



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, FEBRUARY 20, 2025 - 6:00 PM

AGENDA

1. **CALL TO ORDER** February 20, 2025, at 6:00 PM
2. **CALL OF ROLL**
3. **INVOCATION**
4. **PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG**
5. **PROCLAMATIONS/RECOGNITIONS**
 - 5.1. Proclamation of the City of Wimberley, Texas proclaiming February 22, 2025 as "President George Washington Day".
6. **CITIZENS COMMUNICATIONS**

The City Council welcomes comments from citizens at regular meetings. Citizens wishing to speak must sign up prior to the meeting being called to order. We abide by the Texas Open Meetings Act, so council members are allowed only to speak about items posted on the agenda. All other inquiries will be forwarded to staff and may be placed on a future agenda for discussion. Speakers will have one opportunity to speak during the time period, and they must observe the three-minute time limit. After you state your name, staff will start the timer and you have 3 minutes to speak. We will endeavor to ensure that meetings are conducted in a courteous manner, and in an atmosphere free of defamation, intimidation, personal affronts, profanity, or threats of violence.
7. **CONSENT AGENDA**
 - 7.1. Consider approval of the February 6, 2025 City Council meeting minutes. *(Tammy Heller, City Secretary)*
 - 7.2. Approval of the December 2024 Revenue and Expenditure Report for the City of Wimberley. *(Tim Patek, City Administrator)*
8. **PUBLIC HEARINGS AND POSSIBLE ACTION**
 - 8.1. Hold a public hearing and consider approval of Ordinance 2025-02, an application for a Conditional Use Permit (CUP-25-001) to allow for the operation of a Vacation Rental (STR2) at 1830 Flite Acres, Wimberley, Texas. *(Nathan Glaiser, ACA/Director of Development Services)*

- 8.2. Hold a public hearing and consider approval of Ordinance 2025-03, an application for a Conditional Use Permit (CUP-25-002) to allow for the operation of a Vacation Rental (STR2) at 120 Hoots Holler, Wimberley, Texas. *(Nathan Glaiser, ACA/Director of Development Services)*
- 8.3. Hold a public hearing and consider approval of Ordinance 2025-04, an application for a Conditional Use Permit (CUP-25-003), to allow for the operation of a Vacation Rental (STR2) at 2215 Spoke Hollow Road, Wimberley, Texas. *(Nathan Glaiser, ACA/Director of Development Services)*
- 8.4. Hold a public hearing and consider approval of Ordinance 2024-05, regarding case ZA-25-001, an application for a Wimberley Planned Development District on property located at 320 Wimberley Square, Wimberley, TX, 78676. *(Nathan Glaiser, ACA/Director of Development Services)*

9. **DISCUSSION AND POSSIBLE ACTION**

- 9.1. Discuss and consider possible action regarding a request to permit a temporary structure located at 13701 Ranch Road 12, Wimberley, Texas. *(Nathan Glaiser, ACA/Director of Development Services)*
- 9.2. Discuss and consider possible action regarding a request to permit a temporary structure located at 14004 Ranch Road 12, Wimberley, Texas. *(Nathan Glaiser, ACA/Development Services Director)*
- 9.3. Discuss and consider possible action regarding a request to permit a temporary structure located at 13811 Ranch Road 12, Wimberley, Texas. *(Nathan Glaiser, ACA/Director of Development Services)*
- 9.4. Discuss and consider possible action to grant a variance from the City of Wimberley Steep Slope Regulations, Sec. 4.06.004 of the Wimberley Code of Ordinances, for a property located at 300 Sunrise Dr, Wimberley. *(Nathan Glaiser, ACA/Director of Development Services)*
- 9.5. Consider approval of Ordinance 2025-06, to amend Chapter 2, Article 2.04.005, Hotel Occupancy Tax Advisory Committee, Subsection (b) Membership of the Wimberley City Code of Ordinances; and providing for findings of fact, savings, severability, repealers, an effective date, and proper notice and meeting. *(Tammy Heller, City Secretary)*

10. **EXECUTIVE SESSION**

- 10.1. Executive Session pursuant to Texas Government Code, Section 551.071 - Consultation with Attorney for purposes of acquiring property.

11. **OPEN SESSION**

- 11.1. Discussion and possible action resulting from Executive Session.

12. **CITY COUNCIL REPORTS**

- 12.1. Announcements
- 12.2. Future Agenda Items

13. **ADJOURNMENT**

EXECUTIVE SESSION NOTE: The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for Executive Session

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussion on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at Wimberley City Hall, a place convenient and readily accessible to the general public at all times, and to the City's website, www.cityofwimberley.com, in compliance with Chapter 551, Texas Government Code, on Friday, February 14, 2025 by 6:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.



Tammy Heller, City Secretary

The City of Wimberley is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact City Secretary Tammy Heller at (512) 648-2403 two business days in advance of the meeting for appropriate arrangements.



City of Wimberley



Proclamation

THE STATE OF TEXAS §
COUNTY OF HAYS §
CITY OF WIMBERLEY §

WHEREAS, the United States of America was established following the War of Revolution from 1776 to 1783, a war won through the brilliant and courageous leadership of George Washington, revered Father of our Nation; and

WHEREAS, George Washington, who lived from 1732 to 1799, mobilized the Continental Army and led the American colonies against the most powerful country in the world, finally defeating the British at the famous battle of Yorktown, Virginia; and

WHEREAS, this revered founder of our nation resisted the efforts of many supporters to make him a king or dictator, instead using his influence and power to support the creation and adoption of the Constitution of the United States; and

WHEREAS, George Washington was elected as the first President of the United States, serving two terms of office from 1789 to 1797, and through his devotion, wisdom, and vision, became the exemplar of distinguished leadership for all future presidents; and

WHEREAS, the William Hightower Chapter of the Sons of the American Revolution wishes to encourage all citizens to recognize the epochal contributions of George Washington to our nation by celebrating his birth on Saturday, February 22, 2025.

NOW THEREFORE I, Jim Chiles, by virtue of the authority vested in me as Mayor of Wimberley, do hereby proclaim February 22, 2025, as

PRESIDENT GEORGE WASHINGTON DAY

And call upon all citizens to recognize and honor the brilliance, courage, and vision of the Father of our Nation and the relevance of his life to the preservation of our democracy in today’s complex world.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Seal of the City of Wimberley, Texas to be affixed this 20th day of February 2025.

CITY OF WIMBERLEY



James T. Chiles, Mayor



AGENDA ITEM:	1. Consider approval of the February 6, 2025 City Council meeting minutes. (<i>Tammy Heller, City Secretary</i>)
SUBMITTED BY:	Tammy Heller
DATE SUBMITTED:	02/05/2025
MEETING DATE:	February 20, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

REQUESTED ACTION

Motion

FINANCIAL

STAFF RECOMMENDATION

Approve minutes, as presented, or amend if necessary.

ATTACHMENT/S

1. 02-06-2025 Regular Meeting Minutes



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, FEBRUARY 6, 2025 - 6:00 PM

MINUTES

1. **CALL TO ORDER** February 6, 2025, at 6:00 PM

Mayor Jim Chiles called the regular meeting of the City Council to order at 6:00 p.m.

2. **CALL OF ROLL**

Council Members Present

Jim Chiles, Mayor
Bo Bowman, Place 2
Chris Sheffield, Place 3
Bob Clark, Place 4
David Cohen, Place 5

Staff Members Present

Tim Patek, City Administrator
Tammy Heller, City Secretary
Michele Woods, Director of Tourism

Council Members Absent

Rebecca Minnick, Place 1

3. **INVOCATION**

Scott Tidwell, Fellowship of the Crossroads

4. **PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG**

Mayor Chiles led the pledges of allegiance.

5. **CITIZENS COMMUNICATIONS**

The City Council welcomes comments from citizens at regular meetings. Citizens wishing to speak must sign up prior to the meeting being called to order. We abide by the Texas Open Meetings Act, so council members are allowed only to speak about items posted on the agenda. All other inquiries will be forwarded to staff and may be placed on a future agenda for discussion. Speakers will have one opportunity to speak during the time period, and they must observe the three-minute time limit. After you state your name, staff will start the timer, and you have 3 minutes to speak. We will endeavor to ensure that meetings are conducted in a courteous manner, and in an atmosphere free of defamation, intimidation, personal affronts, profanity, or threats of violence.

William Martinez, shared comments about the 6th Annual Hotrod Car Show, an exclusively pre-1948 vehicle show, that will take place at 7A Ranch later this month. Mr. Martinez provided details and the history of the car show. He expressed the need for trailer parking for some of the out-of-state participants. Mayor Chiles

made a comment that our Tourism Director will be able to assist and handle some of the parking concerns for next year's event.

Betty Giannone invited everyone to a poverty simulation, an interactive event that helps promote poverty awareness, empathy, and increases understanding and inspires local change. This event is sponsored by the Wimberley United Methodist Church and hosted by the Homeless Coalition of Hays County on Thursday, February 27th at the Hays County Election Building in San Marcos.

Lauren Foye, President of Prevent-a-Litter of Central Texas, spoke about the spay/neuter services provided to the community at low to no cost. She expressed her appreciation and support from the county and surrounding communities. This support has helped them purchase a permanent location on Ranch Road 12.

6. PROCLAMATIONS/RECOGNITIONS

- 6.1.** Proclamation of the City of Wimberley, Texas proclaiming the month of February 2025 as Dating Violence Awareness and Prevention Month for teens and young adults. (*Hays-Caldwell Women's Center*)

Mayor Chiles read a proclamation recognizing February as "Dating Violence Awareness and Prevention Month for teens and young adults".

Melainie Lauderdale, of Hays Caldwell Women's Center, accepted the proclamation. She provided information about the programs offered by the shelter. She expressed her appreciation to the City Council and to everyone for helping advocate for the center.

- 6.2.** Proclamation of the City of Wimberley, Texas proclaiming the month of February 2025 as Spay/Neuter Awareness Month.

Mayor Chiles read a proclamation recognizing the month of February as "Spay/Neuter Awareness Month."

Sharri Boyett, Animal Welfare Advisor for Hays County, expressed her appreciation to the Council for this proclamation. She provided information on the local non-profit organizations and the services they provide for animal welfare. She stated when animals are sterilized, they are also vaccinated, and statistics show that animals that are sterilized have more longevity. She stated these proclamations help promote their non-profits.

Marsha Sanderson, from PAWs Wimberley TNR Program, provided statistics on the number of cats in the community that have been part of the TNR Program.

- 6.3.** Proclamation of the City of Wimberley, Texas proclaiming February 2025 as "Black History Month."

Mayor Chiles read a proclamation recognizing February as "Black History Month".

7. CONSENT AGENDA

- 7.1.** Consider approval of the January 16, 2025, City Council meeting minutes. (Tammy Heller, City Secretary)

A motion was made by Council Member Sheffield, seconded by Council Member Bowman, to approve the consent agenda. The motion carried unanimously (4-0).

8. PRESENTATION AND POSSIBLE ACTION

- 8.1.** Receive a presentation from the Director of Tourism, following a recommendation from the Hotel Occupancy Tax (HOT) Committee, on the disbursement of HOT funds and consider action on a reimbursement grant Agreement between the City of Wimberley and the Wimberley Film Festival. (*Michele Woods, Tourism Director*)

Michelle Woods, Director of Tourism, presented the Wimberley Film Festival Hotel Occupancy Tax Grant Application Request and the recommendation by the Hotel Occupancy Tax Advisory Committee (HOTAC). Mrs. Woods provided information about the festival, including dates, festival activities, attendance numbers from 2024, financial contributions and revenue distributions. The HOTAC approves the full grant request with the condition that funds are used strictly for marketing and HOT expenses.

The festival organizers, Riley and Chrissie, provided additional details about the event and expressed their excitement and support.

A motion was made by Council Member Cohen, seconded by Council Member Bowman, to approve the disbursement of funds requested by the Wimberley Film Festival, as presented. The motion carried unanimously (4-0).

9. DISCUSSION AND POSSIBLE ACTION

- 9.1.** Discuss and consider possible action regarding Ordinance 2025-01, ordering a General Election to be held on Saturday, May 3, 2025, for the purpose of electing at-large Council members for Place One, Place Three, and Place Five for the Wimberley City Council; including polling locations, dates, and times for voting on Election Day and for Early Voting by personal appearance; making provisions for conducting the election; and providing an effective date. *(Tammy Heller, City Secretary)*

Tammy Heller, City Secretary, stated the General Election scheduled for May 3, 2025, must be called no later than February 14, 2025. She noted that polling locations have been finalized and are attached to the Ordinance. If the County makes any revisions, those will be updated on our bulletin board and website.

A motion was made by Council Member Sheffield, seconded by Council Member Cohen, to approve Ordinance 2025-01, as presented. The motion carried unanimously (4-0).

- 9.2.** Discuss and consider possible action regarding the City of Wimberley Investment Policy. *(Tim Patek, City Administrator)*

Tim Patek, City Administrator, stated the investment policy is required to be approved annually. Mr. Patek stated there have been no changes since the last approval. Mayor Chiles inquired about investment training and if it is required for the Mayor or a Council Member to attend. Mr. Patek stated he has completed the training and continues to do it every two years. He did note that if the mayor would like to attend this next year, he can as well.

A motion was made by Council Member Clark, seconded by Council Member Bowman, to approve the Investment Policy as presented. The motion carried unanimously (4-0).

- 9.3.** Discuss and consider action on amendments to the Personnel Policy *(Tim Patek, City Administrator)*

Tim Patek, City Administrator, provided information regarding an update to the personnel policy. This request amends the categories of employment to better define the classifications to ensure employees understand their employment status and benefits eligibility.

A motion was made by Council Member Clark, seconded by Council Member Sheffield, to approve the amendments to the personnel policy as presented. The motion carried unanimously (4-0).

10. CITY COUNCIL REPORTS

10.1. Announcements

1. Emergency Fair - March 29th at VFW Fairgrounds
2. Board Member Appreciation Event - April 24th at Community Center
3. Flood Remembrance Benefit Concert - May 24th at Blue Hole Swim Area

4. Community Clean Up Event - April 12th at Lions Club Parking Lot

10.2. Future Agenda Items

A mid-Year review of goals and priorities for FY 2025 will be held at the March 20th meeting.

11. ADJOURNMENT

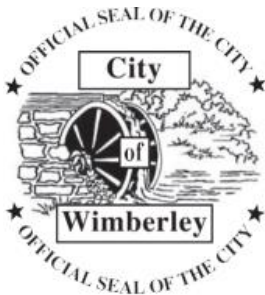
A motion was made by Council Member Cohen, seconded by Council Member Clark to adjourn the regular meeting at 6:40 p.m.

RECORDED BY:

Tammy Heller, City Secretary

APPROVED BY:

Jim Chiles, Mayor





AGENDA ITEM:	2. Approval of the December 2024 Revenue and Expenditure Report for the City of Wimberley. <i>(Tim Patek, City Administrator)</i>
SUBMITTED BY:	Tim Patek
DATE SUBMITTED:	02/05/2025
MEETING DATE:	February 20, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

REQUESTED ACTION

Motion

FINANCIAL

The Revenue and Expense Report for January 2023 is attached for review.

STAFF RECOMMENDATION

ATTACHMENT/S

1. December 2024 Revenue_Expense Report

City of Wimberley
Revenue And Expense Report
As of December 31, 2024

2/12/2025 8:33 AM

100 - General Fund	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Revenue Summary							
15-Administration	157,189.70	545,708.11	2,028,000.00	1,482,291.89	73.09%	511,491.40	2,165,665.33
51-Community Center	810.00	6,584.47	75,300.00	68,715.53	91.26%	24,297.80	86,704.57
Revenue Totals	<u>157,999.70</u>	<u>552,292.58</u>	<u>2,103,300.00</u>	<u>1,551,007.42</u>	<u>73.74%</u>	<u>535,789.20</u>	<u>2,252,369.90</u>
Expense Summary							
15-Administration	42,680.00	221,668.40	762,000.00	540,331.60	70.91%	183,157.65	785,271.97
16-Legal	3,987.57	8,881.81	80,000.00	71,118.19	88.90%	13,161.02	61,748.81
17-Council/Board	896.39	8,401.44	109,000.00	100,598.56	92.29%	7,830.39	87,616.03
18-Building	5,412.50	12,527.50	50,000.00	37,472.50	74.95%	10,072.50	62,510.09
21-Public Safety	2,580.00	3,360.00	72,000.00	68,640.00	95.33%	14,390.00	82,650.39
30-Public Works	29,130.37	86,952.16	333,200.00	246,247.84	73.90%	74,061.29	306,371.13
31-Roads	29,394.59	46,878.59	449,659.01	402,780.42	89.57%	11,207.46	353,339.04
33-Water/Wastewater	0.00	0.00	2,000.00	2,000.00	100.00%	0.00	0.00
51-Community Center	27,478.71	65,267.70	259,600.00	194,332.30	74.86%	37,858.68	197,937.20
52-Parks	549.10	1,268.21	9,500.00	8,231.79	86.65%	964.40	3,958.39
Expense Totals	<u>142,109.23</u>	<u>455,205.81</u>	<u>2,126,959.01</u>	<u>1,671,753.20</u>	<u>78.60%</u>	<u>352,703.39</u>	<u>1,941,403.05</u>
Revenues Over(Under) Expenditures	<u>15,890.47</u>	<u>97,086.77</u>	<u>(23,659.01)</u>	<u>0.00</u>	<u>0.00%</u>	<u>183,085.81</u>	<u>310,966.85</u>

City of Wimberley
Revenue and Expense Report
As of December 31, 2024

2/12/2025 8:33 AM

100 - General Fund Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
15-Administration							
<u>Tax Revenue</u>							
15-5120 General Sales & Use Tax	137,196.70	389,718.94	1,513,000.00	1,123,281.06	74.24%	382,838.28	1,545,163.85
15-5131 Mixed Beverage Tax	10,714.94	25,997.03	80,000.00	54,002.97	67.50%	20,024.31	94,439.19
15-5171 Franchise Tax	0.00	84,999.39	300,000.00	215,000.61	71.67%	83,557.37	312,458.12
Total Tax Revenue	147,911.64	500,715.36	1,893,000.00	1,392,284.64	73.55%	486,419.96	1,952,061.16
<u>Licenses & Permits</u>							
15-5211 Beer & Wine Permits	0.00	1,125.00	7,000.00	5,875.00	83.93%	2,550.00	13,520.00
15-5219 Sign Permits	50.00	175.00	1,000.00	825.00	82.50%	530.00	1,060.00
15-5221 Building Permits	1,930.80	13,854.50	35,000.00	21,145.50	60.42%	5,590.28	70,407.28
Total Licenses & Permits	1,980.80	15,154.50	43,000.00	27,845.50	64.76%	8,670.28	84,987.28
<u>Service Fees</u>							
15-5413 Zoning	950.00	1,800.00	12,000.00	10,200.00	85.00%	3,172.70	15,533.80
15-5414 Subdivision Fees	0.00	1,725.00	2,000.00	275.00	13.75%	0.00	2,419.50
15-5415 Copies	30.00	30.00	0.00	(30.00)	0.00%	0.00	0.00
15-5416 Building Inspections	1,960.00	11,135.00	25,000.00	13,865.00	55.46%	3,915.00	42,382.75
15-5417 Bldg Plan Reviews	1,525.00	6,332.50	12,000.00	5,667.50	47.23%	725.00	23,068.25
Total Service Fees	4,465.00	21,022.50	51,000.00	29,977.50	58.78%	7,812.70	83,404.30
<u>Other Income</u>							
15-5611 Interest Revenues	2,021.26	7,903.75	40,000.00	32,096.25	80.24%	8,657.46	46,178.40
15-5701 Other/Misc	811.00	912.00	1,000.00	88.00	8.80%	(69.00)	(965.81)
Total Other Income	2,832.26	8,815.75	41,000.00	32,184.25	78.50%	8,588.46	45,212.59
Total Administration	157,189.70	545,708.11	2,028,000.00	1,482,291.89	73.09%	511,491.40	2,165,665.33

City of Wimberley
Revenue and Expense Report
As of December 31, 2024

2/12/2025 8:33 AM

100 - General Fund Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
51-Community Center							
<u>Service Fees</u>							
51-5475 WCC Facility Rentals	810.00	5,833.75	60,300.00	54,466.25	90.33%	22,212.80	64,961.84
Total Service Fees	810.00	5,833.75	60,300.00	54,466.25	90.33%	22,212.80	64,961.84
<u>Revenues</u>							
51-5476 Special Events	0.00	735.00	15,000.00	14,265.00	95.10%	2,085.00	21,742.73
Total Revenues	0.00	735.00	15,000.00	14,265.00	95.10%	2,085.00	21,742.73
<u>Tax Revenue</u>							
51-5479 Vending/Merchandise	0.00	15.72	0.00	(15.72)	0.00%	0.00	0.00
Total Tax Revenue	0.00	15.72	0.00	(15.72)	0.00%	0.00	0.00
Total Community Center	810.00	6,584.47	75,300.00	68,715.53	91.26%	24,297.80	86,704.57
Total Revenue	157,999.70	552,292.58	2,103,300.00	1,551,007.42	73.74%	535,789.20	2,252,369.90

City of Wimberley
Revenue and Expense Report
As of December 31, 2024

2/12/2025 8:33 AM

100 - General Fund Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
15-Administration							
<u>Personnel Services</u>							
15-6101 Salary Pay	692.40	692.40	0.00	(692.40)	0.00%	0.00	0.00
15-6105 Salaries & Wages Full-Time	22,593.93	80,155.33	302,000.00	221,844.67	73.46%	76,767.72	289,613.93
15-6210 Health Care	1,885.39	5,661.69	31,500.00	25,838.31	82.03%	5,890.83	22,909.02
15-6220 Payroll Taxes	1,836.94	6,351.48	23,000.00	16,648.52	72.38%	5,824.62	22,612.53
15-6230 TMRS Contribution	1,402.17	4,830.66	15,000.00	10,169.34	67.80%	5,069.23	17,763.57
15-6250 Unemployment Compensation	0.00	0.00	400.00	400.00	100.00%	0.00	351.00
15-6251 Workers Compensation	0.00	0.00	1,300.00	1,300.00	100.00%	0.00	0.00
Total Personnel Services	<u>28,410.83</u>	<u>97,691.56</u>	<u>373,200.00</u>	<u>275,508.44</u>	<u>73.82%</u>	<u>93,552.40</u>	<u>353,250.05</u>
<u>Other Services & Charges</u>							
15-6270 Annual/Assoc Dues	35.00	289.99	4,500.00	4,210.01	93.56%	789.00	4,178.97
15-6340 Technology Consultant	2,138.58	2,138.58	11,000.00	8,861.42	80.56%	0.00	1,968.75
15-6370 Contract Services	0.00	400.92	35,000.00	34,599.08	98.85%	144.45	5,746.04
15-6420 Office Cleaning	0.00	1,350.00	8,000.00	6,650.00	83.13%	1,725.00	6,900.00
15-6443 Equipment Rent/Right-To-Use Lease	643.78	2,172.15	9,500.00	7,327.85	77.14%	1,528.92	8,365.15
15-6500 Grant Expenditures	0.00	22,400.00	0.00	(22,400.00)	0.00%	15,000.00	82,500.00
15-6520 Insurance	0.00	55,855.10	50,000.00	(5,855.10)	(11.71%)	45,132.92	45,132.92
15-6531 Public Notices	241.28	317.56	7,000.00	6,682.44	95.46%	1,178.24	4,213.50
15-6532 Office Tech/Software	3,260.95	14,909.61	60,000.00	45,090.39	75.15%	13,726.70	91,870.50
15-6540 Advertising	0.00	0.00	500.00	500.00	100.00%	0.00	0.00
15-6551 Printing	0.00	0.00	500.00	500.00	100.00%	0.00	42.98
15-6569 Vehicle Allowance/Moving Exp	1,300.00	3,900.00	15,600.00	11,700.00	75.00%	3,900.00	15,831.16

City of Wimberley
Revenue and Expense Report
As of December 31, 2024

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100 - General Fund Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
15-6570 Travel	0.00	2,168.40	6,000.00	3,831.60	63.86%	661.08	2,639.62
15-6571 Mileage	0.00	490.44	2,000.00	1,509.56	75.48%	0.00	991.60
15-6572 Training	165.18	778.26	6,000.00	5,221.74	87.03%	246.66	6,247.33
15-6581 Refunds	0.00	0.00	2,000.00	2,000.00	100.00%	0.00	2,039.00
15-6589 Records Management	0.00	100.00	2,000.00	1,900.00	95.00%	418.00	2,439.83
15-6651 Postage	49.50	167.92	2,700.00	2,532.08	93.78%	250.00	1,026.54
Total Other Services & Charges	7,834.27	107,438.93	222,300.00	114,861.07	51.67%	84,700.97	282,133.89
<u>Not Categorized</u>							
15-6390 Miscellaneous/Merchandise	1.50	1.50	0.00	(1.50)	0.00%	0.00	0.00
Total Not Categorized	1.50	1.50	0.00	(1.50)	0.00%	0.00	0.00
<u>Supplies & Maintenance</u>							
15-6410 Utilities	1,319.32	3,774.22	18,000.00	14,225.78	79.03%	4,062.72	20,505.95
15-6430 Bldg Repairs/Maintenance	628.43	746.99	3,000.00	2,253.01	75.10%	73.47	2,491.73
15-6610 General Operating Supplies	580.49	1,417.45	4,500.00	3,082.55	68.50%	389.29	1,173.37
15-6660 Office Supplies	180.16	342.88	3,000.00	2,657.12	88.57%	378.80	1,950.28
15-6791 Capital Outlay - Technology	0.00	0.00	3,000.00	3,000.00	100.00%	0.00	0.00
15-6792 Capital Outlay - Other	3,725.00	10,254.87	10,000.00	(254.87)	(2.55%)	0.00	0.00
Total Supplies & Maintenance	6,433.40	16,536.41	41,500.00	24,963.59	60.15%	4,904.28	26,121.33
<u>Transfer Out</u>							
15-6701 Interest and Sinking Transfer Out (Oak Drive)	0.00	0.00	125,000.00	125,000.00	100.00%	0.00	123,766.70
Total Transfer Out	0.00	0.00	125,000.00	125,000.00	100.00%	0.00	123,766.70
Total Administration	42,680.00	221,668.40	762,000.00	540,331.60	70.91%	183,157.65	785,271.97
<u>16-Legal</u>							

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<u>Other Services & Charges</u>							
16-6350 Legal	3,987.57	8,881.81	80,000.00	71,118.19	88.90%	13,161.02	61,748.81
Total Other Services & Charges	3,987.57	8,881.81	80,000.00	71,118.19	88.90%	13,161.02	61,748.81
Total Legal	3,987.57	8,881.81	80,000.00	71,118.19	88.90%	13,161.02	61,748.81
<u>17-Council/Board</u>							
<u>Other Services & Charges</u>							
17-6320 Financial (Contract Svs)	612.50	3,048.50	25,000.00	21,951.50	87.81%	6,006.25	27,167.50
17-6330 Audit	0.00	0.00	40,000.00	40,000.00	100.00%	0.00	37,093.90
17-6382 Social Services Support	0.00	0.00	5,000.00	5,000.00	100.00%	0.00	0.00
17-6541 Public Relations/Receptions	283.89	1,536.10	12,000.00	10,463.90	87.20%	423.10	12,693.95
17-6572 Training	0.00	3,816.84	9,000.00	5,183.16	57.59%	1,401.04	9,342.76
17-6590 Elections	0.00	0.00	6,000.00	6,000.00	100.00%	0.00	1,317.92
17-6591 Planning	0.00	0.00	6,000.00	6,000.00	100.00%	0.00	0.00
Total Other Services & Charges	896.39	8,401.44	103,000.00	94,598.56	91.84%	7,830.39	87,616.03
<u>Expenditures</u>							
17-6595 Code Revisions	0.00	0.00	6,000.00	6,000.00	100.00%	0.00	0.00
Total Expenditures	0.00	0.00	6,000.00	6,000.00	100.00%	0.00	0.00
Total Council/Board	896.39	8,401.44	109,000.00	100,598.56	92.29%	7,830.39	87,616.03
<u>18-Building</u>							
<u>Other Services & Charges</u>							
18-6360 Contract Inspections	4,662.50	10,802.50	40,000.00	29,197.50	72.99%	9,360.00	60,185.09
18-6582 Site Plan Reviews	750.00	1,725.00	10,000.00	8,275.00	82.75%	712.50	2,325.00
Total Other Services & Charges	5,412.50	12,527.50	50,000.00	37,472.50	74.95%	10,072.50	62,510.09

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Total Building	5,412.50	12,527.50	50,000.00	37,472.50	74.95%	10,072.50	62,510.09
<u>21-Public Safety</u>							
Other Services & Charges							
21-6371 Sanitarian (Contract Labor)	0.00	0.00	36,000.00	36,000.00	100.00%	8,000.00	44,000.00
21-6373 Animal Control	0.00	0.00	6,000.00	6,000.00	100.00%	0.00	12,000.00
21-6375 Safety - Traffic Direction	2,580.00	3,360.00	30,000.00	26,640.00	88.80%	6,390.00	26,650.39
Total Other Services & Charges	2,580.00	3,360.00	72,000.00	68,640.00	95.33%	14,390.00	82,650.39
Total Public Safety	2,580.00	3,360.00	72,000.00	68,640.00	95.33%	14,390.00	82,650.39
<u>30-Public Works</u>							
Personnel Services							
30-6100 Salaries & Wages Part-Time	0.00	0.00	6,000.00	6,000.00	100.00%	0.00	0.00
30-6105 Salaries & Wages Full-Time	15,154.69	51,247.46	200,000.00	148,752.54	74.38%	48,405.33	183,011.15
30-6210 Health Care	2,666.97	8,004.18	31,500.00	23,495.82	74.59%	8,003.93	32,036.09
30-6220 Payroll Taxes	1,142.72	3,894.23	15,000.00	11,105.77	74.04%	3,703.08	14,151.56
30-6230 TMRS Contribution	883.50	2,979.02	10,000.00	7,020.98	70.21%	3,170.56	10,928.29
30-6250 Unemployment Compensation	0.00	0.00	400.00	400.00	100.00%	0.00	351.00
30-6251 Workers Compensation	0.00	0.00	5,000.00	5,000.00	100.00%	0.00	0.00
Total Personnel Services	19,847.88	66,124.89	267,900.00	201,775.11	75.32%	63,282.90	240,478.09
Other Services & Charges							
30-6270 Annual/Assoc Dues	50.00	200.00	500.00	300.00	60.00%	0.00	0.00
30-6370 Contract Services	6,945.00	14,733.35	25,000.00	10,266.65	41.07%	1,728.64	34,068.78
30-6443 Equipment Rent/Right-To-Use Lease	472.59	1,417.77	6,000.00	4,582.23	76.37%	1,417.77	5,671.08
30-6532 Office Tech/Software	20.46	40.92	9,000.00	8,959.08	99.55%	2,499.78	5,525.76

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30-6569 Vehicle Allowance	400.00	1,200.00	4,800.00	3,600.00	75.00%	1,200.00	4,871.13
30-6570 Travel	0.00	905.58	2,500.00	1,594.42	63.78%	661.08	668.28
30-6571 Mileage	0.00	0.00	500.00	500.00	100.00%	312.55	312.55
30-6572 Training	0.00	0.00	4,000.00	4,000.00	100.00%	36.77	1,718.94
30-6794 Capital Outlay - Equipmt/Other	0.00	0.00	2,500.00	2,500.00	100.00%	0.00	0.00
Total Other Services & Charges	7,888.05	18,497.62	54,800.00	36,302.38	66.25%	7,856.59	52,836.52
<u>Supplies & Maintenance</u>							
30-6431 Vehicle Maint/Insurance	19.47	79.47	2,000.00	1,920.53	96.03%	0.00	990.08
30-6583 Fuel	269.85	498.00	5,000.00	4,502.00	90.04%	1,274.23	4,572.77
30-6610 General Operating Supplies	484.12	1,131.18	3,000.00	1,868.82	62.29%	1,357.58	7,203.68
30-6612 Tools	621.00	621.00	500.00	(121.00)	(24.20%)	289.99	289.99
Total Supplies & Maintenance	1,394.44	2,329.65	10,500.00	8,170.35	77.81%	2,921.80	13,056.52
Total Public Works	29,130.37	86,952.16	333,200.00	246,247.84	73.90%	74,061.29	306,371.13
<u>31-Roads</u>							
<u>Supplies & Maintenance</u>							
31-6432 Road Maintenance	16,423.00	19,990.00	90,659.01	70,669.01	77.95%	9,541.61	173,617.08
31-6433 Equipment Maintenance	0.00	0.00	1,000.00	1,000.00	100.00%	35.58	415.01
31-6584 Mowing/Trimming	44.94	294.94	3,000.00	2,705.06	90.17%	250.00	3,355.12
31-6611 Signs/Barricades	1,345.00	4,612.00	5,000.00	388.00	7.76%	155.27	3,459.32
31-6792 Capital Outlay - Fish Weir	0.00	0.00	20,000.00	20,000.00	100.00%	0.00	0.00
Total Supplies & Maintenance	17,812.94	24,896.94	119,659.01	94,762.07	79.19%	9,982.46	180,846.53
<u>Other Services & Charges</u>							
31-6470 Engineering - Roads	11,581.65	21,981.65	30,000.00	8,018.35	26.73%	1,225.00	34,675.00

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31-6795 Capital Outlay - Roads	0.00	0.00	300,000.00	300,000.00	100.00%	0.00	137,817.51
Total Other Services & Charges	11,581.65	21,981.65	330,000.00	308,018.35	93.34%	1,225.00	172,492.51
Total Roads	29,394.59	46,878.59	449,659.01	402,780.42	89.57%	11,207.46	353,339.04
33-Water/Wastewater							
<u>Supplies & Maintenance</u>							
33-6586 Quality Testing WW	0.00	0.00	2,000.00	2,000.00	100.00%	0.00	0.00
Total Supplies & Maintenance	0.00	0.00	2,000.00	2,000.00	100.00%	0.00	0.00
Total Water/Wastewater	0.00	0.00	2,000.00	2,000.00	100.00%	0.00	0.00
51-Community Center							
<u>Personnel Services</u>							
51-6100 Salaries & Wages Part-Time	1,516.25	7,673.75	21,000.00	13,326.25	63.46%	7,907.82	40,186.23
51-6105 Salaries & Wages Full-Time	8,001.60	25,946.88	104,000.00	78,053.12	75.05%	14,611.20	55,176.11
51-6210 Health Care	1,768.68	4,424.79	21,000.00	16,575.21	78.93%	2,659.95	10,646.82
51-6220 Payroll Taxes	728.11	2,621.04	10,000.00	7,378.96	73.79%	1,722.71	7,296.24
51-6230 TMRS Contribution	454.48	1,473.75	5,000.00	3,526.25	70.53%	957.06	3,239.72
51-6250 Unemployment Compensation	5.17	27.84	500.00	472.16	94.43%	0.87	462.55
51-6251 Workers Compensation	0.00	0.00	7,000.00	7,000.00	100.00%	0.00	0.00
Total Personnel Services	12,474.29	42,168.05	168,500.00	126,331.95	74.97%	27,859.61	117,007.67
<u>Other Services & Charges</u>							
51-6270 Annual/Assoc Dues	110.00	110.00	500.00	390.00	78.00%	0.00	239.87
51-6370 Contract Services	0.00	247.22	2,000.00	1,752.78	87.64%	1.00	3,666.76
51-6532 Office Tech/Software	230.73	340.71	2,000.00	1,659.29	82.96%	436.95	4,441.38
51-6540 Advertising	129.00	129.00	3,000.00	2,871.00	95.70%	129.00	2,255.23

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51-6562 CC Processing Fees	0.00	75.65	0.00	(75.65)	0.00%	330.85	1,392.50
51-6651 Postage	0.00	0.00	100.00	100.00	100.00%	0.00	0.00
51-6794 Capital Outlay - Equipmt/Other	2,171.89	2,171.89	7,000.00	4,828.11	68.97%	0.00	0.00
51-6797 Capital Outlay - Facilities	7,044.11	10,000.00	10,000.00	0.00	0.00%	0.00	10,896.79
Total Other Services & Charges	9,685.73	13,074.47	24,600.00	11,525.53	46.85%	897.80	22,892.53
<u>Supplies & Maintenance</u>							
51-6410 Utilities	2,107.18	4,438.46	26,000.00	21,561.54	82.93%	3,823.29	27,500.71
51-6430 Bldg Repairs/Maintenance	2,654.08	3,897.62	20,000.00	16,102.38	80.51%	2,042.61	11,388.25
51-6610 General Operating Supplies	73.45	502.90	5,000.00	4,497.10	89.94%	903.22	4,364.21
51-6616 Programs	434.00	1,011.50	15,000.00	13,988.50	93.26%	2,312.27	14,312.83
51-6660 Office Supplies	49.98	174.70	500.00	325.30	65.06%	19.88	471.00
Total Supplies & Maintenance	5,318.69	10,025.18	66,500.00	56,474.82	84.92%	9,101.27	58,037.00
Total Community Center	27,478.71	65,267.70	259,600.00	194,332.30	74.86%	37,858.68	197,937.20
<u>52-Parks</u>							
<u>Supplies & Maintenance</u>							
52-6410 Utilities	375.10	694.21	6,000.00	5,305.79	88.43%	438.47	2,156.26
52-6430 Bldg Repairs/Maintenance	174.00	574.00	1,500.00	926.00	61.73%	0.00	247.78
52-6585 NATURE TL/OLD BALDY	0.00	0.00	1,000.00	1,000.00	100.00%	525.93	1,100.55
52-6610 General Operating Supplies	0.00	0.00	1,000.00	1,000.00	100.00%	0.00	453.80
Total Supplies & Maintenance	549.10	1,268.21	9,500.00	8,231.79	86.65%	964.40	3,958.39
Total Parks	549.10	1,268.21	9,500.00	8,231.79	86.65%	964.40	3,958.39
Total Expense	142,109.23	455,205.81	2,126,959.01	1,671,753.20	78.60%	352,703.39	1,941,403.05

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Revenue Summary							
52-Parks	3,077.79	14,946.99	853,000.00	838,053.01	98.25%	21,195.32	966,755.47
Revenue Totals	3,077.79	14,946.99	853,000.00	838,053.01	98.25%	21,195.32	966,755.47
Expense Summary							
52-Parks	66,315.63	194,314.61	853,000.00	658,685.39	77.22%	153,849.58	794,930.10
Expense Totals	66,315.63	194,314.61	853,000.00	658,685.39	77.22%	153,849.58	794,930.10
Revenues Over(Under) Expenditures	(63,237.84)	(179,367.62)	0.00	0.00	0.00%	(132,654.26)	171,825.37

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52-Parks							
<u>Tax Revenue</u>							
52-5472 Reservations/Gate Fees	0.00	(19.08)	580,000.00	580,019.08	100.00%	0.00	725,418.39
52-5474 Facility Rentals	0.00	2,710.00	30,000.00	27,290.00	90.97%	2,060.00	33,035.88
52-5479 Vending/Merchandise	0.00	1,298.01	50,000.00	48,701.99	97.40%	35.00	38,968.42
Total Tax Revenue	0.00	3,988.93	660,000.00	656,011.07	99.40%	2,095.00	797,422.69
<u>Revenues</u>							
52-5476 Special Events	184.00	1,536.00	150,000.00	148,464.00	98.98%	8,617.00	119,696.61
Total Revenues	184.00	1,536.00	150,000.00	148,464.00	98.98%	8,617.00	119,696.61
<u>Other Income</u>							
52-5611 Interest Revenues	2,393.79	7,422.06	28,000.00	20,577.94	73.49%	9,283.32	35,911.17
52-5701 Other/Misc	0.00	0.00	15,000.00	15,000.00	100.00%	1,200.00	10,115.00
52-5900 Designated Funds	500.00	2,000.00	0.00	(2,000.00)	0.00%	0.00	3,610.00
Total Other Income	2,893.79	9,422.06	43,000.00	33,577.94	78.09%	10,483.32	49,636.17
Total Parks	3,077.79	14,946.99	853,000.00	838,053.01	98.25%	21,195.32	966,755.47
Total Revenue	3,077.79	14,946.99	853,000.00	838,053.01	98.25%	21,195.32	966,755.47

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52-Parks							
<u>Personnel Services</u>							
52-6100 Salaries & Wages Part-Time	4,143.75	18,773.63	126,000.00	107,226.37	85.10%	23,901.28	168,892.49
52-6105 Salaries & Wages Full-Time	29,082.70	99,132.41	381,000.00	281,867.59	73.98%	78,591.52	303,455.66
52-6210 Health Care	5,329.59	15,109.21	73,500.00	58,390.79	79.44%	10,758.65	50,808.92
52-6220 Payroll Taxes	2,771.12	9,261.41	39,000.00	29,738.59	76.25%	7,944.48	36,891.61
52-6230 TMRS Contribution	1,674.60	5,698.82	18,500.00	12,801.18	69.20%	5,217.70	18,148.88
52-6250 Unemployment Compensation	26.96	107.95	1,000.00	892.05	89.21%	14.41	2,483.09
52-6251 Workers Compensation	0.00	0.00	19,000.00	19,000.00	100.00%	0.00	0.00
Total Personnel Services	43,028.72	148,083.43	658,000.00	509,916.57	77.49%	126,428.04	580,680.65
<u>Other Services & Charges</u>							
52-6370 Contract Services	0.00	0.00	40,000.00	40,000.00	100.00%	(2.15)	0.00
52-6443 Equipment Rent/Right-To-Use Lease	551.31	3,934.17	11,500.00	7,565.83	65.79%	1,888.54	7,457.79
52-6532 Office Tech/Software	171.21	461.19	10,000.00	9,538.81	95.39%	534.36	5,968.49
52-6562 CC Processing Fees	10.41	190.36	10,000.00	9,809.64	98.10%	678.10	24,006.55
52-6569 Vehicle Allowance	400.00	1,200.00	4,800.00	3,600.00	75.00%	1,200.00	4,858.08
52-6570 Travel	1,824.59	1,824.59	3,000.00	1,175.41	39.18%	1,219.50	3,503.23
52-6571 Mileage	0.00	0.00	2,000.00	2,000.00	100.00%	153.93	464.81
52-6572 Training	3,435.00	3,835.00	4,000.00	165.00	4.13%	690.00	4,324.06
52-6581 Refunds	0.00	0.00	1,000.00	1,000.00	100.00%	775.00	1,075.00
52-6651 Postage	0.00	0.00	100.00	100.00	100.00%	12.45	34.57
Total Other Services & Charges	6,392.52	11,445.31	86,400.00	74,954.69	86.75%	7,149.73	51,692.58
<u>Supplies & Maintenance</u>							

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200 - Blue Hole Parkland Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
52-6374 Contract Services	8,185.23	10,331.63	0.00	(10,331.63)	0.00%	7,138.72	43,942.33
52-6410 Utilities	968.53	3,358.99	15,000.00	11,641.01	77.61%	2,304.20	19,487.79
52-6431 Vehicle Maint/Insurance	3.69	10.94	2,000.00	1,989.06	99.45%	0.00	226.76
52-6433 Equipment Maintenance	550.00	1,965.61	7,000.00	5,034.39	71.92%	0.00	2,688.46
52-6583 Fuel	334.93	572.70	3,000.00	2,427.30	80.91%	632.47	2,878.26
52-6610 General Operating Supplies	2,905.97	4,513.46	26,000.00	21,486.54	82.64%	3,684.41	47,735.60
52-6613 Materials	0.00	1,392.71	5,000.00	3,607.29	72.15%	1,038.04	6,950.27
52-6615 Bldg & Maint Supplies	405.70	1,883.61	4,000.00	2,116.39	52.91%	178.94	3,896.33
52-6616 Programs	3,540.34	10,013.72	25,600.00	15,586.28	60.88%	5,295.03	34,041.20
52-6660 Office Supplies	0.00	0.00	1,000.00	1,000.00	100.00%	0.00	709.87
Total Supplies & Maintenance	16,894.39	34,043.37	88,600.00	54,556.63	61.58%	20,271.81	162,556.87
Not Categorized							
52-6390 Miscellaneous/Merchandise	0.00	742.50	20,000.00	19,257.50	96.29%	0.00	0.00
Total Not Categorized	0.00	742.50	20,000.00	19,257.50	96.29%	0.00	0.00
Total Parks	66,315.63	194,314.61	853,000.00	658,685.39	77.22%	153,849.58	794,930.10
Total Expense	66,315.63	194,314.61	853,000.00	658,685.39	77.22%	153,849.58	794,930.10

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202 - Wastewater Fund	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Revenue Summary							
04-Water/Wastewater	30,825.86	112,008.15	407,000.00	294,991.85	72.48%	94,002.42	422,085.59
Revenue Totals	30,825.86	112,008.15	407,000.00	294,991.85	72.48%	94,002.42	422,085.59
Expense Summary							
04-Water/Wastewater	9,765.63	24,766.42	407,000.00	382,233.58	93.91%	30,887.01	434,094.73
Expense Totals	9,765.63	24,766.42	407,000.00	382,233.58	93.91%	30,887.01	434,094.73
Revenues Over(Under) Expenditures	21,060.23	87,241.73	0.00	0.00	0.00%	63,115.41	(12,009.14)

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202 - Wastewater Fund Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
04-Water/Wastewater							
<u>Service Fees</u>							
04-5400 WW Service Fee	30,488.27	111,135.92	405,000.00	293,864.08	72.56%	93,333.06	416,926.08
Total Service Fees	30,488.27	111,135.92	405,000.00	293,864.08	72.56%	93,333.06	416,926.08
<u>Revenues</u>							
04-5405 Application Fees	0.00	150.00	0.00	(150.00)	0.00%	0.00	200.00
04-5420 WW Penalties	75.31	173.11	1,000.00	826.89	82.69%	237.77	2,065.42
Total Revenues	75.31	323.11	1,000.00	676.89	67.69%	237.77	2,265.42
<u>Other Income</u>							
04-5611 Interest Revenues	262.28	549.12	1,000.00	450.88	45.09%	431.59	2,894.09
Total Other Income	262.28	549.12	1,000.00	450.88	45.09%	431.59	2,894.09
Total Water/Wastewater	30,825.86	112,008.15	407,000.00	294,991.85	72.48%	94,002.42	422,085.59
Total Revenue	30,825.86	112,008.15	407,000.00	294,991.85	72.48%	94,002.42	422,085.59

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202 - Wastewater Fund Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
04-Water/Wastewater							
<u>Other Services & Charges</u>							
04-6370 Contract Services	0.00	0.00	90,000.00	90,000.00	100.00%	0.00	75,773.29
Total Other Services & Charges	0.00	0.00	90,000.00	90,000.00	100.00%	0.00	75,773.29
<u>Supplies & Maintenance</u>							
04-6374 Contract Services	4,990.34	11,881.49	0.00	(11,881.49)	0.00%	17,067.13	51,866.38
04-6410 Utilities	4,775.29	9,544.39	55,000.00	45,455.61	82.65%	13,819.88	61,537.42
04-6433 Equipment Maintenance	0.00	0.00	10,000.00	10,000.00	100.00%	0.00	0.00
04-6610 General Operating Supplies	0.00	0.00	5,000.00	5,000.00	100.00%	0.00	1,966.64
04-6792 Capital Outlay - Other	0.00	3,340.54	0.00	(3,340.54)	0.00%	0.00	0.00
Total Supplies & Maintenance	9,765.63	24,766.42	70,000.00	45,233.58	64.62%	30,887.01	115,370.44
<u>Transfer Out</u>							
04-6701 Interest and Sinking Transfer Out (Waste Water)	0.00	0.00	247,000.00	247,000.00	100.00%	0.00	242,951.00
Total Transfer Out	0.00	0.00	247,000.00	247,000.00	100.00%	0.00	242,951.00
Total Water/Wastewater	9,765.63	24,766.42	407,000.00	382,233.58	93.91%	30,887.01	434,094.73
Total Expense	9,765.63	24,766.42	407,000.00	382,233.58	93.91%	30,887.01	434,094.73

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205 - Hotel Occupancy Tax	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Revenue Summary							
15-Administration	56,117.45	193,801.29	773,000.00	579,198.71	74.93%	186,211.48	760,941.72
Revenue Totals	56,117.45	193,801.29	773,000.00	579,198.71	74.93%	186,211.48	760,941.72
Expense Summary							
15-Administration	25,921.30	145,523.47	773,000.00	627,476.53	81.17%	100,877.87	722,325.35
Expense Totals	25,921.30	145,523.47	773,000.00	627,476.53	81.17%	100,877.87	722,325.35
Revenues Over(Under) Expenditures	30,196.15	48,277.82	0.00	0.00	0.00%	85,333.61	38,616.37

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205 - Hotel Occupancy Tax Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
15-Administration							
<u>Tax Revenue</u>							
15-5132 Hotel Occupancy Tax	54,605.40	189,551.81	750,000.00	560,448.19	74.73%	179,480.80	738,804.01
Total Tax Revenue	54,605.40	189,551.81	750,000.00	560,448.19	74.73%	179,480.80	738,804.01
<u>Other Income</u>							
15-5611 Interest Revenues	1,452.06	4,189.49	23,000.00	18,810.51	81.78%	6,730.68	22,137.71
15-5701 Other/Misc	59.99	59.99	0.00	(59.99)	0.00%	0.00	0.00
Total Other Income	1,512.05	4,249.48	23,000.00	18,750.52	81.52%	6,730.68	22,137.71
Total Administration	56,117.45	193,801.29	773,000.00	579,198.71	74.93%	186,211.48	760,941.72
Total Revenue	56,117.45	193,801.29	773,000.00	579,198.71	74.93%	186,211.48	760,941.72

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205 - Hotel Occupancy Tax Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
15-Administration							
Personnel Services							
15-6100 Salaries & Wages Part-Time	0.00	0.00	4,000.00	4,000.00	100.00%	2,418.75	10,458.75
15-6105 Salaries & Wages Full-Time	7,596.80	18,183.70	119,000.00	100,816.30	84.72%	18,653.80	73,998.07
15-6210 Health Care	951.16	1,845.61	21,000.00	19,154.39	91.21%	2,458.00	10,508.05
15-6220 Payroll Taxes	406.66	1,213.34	9,200.00	7,986.66	86.81%	1,320.64	5,352.73
15-6230 TMRS Contribution	454.22	1,055.56	6,000.00	4,944.44	82.41%	1,180.91	4,290.87
15-6250 Unemployment Compensation	52.00	117.00	300.00	183.00	61.00%	0.00	117.00
15-6251 Workers Compensation	0.00	0.00	500.00	500.00	100.00%	0.00	0.00
Total Personnel Services	9,460.84	22,415.21	160,000.00	137,584.79	85.99%	26,032.10	104,725.47
Other Services & Charges							
15-6270 Annual/Assoc Dues	0.00	5,950.00	14,000.00	8,050.00	57.50%	7,335.00	7,459.75
15-6370 Contract Services	94.80	14,374.80	91,000.00	76,625.20	84.20%	16,301.00	53,891.22
15-6443 Equipment Rent/Right-To-Use Lease	85.13	255.39	1,000.00	744.61	74.46%	255.39	1,106.69
15-6532 Office Tech/Software	1,865.49	2,163.49	3,000.00	836.51	27.88%	210.93	4,179.82
15-6540 Advertising	0.00	2,911.36	105,000.00	102,088.64	97.23%	15,531.00	90,961.68
15-6541 Public Relations/Receptions	0.00	0.00	1,000.00	1,000.00	100.00%	93.14	588.94
15-6551 Printing	0.00	526.16	20,000.00	19,473.84	97.37%	3,054.76	10,368.96
15-6569 Vehicle Allowance	400.00	400.00	5,400.00	5,000.00	92.59%	1,200.00	4,800.00
15-6570 Travel	0.00	605.23	6,000.00	5,394.77	89.91%	889.47	2,108.96
15-6572 Training	0.00	0.00	6,000.00	6,000.00	100.00%	0.00	2,279.00
15-6592 HOT Disbursements	0.00	27,000.00	50,000.00	23,000.00	46.00%	3,479.00	47,414.39
15-6651 Postage	0.00	0.00	1,000.00	1,000.00	100.00%	0.00	0.00

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205 - Hotel Occupancy Tax Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Total Other Services & Charges	2,445.42	54,186.43	303,400.00	249,213.57	82.14%	48,349.69	225,159.41
<u>Expenditures</u>							
15-6311 Hotel Occupancy Tax General Projects	8,548.39	56,059.39	74,600.00	18,540.61	24.85%	1,200.70	106,533.90
15-6973 Special Events	2,102.92	2,102.92	30,000.00	27,897.08	92.99%	8,450.00	37,542.23
15-6974 Special Events Equipment	991.70	2,326.70	10,000.00	7,673.30	76.73%	8,842.90	10,395.94
15-6975 Wayfinding Signage	151.75	151.75	20,000.00	19,848.25	99.24%	7,026.80	11,995.10
Total Expenditures	11,794.76	60,640.76	134,600.00	73,959.24	54.95%	25,520.40	166,467.17
<u>Supplies & Maintenance</u>							
15-6410 Utilities	465.51	1,196.23	5,000.00	3,803.77	76.08%	825.32	4,398.68
15-6430 Bldg Repairs/Maintenance	0.00	149.00	5,000.00	4,851.00	97.02%	0.00	1,141.38
15-6610 General Operating Supplies	1,291.89	1,230.39	2,000.00	769.61	38.48%	76.25	859.01
15-6660 Office Supplies	462.88	1,075.20	2,000.00	924.80	46.24%	74.11	820.18
15-6792 Capital Outlay - Other	0.00	4,630.25	30,000.00	25,369.75	84.57%	0.00	218,754.05
Total Supplies & Maintenance	2,220.28	8,281.07	44,000.00	35,718.93	81.18%	975.68	225,973.30
<u>Transfer Out</u>							
15-6701 Interest and Sinking Transfer Out (Old Kyle Rd)	0.00	0.00	131,000.00	131,000.00	100.00%	0.00	0.00
Total Transfer Out	0.00	0.00	131,000.00	131,000.00	100.00%	0.00	0.00
Total Administration	25,921.30	145,523.47	773,000.00	627,476.53	81.17%	100,877.87	722,325.35
Total Expense	25,921.30	145,523.47	773,000.00	627,476.53	81.17%	100,877.87	722,325.35

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400 - Interest and Sinking	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Revenue Summary							
10-Interest and Sinking	0.00	0.00	372,000.00	372,000.00	100.00%	0.00	366,717.70
Revenue Totals	0.00	0.00	372,000.00	372,000.00	100.00%	0.00	366,717.70
Expense Summary							
10-Interest and Sinking	0.00	0.00	372,000.00	372,000.00	100.00%	0.00	199,589.00
Expense Totals	0.00	0.00	372,000.00	372,000.00	100.00%	0.00	199,589.00
Revenues Over(Under) Expenditures	0.00	0.00	0.00	0.00	0.00%	0.00	167,128.70

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400 - Interest and Sinking Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
10-Interest and Sinking							
Revenues							
10-6702 I&S General Fund Transfer In	0.00	0.00	125,000.00	125,000.00	100.00%	0.00	123,766.70
10-6703 I&S Waste Water Transfer In	0.00	0.00	247,000.00	247,000.00	100.00%	0.00	242,951.00
Total Revenues	0.00	0.00	372,000.00	372,000.00	100.00%	0.00	366,717.70
Total Interest and Sinking	0.00	0.00	372,000.00	372,000.00	100.00%	0.00	366,717.70
Total Revenue	0.00	0.00	372,000.00	372,000.00	100.00%	0.00	366,717.70

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400 - Interest and Sinking Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
<u>10-Interest and Sinking</u>							
<u>Expenditures</u>							
10-6704 Tax Note Series 2021 Debt Service Principal	0.00	0.00	118,000.00	118,000.00	100.00%	0.00	116,000.00
10-6705 Tax Note Series 2021 Debt Service Interest	0.00	0.00	7,000.00	7,000.00	100.00%	0.00	638.00
Total Expenditures	<u>0.00</u>	<u>0.00</u>	<u>125,000.00</u>	<u>125,000.00</u>	<u>100.00%</u>	<u>0.00</u>	<u>116,638.00</u>
<u>Other Services & Charges</u>							
10-6900 Wastewater Debt Service - Prin	0.00	0.00	165,000.00	165,000.00	100.00%	0.00	0.00
10-6901 Wastewater Debt Service - Int	0.00	0.00	82,000.00	82,000.00	100.00%	0.00	82,951.00
Total Other Services & Charges	<u>0.00</u>	<u>0.00</u>	<u>247,000.00</u>	<u>247,000.00</u>	<u>100.00%</u>	<u>0.00</u>	<u>82,951.00</u>
Total Interest and Sinking	<u>0.00</u>	<u>0.00</u>	<u>372,000.00</u>	<u>372,000.00</u>	<u>100.00%</u>	<u>0.00</u>	<u>199,589.00</u>
Total Expense	<u>0.00</u>	<u>0.00</u>	<u>372,000.00</u>	<u>372,000.00</u>	<u>100.00%</u>	<u>0.00</u>	<u>199,589.00</u>

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603 - Parking Spaces Cash In Lieu Of	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Revenue Summary							
00-Non-Departmental	5,000.00	20,000.00	0.00	(20,000.00)	0.00%	0.00	0.00
Revenue Totals	5,000.00	20,000.00	0.00	(20,000.00)	0.00%	0.00	0.00
Revenues Over(Under) Expenditures	5,000.00	20,000.00	0.00	0.00	0.00%	0.00	0.00

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603 - Parking Spaces Cash In Lieu Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
00-Non-Departmental							
Other Income							
00-5611 Parking Spaces Revenue	5,000.00	20,000.00	0.00	(20,000.00)	0.00%	0.00	0.00
Total Other Income	5,000.00	20,000.00	0.00	(20,000.00)	0.00%	0.00	0.00
Total Non-Departmental	5,000.00	20,000.00	0.00	(20,000.00)	0.00%	0.00	0.00
Total Revenue	5,000.00	20,000.00	0.00	(20,000.00)	0.00%	0.00	0.00

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605 - American Rescue Plan	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Revenue Summary							
-	832.58	2,393.71	332,811.00	330,417.29	99.28%	2,881.48	10,835.03
Revenue Totals	832.58	2,393.71	332,811.00	330,417.29	99.28%	2,881.48	10,835.03
Expense Summary							
05-American Rescue Plan	7,312.50	7,312.50	382,811.00	375,498.50	98.09%	0.00	21,287.08
Expense Totals	7,312.50	7,312.50	382,811.00	375,498.50	98.09%	0.00	21,287.08
Revenues Over(Under) Expenditures	(6,479.92)	(4,918.79)	(50,000.00)	0.00	0.00%	2,881.48	(10,452.05)

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605 - American Rescue Plan Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
-							
----- Other Income							
-5611 Interest Revenues	832.58	2,393.71	9,000.00	6,606.29	73.40%	2,881.48	10,835.03
Total Other Income	832.58	2,393.71	9,000.00	6,606.29	73.40%	2,881.48	10,835.03
----- Not Categorized							
-5905 American Rescue Plan	0.00	0.00	323,811.00	323,811.00	100.00%	0.00	0.00
Total Not Categorized	0.00	0.00	323,811.00	323,811.00	100.00%	0.00	0.00
Total	832.58	2,393.71	332,811.00	330,417.29	99.28%	2,881.48	10,835.03
Total Revenue	832.58	2,393.71	332,811.00	330,417.29	99.28%	2,881.48	10,835.03

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605 - American Rescue Plan Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
05-American Rescue Plan							
<u>Liabilities</u>							
05-6751 Do Not Use	0.00	0.00	50,000.00	50,000.00	100.00%	0.00	0.00
Total Liabilities	0.00	0.00	50,000.00	50,000.00	100.00%	0.00	0.00
<u>Not Categorized</u>							
05-6751 Outlay - Projects	7,312.50	7,312.50	332,811.00	325,498.50	97.80%	0.00	21,287.08
Total Not Categorized	7,312.50	7,312.50	332,811.00	325,498.50	97.80%	0.00	21,287.08
Total American Rescue Plan	7,312.50	7,312.50	382,811.00	375,498.50	98.09%	0.00	21,287.08
Total Expense	7,312.50	7,312.50	382,811.00	375,498.50	98.09%	0.00	21,287.08



AGENDA ITEM:	5.1 CUP-25-001
SUBMITTED BY:	Nathan Glaiser, Planning and Development Coordinator
DATE SUBMITTED:	12/17/2024
MEETING DATE:	2/13/2025

REPORT

ITEM

The applicants, Richard and Julie Steinbrink, are requesting a Conditional Use Permit to operate a Short-Term Rental 2 (non-owner-occupied vacation rental) at 1830 Flite Acres, Wimberley. They are requesting a max occupancy of 8 guests. This property is on the Blanco river. There is parking available in the driveway.

PROPERTY INFORMATION

Property Description

Applicant(s):	Richard and Julie Steinbrink
Property Address:	1830 Flite Acres
Property Owner:	SETC & Associates LLC
Legal Description:	Eagle Cave View Lot 14
Property Size:	.828 acres
Existing Use of Property:	Long term rental
Existing Zoning:	R-2
Shared Infrastructure	None
Request:	STR2
Planning Area:	I
Overlay District:	Protected Waterway

Surrounding Property:

Frontage: Flite Acres

**Surrounding Zoning
& Land Use**

North of Property

Current Zoning:
ETJ

Existing Land Use:
Residential

South of Property	R2	Residential
East of Property	R2	Residential
West of Property	R2	Residential

COMMENTS

We have received three letters of opposition (attached) from property owners within 200' amounting to 19.7% of the surrounding land area.

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200'): 1/30/2025
Published Legal Notice (Wimberley View): 1/29/2025

RECOMMENDATION

Planning and Zoning recommended denial of this application (6-0) due to neighborhood opposition.

CRITERIA FOR CONSIDERATION

- (A) The use is harmonious and compatible with surrounding existing uses or proposed uses, and does not more adversely affect an adjoining site than would a permitted use;
- (B) The architecture, facade, and signage designs of the use are traditional Hill Country designs and are harmonious with those of adjacent uses. In the case of chain establishments, they shall not include or simulate the signature designs of those establishments beyond the absolute minimum necessary to identify the establishment;
- (C) The use requested by the applicant is set forth as a conditional use in the base district;
- (D) The nature of the use is reasonable;
- (E) The conditional use does not adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;
- (F) The conditional use does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting, or its type of sign; and
- (G) Any additional conditions specified, if any, ensure that the intent and purposes of the base district are being upheld.

Possible Motions can include:

- Motion to approve CUP
- Motion to approve CUP with the following conditions (list all conditions)
- Motion to deny CUP

ATTACHMENT/S

- Application
- Letters of Opposition



ORDINANCE NO. 2025-02

AN ORDINANCE APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A SHORT-TERM RENTAL TWO (VACATION RENTAL) AT 1830 FLITE ACRES WIMBERLEY, TX; PROVIDING FOR FINDINGS OF FACT; REPEALER; SEVERABILITY; EFFECTIVE DATE; PROPER NOTICE AND MEETING

WHEREAS, an application for a Conditional Use Permit (“CUP”) has been filed by Richard and Julie Steinbrink (“Applicant”) to allow for operation of a short-term rental two at 1830 Flite Acres, Wimberley, Texas; and

WHEREAS, this request is consistent with other properties located within areas zoned Rural Residential 2; and

WHEREAS, after conducting a public hearing on the matter, the Planning and Zoning Commission recommended approval of the CUP application; and

WHEREAS, the City Council conducted a public hearing on the CUP wherein public comment was received and considered on the application; and

WHEREAS, the City Council finds that the requested use of the subject property is an appropriate use for the property and is a compatible use with the surrounding properties and neighborhoods.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, TEXAS:

ARTICLE I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Wimberley and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

ARTICLE II. APPROVAL - TERMS

The CITY COUNCIL HEREBY GRANTS the Application for a Conditional Use Permit submitted by Richard and Julie Steinbrink (“Applicant”) on real property located at 1830 Flite Acres, Wimberley, Texas, as more particularly described by survey in Exhibit “A”, attached and incorporated by reference, zoned Rural Residential 2, Wimberley, Hays County, Texas.

ARTICLE III. ZONING DISTRICT MAP

The official Zoning District Map shall be revised to reflect the Conditional Use Permit established by this Ordinance.

ARTICLE IV. REPEALER

All ordinances or parts of ordinances in force when the provisions of this Ordinance become effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed, but only to the extent of any such conflict.

ARTICLE V. SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

ARTICLE VI. EFFECTIVE DATE

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

ARTICLE VII. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code, and the Standard Zoning Enabling Act, Chapter 211 of the Texas Local Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED by the City of Wimberley City Council on the 20th day of February, 2025 by a vote of ____ (Ayes) and ____ (Nays) and ____ (Abstain).

CITY OF WIMBERLEY

By: _____
James T. Chiles, Mayor

ATTEST:

Tammy Heller, City Secretary

APPROVED AS TO FORM:

City Attorney

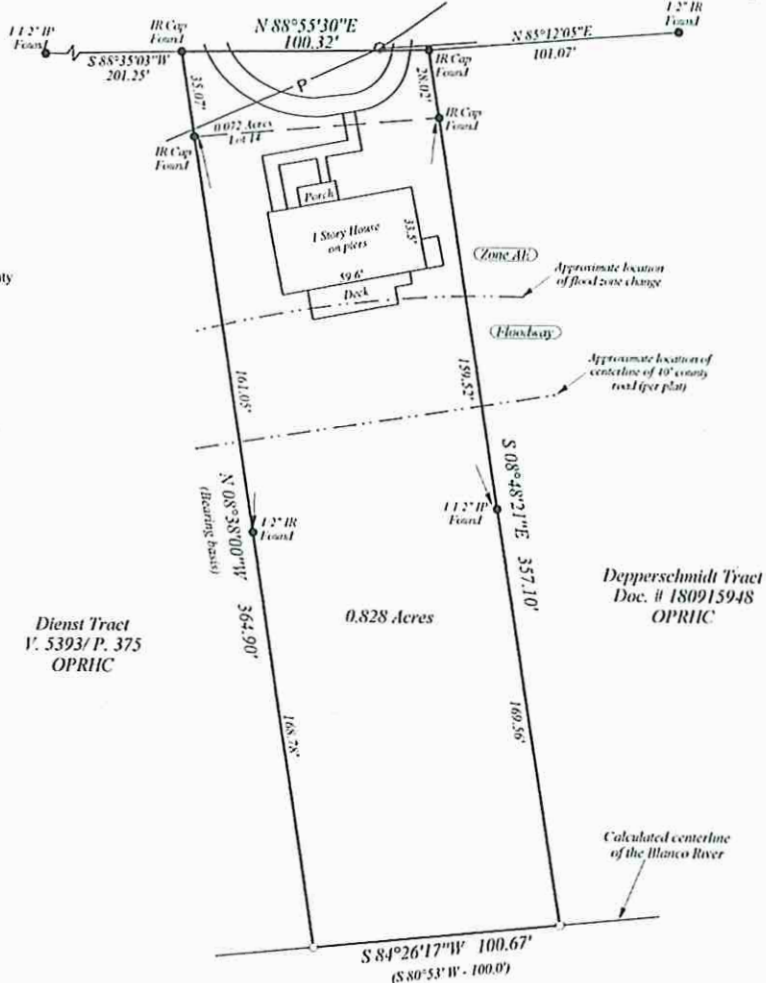


Reference attached metes
and bounds description
marked FLTCRS04

Flite Acres Road

Scale
1" = 60'

Legend
HCDR
Hays County Deed Records
OPRIC
Official Public Records of Hays County
() Data from recorded
subdivision plat
V. 143/P. 517 - HCDR
Calculated point in center of
Blanco River for property corner
O
Overhead Powerline
P
Powerpole
O



Surveyor's Notes: Volume 143, Page 517, HCDR, shows the centerline of a 40' county road traversing the center of Lot 14. There is no visible evidence of a roadway on this

PLAT SHOWING SURVEY OF 0.828 ACRES, BEING ALL OF LOT FOURTEEN (14), EAGLE CAVE VIEW, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 143, PAGE 516, HAYS COUNTY DEED RECORDS, TOGETHER WITH A 0.072 ACRE PARCEL AS ORIGINALLY CONVEYED AND DESCRIBED IN VOLUME 151, PAGE 128, HAYS COUNTY DEED RECORDS.

FOR: John D. Buse and Minnie D. McClintock

GF: 200385-DS/ Riverway Title

DATE: April 14, 2020

ADDRESS: 1830 Flite Acres Road, Wimberely, Texas.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is essentially correct and that there are no visible discrepancies, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown and that said property has access to a public road. Only those plats with a red surveyors seal and red signature shall be deemed reliable and authentic.

Ronald D. Hayes, Registered Professional Land Surveyor, No. 5703

According to the scaling of Map Panel 0355 F of the September 2, 2005 insurance rate map for the County of Hays, Texas, the property described hereon is in the Zone "AE" and "Floodway" of the flood hazard area and determined to be inside the 100 year flood zone.

HAYES SURVEYING LLC
202 SUNFLOWER DRIVE
KYLE, TEXAS 78640
512-738-0511



File # FLTCRS04
Field Book # 91
Page # 17



Conditional Use Permit
Planning & Development

FOR OFFICE USE ONLY

Date: _____ CUP - _____ - _____ Staff Review _____

P&Z Hearing: _____ Council Hearing: _____ Fees Paid (\$750): ☐ _____

Applicant: Richard and Julie Steinbrink

Mailing Address: PO Box 70 City: Driftwood State: TX Zip: 78619

Phone: [REDACTED] Email: [REDACTED]

OWNER'S INFORMATION

Property Owner: SETC & Associates LLC

Mailing Address: PO Box 70 City: Driftwood State: TX Zip: 78619

Phone: [REDACTED] Email: [REDACTED]

PROJECT SITE ADDRESS: 1830 Flite Acres, Wimberley, TX 78676

Legal description: Eagle Cave View Lot 14 Geo 90605713

Total Acreage or Square Footage: 0.828 Deed recorded in: Hays County

Hays CAD Parcel ID R- 26752 Planning Area: City of Wimberley Zoning: Residential, Single Fam

Is property located in an overlay district? ☐ Yes ☒ No If Yes, type: _____

SPECIFIC CONDITIONAL USE REQUEST: short term rental

Applicant understands that the purpose of the Conditional Use Permit (CUP) process is to allow certain uses which are not specific; permitted uses within a zoning district. To be considered for a CUP, the requested use must be listed under "Conditional Uses" within the applicable zoning district.

UTILITIES

Electric Provider: Pedernales Electric

Water provider or Private Well: Wimberley Water Supply

Wastewater Service or Septic Permit No. Septic 2001 - 3386

*If you have an On-Site Sewage Facility (OSSF) you can submit an open records request for your permit information if you do not have it.

Forms & Applications October 2021 1

CONDITIONAL USE PERMIT (CUP) SUBMITTAL CHECKLIST

- ☐ Complete "Conditional Use Permit Application"
- ☐ Metes and bounds description and/or survey exhibit
- ☐ Site Plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities; size height, construction materials, and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening such as walls, plantings and fences
- ☐ Copy of the Original Deed(s)
- ☐ Payment of application fee (credit card payments, checks/money orders, cash exact change only)
- ☐ Agent authorization to represent property owner if applicable

MY REQUEST IS BASED ON THE FOLLOWING:

- The use is harmonious and compatible with surrounding existing uses or proposed uses and does not adversely affect an adjoining site than would a permitted use.
- The use requested by the applicant is set forth as a conditional use in the base district.
- The nature of the use is reasonable.
- The conditional use does not adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area.
- The conditional use does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting, or its type of sign; and
- That any additional conditions specified, if any, ensure that the intent and purposes of the base districts are being upheld.

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me, my firm, or agent, may delay the review of the Application. I authorize City of Wimberley Staff to visit and inspect the property for which this application is being submitted. I agree to attend or have a representative attend the Planning & Zoning Commission and City Council meetings. I have checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning actions to ensure that there are no restrictions on the subject property and understand that the City zoning action does not relieve any obligation of these restrictions.

Applicant's Signature: _____

Robt. Steek
Julie Steek

Date: _____

12/17/24

Forms & Applications October 2021 2

ADDITIONAL QUESTIONS AND LIST OF CONDITIONS THAT MAY BE INCLUDED IN A BED AND BREAKFAST/VACATION RENTAL CUP

OWNER: SETC - Richard & Julie Steinbrink

LOCATION OF PROPERTY: 1830 Flite Acres, Wimberley, TX 78676

LEGAL DESCRIPTION: Eagle Cave View Lot 14

PLANNING AREA: _____ PRESENT ZONING: _____

EXISTING USE: _____

HOMEOWNERS ASSOCIATION CONTACT INFO: None

SHARED FACILITIES (RIVER PARK, POOL, ETC.): None

PROPERTY IN FLOODPLAIN? ☒ YES ☐ NO

GATED COMMUNITY OR PRIVATE STREET? ☐ YES ☒ NO

USE TO BE GRANTED: Bed & Breakfast OR X Vacation Rental

NEW CONSTRUCTION: (Describe existing construction) If new construction is contemplated: Describe new construction. The architecture and façade of all new construction will be traditional "Hill Country" design and harmonious with those of adjacent uses. No construction shall commence prior to compliance with all applicable ordinances, laws, rules, and regulations.

COMPATIBILITY TO NEARBY AREAS: The facilities on the property will always be harmonious and compatible with surrounding uses

OFF-STREET PARKING: All parking will be off-street. X Off-street parking spaces will be provided for off-street guest parking, which will be adequate for a maximum occupancy of 8 guests. Parking will be in these spaces only.

SIGNAGE: All signage will be of traditional "Hill Country" design and will comply with the City Sign Ordinance.

NOISE AND LIGHTING: Exterior lighting to be only landscape lighting. All noise audibles from outside, and all light visible from outside the property shall be maintained at low levels appropriate to a single-family neighborhood. No large parties are permitted.

NUMBER OF BEDROOMS: 4 PROPOSED MAXIMUM OCCUPANCY: 8 guests.

Forms & Applications October 2021 3

WASTEWATER SYSTEM: The wastewater treatment system (to be designed and constructed) will always be adequate for the maximum occupancy.

WATERFRONT USAGE: (Applicable if guests have water access) Guests may only use the Blanco River/Creek in the area directly adjacent to the bed and breakfast lodging facility. Guests may not use the River/Creek in front of other properties or enter upon any property which is not part of the bed and breakfast facility for the purpose of entering or exiting the water or for any other reason.

PROPERTY MANAGEMENT: Owner will provide guests and close-by neighbors with owner's telephone number to assure Owner's immediate knowledge of any concerns that may arise. (If not, owner occupied) Owner agrees to always retain under contract a responsible local management company the property is used as a non-owner-occupied bed and breakfast lodging. The management company shall advise guests of the applicable conditions contained herein, receive, and pass on to owner any complaints received and at owner's direction act upon such complaints. (If owner occupied) The property shall be the owner's principal place of residence and the owner shall actively always supervise and manage the property that it is used as a bed and breakfast facility.

MISCELLANEOUS: Owner agrees to maintain the property in a manner conducive to the health and safety of the guests and the neighborhood. All trash and garbage will be placed in provided receptacles which shall not be visible from the street except on pick-up day. No trash bags shall be left out in the open. The exterior of the facility and the landscaping, including lawns, will be always maintained in good condition.

REVOCATION: The cup may be revoked by the City Council upon recommendation of the Planning and Zoning Commission in the event of the violation of any of the conditions contained therein.

OWNER COMPLIANCE: Owners agree to comply with all City of Wimberley Ordinances, and all state, county and City laws, rules, and regulations.

ACCEPTED AND AGREED TO:

OWNER SIGNATURE

OWNER SIGNATURE

Richard Steinbrink

PRINT NAME

12/17/24

DATE

Julie Steinbrink

PRINT NAME

12/17/24

DATE

above. We do not represent the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument.

[Signature]
John David Buse

[Signature]
Minnie D. McClintock

State of TEXAS
County of HAYS

This document was acknowledged before me on August 25, 2022 by John

[Signature]
Notary Public, State of TEXAS

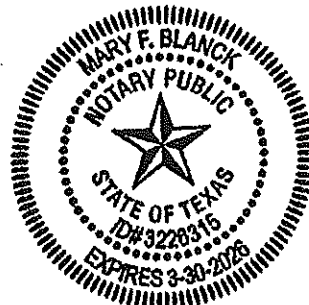
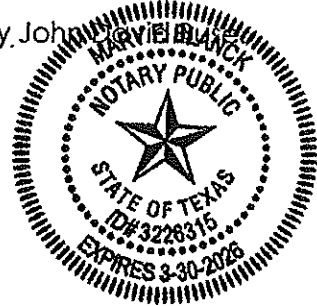
State of TEXAS
County of HAYS

This document was acknowledged before me on August 25, 2022 by Minnie D. McClintock.

[Signature]
Notary Public, State of TEXAS

Prepared By:
Hancock McGill & Bleau, L.L.L.P.
Attorneys at Law
File No. 2237138-sw

After Recording Return To:

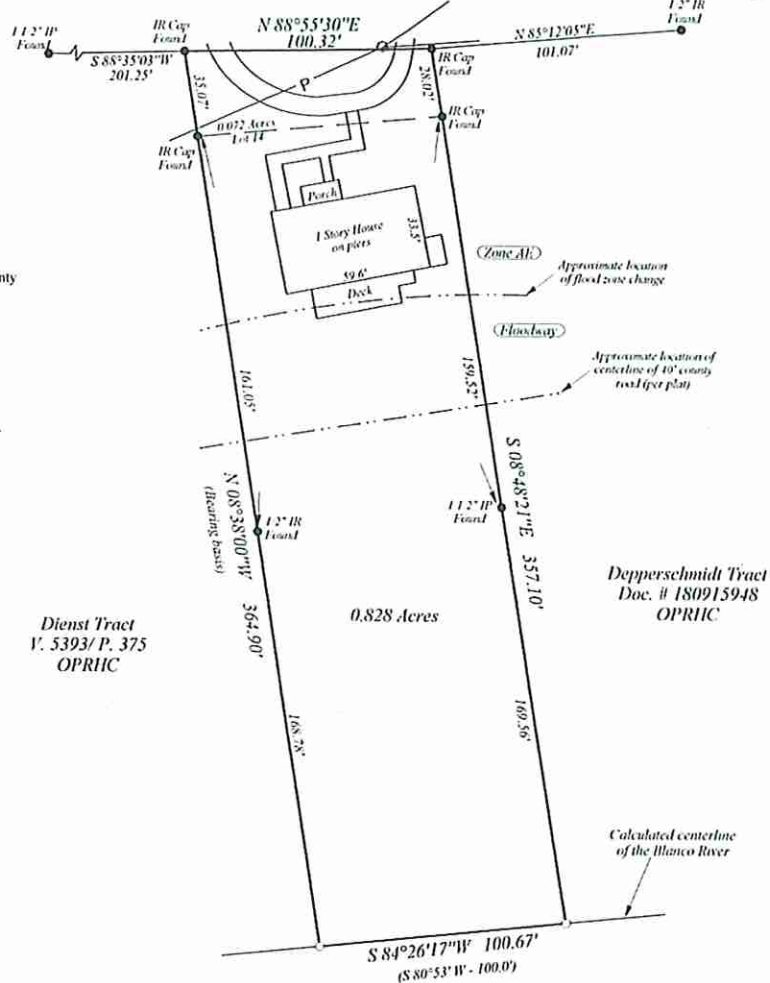


Reference attached metes
and bounds description
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Flite Acres Road

Scale
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PLAT SHOWING SURVEY OF 0.828 ACRES, BEING ALL OF LOT FOURTEEN (14), EAGLE CAVE VIEW, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 143, PAGE 516, HAYS COUNTY DEED RECORDS, TOGETHER WITH A 0.072 ACRE PARCEL AS ORIGINALLY CONVEYED AND DESCRIBED IN VOLUME 151, PAGE 128, HAYS COUNTY DEED RECORDS.

FOR: John D. Buse and Minnie D. McClintock

GF: 200385-DS/ Riverway Title

DATE: April 14, 2020

ADDRESS: 1830 Flite Acres Road, Wimberely, Texas.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is essentially correct and that there are no visible discrepancies, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown and that said property has access to a public road. Only those plats with a red surveyors seal and red signature shall be deemed reliable and authentic.

Ronald D. Hayes, Registered Professional Land Surveyor, No. 5703

According to the scaling of Map Panel 0355 F of the September 2, 2005 insurance rate map for the County of Hays, Texas, the property described hereon is in the Zone "AE" and "Floodway" of the flood hazard area and determined to be inside the 100 year flood zone.



HAYES SURVEYING LLC
202 SUNFLOWER DRIVE
KYLE, TEXAS 78640
512-738-0511

File # FLTCRS04
Field Book # 91
Page # 17

Nathaniel Glaiser

From: Contessa Weinheimer <cbweinheimer23@gmail.com>
Sent: Monday, February 3, 2025 6:51 AM
To: Nathaniel Glaiser
Subject: Re: CUP perits

Follow Up Flag: Follow up
Flag Status: Flagged

External Sender - From: (Contessa Weinheimer
<cbweinheimer23@gmail.com>)
This message came from outside your organization.

To whom it may concern,

My name is Contessa Weinheimer and we own the property at 2101 Spoke Hollow Rd. We are not able to attend either the 2/13 or 2/20 meetings so please take this letter as our vote opposing a CUP for the properties at 1830 Flite Acres & 2215 Spoke Hollow Rd.

Spoke Hollow is not our primary residence. At the time of purchase 10 years ago, we were made aware of the longstanding covenants preventing STR's. The owners at 2215 Spoke Hollow Rd should have received the same documentation when they purchased it. I am not aware of any HOA rules for Flite Acres. We could have pursued a CUP for our property, however we knew the wishes of the neighborhood and have always honored those out of respect to our neighbors who live here permanently. Our HOA consists of 38 home sites and our current covenants are valid through the end of 2025. We recently gathered and took a vote to continue to not allow STR's. I realize the city has no jurisdiction over our covenants, I just want you to be aware the majority of our community does not want STR's to come in.

The Flite Acres property had a permit for years and it's been very nice not having a revolving door of strangers every weekend since they stopped renting. Unlike traditional renters or homeowners, short-term guests often disregard noise limits, trash rules, and parking restrictions. On the river those issues increase ten-fold. The increase in traffic on both Flite Acres and Spoke Hollow is also a concern. Wimberly has no enforcement system in place to monitor bad renters. This allows them to operate unchecked which directly affects the neighborhood and community feel. If the homeowner is making money they don't care if guests are loud, don't turn off their flood lights, play music loudly or park all over the two lane country roads.

I urge the council to restrict short-term rentals in residential areas to protect our community. If you grant these two permits, it opens the door for anyone to apply. The City Council has prided itself over the years to not let Wimberly become like other cities overrun by tourists. Inviting more STR's in is no different than putting in a Chick-fil-A on the square, it doesn't fit. Help us keep our neighborhoods the same as you want to keep the city.

Respectfully,
Contessa & Matt Weinheimer

Nathaniel Glaiser

From: STEVE DIENST <stevedienst@comcast.net>
Sent: Wednesday, February 12, 2025 10:20 AM
To: Nathaniel Glaiser
Subject: File No CUP-25-001 1830 Flite Acres

Follow Up Flag: Follow up
Flag Status: Flagged

External Sender - From: (STEVE DIENST
<stevedienst@comcast.net>)
This message came from outside your organization.

Hello Mr Glaiser,

I just received notice about the application for short term rental of the property at 1830 Flite Acres. I own the property next to this referenced property at 1828 Flite Acres and I also own the property at 211 Oak Terrace Dr across the street up the bluff.

In reference to the application for short term rental, I am against it and I have previously expressed my opinion when the Weber who live on the other side of my property had made a similar application. I have had numerous renters of this property make use of my property and don't like someone not respecting my property.

I will be going out of town and won't be able to make the meeting but wanted let you know my opinion.

Regards,
Steve Dienst

Nathaniel Glaiser

From: Kathy Stewart <kathystewart6410@gmail.com>
Sent: Wednesday, February 12, 2025 4:50 PM
To: Nathaniel Glaiser
Subject: CUP-25-001 & CUP-25-003

Follow Up Flag: Follow up
Flag Status: Flagged

External Sender - From: (Kathy Stewart
<kathystewart6410@gmail.com>)
This message came from outside your organization.

Dear Sir,

We received notice of CUP applications as we are owners of 2105 & 2111 Spoke Hollow. We wish to go on record of voting against new CUP permits. Noise pollution, overages of guests, enforcement difficulties, traffic congestion on the low water crossing are our major objections. Thank you for your consideration.

Sincerely,

Kathy & Steve Stewart
2105 & 2111 Spoke Hollow
Sent from my iPhone



AGENDA ITEM:	5.2 CUP-25-002
SUBMITTED BY:	Nathan Glaiser, Planning and Development Coordinator
DATE SUBMITTED:	1/22/2025
MEETING DATE:	2/13/2025

REPORT

ITEM

The applicants, Russell & Angela Guynes (Carolennon Group LLC), are requesting a Conditional Use Permit to operate a Short-Term Rental 2 (non-owner-occupied vacation rental) at 120 Hoots Holler, Wimberley. They are requesting a max occupancy of 8 guests. There is parking available in the driveway.

PROPERTY INFORMATION

Property Description

Applicant(s):	Russell & Angela Guynes (Carolennon Group LLC)
Property Address:	120 Hoots Holler
Property Owner:	Russell & Angela Guynes (Carolennon Group LLC)
Legal Description:	Flite Acres Little Ranches, Lot PT of 1
Property Size:	3.47
Existing Use of Property:	Residential
Existing Zoning:	R-A
Shared Infrastructure	None
Request:	STR2
Planning Area:	I
Overlay District:	None

Surrounding Property:

Frontage: Hoots Holler

**Surrounding Zoning
& Land Use**

North of Property

Current Zoning:
R1

Existing Land Use:
Residential

South of Property	RA	Residential
East of Property	RA	Residential
West of Property	RA	Residential

COMMENTS

No comments have been received for this request.

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200'): 1/31/2025
Published Legal Notice (Wimberley View): 1/29/2025

RECOMMENDATION

Planning and Zoning recommended approval of this application (6-0).

CRITERIA FOR CONSIDERATION

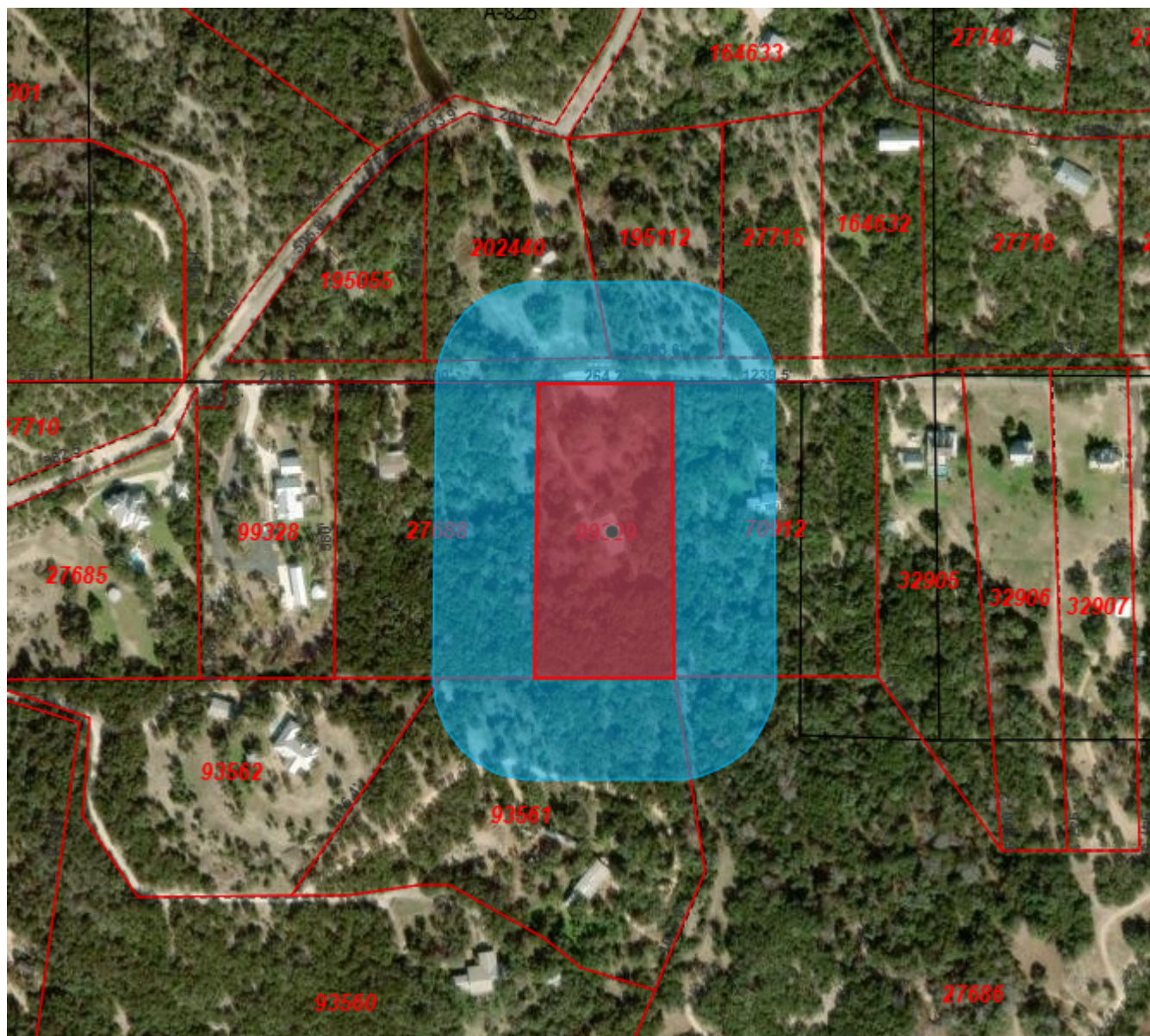
- (A) The use is harmonious and compatible with surrounding existing uses or proposed uses, and does not more adversely affect an adjoining site than would a permitted use;
- (B) The architecture, facade, and signage designs of the use are traditional Hill Country designs and are harmonious with those of adjacent uses. In the case of chain establishments, they shall not include or simulate the signature designs of those establishments beyond the absolute minimum necessary to identify the establishment;
- (C) The use requested by the applicant is set forth as a conditional use in the base district;
- (D) The nature of the use is reasonable;
- (E) The conditional use does not adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;
- (F) The conditional use does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting, or its type of sign; and
- (G) Any additional conditions specified, if any, ensure that the intent and purposes of the base district are being upheld.

Possible Motions can include:

- Motion to approve CUP
- Motion to approve CUP with the following conditions (list all conditions)
- Motion to deny CUP

ATTACHMENT/S

- Application



ORDINANCE NO. 2025-03

AN ORDINANCE APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A SHORT-TERM RENTAL TWO (VACATION RENTAL) AT 120 HOOTS HOLLER WIMBERLEY, TX; PROVIDING FOR FINDINGS OF FACT; REPEALER; SEVERABILITY; EFFECTIVE DATE; PROPER NOTICE AND MEETING

WHEREAS, an application for a Conditional Use Permit (“CUP”) has been filed by Russell and Angela Guynes (“Applicant”) to allow for operation of a short-term rental two at 120 Hoots Holler, Wimberley, Texas; and

WHEREAS, this request is consistent with other properties located within areas zoned Rural Acreage; and

WHEREAS, after conducting a public hearing on the matter, the Planning and Zoning Commission recommended approval of the CUP application; and

WHEREAS, the City Council conducted a public hearing on the CUP wherein public comment was received and considered on the application; and

WHEREAS, the City Council finds that the requested use of the subject property is an appropriate use for the property and is a compatible use with the surrounding properties and neighborhoods.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, TEXAS:

ARTICLE I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Wimberley and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

ARTICLE II. APPROVAL - TERMS

The CITY COUNCIL HEREBY GRANTS the Application for a Conditional Use Permit submitted by Russell and Angela Guynes – Carolenon Group LLC (“Applicant”) on real property located at 120 Hoots Holler, Wimberley, Texas, as more particularly described by survey in Exhibit “A”, attached and incorporated by reference, zoned Rural Acreage, Wimberley, Hays County, Texas.

ARTICLE III. ZONING DISTRICT MAP

The official Zoning District Map shall be revised to reflect the Conditional Use Permit established by this Ordinance.

ARTICLE IV. REPEALER

City of Wimberley, Texas

All ordinances or parts of ordinances in force when the provisions of this Ordinance become effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed, but only to the extent of any such conflict.

ARTICLE V. SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

ARTICLE VI. EFFECTIVE DATE

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

ARTICLE VII. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code, and the Standard Zoning Enabling Act, Chapter 211 of the Texas Local Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED by the City of Wimberley City Council on the 20th day of February, 2025 by a vote of ____ (Ayes) and ____ (Nays) and ____ (Abstain).

CITY OF WIMBERLEY

By: _____
James T. Chiles, Mayor

ATTEST:

Tammy Heller, City Secretary

APPROVED AS TO FORM:

City Attorney



HOOTS HOLLER ROAD

J.A. WAHRMUND SURVEY

N 89°42'26" W
269.37'
(N 89°47' W)
(268.55')

P.O.B.

S 89°42'26" E
264.18'

EDGE OF PAVEMENT

264.77'

S 00°42'26" E
402.90'

(N 89°47' W)
(400.00')

H.G. PANNEL SURVEY

10' CMP

O WATER METER

CADUCE

WOOD PORCH

MANUFACTURED HOME

3.474 AC
(3.47 ACRES)

JOHN EDWARD PALUMBO, JR.
(1820/494)

(5.29 ACRES)
LUCILLE N. CIESCHBERRY
(288/330)

LEGEND

⊙ BAK PIPE FOUND
W' POH RIG FOUND
O POH RIG SET
A AND RIG FOUND
--- WOOD FENCE
-X- WIRE FENCE
P.U.E. PUBLIC UTILITY EASEMENT
D.C. DRAINAGE ENT.
B.L. BUILDING LINE
○ POWER POLE
E - GROUND S.D.S. LINE
C - DOWN CITY
(RAC-EXT) RECORD CALL

NOTED

1) THIS LOT IS SUBJECT TO THE RESTRICTIONS RECORDED IN VOLUME 185, PAGE 127, DEED RECORDS, HAYS COUNTY, TEXAS.

2) THIS LOT IS SUBJECT TO A MARKET TYPE EASE GRANTED TO LOCAL FIRE LANE COMPANY BY VOLUME 184, PAGE 514, DEED RECORDS, HAYS COUNTY, TEXAS.

3) THIS LOT IS SUBJECT TO MARKET TYPE EASE GRANTED TO KENNEDY CRUISE SHIPWAY CO. BY VOLUME 184, PAGE 511, DEED RECORDS, HAYS COUNTY, TEXAS.

4) THIS LOT IS NOT SUBJECT TO AN EASEMENT IN FAVOR OF J.A. WAHRMUND BY VOLUME 184, PAGE 514, DEED RECORDS, HAYS COUNTY, TEXAS.

5) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4802000100C DATED FEB. 10, 1994, THIS LOT IS LOCATED IN ZONE X, AND IS NOT IN THE 100 YEAR FLOODPLAIN.

TO:
PURCHASER: JOHN PALUMBO, JR.
RELATANCE MORTGAGE COMPANY
TITLE CO: SAN MARCOS TITLE COMPANY
TITLE INSURANCE COMPANY OF AMERICA
OF NO: 10913

I WILL PERAIN SO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY MEASURED UNDER MY DIRECTION AND SUPERVISION DURING DECEMBER, 2008. EACH OF THE PROPERTY SHOW HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND EXCEPT AS SHOWN OR NOTED HEREON, THERE ARE NO VISIBLE DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF ENDS, OR OTHERS. VISIBLE UTILITY LINES OR HIGHWAYS, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY

STATE OF TEXAS
COUNTY OF HAYS
WILL PERAIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5443

PA perrin-ash
surveying and mapping

510 W. HOPKINS ST.
SUITE A
SAN MARCOS, TEXAS
76066
(512) 382-1710
FAX (512) 382-1994



Conditional Use Permit
Planning & Development

FOR OFFICE USE ONLY

Date: _____ CUP - _____ - _____ Staff Review _____

P&Z Hearing: _____ Council Hearing: _____ Fees Paid (\$750): ☐ _____

Applicant: Russell & Angela Guynes (Caroleen Group LLC)
Mailing Address: 250 Hoots Holler City: Wimberley State: TX Zip: 78676
Phone: [REDACTED] Email: [REDACTED]

OWNER'S INFORMATION

Property Owner: Russell & Angela Guynes
Mailing Address: Same as above City: " State: " Zip: "
Phone: " Email: "

PROJECT SITE ADDRESS: 120 Hoots Holler
Legal description: Elite Acres Little Ranches, Lot PT of 1, Serial # TX FLY 84 AV 11
Total Acreage or Square Footage: 3.47 Deed recorded in: 3/31/21
Hays CAD Parcel ID R- 99329 Planning Area: _____ Zoning: _____
Is property located in an overlay district? ☐ Yes ☒ No If Yes, type: _____
SPECIFIC CONDITIONAL USE REQUEST: Vacation rental

Applicant understands that the purpose of the Conditional Use Permit (CUP) process is to allow certain uses which are not specific; permitted uses within a zoning district. To be considered for a CUP, the requested use must be listed under "Conditional Uses" within the applicable zoning district.

UTILITIES

Electric Provider: Pedernales Electric
Water provider or Private Well: Wimberley Water
Wastewater Service or Septic Permit No. UMA - Permit #1999-1283

*If you have an On-Site Sewage Facility (OSSF) you can submit an open records request for your permit information if you do not have it.

CONDITIONAL USE PERMIT (CUP) SUBMITTAL CHECKLIST

- ☒ Complete "Conditional Use Permit Application"
- ☒ Metes and bounds description and/or survey exhibit
- ☐ Site Plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities; size height, construction materials, and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening such as walls, plantings and fences
- ☒ Copy of the Original Deed(s)
- ☐ Payment of application fee (credit card payments, checks/money orders, cash exact change only)
- ☐ Agent authorization to represent property owner if applicable

MY REQUEST IS BASED ON THE FOLLOWING:

- The use is harmonious and compatible with surrounding existing uses or proposed uses and does not adversely affect an adjoining site than would a permitted use.
- The use requested by the applicant is set forth as a conditional use in the base district.
- The nature of the use is reasonable.
- The conditional use does not adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area.
- The conditional use does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting, or its type of sign; and
- That any additional conditions specified, if any, ensure that the intent and purposes of the base districts are being upheld.

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me, my firm, or agent, may delay the review of the Application. I authorize City of Wimberley Staff to visit and inspect the property for which this application is being submitted. I agree to attend or have a representative attend the Planning & Zoning Commission and City Council meetings. I have checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning actions to ensure that there are no restrictions on the subject property and understand that the City zoning action does not relieve any obligation of these restrictions.

Applicant's Signature: _____



Date: _____

1-22-25
1-22-25

Forms & Applications October 2021 2

ADDITIONAL QUESTIONS AND LIST OF CONDITIONS THAT MAY BE INCLUDED IN A BED AND BREAKFAST/VACATION RENTAL CUP

OWNER: Russell & Angela Euyenes (Carolennon Group LLC)

LOCATION OF PROPERTY: 120 Hoots Holler

LEGAL DESCRIPTION: Flite Acres Little Ranches, Lot PT of 1,

PLANNING AREA: _____ PRESENT ZONING: _____

EXISTING USE: Residential

HOMEOWNERS ASSOCIATION CONTACT INFO: N/A

SHARED FACILITIES (RIVER PARK, POOL, ETC.): _____

PROPERTY IN FLOODPLAIN? ☐ YES ☒ NO

GATED COMMUNITY OR PRIVATE STREET? ☐ YES ☒ NO

USE TO BE GRANTED: _____ Bed & Breakfast OR ☒ Vacation Rental

NEW CONSTRUCTION: (Describe existing construction) If new construction is contemplated: Describe new construction. The architecture and façade of all new construction will be traditional "Hill Country" design and harmonious with those of adjacent uses. No construction shall commence prior to compliance with all applicable ordinances, laws, rules, and regulations.

COMPATIBILITY TO NEARBY AREAS: The facilities on the property will always be harmonious and compatible with surrounding uses

OFF-STREET PARKING: All parking will be off-street. 10 Off-street parking spaces will be provided for off-street guest parking, which will be adequate for a maximum occupancy of 8 guests. Parking will be in these spaces only.

SIGNAGE: All signage will be of traditional "Hill Country" design and will comply with the City Sign Ordinance.

NOISE AND LIGHTING: Exterior lighting to be only landscape lighting. All noise audibles from outside, and all light visible from outside the property shall be maintained at low levels appropriate to a single-family neighborhood. No large parties are permitted.

NUMBER OF BEDROOMS: 3 PROPOSED MAXIMUM OCCUPANCY: 8 guests.

WASTEWATER SYSTEM: The wastewater treatment system (to be designed and constructed) will always be adequate for the maximum occupancy.

WATERFRONT USAGE: (Applicable if guests have water access) Guests may only use the _____ River/Creek in the area directly adjacent to the bed and breakfast lodging facility. Guests may not use the River/Creek in front of other properties or enter upon any property which is not part of the bed and breakfast facility for the purpose of entering or exiting the water or for any other reason.

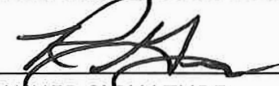
PROPERTY MANAGEMENT: Owner will provide guests and close-by neighbors with owner's telephone number to assure Owner's immediate knowledge of any concerns that may arise. (If not, owner occupied) Owner agrees to always retain under contract a responsible local management company the property is used as a non-owner-occupied bed and breakfast lodging. The management company shall advise guests of the applicable conditions contained herein, receive, and pass on to owner any complaints received and at owner's direction act upon such complaints. (If owner occupied) The property shall be the owner's principal place of residence and the owner shall actively always supervise and manage the property that it is used as a bed and breakfast facility.

MISCELLANEOUS: Owner agrees to maintain the property in a manner conducive to the health and safety of the guests and the neighborhood. All trash and garbage will be placed in provided receptacles which shall not be visible from the street except on pick-up day. No trash bags shall be left out in the open. The exterior of the facility and the landscaping, including lawns, will be always maintained in good condition.

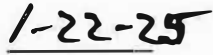
REVOCATION: The cup may be revoked by the City Council upon recommendation of the Planning and Zoning Commission in the event of the violation of any of the conditions contained therein.

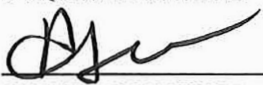
OWNER COMPLIANCE: Owners agree to comply with all City of Wimberley Ordinances, and all state, county and City laws, rules, and regulations.

ACCEPTED AND AGREED TO:

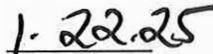

OWNER SIGNATURE

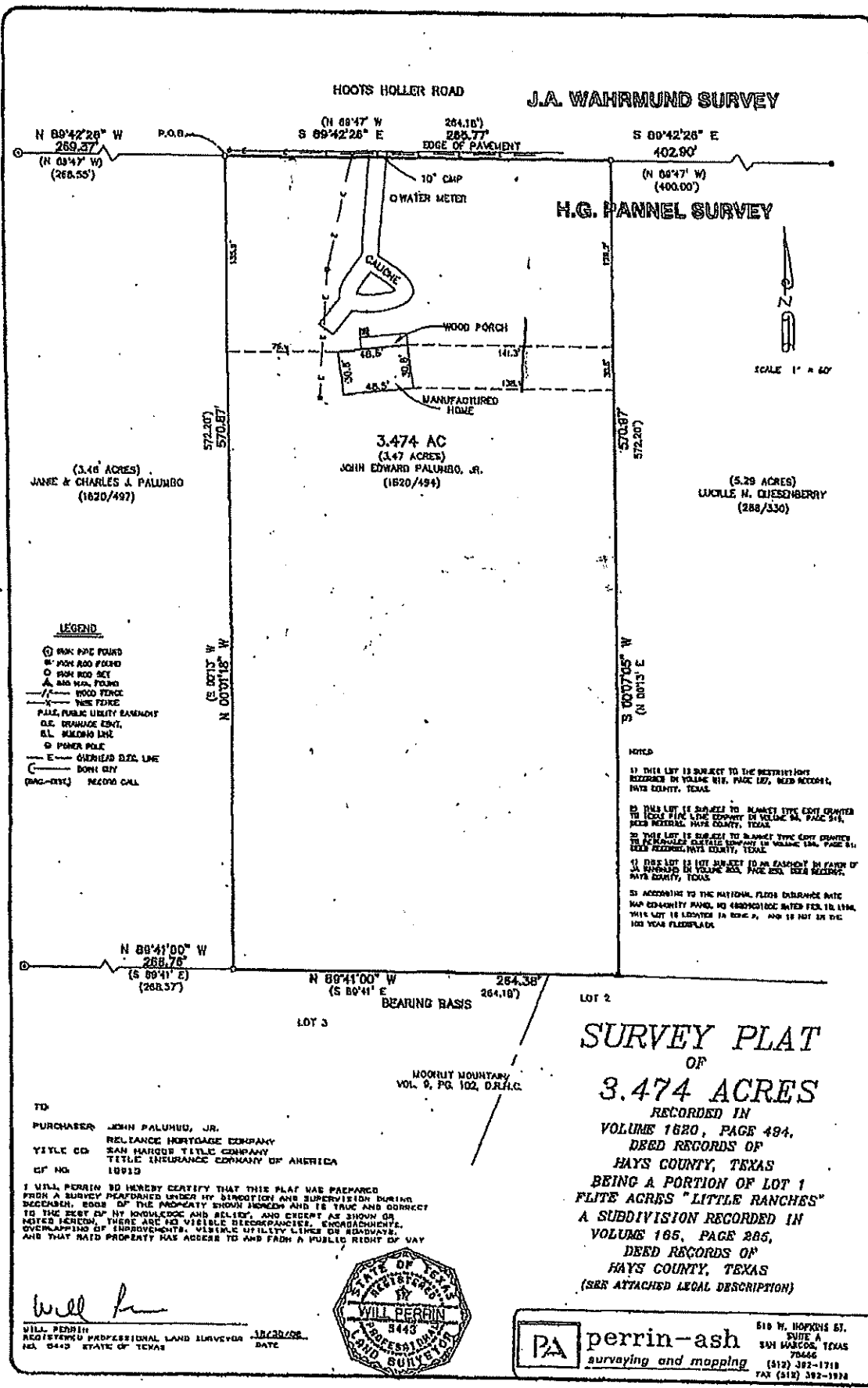

PRINT NAME


DATE


OWNER SIGNATURE


PRINT NAME


DATE





AGENDA ITEM:	5.3 CUP-25-003
SUBMITTED BY:	Nathan Glaiser, Assistant City Manager
DATE SUBMITTED:	1/21/2025
MEETING DATE:	2/13/2025

REPORT

ITEM

This item has been pulled by the applicant.

The applicant, Hoots Hideaway, LLC (c/o James R. Salter), is requesting a Conditional Use Permit to operate a Short-Term Rental 2 (non-owner-occupied vacation rental) at 2215 Spoke Hollow Rd, Wimberley. They are requesting a maximum of 11 guests. There is parking available in the driveway. This property is on the Blanco River.

PROPERTY INFORMATION

Property Description

Applicant(s):	Hoots Hideaway, LLC (c/o James R. Salter)
Property Address:	2215 Spoke Hollow Rd
Property Owner:	Hoots Hideaway, LLC
Legal Description:	Lots 14, 15 & 16 Hidden Valley Estates
Property Size:	2.11
Existing Use of Property:	Long term rental
Existing Zoning:	R2
Shared Infrastructure	None
Request:	STR2
Planning Area:	I
Overlay District:	Protected Waterway

Surrounding Property:

Frontage: Spoke Hollow

Surrounding Zoning

Current Zoning:

Existing Land Use:

& Land Use	North of Property	R2	Residential
	South of Property	ETJ	Residential
	East of Property	R2	Residential
	West of Property	R2	Residential

COMMENTS

Staff has received eleven letters of opposition for this request including multiple properties within 200'. **This request will require a supermajority vote to pass.**

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200'): 1/31/2025
Published Legal Notice (Wimberley View): 1/29/2025

RECOMMENDATION

Planning and Zoning recommended denial of this CUP application.

CRITERIA FOR CONSIDERATION

- (A) The use is harmonious and compatible with surrounding existing uses or proposed uses, and does not more adversely affect an adjoining site than would a permitted use;
- (B) The architecture, facade, and signage designs of the use are traditional Hill Country designs and are harmonious with those of adjacent uses. In the case of chain establishments, they shall not include or simulate the signature designs of those establishments beyond the absolute minimum necessary to identify the establishment;
- (C) The use requested by the applicant is set forth as a conditional use in the base district;
- (D) The nature of the use is reasonable;
- (E) The conditional use does not adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;
- (F) The conditional use does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting, or its type of sign; and
- (G) Any additional conditions specified, if any, ensure that the intent and purposes of the base district are being upheld.

Possible Motions can include:

- Motion to approve CUP

ORDINANCE NO. 2025-04

AN ORDINANCE APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A SHORT-TERM RENTAL TWO (VACATION RENTAL) AT 2215 SPOKE HOLLOW WIMBERLEY, TX; PROVIDING FOR FINDINGS OF FACT; REPEALER; SEVERABILITY; EFFECTIVE DATE; PROPER NOTICE AND MEETING

WHEREAS, an application for a Conditional Use Permit (“CUP”) has been filed by Hoots Hideway LLC – James Salter (“Applicant”) to allow for operation of a short-term rental two at 2215 Spoke Hollow, Wimberley, Texas; and

WHEREAS, this request is consistent with other properties located within areas zoned Rural Residential 2; and

WHEREAS, after conducting a public hearing on the matter, the Planning and Zoning Commission recommended approval of the CUP application; and

WHEREAS, the City Council conducted a public hearing on the CUP wherein public comment was received and considered on the application; and

WHEREAS, the City Council finds that the requested use of the subject property is an appropriate use for the property and is a compatible use with the surrounding properties and neighborhoods.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, TEXAS:

ARTICLE I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Wimberley and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

ARTICLE II. APPROVAL - TERMS

The CITY COUNCIL HEREBY GRANTS the Application for a Conditional Use Permit submitted by Hoots Hideway LLC – James Salter (“Applicant”) on real property located at 2215 Spoke Hollow, Wimberley, Texas, as more particularly described by survey in Exhibit “A”, attached and incorporated by reference, zoned Rural Residential 2, Wimberley, Hays County, Texas.

ARTICLE III. ZONING DISTRICT MAP

The official Zoning District Map shall be revised to reflect the Conditional Use Permit established by this Ordinance.

ARTICLE IV. REPEALER

City of Wimberley, Texas

All ordinances or parts of ordinances in force when the provisions of this Ordinance become effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed, but only to the extent of any such conflict.

ARTICLE V. SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

ARTICLE VI. EFFECTIVE DATE

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

ARTICLE VII. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code, and the Standard Zoning Enabling Act, Chapter 211 of the Texas Local Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED by the City of Wimberley City Council on the 20th day of February, 2025 by a vote of ____ (Ayes) and ____ (Nays) and ____ (Abstain).

CITY OF WIMBERLEY

By: _____
James T. Chiles, Mayor

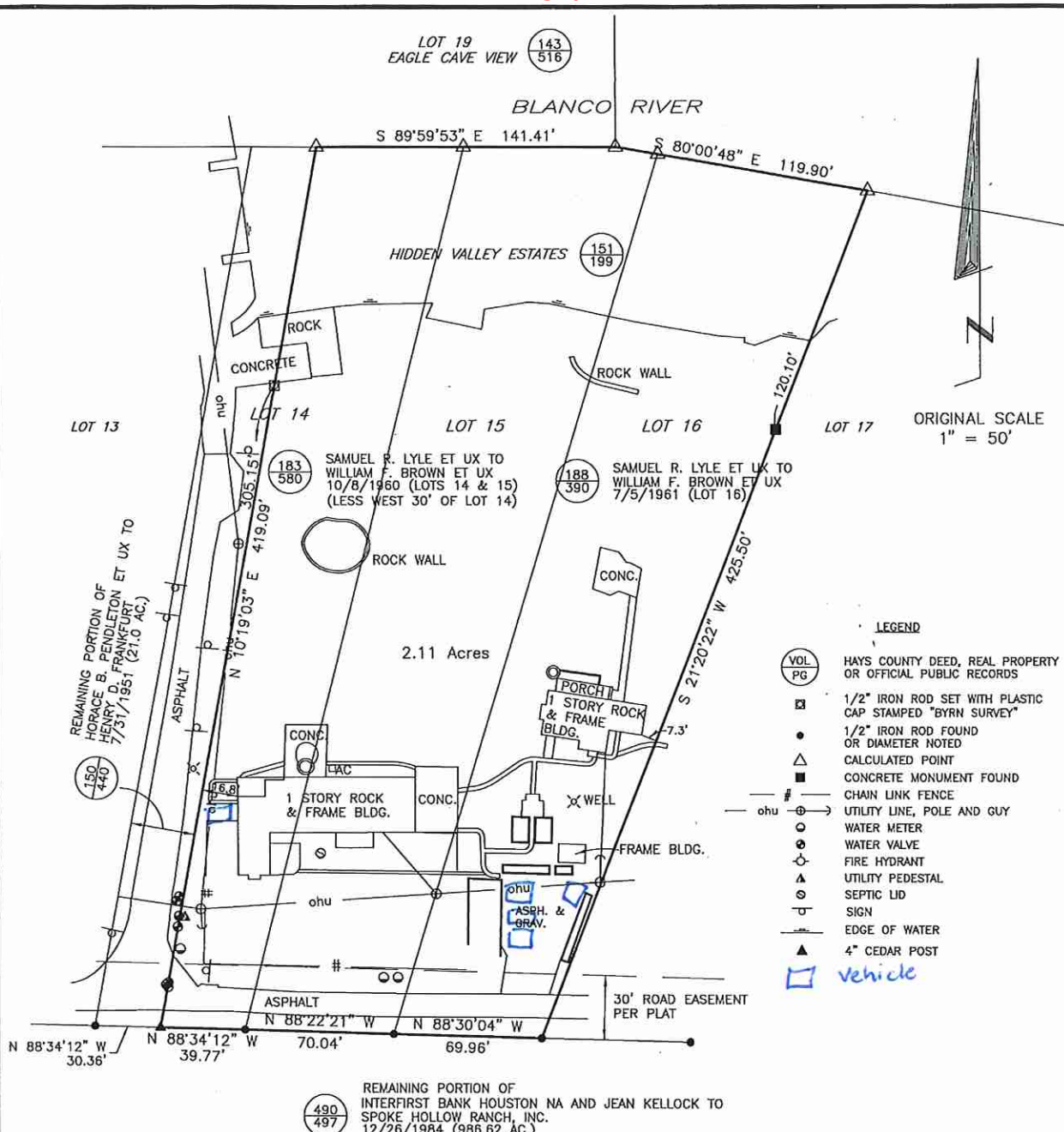
ATTEST:

Tammy Heller, City Secretary

APPROVED AS TO FORM:

City Attorney





SURVEYORS NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0355F, DATED 9/2/2005, THIS TRACT LIES WITHIN ZONE AE, (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD).
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED 11/13/2020 PREPARED BY BYRN AND ASSOCIATES, INC. OF SAN MARCOS, TEXAS.
6. THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

CLIENT: MUSICK, MARY
DATE: 11/13/2020
OFFICE: K. SMITH
CREW: K. SMITH, HADEN
FB/PG: 781/16
PLAT NO. 27837-20-b

TO MARY MUSICK, EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON 11/13/2020. THAT ALL PROPERTY ARE MONUMENTED AS SHOWN HEREON.



KYLE SMITH, R.P.L.S. NO. 5307

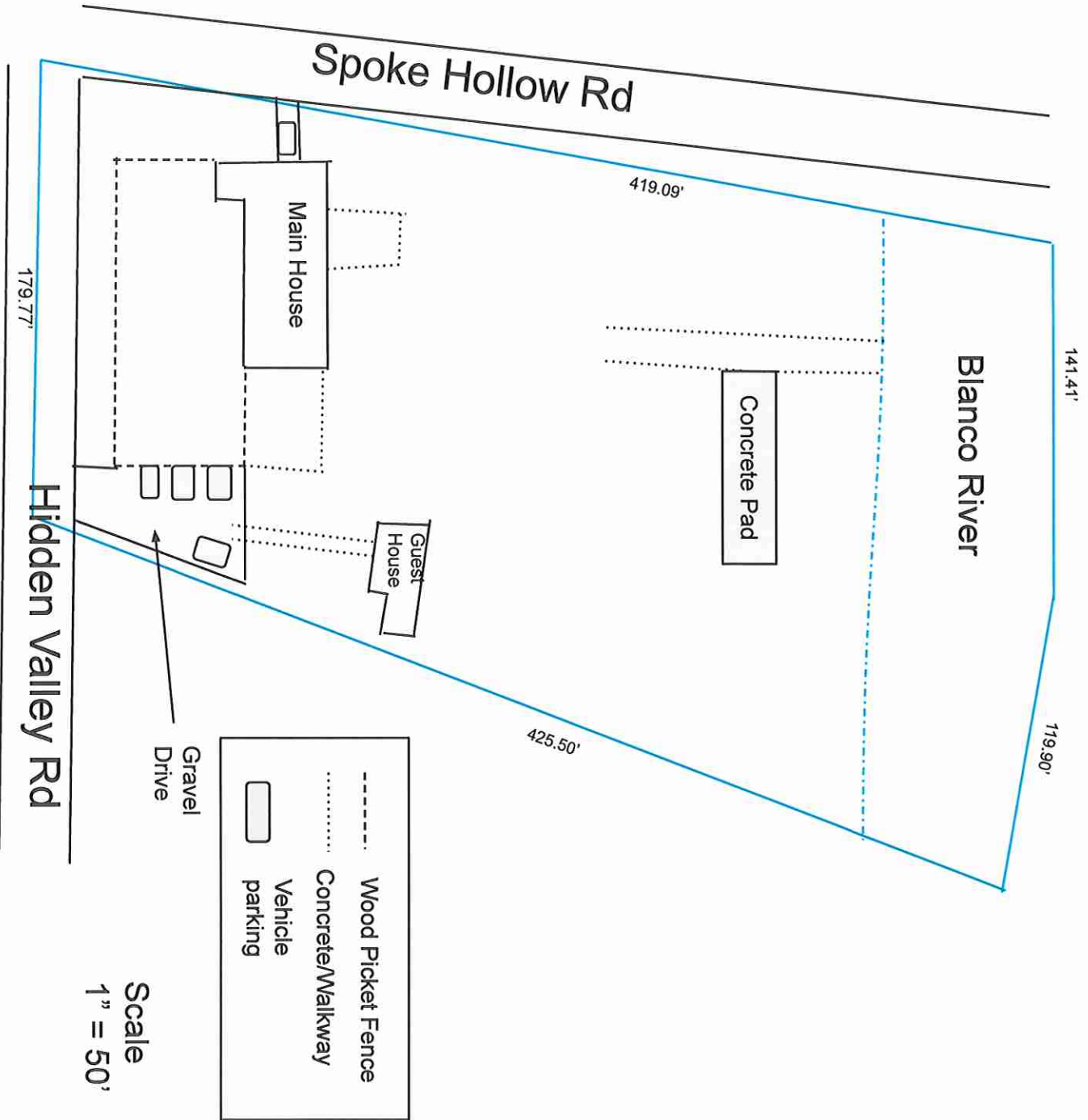
BYRN & ASSOCIATES, INC.

SURVEYING

P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-396-2270 FAX 512-392-2945
FIRM NO. 10070500

PLAT OF 2.11 ACRES, MORE OR LESS, BEING A PORTION OF LOT 14 AND ALL OF LOTS 15 AND 16, HIDDEN VALLEY ESTATES, HAYS COUNTY, TEXAS

2215 Spoke Hollow Rd Site Plan 1/20/2025





Conditional Use Permit
Planning & Development

FOR OFFICE USE ONLY

Date: _____ CUP - _____ - _____ Staff Review _____

P&Z Hearing: _____ Council Hearing: _____ Fees Paid (\$750): ☐ _____

Applicant: Hoots Hideaway, LLC c/o James R. Salter

Mailing Address: 100 Hoots Holler City: Wimberley State: TX Zip: 78676

Phone: [REDACTED] Email: [REDACTED]

OWNER'S INFORMATION

Property Owner: Hoots Hideaway, LLC

Mailing Address: PO Box 276 City: Wimberley State: TX Zip: 78676

Phone: [REDACTED] Email: [REDACTED]

PROJECT SITE ADDRESS: 2215 Spoke Hollow Rd, Wimberley, TX 78676

Legal description: Lots 14, 15 & 16 of Hidden Valley Estates

Total Acreage or Square Footage: 2.11 Acres Deed recorded in: Hays

Hays CAD Parcel ID R- 30458 Planning Area: _____ Zoning: R2

Is property located in an overlay district? ☐ Yes ☒ No If Yes, type: _____

SPECIFIC CONDITIONAL USE REQUEST: STR 2

Applicant understands that the purpose of the Conditional Use Permit (CUP) process is to allow certain uses which are not specific; permitted uses within a zoning district. To be considered for a CUP, the requested use must be listed under "Conditional Uses" within the applicable zoning district.

UTILITIES

Electric Provider: Pedernales Electric Cooperative (PEC)

Water provider or Private Well: Wimberley Water Corp

Wastewater Service or Septic Permit No. Septic Permit 2022-04

*If you have an On-Site Sewage Facility (OSSF) you can submit an open records request for your permit information if you do not have it.

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CONDITIONAL USE PERMIT (CUP) SUBMITTAL CHECKLIST

- ☒ Complete "Conditional Use Permit Application"
- ☒ Metes and bounds description and/or survey exhibit
- ☒ Site Plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities; size height, construction materials, and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening such as walls, plantings and fences
- ☒ Copy of the Original Deed(s)
- ☒ Payment of application fee (credit card payments, checks/money orders, cash exact change only)
- ☐ Agent authorization to represent property owner if applicable

MY REQUEST IS BASED ON THE FOLLOWING:

- The use is harmonious and compatible with surrounding existing uses or proposed uses and does not adversely affect an adjoining site than would a permitted use.
- The use requested by the applicant is set forth as a conditional use in the base district.
- The nature of the use is reasonable.
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- The conditional use does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting, or its type of sign; and
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SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me, my firm, or agent, may delay the review of the Application. I authorize City of Wimberley Staff to visit and inspect the property for which this application is being submitted. I agree to attend or have a representative attend the Planning & Zoning Commission and City Council meetings. I have checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning actions to ensure that there are no restrictions on the subject property and understand that the City zoning action does not relieve any obligation of these restrictions.

Applicant's Signature: _____

Date: _____

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ADDITIONAL QUESTIONS AND LIST OF CONDITIONS THAT MAY BE INCLUDED IN A BED AND BREAKFAST/VACATION RENTAL CUP

OWNER: Hoots Hideaway, LLC

LOCATION OF PROPERTY: 2215 Spoke Hollow Rd, Wimberley, TX

LEGAL DESCRIPTION: Lots 14, 15 & 16 of Hidden Valley Estates

PLANNING AREA: _____ PRESENT ZONING: R2

EXISTING USE: Long-term rental property

HOMEOWNERS ASSOCIATION CONTACT INFO: N/A

SHARED FACILITIES (RIVER PARK, POOL, ETC.): N/A

PROPERTY IN FLOODPLAIN? ☒ YES ☐ NO

GATED COMMUNITY OR PRIVATE STREET? ☐ YES ☒ NO

USE TO BE GRANTED: _____ *Bed & Breakfast* OR ☒ *Vacation Rental*

NEW CONSTRUCTION: (Describe existing construction) If new construction is contemplated: Describe new construction. The architecture and façade of all new construction will be traditional "Hill Country" design and harmonious with those of adjacent uses. No construction shall commence prior to compliance with all applicable ordinances, laws, rules, and regulations.

COMPATIBILITY TO NEARBY AREAS: The facilities on the property will always be harmonious and compatible with surrounding uses

OFF-STREET PARKING: All parking will be off-street. 5 Off-street parking spaces will be provided for off-street guest parking, which will be adequate for a maximum occupancy of 13 guests. Parking will be in these spaces only.

SIGNAGE: All signage will be of traditional "Hill Country" design and will comply with the City Sign Ordinance.

NOISE AND LIGHTING: Exterior lighting to be only landscape lighting. All noise audibles from outside, and all light visible from outside the property shall be maintained at low levels appropriate to a single-family neighborhood. No large parties are permitted.

NUMBER OF BEDROOMS: 4 PROPOSED MAXIMUM OCCUPANCY: ~~13~~ 11 guests.

Forms & Applications October 2021 3

OCCUPANT REGULATIONS AND GUIDELINES: Guest Guidelines are attached hereto and made a part of this Conditional Use Permit. The bed and breakfast lodging facility shall be operated in accordance with the guidelines. These guidelines shall be furnished to all guests.

WASTEWATER SYSTEM: The wastewater treatment system (to be designed and constructed) will always be adequate for the maximum occupancy.

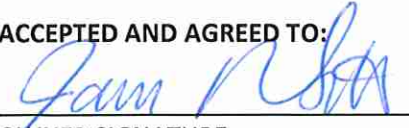
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PROPERTY MANAGEMENT: Owner will provide guests and close-by neighbors with owner's telephone number to assure Owner's immediate knowledge of any concerns that may arise. (If not, owner occupied) Owner agrees to always retain under contract a responsible local management company the property is used as a non-owner-occupied bed and breakfast lodging. The management company shall advise guests of the applicable conditions contained herein, receive, and pass on to owner any complaints received and at owner's direction act upon such complaints. (If owner occupied) The property shall be the owner's principal place of residence and the owner shall actively always supervise and manage the property that it is used as a bed and breakfast facility.

MISCELLANEOUS: Owner agrees to maintain the property in a manner conducive to the health and safety of the guests and the neighborhood. All trash and garbage will be placed in provided receptacles which shall not be visible from the street except on pick-up day. No trash bags shall be left out in the open. The exterior of the facility and the landscaping, including lawns, will be always maintained in good condition.

REVOCATION: The cup may be revoked by the City Council upon recommendation of the Planning and Zoning Commission in the event of the violation of any of the conditions contained therein.

OWNER COMPLIANCE: Owners agree to comply with all City of Wimberley Ordinances, and all state, county and City laws, rules, and regulations.

ACCEPTED AND AGREED TO:

OWNER SIGNATURE

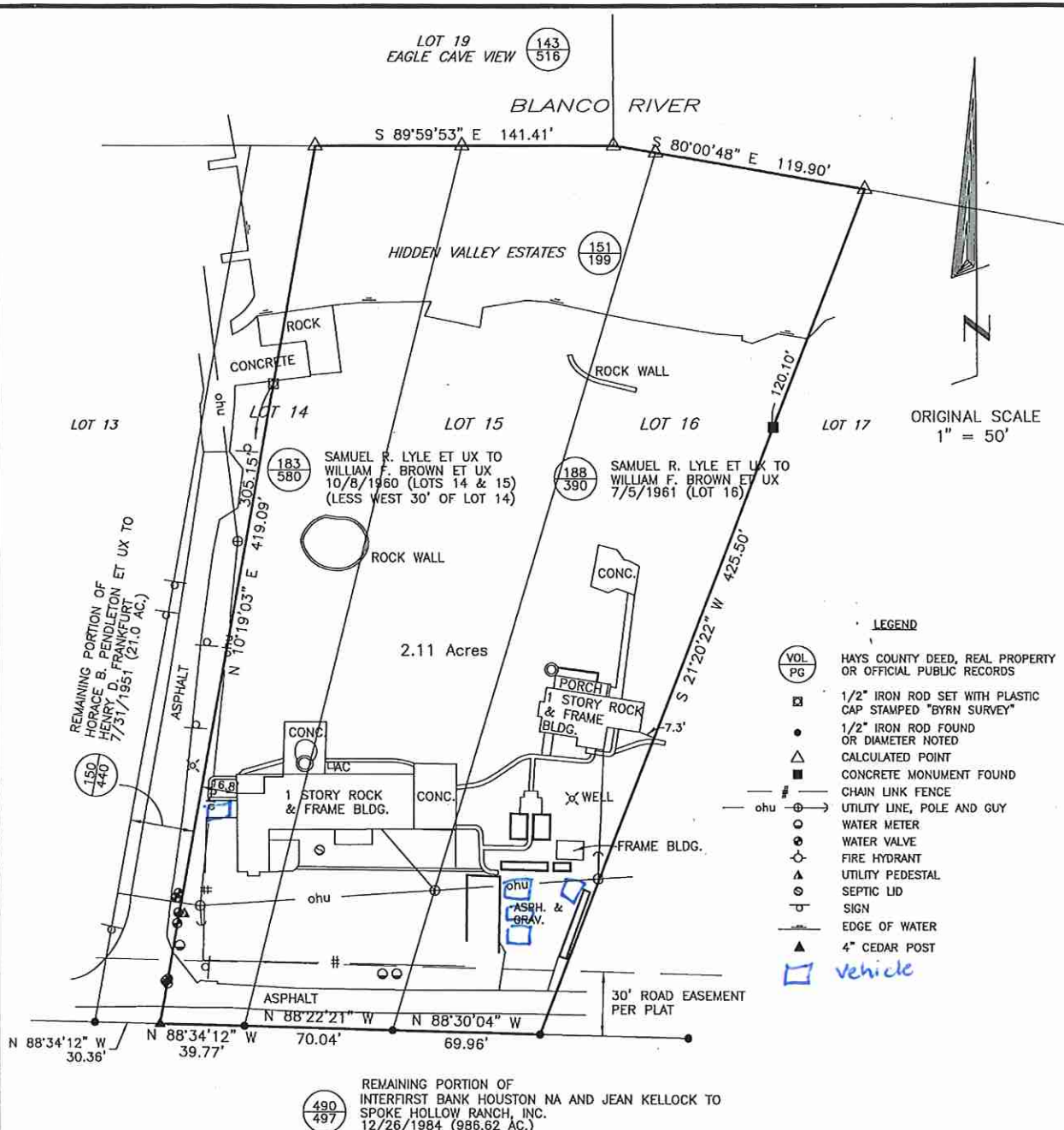
James R Salter, Managing Member
PRINT NAME

1/21/2025
DATE

OWNER SIGNATURE

PRINT NAME

DATE



SURVEYORS NOTES

- FENCES MEANDER.
- BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
- ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0355F, DATED 9/2/2005, THIS TRACT LIES WITHIN ZONE AE, (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD).
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
- THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED 11/13/2020 PREPARED BY BYRN AND ASSOCIATES, INC. OF SAN MARCOS, TEXAS.
- THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

CLIENT: MUSICK, MARY
DATE: 11/13/2020
OFFICE: K. SMITH
CREW: K. SMITH, HADEN
FB/PG: 781/16
PLAT NO. 27837-20-b

TO MARY MUSICK, EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON 11/13/2020. THAT ALL PROPERTY ARE MONUMENTED AS SHOWN HEREON.



KYLE SMITH, R.P.L.S. NO. 5307

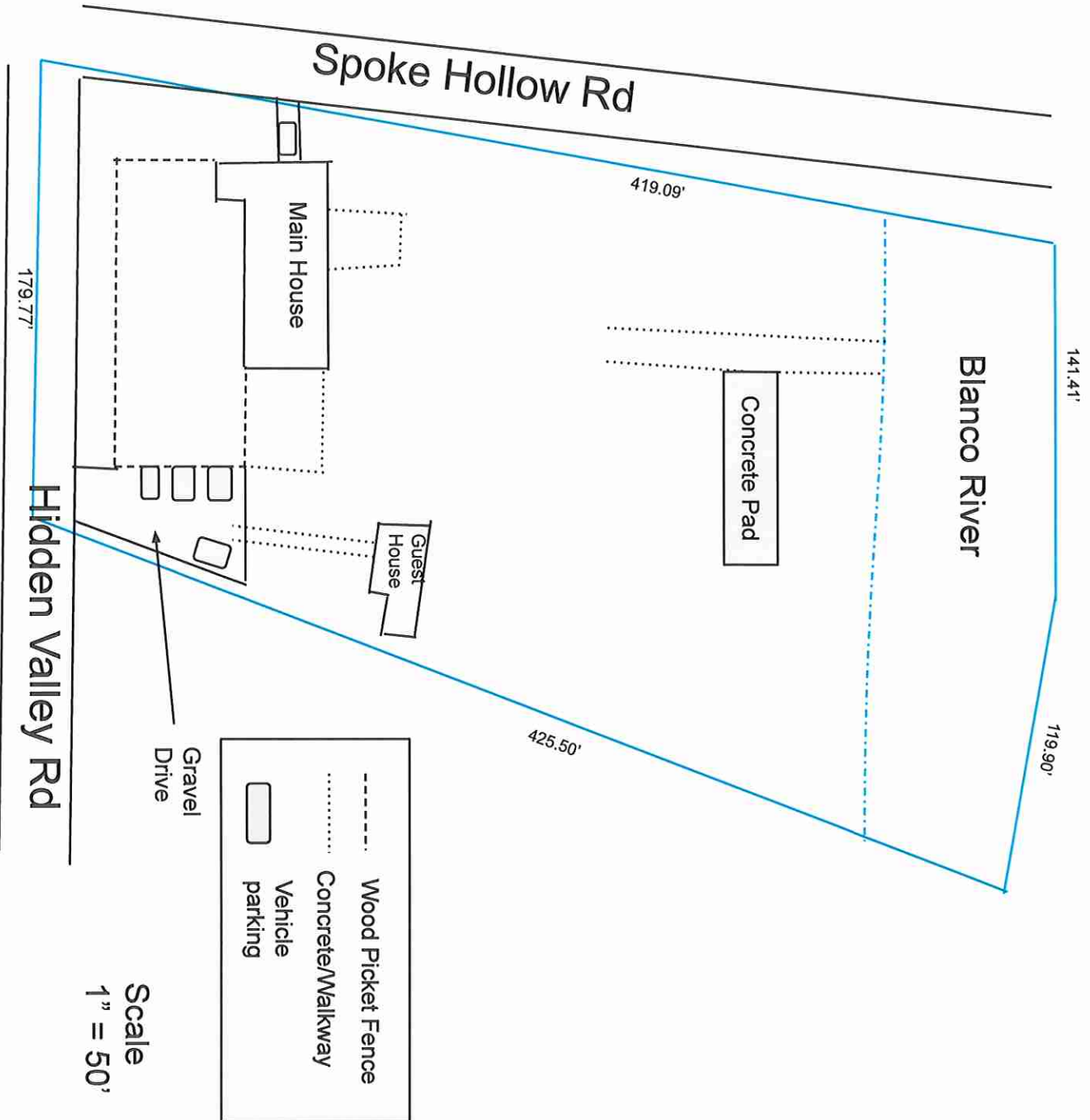
BYRN & ASSOCIATES, INC.

SURVEYING

P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-396-2270 FAX 512-392-2945
FIRM NO. 10070500

PLAT OF 2.11 ACRES, MORE OR LESS,
BEING A PORTION OF LOT 14 AND ALL
OF LOTS 15 AND 16, HIDDEN VALLEY
ESTATES, HAYS COUNTY, TEXAS

2215 Spoke Hollow Rd Site Plan 1/20/2025





AGENDA ITEM:	5.4 ZA-25-001
SUBMITTED BY:	Nathan Glaiser, Assistant City Manager
DATE SUBMITTED:	1/30/2025
MEETING DATE:	2/13/2025

REPORT

ITEM

The applicant, Wimberley Snooze & Booze LLC, is requesting Wimberley Planned Development District (WPDD) zoning for a property at 320 Wimberley Square, Wimberley. Please see Exhibit A for their concept plan and Exhibit B for design standards.

From the City Code of Ordinances:

A Wimberley Planned Development District (WPDD) is a special zoning district category that provides an alternate approach to conventional land use controls. WPDDs shall be allowed in all planning areas in those cases in which the permitted uses or the related regulations are not appropriate for the intended use or development. The WPDD may be used for land that is to be developed in the future according to a WPDD concept plan described in this section (the "WPDD concept plan") and for land that is to be used in accordance with the WPDD concept plan without further development. A WPDD may be appropriate for projects such as industrial districts, offices, retail, commercial or service centers, shopping centers, and residential developments of multiple or mixed housing, including attached single-family dwellings. Any appropriate use or combination of uses may be considered for zoning as a WPDD.

PROPERTY INFORMATION

Property Description

Applicant(s):	Wimberley Snooze & Booze LLC
Property Address:	320 Wimberley Square
Property Owner:	Michael Creecy
Legal Description:	CCC Addition Lot 1
Property Size:	1.44 acres
Existing Use of Property:	Vacant
Existing Zoning:	C-3

Shared Infrastructure None

Request: Lodging, Alcohol Sales for on and off premises, food and beverage retail (market), and eating establishment.

Planning Area: V

Overlay District: City Center and Historic Preservation Overlay District

Surrounding Property:

Frontage: Wimberley Square

Surrounding Zoning & Land Use	North of Property	Current Zoning:	Existing Land Use:
		C1 C2	Commercial
	South of Property	C3	Oak Drive Park
	East of Property	C2 R2	Commercial, Vacant
	West of Property	C3	Commercial

COMMENTS

Staff has not received any comments on this request.

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200'): 1/31/2025

Published Legal Notice (Wimberley View): 1/29/2025

RECOMMENDATION

Planning and Zoning Commission recommended denial until the applicant can provide more information on the parking spaces provided, stormwater management, and rainwater reuse.

CRITERIA FOR CONSIDERATION

In making a determination regarding a requested zoning change, the planning and zoning commission and city council shall consider the following factors:

- a.
Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the city as a whole;
- b.
Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings;
- c.
The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances which may make a substantial part of that

vacant land unavailable for development;

d.

The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change;

e.

How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;

f.

Any other factors which will substantially affect the public health, safety, morals, or general welfare; and

g.

Whether granting the request furthers the land use objectives and principles adopted by the city.

Possible Motions can include:

- Motion to approve WPDD
- Motion to approve WPDD with the following conditions (list all conditions)
- Motion to deny WPDD

ATTACHMENT/S

- Ordinance
- Exhibit A Concept Plan
- Exhibit B Design Standards
- Application



ORDINANCE NO. 2025-05

AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS CHANGING THE ZONING DESIGNATION FOR APPROXIMATELY 1.44 ACRES OF PROPERTY LOCATED AT 320 WIMBERLEY SQUARE, WIMBERLEY, HAYS COUNTY, TEXAS, TO WIMBERLEY PLANNED DEVELOPMENT DISTRICT (WPDD) WITH A BASE ZONING DISTRICT OF COMMERCIAL HIGH IMPACT 3 (C-3) AND PROVIDING FOR THE FOLLOWING: DELINEATION ON ZONING MAP; FINDINGS OF FACT; SEVERABILITY; EFFECTIVE DATE AND PROPER NOTICE AND MEETING.

WHEREAS, the regulations established by Article 9.03 (Zoning) of the Wimberley Code of Ordinances, as amended, (the “Code”), are specifically designed to lessen congestion in the streets; secure safety from fire, panic, and other dangers; promote health and general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public facilities; and,

WHEREAS, in the course of adopting the regulations established by the Code, the Planning and Zoning Commission and City Council have given careful consideration to the unique qualities of the City, including the demographics of its inhabitants, the community’s history, geography, natural resources, existing structures, property values, workforce, education levels, commercial base, surrounding communities, public facilities and infrastructure; and,

WHEREAS, the regulations established by the Code have been adopted with reasonable consideration, among other things, for the character of each district and its peculiar suitability for the particular uses; with a view of conserving property values and encouraging the most appropriate use of land in the City; and,

WHEREAS, the regulations established by the Code and in this Ordinance are in furtherance of the public interest, for the good government, peace, order, trade and commerce of the City and necessary and proper for carrying out the power granted by law to the City; and,

WHEREAS, the following enactments are a valid exercise of the City’s broad police powers and based upon the City’s statutory regulatory authority, including but not limited to Texas Local Government Code Chapters 51, 52, and 211; and,

WHEREAS, in accordance with section 9.03.098 of the Code, the Wimberley Planned Development District (WPDD) Zoning is permitted in all Planning Areas of the Comprehensive Plan, and the COMMERCIAL HIGH IMPACT 3 (C-3) zoning district is permitted in Planning Area V; and,

WHEREAS, the purpose of the WPDD is to permit flexibility and creativity within a project to maximize the unique physical features of a particular site, encourage the efficient use of land and economic arrangement of improvements, as well as encourage the conservation of energy and natural resources; and,

WHEREAS, the proposed layout of improvements provides the most efficient and practical use of the property due to the shape of the subject property described herein; and,

WHEREAS, the property owner proposes to conserve and preserve existing natural resources and landscape features of the property by providing enhancements which will be in conformance with the City’s aesthetic goals; and,

WHEREAS, the City Council and Planning and Zoning Commission have carefully reviewed the requirements of the City’s Comprehensive Zoning Ordinance and has concluded that 320 Wimberley Square, Wimberley, Hays County, Texas (the “Property”) qualifies for the Wimberley Planned Development District (WPDD) Zoning, with a base zoning district of Commercial High Impact 3 (C-3) designation, and that such designation is consistent with established City policy and is in the public interest, subject to the conditions stated herein and to be constructed in accordance with the Development Plan to be submitted prior to the issuance of building permits, to be based on the Concept Plan and Design Standards of the subject property, attached hereto and incorporated herein as Exhibit “A” and Exhibit “B” respectively, which is hereby made a part of this WPDD Ordinance; and,

WHEREAS, parties in interest and citizens have had an opportunity to be heard at public hearings conducted by the Planning and Zoning Commission and City Council, on February 13, 2025 and February 20, 2025, respectively, notice of which was published in the City’s official newspaper before the 15th day before the first public hearing and agendas for each hearing were posted at City Hall more than seventy-two (72) hours prior to the respective hearing.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, HAYS COUNTY, TEXAS:

ARTICLE I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Wimberley and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

ARTICLE II. AMENDMENT

A. Zoning. That the property described as 320 Wimberley Square, Wimberley, Hays County, Texas (the “Property”) and more particularly described on the attached survey in Exhibit “C”, (referred to herein as the “Property”) is hereby designated as a Wimberley Planned Development District, with a base zoning district of Commercial High Impact 3 (C-3) in accordance with the Code of Ordinances and subject to the WPDD Conditions described herein in Subsection B. Further, development and construction on the Property shall be in conformance with the Development Plan to be submitted prior to issuance of building permits, to be based on the Concept Plan, and Design Standards described on Exhibit “A” and “B” respectively, and incorporated by reference for all purposes.

B. WPDD Conditions

1. All provisions of the Commercial High Impact 3 (C-3) zoning district shall apply except as modified herein.
2. Development and construction of the Property shall be in conformance with the Concept Plan, which includes, but is not limited to, building layout, special amenities, square footages and parking, attached as Exhibit “A”, and

incorporated by reference for all purposes.

3. Development and construction of the Property shall be in conformance with the Design Standards attached as Exhibit “B” and incorporated by reference for all purposes.

4. All conditions and requirements provided in this Ordinance and the City’s Code of Ordinances must be complied with prior to the issuance of a building permit and certificate of occupancy.

5. All outdoor lighting on the Property shall comply with the provisions of the City of Wimberley Comprehensive Outdoor Lighting Ordinance.

6. All drainage improvements on the Property shall comply with the applicable provisions of the City of Wimberley Code of Ordinances relating to storm water management and water quality control.

7. Permitted uses on the Property shall be limited to the following:

- a. All uses permitted by the Commercial High Impact 3 (C-3) zoning district.
- b. Lodging
- c. Food and Beverage retail sales (market)
- d. Alcoholic beverage sales for off premises and on premises consumption.

All conditions and requirements provided in this Ordinance and the City’s Code of Ordinances must be complied with prior to the issuance of a building permit and certificate of occupancy.

ARTICLE III. ZONING DISTRICT MAP

The official Zoning District Map shall be revised to reflect the zoning district boundary established by this Ordinance.

ARTICLE IV. SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

ARTICLE V. EFFECTIVE DATE

This Ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

ARTICLE VI. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code, and the Standard Zoning Enabling Act, Chapter 211 of the Texas Local Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED this 20th day of February, 2025, by a vote of ____ (Ayes) to ____ (Nays) ____ (Abstain) vote of the City Council of the City of Wimberley, Texas

CITY OF WIMBERLEY

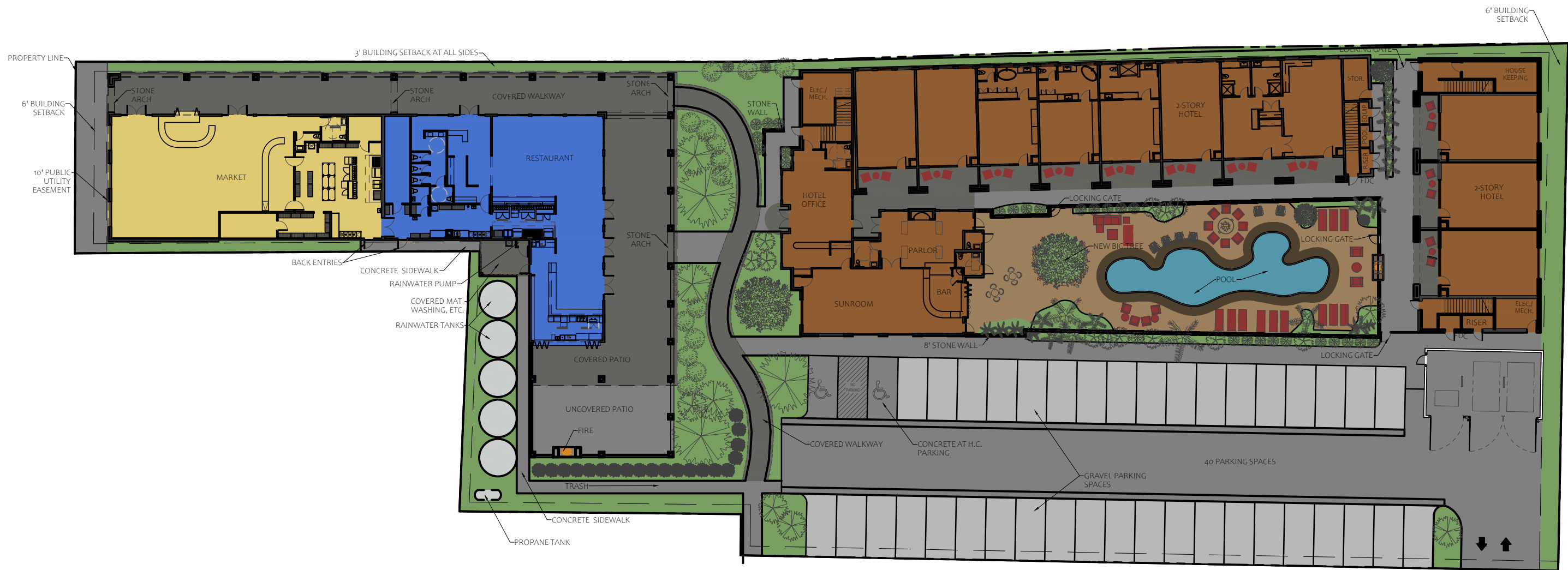
BY: _____
James T. Chiles, Mayor

ATTEST:

Tammy Heller, City Secretary

APPROVED AS TO FORM:

City Attorney



SCHEMATIC SITE PLAN
SCALE: N.T.S.



01/29/2025
DRAWING PREPARED BY
AGAVE DESIGN STUDIO

320 WIMBERLEY SQUARE
Wimberley, Tx 78676



EXHIBIT “B”

Design Standards

The Property described in Ordinance No. 2025-_____ for Case No. ZA-25-001, shall be subject to all development regulations and design standards of the City of Wimberley, except as modified below:

1. Phased Development. The Property shall be developed in phases and by area as shown on the Concept Plan according to the following schedule:

Phase 1: Demolition to be completed in 1 year.

Phase 2: Construction to be completed in 5 years.

2. Buildings. At full build-out the site will have new buildings with a maximum footprint per building of:

Market & Restaurant: 7,100

Hotel: 12,900

3. Roads, Driveways and Parking. At full build-out the site will have 15,500 square feet of new road, driveways and parking area including 8,000 square feet of impervious cover.

4. Additional Impervious Cover.

Covered walkways: 8,000 sq/ft

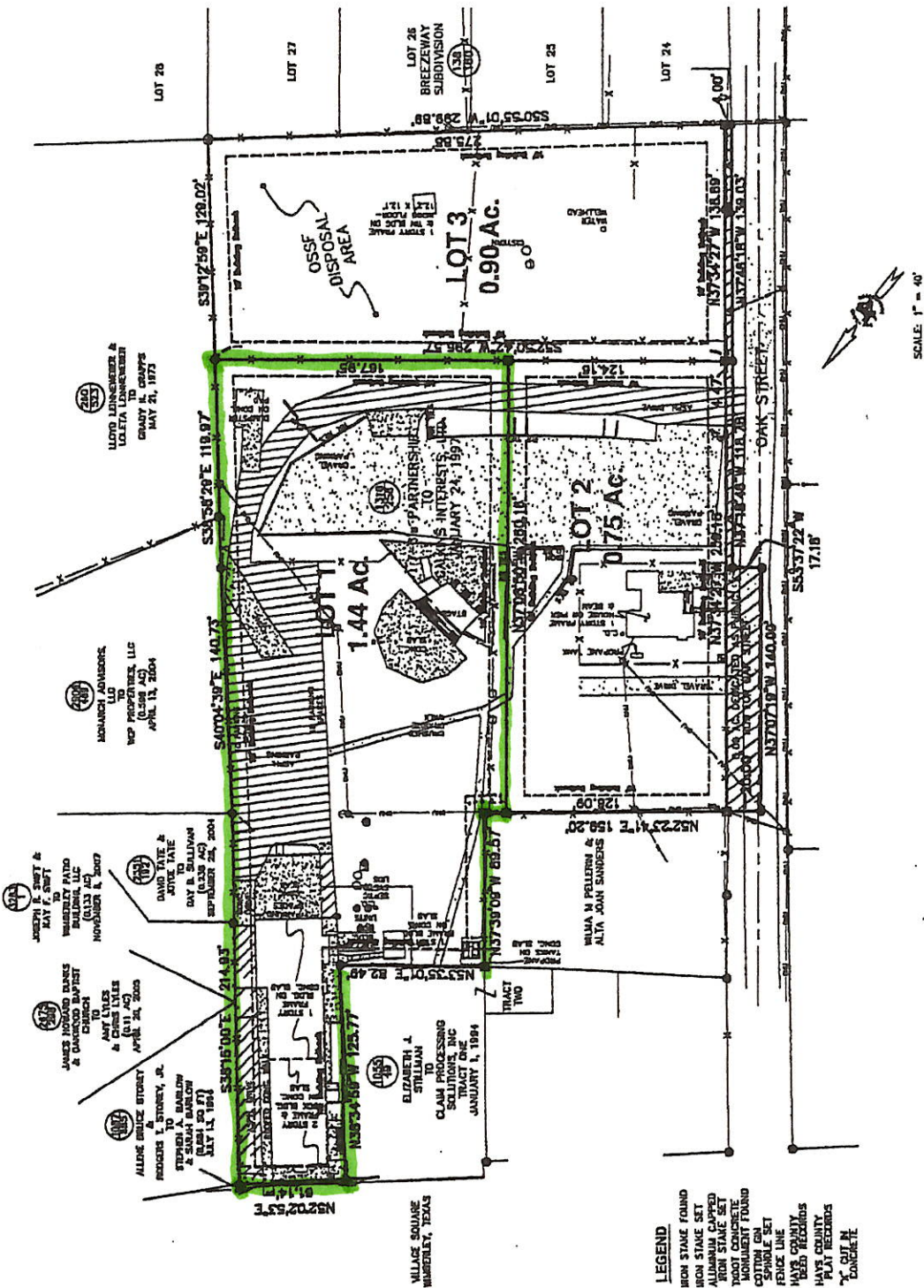
Pool and surrounding patio: 2,500 sq/ft

Uncovered sidewalk: 3,000 sq/ft

Restaurant patio: 3,500 sq/ft

5. Parking Spaces. At full build-out there will be a total of 40 parking spaces on the site.
6. Rainwater Retention. The development shall provide a combination of detention and retention of stormwater for flood mitigation control, reuse, and irrigation onsite for up to 60,000 gallons (8,000 cubic feet), or as calculated by a licensed professional engineer. The design of stormwater facilities shall be in accordance with the City of Wimberley Drainage Criteria and the Texas Commission on Environmental Quality RG-348.

PLAT OF
CCC ADDITION
CITY OF WIMBERLEY
HAYS COUNTY, TEXAS



RECORDS/PURCHASER
City of Wimberley, P.A. 11
P.O. Box 1000, Wimberley, TX 77894
77034

OWNER
Cotton Industries, L.L.C.
439 Oak Lane
Houston, Texas 77054

PLAN XXXX
-V4629-Vimberley-PLAN-BASE.DWG

- LEGEND
- IRON STAKE FOUND
 - IRON STAKE SET
 - ALUMINUM CAPPED
 - IRON STAKE SET
 - TIGHT CONCRETE
 - MONUMENT FOUND
 - CEMENT NAIL
 - CEMENT SET
 - FENCE LINE
 - HAYS COUNTY
 - RECORDED
 - HAYS COUNTY
 - PLAT RECORDS
 - CUT IN
 - CONCRETE

SD
ME

90033171 DPR 379
BK VO



AGENDA ITEM:	1. Discuss and consider possible action regarding a request to permit a temporary structure located at 13701 Ranch Road 12, Wimberley, Texas. <i>(Nathan Glaiser, ACA/Director of Development Services)</i>
SUBMITTED BY:	
DATE SUBMITTED:	01/28/2025
MEETING DATE:	February 20, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

This is a renewal request for the previously approved "Neon Armadillo" food trailer located at 13701 Ranch Road 12. This is next to the "Junk Gypsy" retail store.

REQUESTED ACTION

Motion
Discussion

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

1. Neon armadillo supporting docs



City of Wimberley

221 Stillwater, Wimberley, TX 78676
(512) 847-0025 Fax: (512) 847-0422
www.cityofwimberley.com

Temporary Structure

Planning & Development

Date: _____
Staff Review: _____
Permit No.: _____
Council Hearing: _____

Applicant: Neon Armadillo WTX

Mailing Address: _____ City: _____ State: _____ Zip: 78676

Phone: _____

(If different from above)

Property Owner: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Subject Property Address: 13701 RR 12 Wimberley, TX 78676

Purpose/Use of Structure: Food Trailer

Requested Installation Date: ASAP Requested Removal Date: _____

Will the temporary structure be served by electricity? YES ☐ NO ☐

Will the temporary structure be served by water service? YES ☒ NO ☐

If "YES" to either then an inspection is required for water and/or electrical service.

☐ If service is provided through another meter attach a letter of permission.

☒ Provide a site plan indicating location of temporary structure in relation to other structures, parking lots, property lines etc.

Permission from property owner is attached. YES ☐ NO ☐ N/A ☒

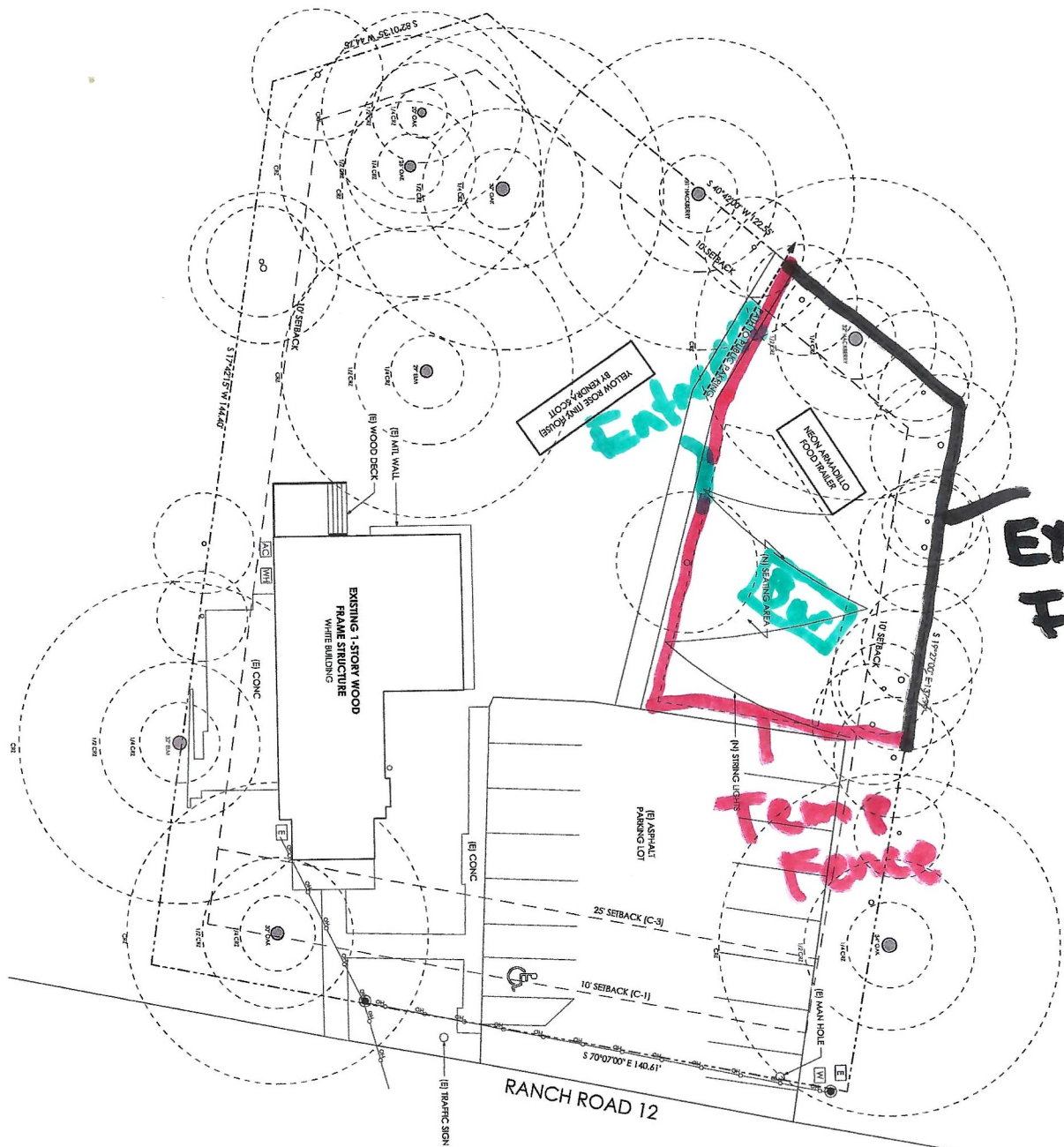
Has a Mobile Food Establishment application been submitted? YES ☒ NO ☐ N/A ☐

Temporary Structure Permit..... \$50.00 each structure
Inspections.....\$75.00 each

I certify that the information contained in this application is true and correct and that if any of the information provided is incomplete or incorrect the permit may not be issued or may be revoked by the City of Wimberley. I understand that all temporary structures or accessory uses shall be removed from the property at the expiration of the time period as defined in the permit unless another Temporary Structure Permit is obtained prior to expiration. I understand that a Certificate of Occupancy may be required, and contractor information will be provided if applicable. Adequate parking, restroom, setback, and additional requirements per City Ordinance No. 2012-007 & Ordinance No. 2016-007 will be verified by City staff.

Applicant: Ryan Zachry Date: 01/30/2025

City Official: _____ Date: _____ ☐ Approved ☐ Denied



Existing
Fence

RANCH ROAD 12

5/10/2024

Point B Design Group
1009 W. 49th St. Ste 207
Austin, TX 78703
a. 512-500-8903

Page 91 of 113

A1.00

©2019 Fintal & Dodge Group



AGENDA ITEM:	2. Discuss and consider possible action regarding a request to permit a temporary structure located at 14004 Ranch Road 12, Wimberley, Texas. <i>(Nathan Glaiser, ACA/Development Services Director)</i>
SUBMITTED BY:	
DATE SUBMITTED:	02/10/2025
MEETING DATE:	February 20, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

This is a request from the owners of "Chills on the Square" to permit a temporary tent structure behind the restaurant on the banks of Cypress Creek. The tent is already on the property. Staff was notified of the tent and contacted to the owner to get this permit.

The tent structure is placed over picnic tables to provide seating for the restaurant while renovations are carried out in the dining area of the restaurant. This tent is in the floodway of the Cypress Creek and would likely be damaged and carried downstream if there was a large rain event.

REQUESTED ACTION

Motion
Discussion

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

1. Chills temp structure docs



City of Wimberley

221 Stillwater, Wimberley, TX 78676
(512) 847-0025 Fax: (512) 847-0422
www.cityofwimberley.com

Temporary Structure

Planning & Development

Date: _____
Staff Review: _____
Permit No.: _____
Council Hearing: _____

Applicant: Chill's On The Creek

Mailing Address: 14004 Ranch Road 12 City: Wimberley State: TX Zip: 78676

Phone: _____

(If different from above)

Property Owner: RT 12 Investments, LLC

Mailing Address: 14325 River Road City: New Braunfels State: TX Zip: 78132

Phone: 512-847-6060 Email: rt12investments@gmail.com

Subject Property Address: 14004 Ranch Road 12 Wimberley, TX 78676

Purpose/Use of Structure: Covered service area

Requested Installation Date: 1/23/25 Requested Removal Date: 3/10/2025

Will the temporary structure be served by electricity? YES ☒ NO ☐

Will the temporary structure be served by water service? YES ☐ NO ☒

If "YES" to either then an inspection is required for water and/or electrical service.

☐ If service is provided through another meter attach a letter of permission.

☒ Provide a site plan indicating location of temporary structure in relation to other structures, parking lots, property lines etc.

Permission from property owner is attached. YES ☐ NO ☒ N/A ☐

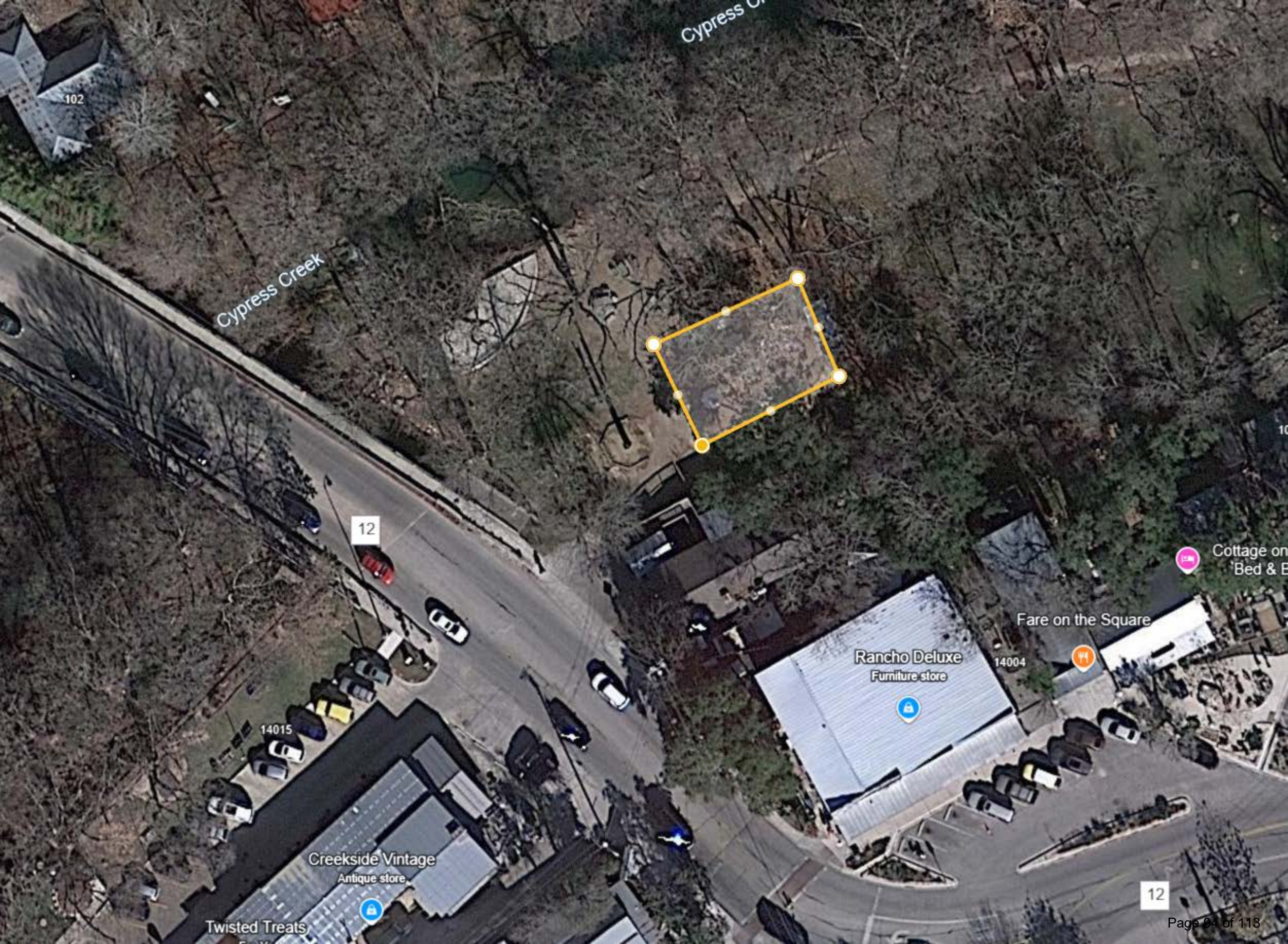
Has a Mobile Food Establishment application been submitted? YES ☐ NO ☐ N/A ☒

Temporary Structure Permit..... \$50.00 each structure
Inspections.....\$75.00 each

I certify that the information contained in this application is true and correct and that if any of the information provided is incomplete or incorrect the permit may not be issued or may be revoked by the City of Wimberley. I understand that all temporary structures or accessory uses shall be removed from the property at the expiration of the time period as defined in the permit unless another Temporary Structure Permit is obtained prior to expiration. I understand that a Certificate of Occupancy may be required, and contractor information will be provided if applicable. Adequate parking, restroom, setback, and additional requirements per City Ordinance No. 2012-007 & Ordinance No. 2016-007 will be verified by City staff.

Applicant: Chase Philmon Date: 1/30/2025

City Official: _____ Date: _____ ☐ Approved ☐ Denied



Cypress Cr

102

Cypress Creek

12

Cottage on
Bed & B

Fare on the Square

Rancho Deluxe
Furniture store

14004

Creekside Vintage
Antique store

Twisted Treats

12



AGENDA ITEM:	3. Discuss and consider possible action regarding a request to permit a temporary structure located at 13811 Ranch Road 12, Wimberley, Texas. <i>(Nathan Glaiser, ACA/Director of Development Services)</i>
SUBMITTED BY:	Nathan Glaiser
DATE SUBMITTED:	02/11/2025
MEETING DATE:	February 20, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

The applicant, Laura Perkins, has requested to place a temporary structure (food truck) at a property located at 13811 Ranch Road 12, Wimberley, TX. The structure is "Schoolyard Dogs", a converted school bus food truck. They are requesting placement of the food truck immediately and have not determined an end date. This property is in the City Center overlay and the code states that the max duration for a temporary structure permit is 3 months.

REQUESTED ACTION

Motion
Discussion

FINANCIAL

STAFF RECOMMENDATION

Staff recommends that Council choose an end date for the temporary structure if approved.

ATTACHMENT/S

1. Schoolyard Dogs supporting docs



City of Wimberley

221 Stillwater, Wimberley, TX 78676
(512) 847-0025 Fax: (512) 847-0422
www.cityofwimberley.com

Temporary Structure

Planning & Development

Date: _____
Staff Review: _____
Permit No.: _____
Council Hearing: _____

Applicant: Laura "Mickey" Perkins
Mailing Address: 5 Tanglewood Trail City: Wimberley State: TX Zip: 78676
Phone: [REDACTED]

(If different from above)

Property Owner: Dino and Heather Smith
Mail: [REDACTED] Zip: 78676
Phone: [REDACTED]

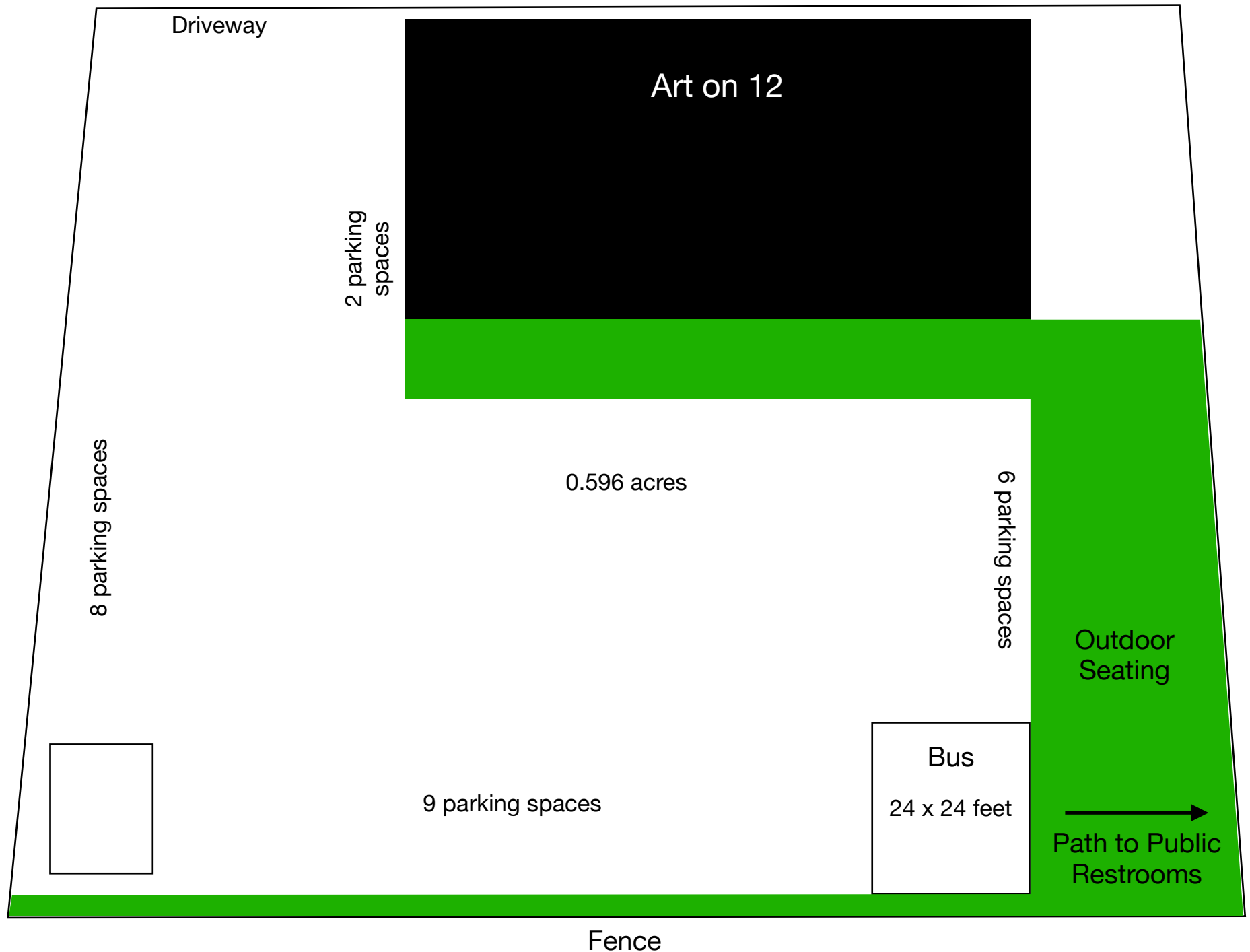
Subject Property Address: 13811 Ranch Rd 12, Wimberley, TX 78676
Purpose/Use of Structure: Food Truck
Requested Installation Date: 2-13-25 Requested Removal Date: n/a
Will the temporary structure be served by electricity? YES ☒ NO ☐
Will the temporary structure be served by water service? YES ☐ NO ☒
If "YES" to either then an inspection is required for water and/or electrical service.
☒ If service is provided through another meter attach a letter of permission.
☒ Provide a site plan indicating location of temporary structure in relation to other structures, parking lots, property lines etc.
Permission from property owner is attached. YES ☒ NO ☐ N/A ☐
Has a Mobile Food Establishment application been submitted? YES ☒ NO ☐ N/A ☐

Temporary Structure Permit..... \$50.00 each structure
Inspections.....\$75.00 each

I certify that the information contained in this application is true and correct and that if any of the information provided is incomplete or incorrect the permit may not be issued or may be revoked by the City of Wimberley. I understand that all temporary structures or accessory uses shall be removed from the property at the expiration of the time period as defined in the permit unless another Temporary Structure Permit is obtained prior to expiration. I understand that a Certificate of Occupancy may be required, and contractor information will be provided if applicable. Adequate parking, restroom, setback, and additional requirements per City Ordinance No. 2012-007 & Ordinance No. 2016-007 will be verified by City staff.

Applicant: Laura Perkins Date: 1/30/25

City Official: _____ Date: _____ ☐ Approved ☐ Denied



Heather and Dino Smith
1155 Heaton Hollow Rd
Wimberley, TX 78676
dino@quirosllc.com

January 27, 2025

To Whom It May Concern,

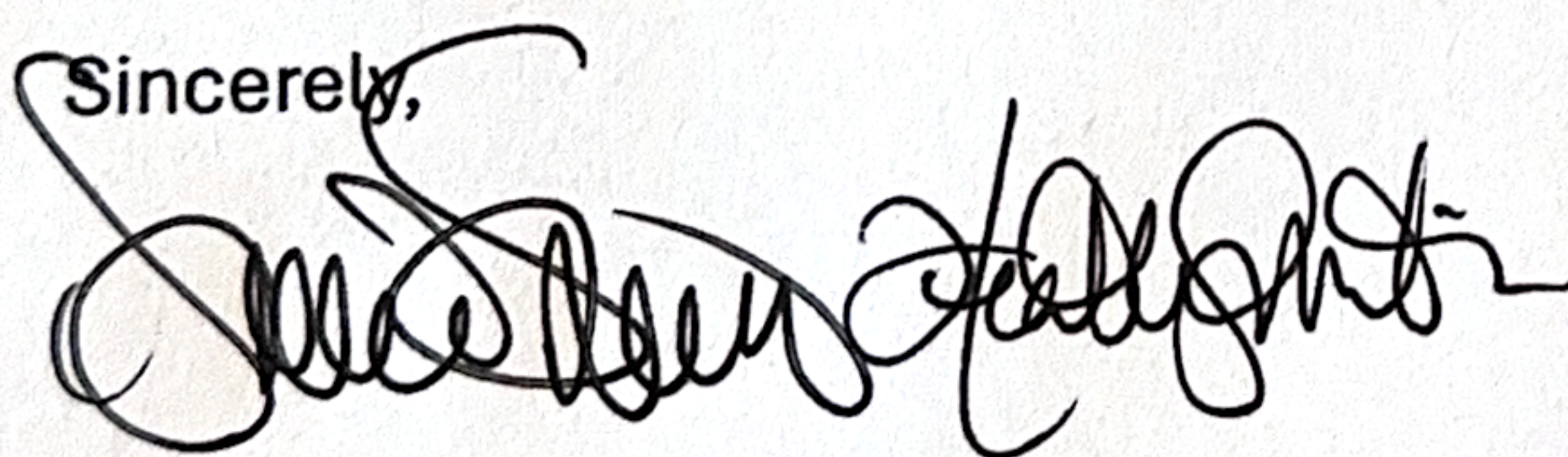
We, Heather and Dino Smith, are the owners of the building located at 13811 Ranch Road 12. This letter serves to grant permission for the Schoolyard Dogs food truck to be parked on our property and to utilize the electricity from the building during their operation.

We have informed the rental tenants of this arrangement, and they are also welcome to use the parking lot for customer parking.

Additionally, we intend to remove a portion of the fence to facilitate access to public parking and restrooms for visitors.

Should you have any questions or require further details, please feel free to reach out. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to be "Heather and Dino Smith", written over a horizontal line.

Heather and Dino Smith

To whom it might concern,

I, Micah Bowen, am the owner of KBMM Holdings LLC and own the property located at 110 Blue Herron RD Wimberley, Texas 78676. I give permission for Dino and Heather Smith, the owners of Art on 12 property located at 13811 RR 12, Wimberley, Texas 78676, to have a path across our property (Blue Herron) to encourage foot traffic from city parking to their establishment.

Please let me know if you need any additional information.

Thanks,

Micah D. Bowen

Signed: Micah D. Bowen
2/12/2025



February 11, 2025

Dear Dino Smith,

The partners at Art on 12 are looking forward to the possibility of the Schoolyard Dogs enterprise being behind our gallery. This would be such a welcome addition to the area and a great use of the beautiful, shady green space.

We hope that the Schoolyard Dogs' team will feel welcome in the gallery anytime. They're always welcome to use our restroom facilities and enjoy the comfortable indoor space, if they need to take a break.

All the best,

Jan Fitzhugh

Art on 12, Managing Partner



AGENDA ITEM:	4. Discuss and consider possible action to grant a variance from the City of Wimberley Steep Slope Regulations, Sec. 4.06.004 of the Wimberley Code of Ordinances, for a property located at 300 Sunrise Dr, Wimberley. <i>(Nathan Glaiser, ACA/Director of Development Services)</i>
SUBMITTED BY:	
DATE SUBMITTED:	02/05/2025
MEETING DATE:	February 20, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

The Steep Slope Regulations, Sec. 4.06.004, were adopted in 2009 and place regulations on minimum lot sizes for properties with steep slopes. Sec. 4.06.004 "Lot Size Multiplier" places a multiplier on the minimum lot sizes for properties with steep average slopes (see chart in attached ordinance). The property, 300 Sunrise Drive, has a range of steep slopes, some being 35% and greater (see attached slope map). Slope of 35% would result in a lot size multiplier of 20. The minimum lot size for this property is 20,000 square feet, roughly .46 acres. Multiplied by 20 would result in a minimum lot size of 9.2 acres. The applicants are requesting a variance from this regulation. They have plans to subdivide the property into two 1.5 acre lots and one 8.25 acre lot (see attached proposed subdivision plat). This configuration would not be compliant with the steep slope regulations. The applicants have attached a letter to explain their request.

Criteria for variances:

In order to grant a variance, the city council must first find:

- (1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this article would deprive the applicant of the reasonable use of the land;
- (2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
- (3) That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and
- (4) That the granting of the variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this article.

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

1. Wimberley, TX Code of Ordinances steep slope
2. January 15
3. Clevenger replat 11-27-24
4. Slope Map

Sec. 4.06.004 - Lot size multiplier

The minimum and maximum lot size for a zoning district shall be increased according to the average slope of the lot according to the following table:

Average Slope	Lot Size Multiplier
0 to 15%	1.0 x
16 to 20%	1.4
21 to 25%	3.3
26 to 30%	10.0
31 to 35%	20.0

(Ordinance 2009-050, § II(D) (151.20(3)), adopted 12/3/09)



January 15, 2025

Nathan Glazier, City Planner
City of Wimberley
221 Stillwater
Wimberley, Texas 78676

RE: Waiver / Variance for Steep Slope (Paradise Valley, Section 2, Lot 38 Replat)

Nathan,

Please receive this letter as the waiver / variance for the City's Steep Slope ordinance. The proposed plat is for three lots, two of which are already built upon with public water and private septic for wastewater. Only the third lot has not been developed.

Regarding the steep slope and the corresponding minimum lot sizes, the first lot (the lot on which the Owners reside) has the most acreage. The second lot is a smaller house that they are intending to put up for sale; it has its own public water connection and septic. The third lot has a building near the street but far enough from the street to accommodate a new residence. Like the other two lots, it would have its own public water connection and would not need a private water well. The septic tank can be installed in the area near the house that is the identifiable building site; the drip field or spray field could be installed in or around the house or on the slope immediately behind the house and still be done in a way to comply with Hays County's slope requirements with there being some potential mounds being included in a drip system if that were to be required.

As such, we would respectfully ask the City Council for the consideration of the larger lot minimum lot size for lots with greater slope for the third lot be waived in consideration of the size of the Owner's personal lot that they'll be retaining being of considerable size

larger than would be required thus making up the difference for the smaller, undeveloped lot.

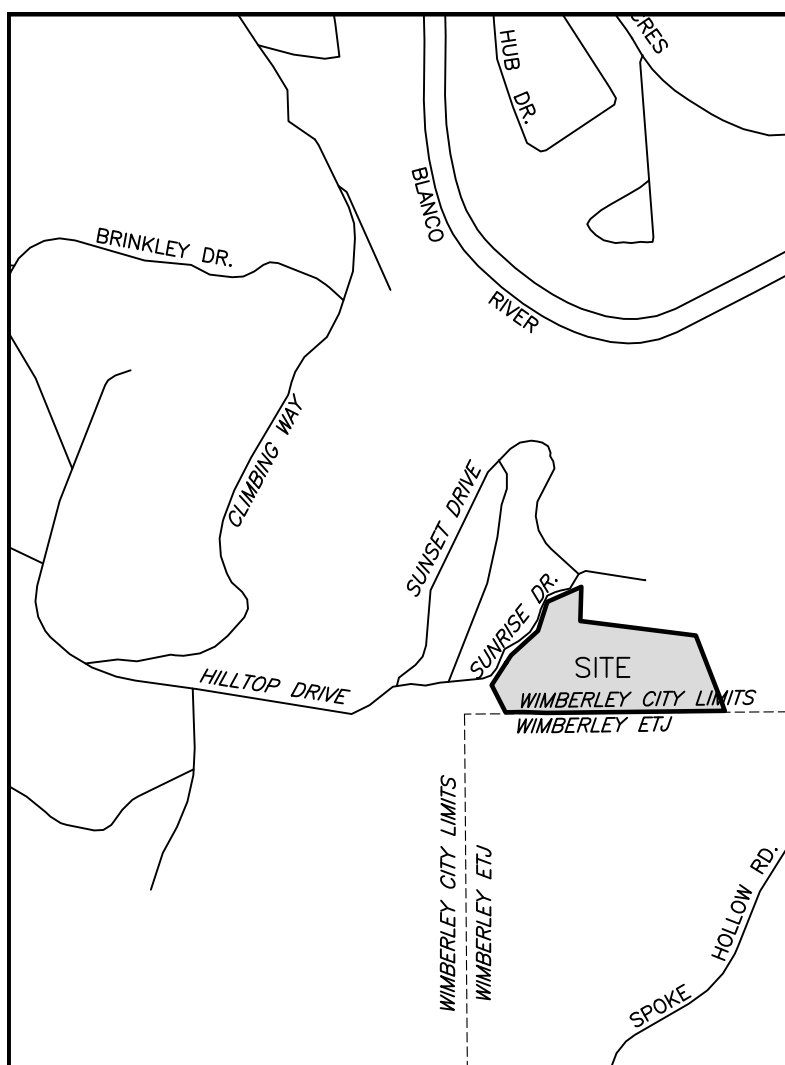
If consideration needs to be given in making the 1.5-acre smaller, undeveloped lot larger, please advise what might be acceptable or if we need to wait and hear that guidance from the Council, we can do that also.

If you should have any questions or if we need to discuss ahead of the Council meeting, please let me know. Thanks.

Best regards,

Jon

Jon Thompson
J Thompson Professional Consulting
PO Box 172
Dripping Springs Texas 78620
(512) 568-2184
Jthompsonconsutingds@gmail.com





AGENDA ITEM:	5. Consider approval of Ordinance 2025-06, to amend Chapter 2, Article 2.04.005, Hotel Occupancy Tax Advisory Committee, Subsection (b) Membership of the Wimberley City Code of Ordinances; and providing for findings of fact, savings, severability, repealers, an effective date, and proper notice and meeting. <i>(Tammy Heller, City Secretary)</i>
SUBMITTED BY:	Tammy Heller
DATE SUBMITTED:	02/12/2025
MEETING DATE:	February 20, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

This ordinance amends the membership on the Hotel Occupancy Tax Advisory Committee (HOTAC), allowing, business owners within the city limits to serve as a member on the committee. The Ordinance currently states only lodging owners may serve, but allowing a business owner to serve provides the committee a more diverse perspective on tourism activities and how it affects businesses.

REQUESTED ACTION

Motion
Ordinance

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

1. Ord. 2025-06 HOT Committee Ordinance Update - REDLINE

ORDINANCE NO. 2025-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WIMBERLEY, TEXAS AMENDING CHAPTER 2, ARTICLE 2.04 – BOARDS, COMMISSIONS AND COMMITTEES, SECTION 2.04.005 - THE HOTEL OCCUPANCY TAX ADVISORY COMMITTEE SUBSECTION (B) MEMBERSHIP OF THE WIMBERLEY CITY CODE OF ORDINANCES; AND PROVIDING FOR FINDINGS OF FACT, SAVINGS, SEVERABILITY, REPEALERS, AN EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.

WHEREAS, the City Council passed and approved Ordinance No. 2021-33, which created, “Section 2.04.005 of Article 2.04 of the Codified Ordinances of the City of Wimberley; and

WHEREAS, the “Section 2.04.005 of Article 2.04” is hereby to be amended as set forth below; and

WHEREAS, the City recognizes its responsibility and authority to impose ordinances and controls that are necessary for the government of the City, its interests, welfare, and good order of the City as a body politic.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, TEXAS:

Section 1. Section 2.04.005 entitled “Hotel Occupancy Tax Advisory Committee”, of the Codified Ordinances of the City of Wimberley is hereby amended as follows (with a ~~striketrough~~ meaning such languages is deleted and an underlining meaning such language is added):

Sec. 2.04.005 Hotel occupancy tax advisory committee

(b) *Membership.*

- (1) *Number of members.* The committee will have seven members, one of whom will be the committee chair and one of whom will be the committee vice-chair appointed by the council.
- (2) *Terms of members.*
 - a. Upon initial appointment of the committee, in order to stagger terms of the committee, three members shall serve a one-year term and three members shall serve a two-year term. Members shall draw lots as to which term they shall initially serve. Thereafter, committee members will be appointed to serve a two-year term. A member may serve two consecutive terms and, thereafter, will remain ineligible for reappointment for a period of one year.
 - b. Terms shall commence July 1st each year.

- (3) *Member selection.* As vacancies occur, city staff and council will prepare a slate of nominees for council consideration. The slate will include nominees of lodging owners and business owners inside the city limits of Wimberley. The slate will only include individuals that city staff has contacted and who have expressed an interest and availability to serve. Potential nominees may express interest in the committee by contacting the city secretary in writing.
- (4) *Resignation; vacancies.* A committee member may resign by notifying the city secretary in writing of his or her intent to resign. A failure to attend three or more sequential committee meetings will constitute a de facto notification of intent to resign. Members appointed to fill a vacancy will complete the unexpired portion of the term.

2. Savings.

The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this Ordinance.

3. Severability.

Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjusted or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance in whole or any part of provision thereof, other than the part so declared to be invalid, illegal or unconstitutional.

4. Repealer.

The provisions of this Ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this Ordinance are hereby expressly repealed to the extent that such inconsistency is apparent. This Ordinance shall not be construed to require or allow any act that is prohibited by any other ordinance.

5. Effective Date.

This Ordinance shall immediately upon its passage, publication and other authorizations as may be required by law.

6. Proper Notice and Meeting.

It is hereby officially found and determined that the meeting at which this Ordinance was

passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED this 20th day of February, 2025, by a vote of ____ (Ayes) to ____ (Nays) ____ (Abstain) vote of the City Council of the City of Wimberley, Texas.

CITY OF WIMBERLEY

By: _____
James T. Chiles, Mayor

ATTEST:

Tammy Heller, City Secretary

APPROVED AS TO FORM:

City Attorney





AGENDA ITEM:	1. Announcements
SUBMITTED BY:	
DATE SUBMITTED:	02/05/2025
MEETING DATE:	February 20, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

None



AGENDA ITEM:	2. Future Agenda Items
SUBMITTED BY:	
DATE SUBMITTED:	02/05/2025
MEETING DATE:	February 20, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

None