



# City of Wimberley

221 Stillwater, Wimberley, Texas 78676

## **REGULAR PLANNING AND ZONING COMMISSION MEETING**

**WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS**  
**221 STILLWATER, WIMBERLEY, TEXAS 78676**

**THURSDAY, SEPTEMBER 12, 2024 - 6:00 PM**

### **MINUTES**

1. **CALL TO ORDER** September 12, 2024, at 6:00 PM

Chair Anne Ulfelder called the meeting to order at 6:00 p.m.

2. **CALL OF ROLL**

**Commissioners Present:**

Chris Sharp  
Ben O'Kane  
Anne Ulfelder  
Vance McCracken  
Michael Rambo

**Staff Present:**

Nathan Glaiser, Director of Planning & Public Works  
Tim Patek, City Administrator  
Tammy Heller, City Secretary

**Commissioners Absent:**

Matt Joyce  
Jerry Lunow

3. **CITIZENS COMMUNICATIONS**

*This provides an opportunity for the citizens to comment on agenda and non-agenda items in advance of the regular business of the Planning and Zoning Commission. Those wishing to speak must sign-in before the meeting begins and observe a three-minute time limit when addressing the Board. Speakers will have one opportunity to speak during the time period. Comments from speakers should not be directed towards any specific member of the Board or City staff. Comments should not be accusatory, derogatory or threatening in nature.*

There were no citizen comments this evening.

4. **MINUTES**

- 4.1. Consider approval of the August 29, 2024, Regular Planning and Zoning Commission meeting minutes.

A motion was made by Commissioner O'Kane, seconded by Commissioner Rambo, to approve the August 29, 2024 Regular Planning and Zoning Commission Meeting Minutes. The motion carried unanimously (5-0).

5. **DISCUSSION AND POSSIBLE ACTION**

- 5.1. Discuss and consider possible action on a replat of Lot 36 and Lot 37 of Cedar Ridge Estates, establishing Lot 36A, at a property located at 491 Cindi Circle, Wimberley, TX.

Nathan Glaiser, Director of Planning and Public Works provided a presentation on a replat of Lot 36 and Lot 37 of Cedar Ridge Estates, establishing Lot 36A, at a property located at 491 Cindi Circle, Wimberley, Texas. All requirements have been met for a re-plat and this property is zoned R-2. Staff recommends approval.

Upon completion of discussion, a motion was made by Commissioner McCracken, seconded by Commissioner O'Kane, to approve the replat as presented. The motion carried unanimously (5-0).

## **6. PUBLIC HEARING AND POSSIBLE ACTION**

- 6.1. Hold a public hearing and consider making a recommendation to City Council regarding case CUP-24-006, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) at 42 La Buena Vista Dr, Wimberley, TX.

Nathan Glaiser, Director of Planning and Public Works, gave a presentation regarding case CUP-24-006, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) at 42 La Buena Vista. Mr. Glaiser made a comment noting a correction. The application stated 2.31 acres but only 1.547 acres are under consideration for the Conditional Use Permit.

Chair Ulfelder opened the public hearing at 6:06 p.m. Mr. Glaiser read comments of opposition into the record from Amanda Zehnder, Brian Johnson & Frances Ambrose, Madonna Kimball, and Tony Saucedo. Oppositions cited included disruptions, increased traffic, undesirable conditions, and unvetted tenants.

Those who spoke:

Mary Ann De Leon, spoke in opposition, citing lower home values and increased traffic.

Mary Mitchell, spoke in opposition, citing lack of care for property and increased noise levels.

Gabrielle Gibson, applicant, spoke in support of the conditional use permit.

Deno Pourlos, applicant, spoke in support of the conditional use permit. He stated the renters would be vetted, backgrounds would be checked, and he requested an opportunity to rent as available. The applicants responded to questions posed by the Commission.

Penny Sparks-Preston, spoke in opposition, stating this appears to be a business with benefits. She is concerned about increasing traffic impacting the safety of the neighborhood.

Craig Fore expressed his appreciation to the commission. He spoke in opposition and stated, if approved, this short-term rental would become a permanent use of the property.

Candy Fore, spoke in opposition of the conditional use permit. She stated that they are a small residential neighborhood and a short-term rental is not residential. She stated this would change the character of the neighborhood and asked for denial.

Sylvia Banks, spoke in opposition, stating this is a peaceful neighborhood and is concerned with noise, traffic, and the change of restrictions within the neighborhood.

There being no further comments, Chair Ulfelder closed the public hearing at 6:33 p.m.

Upon completion of discussion, a motion was made by Commissioner McCracken, seconded by Commissioner Sharp, to deny case CUP-24-006, an application for a Conditional Use Permit to operate a Short-Term Rental (STR2) at a property located at 42 La Buena Vista Wimberley, Texas. The motion carried unanimously (5-0).

## **7. BOARD MEMBER REPORTS**

**7.1. Announcements**

The next Planning and Zoning Commission will be scheduled for Tuesday, October 15, 2024 at 6:00 p.m. if there are any cases.

**7.2. Future Agenda Items**

No items added this evening.

**8. ADJOURNMENT**

Chair Ulfelder adjourned the meeting at 6:37 p.m.

**RECORDED BY:**

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**Planning & Zoning Commission Staff Liaison**



**APPROVED BY:**

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**Planning & Zoning Commission Chairperson**