



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, APRIL 10, 2025 - 6:00 PM

MINUTES

1. CALL TO ORDER

The meeting was called to order at 6:05 PM.

2. CALL OF ROLL

Commissioners Present

Matt Joyce
Chris Sharp
Ben O’Kane
Vance McCracken
Mike Rambo

Staff Present

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

Commissioners Absent

Anne Ulfelder
Jerry Lunow

3. CITIZENS COMMUNICATIONS

There were no citizens who spoke during this portion of the meeting. It was noted that those wishing to speak on agenda item 6.1 would be allowed to do so when that item was discussed.

4. MINUTES

4.1 Consider approval of the March 19, 2025 Regular Planning and Zoning Commission meeting minutes.

The board members confirmed they had reviewed the minutes from the previous meeting. No objections or concerns were raised.

Commissioner Joyce made a motion to accept the minutes of the March 19th planning and zoning commission meeting. Commissioner Rambo seconded. The motion passed unanimously.

5. DISCUSSION AND POSSIBLE ACTION

5.1 Discuss and consider possible action on a Replat of Lot 111, South River Unit 1 and 0.801

Acres out of the Amasa Turner Survey, Establishing Lot 111A, South River Unit 1.

Nathan Glaiser, ACA/Director of Development Services, explained that this replat involved combining Lot 111 in South River Unit 1 with an adjacent 0.801 acre parcel that had not been previously platted. He noted that when South River Unit 1 and Unit 2 were originally platted, this 0.801 acre piece was left out. The owner now wants to combine it with Lot 111 to create Lot 111A.

Mr. Glaiser confirmed that the plat meets all city ordinances and requirements, and staff recommended approval. He clarified that this was an administrative task and the commission should approve it if it meets all regulations.

There was brief discussion about the implications of not approving the replat. Nathan explained that denying it could open the city up to lawsuits if the replat meets all requirements. He also confirmed there had been no objections from South River residents or the HOA.

Commissioner McCracken made a motion to approve the replat. Commissioner Sharp seconded. The motion passed unanimously.

Mr. Glaiser clarified that the commission's approval was final for this replat and it did not need to go to City Council.

6. PUBLIC HEARING AND POSSIBLE ACTION

6.1 Hold a public hearing and consider making a recommendation to City Council regarding case CUP-25-006, An application for a Conditional Use Permit to allow for the operation of a Vacation Rental (STR2) at 740 Ridge Road, Wimberley, Texas.

Mr. Glaiser provided background on the application:

- Property is 1.26 acres zoned Single Family Residential 2
- Located at end of Ridge Road in Leith Hollow subdivision
- Requesting Short Term Rental 2 (non-owner occupied) for max 6 guests
- Adequate parking and septic facilities

Mr. Glaiser noted they received 3 letters opposed and 2 letters in support. Only one supportive letter (705 Ridge Road) was within 200 feet of the property.

Lori Fye, a neighbor, spoke in opposition. Her main concerns were:

- The CUP is permanent and conveys with property sale
- Limited recourse for neighbors if issues arise with future owners
- 200 foot notification radius may be too small for large lots

Martin Bannister, the applicant, spoke in support:

- Lives 70 seconds walk from the rental property
- Requested ability to revoke CUP if he sells the property
- Willing to add deed restrictions prohibiting CUP transfer
- Plans to carefully screen renters and prohibit parties

The commission discussed:

- Owner's proximity as a positive factor
- Ability to revoke CUP in the future
- Existing vacation rentals in the general area

- Potential struggles renting short-term in saturated market

Commissioner O’Kane made a motion to approve CUP-25-006 for an STR2 at 740 Ridge Road. Commissioner Sharp seconded. The motion passed unanimously.

6.2 Hold a public hearing and consider making a recommendation to City Council regarding case ZA-25-002, an application for a zoning amendment 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).

Mr. Glaiser explained this request:

- Property is 1.05 acres, part of larger 10 acre tract
- In 2015, this 1 acre was rezoned from RA to R2 and subdivided
- New owners want to vacate subdivision and revert zoning to RA
- Would make zoning consistent across full 10 acre property
- Current R2 portion not suitable building site due to topography

Mr. Glaiser noted staff recommends approval to allow more flexibility in home placement.

Rosemary Barta, a neighbor, spoke with concerns about:

- Previous agreements for underground utilities on the 1 acre
- Whether those agreements would still apply if zoning reverts to RA

The commission discussed:

- Cannot regulate PEC utility placement as part of zoning
- Utility concerns should be addressed separately with City Council

Commissioner Sharp made a motion to approve ZA-25-002 to rezone 615 Sunset Drive from R2 to RA. Commissioner McCracken seconded. The motion passed unanimously.

7. BOARD MEMBER REPORTS

7.1 Announcements

Mr. Glaiser announced a city cleanup event on Saturday at Lions Field from 8am-12pm. He noted restrictions on acceptable items for disposal.

7.2 Future Agenda Items

Mr. Glaiser confirmed the next meeting would be held in May on the regular schedule.

8. ADJOURNMENT

Commissioner O’Kane adjourned the meeting at 6:59 p.m

RECORDED BY:

APPROVED BY:

PZC Staff Liaison

PZC Chairperson

