



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

SPECIAL PLANNING AND ZONING COMMISSION MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
FRIDAY, MAY 9, 2025 – 1:00PM

MINUTES

1. Call To Order

The Planning and Zoning Commission Special Meeting was called to order on May 9, 2025, at 1:00 PM.

2. Call Of Roll

The roll call was conducted. Members present were Matt Joyce, Ben O'Kane, Anne Hollows, Vance McCracken, Mike Rambo, and Jerry Lunow.

3. Citizens Communications

The Chair read the standard statement regarding citizen communications, outlining the opportunity for citizens to comment on agenda and non-agenda items, the sign-in requirement, the three-minute time limit, and the guidelines for speaker conduct.

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

Nathan Glaiser, Assistant City Manager/Director of Development Services, presented the application for a certificate of appropriateness for new construction at 151 Oldham Street in Wimberley. He explained that the property is in the historic district, which requires a certificate of appropriateness for any new construction. The proposed building is a one-story building, approximately 756 square feet, set back from Oldham Street. Mr. Glaiser showed the site plan and elevations, noting that the building will have board and batten siding made from fiber cement. He mentioned that the building is intended for office and retail use.

Mr. Glaiser stated that city staff recommends approval of the certificate of appropriateness. He explained that board and batten siding for exterior use is acceptable in the design guidelines, as is cement fiberboard siding as a substitute for wood. The size of the building, at 750 square feet, was deemed appropriate in relation to other buildings on the property and reasonable for the historic district.

Chair Ulfelder opened the Public Hearing at 1:04 p.m. The applicant, Douglas Oldham, was invited to speak about the project. Mr. Oldham explained that the property has been in his family since the mid-1980s, initially used for an electrical business and later as a bed and breakfast. He emphasized that

the design was carefully considered to be size-appropriate and to match the appearance of an existing building on the property. Mr. Oldham also mentioned that they had acquired adjacent property, adding 40 parking spaces to the site. He noted that the new building will include two handicapped-accessible bathrooms.

In response to questions from the commission, Mr. Oldham confirmed that:

- The existing deck at the back of the house will remain, and the new building will extend from the parking area to the edge of that deck.
- All 29 trees on the combined property (24 oaks, 4 cedars, and 1 other tree) will be preserved and have been carefully trimmed for long-term health.
- The property is connected to the city sewer system, with provisions already in place for the new building.
- There is ample parking for the square footage, meeting or exceeding requirements even at the highest density.
- The building will be used for office and/or retail, with interest from two potential tenants, though a final decision has not been made.

After the public discussion was closed at 1:08 p.m, the commission briefly discussed the application. One member said that this was a positive development for the area.

Commissioner McCracken moved to grant the certificate of appropriateness. The motion was seconded by Commissioner Lunow. The motion passed unanimously.

5. Adjournment

The meeting was adjourned at 1:09 p.m.

RECORDED BY:

Planning & Zoning Commission Staff Liaison

APPROVED BY:

Planning & Zoning Commission Chairperson

