

**Village of Wimberley  
City Council Meeting Minutes**

City Hall, 14500 RR 12, Suite 22  
Thursday, May 2, 2002, 7:00 p.m.

I. Mayor Linda Hewlett called meeting to order at 7:00 p.m.

Mr. O. O. Irvin of First Baptist Church offered the invocation.

Mayor Hewlett led the Pledge of Allegiance.

Roll Call: Present were: Mayor Hewlett, Council Members Walter Brown, Steve Klepfer, Martha Knies, Matt Manis, and Tony McGee.

II. Presentations of Citizens

Councilman Steve Klepfer, on behalf of the City Council, presented the first key to the City of the Village of Wimberley to out-going Mayor Linda Hewlett.

Madonna Kimball said her monthly newspaper, the *Hill Country Sun*, is celebrating its twelfth anniversary this month. In view of the current atmosphere connected with the political campaign to de-incorporate the Village of Wimberley, she suggests that instead of having a birthday party for the newspaper, the event become a "community get-back-together". The event could be held about two weeks after the election, and she invited the community to let her know what it thinks of the idea.

III. Consent Items

Minutes of City Council meeting of April 18, 2002, were approved as submitted.

IV. Consider and Act

A. Zoning Applications, Public Hearing:

C211-02-076, River Meadows Subdivision (blanket zoning of subdivision), Zoning RA, R-1, and R-2, and PR-1, in Planning Area A:

City Administrator Steve Harrison presented the application in place of Planning & Zoning Commissioners Curt Busk, who was absent, and Glenn Fryer, who recused himself as a property owner in River Meadows Subdivision. The proposal is to zone lots according to size as they exist, but a few owners of two adjoining lots requested their lots be considered together to qualify for lower-density-use zoning. One owner, Mr. Mark Roden, asked that his lot, No. 33B, be zoned R-1 instead of the R-2 which applies to a lot of its size. He said one letter was received from a property owner within the 200-foot notification zone expressing concern that larger properties could be subdivided creating higher density housing. He has responded to this letter, and said any further

subdivision in River Meadows must comply with both the subdivision's deed restrictions and City zoning rules. Planning & Zoning Commission recommended Council approval of blanket zoning as it was requested and approved Mr. Roden's request for R-1 zoning for lot 33B by a vote of 5-0. He said City officials would meet with other property owners' associations on City-initiated zoning.

In Public Hearing, Mr. Fryer read a statement expressing the concern of Dr. Busk that approval of R-1 for Mr. Roden's lot, which is smaller than the minimum size for R-1 lots in the zoning ordinance, establishes a precedent that would lead to difficulties in the future. Mr. Fryer said his view was similar to Dr. Busk's but not as firm; Mr. Fryer would have favored a finding that unique conditions in the original subdivision of Mr. Roden's lot created a lot marginally below the two-acre limit. Planning & Zoning Commissioner David Glenn noted the subdivision includes one lot reserved as a small park area which the Commission recommended as PR-1 zoning. No other comments were received in the public hearing.

Council members discussed zoning by lot size and combining smaller lots to allow zoning to a less dense use. Mr. Harrison noted the Council has the authority to zone a property according to its actual density or at a less dense use.

Councilman Klepfer moved to approve zoning of River Meadows Subdivision as recommended by Planning & Zoning Commission, Councilman Brown seconded. Councilman McGee recused himself from the vote as a property owner in the subdivision. Motion approved 4-0.

#### B. Discussion and possible adoption of Village investment policy

Administrator Harrison said the document before Council was a first draft of a possible investment policy for the Village presented for Council discussion and did not require Council action at present. He noted Council needs to move funds out of an account which exceeds the \$100,000 covered by FDIC insurance. Councilman Klepfer moved to authorize opening of money market accounts at both Balcones Bank and Ozona Bank using funds in the account now exceeding \$100,000 and being divided equally between the two money market accounts. Councilman Manis seconded, motion approved 5-0.

#### C. Set date and procedure for canvassing election results

Administrator Harrison suggested a special meeting of Council on Wednesday, May 8, to canvas results of the May 4 election. By consensus Council agreed, setting the time for 7:00 p.m. Mr. Harrison will post announcement of the meeting on Sunday.

#### V. City Administrator Report

Administrator Harrison briefed Council on proposal to hold a joint workshop on land use policy issues for Council, Comprehensive Planning Committee, and Planning & Zoning Commission. The meeting will be for learning about the legal concepts, not for decision-making, and would be

Open for public observation. City attorney Alan Bojorquez has agreed to participate. Council agreed by consensus on Saturday, May 18, from 8:00 a.m. to noon.

VI. Announcements, Future agenda items

Council members thanked and commended Mayor Hewlett for her leadership of the Council during the past two years.

Councilman Walter Brown said he has been appointed to the Development Committee of the Texas Municipal League, a new TML group of 40 people in local government positions from all over Texas, to discuss how state law affects municipalities.

Mayor Hewlett thanked Council members, City staff, and Village residents for their support and encouragement and said it has been a pleasure to serve as their first mayor.

VII. Council adjourned at 7: 46 p.m.

VILLAGE OF WIMBERLEY

By   
Linda Hewlett, Mayor

  
Dell Hood, Recording Secretary