



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
WEDNESDAY, MARCH 19, 2025 - 6:00 PM

MINUTES

1. **CALL TO ORDER** March 19, 2025, at 6:00 PM

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

2. **CALL OF ROLL**

Commissioners Present:

Chris Sharp
Ben O'Kane
Anne Ulfelder
Vance McCracken
Jerry Lunow
Michael Rambo

Staff Present:

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

Commissioners Absent:

Matt Joyce

3. **CITIZENS COMMUNICATIONS**

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

No citizen comments this evening.

4. **MINUTES**

- 4.1. Consider approval of the February 13th, 2025 Regular Planning and Zoning Commission meeting minutes.

A motion was made by Commissioner Sharp, seconded by Commissioner Lunow, to approve the February 13, 2024 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-25-004, an application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) at 110 Malone Drive, Wimberley, Texas.

Nathan Glaiser, ACA/Director of Development Services, provided a presentation regarding an application, by Charles Boatright, for a Conditional Use Permit (CUP-25-004), to allow for the operation of Vacation Rental (non-owner occupied) at 110 Malone Drive. They are requesting a maximum of 4 guests and there is parking available in the driveway.

Chair Ulfelder opened the Public Hearing at 6:07 p.m. There being no comments, the Public Hearing was closed at 6:08 p.m.

A motion was made by Commissioner O'Kane, seconded by Commissioner Ulfelder, to approve CUP-25-004, 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-25-005, an application for a Conditional Use Permit to allow for administrative and professional office use at 45 La Buena Vista Dr, Wimberley, TX

Nathan Glaiser, ACA/Director of Development Services, provided a presentation regarding an application, by Gregory Grazdan, for a Conditional Use Permit (CUP-25-005), to allow for administrative and professional office use at 45 La Buena Vista Dr, Wimberley. This property was originally used as a Montessori school. It is zoned NS for Neighborhood Services. The only permitted uses in Neighborhood Services is religious assembly and single-family residential. All other commercial uses must have a conditional use permit. Administrative and Professional Offices include: Insurance, real estate, attorneys, accountants, architects, investment services, travel agencies; Photography studios, doctors, dentists; Nonprofit organizations (with certain restrictions); Research services: limited; Office; and Arts and crafts.

There are currently two 1-story buildings on the property, making up a total floor space of 5,233 square feet. Mr. Glaiser stated this is a good use for the property.

Chair Ulfelder opened the Public Hearing at 6:12 p.m.

The following citizens made comments:

Joe Bruno, owner of the property, spoke in support of this CUP and believes office space is a good use of the property.

Jordan Grazdan, owner of the company looking to lease the property, spoke in support of this CUP and explained the nature of the business, which is a government contracting company.

There being no further comments, the Public Hearing was closed at 6:16 p.m.

The commission made comments and asked questions regarding the use of space, parking availability, septic requirements, and other businesses within the area.

Upon completion of discussion, a motion was made by Commissioner McCracken, seconded by Commissioner Sharp, to approve CUP-25-005, as presented. The motion carried unanimously (6-0).

- 5.3.** Hold a public hearing and consider possible action on a Replat of Lot 38, Paradise Hills, Section 2, and 10.79 acres in the Thomas Carothers Survey, Abstract 106 located at 300 Sunrise Drive, Wimberley.

Nathan Glaiser, ACA/Director of Development Services, provided a presentation regarding a request for a replat on Lot 38, Paradise Hills, Section 2, located at 300 Sunrise Drive, Wimberley, Texas. This came forward a couple of months ago, but there were concerns about the steep slope variance. This variance was brought to the council, and it was approved. It now meets all the rules and regulations of the city's

subdivision and zoning code.

Chair Ulfelder opened the Public Hearing at 6:04 p.m. There being no comments, the Public Hearing was closed at 6:05 p.m.

A motion was made by Commissioner McCracken, seconded by Commissioner Sharp, to approve CUP-25-004, as presented. The motion carried unanimously (6-0).

6. BOARD MEMBER REPORTS

6.1. Announcements

None.

6.2. Future Agenda Items

Normal meetings resume April 10th.

7. ADJOURNMENT

Chair Anne Ulfelder adjourned the meeting at 6:19 p.m.

RECORDED BY:

Planning & Zoning Commission Staff Liaison



APPROVED BY:

Planning & Zoning Commission Chairperson