00	0.00	0.00	0.00	0.00	0.00	0.0
MUNICIPAL COURT		14,750.00	14,750.00	2,691.64	333.33	0.00	12,058.36	18.2
Dept: 30 PUBLIC WORKS								
6150	S&W- Code Enforcement	41,200.00	41,200.00	28,528.93	3,539.20	0.00	12,671.07	69.2

REVENUE/EXPENDITURE REPORT

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City of Wimberley

For the Period: 10/1/2020 to 5/31/2021	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 100 - General Fund							
Expenditures							
Dept: 30 PUBLIC WORKS							
6160 S&W- P&D Coordinator	55,000.00	55,000.00	21,179.24	3,846.40	0.00	33,820.76	38.5
6180 S&W- Maintenance	15,450.00	15,450.00	4,351.75	513.50	0.00	11,098.25	28.2
6210 Health Care	18,000.00	18,000.00	9,369.81	1,335.08	0.00	8,630.19	52.1
6220 Payroll Taxes	8,541.00	8,541.00	4,194.47	604.26	0.00	4,346.53	49.1
6230 TMRS Contributions	9,010.00	9,010.00	2,777.99	472.74	0.00	6,232.01	30.8
6250 Unemployment Compensation	487.00	487.00	32.80	0.00	0.00	454.20	6.7
6270 Annual/Assoc DUES	400.00	400.00	0.00	0.00	0.00	400.00	0.0
6370 Contract Services	0.00	0.00	14,801.25	0.00	0.00	-14,801.25	0.0
6431 Vehicle Maint/Insurance	600.00	600.00	1,650.59	561.87	0.00	-1,050.59	275.1
6532 Office Tech/Software	0.00	0.00	194.72	0.00	0.00	-194.72	0.0
6570 Travel/Hospitality	500.00	500.00	0.00	0.00	0.00	500.00	0.0
6571 Mileage	300.00	300.00	0.00	0.00	0.00	300.00	0.0
6572 Training	600.00	600.00	100.00	100.00	0.00	500.00	16.7
6583 Fuel	2,000.00	2,000.00	902.82	201.31	0.00	1,097.18	45.1
6610 Operating Supplies	1,000.00	1,000.00	619.47	7.19	0.00	380.53	61.9
6612 Tools	500.00	500.00	37.49	37.49	0.00	462.51	7.5
6794 Capital Outlay - Equipmt/Other	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6795 Capital Outlay - Roads	0.00	0.00	0.00	0.00	0.00	0.00	0.0
PUBLIC WORKS	153,588.00	153,588.00	88,741.33	11,219.04	0.00	64,846.67	57.8
Dept: 31 ROADS							
6370 Contract Services	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6372 Survey Services	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6432 Road Maintenance	80,000.00	80,000.00	11,155.00	1,028.00	0.00	68,845.00	13.9
6433 Equipment Maintenance	250.00	250.00	0.00	0.00	0.00	250.00	0.0
6470 Engineering - Roads	10,000.00	10,000.00	1,500.00	0.00	0.00	8,500.00	15.0
6584 Mowing/Trimming	8,000.00	8,000.00	1,423.45	775.00	0.00	6,576.55	17.8
6611 Signs/Barricades	4,000.00	4,000.00	1,038.99	278.00	0.00	2,961.01	26.0
6792 Capital Outlay - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6795 Capital Outlay - Roads	100,000.00	100,000.00	5,800.00	0.00	0.00	94,200.00	5.8
ROADS	202,250.00	202,250.00	20,917.44	2,081.00	0.00	181,332.56	10.3
Dept: 33 WATER/WASTEWATER							
6561 State Sanitations Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6586 Quality Testing WW	1,860.00	1,860.00	1,551.00	0.00	0.00	309.00	83.4
6588 Public Restroom WW	36,000.00	36,000.00	32,661.42	4,243.72	0.00	3,338.58	90.7
6793 Capital Outlay - RR Trailer	0.00	0.00	0.00	0.00	0.00	0.00	0.0
WATER/WASTEWATER	37,860.00	37,860.00	34,212.42	4,243.72	0.00	3,647.58	90.4
Dept: 51 COMMUNITY CENTER							
6140 S&W- Director	40,000.00	40,000.00	26,781.98	3,169.21	0.00	13,218.02	67.0
6180 S&W- Maintenance	25,000.00	25,000.00	8,128.77	1,567.01	0.00	16,871.23	32.5
6210 Health Care	9,000.00	9,000.00	5,405.89	671.05	0.00	3,594.11	60.1
6220 Payroll Taxes	4,973.00	4,973.00	2,702.40	362.32	0.00	2,270.60	54.3
6230 TMRS Contributions	5,246.00	5,246.00	1,577.76	202.20	0.00	3,668.24	30.1
6250 Unemployment Compensation	487.00	487.00	61.73	0.00	0.00	425.27	12.7
6270 Annual/Assoc DUES	100.00	100.00	0.00	0.00	0.00	100.00	0.0
6370 Contract Services	0.00	0.00	934.00	0.00	0.00	-934.00	0.0
6410 Utilities	18,200.00	18,200.00	10,596.03	1,356.74	0.00	7,603.97	58.2
6411 Telephones	931.00	931.00	1,600.35	192.50	0.00	-669.35	171.9
6430 Bldg Repairs/Maintenance	5,000.00	5,000.00	3,157.60	1,212.25	0.00	1,842.40	63.2
6443 Equipment Rent/Lease	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6521 Security System	2,000.00	2,000.00	1,024.51	99.00	0.00	975.49	51.2
6532 Office Tech/Software	2,500.00	2,500.00	1,344.82	157.48	0.00	1,155.18	53.8
6540 Advertising	3,000.00	3,000.00	1,749.05	0.00	0.00	1,250.95	58.3
6541 Public Relations/Receptions	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6551 Printing Services	200.00	200.00	0.00	0.00	0.00	200.00	0.0
6610 Operating Supplies	3,000.00	3,000.00	1,183.27	243.99	0.00	1,816.73	39.4
6651 Postage/Shipping	100.00	100.00	0.00	0.00	0.00	100.00	0.0
6660 Office Supplies	500.00	500.00	79.01	0.00	0.00	420.99	15.8

REVENUE/EXPENDITURE REPORT

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City of Wimberley

For the Period: 10/1/2020 to 5/31/2021		Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 100 - General Fund								
Expenditures								
Dept: 51 COMMUNITY CENTER								
6794	Capital Outlay - Equipmt/Other	0.00	0.00	999.00	0.00	0.00	-999.00	0.0
6797	Capital Outlay - Facilities	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.0
COMMUNITY CENTER		130,237.00	130,237.00	67,326.17	9,233.75	0.00	62,910.83	51.7
Dept: 52 PARKS								
6410	Utilities	1,500.00	1,500.00	932.71	164.28	0.00	567.29	62.2
6430	Bldg Repairs/Maintenance	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.0
6585	NATURE TL / OLD BALDY	0.00	0.00	425.00	425.00	0.00	-425.00	0.0
6610	Operating Supplies	600.00	600.00	41.96	0.00	0.00	558.04	7.0
PARKS		4,100.00	4,100.00	1,399.67	589.28	0.00	2,700.33	34.1
Dept: 90 Prior Period Adjustment								
9000	Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00	0.00	0.0
Prior Period Adjustment		0.00	0.00	0.00	0.00	0.00	0.00	0.0
Expenditures		1,618,655.00	1,886,157.00	1,329,311.34	170,656.28	0.00	556,845.66	70.5
Net Effect for General Fund		-14,755.00	58,743.00	18,590.83	29,327.74	0.00	40,152.17	31.6
Change in Fund Balance:				18,590.83				

BALANCE SHEET

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City of Wimberley

As of: 6/30/2021

Balances

Fund: 200 - Blue Hole Parkland

Assets

1011 Petty Cash	95.00
1020 General Checking - ONB	0.00
1022 BH Parkland - ONB	783,552.60
1150 Accounts Receivable	0.00
1301 Due from General	0.00

Total Assets

783,647.60

Liabilities

2010 Accounts Payable	6,839.76
2016 BHP Security Deposits	2,500.00
2021 Accrued Wages Payable	0.00
2022 Payroll Deductions Payable	0.00
2071 Sales Tax Payable	0.00
2072 ICMA RC Payable	0.00
2073 TWC Payable	0.00
2074 TMRS Payable	529.85
2080 Due to General	115.86
2081 Due to WWCT	0.00

Total Liabilities

9,985.47

Reserves/Balances

3600 Fund Balance - Uncommitted	524,558.15
3601 Transfer	0.00
3602 Suspense	0.00
3650 Net Excess (Deficit)	249,103.98

Total Reserves/Balances

773,662.13

Total Liabilities & Balances

783,647.60

REVENUE/EXPENDITURE REPORT

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City of Wimberley

For the Period: 10/1/2020 to 5/31/2021	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 200 - Blue Hole Parkland							
Revenues							
Dept: 52 PARKS							
5472 Reservations/Gate Fees	378,000.00	378,000.00	315,182.22	96,244.72	0.00	62,817.78	83.4
5474 Facility Rentals	10,000.00	10,000.00	7,870.00	4,985.00	0.00	2,130.00	78.7
5476 Special Events	69,000.00	69,000.00	40,015.49	10,714.88	0.00	28,984.51	58.0
5479 Vending/Merchandise	4,000.00	4,000.00	262.39	497.95	0.00	3,737.61	6.6
5611 Interest Revenues	150.00	150.00	170.85	26.80	0.00	-20.85	113.9
5701 Other/Misc	3,800.00	3,800.00	903.55	0.00	0.00	2,896.45	23.8
5799 Operating Transfer In	0.00	0.00	0.00	0.00	0.00	0.00	0.0
5900 Designated Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.0
PARKS	464,950.00	464,950.00	364,404.50	112,469.35	0.00	100,545.50	78.4
Revenues	464,950.00	464,950.00	364,404.50	112,469.35	0.00	100,545.50	78.4
Expenditures							
Dept: 52 PARKS							
6140 S&W- Director	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6141 S&W- Parks Director	0.00	0.00	3,846.16	3,846.16	0.00	-3,846.16	0.0
6180 S&W- Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6181 S&W- Parks PT	85,000.00	85,000.00	31,380.79	4,063.90	0.00	53,619.21	36.9
6182 S&W- Parks Maintenance Tech	57,680.00	57,680.00	22,772.79	2,284.80	0.00	34,907.21	39.5
6183 S&W-Programs & Operations Mngr	40,000.00	40,000.00	23,199.10	1,788.00	0.00	16,800.90	58.0
6184 S&W-Programs & Events Special	28,840.00	28,840.00	22,714.40	0.00	0.00	6,125.60	78.8
6185 S&W-Nat'l Resource Park Mngr	40,000.00	40,000.00	24,925.68	2,692.80	0.00	15,074.32	62.3
6210 Health Care	45,000.00	45,000.00	16,717.01	1,976.18	0.00	28,282.99	37.1
6220 Payroll Taxes	19,241.00	19,241.00	10,004.00	1,122.69	0.00	9,237.00	52.0
6230 TMRS Contributions	13,438.00	13,438.00	5,425.14	599.40	0.00	8,012.86	40.4
6250 Unemployment Compensation	1,299.00	1,299.00	635.60	0.00	0.00	663.40	48.9
6374 Contract Services	21,400.00	21,400.00	17,800.50	451.00	0.00	3,599.50	83.2
6410 Utilities	15,000.00	15,000.00	9,485.12	699.60	0.00	5,514.88	63.2
6411 Telephones	2,400.00	2,400.00	1,941.28	245.72	0.00	458.72	80.9
6431 Vehicle Maint/Insurance	300.00	300.00	977.74	0.00	0.00	-677.74	325.9
6433 Equipment Maintenance	1,200.00	1,200.00	783.44	615.20	0.00	416.56	65.3
6443 Equipment Rent/Lease	1,000.00	1,000.00	1,049.92	0.00	0.00	-49.92	105.0
6532 Office Tech/Software	10,720.00	10,720.00	1,329.92	169.99	0.00	9,390.08	12.4
6562 CC Processing Fees	13,000.00	13,000.00	10,031.35	626.70	0.00	2,968.65	77.2
6570 Travel/Hospitality	3,680.00	3,680.00	0.00	0.00	0.00	3,680.00	0.0
6571 Mileage	1,475.00	1,475.00	0.00	0.00	0.00	1,475.00	0.0
6572 Training	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	0.0
6581 Refunds	1,000.00	1,000.00	9,487.61	6,107.61	0.00	-8,487.61	948.8
6583 Fuel	800.00	800.00	757.00	123.78	0.00	43.00	94.6
6584 Mowing/Trimming	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6589 Records Management	0.00	0.00	650.85	41.95	0.00	-650.85	0.0
6610 Operating Supplies	18,000.00	18,000.00	15,668.62	4,962.65	0.00	2,331.38	87.0
6613 Materials	4,000.00	4,000.00	1,961.77	0.00	0.00	2,038.23	49.0
6615 Bldg & Maint Supplies	1,500.00	1,500.00	1,609.22	57.52	0.00	-109.22	107.3
6616 Programs	8,000.00	8,000.00	2,543.19	1,256.97	0.00	5,456.81	31.8
6651 Postage/Shipping	50.00	50.00	0.00	0.00	0.00	50.00	0.0
6660 Office Supplies	500.00	500.00	148.93	0.00	0.00	351.07	29.8
6794 Capital Outlay - Equipmt/Other	2,250.00	2,250.00	599.99	0.00	0.00	1,650.01	26.7
6990 Operating Transfer Out	0.00	0.00	0.00	0.00	0.00	0.00	0.0
PARKS	439,273.00	439,273.00	238,447.12	33,732.62	0.00	200,825.88	54.3
Expenditures	439,273.00	439,273.00	238,447.12	33,732.62	0.00	200,825.88	54.3
Net Effect for Blue Hole Parkland	25,677.00	25,677.00	125,957.38	78,736.73	0.00	-100,280.38	490.5
Change in Fund Balance:			125,957.38				

BALANCE SHEET

Page: 4

9/21/2021

9:24 pm

City of Wimberley

As of: 6/30/2021

Balances

Fund: 201 - Municipal Court

Assets

1023 Municipal Court - ONB

2,975.84

1024 MC Bonds - ONB

0.00

Total Assets

2,975.84

Liabilities

2010 Accounts Payable

0.00

2076 MC Payable to State

712.35

2080 Due to General

0.00

Total Liabilities

712.35

Reserves/Balances

3600 Fund Balance - Uncommitted

2,262.37

3601 Transfer

0.00

3650 Net Excess (Deficit)

1.12

Total Reserves/Balances

2,263.49

Total Liabilities & Balances

2,975.84

REVENUE/EXPENDITURE REPORT

Page: 6

9/21/2021

9:28 pm

City of Wimberley

For the Period: 10/1/2020 to 5/31/2021

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

Fund: 201 - Municipal Court

Revenues

Dept: 00							
5410 CC Convenience Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.0
5514 Court Technology	0.00	0.00	0.00	0.00	0.00	0.00	0.0
5515 Court Bldg Security	0.00	0.00	0.00	0.00	0.00	0.00	0.0
5516 Child Safety	0.00	0.00	0.00	0.00	0.00	0.00	0.0
5517 Judicial Efficiency	0.00	0.00	0.00	0.00	0.00	0.00	0.0
5611 Interest Revenues	0.00	0.00	1.00	0.13	0.00	-1.00	0.0
5701 Other/Misc	0.00	0.00	0.00	0.00	0.00	0.00	0.0

Dept: 00	0.00	0.00	1.00	0.13	0.00	-1.00	0.0
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Revenues	0.00	0.00	1.00	0.13	0.00	-1.00	0.0
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Expenditures

Dept: 00							
6532 Office Tech/Software	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6551 Printing Services	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6589 Records Management	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6614 Signage	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6660 Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6790 Capital Outlay - Furnishings	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6791 Capital Outlay- Technology	0.00	0.00	0.00	0.00	0.00	0.00	0.0

Dept: 00	0.00	0.00	0.00	0.00	0.00	0.00	0.0
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Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	0.0
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Net Effect for Municipal Court	0.00	0.00	1.00	0.13	0.00	-1.00	0.0
Change in Fund Balance:			1.00				

BALANCE SHEET

Page: 5

9/21/2021

9:24 pm

City of Wimberley

As of: 6/30/2021

Balances

Fund: 202 - Wastewater Fund

Assets

1027 Wastewater - ONB	201,703.43
1028 WW Construction Fund	0.00
1029 WW Int & Sinking Fund	0.00
1150 Accounts Receivable	15,456.00
1152 Tax Notes 2013-Restricted Cash	32,550.63
1301 Due from General	0.00
1310 Due from WW Project Fund	108,332.00
1729 WW Reclamation Facility	575,646.67
1730 Utility Plant - WW	223,970.00
1731 Accumulated Deprec.-Bldgs	-51,813.50

Total Assets

1,105,845.23

Liabilities

2010 Accounts Payable	0.00
2080 Due to General	0.00
2081 Due to WWCT	0.00
2140 Accrued Interest Payable	0.00
2240 Notes Payable - Current	0.00
2550 Notes Payable - Utility Plant	0.00
2551 Notes Payable-Tax Notes 2013	0.00

Total Liabilities

0.00

Reserves/Balances

3600 Fund Balance - Uncommitted	769,099.00
3601 Transfer	0.00
3610 Net Invest in Capital Assets	204,704.15
3650 Net Excess (Deficit)	132,042.08

Total Reserves/Balances

1,105,845.23

Total Liabilities & Balances

1,105,845.23

REVENUE/EXPENDITURE REPORT

Page: 7

9/21/2021

9:28 pm

City of Wimberley

For the Period: 10/1/2020 to 5/31/2021

	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
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Fund: 202 - Wastewater Fund

Revenues

Dept: 04 WATER/WASTEWATER

5340 Grant Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.0
5400 WW Service Fees	241,888.00	241,888.00	85,968.00	11,072.00	0.00	155,920.00	35.5
5611 Interest Revenues	75.00	75.00	64.28	9.06	0.00	10.72	85.7
5789 Revenue Bond Transfer In	0.00	0.00	0.00	0.00	0.00	0.00	0.0
5799 Operating Transfer In	290,500.00	290,500.00	290,500.00	0.00	0.00	0.00	100.0
WATER/WASTEWATER	532,463.00	532,463.00	376,532.28	11,081.06	0.00	155,930.72	70.7

Revenues	532,463.00	532,463.00	376,532.28	11,081.06	0.00	155,930.72	70.7
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Expenditures

Dept: 04 WATER/WASTEWATER

6270 Annual/Assoc DUES	1,250.00	1,250.00	0.00	0.00	0.00	1,250.00	0.0
6374 Contract Services	246,391.00	246,391.00	174,151.53	7,596.20	0.00	72,239.47	70.7
6410 Utilities	6,000.00	6,000.00	5,375.53	980.03	0.00	624.47	89.6
6411 Telephones	1,800.00	1,800.00	314.27	0.00	0.00	1,485.73	17.5
6589 Records Management	0.00	0.00	25.00	0.00	0.00	-25.00	0.0
6792 Capital Outlay - Other	0.00	0.00	17,053.63	0.00	0.00	-17,053.63	0.0
6797 Capital Outlay - Facilities	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6799 Project Manager-WW Project	38,000.00	38,000.00	1,350.00	0.00	0.00	36,650.00	3.6
6800 Depreciation	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6900 Wastewater Debt Service - Prin	160,000.00	160,000.00	0.00	0.00	0.00	160,000.00	0.0
6901 Wastewater Debt Service - Int	78,920.00	78,920.00	36,588.06	0.00	0.00	42,331.94	46.4
6990 Operating Transfer Out	0.00	0.00	12,979.82	0.00	0.00	-12,979.82	0.0
WATER/WASTEWATER	532,361.00	532,361.00	247,837.84	8,576.23	0.00	284,523.16	46.6

Expenditures	532,361.00	532,361.00	247,837.84	8,576.23	0.00	284,523.16	46.6
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Net Effect for Wastewater Fund	102.00	102.00	128,694.44	2,504.83	0.00	-128,592.44	171.0
Change in Fund Balance:			128,694.44				

BALANCE SHEET

Page: 6

9/21/2021

9:24 pm

City of Wimberley

As of: 6/30/2021

Balances

Fund: 205 - Hotel Occupancy Tax

Assets

1019 Hotel Occupancy Tax	123,430.36
1055 Hotel Occupancy Receivable	0.00
1301 Due from General	0.00
1305 Due from OTHERS	0.00
1210 Prepaid Expenses	0.00

Total Assets

123,430.36

Liabilities

2010 Accounts Payable	0.00
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Total Liabilities

0.00

Reserves/Balances

3310 Nonspendable Prepaids	0.00
3560 FB Committed-Emergency Plan	5,000.00
3600 Fund Balance - Uncommitted	137,344.58
3650 Net Excess (Deficit)	-18,914.22

Total Reserves/Balances

123,430.36

Total Liabilities & Balances

123,430.36

REVENUE/EXPENDITURE REPORT

Page: 8

9/21/2021

9:28 pm

City of Wimberley

For the Period: 10/1/2020 to 5/31/2021

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

Fund: 205 - Hotel Occupancy Tax

Revenues

Dept: 15 ADMINISTRATION

5132 Hotel Occupancy Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.0
5611 Interest Revenues	0.00	0.00	46.71	5.37	0.00	-46.71	0.0

ADMINISTRATION	0.00	0.00	46.71	5.37	0.00	-46.71	0.0
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Revenues	0.00	0.00	46.71	5.37	0.00	-46.71	0.0
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Expenditures

Dept: 15 ADMINISTRATION

6135 S&W- HOT	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6210 Health Care	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6220 Payroll Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6230 TMRS Contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6250 Unemployment Compensation	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6270 Annual/Assoc DUES	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6370 Contract Services	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6551 Printing Services	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6570 Travel/Hospitality	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6572 Training	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6592 HOT Disbursements	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6610 Operating Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6651 Postage/Shipping	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6660 Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6791 Capital Outlay- Technology	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6792 Capital Outlay - Other	6,000.00	60,495.00	18,966.00	0.00	0.00	41,529.00	31.4

ADMINISTRATION	6,000.00	60,495.00	18,966.00	0.00	0.00	41,529.00	31.4
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Expenditures	6,000.00	60,495.00	18,966.00	0.00	0.00	41,529.00	31.4
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Net Effect for Hotel Occupancy Tax	-6,000.00	-60,495.00	-18,919.29	5.37	0.00	-41,575.71	31.3
Change in Fund Balance:			-18,919.29				

BALANCE SHEET

Page: 7

9/21/2021

9:24 pm

City of Wimberley

As of: 6/30/2021

Balances

Fund: 600 - BHP Development Projects

Assets

1025 BH Development - ONB

11,666.29

Total Assets

11,666.29

Liabilities

2010 Accounts Payable

0.00

Total Liabilities

0.00

Reserves/Balances

3550 FB Committed - Soccer Fields

109,279.00

3600 Fund Balance - Uncommitted

-94,218.03

3650 Net Excess (Deficit)

-3,394.68

Total Reserves/Balances

11,666.29

Total Liabilities & Balances

11,666.29

REVENUE/EXPENDITURE REPORT

Page: 9

9/21/2021

9:28 pm

City of Wimberley

For the Period: 10/1/2020 to 5/31/2021

	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
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Fund: 600 - BHP Development Projects

Revenues

Dept: 00							
5611 Interest Revenues	20.00	20.00	4.84	0.50	0.00	15.16	24.2

Dept: 00	20.00	20.00	4.84	0.50	0.00	15.16	24.2
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Revenues	20.00	20.00	4.84	0.50	0.00	15.16	24.2
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Expenditures

Dept: 00							
6589 Records Management	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6615 Bldg & Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6794 Capital Outlay - Equipmt/Other	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6797 Capital Outlay - Facilities	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6798 Capital Outlay-Development	0.00	0.00	3,400.00	0.00	0.00	-3,400.00	0.0

Dept: 00	0.00	0.00	3,400.00	0.00	0.00	-3,400.00	0.0
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Expenditures	0.00	0.00	3,400.00	0.00	0.00	-3,400.00	0.0
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Net Effect for BHP Development Projects	20.00	20.00	-3,395.16	0.50	0.00	3,415.16	975.8
Change in Fund Balance:			-3,395.16				

BALANCE SHEET

Page: 8

9/21/2021

9:24 pm

City of Wimberley

As of: 6/30/2021

Balances

Fund: 602 - DONATIONS/SIDEWALKS

Assets

1026 Donations/Sidewalks

55,077.02

Total Assets

55,077.02

Liabilities

2080 Due to General

0.00

Total Liabilities

0.00

Reserves/Balances

3600 Fund Balance - Uncommitted

55,054.80

3650 Net Excess (Deficit)

22.22

Total Reserves/Balances

55,077.02

Total Liabilities & Balances

55,077.02

REVENUE/EXPENDITURE REPORT

Page: 10
9/21/2021
9:28 pm

City of Wimberley

For the Period: 10/1/2020 to 5/31/2021		Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 602 - DONATIONS/SIDEWALKS								
Revenues								
Dept: 00								
5611 Interest Revenues	2.00	2.00	19.77	2.56	0.00	-17.77	988.5	
5701 Other/Misc	0.00	0.00	0.00	0.00	0.00	0.00	0.0	
Dept: 00	2.00	2.00	19.77	2.56	0.00	-17.77	988.5	
Revenues	2.00	2.00	19.77	2.56	0.00	-17.77	988.5	
Expenditures								
Dept: 00								
6589 Records Management	0.00	0.00	0.00	0.00	0.00	0.00	0.0	
6990 Operating Transfer Out	0.00	55,054.80	0.00	0.00	0.00	55,054.80	0.0	
Dept: 00	0.00	55,054.80	0.00	0.00	0.00	55,054.80	0.0	
Expenditures	0.00	55,054.80	0.00	0.00	0.00	55,054.80	0.0	
Net Effect for DONATIONS/SIDEWALKS	2.00	-55,052.80	19.77	2.56	0.00	-55,072.57	0.0	
Change in Fund Balance:			19.77					

BALANCE SHEET

Page: 9

9/21/2021

9:24 pm

City of Wimberley

As of: 6/30/2021

Balances

Fund: 604 - WW Collection & Treatment Plan

Assets

1032 WW Bond Reserve Funds	114,074.07
1033 BOK Financial (82-2435-02-0)	251,666.37
1034 BOK Financial (82-2435-01-2)	1,024,971.47
1301 Due from General	0.00
1306 Due from WWOP	0.00
1728 WW Project - Const in Progress	2,591,541.18
1729 WW Reclamation Facility	1,754,039.14

Total Assets

5,736,292.23

Liabilities

2010 Accounts Payable	837,698.87
2011 Debt Forgiveness Funds	243,005.00
2081 Due to WWCT	0.00
2086 Due to WWOP	108,332.00
2140 Accrued Interest Payable	21,265.75
2560 N TX General Obligation	4,780,000.00
2561 Bonds - Current	160,000.00

Total Liabilities

6,150,301.62

Reserves/Balances

3600 Fund Balance - Uncommitted	-1,555,698.49
3601 Transfer	0.00
3610 Net Invest in Capital Assets	2,185,666.99
3650 Net Excess (Deficit)	-1,043,977.89

Total Reserves/Balances

-414,009.39

Total Liabilities & Balances

5,736,292.23

REVENUE/EXPENDITURE REPORT

Page: 11

9/21/2021

9:28 pm

City of Wimberley

For the Period: 10/1/2020 to 5/31/2021	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 604 - WW Collection & Treatment Plan							
Revenues							
Dept: 00							
5799 Operating Transfer In	0.00	0.00	275,481.41	0.00	0.00	-275,481.41	0.0
Dept: 00	0.00	0.00	275,481.41	0.00	0.00	-275,481.41	0.0
Dept: 04 WATER/WASTEWATER							
5340 Grant Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.0
5611 Interest Revenues	0.00	0.00	272.21	58.34	0.00	-272.21	0.0
5612 Investment Income	0.00	0.00	177.17	0.00	0.00	-177.17	0.0
5902 WW Bond Reserve Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.0
WATER/WASTEWATER	0.00	0.00	449.38	58.34	0.00	-449.38	0.0
Revenues	0.00	0.00	275,930.79	58.34	0.00	-275,930.79	0.0
Expenditures							
Dept: 00							
6615 Bldg & Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6999 Contra Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.0
Dept: 00	0.00	0.00	0.00	0.00	0.00	0.00	0.0
Dept: 04 WATER/WASTEWATER							
6374 Contract Services	0.00	0.00	50,016.27	20,232.50	0.00	-50,016.27	0.0
6410 Utilities	0.00	0.00	2.46	0.00	0.00	-2.46	0.0
6589 Records Management	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6792 Capital Outlay - Other	0.00	0.00	598,778.53	131,708.40	0.00	-598,778.53	0.0
6799 Project Manager-WW Project	0.00	0.00	23,640.00	6,840.00	0.00	-23,640.00	0.0
6901 Wastewater Debt Service - Int	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6902 Bond Issue Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.0
6990 Operating Transfer Out	0.00	341,000.00	341,000.00	0.00	0.00	0.00	100.0
WATER/WASTEWATER	0.00	341,000.00	1,013,437.26	158,780.90	0.00	-672,437.26	297.2
Expenditures	0.00	341,000.00	1,013,437.26	158,780.90	0.00	-672,437.26	297.2
Net Effect for WW Collection & Treatment Plan	0.00	-341,000.00	-737,506.47	-158,722.56	0.00	396,506.47	216.3
Change in Fund Balance:			-737,506.47				
Grand Total Net Effect:	5,046.00	-372,005.80	-486,557.50	-48,144.70	0.00	114,551.70	



AGENDA ITEM:	ZA-21-009 – Rezone from RA to R1, Lot 24 & 25 Hilltop Place Sec 2
SUBMITTED BY:	Nathan Glaiser, Planning and Development Coordinator
DATE SUBMITTED:	August 31, 2021
MEETING DATE:	September 23, 2021 (Spec P&Z) / September 30, 2021 (City Council)

REPORT

ITEM

Hold a public hearing and take possible action regarding case ZA-21-009, an application for a Zoning Amendment to change the zoning for portions of Lot 24 & Lot 25, Hilltop Place Section 2, Wimberley, Hays County, Texas, from Residential Acreage (RA) to Rural Residential (R1).

This request is related to a proposed subdivision of Lots 24 & 25, creating lots 24A, 24B, and 25A. Lots 24A and 24B of the proposed subdivision are 2.2 acres each, which is not compliant with lot size minimums for RA. Therefore, the applicant is requesting R1 zoning for the proposed Lots 24A and 24B, while leaving Lot 25A as RA.

The main differences between RA and R1 zoning:

1. R1 has minimum lot size of 2 acres, RA is 5 acres.
2. RA allows for two single-family dwellings, R1 only permits one (unless a CUP is granted)
3. RA allows for commercial agriculture and buildings (barns, greenhouses, etc)

Please refer to section 9.03.071 and 9.03.072 for the full description of the districts.

PROPERTY INFORMATION

Property Description

Applicant(s):	Ash and Associates
Property Address:	Last two lots on the East side of Sierra Loma
Property Owner:	Tom Lucas, TMLSS Lucas Texas Properties LLC.
Legal Description:	Lot 24 & 25, Hilltop Place Section 2
Property Size:	10.12
Existing Use of Property:	Raw Land
Existing Zoning:	Residential Acreage
Proposed Use of Property:	Single-Family Residential

Request: Change zoning for proposed Lot 24-A and 24-B to R1 contingent on approved subdivision.

Planning Area: I

Overlay District: None

Surrounding Property:

Frontage: Sierra Loma

		Current Zoning:	Existing Land Use:
Surrounding Zoning & Land Use	North of Property	RA	Raw Land
	South of Property	RA	Single-Family Residential
	East of Property	RA	Single-Family Residential
	West of Property	RA	Single-Family Residential

COMMENTS

Two neighbors spoke in opposition to the zoning change at the special Planning and Zoning hearing on September 9th. The neighbors were concerned with the smaller lot sizes allowed in R1(2 acre minimum). They also had concern at the potential for more Short Term Rentals in the neighborhood, though both zoning district's allow for STRs upon the approval of a Conditional Use Permit.

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200'): September 11, 2021

Published Legal Notice (Wimberley View): September 9, 2021

RECOMMENDATION

The Planning and Zoning Commission recommended denial of this zoning application with a 6-0 vote. They concluded that the R1 zoning does not maintain the character of the community regarding lot size minimums.

ATTACHMENT/S

- Application
- Zoning Map of Neighborhood
- Notification Map
- Ordinance

FOR OFFICIAL USE ONLY

APPLICATION DATE: _____ FILE NO. _____
TENTATIVE P&Z HEARING: _____ TENTATIVE COUNCIL HEARING: _____
CITY INITIATED: ☐ YES - ☐ NO PLANNING AREA: _____ ZONING REQUESTED: _____
ZONING FEES: \$ _____ DATE PAID: _____ RECEIPT NO. _____

**APPLICATION FOR ZONING
RESIDENTIAL—NON-COMMERCIAL**

STREET ADDRESS OF
PROPERTY TO
BE ZONED*: Sierra Loma Wimberley, Texas HAYS COUNTY CENTRAL
APPRAISAL DISTRICT (HCAD)
PROPERTY ID#: R 32038 **

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

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

PLEASE PROVIDE DIRECTIONS TO YOUR PROPERTY:

±3,000' NORTH of the intersection of S.M. 32 & RANCH ROAD 12,
TO EAST of RANCH ROAD IN GATED COMMUNITY.

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

TMLSS PLUS LUCHAS
1. OWNER'S NAME: TEXAS PROPERTIES HOME PHONE: [REDACTED]
LLC BUSINESS PHONE: () _____
FAX: () _____
E-MAIL: _____

OWNER'S CURRENT MAILING
ADDRESS: [REDACTED]

2. HEARING REPRESENTATIVE
NAME: ASH & ASSOCIATES PHONE: (512) 392-1719
FAX: () _____

REPRESENTATIVE'S MAILING
ADDRESS: 142 JACKSON LANE CITY SAN MARCOS STATE TX ZIP 78666

3. NAME OF REAL ESTATE COMPANY INVOLVED: _____

PROPERTY INFORMATION

4. TOTAL AREA TO BE ZONED: ACRES 10.12 (OR) SQ.FT. _____ TOTAL NO. of TRACTS: _____

5. PLANNING AREA(S) : _____ 6. PROPOSED ZONING: R-1 - SINGLE FAMILY

EXISTING ZONING CLASSIFICATION(S) AND USES (if applicable): RA - RESIDENTIAL MEDIUM DENSITY

6. EXISTING STRUCTURES: NONE

PROPOSED STRUCTURES/USE: RESIDENTIAL HOMES

7. **LEGAL DESCRIPTION**

Subdivision: DEPUTAT HILLTOP PLACE SECTION NO. 2.
Lot(s) 24 & 25

Block(s) - Plat Book: 2 Page Number: 49

8. **DEED RECORDS:** (REFERENCE OF DEED CONVEYING PROPERTY TO THE PRESENT OWNER):
DOC. NO. 18045379

VOLUME: _____ PAGE: _____ OF COUNTY PLAT RECORDS

9. OTHER PROVISIONS

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

TYPE OF OVERLAY ZONE(S) (if applicable) _____

B. FLOOD PLAIN (What, if any, flood zone does your property occupy?): ZONE "X" - 48209C0355F

C. ELECTRIC UTILITY PROVIDER: POWERLINES ELEC. -(PROPOSED)

WATER UTILITY PROVIDER: PRIVATE WATER & RAIN WATER COLLECTION

WASTEWATER UTILITY PROVIDER: PRIVATE CSEF (PROPOSED)

HAYS COUNTY SEPTIC PERMIT NUMBER (if applicable): _____

SITE INSPECTION AUTHORIZATION

Applicant/owner, or Applicant's authorized agent, hereby authorizes the City of Wimberley representatives to visit and inspect the property for which this application is being submitted.

Date: 5/31/2021 APPLICANT SIGNATURE Art A. Asencio

WHEN APPLICABLE:

Date: _____ AGENT SIGNATURE _____

ACKNOWLEDGMENT OF EXISTING Subdivision Plat Notes, Deed Restrictions Restrictive Covenants and/or Zoning Conditional Use Permits

I, the Applicant herein, have checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permits prohibiting certain uses and/or requiring certain development restrictions (for example, height, access, screening) on the property now being zoned on my behalf and located at: SIERRA LOMA, and more particularly known as Lot 24 & 25, Block — of the PLANT of HILL TOP ^{PHASE SEC. NO. 2} Subdivision.

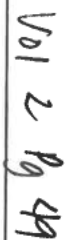
If a conflict should result with the request I am submitting to the City of Wimberley due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permits it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permits.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permit information, which may apply to this property.

Date: _____ APPLICANT SIGNATURE _____

WHEN APPLICABLE:

Date: 5/31/2021 AGENT SIGNATURE Art A. Asencio



Vbl 7 Pg 35/

SEE SHEET 2



SECTION 2

LEGEND

- IRON STAKE W/ALUMINUM CAP (PRO-TECH ENG 2219) SET
- IRON STAKE (FOUND)
- CONC. MONUMENT FOUND
- FENCE PI/ANGLE POINT
- FENCE LINE
- HAYS COUNTY DEED RECORD
- HAYS COUNTY PLAT RECORD



EUGENE PUCHALSKI SURVEY NO.89



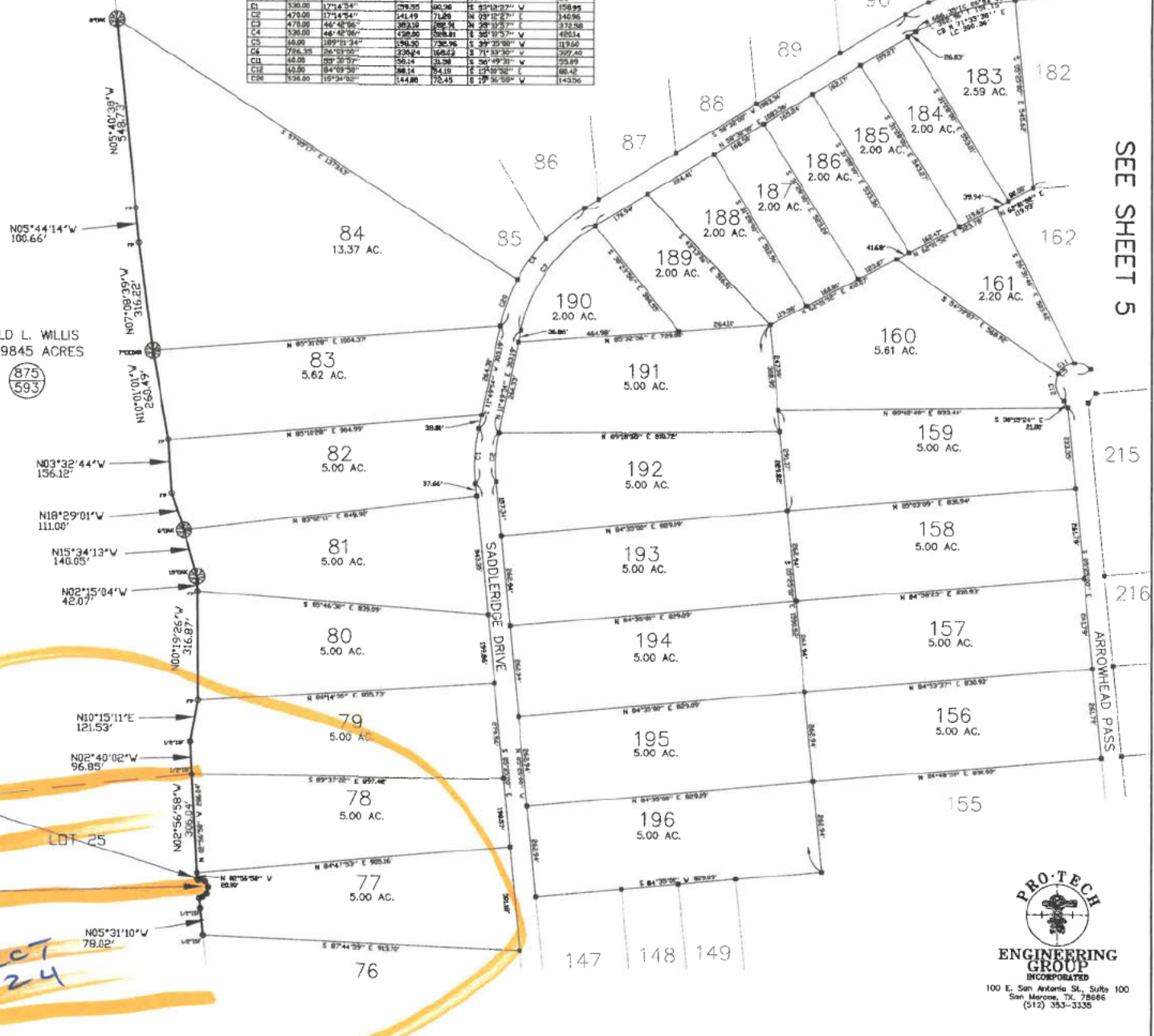
INSET

LINE	DIRECTION	DISTANCE
L1	N04°24'19"W	31.22'
L2	N68°31'29"E	9.01'
L3	N03°24'31"E	14.83'
L4	N12°33'52"E	18.63'
L5	N27°56'40"W	17.77'
L6	N61°18'15"W	13.26'
L7	N88°37'48"W	9.93'

DONALD L. WILLIS
189.9845 ACRES

(875)
(593)

NUMBER	B	IC	L	T	CS	LC
C1	530.00	17°14'34"	129.05	60.06	N 53°12'21" W	158.95
C2	478.00	7°14'54"	54.19	71.26	N 70°12'21" W	140.96
C3	478.00	44°42'06"	203.10	286.91	N 28°10'57" W	372.50
C4	520.00	44°42'06"	420.00	286.81	E 30°10'57" V	480.14
C5	68.00	109°12'24"	126.50	126.50	E 30°10'57" V	119.50
C6	726.35	28°15'00"	230.64	164.63	E 1°15'35" V	277.49
C7	68.00	28°15'00"	50.14	33.38	E 30°10'57" V	75.89
C8	68.00	84°19'59"	88.14	84.18	E 10°10'50" V	88.42
C9	520.00	10°10'10"	144.00	72.45	E 10°10'50" V	143.50



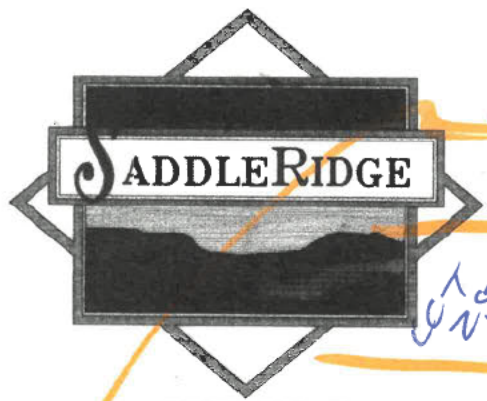
LOT 25
LOT 24

SEE SHEET 6

SEE SHEET 5

PRO-TECH
ENGINEERING
GROUP
INCORPORATED
100 E. San Antonio St., Suite 100
San Marcos, TX 78666
(512) 353-3335

SEE SHEET 4



SECTION 2

EUGENE PUCHALSKI SURVEY NO.89

NUMBER	N	LC	L	T	CO	LC
C13	470.00	1271.56"	100.75	50.57	S 00°43'20" W	100.56
C14	470.00	5329.03"	438.73	236.42	S 2°18'35" W	422.85
C15	530.00	3719.09"	344.75	178.72	N 29°25'59" E	338.70
C16	530.00	04°38'55"	43.00	21.51	N 03°05'33" W	42.89
C17	470.00	41°12'08"	337.98	176.67	S 27°27'59" W	336.75

N

2
49

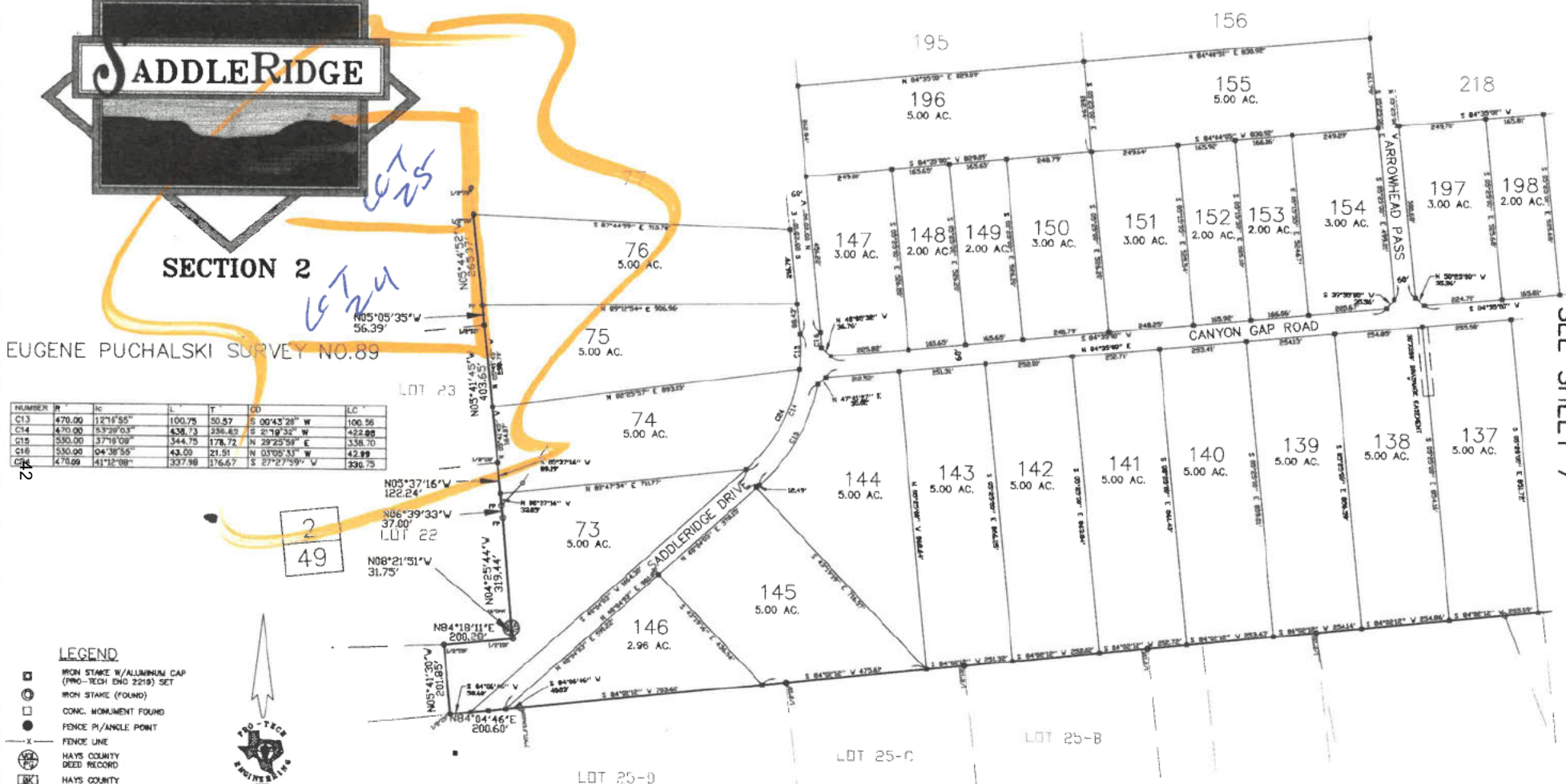
LEGEND

- IRON STAKE W/ALUMINUM CAP (PRO-TECH ENG 2219) SET
- IRON STAKE (FOUND)
- CONC. MONUMENT FOUND
- FENCE PI/ANGLE POINT
- - - FENCE LINE
- HAYS COUNTY DEED RECORD
- HAYS COUNTY PLAT RECORD



OAKWOOD HILLS
UNRECORDED SUBD.

O.G. PARKE SURVEY NO.2



SEE SHEET 7

SUBMITTAL CHECKLIST

- ☒ Complete Zoning Application.
- ☒ Provide a plat map of the property to be zoned, showing scale.
- ☐ Provide a plat map of all properties within 200 feet of any portion of Applicant's property and indicate Applicant's property on such map. Map must clearly indicate scale of map, streets and main arteries leading to property.
- ☒ Provide names and addresses of property owners within 200 feet of any portion of Applicant's property.
- ☐ Provide a legal description of the property to be zoned.
- ☒ Sign/date Submittal Verification form.
- ☒ Sign/date Site Inspection Authorization form.
- ☒ Sign/date Acknowledgement Form.
- ☒ Pay Zoning Fee (this fee is based on the cost of services incurred by the City of Wimberley in reviewing, processing and recording the zoning request).
- ☒ Applicant agrees to attend Planning & Zoning Commission hearings scheduled for Applicant's proposed zoning (or sign waiver below).
- ☒ Sign/date Submittal Verification and/or Waiver of Appearance form.
- ☒ Applicant agrees to attend City Council hearing scheduled for Applicant's proposed zoning.

SUBMITTAL VERIFICATION AND/OR WAIVER OF APPEARANCE

() My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me, my firm, or agent, may delay the review of the Application.

☒ I hereby waive my right to appear before the City of Wimberley City Council at the public hearing to be held concerning the zoning of my above-referenced property. I understand that my failure to appear allows the Council to consider my zoning request; however, if questions are raised that cannot be answered, the matter will be continued.

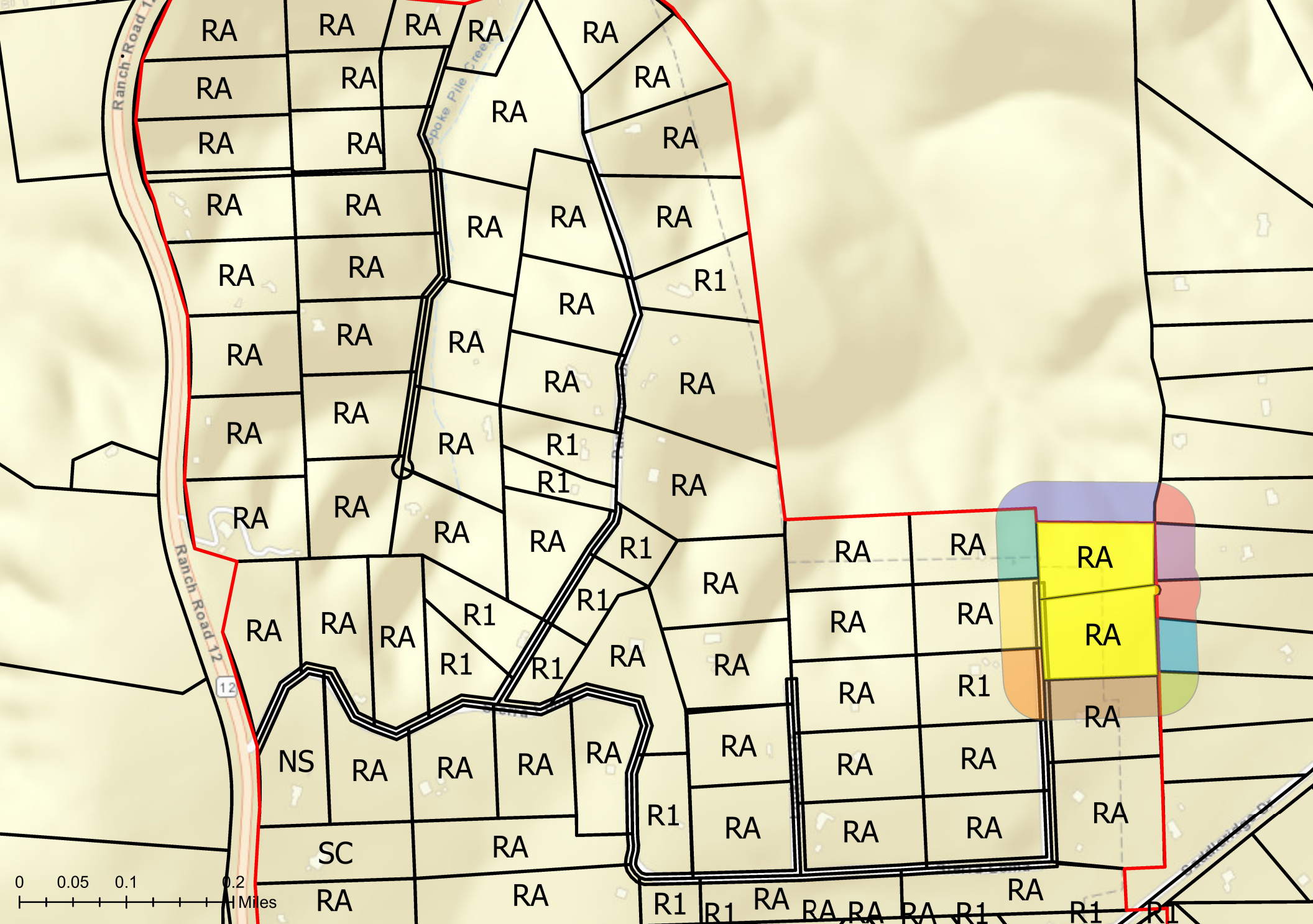
Date: _____

APPLICANT SIGNATURE _____

WHEN APPLICABLE:

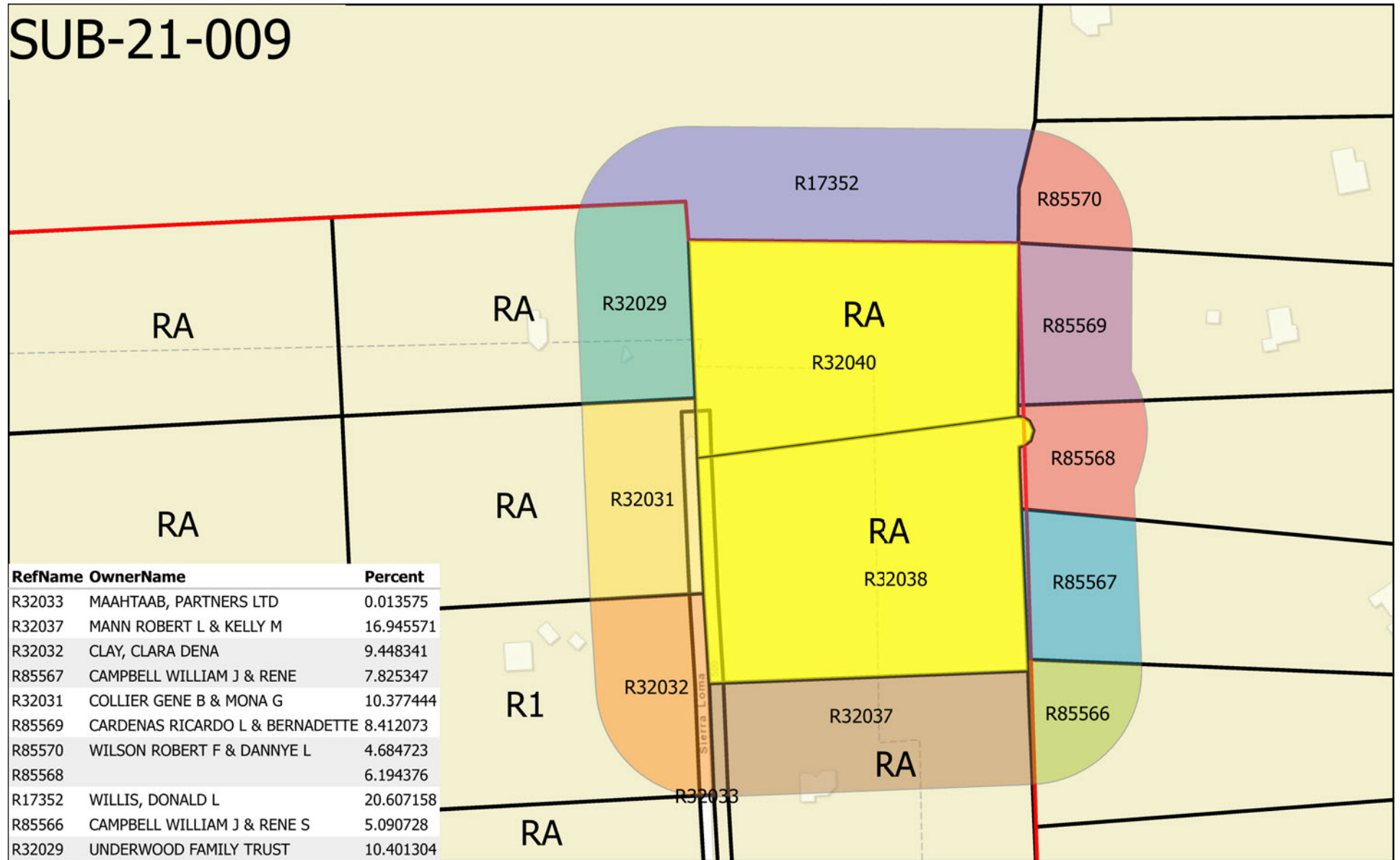
Date: 8/31/2021

AGENT SIGNATURE: Asst & Associates



ZA-21-009

SUB-21-009



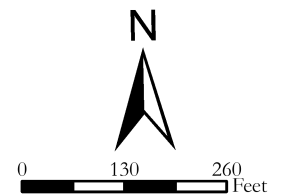
RefName	OwnerName	Percent
R32033	MAAHTAAB, PARTNERS LTD	0.013575
R32037	MANN ROBERT L & KELLY M	16.945571
R32032	CLAY, CLARA DENA	9.448341
R85567	CAMPBELL WILLIAM J & RENE	7.825347
R32031	COLLIER GENE B & MONA G	10.377444
R85569	CARDENAS RICARDO L & BERNADETTE	8.412073
R85570	WILSON ROBERT F & DANNYE L	4.684723
R85568		6.194376
R17352	WILLIS, DONALD L	20.607158
R85566	CAMPBELL WILLIAM J & RENE S	5.090728
R32029	UNDERWOOD FAMILY TRUST	10.401304

200' Notification Map

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

2021

Coordinate System: NAD 1983 StatePlane Texas Central FIPS 4203 Feet



ORDINANCE NO. 2021-XX

AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS, REZONING LOT 24A & LOT 24B, OF THE REPLAT OF HILLTOP PLACE, SECTION 2, WIMBERLEY, HAYS COUNTY, TEXAS, FROM RESIDENTIAL ACREAGE (RA) TO RURAL RESIDENTIAL (R-1)

WHEREAS, Chapter 211 of Vernon's Local Government Code empowers the City Council of the City of Wimberley to enact zoning regulations and provides for their administration, enforcement and amendment, and

WHEREAS, the regulations established by the Wimberley Code of Ordinances Article 9.03 (Zoning), as amended, (the "Code") are specifically designed to lessen congestion in the streets; secure safety from fire, panic, and other dangers; promote health and general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public facilities; and;

WHEREAS, the City Council of the City of Wimberley has complied with all notice of public hearing as required by the Code and State law; and

WHEREAS, in keeping with the spirit and objectives of the area, the City Council has given due consideration to all components of said proposed zoning change and the recommendations of the Planning and Zoning Commission concerning recommended requirements, conditions and safeguards necessary to protect adjoining property; and

WHEREAS, it is the intent of the City Council to provide harmony between existing zoning districts and proposed land uses; and

WHEREAS, the City Council desires to amend the Zoning Map by rezoning 4.4 acres of land out of the Replat of Hilltop Place Subdivision, Section 2, in Wimberley, Hays County, Texas, also known as Lot 24A and Lot 24B, from Residential Acreage (RA) to Rural Residential (R-1).

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

ARTICLE I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Wimberley and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

ARTICLE II. REZONING

THAT the Zoning Map of the City of Wimberley is hereby amended by rezoning 4.4 acres of land out of the Replat of Hilltop Place Subdivision, Section 2, in Wimberley, Hays County,

Texas, also known as Lot 24A and Lot 24B, from Residential Acreage (RA) to Rural Residential (R-1) zoning classification.

ARTICLE IV. REPEALER

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

ARTICLE V. SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

ARTICLE VI. EFFECTIVE DATE

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

ARTICLE VII. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code, and the Standard Zoning Enabling Act, Chapter 211 of the Texas Local Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED by the City of Wimberley City Council on the ____ day of _____ 2021 by a vote of _ (Ayes) and _ (Nays) and _ (Abstain).

CITY OF WIMBERLEY

By: _____
Gina Fulkerson, Mayor

ATTEST:

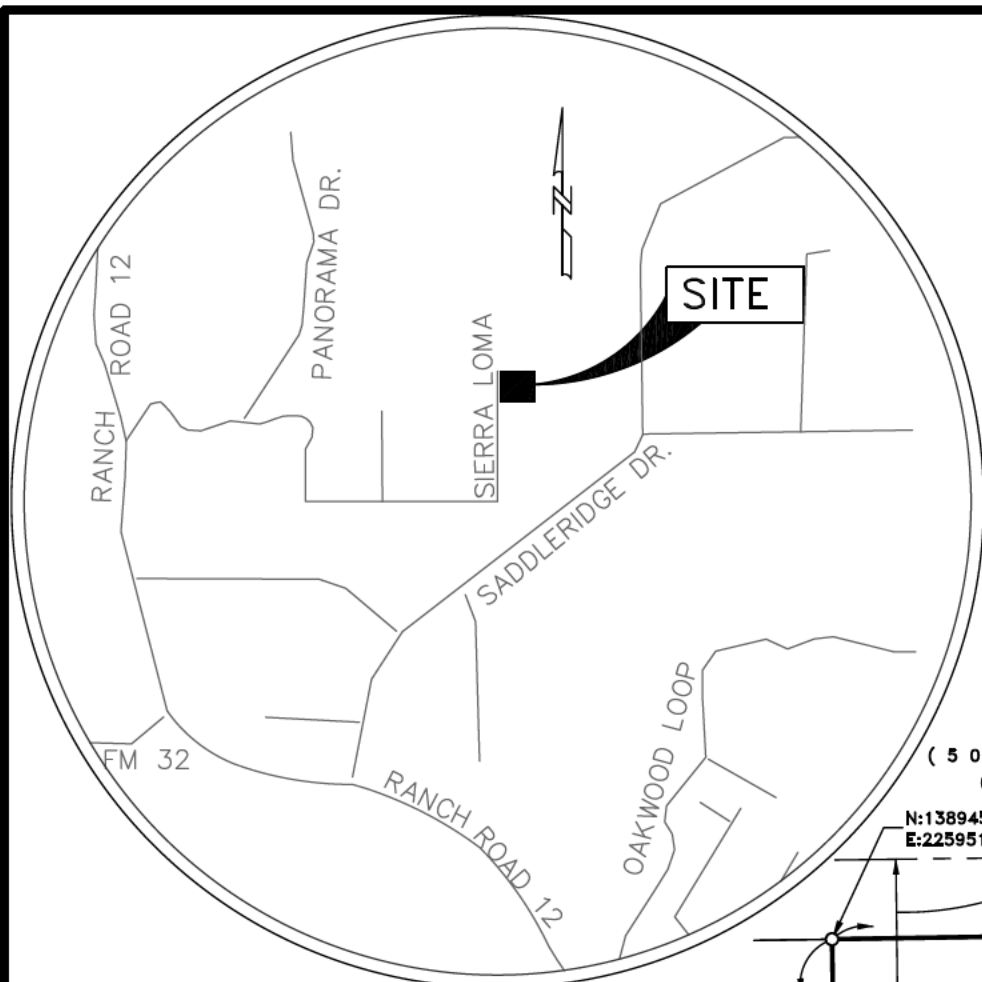
Laura Calcote, City Secretary



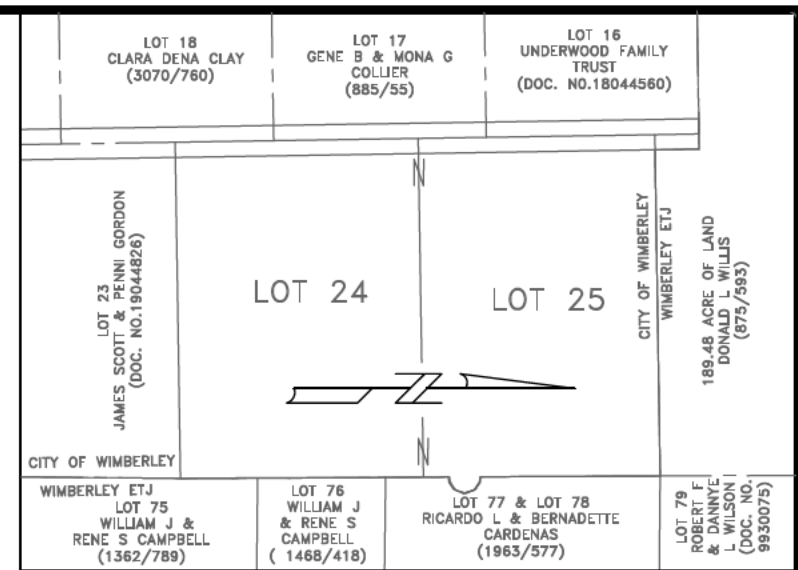
APPROVED AS TO FORM:

City Attorney

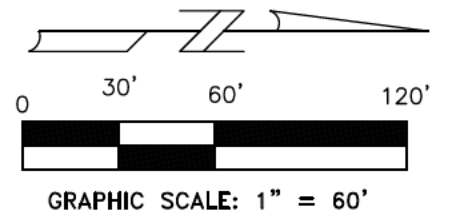
LOTS 24A - 24B & 25A
OF THE REPLAT OF LOTS 24 & 25 OF THE
REPLAT OF HILLTOP PLACE SUBDIVISION SECTION 2
VOLUME 2, PAGE 49
P.R.H.C.TX.



VICINITY MAP
1" = 2,000'



ORIGINAL LOT CONFIGURATION
N.T.S.

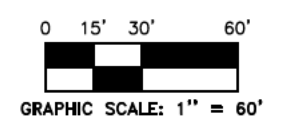


- LEGEND
- IRON PIPE FOUND
 - IRON ROD FOUND
 - IRON ROD SET
 - CAPPED "RPLS 5687"
 - "X" IN CONCRETE
 - PK FOUND
 - CALCULATED POINT
 - CONCRETE MONUMENT
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - CLEANOUT
 - GAS VALVE
 - POWER POLE
 - OVERHEAD ELECTRIC LINE
 - DOWN GUY
 - ELECTRIC METER
 - LIGHT POLE
 - WOOD FENCE
 - CHAIN LINK FENCE
 - WIRE FENCE
 - METAL FENCE
 - GAS METER
 - TELEPHONE PEDESTAL
 - CABLE PEDESTAL
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - ELECTRIC GROUND
 - CONTROL POINT
 - UNDERGROUND UTILITY MARKER SIGN
 - UNDERGROUND UTILITY TEST STATION
 - SIGN POST
 - ELECTRIC TRANSFORMER
 - TRAFFIC SIGNAL BOX
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - B.L. BUILDING LINE
 - (BRG.-DIST.) RECORD CALL

NOTE:

1) BEARING BASIS DERIVED BY GPS MEASUREMENTS ADJUSTED BY H.A.R.N. (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE (TEXAS SOUTH-CENTRAL ZONE) COORDINATES & NAD83 (HORIZONTAL).

LOTS 24A - 24B & 25A
OF THE REPLAT OF
LOTS 24 & 25 OF THE
REPLAT OF HILLTOP PLACE
SUBDIVISION SECTION 2
VOLUME 2, PAGE 49
P.R.H.C.TX.



OWNER: TMLSS PLUS
TEXAS PROPERTIES LLC.
60001 E. LOS ANGELES AVE.
SOMIS, CA. 93066

ASH & ASSOCIATES
SURVEYING - PLANNING - ARCHITECTURE
"SERVING THE COMMUNITY OF TEXAS"

142 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
ashandassociates.net

Surveying:
100847-00
Architect:
TX20240

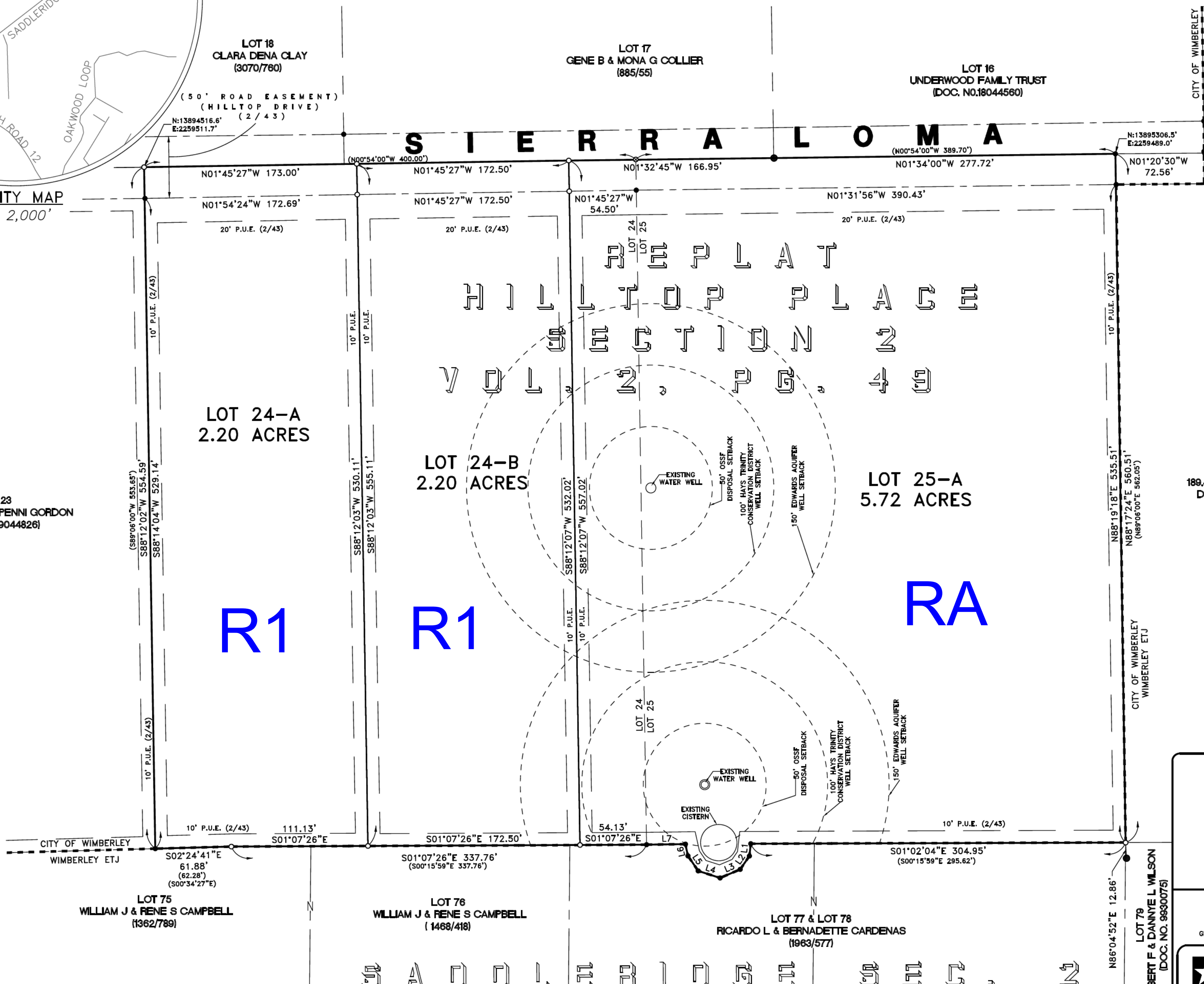
DRAWN: MAM SCALE: 1"=60'
REVIEWED: RHT DATE: 06/24/2021
©ASH & ASSOCIATES, L.L.C.

REV.
08/31/2021
-

PROJECT No.
20-7635
SHEET 1 OF 2

PRELIMINARY 08/31/2021

LINE #	LENGTH	DIRECTION
L1	10.04'	S84°38'25"E
L2	13.21'	S56°21'25"E
L3	17.78'	S23°54'15"E
L4	18.71'	S16°59'00"W
L5	14.74'	S54°51'15"W
L6	9.85'	S76°26'22"W
L7	31.54'	N01°38'45"W
RECORD LINE TABLE		
LINE #	LENGTH	DIRECTION
(L1)	(9.77')	(S77°43'E)
(L2)	(14.84')	(S55°40'E)
(L3)	(18.66')	(S17°25'E)
(L4)	(17.75')	(S22°57'W)
(L5)	(13.27')	(S56°13'W)
(L6)	(9.9')	(S83°28'W)
(L7)	(41.0')	(S00°15'59"E)





AGENDA ITEM:	Special Exception Request and SUB-21-009 - Resubdivision of Lots 24 & 25, Hilltop Place Sec 2
SUBMITTED BY:	Nathan Glaiser, Planning and Development Coordinator
DATE SUBMITTED:	August 30, 2021
MEETING DATE:	September 23, 2021 (Spec P&Z) / September 30, 2021 (City Council)

REPORT

ITEM

Hold a public hearing and consider making a recommendation to City Council regarding case SUB-21-009, an application for a proposed 3-lot subdivision of Lot 24 & 25, Hilltop Place Section 2, located on Sierra Loma Dr, Wimberley, Hays County, Texas. There is one special exception associated with this proposed subdivision from the City Subdivision Code [Section 9.02.115](#) (19) prohibiting private roads.

PROPERTY INFORMATION

Property Description

Applicant(s):	Ash and Associates
Property Address:	Last two lots on the East side of Sierra Loma
Property Owner:	Tom Lucas, TMLSS Lucas Enterprises
Legal Description:	Lot 24 & 25, Hilltop Place Section 2
Property Size:	10.12 acres
Existing Use of Property:	Single Family Residential
Existing Zoning:	RA
Proposed Use of Property:	Single Family Residences
Request:	Approval of resubdivision establishing Lot 24A, 24B, & 25A
Planning Area:	I
Overlay District:	None

Surrounding Property:

Frontage: Sierra Loma (private road)

Surrounding Zoning & Land Use

North of Property

Current Zoning:
RA

Existing Land Use:
Raw Land

	South of Property	RA	Single-Family Residential	
	East of Property	RA	Single-Family Residential	
	West of Property	RA	Single-Family Residential	
Utilities (proposed)	Lot 24A	Electricity PEC	Water Rainwater Collection	Wastewater OSSF
	Lot 24B	PEC	Rainwater Collection	OSSF
	Lot 25A	PEC	Existing Wells	OSSF

COMMENTS

One neighbor provided information on the private road, Sierra Loma Dr. Another neighbor spoke in opposition to the subdivision due to fire safety, and ingress and egress as there is only one entrance and exit.

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200'): September 11, 2021
Published Legal Notice (Wimberley View): September 9, 2021

RECOMMENDATION

Planning and Zoning recommended denial of the special exception (5-0-1) based on the assumption that they would recommend denial of subdivision.

Planning and Zoning recommended denial of the subdivision (6-0) because the small lot sizes were not in compliance with the current zoning.

ATTACHMENT/S

- Variance Letter
- Replat of Lots 24 & 25, Hilltop Place Sec 2

 ASH & ASSOCIATES
SURVEYING - PLANNING - ARCHITECTURE
"Serving the Community of Texas"
142 Jackson Lane
San Marcos, Texas 78666
Phone: 512-392-1719
ashandassociates.net

August 31, 2021

Planning & Development
221 Stillwater
Wimberley, Tx. 78676.

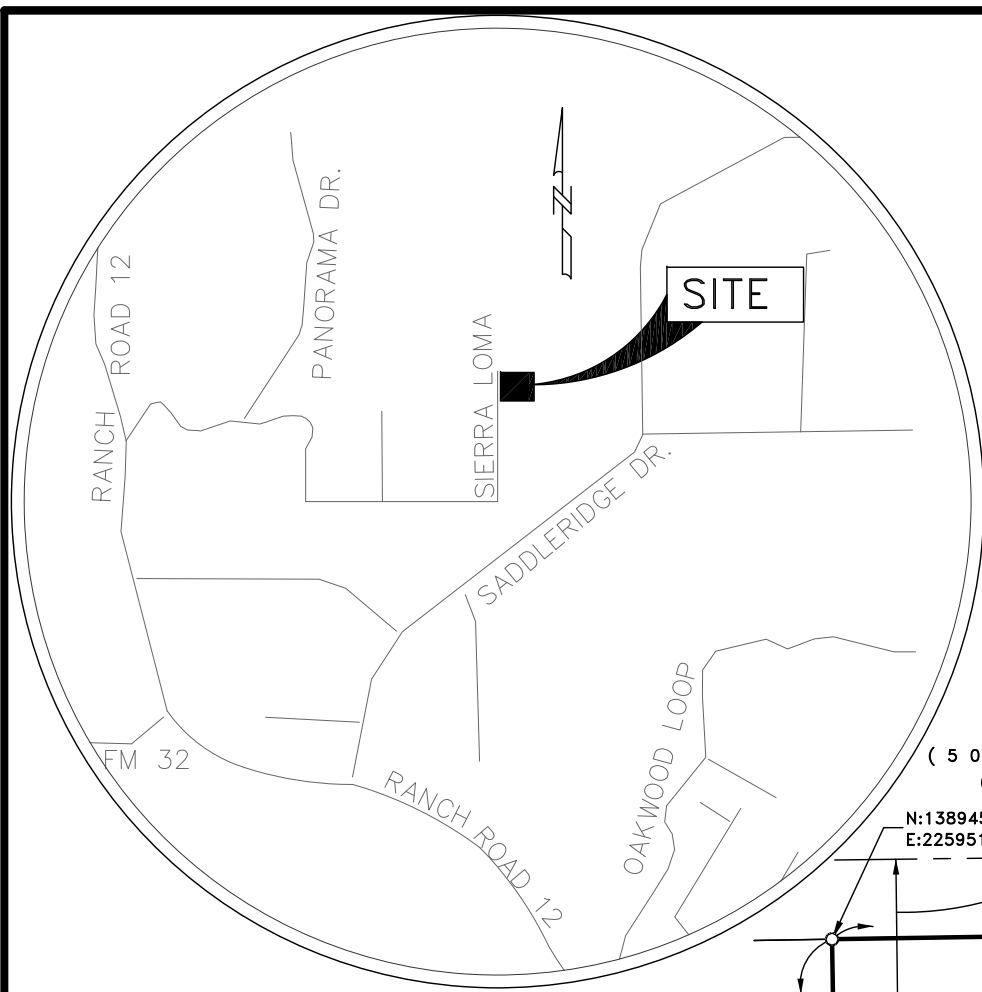
Mr. N. Glaiser,

I, Tom Lucas owner of TMLSS PLUS LUCAS TEXAS PROPERTIES LLC., owner of Lot 24 and Lot 25, Replat of Hilltop Place Section 2, Vol.2, Pg. 49, Plat Records, Hays County, Texas, as conveyed by deed recorded in Document No. 18045379 Official Public Records, Hays County, Texas, would like to request a Variance from Section 9.02.115 (19) of the City Code, which prohibits private streets. Shown on the Replat of said Hilltop Place, as a 50' Easement (Hilltop Drive) and commonly known as Sierra Loma. The Replat of said Lot 24 and Lot 25 will create 3 lots, which will have access to a public right-of-way via the 50' easement shown on said Replat of Hilltop Place. Please Replat of said Hilltop Place and the Proposed Replat of said Lot 24 and Lot 25 attached hereon.

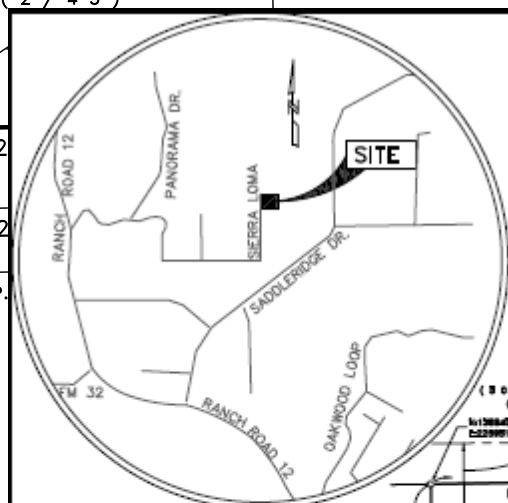
Thank you,


Ash and Associates
512 392 1719

LOTS 24A - 24B & 25A
OF THE REPLAT OF LOTS 24 & 25 OF THE
REPLAT OF HILLTOP PLACE SUBDIVISION SECTION 2
VOLUME 2, PAGE 49
P.R.H.C.TX.

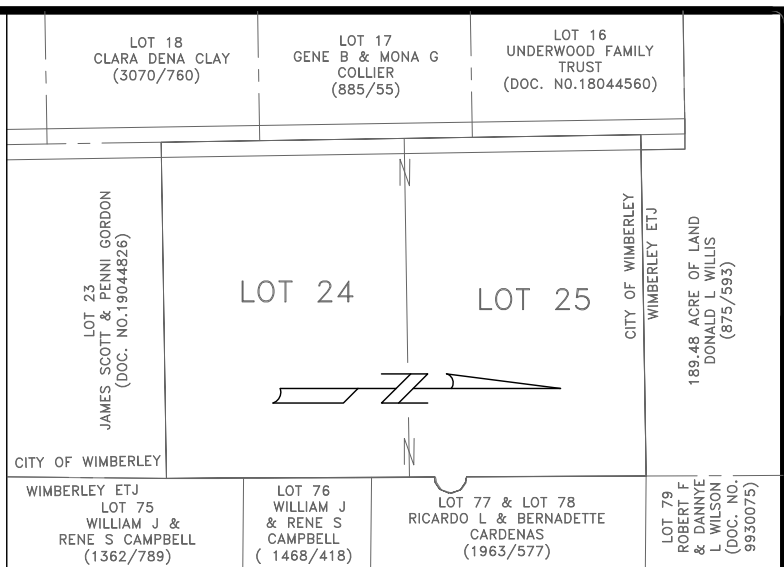
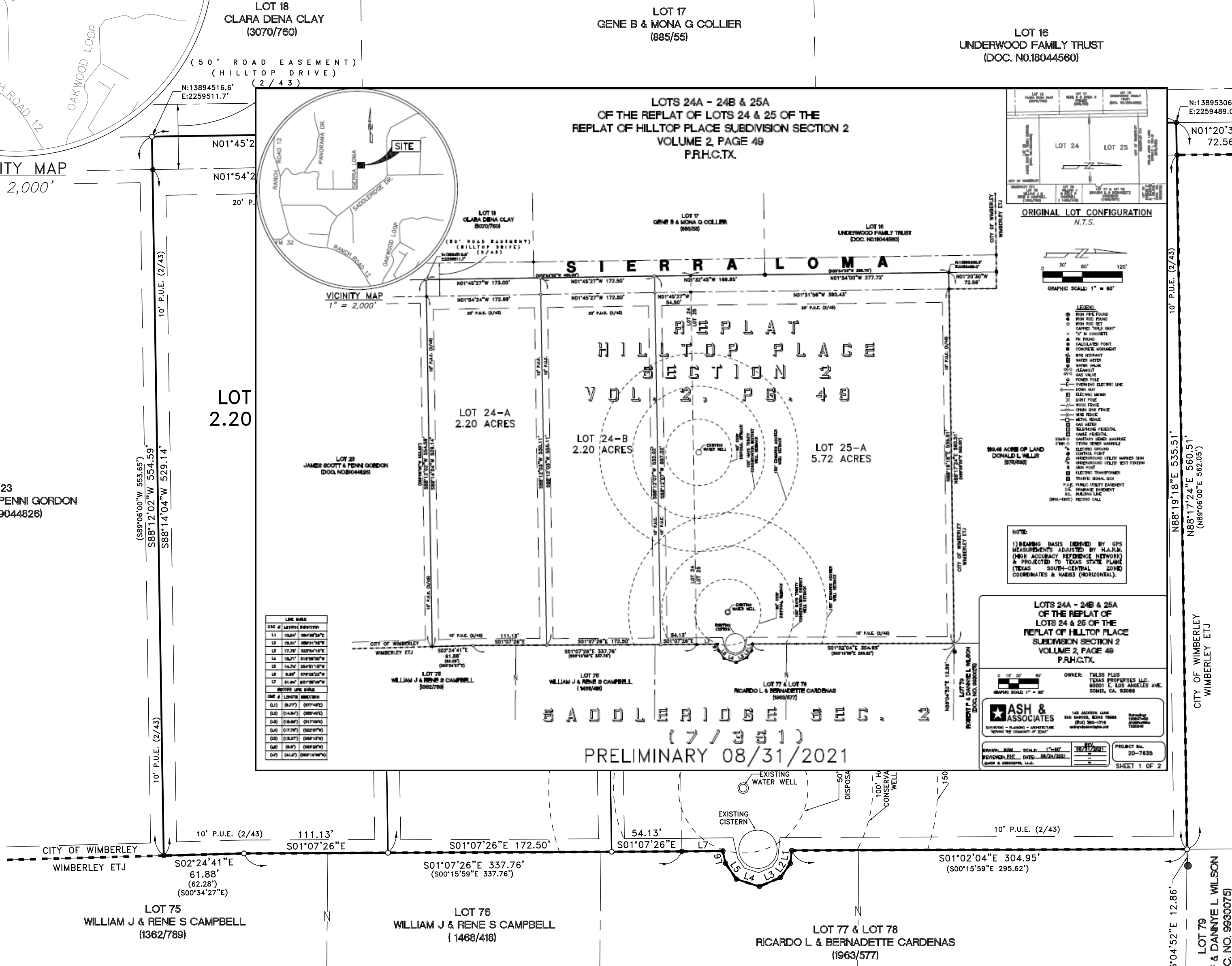


VICINITY MAP
1" = 2,000'

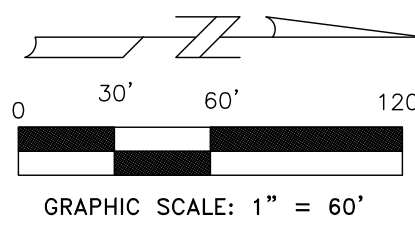


VICINITY MAP
1" = 2,000'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.04'	S84°38'25"E
L2	13.21'	S56°21'25"E
L3	17.78'	S23°54'15"E
L4	18.71'	S16°59'00"W
L5	14.74'	S54°51'15"W
L6	9.85'	S76°26'22"W
L7	31.54'	N01°38'45"W
RECORD LINE TABLE		
LINE #	LENGTH	DIRECTION
(L1)	(9.77')	(S77°43'E)
(L2)	(14.84')	(S55°40'E)
(L3)	(18.66')	(S17°25'E)
(L4)	(17.75')	(S22°57'W)
(L5)	(13.27')	(S56°13'W)
(L6)	(9.9')	(S83°28'W)
(L7)	(41.0')	(S00°15'59"E)



ORIGINAL LOT CONFIGURATION
N.T.S.



- LEGEND
- IRON PIPE FOUND
 - IRON ROD FOUND
 - IRON ROD SET
 - CAPPED "RPLS 5687"
 - "X" IN CONCRETE
 - PK FOUND
 - CALCULATED POINT
 - CONCRETE MONUMENT
 - FIRE HYDRANT
 - WATER METER
 - CLEANOUT
 - GAS VALVE
 - POWER POLE
 - OVERHEAD ELECTRIC LINE
 - DOWN GUY
 - ELECTRIC METER
 - LIGHT POLE
 - WOOD FENCE
 - CHAIN LINK FENCE
 - WIRE FENCE
 - METAL FENCE
 - GAS METER
 - TELEPHONE PEDESTAL
 - CABLE PEDESTAL
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - ELECTRIC GROUND
 - CONTROL POINT
 - UNDERGROUND UTILITY MARKER SIGN
 - UNDERGROUND UTILITY TEST STATION
 - SIGN POST
 - ELECTRIC TRANSFORMER
 - TRAFFIC SIGNAL BOX
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - B.L. BUILDING LINE
 - (BRG.-DIST.) RECORD CALL

NOTE:
1) BEARING BASIS DERIVED BY GPS MEASUREMENTS ADJUSTED BY H.A.R.N. (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE (TEXAS SOUTH-CENTRAL ZONE) COORDINATES & NAD83 (HORIZONTAL).

LOTS 24A - 24B & 25A
OF THE REPLAT OF
LOTS 24 & 25 OF THE
REPLAT OF HILLTOP PLACE
SUBDIVISION SECTION 2
VOLUME 2, PAGE 49
P.R.H.C.TX.

OWNER: TMLSS PLUS TEXAS PROPERTIES LLC. 60001 E. LOS ANGELES AVE. SOMIS, CA. 93066

142 JACKSON LANE SAN MARCOS, TEXAS 78666 (512) 392-1719 ashandassociates.net

Surveying: 100847-00 Architecture: TX20240

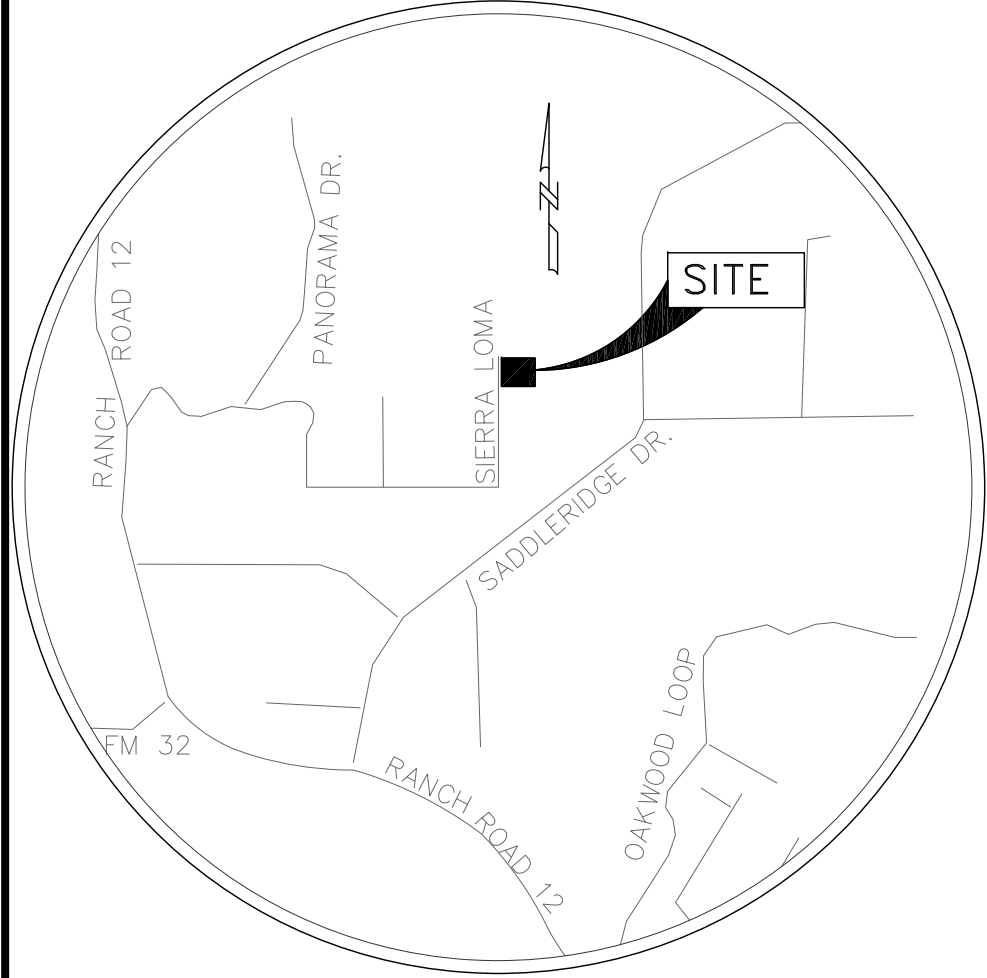
DRAWN: MAM SCALE: 1"=60' 08/31/2021

REVIEWED: RHT DATE: 06/24/2021

PROJECT No. 20-7635

SHEET 1 OF 2

PRELIMINARY 08/31/2021



VICINITY MAP

1" = 2,000'

STATE OF TEXAS *
COUNTY OF HAYS *

KNOW ALL MEN BY THESE PRESENTS

THAT, TMLSS PLUS LUCAS TEXAS PROPERTIES LLC, BY AND THROUGH TOM LUCAS, PRESIDENT, OWNER OF LOT 24 & LOT 25, OF THE REPLAT OF HILLTOP PLACE SUBDIVISION, SECTION 2, AN ADDITION TO HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 49, PLAT RECORDS, HAYS COUNTY, TEXAS, SITUATED IN THE EUGINE PRICHALSKI SURVEY, SECTION NO. 89, ABSTRACT NO. 374, HAYS COUNTY, TEXAS, AS CONVEYED BY SPECIAL WARRANTY DEED TO SAID TMLSS PLUS LUCAS TEXAS PROPERTIES, LLC., DATED DECEMBER 22, 2018 AND RECORDED IN DOCUMENT NO. 18045379, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, DO HEREBY REPLAT SAID LOT 24 AND LOT 25, AND ESTABLISH **"LOTS 24A - 24B & 25A OF THE REPLAT OF LOTS 24 & 25 OF THE REPLAT OF HILLTOP PLACE SUBDIVISION SECTION 2 - VOLUME 2, PAGE 49"**, PLAT RECORDS HAYS COUNTY, TEXAS, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED.

TOM LUCAS OWNER OF
TMLSS PLUS LUCAS TEXAS PROPERTIES LLC.
6001 E. LOS ANGELES AVE
SOMIS, CA. 93066

DATE

STATE OF TEXAS *
COUNTY OF HAYS *

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOM LUCAS, OWNER OF TMLSS PLUS LUCAS TEXAS PROPERTIES LLC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF

_____, A.D., 20____.

NOTARY PUBLIC
STATE OF TEXAS

I, RICHARD H. TAYLOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES OR CONFLICTS UNLESS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WIMBERLEY TEXAS.

PRELIMINARY 08/31/2021

RICHARD H. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, NO. 3986

DATE

LOTS 24A - 24B & 25A OF THE REPLAT OF LOTS 24 & 25 OF THE REPLAT OF HILLTOP PLACE SUBDIVISION SECTION 2 VOLUME 2, PAGE 49 P.R.H.C.TX.

PLAT NOTES:

1) THIS SUBDIVISION PLAT WAS PREPARED WITHOUT BENEFIT OF COMMITMENT FOR TITLE AND IS SUBJECT TO ALL RECORDED RESTRICTIVE COVENANTS, EASEMENTS AND RIGHT-OF-WAYS, NOT SHOWN HEREON AND IS SUBJECT TO ALL NOTES, COVENANTS AND RESTRICTIONS OF HILLTOP PLACE, SECTION 2, AN ADDITION TO HAYS COUNTY, TEXAS, ACCORDING TO THE PLATS RECORDED IN VOLUME 2, PAGE 43, PLAT RECORDS, HAYS COUNTY, TEXAS. AND REPLAT OF HILLTOP PLACE, SECTION 2, AS RECORDED IN VOLUME 2, PAGE 49, PLAT RECORDS, HAYS COUNTY, TEXAS.

2) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48209C0355F, DATED SEPTEMBER 2, 2005, THIS PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), WHICH IS AN AREA OUTSIDE THE FEMA DESIGNATED 100-YEAR FLOODPLAIN.

3) BEARING BASIS DERIVED BY GPS MEASUREMENTS ADJUSTED BY H.A.R.N. (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE (TEXAS SOUTH-CENTRAL ZONE) COORDINATES & NAD83 (HORIZONTAL).

4) THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE RECHARGE ZONE OF THE EDWARDS AQUIFER.

5) LOT 25 - TO BE SERVICED BY PRIVATE WATER WELL SYSTEM AND LOT 24-A, LOT 24-B TO BE SERVICED BY SURFACE WATER OR RAIN WATER COLLECTION SYSTEM.

6) THIS SUBDIVISION LIES WITHIN THE CORPORATE LIME OF THE CITY OF WIMBERLEY AND IS SUBJECT TO ITS ORDINANCES.

7) THIS SUBDIVISION LIES WITHIN THE FOLLOWING JURISDICTIONS:
ESD #4 AND #7, WIMBERLEY INDEPENDENT SCHOOL DISTRICT.

8) NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PERMITTED SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE CITY OF WIMBERLEY.

9) BUILDING SETBACK LINES PER CITY OF WIMBERLEY ZONING ORDINANCES.

10) LOT 25-A, LIMITED TO A TOTAL PUMP RATE OF 1,200 GALLONS OF WATER PER DAY.

UTILITY INFORMATION:

WATER: PRIVATE WELL - LOT 25-A
RAIN WATER COLLECTION LOT 24-A & LOT 24-B

SEWER: PRIVATE ON-SITE SEWAGE FACILITY
ELECTRICITY: PEDERNALES ELECTRIC

I, NATHAN GLAISER, PLANNING & DEVELOPMENT COORDINATOR OF THE CITY OF WIMBERLEY, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS TO WHICH APPROVAL IS REQUIRED.

NATHAN GLAISER

DATE

APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF _____, 20____ BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, TEXAS.

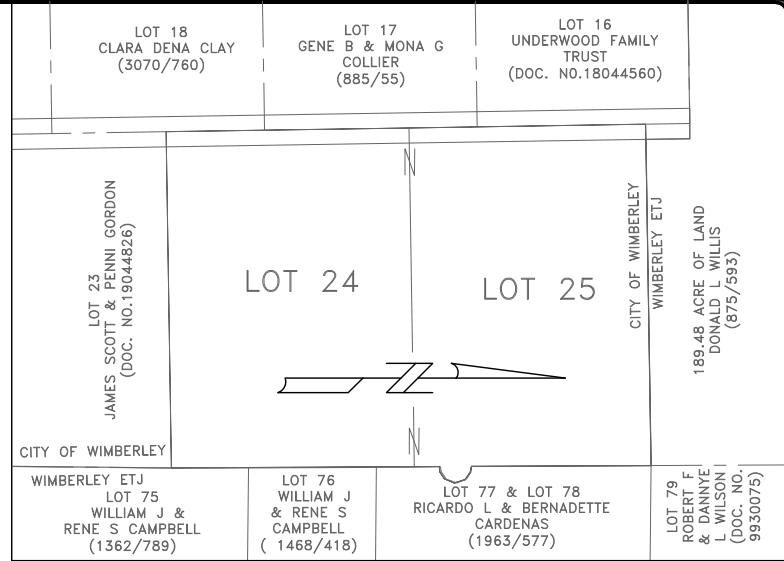
GINA FULKERSON, MAYOR

DATE

RECOMMENDED FOR APPROVAL ON THE _____ DAY OF _____, 20____ BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF WIMBERLEY, TEXAS.

CHAIR

DATE



ORIGINAL LOT CONFIGURATION

N.T.S.

STATE OF TEXAS *
CITY OF WIMBERLEY *

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

MIKE BOESE

CITY ADMINISTRATOR

DATE

I, MIKE BOESE, CITY ADMINISTRATOR OF THE CITY OF WIMBERLEY, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS TO WHICH APPROVAL IS REQUIRED.

MIKE BOESE

CITY ADMINISTRATOR

DATE

STATE OF TEXAS *
COUNTY OF HAYS *

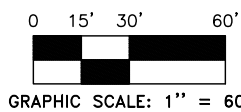
I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, AT _____ O'CLOCK __.M., AND RECORDED ON THE ____ DAY OF _____, 20____ AT _____ O'CLOCK __.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT # _____.

ELAINE H. CARDENAS

COUNTY CLERK

HAYS COUNTY, TEXAS

LOTS 24A - 24B & 25A OF THE REPLAT OF LOTS 24 & 25 OF THE REPLAT OF HILLTOP PLACE SUBDIVISION SECTION 2 VOLUME 2, PAGE 49 P.R.H.C.TX.



OWNER: TMLSS PLUS
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60001 E. LOS ANGELES AVE.
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SURVEYING - PLANNING - ARCHITECTURE
"SERVING THE COMMUNITY OF TEXAS"

142 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
ashandassociates.net

Surveying:
100847-00
Architecture:
TX20240

DRAWN: MAM SCALE: 1"=60'
REVIEWED: RHT DATE: 06/24/2021
C:ASH & ASSOCIATES, L.L.C.

REV.
08/31/2021
-
-
-

PROJECT No.
20-7635

SHEET 2 OF 2



AGENDA ITEM:	Waste water tap depth connection Blue Heron Lane
SUBMITTED BY:	David Cohen, Council Member Place 5
DATE SUBMITTED:	September 17, 2021
MEETING DATE:	September 23, 2021

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Discuss and consider action directing the City Administrator to engage an engineering firm to evaluate possible alternatives regarding the tap depth for the waste water collection system and homeowner connections on Blue Heron Lane and make recommendations to the City.

REQUESTED ACTION

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

FINANCIAL

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

STAFF RECOMMENDATION

ATTACHMENT/S



City of Wimberley
Fiscal Year 2022 City Council Priorities
Adopted:

This document, adopted by the City Council represents the priorities for the City Council for Fiscal Year (FY) 2022, and is to be used as a reference and planning tool for City staff for the fiscal year. Council priorities are not listed in rank order.

Health & Public Safety

Improve communication and develop action plans for regular and emergency events.

Economy

Evaluate all opportunities to maintain a balanced annual budget and strong fund balances.

Transportation

Improve traffic and pedestrian movement throughout the City.

Growth/Preservation

Plan for the proper management of current and future development, while preserving Wimberley's character, natural beauty and resources.

Quality of Life

Maintain and expand natural and humanmade amenities for all.

Infrastructure

Improve current plan and prioritize future planning for infrastructure needs.

Identity

Provide a consistent "brand" for the City to be used in all internal and external communications.

Compliance & Documentation

Ensure City ordinances and codes are in compliance with federal and state laws and are aligned with City policy.

Relationships

Develop and maintain mutually beneficial relationships with relevant cities, county, state and other governmental and non-profit entities.

City Council Priorities –

This document, adopted by the City Council represents the priorities for the City Council for FY 2022, and is to be used as a reference and planning tool for City staff for the fiscal year. Council priorities are not listed in rank order.

A. PRIORITY: HEALTH & PUBLIC SAFETY

Improve communication and develop action plans for regular and emergency events.

Goals:

- Develop and distribute an Emergency Information Guide
- Maintain and improve coordination and communication with local law enforcement, emergency service agencies and HOA representatives
- Develop a Wimberley-specific emergency management plan, including range of contingencies and best practices
- Identify potential emergency events (weather, human-made, etc.)
- Establish responsibilities for staff, Mayor and Council
- Create an informational guest card for short-term rentals and lodging facilities with relevant emergency information

B. PRIORITY: ECONOMY

Evaluate all opportunities to maintain a balanced annual budget and strong fund balances.

Goals:

- Development of a Capital Improvement Plan (CIP) and corresponding projects
- Evaluate the feasibility and effectiveness of a bond program to address transportation infrastructure needs
- Explore Historical District tax credits
- Engage Economic Support and Development Committee for Strategic Plan and Economic Development Plan
- Identify affordable housing opportunities and options in the Wimberley Valley
- Explore the reinstatement of the Hotel Occupancy Tax

C. PRIORITY: TRANSPORTATION

Improve traffic and pedestrian movement throughout the City.

Goals:

- Conduct a comprehensive transportation and drainage study and develop a Transportation Plan
- Identify pedestrian compliance issues and improve crosswalks
- Improve GPS mapping and application directions/instructions
- Address walkability and mobility issues in the Wimberley Square

D. PRIORITY: GROWTH/PRESERVATION

Plan for the proper management of current and future development, while preserving Wimberley's character, natural beauty and resources.

Goals:

- Evaluate the establishment of a Historical District, along with potential federal and state tax credits
- Review and evaluate the 2014 Proposed Downtown Plan
- Plan for future development, while maintaining the unique character of Wimberley
- Identify solutions to help preserve the environment

E. PRIORITY: QUALITY OF LIFE

Maintain and expand natural and humanmade amenities for all.

Goals:

- Assessment of current assets and identification of future needs and wants
- Maintain and improve communication efforts within the community
- Identify community priorities for amenities
- Explore new program opportunities for the Wimberley Community Center

F. PRIORITY: INFRASTRUCTURE

Improve current plan and prioritize future planning for infrastructure needs.

Goals:

- ADA compliance and identification of compliance needs
- Roads and drainage assessments
- Identification of pedestrian mobility solutions
- Lighting safety and aesthetics throughout the City

G. PRIORITY: IDENTITY

Provide a consistent "brand" for the City to be used in all internal and external communications.

Goals:

- Explore installing a "Welcome Monument" sign at the Junction
- Continue identifying City branding opportunities
- Evaluate the expenditure of the American Rescue Plan Act funds for possibilities

H. PRIORITY: COMPLIANCE AND DOCUMENTATION

Ensure City ordinances and codes are in compliance with federal and state laws and are aligned with City policy.

Goals:

- Develop an employee pay scale and general job descriptions
- Identify and update existing contracts and agreements with public entities
- Continue the transition to digital/cloud-based government records

I. PRIORITY: RELATIONSHIPS

Develop and maintain mutually beneficial relationships with relevant cities, county, state and other governmental and non-profit entities

Goals:

- Improve and foster relationships with other local, state and federal governments and various organizations
- Promote cohesiveness/respectfulness amongst the citizenry
- Better recognition of local volunteers