

VILLAGE OF WIMBERLEY
Transportation Advisory Board

Minutes of Meeting
September 23, 2009

Meeting was called to order by Chairman Corwin Vansant at 9:00 AM

PRESENT:

TAB MEMBERS: Corwin Vansant, Bob Bullock, Rodney Jones, Kelly Kilber, Bert Ray, Mark Roden and Gene Woodruff.

CITY OFFICIALS: None

CITY STAFF: Don Ferguson, City Administrator

VISITORS: See sign-in list

A. MINUTES:

Minutes of the September 9, 2009 meeting were reviewed and approved without change.

B. PUBLIC HEARING:

As discussed at previous TAB meetings, it was felt that another Public Meeting to review the draft Connectivity and Pedestrian-Bike-Parking components of the Transportation Master Plan would be appropriate in order to allow further citizen input and discussion. A front-page article in the September 19, 2009 Wimberley View announced this meeting and outlined the affected areas and locations. A large number of people attended -- a copy of the sign-in sheet is attached as part of these minutes.

The original PowerPoint presentation of the two draft Components was presented. A significant number of attendees spoke to the issues and the discussion was lively.

Two locations addressed in the Connectivity component of the Plan received the majority of the comments, all in opposition: (1) the future extension and conversion of Leach Lane into a City street connecting River Road to Wayside Drive, and (2) the future extension of Canyon Gap Road and Saddleridge Drive to connect to Fulton Ranch Road.

Although it was pointed out that these proposed connections were diagrammatic only and any implementation would not occur for many years, TAB promised to acknowledge the expressed concerns and readdress these items, as well as any concerns submitted by mail.

TAB expressed appreciation to the attendees, and thanked them for participating in its goal of improving Wimberley's transportation infrastructure while acknowledging the desires of its citizens.

C. FUTURE MEETING DATES:

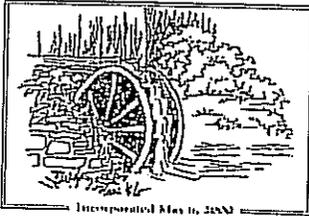
1. October 14, 2009 Joint TAB – Council Workshop at 5:30 PM
2. October 28, 2009
3. November 11, 2009

K. ADJOURNMENT:

The meeting adjourned at 10:45 AM

Submitted by Bert Ray, TAB Secretary

Approved at the November 18, 2009 TAB meeting



City of Wimberley

12111 Ranch Road 12, P.O. Box 2027, Wimberley, Texas, 78676

CITY OF WIMBERLEY TRANSPORTATION ADVISORY BOARD
CITY OF WIMBERLEY CITY HALL-CITY COUNCIL CHAMBERS
12111 RANCH ROAD 12, WIMBERLEY, TEXAS
SEPTEMBER 23, 2009 - 9:00 A.M.

AGENDA

CALL TO ORDER: SEPTEMBER 23, 2009 @ 9:00 A.M.

CALL OF ROLL:

1. **MINUTES**

CONSIDER APPROVAL OF MINUTES FROM THE PREVIOUS MEETING.

2. **CITIZENS COMMUNICATION:** *THE TRANSPORTATION ADVISORY BOARD WELCOMES COMMENTS FROM CITIZENS ON ISSUES AND ITEMS OF CONCERN, NOT ON THIS AGENDA. 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 BOARD CONSIDERATION.*

Speakers

3. **REPORTS**

- (A) SUBCOMMITTEE REPORTS
- (B) CITY STAFF REPORTS
- (C) BOARD MEMBER REPORTS

- ① Jim Thones - saddlerize ; no to
- ② Frances Sauge - no through saddlerize
- ③ Glenda Moss
- ④ 5/11
- ⑤ Bad statement opposed to Leach
- Phil Davis = 220 Leach

4. **DISCUSSION AND POSSIBLE ACTION**

DISCUSS AND CONSIDER POSSIBLE ACTION RELATING TO THE RECOMMENDATION OF TRAFFIC AND TRANSPORTATION PROJECT PRIORITIES TO CITY COUNCIL.

- ⑥ Gather Chaffin - Leach Lane
- ⑦ Lita Good - Leach Lane
- ⑧ Lita Good - Leach Lane
- ⑧ Lita Good - Leach Lane
- ⑨ Phil Davis

5. **ANNOUNCEMENTS**

- BOARD MEMBER ANNOUNCEMENTS
- FUTURE MEETING DATES
- FUTURE AGENDA ITEMS

Public Sign-In (SPEAKERS ONLY)

City of Wimberley, Texas

Purpose of Meeting: **Transportation Advisory Board** Date: **September 23, 2009**

Public Hearing Speakers Policy: Speakers must sign in prior to the beginning of the meeting. Speakers who wish to address a specific agenda item will be recognized when that item comes up on the agenda, provided they have signed in prior to the beginning of the meeting and indicated the item to be addressed. Each speaker will be limited to three (3) minutes.

Name of Speaker/Address (Please Print)

Agenda Item/Issue

Jim Thomas	211 Mission Trail	#4 - Saddle Ridge Extension
Francis Sarge, Jr	201 Arroyo Blvd	
Patricia Parent	735 Saddle Ridge Dr	#4 - Saddle Ridge Extension
BRAD STOCKMAN	800 LEACH LANE	LEACH LANE TO WAYSIDE EXT,
Trila Goodrich	151 Leach Lane	Leach Lane to Wayside
R Bruce Allon	801 Saddle Ridge Dr	#4 - Saddle Ridge / Mission Trail Ext.
PHILIP DAVE	200 Leach Lane	LEACH LANE EXTENSION
Jerry J. Jendryk	Mass 420 Canyon Gap Rd	Saddle Ridge Ext.
John Nathan Chapman	107 Leach Lane	Access Rd Using Leach Lane

Peter D. Anderson
P.O. Box 350
Wimberley, Texas 78676

To: Transportation Committee, Sept. 21, 2009

As you plan for the future transportation needs of Wimberley, please keep in mind that Blue Heron Run is entirely residential after you pass the Burger Barn. Tunneling traffic from the square to Blue Heron Run would have an adverse effect on our living environment.

Sincerely,

Peter Anderson
408 Blue Heron Run

-----Original Message-----

From: Curt Busk [mailto:cbusk@txwinet.com]
Sent: Monday, September 21, 2009 8:43 PM
To: cityadm@wimberley-tx.com
Subject: Re: TAB Meeting (Connectivity)

Unfortunately I am out of town and will not be able to attend the TAB meeting on Wednesday this week. Please let the Board know that I have surveyed the owners of the properties along Leach Lane this summer. Of the 10 owners 8 responded....7 are adamantly opposed to having their road extended, some were quite vocal as you might expect, and one owner said he was opposed to having the road paved. Of the other 2, one has already testified (I think before P&Z) that she is opposed to having her road extended and 1 has not responded to any queries.

As I have told you before, since incorporation, the POA has had numerous discussions about City ownership of any of our roads and we are united in opposition. Also, we see no reason to have an additional connection between River Road and Wayside. The area under consideration by TAB is virtually completely developed (only 1 or 2 tracts can still be re-subdivided) and almost built out. There are no traffic issues on River Road at this time and we do not anticipate any based upon the number of housing units which can be built between where River Road angles away from the river and the Cedar oak Mesa water park. As for connectivity, only one POA member has ever expressed any need to have quicker access to Wayside. As a subdivision we value our peace and quiet more than cutting a trip to town by a minute or two.

I am trying to contact another POA Board member to represent us before TAB in person but meeting with no success at this point. I hate to leave this important subject to this poor communication medium but (probably) have no choice at this time. The next Wednesday I will be back in town is October 14. If this issue is not decided by then please let me know as I would like to have a robust discussion with TAB concerning the need, and impact, of planning for connector roads where they are apparently not needed.

Thanks for conveying this to TAB,

CB

>

K. Phillipps Dane
220 Leach Lane
Wimberley, TX 78676
512.395.7429

Hugh Rowles
230 Leach Lane
Wimberley, TX 78676
512.395.4953

September 21, 2009

City of Wimberley
Transportation Advisory Board
P.O. Box 2027
Wimberley, TX 78676

To the Members of the Transportation Advisory Board:

The River Meadows neighborhood - or, more broadly, that area which is bordered by Wayside Drive and River Road - is a block of residential and resort property valued for its proximity to downtown Wimberley, access to the Blanco River, views of the Wimberley valley, and the tranquility that permeates the extensive residential neighborhood. Near the heart of that neighborhood, Leach Lane is a one-lane, private, caliche roadway which originates at River Road¹ and terminates in a turnaround/cul-de-sac. That cul-de-sac is at the property limits of the authors of this letter - Phil Dane and Hugh Rowles.² **Neither of us support, and both of us stand opposed to, the extension of Leach Lane through to Wayside Drive.**

Transportation Advisory Board member Bert Ray has indicated that the purpose of the additions to the Transportation Master Plan are to "make Wimberley safer, more pleasant, and more convenient."³ The proposed extension of Leach Lane is a flawed proposal, which only partially addresses motorist convenience, at the expense of safety and quality of life for Wimberley residents.

There is no public safety benefit from extending Leach Lane as a throughway from River Road to Wayside Drive. An emergency road already exists for this purpose. The emergency access easement at the end of River Meadows Road⁴ is a marked, cleared, dedicated piece of land specifically designated for this purpose. In fact, special attention has been taken to prepare this roadway for use during periods of significant flooding, with the inclusion of a high-flow culvert under the roadway at its Wayside Drive termination point. A review of the topological map and a physical inspection of the terrain indicates no area of potential flooding along River Road between Leach Lane and River Meadows Road which would prevent the use of the River Meadows Road emergency access easement by residents impacted from a closure of River Road at a low point east of Leach Lane.⁵

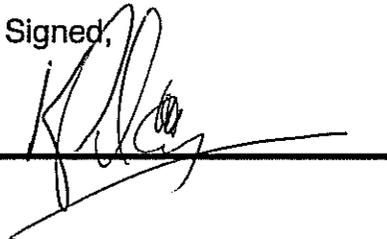
Any minimal motorist convenience gained by the ability to proceed more quickly through a residential neighborhood would come at the cost of property values and property rights of Village residents along Leach Lane. Increased noise levels from increased traffic flow along Leach Lane will negatively impact residents of Leach Lane. Resident safety will be negatively impacted, from the increased traffic and vehicle speeds along a paved throughway. Property values for residents of Leach Lane will be negatively impacted by the conversion of a caliche cul-de-sac to a paved, yellow-lined, divided throughway. Motorist safety will be negatively impacted by the increased potential for striking wildlife currently residing along Leach Lane, and the grazing and congregation patterns of local wildlife will be disturbed. In short, there is no positive impact from a proposed extension of Leach Lane.

The impact of including a proposed extension to Leach Lane on the Wimberley Transportation Master Plan would have an immediate negative effect on the residents of Leach Lane. Three Real Estate Agents and an appraiser to whom we have spoken have each indicated that converting a cul-de-sac to a through road would significantly affect the value of the property on that roadway. Further, the formalization and documentation of such a plan - *even if never executed* - would "have an immediate and significant negative effect" on the value of such properties.

In conclusion, we believe there to be no good reason for the extension of Leach Lane through to Wayside Drive. The proposed extension of Leach Lane would be solely for the convenience of motorists, and any minor convenience benefit is far outweighed by the negative impacts of the proposed extension. There would be no enhancement to public safety, and there would be negative impacts on the safety, property value, noise, wildlife, and quality of life for a number of taxpaying, landowning, Wimberley residents.

We stand against the addition of the extension of Leach Lane to the Village's Transportation Master Plan.

Signed,



K. Phillipps Dane
220 Leach Lane



Hugh Rowles
230 Leach Lane

Additional Statement from Mr. Dane: My work as a Sales Director with IBM requires frequent out-of-town travel. A business trip to Annapolis, MD and Atlanta, GA prevents my attendance at this week's meeting of the Transportation Advisory Board. Since learning of the potential for a recommendation to extend Leach Lane, I have made several attempts to express my opposition to any such plan. On Friday, July 24th, I left a voice mail for City Manager Don Ferguson. Presumably, schedule conflicts prevented the return of that call. Also on July 24th, I spoke via telephone with President of the River Meadows Property Owner's Association Curt Busk and expressed my opposition to any planned extension/paving of Leach Lane. Mr. Busk assured me he would represent that view, in his conveyance of the POA's overall point of view on the Transportation Advisory Board recommendations. On Wednesday, September 2nd, I came to the Village offices for a meeting of the Transportation Advisory Board - the date specified on the Village website - to find out the meeting had been cancelled and/or moved to other dates. I am co-authoring this letter of protest both to document my opposition to the proposed addition of the extension of Leach Lane, and to serve as my participation in this week's public hearing process.

1. Figures 1 and 2, attached, depict the origin of Leach Lane at River Road (clearly marked as a Dead End).
2. Figure 3, attached, depicts the turnaround/cul-de-sac at the property of the authors of this letter.
3. Wimberley View, September 19, Volume 34, Number 75, page 1, columns 4/5
4. Figures 4, 5, 6, 7, 8, and 9, attached, depict the origin of River Meadows Road (NOT marked as a Dead End), the origin of the emergency road at River Meadows Road, and the termination of the emergency road at Wayside Drive.
5. Source: Google Maps, and signatory's physical inspection of River Road on September 19, 2009.

Figure 1 - Origin of Leach Lane, view 1



Figure 2 - Origin of Leach Lane, view 2



Figure 3 - Termination of Leach Lane at property boundary of authors



Figure 4 - Origin of River Meadows Road, view 1



Figure 5 - Origin of River Meadows Road, view 2



Figure 6 - Origin of emergency access roadway from River Meadows Road, northbound



Figure 7 - Termination of emergency access road, at Wayside Drive, southbound, view 1



Figure 8 - Termination of emergency access road at Wayside Drive, southbound, view 2

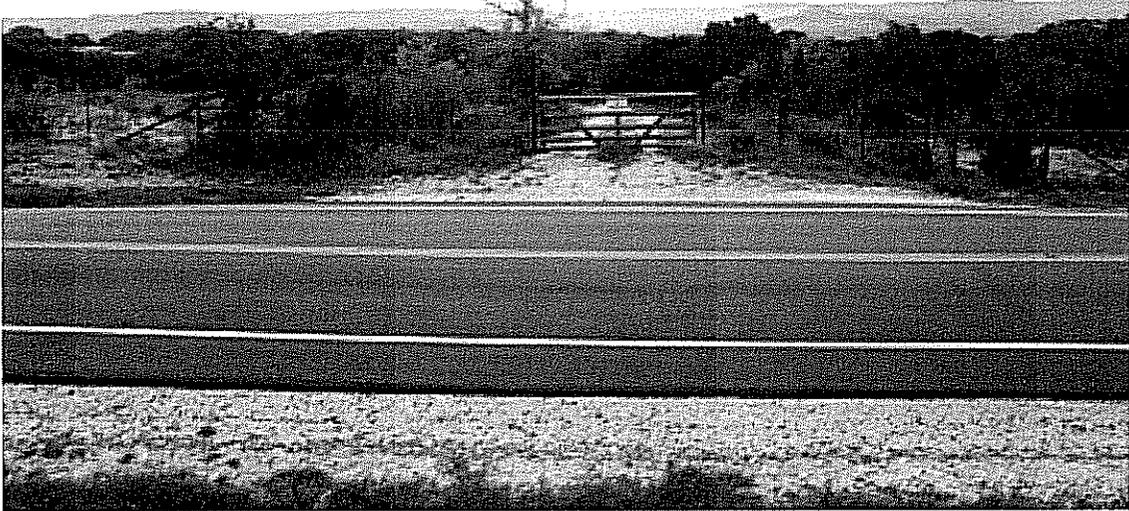


Figure 9 - Water-handling construction embedded in emergency access road



City Administrator

From: Sara Dishman [sarakkd@yahoo.com]
Sent: Wednesday, September 23, 2009 8:06 AM
To: don ferguson; bob flocke; charles roccaforte; tom haley
Subject: the reason for my concern.....



I have been looking at buying the house on Canyon Gap since July. I was just there Sunday. I certainly would not buy this home, nor would anyone else be interested (I'd bet) if you are putting a big road through the 'O Quinn ranch through to Canyon Gap. This home has been on the marker for over a year, and they really want/need to sell it.

Leach Lane Residents against proposed
Leach Lane road changes and against being
added to Transportation Master Plan.

TRUPEAT NENE
100 LEACH LANE
847 0158

} AGAINST PROPOSAL. CR. LANE
9/22/2009

Suebyn Nene.

Against Proposal.
9/22/2009.

Robert D. M. Lee (TONG) - Against Proposal
9/22/2009

KEITH MOODY
209 LEACH LANE
9-22-09

} Against proposed
road changes

Katherine E. Lima
200 Leach Lane
512 922 4417

9/22/09

James B. Stockman
200 Leach Lane

9/22/09

512-922 4316

Po Box 27, Wimberley

Leach Lane Residents against proposed
Leach Lane road changes and against being
added to Transportation Master Plan.

Marjorie Miller, PO Box 1404, Wimberley TX 78676
Stephen Chapin 107 Leach Lane Wimberley.

Leach Lane Residents against proposed
Leach Lane road changes and against being
added to Transportation Master Plan.

Some of the reasons. Sept. 22, 2009

① Old Will make some of the houses too close
to the road.

② Take away the quiet and tranquility
that is the reason we bought property
on Leach Lane

③ It will be hard to control/enforce
speed limit on the downhill section
of the road. (There is a major elevation
change from Wayside down to River Rd.)