



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
FRIDAY, MAY 9, 2025 - 1:00 PM

AGENDA

1. **CALL TO ORDER** May 9, 2025, at 1:00 PM

2. **CALL OF ROLL**

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.

4. **DISCUSSION AND POSSIBLE ACTION**

4.1. Discuss and consider possible action on an application for a Certificate of Appropriateness for new construction at a property located at 151 Oldham Street, Wimberley.

5. **ADJOURNMENT**

EXECUTIVE SESSION NOTE: The Planning and Zoning Commission 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 DAY, MONTH DD, YYYY, by 6:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.



Nathan Glaiser
Director of Planning & Public Works

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. Discuss and consider possible action on an application for a Certificate of Appropriateness for new construction at a property located at 151 Oldham Street, Wimberley.
SUBMITTED BY:	
DATE SUBMITTED:	05/06/2025
MEETING DATE:	May 9, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

This is an application to construct a new retail and office building within the Historical Preservation Overlay District. The new building is 1 story and approximately 750 square feet. It will be constructed with board and batten fiber cement siding. Building permits have been applied for and approved for this new construction.

REQUESTED ACTION

Motion
Discussion

FINANCIAL

STAFF RECOMMENDATION

Staff recommends approval of this Certificate of Appropriateness application. The materials and architecture is consistent with the surrounding buildings on this property and with the Historic District design guidelines.

ATTACHMENT/S

1. COA-25-001 Supporting Documents



CITY OF WIMBERLEY

Planning & Development Department
221 Stillwater, Wimberley, TX 78676
P (512) 847-0025
www.cityofwimberley.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name of Applicant: OLD ROCK GROVE LLC

Mailing Address: 3005 S. LAMAR BLVD STE D 109-401 AUSTIN TX 78704

Phone Number: [REDACTED] Email Address: [REDACTED]

Name of Owner (if different than Applicant): SAME CONTACT = DOUGLAS Oldmixon

Mailing Address: SAME

Phone Number: SAME

Address of Property Where Structure/Site Located: 151 OLDHAM ST

Zoning Classification of Property: C-2 Commercial Moderate Impact

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):

ALREADY IN USE AS RETAIL/OFFICE/STORAGE

Description of Proposed Work: ADD AN ADDITIONAL BUILDING

FOR USE AS A RETAIL/OFFICE FACILITY

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements:

STYLE OF THE NEW BUILDING WILL BE IN KEEPING
WITH THE GENERAL STYLE OF AN EXISTING
ADJACENT BUILDING

Estimated Cost of Proposed Work: \$ 200,000[±] +

Intended Starting Date of Proposed Work: JUNE 1, 2025

Intended Completion Date of Proposed Work: FEB 1, 2026

ATTACH THE FOLLOWING DOCUMENTS (in a form acceptable to the City):

Current photograph of the property and adjacent properties (view from street/right-of-way)

Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development

Elevation drawings/sketches of the proposed changes to the structure/site

Samples of materials to be used


Color chips of the colors which will be used on the structure (if applicable)

Sign Permit Application (if applicable)

Building Permit Application (if applicable)

Application for alternative exterior design standards and approach (if applicable)

Supplemental Design Information (as applicable)


Signature of Applicant

3/31/25
Date


Signature of Property Owner Authorizing the Proposed Work

3/31/25
Date

*****TO BE FILLED OUT BY CITY STAFF*****

Date Received: _____ Received By: _____

Project Eligible for Expedited Process: Yes No

Action Taken by Historic Preservation Officer: Approved Denied

Approved with the following Modifications: _____

Signature of Historic Preservation Officer

Date

Date Considered by Planning & Zoning Commission (if required): _____

Approved Denied

Approved with the following Modifications: _____

Planning & Zoning Commission Decision Appealed by Applicant: Yes No

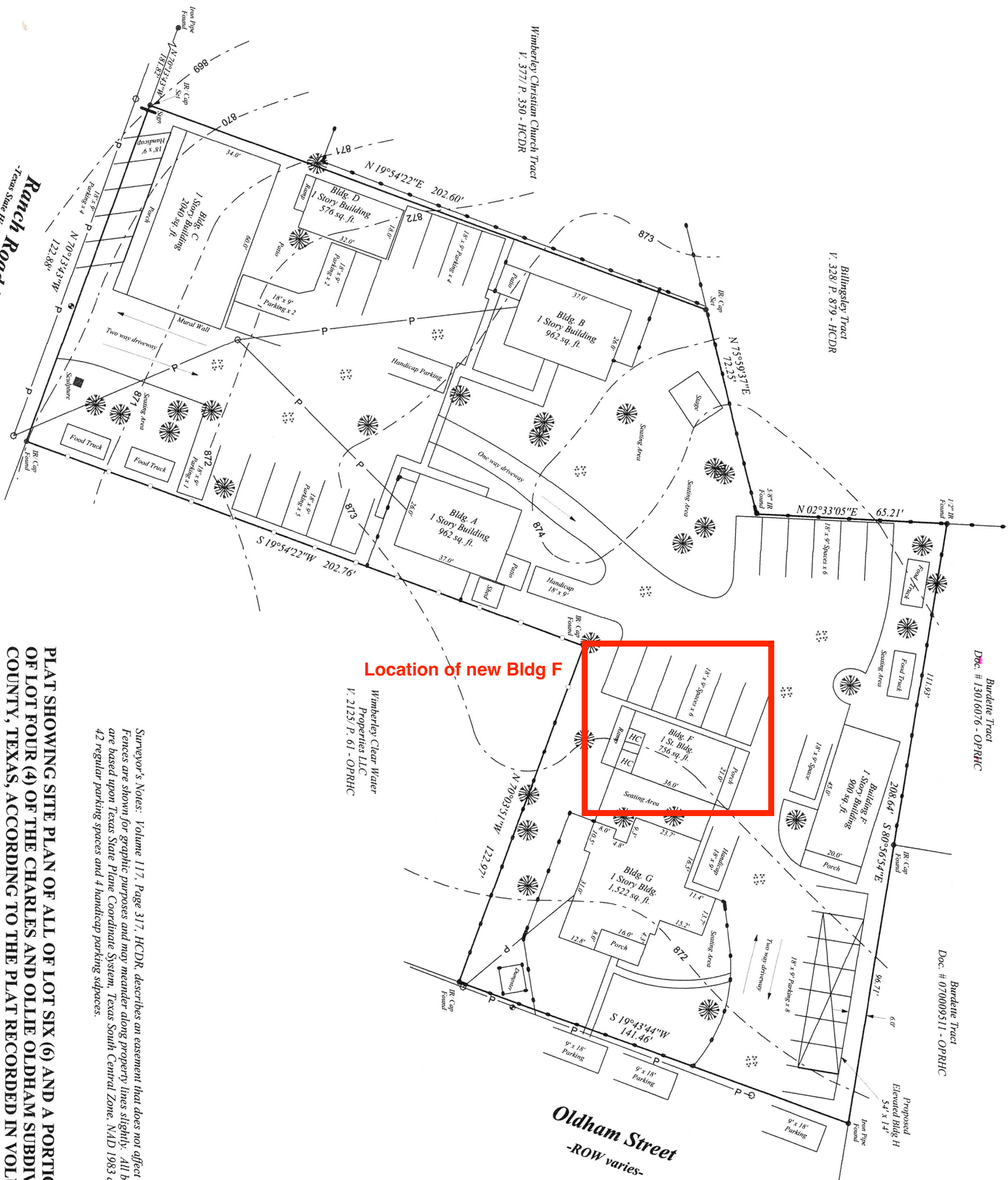
Date Appeal Considered by City Council (if required): _____

Approved Denied

Approved with the following Modifications: _____

Submit this application to City Hall at 221 Stillwater, Wimberley, Texas 78666.
Call City Hall at (512)847-0025 if you have questions regarding this application.

Ranch Road # 12
 -Texas State Highway #801, ROW



Location of new Bldg F

Wimberley Clear Water
 Properties LLC
 V. 2125/ P. 61 - OPRHC

Surveyor's Notes: Volume 117, Page 317, HCDR, describes an easement that does not affect either of this parcels. Fences are shown for graphic purposes and may meander along property lines slightly. All bearings and distances are based upon Texas State Plane Coordinate System, Texas South Central Zone, NAD 1983 datum. There are 42 regular parking spaces and 4 handicap parking spaces.

PLAT SHOWING SITE PLAN OF ALL OF LOT SIX (6) AND A PORTION OF LOT SEVEN (7), AND ALL OF LOT FOUR (4) OF THE CHARLES AND OLLIE OLDHAM SUBDIVISION, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 142, PAGE 424, OF THE DEED RECORDS OF HAYS COUNTY.

Burdette Tract
 Doc. # 13016076 - OPRHC

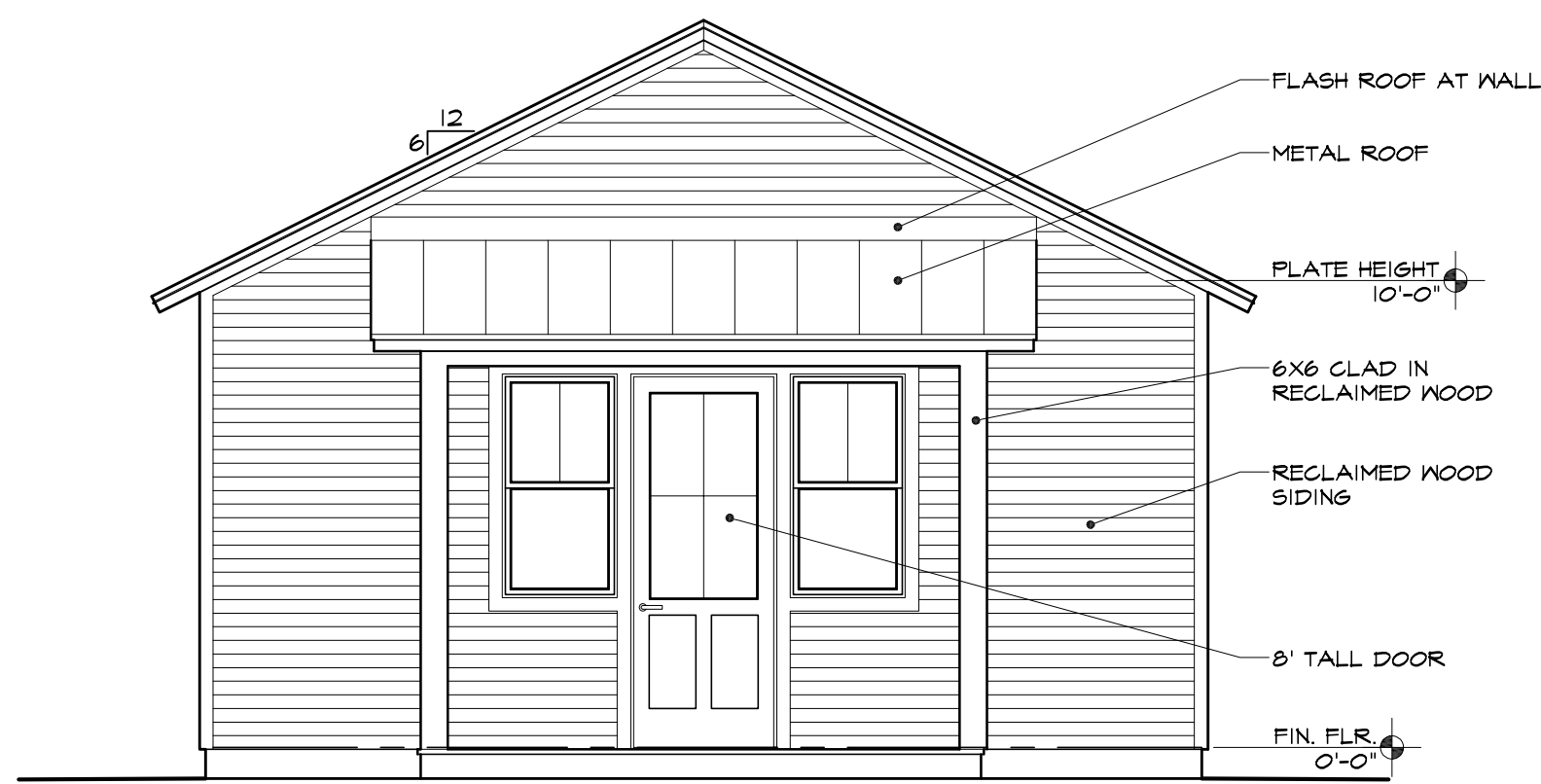
Burdette Tract
 Doc. # 0700095111 - OPRHC

Oldham Street
 -ROW varies-

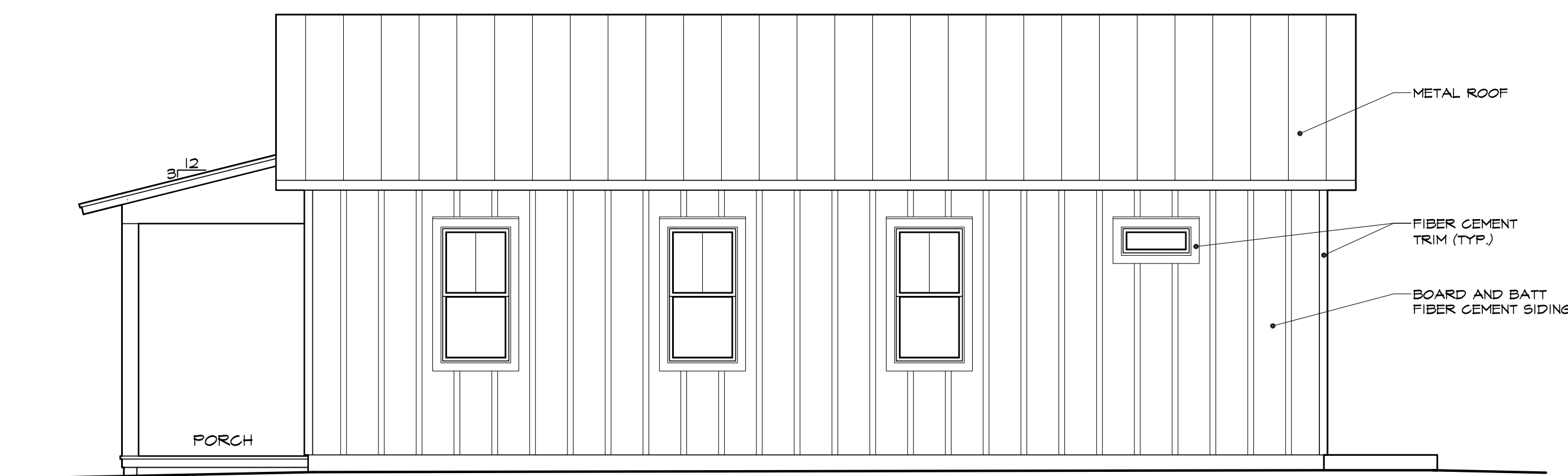


NEEL MORTON, AIA
Office of Architecture
15401 Ranch Road 12, S104
Wimberley, TX 78676
512.847.7600

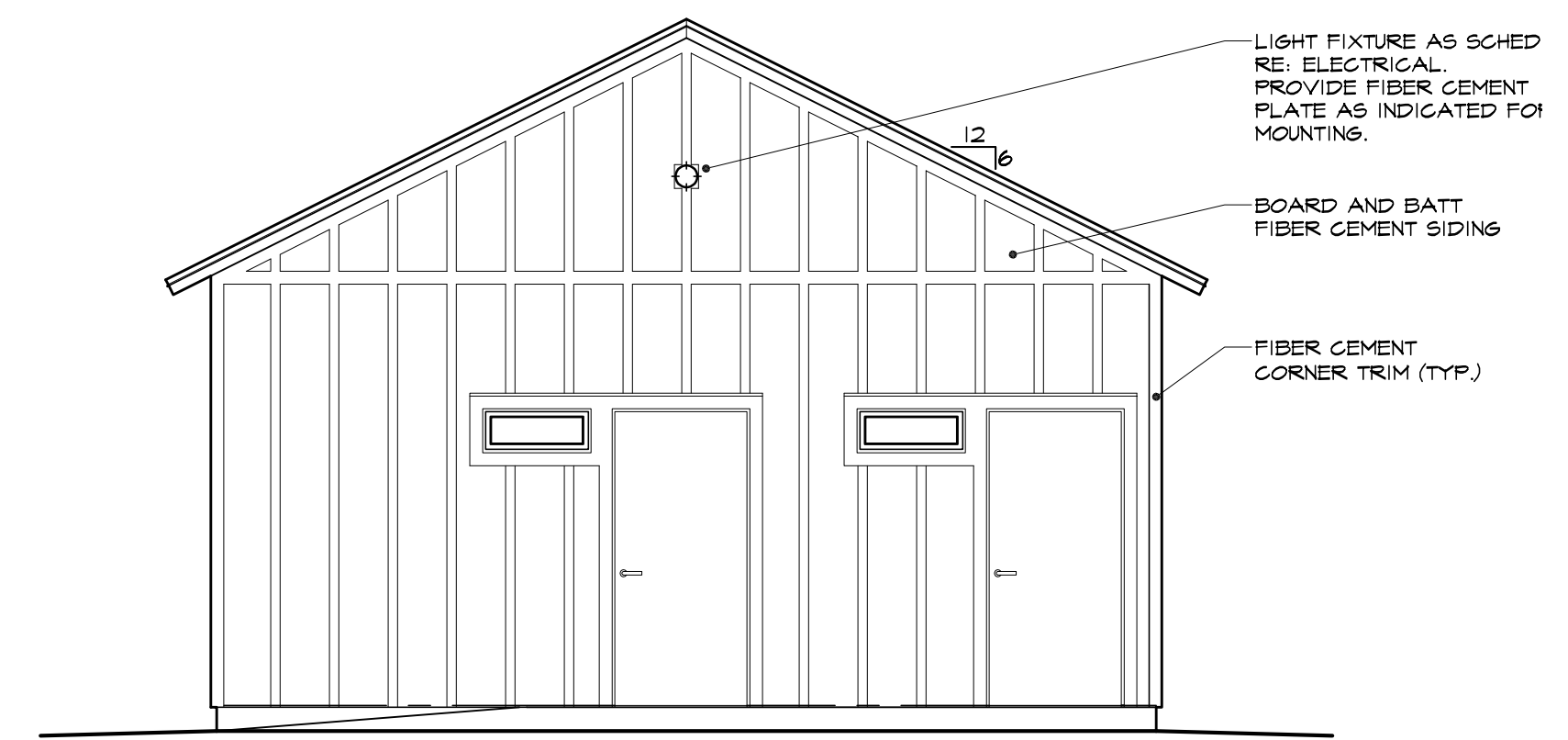
PRELIMINARY
NOT FOR PERMITTING
OR CONSTRUCTION



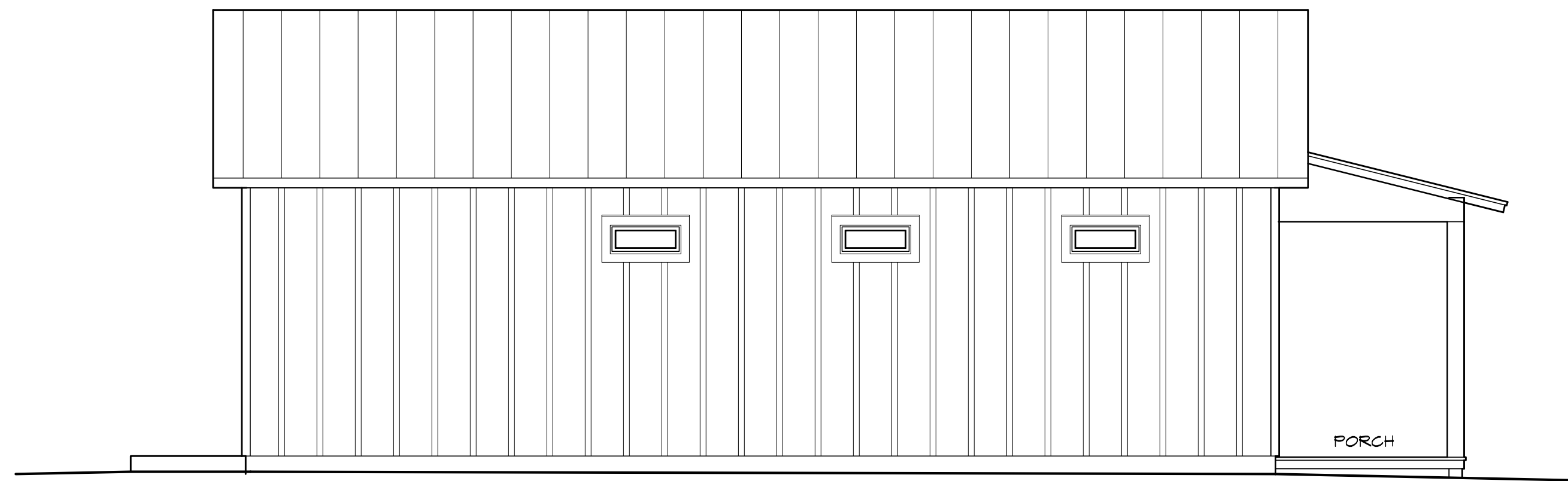
1 FRONT ELEVATION
1/4" = 1'-0"



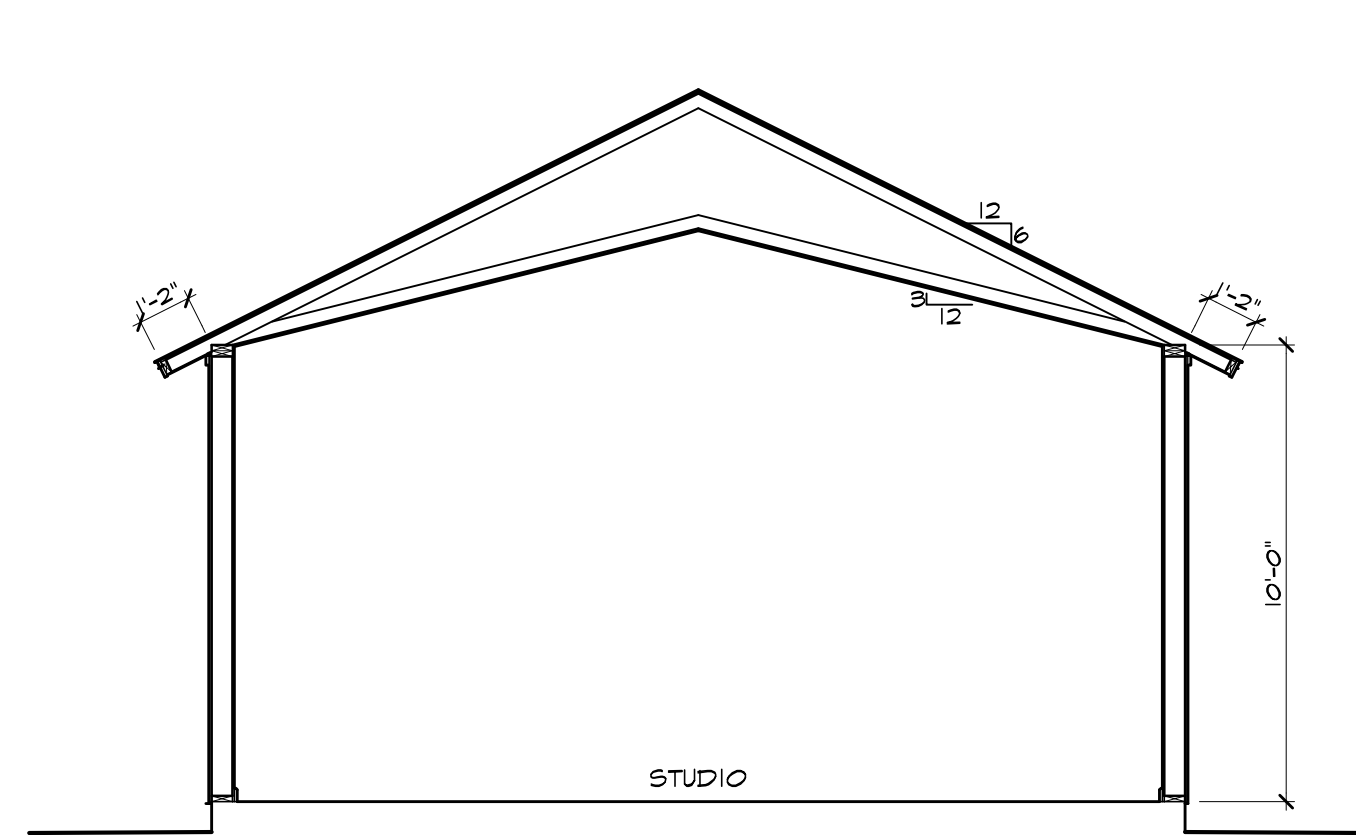
2 RIGHT SIDE ELEVATION
1/4" = 1'-0"



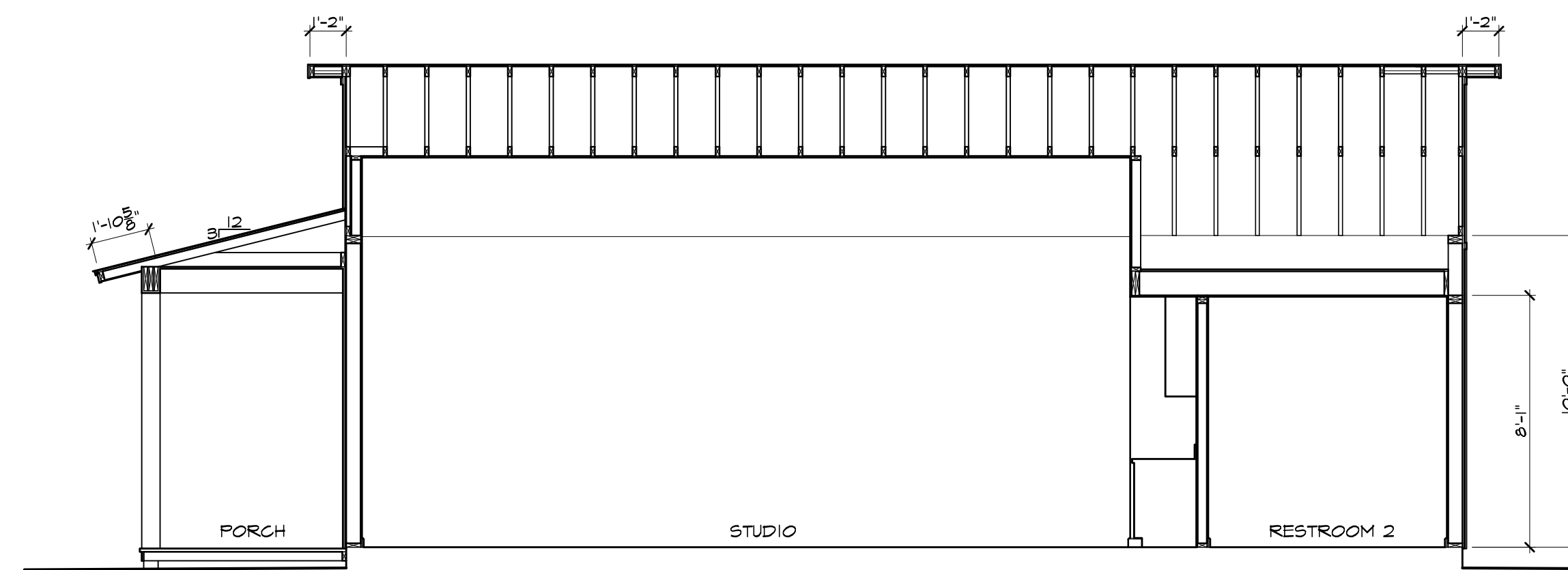
3 REAR ELEVATION
1/4" = 1'-0"



4 LEFT SIDE ELEVATION
1/4" = 1'-0"



5 SECTION A-A
1/4" = 1'-0"



6 SECTION B-B
1/4" = 1'-0"

SIDING

1. Wood siding and trim indicated to be reclaimed 1x wood provided by the Owner.
2. Board and Batten Siding to be James Hardie fiber cement siding, primed. Provide smooth Hardiepanel Vertical Siding, 4'x10' panels. Battens to be 2-1/2" smooth Hardietrim Batten Boards. Follow panel layout as indicated on elevations.
3. Install in single length to greatest extent possible. Minimize butt joints.
4. Install over drainable building wrap, Tyvek or equal.
5. Provide Hardie trim as indicated. Outside corner trim to be 3-1/2" smooth Hardietrim Boards. Window trim to be 3-1/2" smooth Hardietrim Boards. Provide other trim as required or as indicated in smooth Hardietrim Boards.
6. Provide all flashing, trim, and other miscellaneous items as may be needed for a complete, watertight installation.
7. Siding to be painted. Color as selected by the Owner.

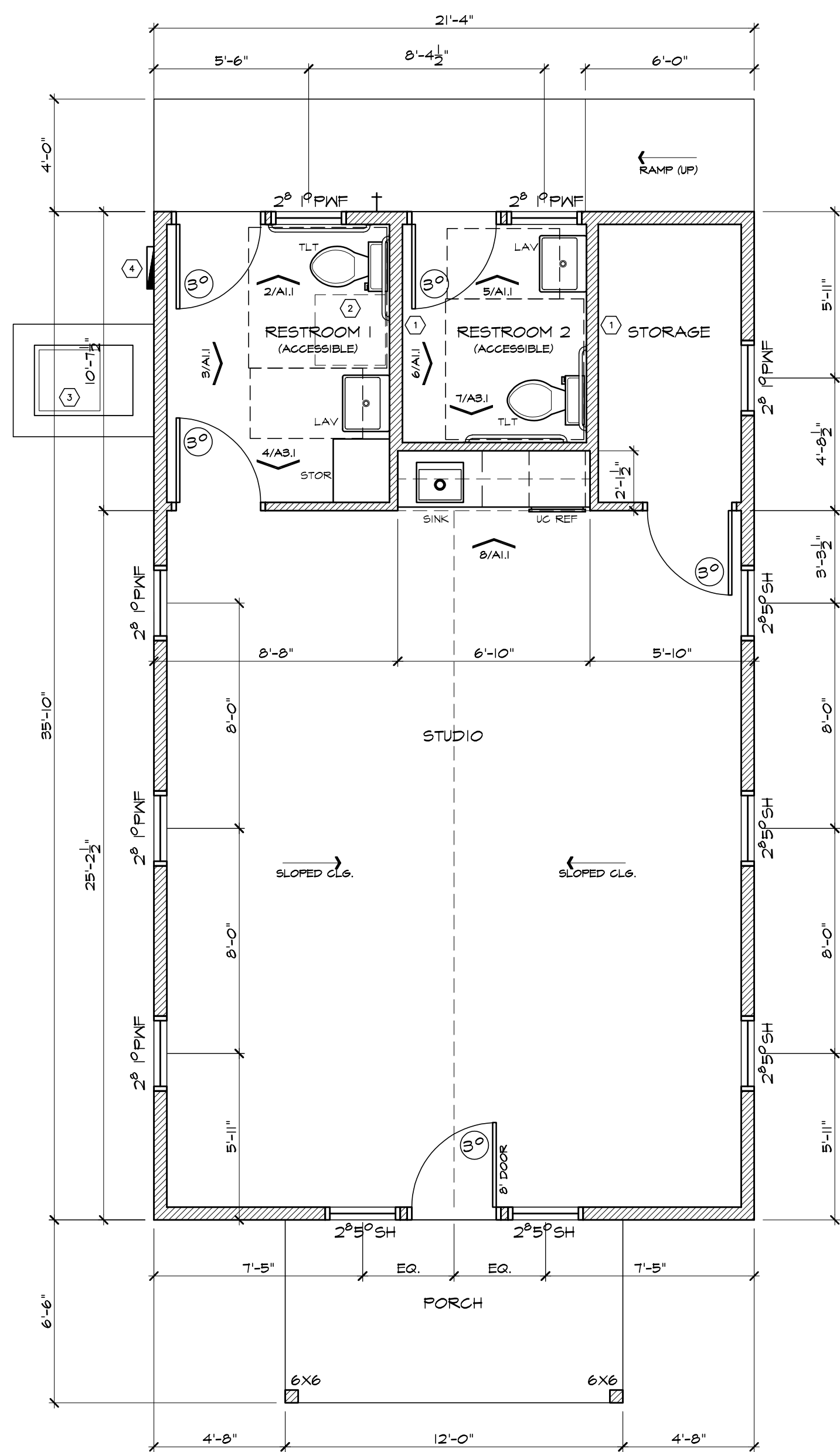
SOFFIT

1. All soffit material to be 1/4" HardieSoffit smooth vented unless noted otherwise.
2. Provide Tamlyn or equal vinyl soffit trim at all joints.
3. Soffits to be painted. Color as selected by the Owner.

OLD ROCK GROVE, BLDG F
151 OLDHAM STREET
WIMBERLEY, TEXAS 78676

Issue purpose: For Review
drawn by: NMI
issue date: December 6, 2024
sheet

A2.0
EXTERIOR ELEVATIONS
BUILDING SECTIONS



1 FLOOR PLAN
1/4" = 1'-0"
NOTE: DIMENSIONS IN THIS DRAWING
IN ALL CASES SUPERCEDE SCALE.

KEY NOTES

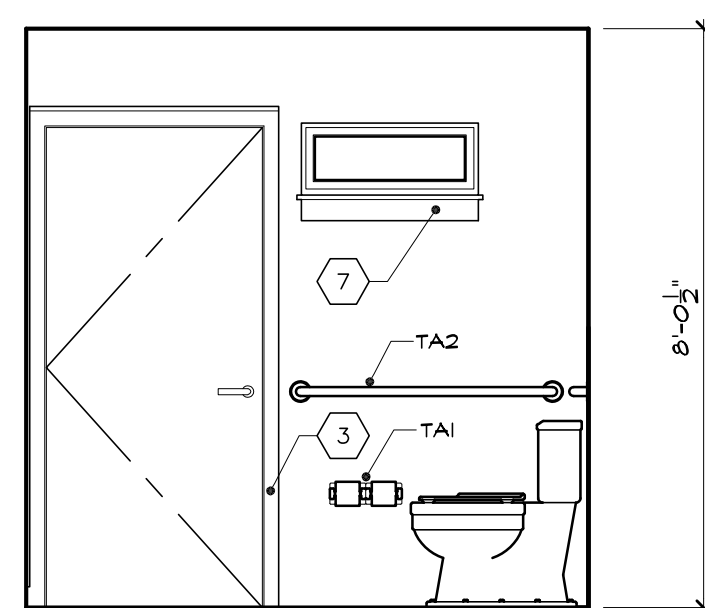
- 2x6 wall.
- Provide attic access in this general location. Verify exact size. Air handler located in attic, access to be sized to accommodate removal of air handler.
- HVAC compressore on concrete pad.
- Electrical Panel.

FRAMING

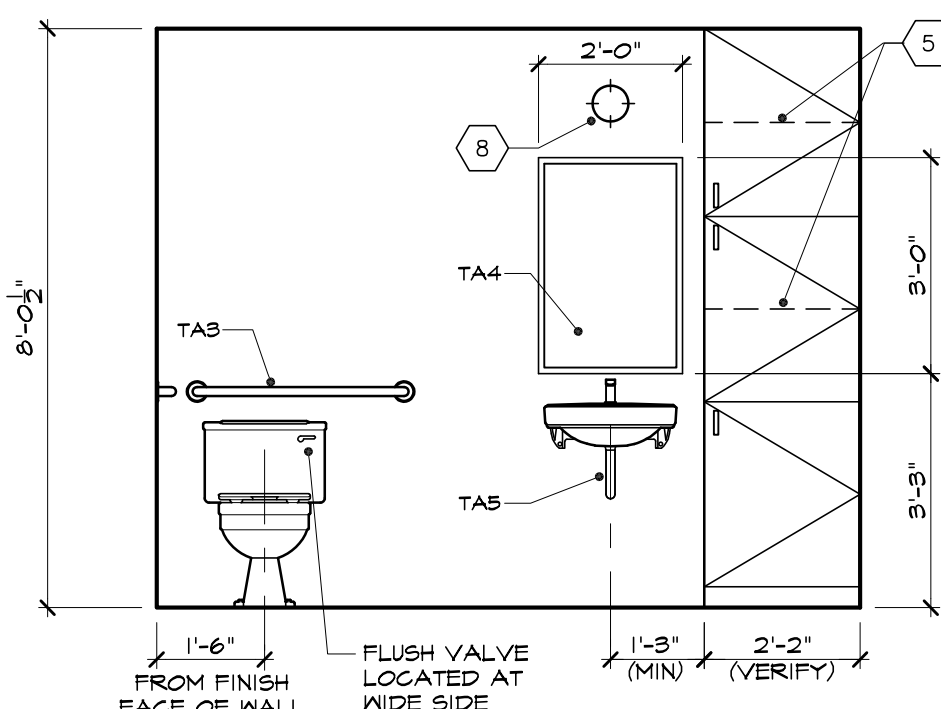
- All framing lumber to be #2 SPF or better.
- All exterior walls are 2x6 framing @ 16" O.C. unless noted otherwise.
- All interior walls are 2x4 framing @ 16" O.C. unless noted otherwise.
- Provide 1/2" exterior sheathing at all exterior stud walls. Provide Tyvek or equal exterior drainable house wrap over all exterior wall sheathing. Tape all joints.
- Provide pre-engineered roof trusses for roof framing as indicated.

INSULATION

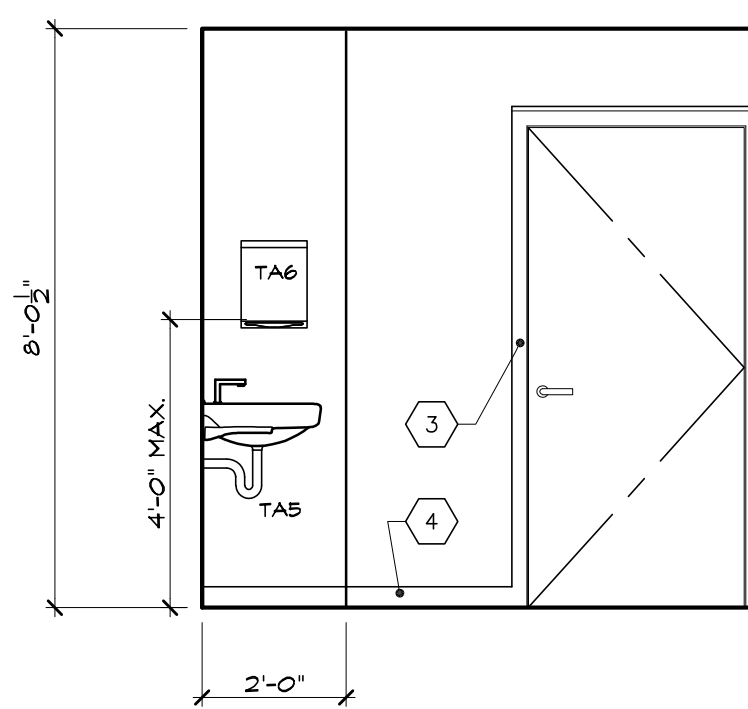
- Provide spray foam insulation in walls with minimum R-value of R-20.
- Provide spray foam insulation at roof with minimum R-value of R-38.
- Prior to installing insulation, ensure that all exterior penetrations are properly sealed and that moisture barrier is properly installed.



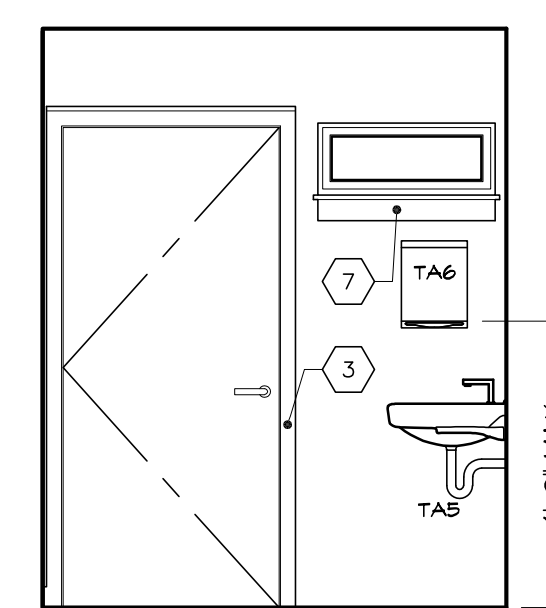
2 RESTROOM 1
3/8" = 1'-0"



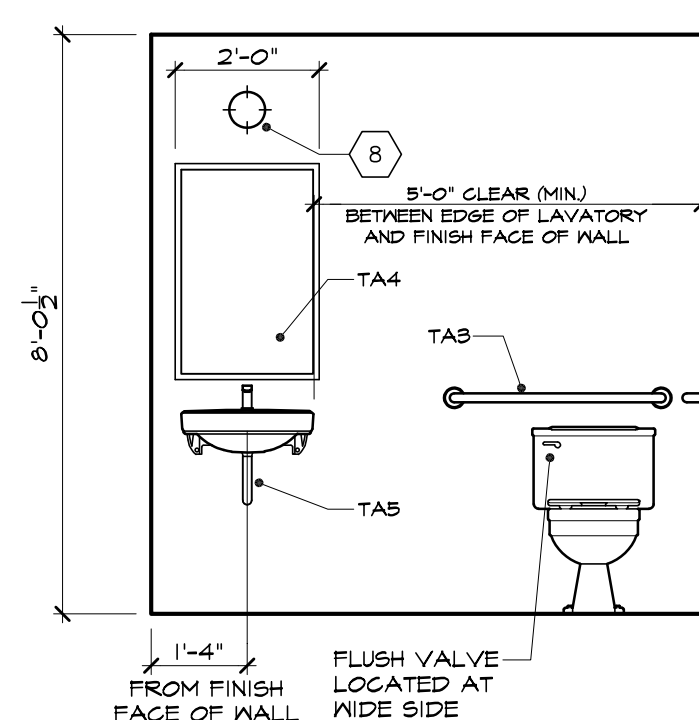
3 RESTROOM 1
3/8" = 1'-0"



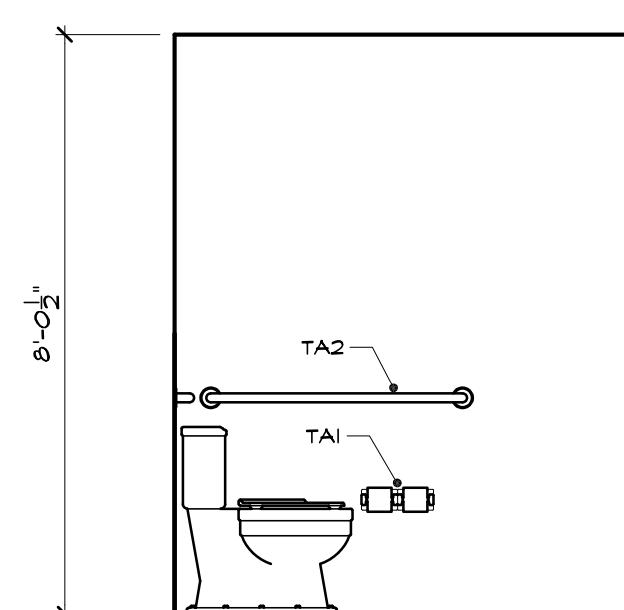
4 RESTROOM 1
3/8" = 1'-0"



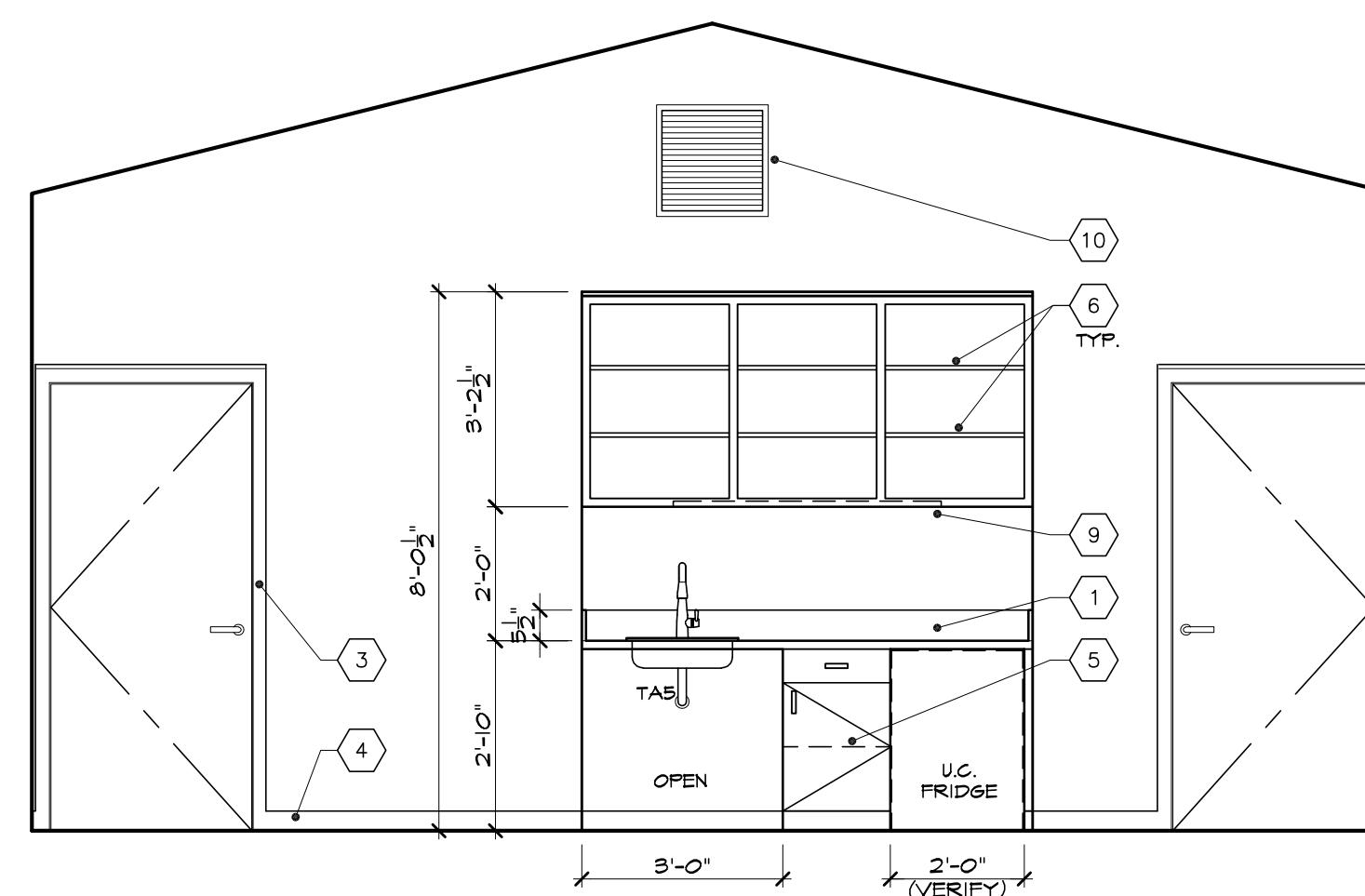
5 RESTROOM 2
3/8" = 1'-0"



6 RESTROOM 2
3/8" = 1'-0"



7 RESTROOM 2
3/8" = 1'-0"



8 STUDIO
3/8" = 1'-0"

KEY NOTES

- Countertop material as selected by Owner. Provide backsplash to match in height indicated unless noted otherwise.
- Tile as selected by Owner.
- Wood trim.
- Wood base.
- Adjustable shelf, 3/4" plywood with 3/4" front nosing.
- Open shelves, 3/4" plywood with 3/4" front nosing. Provide wood back and sides. Match millwork material.
- 1x wood sill with 1x2 apron. Extend sill 1" past window opening on each side.
- Wall mounted light fixture. RE: Electrical Plan.
- Undercounter light fixture. RE: Electrical Plan.
- Return air grill. RE: Mechanical Plan.

TOILET ACCESSORIES

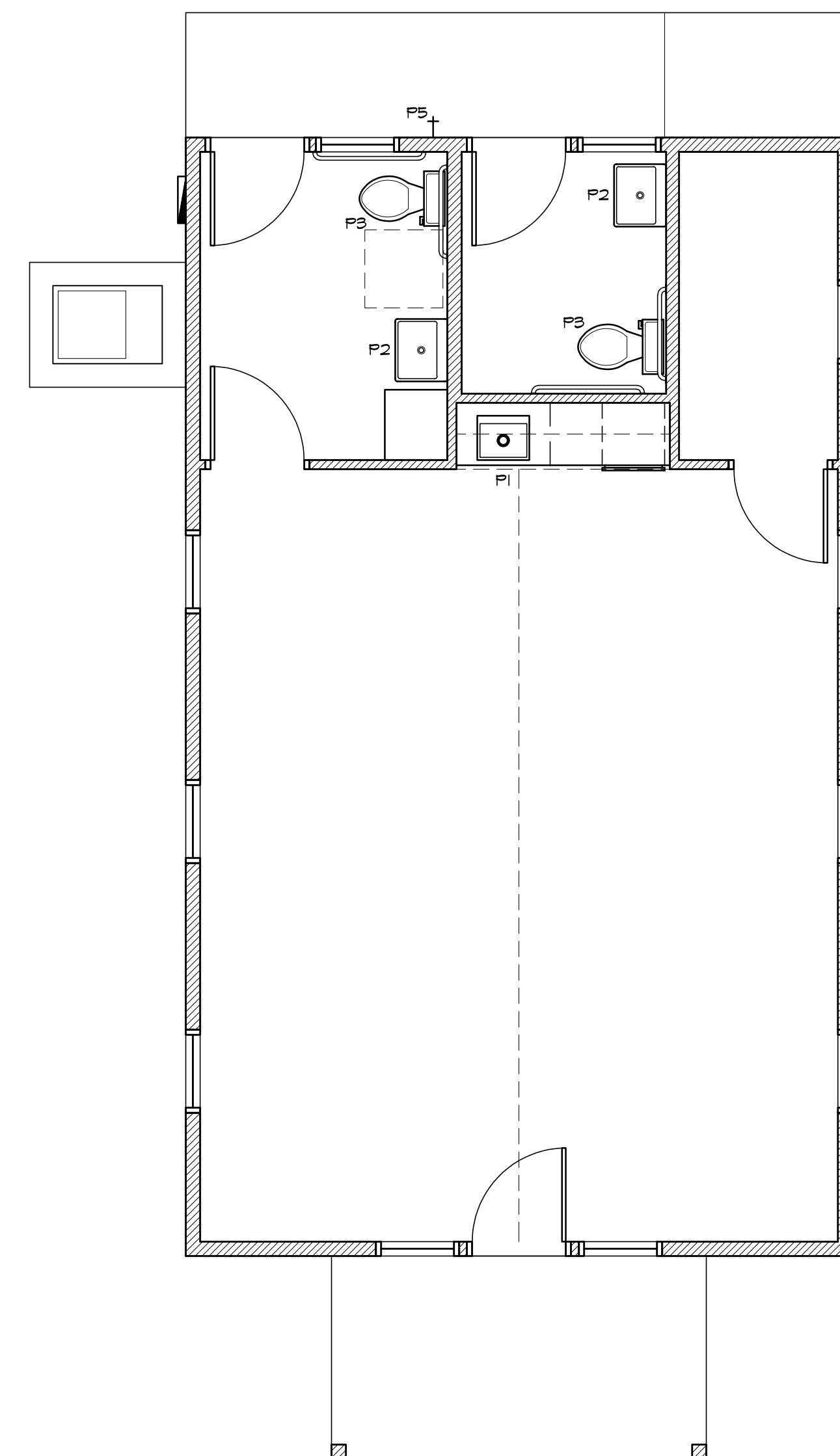
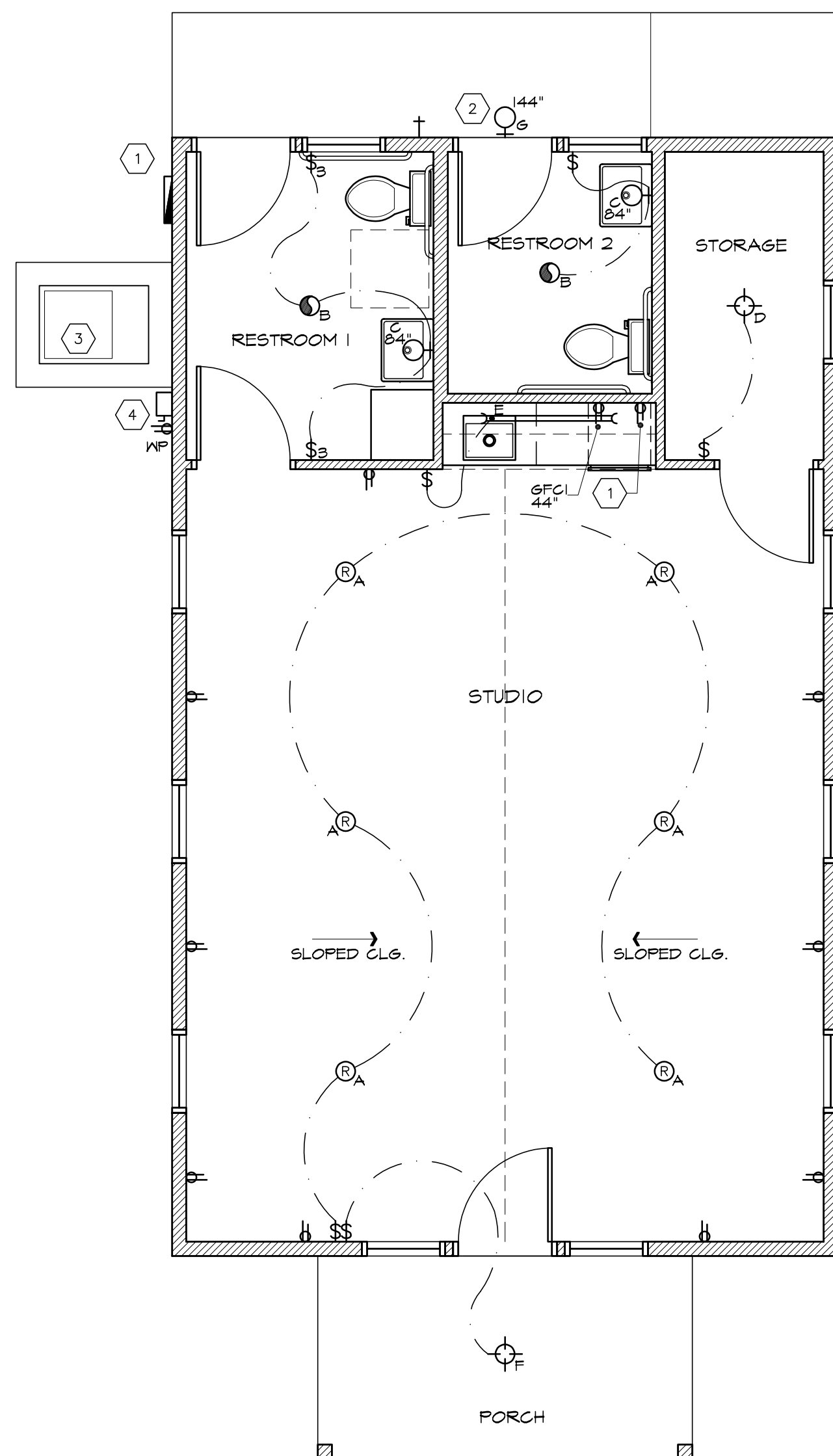
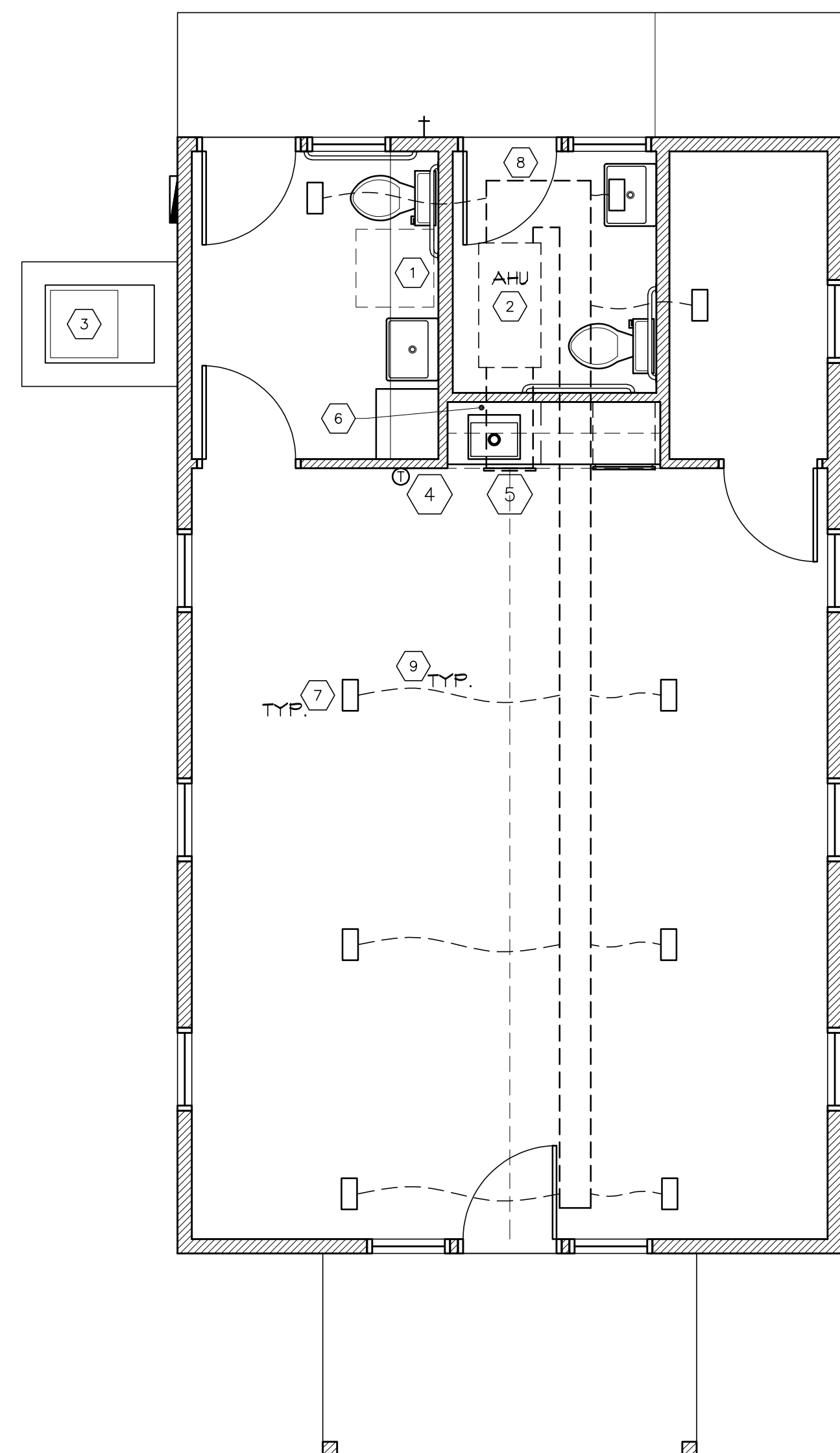
- TA1** Toilet tissue dispenser (double roll) with shelf. Surface mounted. Provide one (1) at each toilet.
- TA2** 42" Handicap grab bar.
- TA3** 36" Handicap grab bar.
- TA4** 24" X 36" tempered glass mirror.
- TA5** Water supply line and drain line insulation as required by ADA/TAS Regulations.
- TA6** Surface mounted stainless steel paper towel dispenser.

PROVIDE ALL REQUIRED BLOCKING, ANCHORS, FASTENERS, AND MISCELLANEOUS ITEMS FOR TOILET ACCESSORIES.



NEEL MORTON, AIA
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15401 Ranch Road 12, 5104
Wimberley, TX 78676
512.847.7600

PRELIMINARY
NOT FOR REGULATION,
PERMITS, OR CONSTRUCTION



1 MECHANICAL PLAN

1/4" = 1'-0"

KEY NOTES

- Access to Attic.
- Horizontal air handler on platform to code. Provide condensate line and overflow line to daylight. Verify exact location with Owner.
- HVAC compressor on concrete pad.
- Thermostat. Verify exact location with Owner.
- Return air grille in wall above millwork. Center on wall. Refer Interior Elevations. Confirm Size.
- Return air duct.
- Air supply register in ceiling.
- Air supply duct.
- Flex duct. Refer to HVAC General Notes, this sheet.

HVAC GENERAL NOTES

- Drawings are diagrammatic and are not intended to show each and every item. Provide and install a complete working system as indicated. Include all miscellaneous items as may be required for a complete and proper installation.
- All work and materials to be in compliance with most recent National Mechanical Code unless and local ordinances.
- Drawings are not to be scaled for sizes or locations.
- All materials and equipment to be UL listed.
- Coordinate this work with the work of all other trades. Report any conflicts or discrepancies to the General Contractor.
- Verify requirements of all equipment with General Contractor prior to rough in.
- The heating, venting, and air conditioning (HVAC) system shall be sized according to Manual J requirements.
- Provide equipment with SEER rating of 13-15.
- Flex duct shall not be used for main trunk or major supply lines. Flex duct runs shall be limited to six feet (6') maximum.
- Provide 1" thick (minimum) pleated filter for all units. Provide filter tray at unit.

2 ELECTRICAL PLAN

1/4" = 1'-0"

KEY NOTES

- Provide primary electrical panel in location approved by Owner. Verify exact location and requirements. Provide any sub-panels as required.
- Provide photocell and timer for fixture. Fixture to be Dark Sky Friendly.
- Provide power and disconnect for AC equipment to Code.
- Provide 125V, single phase outlet on minimum 20 amp circuit for servicing AC equipment.
- Provide power water heater.
- Provide power to AC equipment in attic. Verify requirements.

ELECTRICAL GENERAL NOTES

- Drawings are diagrammatic and are not intended to show each and every item. Provide and install a complete working system as indicated. Include all miscellaneous items as may be required for a complete and proper installation.
- All work to be in compliance with the latest National Electrical Code and local ordinances.
- All materials and equipment to be UL listed.
- Coordinate this work with the work of all other trades.
- Verify location of electrical service entry and location of panel(s) with General Contractor.
- Verify electrical requirements of all appliances and equipment with General Contractor prior to rough in.
- Provide GFCI outlets at all locations as required by code including but not limited to kitchen counters, bathrooms, within six feet of the edge of any sink, and exterior.
- Provide keyless type fixture with wire guard at all attic access and at any equipment located in attic.
- Provide a typed panel board directory.
- All wiring from main panel (feeders, branch circuits, switch legs) to be copper. Minimum circuit wiring size and switch leg size: 12ga.
- Provide dedicated circuits as required for appliances.
- Confirm telephone and internet system requirements with Owner. Provide devices as required.
- Verify device and cover style and finishes with Owner.
- All work to be installed in a neat and well organized manner. All services to be run parallel and perpendicular to building structural lines.

FIXTURE SCHEDULE

- A LED RECESSED CAN LIGHT**
Lithonia 6" LED downlight or equal.
LDN6 35/10 L06 AR 120 E21.
- B EXHAUST FAN WITH LIGHT**
Broan, AE110LK exhaust fan with LED light or equal.
- C LED SURFACE FIXTURE (Interior Wall Mounted)**
LITECONTROL, MOD 2 LED or equal.
2L-W-D-SOF-C1-30K9-UNV.
Mount at height indicated.
- D LED SURFACE FIXTURE (Interior Ceiling Mounted)**
Modern Forms, Argo, FM4207-30K-WT or equal.
- E LED UC STRIP LIGHT**
Columbia 48" under-cabinet LED or equal.
CUC4-CS-ED120.
- F LED SURFACE FIXTURE (Exterior Ceiling Mounted)**
As selected by Owner.
- G LED SURFACE FIXTURE (Exterior Wall Mounted)**
Lithonia LED Wall Pack; Finish: Dark Bronze or equal.
WST LED P1 30K MV/VOLT DDBXD.
Mount at height indicated.
Fixture to be Dark Sky Friendly.

3 PLUMBING PLAN

1/4" = 1'-0"

PLUMBING GENERAL NOTES

- All plumbing systems shall be installed in accordance with the requirements of the International Plumbing Code, 2015 Edition except as may be modified by the City of Wimberley. Coordinate with all other trades. Report conflicts to General Contractor.
- Refer to Floor Plans and other Drawings for additional information and dimensions.
- Provide all accessories and miscellaneous items required for a complete and properly working system whether or not items are shown or scheduled.
- Connect new plumbing fixtures to water system to code. Provide "shockstops" as required.
- Connect new plumbing fixtures to sanitary system to code. Provide vents to code.
- Insulate all water lines.
- All cut-off valves to be quarter-turn.

FIXTURE SCHEDULE

- P1 SINK**
Elkay Dayton Stainless Steel 17"x19" single bowl, single faucet hole, drop-in sink or equal. Provide with stainless steel drain, removable basket strainer, and rubber stopper.

Delta Nicol Single handle pull-down, single hole faucet or equal. Finish: Stainless.
- P2 LAVATORY**
Kohler 'Brenham' K-1997-1 wall mounted single hole ADA compliant lavatory, Finish: White.

Kohler 'Obis' K-103BB76-SBNA touchless single hole faucet, Finish: Polished Chrome.
- P3 TOILET (ADA/TAS)**
Kohler 'Highline' K-76301 1.28 gpf two-piece elongated toilet with concealed trapway, Finish: White.
Provide with K-8379 flush lever in Polished Chrome, and Mainline ML105SSSC commercial elongated toilet seat with stainless steel hardware.
- P4 WATER HEATER**
- P5 HOSE BIB**
Freeze-proof with quarter-turn stop.

OLD ROCK GROVE, BLDG F

151 OLDHAM STREET
WIMBERLEY, TEXAS 78676

Issue purpose	For Review
Drawn by	NM, DM
Issue date	December 6, 2024
Sheet	

MEP1.0
FLOOR PLANS



























