



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
Charlie Zech, City Attorney

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

