



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, MAY 8, 2025 – 6:00PM

MINUTES

1. Call To Order

The regular meeting of the Planning and Zoning Commission for Thursday, May 8, 2025, was called to order at 6:00 PM.

2. Call Of Roll

The roll call was conducted. Members present were Matt Joyce, Chris Sharp, 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. Minutes

4.1 Consider Approval of the April 10, 2025 Regular Planning And Zoning Commission Meeting Minutes

The commission reviewed the minutes from the previous month's meeting. No amendments were proposed.

Commissioner O’Kane made a motion to approve the minutes from April 10, 2025. Commissioner Lunow seconded the motion. The motion passed unanimously.

5. Public Hearing And Possible Action

5.1 Hold A Public Hearing And Consider Making A Recommendation To City Council Regarding Case CUP-25-007, An Application For A Conditional Use Permit To Allow For The Operation Of A Vacation Rental (STR2) At 110 Dobie Drive, Wimberley

Nathan Glaiser provided an overview of the application, stating that it was for a vacant 0.29-acre lot at 110 Dobie Drive. The applicant planned to build a single-family home and operate it as a short-term rental. The proposed home would have three bedrooms with a maximum occupancy of eight guests and two parking spaces in the driveway.

Commissioner O’Kane expressed concern about only two parking spots for eight people.

The public hearing was opened at 6:04 p.m.

James Salter, the applicant, spoke about owning multiple properties in the area, including two existing short-term rentals. He explained that the lots were continuous and part of a larger project to develop the block. Salter clarified that the shaded area on the site plan was for a garden space.

Commissioners asked questions about water and septic permits, to which Salter responded that they had submitted for permits and received comments with no indication of problems.

Courtney Mecklenburg, a resident, inquired about how short-term rental guests would be directed to the correct river access points. Salter explained that they provide instructions, pictures, and printouts to guide guests to the appropriate locations.

The public hearing was closed at 6:10 p.m.

Commissioner Joyce recommended approval, noting that neighboring properties were already short-term rentals and that there were no protests from neighbors.

Commissioner Joyce moved to recommend the approval of CUP-25-007, an application for a conditional use permit to allow for the operation of a vacation rental STR2 at 110 Dobie Drive. Commissioner Sharp seconded the motion. The motion passed unanimously.

5.2 Hold A Public Hearing And Consider Making A Recommendation To City Council Regarding Case CUP-25-008, An Application For A Conditional Use Permit To Allow For The Operation Of A Vacation Rental (STR2) At 219 Lange Rd, Wimberley

The commission opened the public hearing for CUP-25-008 at 6:12 p.m., noting that it was adjacent to the previous application. James Salter confirmed that this property was slightly smaller than the one on Dobie Drive. He stated that they planned to build both properties simultaneously, pending city council approval and building permits.

No other members of the public spoke on this item. The public hearing was closed at 6:13 p.m.

Commissioner McCracken moved to recommend to the city council approval of CUP-25-008 in connection with 219 Lang Road in Wimberley. Commissioner Lunow seconded the motion. The motion passed unanimously.

5.3 Hold A Public Hearing And Consider Making A Recommendation To City Council Regarding An Ordinance 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

Mr. Glaiser presented the proposed ordinance amendment, explaining that it would exempt the city center overlay district from off-street parking requirements. He outlined the current requirements and the challenges faced by businesses in complying with them, particularly in the downtown area. Nathan expressed concern that the current requirements might be detrimental to downtown development and small businesses.

The public hearing was opened at 6:23 p.m.

Chris Otto, a property owner in the downtown area, spoke against the proposed amendment. He emphasized the existing parking problems and expressed concern about pushing parking into residential neighborhoods. Otto suggested slowing down the process and involving downtown stakeholders in finding solutions.

Steve Klepfer, a business owner, also spoke in opposition to the amendment. He recounted the history of downtown development and parking discussions in Wimberley. Klepfer argued that the current ordinance protects the character of the downtown area and suggested alternative solutions, such as shuttle systems and parking garages.

The public hearing was closed at 6:46 p.m.

Commissioners engaged in extensive discussion about the implications of the proposed amendment, including concerns about the impact on small businesses, the effectiveness of the current fee-in-lieu system, and the need for a comprehensive parking plan.

Commissioner Hollows moved that the Planning and Zoning Commission recommended to city council that they deny item 5.3, with the recommendation that the city form a committee to assess solutions already considered by existing and past city committees toward a more comprehensive parking plan that brings flexible parking solutions and the revenue to fund them to the downtown area of the city of Wimberley. Commissioner Sharp seconded the motion. The motion passed unanimously.

6. Board Member Reports

6.1 Announcements

Commissioner McCracken thanked the city and staff for the volunteer appreciation event held at the community center.

6.2 Future Agenda Items

Nathan mentioned that there would be a special meeting tomorrow at 1:00 p.m.

7. Adjournment

The regular Planning and Zoning Commission meeting of Thursday, May 8, 2025, was adjourned at 7:05 p.m.

RECORDED BY:

APPROVED BY:

Planning & Zoning Commission Staff Liaison

Planning & Zoning Commission Chairperson

