



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, APRIL 17, 2025 - 6:00 PM

MINUTES

1. CALL TO ORDER

Mayor Jim Chiles called the meeting to order at 6:00 p.m. on Thursday, April 17, 2025.

2. CALL OF ROLL

City Council Members Present:

Jim Chiles, Mayor
Rebecca Minick, Place 1
Bo Bowman, Place 2
David Cohen, Place 5

City Staff Present:

Tim Patek, City Administrator
Nathan Glaiser, ACM/Development Services Director
Tammy Heller, City Secretary
Michele Woods, Tourism Director
Richard Shaver, Director of Parks and Recreation
Paul Wendland, City Attorney

City Council Members Absent:

Chris Sheffield, Place 3
Bob Clark, Place 4

3. INVOCATION

Jose Abaroa from Cypress Creek Church provided the invocation, offering a prayer of thanksgiving for the city, council members, mayor, and city workers. He concluded with the Lord's Prayer.

4. PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

Mayor Chiles led the Pledges of Allegiance.

5. CITIZENS COMMUNICATIONS

There were no citizen communications.

6. PROCLAMATIONS/RECOGNITIONS

6.1 Proclamation of the City of Wimberley, Texas proclaiming April 21-28, 2025 as "International Dark Sky Week".

Mayor Chiles read a proclamation declaring April 21-28, 2025, as International Dark Sky Week in Wimberley. The proclamation highlighted the importance of dark skies, the impact of light pollution, and Wimberley Valley's status as an International Dark Sky Community since 2018. Greg Webb thanked the council for their continued support of dark sky initiatives and mentioned that the proclamation would aid in their annual report to Dark Sky International. The Dark Sky Committee posed for a picture with the council after the proclamation.

7. CONSENT AGENDA

7.1 Consider approval of Minutes from the April 3, 2025 Regular Meeting Minutes.

7.2 Approval of the February 2025 Revenue and Expenditure Report for the City of Wimberley.

7.3 Discuss and consider possible action regarding the City of Wimberley's Quarterly Investment Report for the second quarter of Fiscal Year 2025.

Council Member Bowman moved to approve the consent agenda as presented. Council Member Cohen seconded the motion. The motion passed unanimously (3-0).

8. PUBLIC HEARINGS AND POSSIBLE ACTION

8.1 Hold a public hearing and consider possible action on Ordinance 2025-10, an application for a Conditional Use Permit (CUP-25-006), to allow for the operation of a Vacation Rental (STR2) at 740 Ridge Road, Wimberley, Texas.

Nathan Glaiser, ACM/Director of Development Services, presented the application for a Conditional Use Permit (CUP) for a short-term rental at 740 Ridge Road. He noted that the property is 1.26 acres. The Planning and Zoning Commission recommended approval with a 5-0 vote.

Mayor Chiles opened the public hearing at 6:09 PM.

Lori Fye, a resident at 285 Barber, spoke in opposition to the CUP. She expressed concern about the permanent nature of the zoning change and the potential impact on the neighborhood. Fye acknowledged the transparency of the property owners but emphasized her opposition to short-term rentals in the area.

There being no further comments, Mayor Chiles closed the public hearing at 6:11 PM.

Council members discussed the Planning and Zoning Commission's recommendation and the property owner's intention to revoke the CUP if the property is sold. Martin Bannister, the property owner, confirmed his intention to revoke the CUP before selling the property and expressed willingness to have this commitment written into the agreement if legally possible.

Council Member Minnick moved to approve Ordinance 2025-10 (CUP-25-006), as presented. Council Member Cohen seconded the motion. The motion passed unanimously (3-0).

8.2 Hold a public hearing and consider possible action on Ordinance 2025-11, an application for a Zoning Amendment (ZA-25-002), to change the zoning for 1.05 acres of property located at 615 Sunset Drive, Wimberley, TX from Single-Family Residential 2 (R2) to Residential Acreage (RA).

This item was considered after item 9.1.

Mayor Chiles opened the Public Hearing at 6:24 p.m. There being no comments, Mayor Chiles closed the Public Hearing at 6:25 p.m.

Council Member Cohen moved to approve Ordinance 2025-11, (ZA-25-002), to change the zoning for a 1.05-acre tract at 615 Sunset from Residential (R2) to Residential Acreage (RA). Council Member Bowman seconded the motion. The motion passed unanimously (3-0).

9. DISCUSSION AND POSSIBLE ACTION

9.1 Discuss and consider possible action to vacate the Boyles' Home Subdivision plat located at 615 Sunset Drive, Wimberley, Texas.

Nathan Glaiser presented a petition to vacate the one-lot, one-acre Boyle's Home subdivision at 615 Sunset Drive. He explained that vacating the subdivision would erase the plat and any associated easements or restrictions. The owner wants to undo the subdivision to find a better home site on the larger 10-acre parcel. Glaiser noted that the current one-acre lot has steep slopes and might have difficulty with septic requirements.

Council members discussed the history of the subdivision and the implications of vacating it. They also addressed concerns about utilities and underground utility requirements that would be erased with the vacation of the plat.

Council Member Minnick moved to approve the request to vacate the Boyle's Home subdivision plat located at 615 Sunset Drive as presented. Council Member Bowman seconded the motion. The motion passed unanimously (3-0).

9.2 Discuss and consider approval of an agreement with HDL Companies for Short-Term Rental Administration and Collection of Hotel Occupancy Tax.

Michelle Woods, Tourism Director, presented a renewed contract with HDL Companies for short-term rental administration and collection of hotel occupancy tax. She noted that the contract is largely the same as previous years, with some reduced fees. The contract will automatically renew for an additional 12 months unless canceled within 45 days.

Council members discussed the performance of HDL Companies, including their responsiveness and effectiveness in collecting taxes. Woods explained that HDL uses AI technology to monitor properties and detect new listings, and they provide thorough reports on their findings.

Council Member Bowman moved to continue the agreement with HDL for short-term rental administration. Council Member Cohen seconded the motion. The motion passed unanimously (3-0).

9.3 Discuss and consider possible action to select a firm for professional grant writing services related to the Texas Parks and Wildlife Department (TPWD) Grant Program.

Richard Shaver, Parks and Recreation Director, presented the results of a request for qualifications for TPWD grant development services. He recommended awarding RFQ number 2025-01 to MHS Planning and Design, citing their extensive experience with Texas Parks and Wildlife grant development.

Council members inquired about the comparison between the two submittals received and the cost structure for the services. Shaver explained that the cost would be determined after approval, typically based on a percentage of the grant amount.

Council Member Minnick moved to select MHS Planning and Design for professional grant writing services for our parks department as presented. Council Member Bowman seconded the motion. The motion passed unanimously (3-0).

9.4 Discuss and consider possible action to approve the Campaign to Develop the Blue Hole Nature Center.

Richard Shaver presented a campaign to develop the Blue Hole Nature Center, aiming to increase the budget beyond the current \$3 million from Hays County. He noted that the Parks Board unanimously recommended approval with one change: removing the option for naming the entire center at \$1 million.

Council members discussed their recent visit to Chiles Ranch, highlighting innovative features such as rainwater collection for potable water and evaporative toilets. They expressed interest in incorporating similar sustainable technologies into the Blue Hole Nature Center.

Shaver confirmed that they are exploring partnerships with universities and other institutions to maximize the center's use and effectiveness. He also noted that any donation over \$5,000 would require city council approval for naming rights.

Council Member Minnick moved to approve the campaign to develop the Blue Hole Nature Center as presented. Council Member Cohen seconded the motion. The motion passed unanimously (3-0).

10. EXECUTIVE SESSION

10.1 Executive Session pursuant to Texas Government Code, Section 551.072 (Real Property) to discuss and consider the purchase, exchange, lease, or value of real property.

The council entered into executive session at 6:42 p.m.

11. OPEN SESSION

11.1 Discuss and possible action resulting from Executive Session.

The council returned from executive session at 6:57 PM. No action was taken as a result of the executive session.

12. CITY COUNCIL REPORTS

12.1 Announcements

Council member David Cohen announced an upcoming Wimberley Community Choir concert on May 3rd, 4th, and 5th.

Tim Patek, reminded everyone that city offices would be closed the following day for Good Friday. He also mentioned the upcoming Boards and Commissions Volunteer Appreciation Event on April 24th at the Wimberley Community Center from 5:30 to 7:30 PM.

Mayor Chiles provided an update on the removal of dead trees near Ranch Road 12, stating that TxDOT is reviewing the situation and is expected to remove the trees within the next couple of weeks.

Council member Bo Bowman thanked city staff for the paving replacement work at FM2325 and Carney Lane.

12.2 Future Agenda Items

No future agenda items were discussed.

13. ADJOURNMENT

Council Member Cohen moved to adjourn the meeting. Council Member Minnick seconded the motion. The motion passed unanimously (3-0).

The meeting was adjourned at 7:01 p.m.

RECORDED BY:

Tammy Heller, City Secretary

APPROVED BY:

James T. Chiles, Mayor

