

Village of Wimberley

City Hall, 13210 Ranch Road 12

Wimberley, Texas

Thursday, August 7, 2003 – 6:30 p.m.

City Council Meeting Minutes

The meeting of City Council was called to order by Mayor Stephen Klepfer at 6:30 p.m.

The Invocation was given by Deacon Charles Youngson of St. Stephens Episcopal Church.

Mayor Klepfer led in the Pledge of Allegiance United States Flag

Council Member Matt Manis led in the Pledge of Allegiance Texas Flag

City Secretary Adelle Turpen made a Roll Call and the following were present: Mayor Stephen Klepfer, Council Member Carroll Czichos, Council Member Graddy, Council Member Matt Manis, Council Member Carolyn Nichols, Council Member Marilee Wood.

Presentations of Citizens:

Mayor Klepfer introduced the New Chamber of Commerce President, Gail Blachly.

There were no Citizen comments.

A. Consent Items.

Minutes of City Council Meetings of July 17, 2003 were approved by consent.

B. Reports from Boards/Committees/Staff.

No report was given by the Transportation Advisory Board.

Mayor Klepfer reported on the activities of the Community Center Steering Committee, advising Council that there would be a hearing at the Planning & Zoning Commission on August 11, 2003 on subdividing the portion of the property where the Community Center would be built.

Rickey Wright discussed the necessity of upgrading the Village Emergency Preparedness Plan due to the increased terrorist activity on September 11, 2001.

C. Consider & Act

1. Subdivision Applications Considered with Public Hearing:

- C212-03-014, Bob Boling, Re-platting Lots 31, 32, 33 of Arrow Lake Acres Sub-division (Recommended by P&Z Commission by a vote of 4 Ayes to 0 Nays.)

Joel Wilkinson, City Engineer presented his report of the above-referenced request for replatting the lot lines of the 3 lots—Lots 31, 32 and 33 of Arrow Lake Acres—and making them into 2 lots—Lots 31A and 32A. The plats submitted are administratively correct with the exception of the 40 foot front building line setback requirement for R-2, which the Boling's engineer will correct prior to submitting the final plat for recordation. Mr. Wilkinson also pointed out that Hays County should be consulted as to the status of on-site wastewater permits. There was a brief discussion and request for clarification as to whether or not Arrow Lake Road is in the City limits of Wimberley. Mr. Wilkinson stated that the City-owned portion of Arrow Lake Acres Road ends at the point of beginning of the Boling property and becomes a private road thereafter.

Council Member Czichos moved that Application C212-03-014, the Re-platting of Lots 31, 32, 33 of Arrow Lake Acres Subdivision into 2 lots (Lots 31A and 32A), be approved. The Motion was seconded by Council Member Wood and the motion passed by a vote of 5 (Ayes) 0 (Nays).

2. Amendments to Zoning Ordinance and Public Hearing:

a. Applications for Zoning:

- C211-03-163, Bob Boling, Re-zone Lots 31A & 32A, Arrow Lake Acres, Planning Area A, for R-2 for each lot. (Recommended by P&Z Commission for R-2 zoning by a vote of 4 Ayes to 0 Nays.)

Rickey Wright demonstrated that the re-platting of Lots 31, 32, and 33 of Arrow Lake Acres into two lots, Lots 31A & 32A required re-zoning of the property. The zoning would remain as R-2 for the re-platted lots. New street numbers would be assigned by the County after the Plats have been recorded.

Council Member Graddy moved that Application C211-03-163 be zoned R-2 as recommended by the Planning & Zoning Commission, and that Ordinance No. ZA-03-163 be corrected to include the following two paragraphs:

"WHEREAS, LOTS 31, 32 AND 33 ARE CURRENTLY ZONED R-2, Single-Family Residential; and"

"EFFECTIVE DATE

"This Ordinance shall take effect after the related subdivision plat is recorded, the street address of Lots 32A and 31A are inserted into this ordinance, and the ordinance is published as may be required by governing law."

Paragraphs in the Ordinance are to be renumbered.

The motion was seconded by Council Member Nichols. The motion was passed by a vote of 5 (Ayes) 0 (Nays).

- C211-03-164, June Williams, 500 FM 2325, Planning Area C, for C-1 zoning. (Recommended by P&Z Commission for C-1 zoning by a vote of 4 Ayes to 0 Nays.)

Rickey Wright presented the Application for Commercial Zoning of 500 FM 2325 for use as a commercial kitchen. There was a brief discussion concerning the need for the applicant to tie into AquaSource's wastewater system. Mr. Wright advised the Council that the matter had been discussed with the Applicant's agent, who assured the City that this would be a requirement before further expansion of the facility into a sit-down restaurant would be allowed.

Council Member Nichols made a motion that Application C211-03-164 be approved for C-1 zoning. The motion was seconded by Council Member Graddy. The motion was passed by a vote of 5 (Ayes) 0 (Nays).

- C211-03-165, Kathryn Phelps Edwards, 551 Mill Race Lane, Planning Area C, for C-1 zoning. (Recommended by P&Z Commission for C-1 zoning by a vote of 4 Ayes to 0 Nays.)

Rickey Wright presented the Application for Commercial zoning, Application No. C211-03-165. The present facility is being used as a residence of the Applicant and a Real Estate office.

M.F. Johnson expressed concern that Mill Race Lane is in need of extensive repairs and is also quite narrow, and that allowing additional businesses in the area would cause congestion.

Mr. Wright pointed out that C-1 zoning was an allowable use in this Planning Area.

Council Member Wood made a motion that Application No. C211-03-165 be approved for C-1 zoning. The motion was seconded by Council Member Manis. The motion was passed by a vote of 5 (Ayes) 0 (Nays).

b. Amendments to Zoning Ordinance No. 2001-010 and Public Hearing (1st Reading)

- Sections 9.2.A, 9.2.C, 9.2.G, and 9.3.B – To establish places and terms for members of the Planning & Zoning Commission.

After a brief discussion concerning the acceptance of the above Amendments to the Zoning Ordinance, Council Member Graddy made a motion that the following changes be made to the Amendments prior to the 2nd reading on August 21, 2003:

Page 3 of 6 – C: Delete the second and third sentences: "The Planning and Zoning Commissioner appointed to Place No. 6 shall be the appointee of the Mayor. The Planning and Zoning Commissioner appointed to Place No. 7 shall be the appointee nominated by consensus of the City Council."

Page 3 of 6 – C: In the last sentence, change the initial Commissioners' term of office to "November 1" of any given year.

Page 3 of 6 – D: ". . . via nomination by the Council member who nominated the vacating Commissioner and the approval by a simple majority vote of the City Council for the remainder of the term(s)."

Page 3 of 6 – G: In the fourth sentence, change to read: “The Commission, at its first meeting each November...”

Page 5 of 6 – A: In the second sentence, change to read: “The Commission shall conduct a review at least every two (2) years”

Motion seconded by Council Member Manis. Motion approved as 1st reading by a vote of 5 (Ayes) 0 (Nays).

3. Accept Resignation of Gentry Carr as a Member of the Transportation Advisory Board (Czichos).

Council Member Czichos presented the resignation of Gentry Carr as a member of the Transportation Advisory Board. Mayor Klepfer read a letter he had mailed to Gentry thanking him for his dedicated community service.

Council Member Czichos moved that Gentry Carr’s resignation be accepted. The motion was seconded by Council Member Manis. The motion was carried by a vote of 5 (Ayes) 0 (Nays).

4. Appoint Members of the Budget, Investment and Finance Advisory Board (Tabled 7/17/03) (Manis).

Council Member Manis removed the item from the table; seconded by Council Member Graddy.

The following persons were nominated to serve on the Budget, Investment and Finance Advisory Board:

<u>Place</u>	<u>Nominator</u>	<u>Nominee</u>	<u>Residence</u>
No. 2	Council Member Manis	Curtis Cadenhead	ETJ
No. 3	Council Member Wood	Patricia Martin	ETJ
No. 4	Council Member Graddy	Charli Manross	City
No. 5	Council Member Czichos	Chuck Bursiel	City
No. 1	Council Member Nichols	Vicki Estey	City
	Mayor Klepfer	Don Kuhs	City

Council Member Manis suggested the name of Jenelle Flocke (City) to serve as the seventh member of the Board (Consensus; Council Member Nichols and Council Member Wood requested that James Jackson (Village ETJ) be considered because Mrs. Flocke was already a member of the Ethics Committee, and Mr. Jackson was highly experienced in this area. After a brief discussion, a vote was taken on the two additional members. The vote was:

Jenelle Flocke - Place 1, No; Place 2, Yes; Place 3, No; Place 4, Yes; Place 5, Yes. Thus, by a vote of 3 (Ayes) 2 (Nays) Jenelle Flocke was voted in as a member of the Board.

Council Member Nichols made a motion that the nominations of Curtis Cadenhead, Patricia Martin, Charlie Manos, Chuck Bursiel, Vicki Estey and Don Kuhs be

affirmed. The motion was seconded by Council Member Graddy. The motion was carried by a vote of 5 (Ayes) 0 (Nays).

5. Appoint Member to the Budget, Investment and Finance Advisory Board (Mayor Klepfer).

Mayor Klepfer withdrew this item from the Agenda. No action.

6. Receive City Administrator's Proposed Budget for FY 2003/2004

City Council Members were presented with the Proposed Budget on August 4, 2003. August 21, 2003, 9:00 a.m. has been set for the next Council Work Session regarding the Budget; and additional dates will be set before September 1, 2003 if necessary after the August 21st workshop.

7. Amendments to Sign Ordinance and Possible Formation of Sign Committee (Continued from 7/17/03) (Manis)

Council Member Manis withdrew this item from the Agenda. No action.

8. Schedule Review of Sign Ordinance and Possible Formation of Sign Committee (Manis).

Council Member Manis reported that the Economic Development Advisory Board is scheduled to look at the Sign Ordinance and that this item should be reviewed after their recommendations were received.

Council Member Manis made a motion that this item be continued. The Motion was seconded by Council Member Graddy. The motion was carried by a vote of 5 (Ayes) to 0 (Nays).

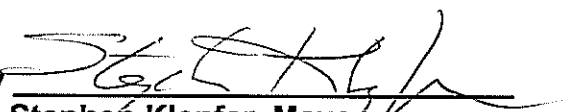
D. City Administrator Report—None.

E. Announcements and Council Requests for Future Agenda Items.

- Council Member Czichos requested information as to how he could replace individuals on his committee.

F. Adjournment – 7:35 p.m.

VILLAGE OF WIMBERLEY

By 
Stephen Klepfer, Mayor

ATTEST:


Adelle Turpen, City Secretary