



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, DECEMBER 12, 2024 - 6:00 PM

MINUTES

1. **CALL TO ORDER** December 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:

Matt Joyce
Ben O'Kane
Anne Ulfelder
Vance McCracken
Jerry Lunow

Staff Present:

Nathan Glaiser, ACM/Director Development Services
Tammy Heller, City Secretary

Commissioners Absent:

Chris Sharp
Michael Rambo

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.

No citizen comments this evening.

4. **MINUTES**

- 4.1. Consider approval of the November 14, 2024 Regular Planning and Zoning Commission meeting minutes.

A motion was made by Commissioner O'Kane, seconded by Commissioner Lunow, to approve the November 14, 2024 Planning & Zoning Commission meeting minutes. The motion carried unanimously (5-0).

5. **PUBLIC HEARING AND POSSIBLE ACTION**

- 5.1. Hold a public hearing and consider making a recommendation to City Council regarding case CUP-24-008, an application for a Conditional Use Permit to operate a Short-Term Rental 2 (Vacation Rental) at a property located at 180 Oak Drive, Wimberley, TX.

Nathan Glaiser, ACM/Director of Development Services, provided a presentation regarding a Conditional Use Permit to allow for the operation of a Short-Term Rental 2 (Vacation Rental) on a property located at 180 Oak Drive, Wimberley Texas. Mr. Glaiser provided the acreage, zoning, site plan and renderings of the proposed plan. The property is within the City Center Overlay. There is one existing storage building on the property. The applicants are proposing to construct one main residence and one accessory dwelling unit (ADU) both to be used as Short-Term Rentals. They are requesting a maximum of 6 guests in the primary residence and 4 in the ADU. There is available parking on the property. The property is connected to the city sewer. Mr. Glaiser stated the request was properly notified and a letter of support was received.

Chair Ulfelder opened the Public Hearing at 6:04 p.m.

Dana Lombard, applicant, spoke in support of this project and provided the history of her family and their property in Wimberley. She stated the request for this property is to be a short-term rental property, but it will also be used by her family. She expressed excitement about the project and introduced the architect that designed the house. Ms. Lombard answered questions posed by the Commission regarding access to the property, maximum occupancy, the proposed building design, parking along Oak Drive, and utilities to the property.

There being no further comments, the Public Hearing was closed at 6:21 p.m.

A motion was made by Commissioner McCracken, seconded by Commissioner Ulfelder, to approve a recommendation to City Council on CUP-24-008, an application for a Conditional Use Permit to operate a Short-Term Rental, as presented. The motion carried unanimously (5-0).

6. BOARD MEMBER REPORTS

6.1. Announcements

No announcements this evening.

6.2. Future Agenda Items

No future agenda items added this evening.

7. ADJOURNMENT

Chair Ulfelder adjourned the regular meeting of the Planning and Zoning Commission at 6:22 p.m.

RECORDED BY:

Planning & Zoning Commission Staff Liaison

APPROVED BY:

Planning & Zoning Commission Chairperson

