

Village of Wimberley
City Council Meeting Minutes
City Hall, 14500 RR 12, Suite 22
Tuesday, November 27, 2001, 6:00 p.m.

The meeting was called to order by Mayor Linda Hewlett at 6:00 p.m.

The invocation was delivered by Dr. Bill Jones of the First Baptist Church.

The Pledge of Allegiance was led by Mayor Hewlett.

Roll Call: Present were: Linda Hewlett, Mayor
Walter Brown, Council Member
Steve Klepfer, Council Member
Martha Knies, Council Member
Matt Manis, Council Member
Tony McGee, Council Member

1. Consent Items

A. Minutes: The minutes of the November 1, 2001 meeting were presented.

B. Council Member Tony McGee presented two resolutions congratulating the Lady Texans for their accomplishment in winning the State Championship in Volleyball,

Councilwoman Martha Knies moved that both consent items be approved as presented. The motion was seconded by Councilman Matt Manis. The motion was passed by a vote of 5 to 0.

2. Presentations of Citizens

A. Citizens' Comments.

There were no citizen comments.

3. Zoning & Subdivisions

A. Zoning Cases

Glenn Fryer, Chair
P&Z Commission

(1) Application No. C211-01-026
Applicant: 1st Baptist Church
Agent: Dr. Bill Jones
Location: 501 Kyle Road
Business Name: N/A

(1st Baptist Church - Continued)

Proposed Use: Church Parking and Building Expansion

Planning Area: B&D

Requested Zoning: AG - PUD

(1st Baptist Church – Continued)

P&Z Recommendation: AG - PUD

Council Action: Motion Passed Vote 5 to 0

Mike Stevens, Attorney for the First Baptist Church, commented that the Planning and Zoning process went smoothly and that the best interest of all parties was captured in the PUD agreement. Councilman Walter Brown commented that there was limited space available for retention and drainage on the property, and that at the present time the system was not up to engineering standards. There was considerable discussion concerning the impervious ground coverage, and Mr. Stephens agreed that the church will leave as many trees as possible. It was also brought out that the building plans, as presented, was actually larger than the final building would be built. There was also a need for redesign because the entrance was too close to the street. Councilman Steve Klepfer advised the church that it would be necessary for them to come back to the Planning & Zoning Commission with their finalized plans before a building permit would be issued. Councilwoman Knies expressed her concern that the 60-foot height was over the allowable height under the Comprehensive Zoning Ordinance. This will be considered in the redesign.

Councilman Steve Klepfer moved that the recommended zoning be approved. The motion was seconded by Councilman Tony McGee. The motion was passed by a vote of 5 to 0.

(2) Application No. C211-01-030

Applicant: Emily Ann Theater

Agent: Ann and Norm Rolling

Location: 1101 RR 2325

Business Name: Emily Ann Theater

Proposed Use: Planned Unit Development

Planning Area: A

Requested Zoning: PR-2 PUD

P&Z Recommendation: PR-2 PUD

Council Action: Motion Passed Vote 5 to 0



Glenn Fryer, Chairman of the Planning & Zoning Commission presented the application, stating that the Commission had unanimously accepted the PUD agreement. The ancillary uses are set out for the C-1 district, and are limited to the purpose and intent of the Emily Ann Theater. He stated that the City had gained limitation with the C-1 permitted uses, which allows for public recreation (PR-2 PUD) for over 100 people. It was also pointed out that this was a multi-use district and that the Emily Ann Theater could have a store under this zoning. Emily Ann Theater has a 99-year lease with the high school.

(Emily Ann Theater – Continued)

Councilman Walter Brown moved that the recommended zoning be approved. The motion was seconded by Councilman Tony McGee. The motion was passed by a vote of 5 to 0.

**(3) Application No. C211-01-039
Applicant: Linda Morgan
Agent: N/A
Location: 2005 Hilltop
Business Name: N/A
Proposed Use: Single Family Dwelling
Planning Area: A
Requested Zoning: R-1
P&Z Recommendation: R-1
Council Action: Motion Passed - Vote 5 to 0**

Glenn Fryer, Chairman of the Planning & Zoning Commission, presented the application, stating that there were no specific problems with the application other than this is a steep slope lot. The plan had been reviewed by the Planning & Zoning Commission and was unanimously approved by them.

Councilman Walter Brown moved that the recommended zoning be approved. The motion was seconded by Councilman Tony McGee. The motion was passed by a vote of 5 to 0.

**(4) Application No. C211-01-040
Applicant: Cynthia Radle
Agent: N/A
Location: 111 Frontier Trail (Saddleridge)
Business Name: N/A
Proposed Use: Single Family Dwelling
Planning Area: A
Requested Zoning: AG
P&Z Recommendation: AG
Council Action: Motion Passed Vote 5 to 0**

Glenn Fryer, Chairman of the Planning & Zoning Commission, presented the application, stating that the Commission had unanimously approved the application. He also clarified that the AG zoning had nothing to do with a AG tax exemption. Mayor Hewlett commented that Ms. Radle was not present; she had driven from Houston on the regular council meeting date of November 15, 2001, and the meeting had been canceled. Therefore, she was excused from attending at this meeting.

Councilman Walter Brown moved that the recommended zoning be approved. Councilwoman Martha Knies seconded the motion. The motion was passed by a vote of 5 to 0.

(5) Application No. C211-01-041

Applicant: Drew W. Dunlap

Agent: N/A

Location: 519 Hidden Valley Rd.

Business Name: N/A

Proposed Use: Remodel Garage and addition of Storage Bldg.

Planning Area: A

Requested Zoning: R-2

P&Z Recommendation: R-2

Council Action: Motion Passed Vote 5 to 0

Glenn Fryer, Chairman of the Planning & Zoning Commission, presented the application, stating that the size of the remodeling project triggered zoning; that the project had been split into two phases to accommodate Mr. Dunlap and that a second building permit would be issued upon completion of zoning. The application had been reviewed by the Planning & Zoning Commission and was unanimously approved by them.

Councilman Steve Klepfer moved that the recommended zoning be approved. Councilwoman Martha Knies seconded the motion. The motion was passed by a vote of 5 to 0.

(6) Application No. C211-01-038

Applicant: Dave & Lee Williams

Agent: N/A

Location: 200 Winn Valley Drive

Business Name: N/A

Proposed Use: Addition to Single Family Residence

Planning Area: A

Requested Zoning: R-2

P&Z Recommendation: R-2

Council Action: Continued

The applicant did not appear and the application was continued.

New Business

- 4. Discussion and possible action to approve a Request for Qualifications for consulting-engineering services to assist in the preparation of a wastewater service Master Plan.**

Councilman Steve Klepfer stated that there was a real need for a Valley-wide sewer system with a Master Plan. An engineering team would look at the topography and growth and render an opinion on choices available to the community. Councilman Klepfer made a motion that the Council approve qualifications for a consulting engineer service as presented and to move forward on a Wastewater Master Plan, selecting an engineering firm based on these qualifications. A discussion was held concerning the basis of fees to be paid to an engineer. Councilman Klepfer stated that there were no specific amounts set in the budget and that the engineer could not be selected simply on

the basis of his fee. Councilman Klepfer suggested that the list of the 15 firms used by GBRA be sent a copy of the qualifications. Councilman McGee stated that in the qualifications it states that lobbying is prohibited. Councilman Klepfer amended his motion to add that all questions should be directed to the City Administrator and that the deadline for applications would be January 11, 2002. Councilman McGee seconded councilman Klepfer's motion. The motion passed by a vote of 5 to 0.

5. Discussion & Possible action to approve Request for Bids for road maintenance projects.

Councilman Klepfer requested that the matter be continued.

6. Discussion & Possible Action to appoint Carolyn Nichols to the Planning & Zoning Commission.

Mayor Hewlett nominated Carolyn Nichols to the Planning & Zoning Commission, replacing Marilee Wood, who had resigned. Councilman Matt Manis moved that the nomination be accepted, and Councilman McGee seconded the motion. Councilman Klepfer commented that Ms. Nichols had been a great asset to the Roads Committee, but he realized the need for a detailed person such as Ms. Nichols on the Planning & Zoning Commission. Councilman Brown asked if Ms. Nichols would still represent her clients before the Planning & Zoning Commission on zoning requests and asked if the Council had received a legal opinion concerning any conflict that this could cause. Citizen Brandi Kilber asked why it wouldn't be a conflict. Mayor Hewlett agreed to obtain a legal opinion before taking a vote on her nomination. The matter was continued without a vote.

7. Discussion & Possible Action to appoint the firm of Neptune Wilkinson as an Interim City Engineer.

Mayor Hewlett stated that a need had arisen to retain an Interim City Engineer to review a subdivision application received by the City, and to review any subdivision applications that might come in until a permanent City Engineer could be appointed. City Administrator, Steve Harris, presented the credentials of Joe Wilkinson of the firm of Neptune Wilkinson. Mr. Harrison stated that he had worked with Mr. Wilkinson in the past and found him to do good work. Councilman Klepfer stated that he was uncomfortable with the time allowed to review Mr. Wilkinson's credentials. Councilman Brown made a motion that the Village of Wimberley retain Joe Wilkinson as the City's Interim City Engineer for the remainder of the year 2001, and that the matter be put on the December 20, 2001 agenda for further discussion. The motion was seconded by Councilman Klepfer and was passed by a vote of 5 to 0.

Announcements

Councilwoman Martha Knies congratulated Councilman Brown on becoming a new grandfather and presented him with a small gift.

Councilman McGee encouraged the Council to support the High School football team as they played in Victoria on Friday night.

Councilman Klepfer stated that he is seeking two people to serve on the Water/Wastewater Board.

Mayor Hewlett stated that there would be a mini-parade/pep-rally by the girls' volleyball team on Monday at 2:30 p.m. and that TxDOT had approved the parade.

The next regular meeting of City Council will be held on December 6, 2001, 7:00 p.m.

There being no further business, Council Meeting was adjourned by Mayor Hewlett at 7:23 p.m.

VILLAGE OF WIMBERLEY

By 
Linda Hewlett, Mayor


Adelle Turpen, City Secretary