



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, MAY 15, 2025 - 6:00 PM

MINUTES

1. Call To Order

The meeting was called to order on May 15, 2025, at 6:00 PM.

2. Call Of Roll

Council Members Present:

Jim Chiles, Mayor
Rebecca Minnick, Place 1
Chris Sheffield, Place 3
Bob Clark, Place 4
David Cohen, Place 5

Staff Present:

Tim Patek, City Administrator
Nathan Glaiser, Assistant City
Manager/Director of Development Services
Charlie Zech, City Attorney

Council Members Absent:

Bo Bowman, Place 2

A quorum was present.

3. Invocation

Scott Tidwell from Fellowship of the Crossroads provided the invocation. He thanked God for the day and the warm weather, and prayed for national, state, and city leaders. He asked for courage, wisdom, and strength for the leaders to make the right decisions, and for the people speaking to have a heart of working with the community.

4. Pledge Of Allegiance/Salute To The Texas Flag

The Pledge of Allegiance and the Salute to the Texas Flag were recited.

5. Citizens Communications

The mayor read a statement on citizens communications, explaining the rules for public comments during the meeting. Citizens wishing to speak must sign up prior to the meeting being called to order. Council members are only allowed to speak about items posted on the agenda. Speakers have one opportunity to speak during the time period and must observe the three-minute time limit.

6. Proclamations/Recognitions

6.1 Proclamation Of The City Of Wimberley, Texas Proclaiming May 17-23, 2025 As 'National Safe Boating Week'

Mayor Jim Chiles read a proclamation declaring May 17-23, 2025, National Safe Boating Week in Wimberley. The proclamation highlighted the importance of safe boating practices and wearing life jackets. BH Galvan, the Flotilla Commander of the Coast Guard Auxiliary Unit in Austin, was present to receive the proclamation. He expressed appreciation for the recognition and discussed the importance of promoting safe boating practices and preventing drownings in Texas.

7. Consent Agenda

7.1 Consider approval of minutes from the May 1, 2025 Regular City Council Meeting.

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

Council Member Cohen moved to approve the consent agenda as presented. Council Member Sheffield seconded the motion. The motion passed unanimously.

8. Presentation And Possible Action

8.1 Receive A Presentation from Salwa Khan Regarding 'Water Wise', An Outdoor Water Conservation Initiative

Salwa Khan and Zane Porterfield Liston presented the WaterWise program, an outdoor water conservation initiative. Ms. Khan introduced herself as a long-time Wimberley resident and host of the Mothering Earth program. Ms. Liston introduced herself as a Hays County master naturalist and board member of local organizations.

The presenters explained that the purpose of WaterWise is to inform, educate, and provide practical steps for community members in Wimberley and Wood Creek to conserve water. They highlighted the issue of excessive water use for lawns and the environmental problems associated with lawn maintenance. The program aims to promote alternative landscaping options using native plants.

The presenters discussed partnerships with local organizations to provide educational workshops and resources. They requested support from the city council for promoting events and endorsing water conservation practices. Council members expressed interest in the initiative and discussed potential ways to support and implement water conservation measures in the community.

8.2 Receive A Presentation from the Homeless Coalition of Hays County on The 2025 Point-In-Time Count

Nancy Heintz and Lisa Young from the Homeless Coalition of Hays County presented the results of the 2025 Point-in-Time Count. They explained the purpose and methodology of the count, which provides a snapshot of homelessness in the county on a single night.

The presenters shared data on the number of sheltered and unsheltered individuals, demographics, and special populations. They also presented information from the McKinney-Vento report on homeless students in school districts.

The presenters asked the council to consider establishing standard operating procedures for addressing homelessness in Wimberley. Council members discussed the current practices and resources available, including Barnabas Connection. The presenters emphasized the need for clear communication and protocols during extreme weather events.

9. Public Hearings And Possible Action

9.1 Hold A Public Hearing and consider approval of Ordinance 2025-13, an application for a Conditional Use Permit (CUP-25-007) to allow for the operation of a vacation rental (STR2) at 110 Dobie Drive, Wimberley

Nathan Glaiser presented information on the conditional use permit application for a vacation rental at 110 Dobie Drive. The property is a 0.29-acre vacant lot where the owner plans to build a single-family home for use as a short-term rental. The application requests a maximum of 8 guests and provides 2 parking spaces. The Planning and Zoning Commission unanimously recommended approval.

The mayor opened the public hearing at 6:57 PM and closed it at 6:58 PM with no public comments.

Council members discussed the application, including the building permit process and water conservation measures.

Council Member Minnick moved to approve Ordinance 2025-13 (CUP-25-007) as presented. Council Member Cohen seconded the motion. The motion passed unanimously.

9.2 Hold A Public Hearing and consider approval of Ordinance 2025-14, an application for a Conditional Use Permit (CUP-25-008) to allow for the operation of a Vacation Rental (STR2) at 219 Lange Rd, Wimberley

Nathan Glaiser presented information on the conditional use permit application for a vacation rental at 219 Lange Road. The property is a 0.25-acre lot adjacent to the previous application. The owner plans to build a single-family home for use as a short-term rental, requesting a maximum of 6 guests and providing 2 parking spaces. The Planning and Zoning Commission recommended approval.

The mayor opened the public hearing at 6:59 PM and closed it at 7:00 PM with no public comments.

Council Member Sheffield moved to approve Ordinance 2025-14 (CUP-25-008), as presented. Council Member Minnick seconded the motion. The motion passed unanimously.

9.3 Hold A Public Hearing and consider approval Of Ordinance 2025-15, amending Chapter 9.03, Division 5, Section 9.03.181 of the City of Wimberley Code Of Ordinances relating to Off-Street Parking And Loading Requirements within the City Center Overlay District.

Nathan Glaiser presented the proposed ordinance to exempt the city center from off-street parking requirements. He explained that the current requirements are impractical for the downtown area due to the small lot sizes and existing development. The ordinance aims to remove barriers for businesses changing uses or expanding.

Mr. Glaiser reported that the Planning and Zoning Commission voted unanimously to deny the request, recommending a full parking plan be developed first. He shared citizen comments both in support of and against the proposed change.

The mayor opened the public hearing at 7:05 PM. Mr. Glaiser read four letters of support from business owners. The public hearing was closed at 7:07 PM.

Council members engaged in extensive discussion about the pros and cons of removing parking requirements. They debated the potential impacts on downtown development, the effectiveness of the current fee-in-lieu system, and alternative approaches to managing parking in the area.

Council Member Minnick moved to approve Ordinance 2025-15 amending Chapter 9.03, Division 5, Section 9.03.181 of the City of Wimberley Code of Ordinances as presented. Council Member Clark seconded the motion. The motion passed with a 3-1 vote (Cohen in opposition).

10. Discussion And Possible Action

10.1 Discuss and consider possible action to select a firm/team for design and project management of the Blue Hole Nature Center (RFP-2025-02)

Leah Cuddeback, Chair of the Parks Board, presented the results of the RFQ process for the Blue Hole Nature Center project. She reported that ten applications were received, and the review team recommended Lake Flato as the top-scoring firm.

Garrett Jones, an architect from Lake Flato, expressed excitement for the project and its alignment with the firm's principles of conservation and sustainability.

Council members discussed the funding available from the parks and open space bond and the potential for additional grant funding.

Council Member Sheffield moved to move forward with the proposed selection of Lake Flato as the firm team for the design for this project as presented. Council Member Clark seconded the motion. The motion passed unanimously.

10.2 Discuss, Consider, And Select A Bidder For The City Of Wimberley 2025 Roadway Maintenance Project (MAINT-2025-01)

Ryan Bell from Gilpin Engineering presented the results of the bid process for the 2025 road maintenance project, which includes rehabilitation of Oak Drive and Masonic Lodge. Six bids were received, with Bennett Paving submitting the lowest complete bid of \$181,903.50.

Council members discussed the potential for additional road projects and the bidding process for future work.

Council Member Sheffield moved to select Bennett Paving as the winning bidder for this roadway maintenance project as presented. Council Member Minnick seconded the motion. The motion passed unanimously.

10.3 Discuss and consider possible action on an application submitted by Lloyd Bishop for the issuance of a horse drawn carriage permit.

Nathan Glaiser presented information on Lloyd Bishop's application for a horse-drawn carriage permit. He reported that the proposed routes are around Wimberley Square and Old Kyle Road, with operations primarily on weekends and during daylight hours.

Lloyd Bishop spoke about his experience operating the carriage for eight years and the popularity of the rides among visitors. He emphasized safety considerations and the positive impact on the community.

Council Member Cohen moved to approve the application by Lloyd Bishop for the issuance of the horse-drawn carriage permit. Council Member Clark seconded the motion. The motion passed unanimously.

10.4 Receive an update on road improvements for Blue Heron Road

Tim Patek, City Administrator, provided an update on improvements for Blue Heron Road. He reported that the city is working on getting quotes for striping the road and plans to install no-parking signs to address safety concerns. He also mentioned ongoing efforts to monitor parking during events like Market Days.

Council members discussed the striping plans and potential challenges with enforcing parking restrictions during busy times.

11. City Council Reports

11.1 Announcements

Tim Patek provided updates on various city matters:

- He announced that he and the mayor will be attending a dark skies event in Blanco on May 22.
- He reminded everyone about the upcoming concert on May 24.
- He mentioned that Michele Woods, Tourism Director will be featured on CBS News on Sunday.
- He noted that the next council meeting will be in three weeks, and there will only be one meeting in June due to the Juneteenth holiday.

11.2 Future Agenda Items

No future agenda items were discussed.

12. Adjournment

Council Member Cohen moved to adjourn the meeting. Council Member Minnick seconded the motion. The motion passed unanimously.

The meeting was adjourned at 8:08 p.m.

RECORDED BY:

Tammy Heller, City Secretary

APPROVED BY:

James T. Chiles, Mayor

