



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

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

AGENDA

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

2. **CALL OF ROLL**

3. **INVOCATION**

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

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.

6. **CONSENT AGENDA**

- 6.1. Consider approval of the February 20, 2025 City Council meeting minutes. *(Tammy Heller, City Secretary)*
- 6.2. Consider the appointment of Will Rothell to fill a vacancy on the Hotel Occupancy Tax Advisory Committee. *(Rebecca Minnick, Mayor Pro Tem)*

7. **CITY STAFF REPORT**

- 7.1. Tourism Director Report regarding, but not limited to, Hotel Occupancy Tax Collections, programs/events and other projects. *(Michele Woods, Tourism Director)*
- 7.2. Parks Director Report regarding, but not limited to, programs/events and maintenance projects. *(Richard Shaver, Parks Director)*

8. **DISCUSSION AND POSSIBLE ACTION**

- 8.1. Discuss and consider possible action regarding an elevated walkway at the Patsy Glenn Refuge.

(Richard Shaver, Parks Director)

- 8.2. Consider approval of a diligence funding agreement with Hays County for the Blue Hole Nature Center in conjunction with the Hays County 2020 Parks Bond Fund. *(Richard Shaver, Parks Director)*
- 8.3. Discuss and consider possible action regarding a request to permit a temporary structure located at 110 Old Kyle Road, Wimberley, Texas. *(Nathan Glaiser, ACA/Director of Development Services)*
- 8.4. Discuss and consider possible action on Ordinance 2025-05, 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)*
- 8.5. Discuss and consider approval of Resolution 01-2025, accepting an easement for a tract of land known as ID# R109088, legal description South River Unit 1, Stillwater Road, Abstract S7961-South River Unit 1, Wimberley, Hays County, Texas, owned by SRC Property Owners Association. *(Tim Patek, City Administrator)*
- 8.6. Discussion and possible action related to the selection of roads that will receive improvements in FY 2025. *(Tim Patek, City Administrator)*
- 8.7. Discuss and consider possible action regarding Ordinance 2025-07, declaring unopposed candidates in the May 3, 2025 General Election elected to office; canceling the General Election; providing for severability, conflicting provisions, governing law, proper notice and open meetings, and an effective date. *(Tammy Heller, City Secretary)*

9. CITY COUNCIL REPORTS

- 9.1. Announcements
- 9.2. Future Agenda Items

10. 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 Monday, March 3, 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.





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

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

REQUESTED ACTION

Motion

FINANCIAL

STAFF RECOMMENDATION

Approve minutes, as presented, or amend if necessary.

ATTACHMENT/S

1. 02-20-2025 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 20, 2025 - 6:00 PM

MINUTES

1. **CALL TO ORDER** February 20, 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**

City Council Present

Jim Chiles, Mayor
Rebecca Minick, Place 1
Bo Bowman, Place 2
Chris Sheffield, Place 3
Bob Clark, Place 4
David Cohen, Place 5

City Staff Present

Tim Patek, City Administrator
Nathan Glaiser, Assistant City Administrator/Director
of Development Services
Tammy Heller, City Secretary

3. **INVOCATION**

A moment of silence was observed.

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

Mayor Chiles led the pledges of allegiance.

5. **PROCLAMATIONS/RECOGNITIONS**

5.1. Proclamation of the City of Wimberley, Texas proclaiming February 22, 2025 as "President George Washington Day".

Mayor Chiles read a proclamation recognizing February 22, 2025 as "President George Washington Day".

Joe Cox, Stan Trull, Cliff Caskey, and Stuart Cox received the proclamation and provided comments on the importance of President George Washington to our democracy.

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.

No citizen comments this evening.

7. CONSENT AGENDA

A motion was made by Council Member Sheffield, seconded by Council Member Cohen, to approve the consent agenda. The motion carried unanimously (5-0).

- 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)*

This item was pulled by the applicant and not discussed this evening.

- 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)*

Nathan Glaiser, ACA/Director of Development Services, provided a presentation regarding an application for a Conditional Use Permit (CUP-25-002), to allow for the operation of Vacation Rental at 120 Hoots Holler. He noted that the applicants, Russell and Angela Guynes, are requesting a max occupancy of 8 guests and the property has available parking in the driveway. This was properly notified and there have been no comments received. The Planning and Zoning Commission unanimously approved this request at their meeting last Thursday.

Mayor Chiles opened the Public Hearing at 6:11 p.m. There being no comments, the Public Hearing was closed at 6:12 p.m.

A motion was made by Council Member Cohen, seconded by Council Member Sheffield, to approve Ordinance 2025-03 (CUP-25-002), as presented. The motion carried unanimously (5-0).

- 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)*

This item was pulled by the applicant and not discussed this evening.

- 8.4. Hold a public hearing and consider approval of Ordinance 2025-05, 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)*

Nathan Glaiser, ACA/Director of Development Services, presented an application, submitted by Wimberley Snooze & Booze LLC, for a Wimberley Planned Development District (WPDD) (ZA-25-001) located at 320 Wimberley Square. Mr. Glaiser provided the definition of a WPDD, located in the City's Code of Ordinances. Mr. Glaiser presented the proposed Ordinance, concept plan and design standards. He stated this is similar to other zoning changes. However, there is flexibility built into this type of change that involves negotiation between the applicant and the city. This property is zoned Commercial - High Impact 3 (C-3). As the Code is currently written, lodging is not a use within C-3 zoning, as a permitted or conditional use. This is the reason the applicant is requesting a WPDD. Mr. Glaiser stated the applicant must comply with their submitted concept plan (attached to the Ordinance as Exhibit A). Mr. Glaiser stated the Planning and Zoning Commission recommended denial until the applicant can provide more information on the parking spaces provided, stormwater management, and rainwater reuse.

Mayor Chiles opened the Public Hearing at 6:17 p.m.

The following citizens made comments:

Greg McBride, spoke in support of this WPDD, citing that the "One Water" designation the developer is proposing is a good ideology and precedence to set for future development.

Joseph Jamieson, spoke in support of this WPDD, citing that the developer is creating a project that aligns with the values of Wimberley. He stated all issues that arose at the Planning and Zoning Commission last week have been addressed.

Steve Klepfer, expressed concerns about the proposed WPDD, including parking, stormwater drainage, and water usage. He is in support, but wants the City to do further negotiations with the developer.

Tom Buse, spoke in support of the proposed WPDD, citing the owner is a local, a business owner here in town, and is addressing concerns that citizens have regarding this property. He provided stories from former Wimberley residents Eli Hill and M.F. Johnson and encouraged the City Council to approve this request this evening.

There being no further comments, the Public Hearing was closed at 6:32 p.m.

Council Member Minnick suggested forming a group to further review this WPDD. The proposed members could include a Watershed Representative, the City's Engineer, a member of the Planning Zoning Commission, the developer, their architect, city staff, and one to two members from the City Council. She stated this project is an appropriate use for the property, but would like to see a small group formed prior to making a decision. Further comments were made regarding parking, pedestrian access, and whether lodging is the only non-conforming use request on this WPDD.

Upon completion of discussion, a motion was made by Council Member Minnick, seconded by Council Member Clark, to postpone Ordinance 2025-05 (CUP-25-001) to the March 6, 2025, City Council Meeting. The motion carried (5-0).

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*)

Nathan Glaiser, stated this is a renewal request for the previously approved "Neon Armadillo" food trailer located next to the "Junk Gypsy" retail store at 13701 Ranch Road 12. The duration of a temporary structure in the city center overlay is three months.

A motion was made by Council Member Minnick, seconded by Council Member Bowman, to approve the request for a temporary structure located at 13701 Ranch Road 12, as presented. The motion carried unanimously (5-0)

- 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*)

This item was not considered this evening.

- 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*)

Nathan Glaiser, provided a presentation regarding a request to permit a temporary structure located at 13811 Ranch Road 12. 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.

A motion was made by Council Member Clark, seconded by Council Member Sheffield, to approve the request for a temporary structure located at 13811 Ranch Road 12, as presented. The motion carried unanimously (5-0)

- 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*)

Nathan Glaiser, provided information on the Steep Slope Regulations in Sec. 4.06.004, of our Code of Ordinances. These 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 according to the following information:

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

The property, 300 Sunrise Drive, has a range of steep slopes, some being 35% and greater. 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. This configuration would not be compliant with the steep slope regulations.

John Thompson, spoke in support of this variance request, provided information and answered questions posed by the City Council regarding lot configuration, lot size multiplier, current buildings on the lot, and potential building site. The applicant stated there are no plans to develop this property.

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.

Upon completion of discussion, a motion was made by Council Member Cohen, seconded by Council Member Minnick to approve a variance to the steep slope regulations of the Wimberley City Code for a property located at 300 Sunrise Drive. The motion carried unanimously (5-0).

- 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)*

Tammy Heller, City Secretary, stated this ordinance amends the membership on the Hotel Occupancy Tax Advisory Committee (HOTAC), by 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 they affect businesses.

Upon completion of discussion, a motion was made by Council Member Clark, seconded by Council Member Bowman, to approve Ordinance 2025-06, as presented. The motion carried unanimously (5-0).

10. EXECUTIVE SESSION

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

Mayor Chiles adjourned into Executive Session at 7:15 p.m.

11. OPEN SESSION

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

The City Council returned to open session at 7:35 p.m. No action this evening.

12. CITY COUNCIL REPORTS

- 12.1.** Announcements

Emergency Fair: March 29th at VFW Fairgrounds

Community Clean-Up: April 12th at Lions Club

The Mayor and Mayor Pro Tem attended the Hill Country Alliance meeting in Austin this afternoon.

Memorial Day Weekend Benefit Concert - May 24, 2025

- 12.2.** Future Agenda Items

Ordinance 2025-05 (Case ZA-25-001) will be considered at the next meeting.

13. ADJOURNMENT

A motion was made by Council Member Cohen, seconded by Council Member Minnick to adjourn the regular meeting at 7:38 p.m. The motion carried unanimously (5-0).

RECORDED BY:

APPROVED BY:

Tammy Heller, City Secretary

Jim Chiles, Mayor





AGENDA ITEM:	2. Consider the appointment of Will Rothell to fill a vacancy on the Hotel Occupancy Tax Advisory Committee. (<i>Rebecca Minnick, Mayor Pro Tem</i>)
SUBMITTED BY:	Tammy Heller
DATE SUBMITTED:	02/21/2025
MEETING DATE:	March 6, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

A vacancy was left by Mayor Pro Tem Minnicks appointee, Brian Konradi, so this appointment fills that position. The term expires June 30, 2025, with a new term beginning July 1, should Mr. Rothelle be reappointed to serve his first full term.

REQUESTED ACTION

Motion

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

None



AGENDA ITEM:	1. Tourism Director Report regarding, but not limited to, Hotel Occupancy Tax Collections, programs/events and other projects. (<i>Michele Woods, Tourism Director</i>)
SUBMITTED BY:	
DATE SUBMITTED:	02/20/2025
MEETING DATE:	March 6, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Tourism Director Report regarding, but not limited to, Hotel Occupancy Tax Collections, programs/events and other projects.

REQUESTED ACTION

Other

FINANCIAL

Not Applicable

STAFF RECOMMENDATION

ATTACHMENT/S

None



AGENDA ITEM:	2. Parks Director Report regarding, but not limited to, programs/events and maintenance projects. (<i>Richard Shaver, Parks Director</i>)
SUBMITTED BY:	Richard Shaver
DATE SUBMITTED:	02/20/2025
MEETING DATE:	March 6, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Parks Director Report regarding the 2022 swim season, programs/events and maintenance projects.

REQUESTED ACTION

Other

FINANCIAL

Not Applicable

STAFF RECOMMENDATION

ATTACHMENT/S

None



AGENDA ITEM:	1. Discuss and consider possible action regarding an elevated walkway at the Patsy Glenn Refuge. <i>(Richard Shaver, Parks Director)</i>
SUBMITTED BY:	Richard Shaver
DATE SUBMITTED:	02/25/2025
MEETING DATE:	March 6, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

This project was initially approved as a budget amendment in the previous fiscal year. However, due to unforeseen circumstances, the Wimberley Birding Society was unable to initiate the project at that time. The group is now requesting funding once again to construct an elevated platform at the Patsy Glenn Refuge.

REQUESTED ACTION

Motion
Discussion

FINANCIAL

STAFF RECOMMENDATION

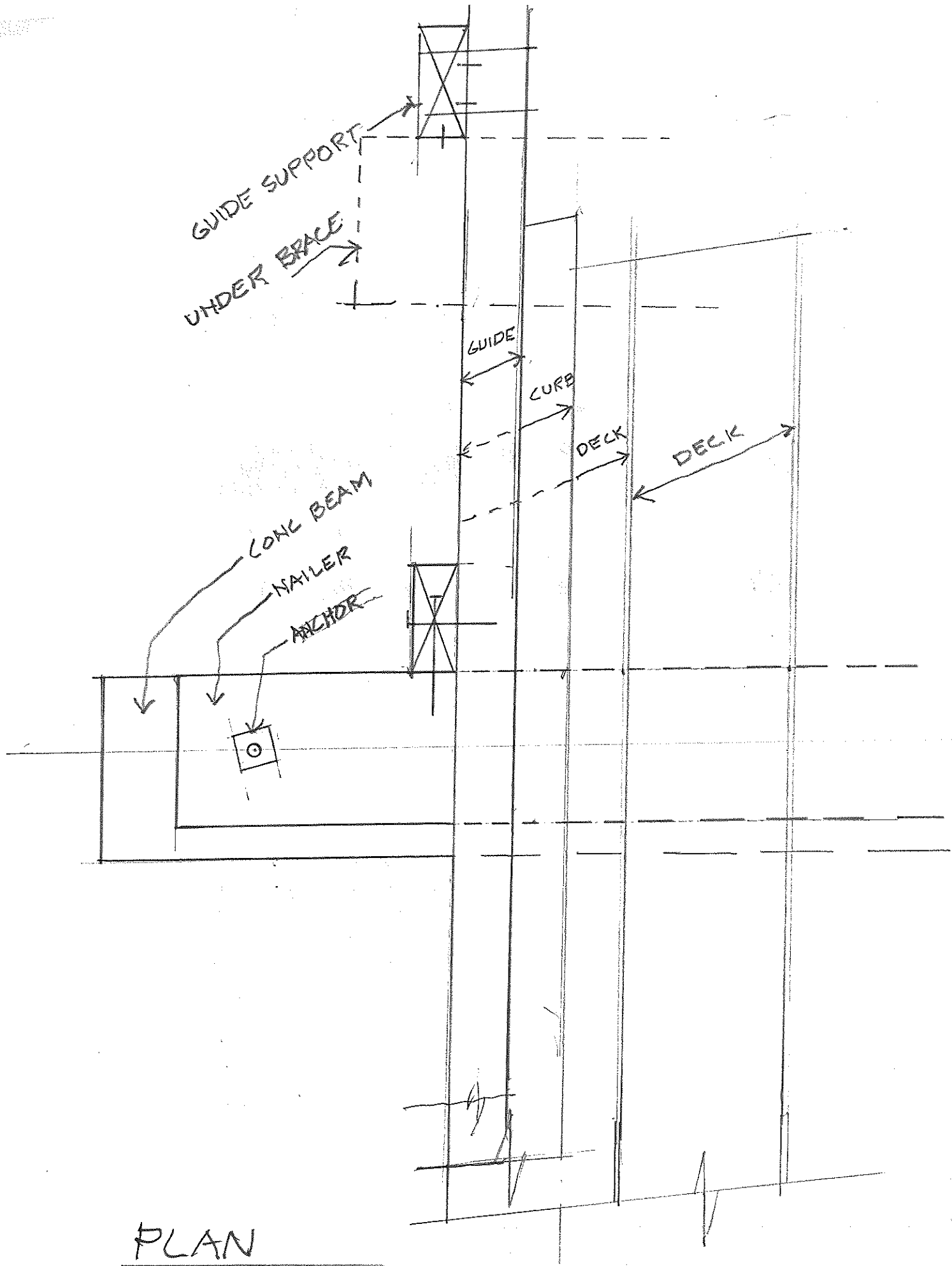
ATTACHMENT/S

1. PGR_WALKWAY - Birding Society
2. Walkway_2025 Presentation

Material needed for Patsy Glenn Boardwalk

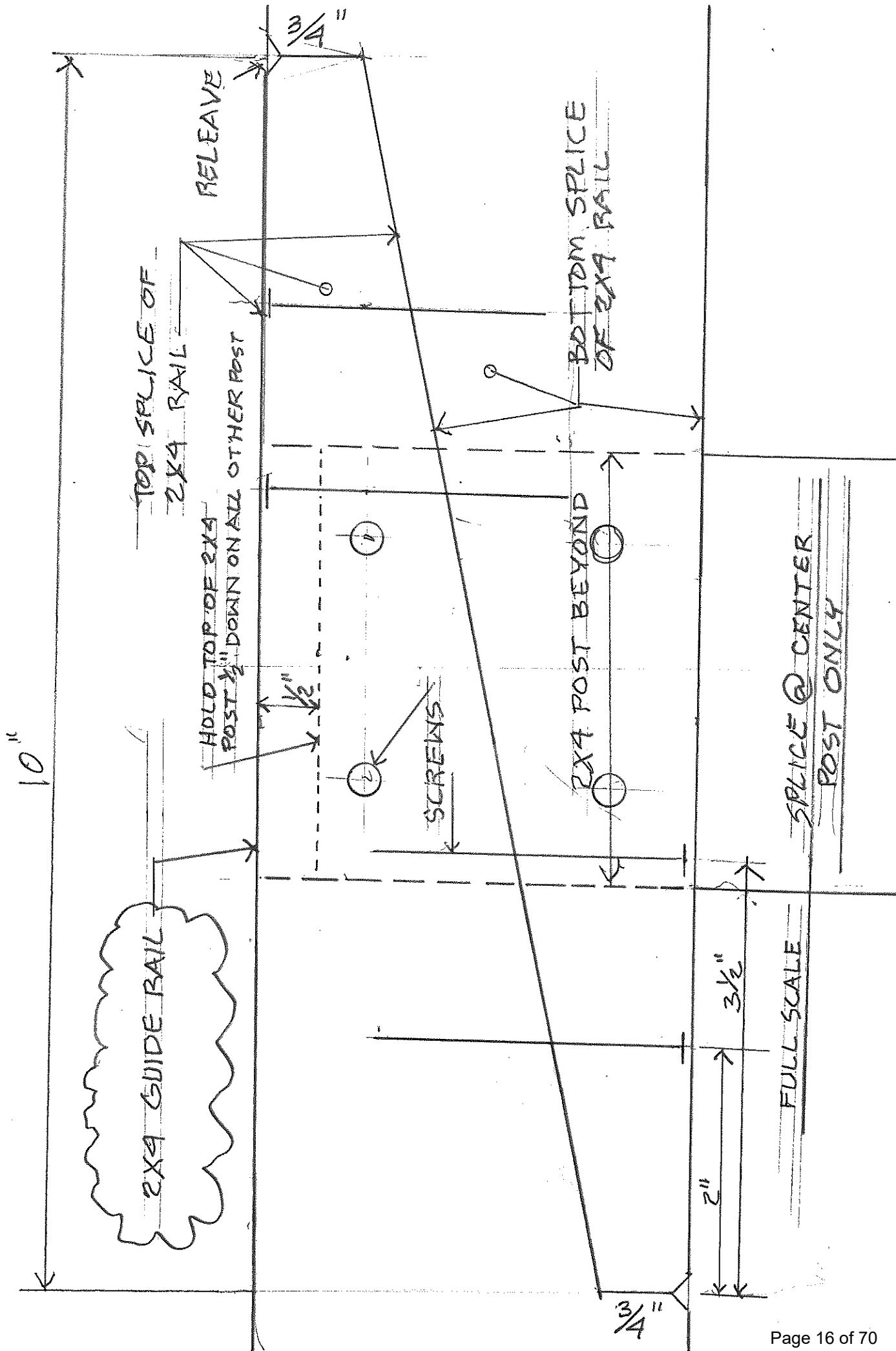
January 22, 2025
Corrections in Red

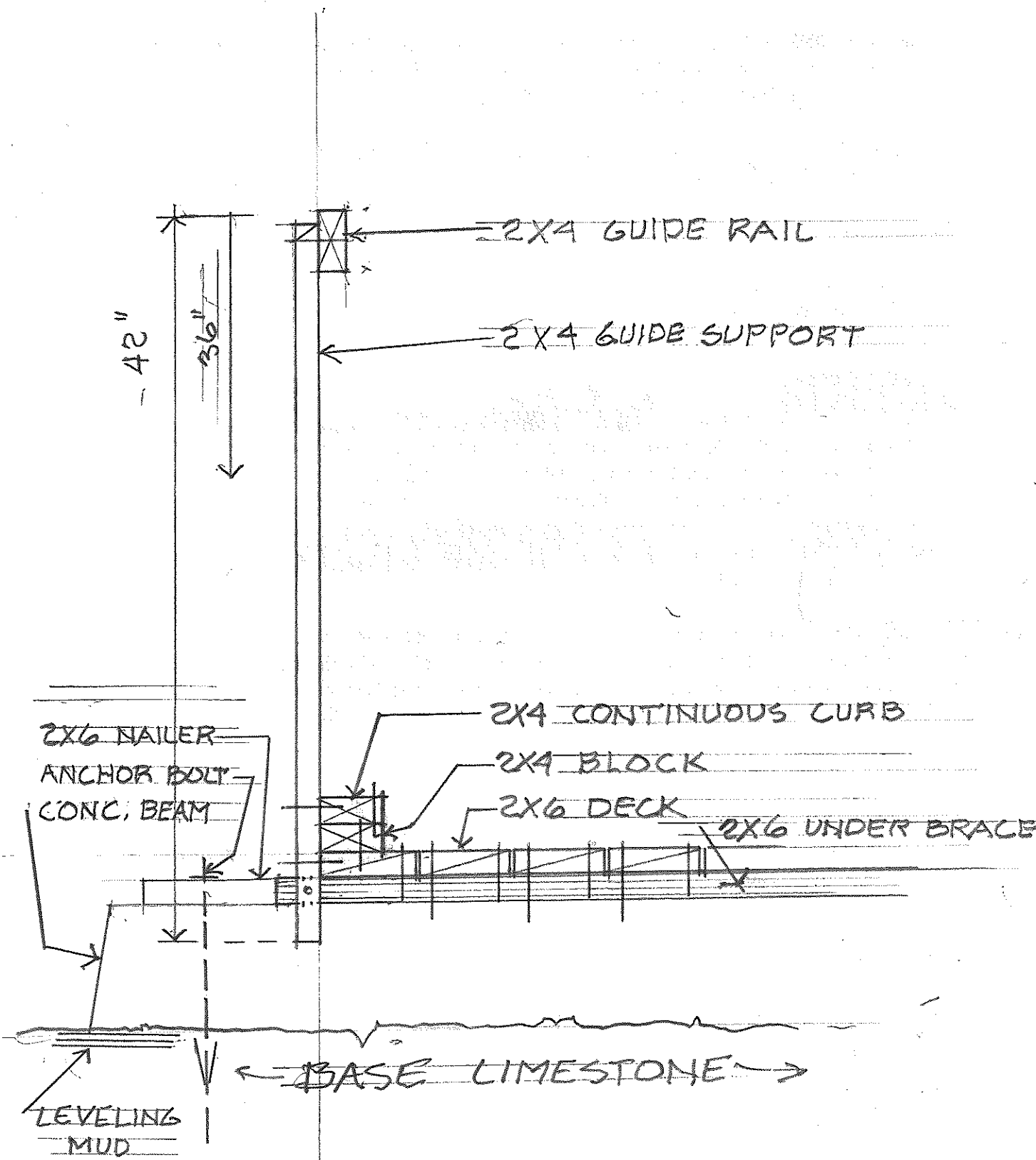
NUMBER NEEDED	SIZE	DESCRIPTION
20	12'/2" X 6"	Pressure Treated, Exterior, Structural, for Finish Deck
2	12'/2" X 6"	Pressure Treated, Exterior, Structural, for Under Brace
5	8'/2" X 6"	Pressure Treated, Exterior, Structural, for Nailer
6	12'/2" X 6"	Pressure Treated, Exterior Structural, for Extra If Needed
10	8' / 2" X 4"	Pressure Treated Exterior Structural for 18 Rail Posts
6	12'/ 2" X 4"	Pressure Treated Exterior Structural for Guide Rails
5	7'	Concrete Wheel Stop: High Strength Concrete, Reinforced, 6" to 8" High, Flat Surface Top, Anchor Holes at Each End
11		Special Length Anchor Pins Through 2" X 6" Nailer & Through Concrete Wheel Stop + 10" into Limestone Base.
4		Box (50) Exterior Star Drive Deck Screws 2 1/2" Long
1		Box (50) Exterior Star Drive Deck Screws 3" Long
1		Bag of Concrete or Epoxy Leveling Mix



PLAN

3" = 1'-0"

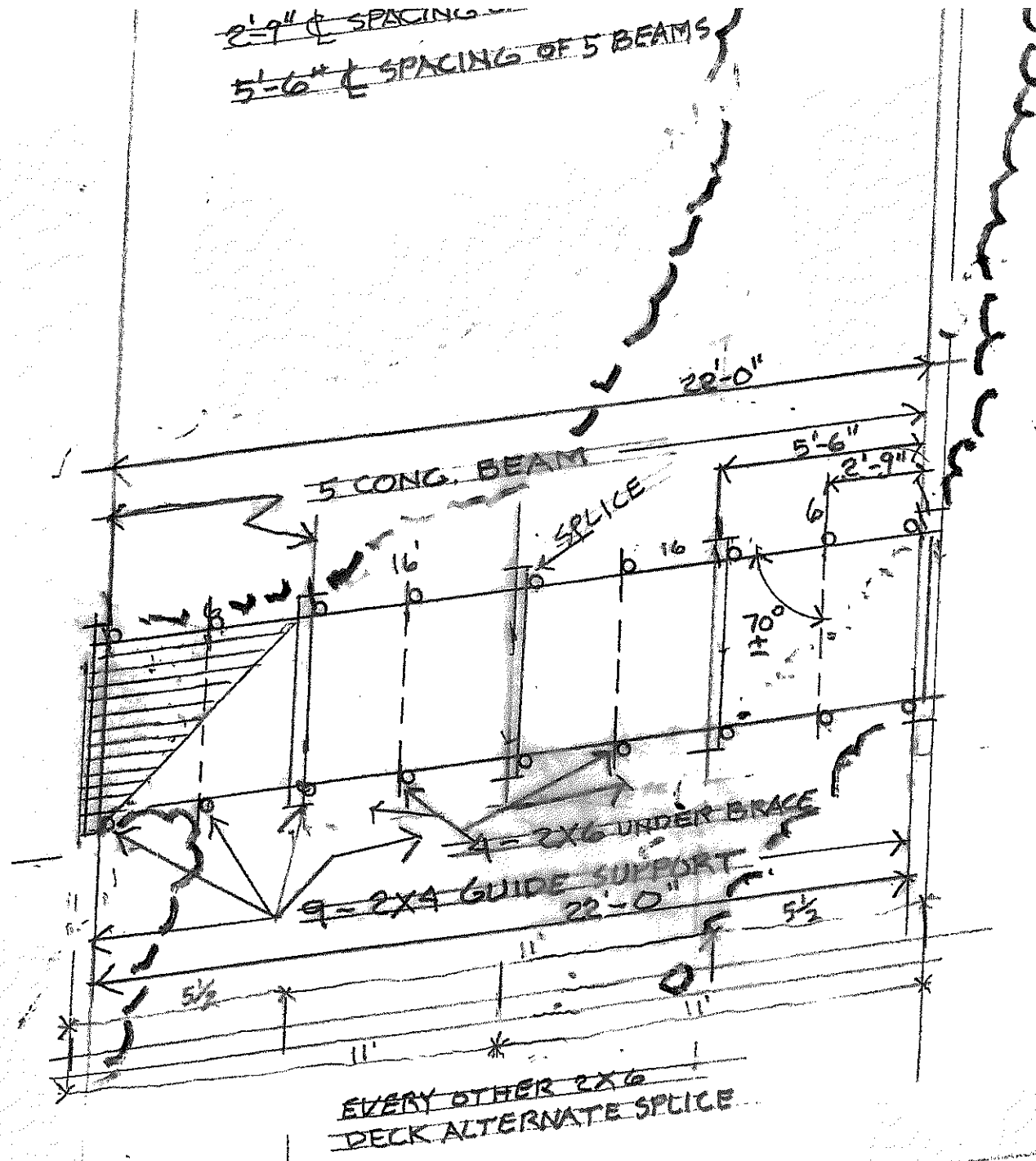




SECTION ELEVATION

$1\frac{1}{2}'' = 1'-0''$

2'-9" ϕ SPACING
 5'-6" ϕ SPACING OF 5 BEAMS



FINAL BRIDGE LAYOUT

PATSY GLENN REFUGE

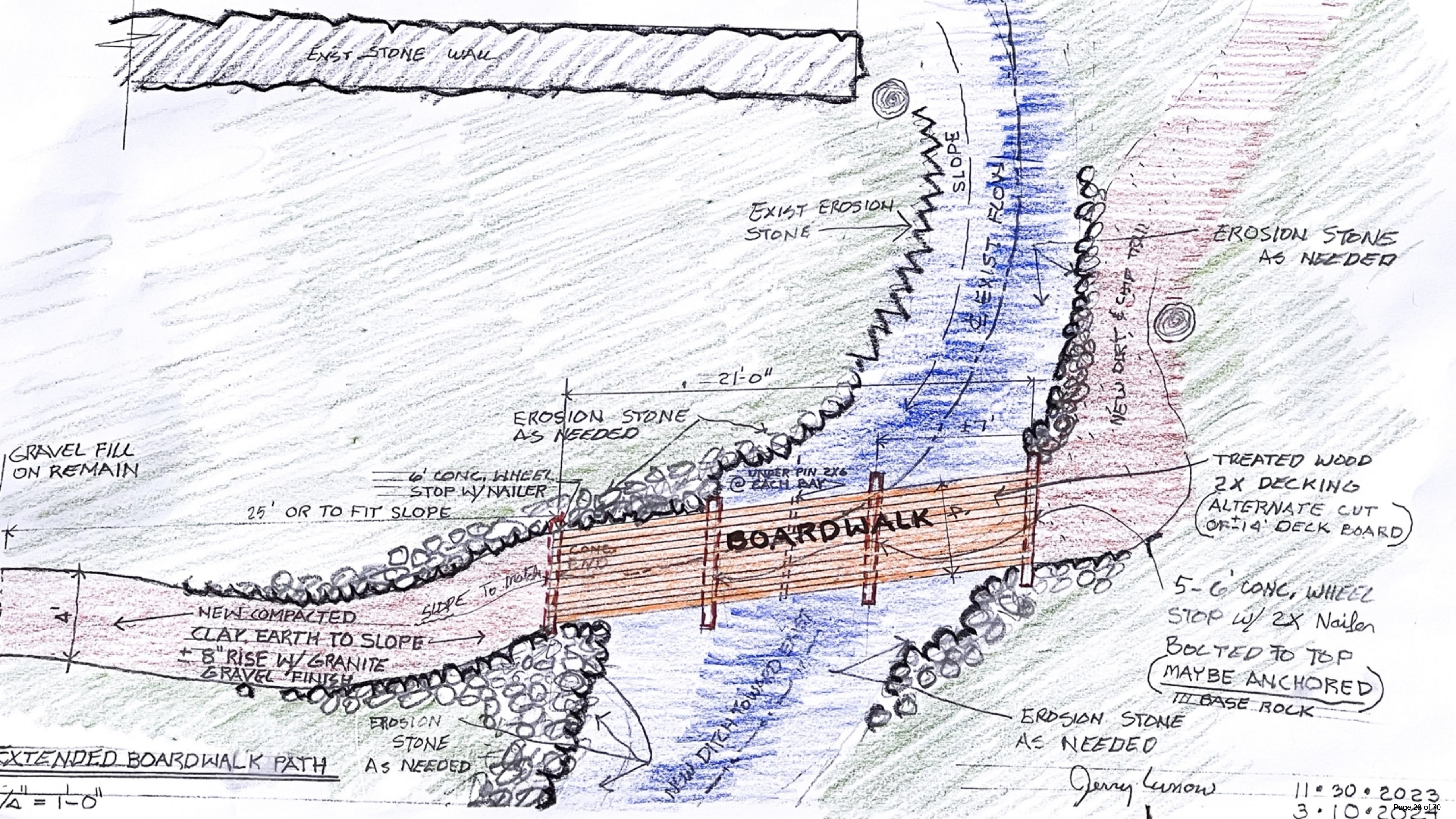
NATURE IN THE HEART OF WIMBERLEY











EXIST STONE WALL

EXIST EROSION STONE

SLOPE

EXIST FENCE

EROSION STONE AS NEEDED

NEW DIRT & CHIP TRAIL

EROSION STONE AS NEEDED

6' CONC. WHEEL STOP W/ NAILER

25' OR TO FIT SLOPE

UNDER PIN 2X6 @ EACH BAY

BOARDWALK

TREATED WOOD 2X DECKING (ALTERNATE CUT OF 14' DECK BOARD)

5- 6' CONC. WHEEL STOP W/ 2X Nailers BOLTED TO TOP (MAYBE ANCHORED) TO BASE ROCK

EROSION STONE AS NEEDED

NEW COMPACTED CLAY EARTH TO SLOPE + 8" RISE W/ GRANITE GRAVEL FINISH

EROSION STONE AS NEEDED

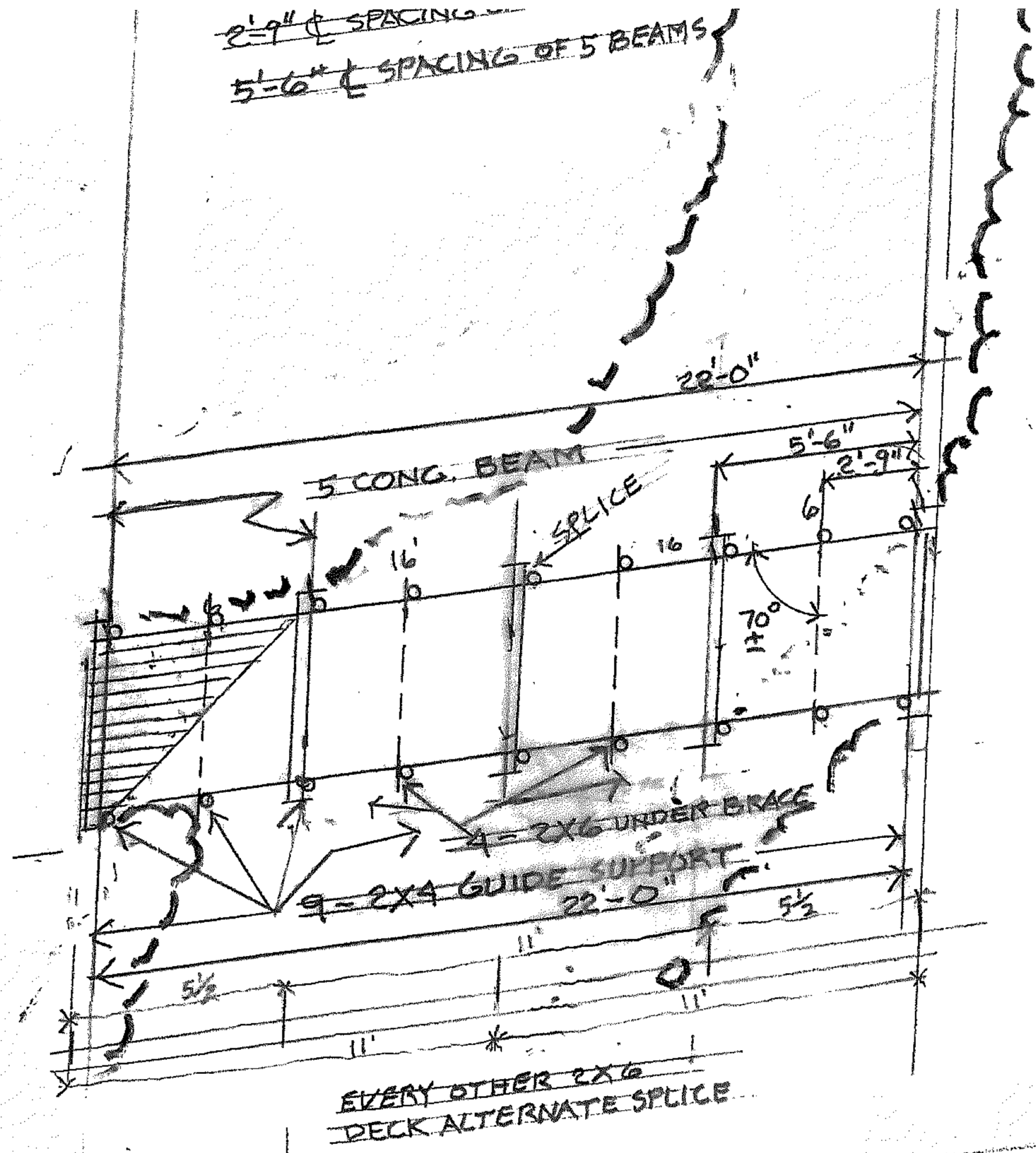
EXTENDED BOARDWALK PATH

1/4" = 1'-0"

Jerry Lurrow

11.30.2023
3.10.2024

2'-9" ϕ SPACING
5'-6" ϕ SPACING OF 5 BEAMS



FINAL BRIDGE LAYOUT

Material Needed to Purchase
for Patsy Glenn Boardwalk

February 7, 2025

NUMBER NEEDED	SIZE	DESCRIPTION	Home depot Unit price	Total Price
20	12' 2" X 6"	WeatherShield Ground contact Pressure Treated, Exterior, Structural, Prime for Finish Deck	\$12.58 each	\$251.60
2	12' 2" X 6"	WeatherShield Ground contact Pressure Treated, Exterior, Structural, Prime for Under Brace	\$12.58	\$25.06
5	8' 2" X 6"	WeatherShield Ground contact Pressure Treated, Exterior, Structural, Prime for Nailer	\$7.98	\$39.90
6	12' 2" X 6"	WeatherShield Ground contact Pressure Treated, Exterior, Structural, Prime ,for Extra If Needed	\$12.58	\$75.48

10	8 “ 2 X 4"	WeatherShield Ground contact Pressure Treated Exterior Structural for 18 Rail Posts	\$5.28	\$52.80
6	12' 2" X 4'	WeatherShield Ground contact Pressure Treated Exterior Structural for Guide Rails	\$9.18	\$55.08
5	7 ‘ long	Concrete Wheel Stop: High Strength Concrete, Reinforced, 6" to 8" High, Flat Surface Top, Anchor Holes at Each End W/ Holding Pins	\$123.00 each all of the stops \$ 615.00 Shipping \$3,82.53	\$997.53
11		Special Length Anchor Pins (from 5/8" all- thread) Through 2" X 6" Nailer & Through Concrete Wheel Stop + 10" into Limestone Base. + Anchor Cement	\$13.63.	\$150.00
4		Box (50) Exterior Star Drive Deck Screws 2 ½" Long	\$16.00	\$64.00

10	8 “ 2 X 4"	WeatherShield Ground contact Pressure Treated Exterior Structural for 18 Rail Posts	\$5.28	\$52.80
6	12' 2" X 4'	WeatherShield Ground contact Pressure Treated Exterior Structural for Guide Rails	\$9.18	\$55.08
5	7 ‘ long	Concrete Wheel Stop: High Strength Concrete, Reinforced, 6" to 8" High, Flat Surface Top, Anchor Holes at Each End W/ Holding Pins	\$123.00 each all of the stops \$ 615.00 Shipping \$3,82.53	\$997.53
11		Special Length Anchor Pins (from 5/8" all- thread) Through 2" X 6" Nailer & Through Concrete Wheel Stop + 10" into Limestone Base. + Anchor Cement	\$13.63.	\$150.00
4		Box (50) Exterior Star Drive Deck Screws 2 ½" Long	\$16.00	\$64.00

1		Box (50) Exterior Star Drive Deck Screws 3" Long	\$16.00	\$16.00
2		Bag of Concrete or Epoxy Leveling Mix	\$10.00	\$20.00
	TOTAL			\$1,747.55



AGENDA ITEM:	2. Consider approval of a diligence funding agreement with Hays County for the Blue Hole Nature Center in conjunction with the Hays County 2020 Parks Bond Fund. <i>(Richard Shaver, Parks Director)</i>
SUBMITTED BY:	Richard Shaver
DATE SUBMITTED:	02/25/2025
MEETING DATE:	March 6, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

This funding agreement stems from the 2020 Hays County Parks Bond, through which the Blue Hole Nature Center project was selected to receive funding. Hays County has allocated \$3 million to the City of Wimberley. Park staff intend to leverage this allocation as matching funds for grant applications and public-private partnerships to secure the remaining \$1,536,425 needed to complete the total project budget of \$4,536,425.

Attached are the Due Diligence Funding Agreement and the concept plans developed in 2020.

Upon execution of this agreement, we will issue a Request for Proposals (RFP) for an architectural firm to refine the concept plans to align with Wimberley's current needs in 2025 and ensure the project is construction ready. The selected firm will also oversee project management throughout the construction phase.

This initiative represents a transformative step forward for Wimberley Parks and Recreation. By investing in this project, we are not only enhancing our community's access to nature and recreation but also ensuring that future generations can experience the beauty and ecological richness of Wimberley. The Blue Hole Nature Center will serve as a cornerstone for environmental education, conservation, and outdoor engagement, strengthening our community's connection to the land. With this progress, Wimberley is poised to lead the way in thoughtful, sustainable recreation development, shaping a legacy that will benefit our residents for years to come.

REQUESTED ACTION

Motion
Discussion

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

1. Diligence Funding Agreement (Hays County Park Bonds)_final

**DILIGENCE FUNDING AGREEMENT BETWEEN
HAYS COUNTY AND CITY OF WIMBERLEY**

STATE OF TEXAS

§

COUNTY OF HAYS

§

§

SECTION I. PARTIES TO THE CONTRACT

This Agreement is made and entered into by and between the Hays County, a political subdivision of the State of Texas (hereinafter referred to as "County"), and the City of Wimberley, Texas, a general-law municipality and political subdivision of the State of Texas (hereinafter referred to as "City"). The parties named above (hereinafter "the Parties") have severally and collectively agreed and by execution hereof are bound to the mutual obligations and to the performance and accomplishment of the tasks hereinafter described.

SECTION II. OVERVIEW

The Project

The City submitted an application for receipt of Hays County 2020 Parks Bond Funds, providing a Project Information Form ("PIF") and proposing to enhance and preserve the Blue Hole Nature Center ("the Center"). The Parks and Open Space Advisory Commission ("POSAC") reviewed City's PIF along with other parks and open space submittals and recommended that City receive up to Three Million Dollars (\$3,000,000.00 USD) for the fulfillment of its vision, once a viable site could be located and secured for such purposes.

The Parties subsequently identified the proposed site located near the City within Hays County. The Parties agree that a series of due diligence activities must first be conducted to ensure the viability of the proposed site for these purposes. A depiction of the proposed site is attached hereto as **Exhibit "A"** and incorporated herein for all purposes (hereinafter "the Property").

This Agreement proposes the lawful use of Hays County general obligation bond funds authorized under Chapter 1251 of the Texas Government Code and the vote of the citizens of Hays County, Texas, which affirmed and authorized the County's issuance of up to Seventy-Five Million Dollars (\$75,000,000.00 USO) in bonds "for the purpose of constructing, improving, renovating, equipping and acquiring land and interests in land, buildings and facilities for park and recreational purposes, including but not limited to constructing and improving parks and the acquisition of land and interests in land in connection therewith; acquiring open space and conservation land and acquiring conservation easements on land for any authorized purposes, including to ensure its availability for recreational, or open-space use, or to protect wildlife habitat and the water quality of creeks, rivers and springs; protecting natural resources by minimizing flood risks and improving flood safety; improving

connectivity through the acquisition of land, construction and improvement of trails, sidewalks and related infrastructure." The Parties both maintain a public interest in the enhancement and preservation of the Blue Hole Nature Center.

Funding

The estimated costs of due diligence needed to review the viability of the Property are up to Two Hundred and Fifty Thousand Dollars (\$250,000.00 USD). Due diligence activities are anticipated to include (but not be limited to) surveying, topographical and hydrological analysis, environmental and antiquities surveys, and conceptual designs.

SECTION III. COUNTY OBLIGATION

Diligence

The total amount paid by the County under this Agreement shall not exceed the sum of Two Hundred and Fifty Thousand Dollars (\$250,000.00 USD). If City has not spent monies provided under this agreement within three (3) years of the Effective Date, and such funds are no longer needed for the purposes described herein, then the remaining funds shall be returned to the County.

Draw Requests

The County's Program Manager, Halff Associates (or successor), will collaborate with City to identify the due diligence activities eligible for funds under this Agreement. The County shall pay City in one or more disbursements, the funds needed to perform due diligence, after application for such funds is made by City, with monitor subcontractors' performance of due diligence services. Distribution of funds shall be made utilizing the Draw Request form attached hereto as **Exhibit "B"**.

Project Funding

The reminder of POSAC-recommended funds for a Blue Hole Nature Center may be made available for expenditure after the Parties executed a subsequent Parks and Open Space Improvements Agreement, conditioned upon the following:

1. The Property is deemed a viable site for the establishment of a cultural center by the Parties; and
2. City of Wimberley provides a legal instrument that grants site control of the Property for a duration of time that exceeds Hays County's repayment of 2020 Parks and Open Space bond;
3. The Hays County Commissioners Court affirms and approves a subsequent Parks and Open Space Improvements Agreement between the Parties.

SECTION IV. OTHER OBLIGATIONS

Compliance with Laws

The parties acknowledge that the funds expended under this contract are public funds that must be carefully monitored to ensure proper distribution under the County's parks bond program. City is obligated to comply with all local, State, and Federal laws in relation to the expenditure of funds paid under this Agreement.

Recognition

In consideration of the County's obligations under this Agreement City shall acknowledge County contributions to the Project by including reference to Hays County on public signage and public literature that promotes and/or serves the Project.

SECTION V. CONTRACTS

City may contract for the performances of the due diligence activities specified herein. Any such contracts shall be subjected to competitive quotes or selected based on the basis of the best qualifications among at least three candidates for the performance of work.

SECTION VI. CONFLICT OF INTEREST

No agent or employee of City and no employee of the County, and no person who exercises any functions or responsibilities in the review or approval of the undertaking or carrying out of this Agreement shall participate in any decision relating to this contract which affects his or her personal pecuniary interest.

SECTION VII. INDEPENDENT CONTRACTOR

It is expressly understood and agreed by both parties hereto that the County is contracting with City as an independent Contractor and that City as such, agrees to the extent authorized under Texas law, to hold the County harmless against any and all claims, demands and causes of action of every kind and character which may be asserted by any third party occurring or in any way incident to, arising out of, or in connection with the Diligence described above.

SECTION VIII. EQUAL OPPORTUNITY

City assures that no person shall, on the ground of race, creed, color, handicap, national origin, sex, political affiliation or beliefs, be excluded from, be denied the benefits of, or be subject to discrimination under any program or activity funded in whole or in part under this agreement or otherwise under City's control.

SECTION IX. ORAL AND WRITTEN AGREEMENTS

All oral or written agreements, relating to the subject matter of this contract and which were made prior to the Effective Date of this Agreement between the County and City have been reduced to writing and are contained herein.

SECTION X. AMENDMENTS

Any alterations, additions, or deletions to the terms of this contract shall be by amendment hereto in writing and executed by both parties hereto except as may be expressly provided for in some other manner by the terms of this contract.

SECTION XI. SEVERABILITY

If any clause, sentence, paragraph or article of this Agreement is determined by a court of competent jurisdiction to be invalid, illegal, or unenforceable in any respect, such determination shall not be deemed to impair, invalidate, or nullify the remainder of this Agreement if the Agreement can be given effect without the invalid portion. To this extent, the provisions of this Agreement are declared to be severable.

SECTION XII. RIGHT TO AUDIT

At its sole discretion, the County may arrange for an independent audit of all funds received under and payments made pursuant to this contract by County Auditor staff, or a certified public accountant.

(Signatures Follow on the Next Page)

IN WITNESS WHEREOF, the authorized representative(s) of the County and the City have executed this Interlocal Agreement on the dates set forth below.

HAYS COUNTY, TEXAS

FOR COUNTY, ATTEST:

By: _____
Morgan Hammer
Hays County Commissioner, Precinct 3

By: _____
Hays County Clerk

Date Signed: _____

Date Signed: _____

CITY OF WIMBERLEY, TEXAS

By: _____

Date Signed: _____

FOR CITY, ATTEST:

By: _____

Date Signed: _____

FOR CITY, APPROVED AS TO FORM:

By: _____
City Attorney

Date Signed: _____

EXHIBIT A

Depiction of Proposed Site

EXHIBIT B

Draw Request Form

Hays Park Bond 2020 - Funding Draw Request

Project Name: _____ Date of Request: _____

Sponsor Name: _____ Contact Person: _____

Sponsor Address: _____ Federal Tax ID: _____

City, State, Zip: _____ Phone Number: _____

Request Number	Total Funding Amount	Funds for:
	(Round all numbers to the nearest dollar)	☐ Land\$ _____
		☐ Soft Costs\$ _____
		☐ Construction \$ _____
		☐ Other\$ _____
1. Total Project Amount\$	_____	Explanation: _____
2. 10" Retainage - \$	_____	
3. Project Amt minus 10% retainage =	_____ (Line 1 minus Une 2)	
4. Subtract total amount of current draw - \$	_____	
5. Available balance=\$	_____ Line 1 minus Line 2 I	
6. Subtract amount of current draw - \$	_____	
7. Balance after payment=\$	_____	
Is this your FINAL Draw? YES NO (if yes, continue to line 8)		
8. IF this Is your FINAL DRAW Include 10% retainage +\$	_____ (Line 2)	
9. Total requested amount=\$	_____ (Line 6 plus Line 8)	

NOTE: The final request must be accompanied by documentation suitable to determine project completion (CO, Deed Recordation, etc).

Documentation required for the payment request Includes:

1. Contractor/Consultant Payment Request
2. Progress Report w/ updated schedule
3. Documentation for Acquisition, to include deed and closing documents.
4. Documentation for soft costs to include invoices that show an itemization of the work completed.

The Sponsor certifies that this project request is for eligible expended costs in accordance with the HTF Program and that proper documentation has been included to support this request.

Sponsor Signature Title Date

Program Manager Approval

Signature Title Date

Hays County Staff Approval

Signature Title Date



AGENDA ITEM:	3. Discuss and consider possible action regarding a request to permit a temporary structure located at 110 Old Kyle Road, Wimberley, Texas. <i>(Nathan Glaiser, ACA/Director of Development Services)</i>
SUBMITTED BY:	Nathan Glaiser
DATE SUBMITTED:	02/26/2025
MEETING DATE:	March 6, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

The food truck at Willow Lake Watering Hole & Mercantile is requesting a renewal of their temporary structure permit to allow for three more months of operation at 110 Old Kyle Rd. Attached is the site plan and application.

REQUESTED ACTION

Motion
Discussion

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

1. Food Truck Permit - Temporary_Structure-PDF
2. A1.2 New Site Plan 4-2-24



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: Willow Lake Watering Hole & Mercantile

Mailing Address: 110 Old Kyle Road City: Wimberley State: Texas Zip: 78676

Phone: 512-956-2826 Email: chloe@luckykidd.com

(If different from above)

Property Owner: Chloe Glasscock

Mailing Address: 201 Mockingbird Lane City: Wimberley State: Texas Zip: 78676

Phone: 512-956-2826 Email: chloe@luckykidd.com

Subject Property Address: 110 Old Kyle Road, Wimberley, Texas 78676

Purpose/Use of Structure: Food Trailer

Requested Installation Date: 02/17/2025 Requested Removal Date: 05/17/2025

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 ☐

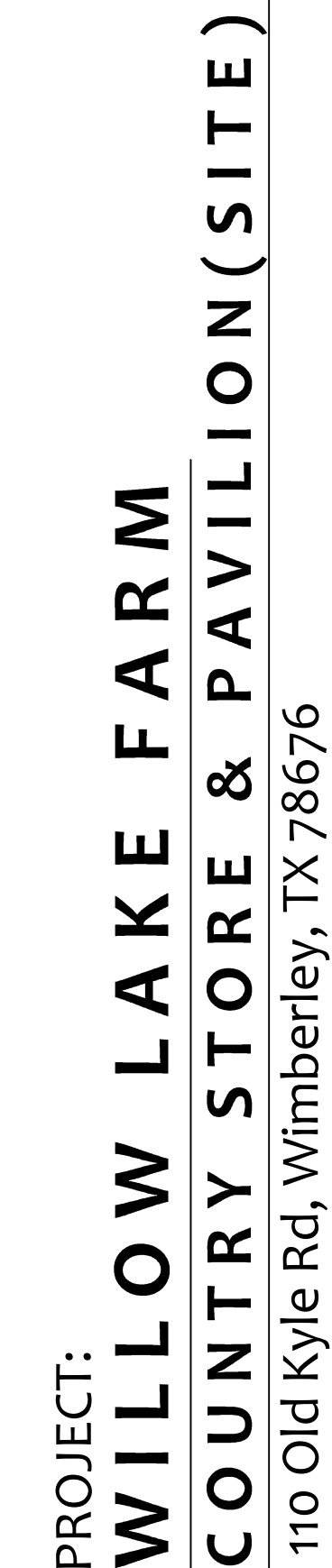
Has a Mobile Food Establishment application been submitted? YES ☐ NO ☐ N/A ☒

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.

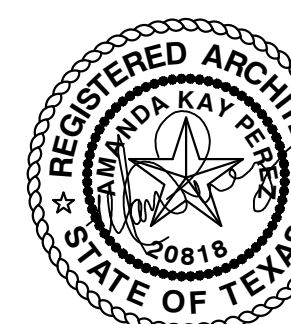
Applicant: Chloe' Glasscock Date: 02/17/2025

City Official: _____ Date: _____ ☐ Approved ☐ Denied



ISSUE:
SITE DEVELOPMENT
PERMIT ~ 02/01/2024
CITY RESPONSE
03/04/2024
PARKING
03/29/2024
TAS REVISION
04/01/2024

REVISION
PAVER REVISION
04/02/2024



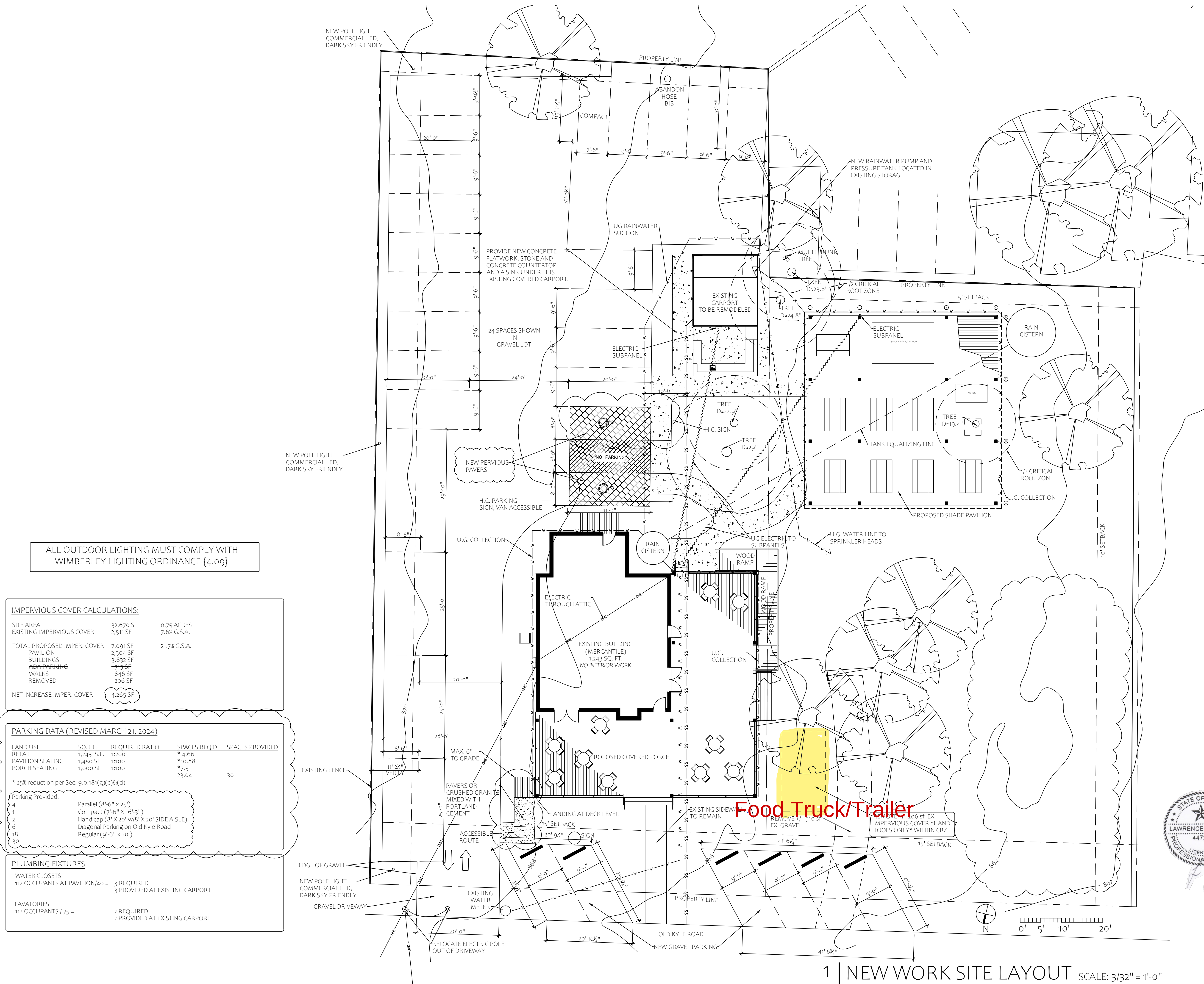
02/01/2024
DRAWING PREPARED BY
AGAVE DESIGN STUDIO



03-04-2024

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect. Architect will not be responsible for construction means, methods, technique, sequences or procedures; or for safety precautions and programs in connection with the project.

SHEET #
A1.2
NEW SITE PLAN





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

		Current Zoning:	Existing Land Use:
Surrounding Zoning & Land Use	North of Property	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

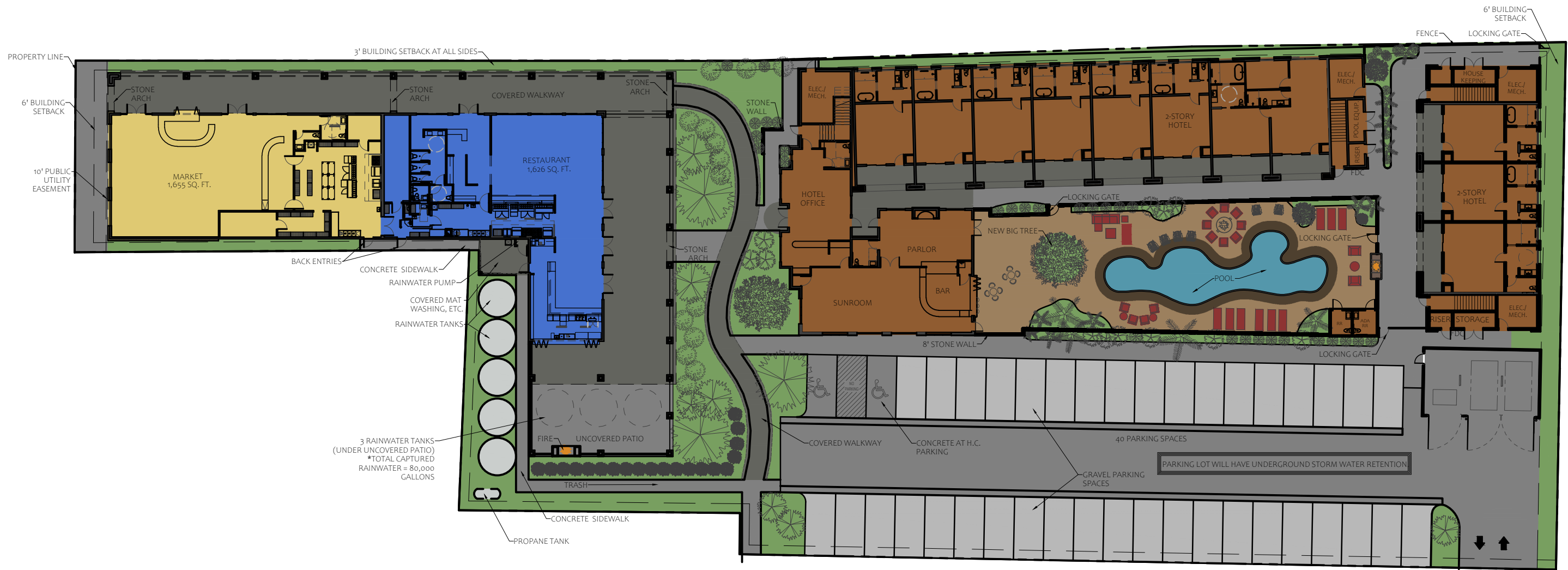
BY: _____
James T. Chiles, Mayor

ATTEST:

Tammy Heller, City Secretary

APPROVED AS TO FORM:

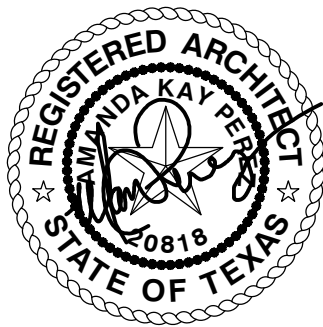
City Attorney



PARKING ANALYSIS:

1600 NET SQ/FT MARKET FLOOR = 8 SPACES
1600 NET SQ/FT RESTAURANT FLOOR = 16 SPACES
20 HOTEL ROOMS = 20 SPACES
600 SQ/FT PATIO DINING SPACE = 6 SPACES
50 REQ'D X .075 (CITY OVERLAY DISTRICT) = 37.5 REQUIRED PARKING SPACES
40 SPACES PROVIDED

SCHEMATIC SITE PLAN
SCALE: N.T.S.



03/03/2025
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. Water Supply. The property shall be serviced by a State-licensed public water utility.

7. Public Access. The owners shall construct a paved public walkway during Phase 2 that adjoins the Oak Park and Welcome Center (205 Oak Drive) and Wimberley Square. This public access covered walkway shall be a minimum of 6 feet wide and always be open to the public.

Additional Development Regulations

Section 1: Water Conservation Requirements

A. Property owners shall submit a water conservation plan to The City of Wimberley detailing measures to be implemented to meet the 40% reduction requirement.

B. The property shall implement measures to achieve a minimum reduction of 40% in potable water consumption compared to baseline usage as determined by industry standards according to TCEQ.

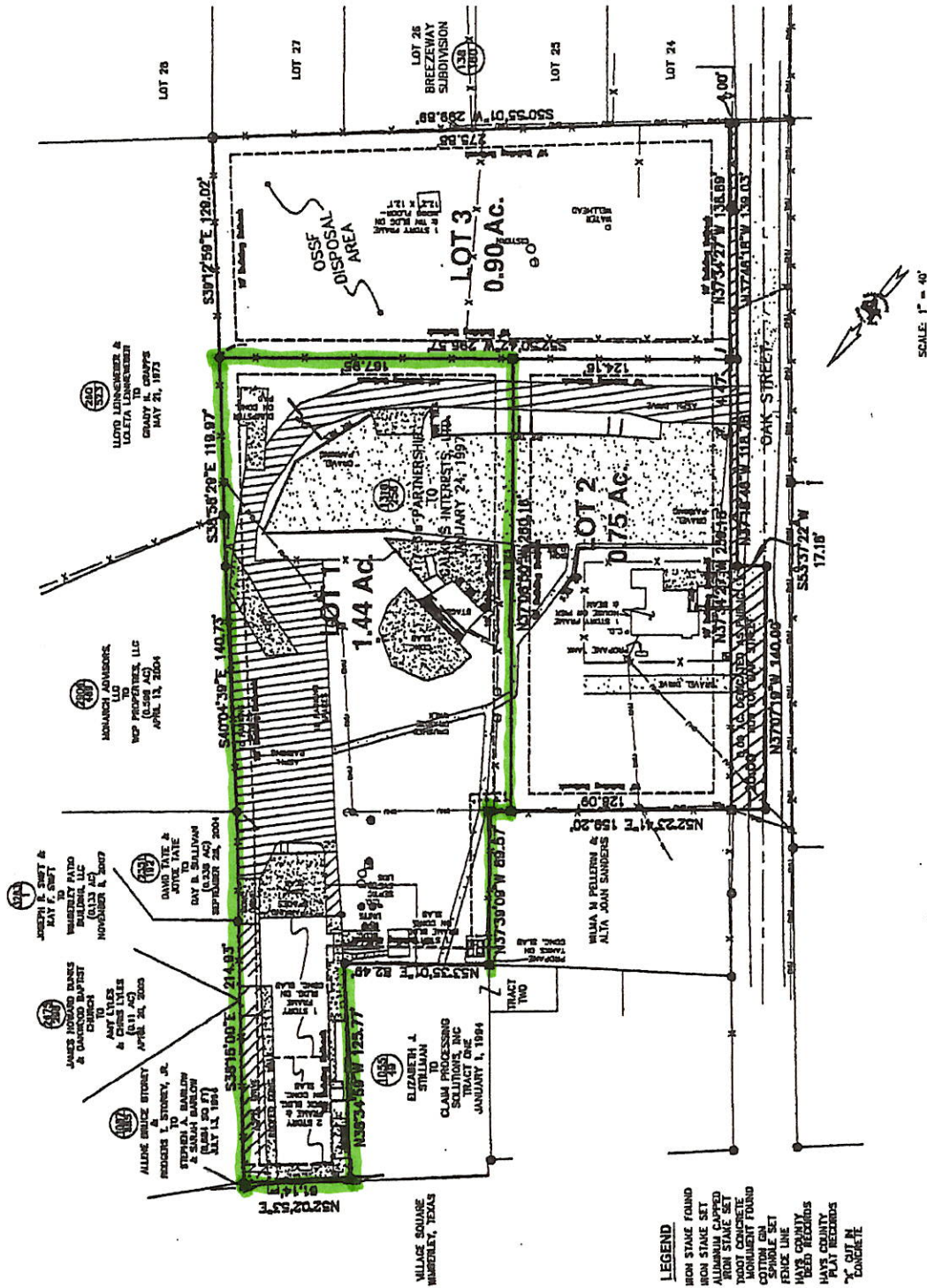
C. Conservation measures may include, but are not limited to:

1. Installation of water-efficient fixtures and appliances meeting or exceeding EPA WaterSense standards.
2. Utilize TCEQ approved alternative water supplies such as rainwater, air conditioning condensate, or graywater to fulfill non-drinking water quality demands including but not limited to landscape irrigation, decorative water features, pool, cooling tower make up water, indoor toilet flushing or other TCEQ approved alternative water uses.
3. Adoption of rainwater harvesting and storage systems.
4. Regular maintenance and repair of leaks in plumbing and irrigation systems.
5. Use of water-efficient cooling and heating systems in commercial and industrial buildings.

Section 2: Compliance and Monitoring

A. Property owners shall submit an onsite water management plan that outlines how the water systems will be maintained, monitored, and water savings recorded.

PLAT OF
CCC ADDITION
CITY OF WIMBERLEY
HAYS COUNTY, TEXAS



- LEGEND**
- IRON STAKE FOUND
 - IRON STAKE SET
 - ALUMINUM CAPPED
 - IRON STAKE SET
 - TROTT CONCRETE
 - MONUMENT FOUND
 - CONCRETE SET
 - FENCE LINE
 - HAYS COUNTY
 - PLAT RECORDS
 - PLAT RECORDS
 - PLAT RECORDS
 - PLAT RECORDS

PLAN XXXX

-V4629-Vimberley-PLAN-BASE.DWG

DATE: 04/24/05
BY: JHD
CHECKED: JHD
SCALE: 1" = 40'

DATE: 04/24/05
BY: JHD
CHECKED: JHD
SCALE: 1" = 40'

DATE: 04/24/05
BY: JHD
CHECKED: JHD
SCALE: 1" = 40'

DATE: 04/24/05
BY: JHD
CHECKED: JHD
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DATE: 04/24/05
BY: JHD
CHECKED: JHD
SCALE: 1" = 40'

DATE: 04/24/05
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DATE: 04/24/05
BY: JHD
CHECKED: JHD
SCALE: 1" = 40'

DATE: 04/24/05
BY: JHD
CHECKED: JHD
SCALE: 1" = 40'



AGENDA ITEM:	5. Discuss and consider approval of Resolution 01-2025, accepting an easement for a tract of land known as ID# R109088, legal description South River Unit 1, Stillwater Road, Abstract S7961-South River Unit 1, Wimberley, Hays County, Texas, owned by SRC Property Owners Association. <i>(Tim Patek, City Administrator)</i>
SUBMITTED BY:	Tim Patek
DATE SUBMITTED:	02/26/2025
MEETING DATE:	March 6, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Tracey B. Dean, Director of the SRC Property Owner's Association, would like to donate to the City of Wimberley the easement of Tract #1 – South River Unit 1 Stillwater Rd. approximately 1.90 acres, which is known as Stillwater Street. Mr. Dean will be taking care of all back taxes and current taxes associated with this property/street before it is given to the City of Wimberley. Mr. Dean will be present at the City Council Meeting to answer questions.

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

1. Resolution - Easement (01-2025)
2. Stillwater street easement - Tracy Dean
3. Property Details
4. Map

RESOLUTION 01-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WIMBERLEY, TEXAS, AUTHORIZING ACCEPTANCE OF AN EASEMENT FOR A PROPERTY IDENTIFIED AS ID# R109088, LEGAL DESCRIPTION SOUTH RIVER UNIT 1, STILLWATER ROAD, ABSTRACT S7961-SOUTH RIVER UNIT 1, WIMBERLEY, HAYS COUNTY, TEXAS, OWNED BY SRC PROPERTY OWNERS ASSOCIATION

WHEREAS, Tracy Dean – Owner: SRC Property Owners Association has dedicated and granted the City of Wimberley a tract of land known as ID# R109088, Legal Description, South River Unit 1, Stillwater Road, Acres 1.90, Abstract S7961-South River Unit 1, Hays County, Texas, for the construction, operation, use, maintenance, inspection, repair, alterations, and replacement of public street and right of way; and

WHEREAS, it is common for the City to acquire and maintain certain public roads and easements inside City Limits.

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

SECTION 1. That the City Council of Wimberley accepts the easement made by the SRC PROPERTY OWNERS ASSOCIATION (Tracy Dean) to the City, a description of said property being fully set forth in the attached Easement for the purposes provided therein.

SECTION 2. The Mayor is hereby authorized to execute the dedication instrument and all related documents on behalf of the City to formalize this acceptance.

PASSED, APPROVED, AND ADOPTED on this 6th day of March, 2025.

James T. Chiles, Mayor

ATTEST:

Tammy Heller, City Secretary



EASEMENT
CITY OF WIMBERLEY

STATE OF TEXAS §

COUNTY OF HAYS §

For and in consideration of the sum of ten dollars (\$10.00) in hand paid by the City of Wimberley, Texas, the receipt of which is hereby acknowledged, and other good and valuable consideration, including any benefits which may accrue, Tracy Dean – Owner: SRC Property Owners Association (GRANTOR), of Hays County, Texas, as the owner of that certain tract of land known as ID# R109088, Legal Description, South River Unit 1, Stillwater Road, Acres 1.90, Abstract S7961-South River Unit 1, Hays County, Texas, and as depicted by metes and bounds (Special Warranty Deed) description in Exhibit “A”, attached hereto and incorporated herein for all purposes of this dedication (the “Easement Property”), does hereby dedicate and grant to the City of Wimberley, Hays County, Texas, the right to (1) construct, operate, use, maintain, inspect, repair, alter, and replace a public street and right of way (whether improved, paved, or otherwise); and (2) the right to install, repair, maintain, alter, replace, relocate, and operate any and all utilities and utility facilities and equipment; in, over, across, and under the Easement Property for the use and benefit of the public as a public road for the passage and accommodation of vehicular and pedestrian traffic and for the provision of utilities to the public, including but not limited to all such uses permitted by the Laws of the State of Texas and the Ordinances of the City of Wimberley, Texas (the “Easement”).

TO HAVE AND TO HOLD said Easement unto the City of Wimberley, its successors and assigns, and GRANTOR hereby binds themselves, their successors and assigns to warrant and forever defend, all and singular, said Easement unto the City of Wimberley, its successor: and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

GRANTOR covenants and agrees that GRANTOR and GRANTOR’S heirs, representatives, successors and assigns shall at no time erect, place or construct, or cause to be erected, placed or constructed in, into, upon, over, across or under the Easement Property any temporary or permanent structures, and it is further agreed that the City of Wimberley shall have the right to excavate, fill, or remove any fences, buildings or other improvements or obstructions as may now or subsequently be found upon said Easement Property.

It is further intended that the Easement herein granted to the City of Wimberley shall run with the land and forever be a right in and to the land belonging to GRANTOR, and GRANTOR’S successors and assigns, and said grant is expressly excepted from any right of reversion of said premises under any prior deeds in GRANTOR’S chain of title. The Easement rights and privileges granted therein are exclusive, and GRANTOR covenants that it will not convey any other Easement or conflicting rights within the Easement Property covered by the grant to any other person.

IN WITNESS WHEREOF, this Easement is executed this ____ day of _____, 2025.

BY: _____
GRANTOR

BY: _____
GRANTOR

ACKNOWLEDGEMENT

THE STATE OF TEXAS,

COUNTY OF HAYS

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____ known to me or proved to me through

_____ (description of identity card or other document) to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20____.

NOTARY SEAL



Notary Public, State of Texas

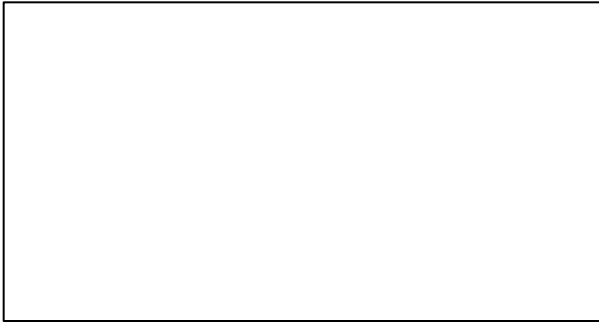
Notary's Name (Printed)

Notary's Commission Expires

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest and rights granted by this dedication instrument the ____ day of __, 20____, from _____ to the CITY OF WIMBERLEY, has been duly accepted subject to all terms and conditions contained therein, and the City Council has consented to recordation of such dedication instrument by its duly authorized officer.

SEAL



Date

Mayor, CITY OF WIMBERLEY

ATTEST:

City Secretary

AFTER EXECUTION BY GRANTOR, PLEASE RETURN ORIGINAL TO:

CITY OF WIMBERLEY
C/o City Administrator
221 Stillwater
Wimberley, TX 78676\
512-648-2402
tpatek@cityofwimberley.com

AFTER RECORDING, PLEASE RETURN ORIGINAL TO:

CITY OF WIMBERLEY
C/o City Secretary
221 Stillwater
Wimberley, TX 78676\
512-648-2403
theller@cityofwimberley.com

Property Details

Account

Quick Ref ID:	R109088	Geographic ID:	11-7961-9999-00300-8
Type:	Real	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	STILLWATER, WIMBERLEY, TX 78676		
Map ID:	12784	Mapsco:	
Legal Description:	SOUTH RIVER UNIT 1, STILLWATER RD, ACRES 1.90		
Abstract/Subdivision:	S7961 - SOUTH RIVER UNIT 1		
Neighborhood:	SWI-C		

Owner

Owner ID:	O9162815
Name:	SRC PROPERTY OWNERS ASSN

Agent:

Mailing Address:	12941 RANCH ROAD 12 WIMBERLEY, TX 78676-5218
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% Ownership:	100.00%
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Exemptions:	CBL - Circuit Breaker Limitation For privacy reasons not all exemptions are shown online.
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Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$44,160 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value: \$44,160 (=)

Agricultural Value Loss: \$0 (-)

Appraised Value: \$44,160 (=)

HS Cap Loss: \$0 (-)

CB Cap Loss: \$0 (-)

Assessed Value: \$26,496

Ag Use Value: \$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: SRC PROPERTY OWNERS ASSN **%Ownership:** 100.00%

Entity	Description	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	\$44,160	\$26,496
CWI	Village Of Wimberley	\$44,160	\$26,496
EWI	WIMBERLEY HAYS CO ESD #7	\$44,160	\$26,496
FWI	WIMBERLEY FIRE HAYS CO ESD #4	\$44,160	\$26,496
GHA	HAYS COUNTY	\$44,160	\$26,496
RSP	SPECIAL ROAD	\$44,160	\$26,496
SWI	WIMBERLEY ISD	\$44,160	\$26,496

Total Tax Rate: 0.000000

 Property Land

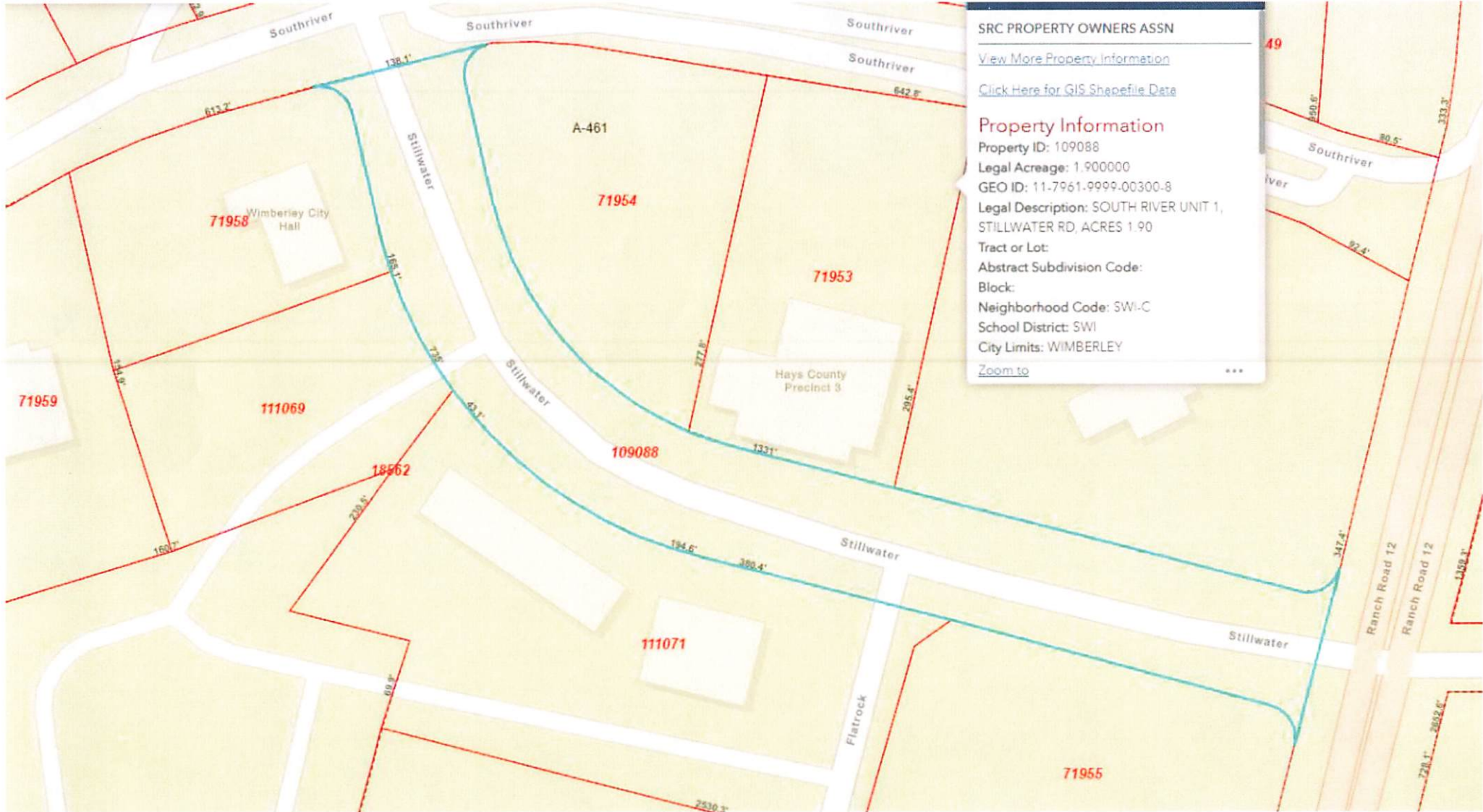
Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C1	C1-Vac Residential Platted Lots (5 Ac Or Less)	1.90				\$44,160	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$0	\$44,160	\$0	\$44,160	\$0	\$26,496
2023	\$0	\$22,080	\$0	\$22,080	\$0	\$22,080
2022	\$0	\$20,790	\$0	\$20,790	\$0	\$20,790
2021	\$0	\$20,790	\$0	\$20,790	\$0	\$20,790
2020	\$0	\$15,400	\$0	\$15,400	\$0	\$15,400
2019	\$0	\$15,400	\$0	\$15,400	\$0	\$15,400
2018	\$0	\$15,400	\$0	\$15,400	\$0	\$15,400
2017	\$0	\$15,400	\$0	\$15,400	\$0	\$15,400
2016	\$0	\$15,400	\$0	\$15,400	\$0	\$15,400
2015	\$0	\$15,400	\$0	\$15,400	\$0	\$15,400
2014	\$0	\$15,400	\$0	\$15,400	\$0	\$15,400

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page Number
1/1/2003	SWD	Special Warranty Deed	SOUTH RIVER PROPERTY OWNERS ASSN	SRC PROPERTY OWNERS ASSN	2364	547
6/1/1997	WD	Warranty Deed	GILMORE CAPITAL LTD	SOUTH RIVER PROPERTY OWNERS ASSN	1321	276





AGENDA ITEM:	6. Discussion and possible action related to the selection of roads that will receive improvements in FY 2025. <i>(Tim Patek, City Administrator)</i>
SUBMITTED BY:	
DATE SUBMITTED:	02/05/2025
MEETING DATE:	March 6, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

None



AGENDA ITEM:	7. Discuss and consider possible action regarding Ordinance 2025-07, declaring unopposed candidates in the May 3, 2025 General Election elected to office; canceling the General Election; providing for severability, conflicting provisions, governing law, proper notice and open meetings, and an effective date. <i>(Tammy Heller, City Secretary)</i>
SUBMITTED BY:	Tammy Heller
DATE SUBMITTED:	02/18/2025
MEETING DATE:	March 6, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

The May 3, 2025 General Election for the City of Wimberley can be cancelled as all three candidates for office are unopposed. The candidates are as follows:

Rebecca Minnick - Place One
Chris Sheffield - Place Three
David Cohen - Place Five

The Certification of Unopposed Candidates for Wimberley City Council was submitted by City Secretary, Tammy Heller, to the Mayor, City Council and the election candidates on Wednesday, February 19, 2025, and is included in the packet. After the declaration of unopposed candidates is delivered, the governing body (City Council) must meet and vote to cancel the election and certify the unopposed candidates "elected." Ordinance No. 2025-XX, declares the unopposed candidates in the 2025 General Election elected to office and cancels the 2025 General Election. A copy of the Ordinance must be posted on Election Day, Saturday, May 7, 2022, at the Wimberley Community Center and the Texan Academy. Canceling the election saves the City approximately \$6,500.00, which was budgeted for Fiscal Year 2025.

The three candidates cannot assume office for their new term before the regular canvassing period that would have taken place for the General Election. For Type A, General Law city, the period for the official canvass is Tuesday, May 6th through Wednesday, May 14th. The certificates of election will be presented at a special meeting, determined by council and during the required time set forth above.

REQUESTED ACTION

Motion
Discussion
Ordinance

FINANCIAL

N/A

\$6,500 was budgeted for the 2025 Election.

STAFF RECOMMENDATION

ATTACHMENT/S

1. Ordinance No. 2025-07 - Cancelling the 2025 General Election

ORDINANCE NO. 2025-07

AN ORDINANCE OF THE CITY OF WIMBERLEY, TEXAS, DECLARING UNOPPOSED CANDIDATES IN THE MAY 3, 2025 GENERAL ELECTION ELECTED TO OFFICE; CANCELLING THE GENERAL ELECTION; PROVIDING FOR SEVERABILITY, CONFLICTING PROVISIONS, GOVERNING LAW, PROPER NOTICE AND OPEN MEETING, AND AN EFFECTIVE DATE.

WHEREAS, the General Election was called and ordered for Saturday, May 3, 2025, by Ordinance No. 2025-01 for the purpose of electing at-large Three (3) City Council Members for Place One, Place Three, and Place Five to the Wimberley City Council; and

WHEREAS, the City Secretary has certified in writing that no person has made a declaration of write-in candidacy, and that each candidate on the ballot is unopposed for election to office; and

WHEREAS, the filing deadlines for placement on the ballot and declaration of write-in candidacy have passed; and

WHEREAS, under these circumstances, Subchapter C of Chapter 2 of the Election Code authorizes the City Council to declare the unopposed candidates elected to office and cancel the election;

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

I. The following candidates who are unopposed in the May 3, 2025 General Election are declared elected to office, and shall be issued a certificate of election following the time the election would have been canvassed:

General Election

City Council, Place One

City Council, Place Three

City Council, Place Five

Rebecca Minnick

Chris Sheffield

David Cohen

II. The May 3, 2025 General Election is cancelled, and the City Secretary is directed to cause a copy of this ordinance to be posted on Election Day at each polling place that would have been used in the election.

III. Severability. If any portion of this Ordinance or the application thereof to any person or circumstance is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance and the application of such provision to other persons and circumstances shall remain valid and in full force and effect, and the City Council hereby declares that this Ordinance would have been enacted without such invalid provision.

VII. Conflicting Provisions. All orders and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Order shall be and remain controlling as to the matters ordered herein.

VIII. Governing Law. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

IX. Proper Notice and Open Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was acted upon 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.

X. Authorization to Execute. The Mayor is authorized to execute and the City Secretary is authorized to attest this Ordinance on behalf of the Council; and the Mayor is authorized to do all other things legal and necessary in connection with the holding and consummation of the Election.

XI. Effective Date. This Ordinance is effective immediately upon its passage and approval.

PASSED, APPROVED AND ADOPTED this 6th day of March 2025, by a vote of 5 (Ayes) to 0 (Nays) 0 (Abstain) vote of the City Council of the City of Wimberley, Texas.

CITY OF WIMBERLEY

By: _____
Jim Chiles, Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney





AGENDA ITEM:	1. Announcements
SUBMITTED BY:	
DATE SUBMITTED:	02/20/2025
MEETING DATE:	March 6, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

None



AGENDA ITEM:	2. Future Agenda Items
SUBMITTED BY:	
DATE SUBMITTED:	02/20/2025
MEETING DATE:	March 6, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

None