



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR PLANNING AND ZONING COMMISSION MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, FEBRUARY 13, 2025 - 6:00 PM

MINUTES

1. **CALL TO ORDER** February 13, 2025, at 6:00 PM

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

2. **CALL OF ROLL**

Commissioners Present:

Matt Joyce
Chris Sharp
Ben O'Kane
Anne Ulfelder
Jerry Lunow
Michael Rambo

Staff Present:

Nathan Glaiser, ACA/Director of Development
Services
Tim Patek, City Administrator
Myrna Marinelarena, Permit & Customer Service
Coordinator

Commissioners Absent:

Vance McCracken

3. **CITIZENS COMMUNICATIONS**

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

Steve Klepfer, spoke about his history on the Planning and Zoning Commission and City Council. He provided information on the creation of Conditional Use Permits (CUPs) when the city incorporated and stated this process works. He provided an explanation of a Wimberley Planned Development District (WPDD) and stated this is critical in our zoning ordinance. He stated a WPDD is a negotiation with developers and serves as a resolution tool.

4. **MINUTES**

4.1. Consider approval of the January 14, 2024 Planning and Zoning Commission meeting minutes.

A motion was made by Commissioner Lunow, seconded by Commissioner Sharp, to approve the January 14, 2025 Planning & Zoning Commission meeting minutes. The motion carried unanimously (6-0).

5. PUBLIC HEARING AND POSSIBLE ACTION

- 5.1.** Hold a public hearing and consider making a recommendation to City Council regarding case CUP-25-001, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) at 1830 Flite Acres, Wimberley, Texas.

Nathan Glaiser, ACA/Director of Development Services, provided a presentation regarding an application for a Conditional Use Permit (CUP-25-001), to allow for the operation of Vacation Rental at 1830 Flite Acres. This property is just under an acre, he noted, the applicants, Richard and Julie Steinbrink, are requesting a short-term rental with a max occupancy of 8 guests. Mr. Glaiser stated this property is on the Blanco river with available parking in the driveway. Mr. Glaiser stated this was properly notified and informed the commission of the letter of opposition received by a neighbor.

Chair Ulfelder opened the Public Hearing at 6:10 p.m.

The following citizens made comments:

Rick Allen, spoke in opposition to this request and stated that the renters trespass on others properties to access the river. He would like to see this request denied.

Chris and Amy Lyles, stated the decision the commission makes this evening will affect their quality of life. She expressed her opposition and asked that the Commission deny this request.

There being no further comments, the Public Hearing was closed at 6:17 p.m.

The commission made comments and posed questions regarding the consistency of CUPs in the area, an inquiry when the previous short term rental lost grandfather status, and why the applicant is not here this evening.

Upon completion of discussion, a motion was made by Commissioner Lunow, seconded by Commissioner Rambo, to deny CUP-25-001, as presented. The motion carried unanimously (6-0).

- 5.2.** Hold a public hearing and consider making a recommendation to City Council regarding case CUP-25-002, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) at 120 Hoots Holler, Wimberley, Texas.

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.

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

A motion was made by Commissioner O'Kane, seconded by Commissioner Rambo, to approve CUP-25-002, as presented. The motion carried unanimously (6-0).

- 5.3.** Hold a public hearing and consider making a recommendation to City Council regarding case CUP-25-003, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) at 2215 Spoke Hollow Road, Wimberley, Texas.

Nathan Glaiser, ACA/Director of Development Services, provided a presentation regarding an application for a Conditional Use Permit (CUP-25-003), to allow for the operation of Vacation Rental at 2215 Spoke Hollow. He noted, the applicant, James Salter, is requesting a max occupancy of 11 guests. Mr. Glaiser stated this property is located on the Blanco River with available parking in the driveway. This property was properly notified and numerous letters of opposition were received as well as a few that were in support.

Chair Ulfelder opened the Public Hearing at 6:27 p.m.

The following citizens made comments:

Mac McCullough, made comments about communicating with the owners of short-term rentals and City Council's ability to revoke the CUP if there are complaints. He also provided history on the Hidden Valley Bridge.

Drew Dunlap, spoke in opposition to the requested CUP, citing safety concerns due to the one-way road.

Ellen Sauer, spoke in opposition to the requested CUP, citing concerns about allowing investors to turn this neighborhood into a business.

Chris Seer, spoke in opposition to the requested CUP. He stated he purchased in this neighborhood because of the restrictions against home-based businesses and short-term rentals. He expressed concern about parking requirements and the properties' non-compliance with dark sky requirements.

James Salter, applicant, spoke in support of the request and stated that he owns seven other short-term rentals in the community. He stated there had been no complaints from neighbors or renters on any of his properties. Mr. Salter addressed questions posed by the commission regarding parking and resolving issues with the deed restrictions.

Joshua Crumpton spoke in opposition to the requested CUP, citing critical safety, related to fire hazards, and compliance concerns related to the prohibition of short-term rentals in the deed restrictions.

Dan Craddock, spoke about the deed restrictions and stated residents live here because they don't want short-term rentals. He voiced concerns about potential risks to the community, including legal action, if the CUP were approved.

Sharon Highnote, spoke in opposition to the requested CUP.

There being no further comments, the Public Hearing was closed at 6:51 p.m.

Upon completion of discussion, a motion was made by Commissioner Sharp, seconded by Commissioner Lunow, to deny CUP-25-003, as presented. The motion carried unanimously (6-0).

- 5.4. Hold a public hearing and consider making a recommendation to City Council 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, presented an application for the Wimberley Planned Development District (WPDD) (ZA-25-001) located at 320 Wimberley Square. Mr. Glaiser provided the definition of a WPDD. *It 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.*

The applicant, Wimberley Snooze & Booze LLC, is requesting Wimberley Planned Development District (WPDD) zoning for a property at 320 Wimberley Square, Wimberley. Mr. Glaiser presented the proposed Ordinance, concept plan and design standards. He noted this was properly notified and no letters of opposition were received.

Mr. Glaiser asked the Commission to consider the following conditions of the WPDD:

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 footage 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 that are 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.

If approved, development must be in conformance with the design standard and concept plan (attached as exhibits to the Ordinance). The applicant is requesting a 20-room hotel, a restaurant, and a market on this property.

Chair Ulfelder opened the Public Hearing at 7:03 p.m.

The following citizens made comments:

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.

Travis Brown, spoke in opposition to the proposed WPDD, citing concerns of excessive growth like Bee Cave, his hometown. He expressed concern about lack of water, parking and the increase in property values on the surrounding properties.

Steve Klepfer, expressed concerns about the proposed WPDD, but overall, he is in support, but not in its current form. He expressed appreciation to the owner for his communication about this project. He expressed concern about the demolition process, the amount of stormwater that would come from this property, and parking.

There being no further comments, the Public Hearing was closed at 7:18 p.m.

Michael Creacy, applicant, expressed support of this request and responded to questions posed by the Commission related to the amount of seating in the restaurant, parking requirements, water usage/water storage, impervious cover, and landscaping.

Mr. Creacy stated he will be complying with all requirements within the C-3 zoning classification, except for lodging, and this is why he is requesting a WPDD.

Upon completion of discussion, a motion was made by Commissioner O'Kane, seconded by Commissioner Lunow, to deny CUP-25-001, until the following issues are addressed: stormwater management, review of parking arrangements, and water retention/water reuse solutions. The motion carried (5-1), with one dissenting vote.

6. BOARD MEMBER REPORTS

6.1. Announcements

No announcements this evening.

6.2. Future Agenda Items

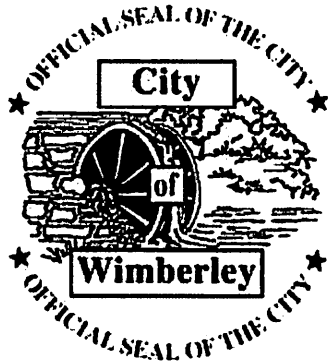
7. **ADJOURNMENT**

Chair Ulfelder adjourned the meeting at 7:48 p.m.

RECORDED BY:



Planning & Zoning Commission Staff Liaison



APPROVED BY:



Planning & Zoning Commission Chairperson