

**Village of Wimberley**  
**Minutes of City Council Meeting**  
City Hall, 13210 Ranch Road 12, Wimberley, Texas  
Thursday, June 19, 2003

**Call Meeting to Order** - Mayor Steve Klepfer called Council to order at 6:30 p.m.

**Invocation** - Gary Fine of Wimberley Christian Church offered the Invocation.

Mayor Steve Klepfer led the Pledge of Allegiance to the United States flag.

Council member Matt Manis led the Pledge of Allegiance to the Texas flag.

**Roll Call:** Present were Mayor Steve Klepfer and Council members Carroll Czichos, John Graddy, Matt Manis, Carolyn Nichols, and Marilee Wood.

**Presentations of Citizens**  
**Citizen Comments**

Bert Ray, former chairman of the Comprehensive Plan Steering Committee, said the Wimberley Comprehensive Plan won an award from the Central Texas chapter of the American Planning Association. The award specifically acknowledges the "Public Process for Comprehensive Plan", and will be presented at a dinner on June 27 at the Hyatt Regency Hotel on Town Lake, Austin. He invited Council members to attend the award dinner. He said the award "is especially gratifying since we were all dedicated to making citizen input the foundation of the Plan. It's a real honor for our community, and something that we can all be proud of."

John Davison said he gave a presentation to the Parks and Recreation Board at its June 10 meeting and offered to do a small fireworks demonstration at the school football field. He proposes to show four or five different displays plus a finale. He asked if Council would support his proposal at the June 23 school board meeting. He said his display would be much safer than having many families shooting individual fireworks around the area.

Robin Hix of 151 Rockwood said she has learned that Rockwood is to be paved and widened. She does not think a road with only about ten vehicles a day traffic justifies spending the money it will take for this project.

Teri Brushaber, also a resident on Rockwood, said she opposes widening the residential street for several reasons, including the fact that none of the four residences on it have asked for the work; the street is already used as a thoroughfare and widening it will increase use by non-residents; through traffic already goes too fast and will be encouraged by improvement; if width of roads is a safety issue, the one-lane bridge on River Road should be widened first; and widening of a residential street is counter to the goal of maintaining the quaintness of the Village.

**A. Consent Items**

1. Minutes of City Council Meetings of June 5, 2003
2. 2<sup>nd</sup> Reading of Amendment to Zoning Ordinance Section 46.4.G.n – Requirements for Storm

### **Water Retention/ Detention**

3. **2<sup>nd</sup> Reading of Amendment to Subdivision Ordinance: Moving Section 16020(H) to a New Section 16021(A), Clarifying Exemption for Village Property**
4. **Confirmation list of Appointments for all Boards/ Committees and Commissions.**

At the request of Council members Mayor Klepfer pulled items 2 and 4 from Consent Agenda.

Council member Manis moved to accept Consent Items 1 and 3. Council member Graddy seconded. Motion to accept approved 5 Ayes to 0 Nays.

### **Reports from Boards/Committees/Staff**

#### **Parks & Recreation Board:**

Parks Board chair Kris Cusack reviewed four projects the Board is currently working on:

1. A Board subcommittee is working on documents relating to the Cypress Creek Nature Trail, including a Request for Qualification for infrastructure work, a professional services agreement, and criteria for evaluation of bidders. The Board will review and vote on these at a special meeting on June 24, and if approved, they will be forwarded to Council for action.
2. The Board had a first review of work on a master plan for a hike-and-bike trail system by Bosse, Compton & Turner, and expects two further sessions with the firm. The next review will be at the June 24 meeting. After Council approval of the preliminary plan, BCT will organize a public charrette to present alternatives to the community. BCT will then use the public input to prepare a proposal for a trails plan including suggested routes, site drawings, and a budget, for phase two of the trails plan.
3. The Board will work on an ordinance on standards of care for a summer recreation program, including public hearings. If Council approves the ordinance, the Board will start planning for a "rec" program for next summer.
4. The Board decided not to commit resources for a fireworks display on July 4<sup>th</sup>, and proposes to put the funds allocated for that purpose towards finding permanent soccer fields. A subcommittee is working with the Wimberley Soccer Association to identify possible sites. The Board hopes a newspaper article on this issue will stimulate community interest in finding permanent fields for our kids who play soccer.

Council members had questions on timing and details of the Nature Trail and the trails master plan.

#### **Water/Wastewater Advisory Board:**

Board chair Liz Sumter reviewed the history of the Board and the work of its three subcommittees: Water; Wastewater; and Watershed Ordinance. The Board is currently reviewing all City ordinances for wastewater and aquifer protection requirements. The Board has recently received complaints about smells on Cypress Creek and is putting together a procedure on how to handle such complaints and requests for water testing. The Board has completed its 2004 budget recommendations and will now put them in priority order. The Board has established a liaison with the Wimberley Water Supply Corporation and wants to develop a better relationship with the Corporation on water quality testing. The Board has moved its meeting day to the second Tuesday of the month, at 4:00 p.m. She distributed to Council members a brief report on dye tracing of septic systems to identify problem systems, which is an

item in the Board's 2004 budget.

**Financial Report for May 2003 (Jack Clark, CPA):**

City Administrator Steve Harrison presented the May monthly financial report in the absence of Mr. Clark. He noted the City's assets continue in a good position. Council member Manis reminded Council members about controlling legal expenses. Council members discussed disposal of a photocopying machine.

**C. Consider & Act**

**1. 2<sup>nd</sup> Reading of Amendment to Zoning Ordinance Section 46.4.G.n – Requirements for Storm Water Retention/ Detention:**

Council member Nichols said there are two minor changes needed in the amendment. In the second sentence of the first paragraph, *retention/detention facilities* should be *retention and detention facilities*; and the last sentence of the amendment should begin, *Detention and retention facilities et seq.*

Council member Nichols moved to adopt the amendment with the above two changes. Council member Wood seconded. Motion approved 5 Ayes to 0 Nays.

**2. Confirmation list of Appointments for all Boards, Committees and Commissions:**

Council member Graddy moved to continue this item. Council member Manis seconded. Motion to continue approved 5 Ayes to 0 Nays.

**3. Amendments to Zoning Ordinance and Public Hearing**

**1<sup>st</sup> Reading: Section 42.4.n.A – Bed & Breakfast Lodging (Adding language and definition to clarify zoning regulations for short term rental of property for lodging):**

Planning & Zoning Chair Dr. Pamela Showalter presented the item. It is an effort to correct an omission in the Ordinance, to permit short-term rental of a residence as a bed & breakfast operation without an owner present. The amendment makes four changes to the Ordinance, creating a new definition for "*bed and breakfast lodging*" and making the language throughout the ordinance consistent on "*bed and breakfast lodging*"; deleting references to an on-site owner; changing the language in the L-1 lodging district to "*bed and breakfast lodging*", and making the same change in site development regulations and parking regulations of the Zoning Ordinance.

Council members discussed the proposed amendment. Council member Wood said the issue was brought to the Commission by a citizen who wants to build a house for short-term rental as a B & B and found there was no provision in the Ordinance for use of a residence as a B&B without an owner on site. She noted two corrections are needed:

- in Section 42.3, on page 2, there is no paragraph B, so the first paragraph should not be designated A;
- and the use of numbers 1 to 8 should be changed to lettering A, B, C, etc.

Council member Wood moved to approve the first reading of proposed amendment with the two changes she noted. Council member Graddy seconded.

Mayor Klepfer opened the Public Hearing. Council member Manis asked Terrie Bursiel in the audience for her comments on the amendment. Ms. Bursiel said she did not like the idea of having to request a Conditional Use Permit for B&B operations. Mr. Harrison explained that existing B&B operations will be grandfathered under the amendment and their owners will not be affected until they apply for zoning. Council members discussed the amendment with Ms. Bursiel.

Public Hearing closed.

Council member Nichols proposed as a friendly amendment that in Section 1.A, the word *consecutive* be inserted immediately before *160 days*. Council members Wood and Graddy accepted the friendly amendment. Motion to approve the amendment on first reading, as amended, approved 5 Ayes to 0 Nays.

#### **4. Acceptance of Plan for Design and Placement of Signage to Provide Direction to/from the Downtown Public Parking (Continued from June 5<sup>th</sup> Meeting)**

Public Works Director Rickey Wright showed Council a mock-up of the sign to point out public parking. Other City signs would have the same Wimberley mill logo and the same color pattern, creating a uniform design and color scheme. Key elements of the signs will be reflective so they will be visible at night. The signs will be printed on aluminum sheeting, and the cost will be \$2,250, including contingency.

Council members discussed the design and color scheme and indicated their approval.

Council member Wood moved that Council authorize acceptance of the proposed plan for design and placement of signs. Council member Manis seconded. Motion approved 5 Ayes to 0 Nays.

#### **5. Authorize Recommendation from Transportation Advisory Board for Improvements to Emergency Lane (Continued from June 5, 2003 Meeting)**

Transportation Advisory Board member Frank Austin presented the item. He said the TAB recommended unanimously that this project be submitted for Council consideration, after six months of evaluation of Emergency Lane by TAB. Council members discussed the proposal in detail with Mr. Austin and City Engineer Joel Wilkinson. Discussion included problems in finishing the project before school opens in the fall, doing the work all at once or in two phases, how the proposal fits in with TxDOT work planned for RR 12, and how the project would affect Ace Hardware property and the nearby AquaSource wastewater lift station and sewer connections.

Council member Nichols moved that Council authorize the proposed improvements to the eastern half of Emergency Lane as recommended by TAB, and that TAB be instructed to plan for a budget item in 2004 to fund widening of the western half of Emergency Lane, and recommend that all private property improvements in the public right-of-way be removed. Council member Czichos seconded. Motion approved 5 Ayes to 0 Nays.

#### **D. City Administrator Report:**

Mr. Harrison reminded Council of the TxDOT public meeting on the Ranch Road 12 and Cypress Creek

bridge project on July 24 at the VFW Hall. He reminded Council members of the workshop with Bickerstaff, the City's legal firm, on June 21. He outlined his proposed schedule for developing the 2004 budget with City agencies and Council.

**E. Announcements and Council Requests for Future Agenda Items.**

Council member Nichols said she would like a future agenda to include review and re-affirmation by Council of the list for road work projects.

Council member Czichos said a member of TAB is resigning and the appointment will be Council member Nichols's to fill.

**F. Adjournment** - Council adjourned at 9:47 p.m.

VILLAGE OF WIMBERLEY

By   
Stephen Klepfer, Mayor

ATTEST:

  
Adelle Turpen, City Secretary

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Dell Hood, Recording Secretary