

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 Friday, September 5, 2025 by 6:00 p.m., and remained posted for at least 3 business days 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.





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, AUGUST 14, 2025 - 6:00 PM

MINUTES

1. CALL TO ORDER

The regular Planning and Zoning Commission meeting for August 14, 2025 was called to order at 6:00 PM.

2. CALL OF ROLL

Chairperson Anne Ulfelder called the roll. The members were Ben O’Kane, Anne Ulfelder, Vance McCracken, Jerry Lunow and Matt Joyce. Mac McCullough and Chris Sharp were absent. Nathan Glaiser, Assistant City Manager/Director of Development Services and Tammy Heller, City Secretary, were also in attendance.

3. CITIZENS COMMUNICATIONS

The chairperson explained the rules for citizen communications, including the three-minutes time limit, one opportunity to speak and guidelines for appropriate conduct. There were no citizen comments this evening.

4. MINUTES

4.1. Consider Approval of the July 10, 2025 Regular Planning and Zoning Commission Meeting Minutes

The commission reviewed the minutes from the July 10, 2025 meeting. A motion was made and seconded to approve the minutes.

Commissioner McCracken moved to approve July 10, 2025 Regular Planning and Zoning Commission Meeting Minutes. Commissioner O’Kane 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-25-011

Nathan Glaiser, provided an overview of the application for a conditional use permit to allow the operation of a package store at 13620 Ranch Road 12, Suite 1 in Wimberley. He explained that the space was previously occupied by Delta Blue’s Hair Studio and is now proposed to be a convenience store or "bodega" selling bottled or canned beer and wine for

off-premise consumption. The property is zoned C1 and is in the city center overlay and planning area four. Mr. Glaiser noted that proper notifications were made and no negative comments were received, with one letter of support from neighboring businesses.

Chair Ulfelder opened the Public Hearing at 6:06 p.m.

The applicant, representing the pizza food truck business adjacent to the proposed store, explained their concept for the bodega. They described it as a convenience store offering drinks, snacks, and some merchandise to serve foot traffic in the area. The applicant stated that the bodega would likely be open more hours than the pizza business and would cater to general service rather than exclusively to pizza patrons.

Chair Ulfelder closed the Public Hearing at 6:10 p.m.

Commission members asked questions about parking, which the applicant assured was adequate and shared with other businesses in the complex. The commission discussed the similarity to a previously approved bodega concept in the area.

Commissioner Joyce moved to recommend approval to the city council regarding case CUP-25-011. Commissioner McCracken seconded the motion. The motion passed unanimously.

5.2 Hold a Public Hearing and Consider Making a Recommendation to City Council Regarding Case CUP-25-012

Mr. Glaiser presented the application for a conditional use permit to allow for the operation of a Short-Term Rental 2 at 275 Stoney Creek Meadow Drive. He described the property as just under half an acre, located behind Plaza del Sol shopping center. The application proposed a maximum occupancy of six guests for the two-bedroom single-family home. Mr. Glaiser noted that two letters of opposition had been received.

Chair Ulfelder opened the Public Hearing at 6:14 p.m.

The applicant, Debra Hines, spoke about her reasons for requesting the permit. She explained that she purchased the property to help her aunt, who had fallen on hard times and now requires full-time nursing care. Hines stated that operating the property as a short-term rental would help offset her aunt's medical costs.

Three neighbors spoke in opposition to the application:

Jennifer Reed, who lives diagonally from the property, expressed concerns about neighborhood safety, noting she has two young children and cares for her elderly mother. She stated this was the first time meeting the applicant and that rules had already been broken when family members stayed at the property, with bright floodlights disturbing neighbors and late-night swimming. She questioned how rules would be enforced if the owner wasn't present.

Robin Trevizo noted the property had previously been proposed as an STR by a former owner but was rejected. She expressed concern about the potential for disruptive guests and mentioned a previous negative experience with an unpermitted STR in the neighborhood that caused problems with trespassing, speeding, and excessive trash.

Perla Trevino, who lives next door to the property and has been in the neighborhood for 28 years, described their small community of four houses as secure and stable, with residents having lived there between 13-30 years. She shared concerns about security, especially

given the vulnerable residents including grandparents, toddlers, and a teenage girl who enjoys walking and biking alone.

Chair Ulfelder closed the Public Hearing at 6:36 p.m.

The Commission noted that there was 100% opposition from the adjacent neighbors. Commissioner McCracken stated that while he sympathized with the applicant's situation, he could not support allowing strangers in such a small, close-knit neighborhood. The Chair noted that historically, the Commission has not approved STRs when facing unanimous neighborhood opposition.

Commissioner O’Kane moved to deny the recommendation for Case CUP-25-012 for a short-term rental at 275 Stoney Creek Meadow Drive in Wimberley, Texas. Commissioner Joyce seconded the motion. The motion to deny passed unanimously.

5.3 Hold a Public Hearing and Consider Possible Action on a Certificate of Appropriateness

Mr. Glaiser presented the application for a Certificate of Appropriateness for demolition and reconstruction of a building at 151 Old Kyle Road, located next to the Supper Club and across from Mark Denise Park. The structure, built in the 1940s, is a contributing resource in the historic district but has never been used commercially.

Glaiser explained that for demolitions in the historic district, the Commission must establish a "stay period" of 60-120 days, during which a sign would be posted at the property notifying the public of the planned demolition. The purpose of this period is to allow interested parties to potentially work out alternatives to save the structure.

Chair Ulfelder opened the Public Hearing at 6:45 p.m.

The applicant, Holden Highlander, purchased the property two months prior intending to convert it to a commercial rental with multiple units. Upon inspection, he determined the structure was not suitable for remodeling and required more extensive work than could be done with the existing building. Highlander introduced Dante, a structural engineer who was present to discuss the specific code issues.

Highlander explained his intention to rebuild a structure with the same front facade and dimensions but extended further back on the property to accommodate multiple commercial tenants. The proposed design would maintain the exact same width, height, and roof line of the original structure but would include an ADA ramp required for commercial use.

The structural engineer elaborated on the structural issues, noting the roof structure was not code compliant, walls lacked proper headers over doors and windows, and the foundation consisted of 75-year-old deteriorating cedar posts. He stated that virtually every piece of the building would need to be replaced or reinforced, making it economically unfeasible to preserve the original structure.

Chair Ulfelder closed the Public Hearing at 7:00 p.m.

The Commission discussed the historical significance of the building. Chair Ulfelder referenced the historic district guidelines, which state that demolition should be a last resort. She asked if the applicant had consulted with a historic preservation professional and sought

funding resources for preservation, to which Highlander responded he had not explored grants but relied on the engineer's assessment.

The Commission reviewed the applicable considerations for demolition, including whether the resource has architectural or historical significance, the effect on the historic overlay district, and whether retention would cause financial hardship to the owner. Commissioners noted there was no known historical significance to the building beyond its age.

Commissioner Lunow expressed concerns about the architectural design of the addition, suggesting the roof treatment needed more attention to maintain a historical appearance. Highlander was receptive to these suggestions and agreed to follow the historic district guidelines for the reconstruction.

After considerable deliberation, the Commission determined that a 60-day stay period would be appropriate, with a request for the applicant to return with revised plans conforming to the historic district guidelines.

Chair Ulfelder moved to recommend a 60-day public stay on the demolition and on this certificate of appropriateness for 151 Old Kyle Road and require the petitioner to provide updated plans in compliance with the 2023 historic district guidelines. Commissioner McCracken seconded the motion. The motion passed unanimously.

6. DISCUSSION AND POSSIBLE ACTION

6.1 Receive a Staff Update and Hold Discussion Regarding Proposed Goals and Objectives for the Planning and Zoning Commission

Chair Ulfelder introduced the topic, noting that during the previous month's meeting, Commissioner McCracken had suggested that the Commission might have more responsibilities beyond approving short-term rentals and zoning changes. The Chair reviewed the Planning and Zoning Commission ordinance, which outlines the Commission's ability to appoint consultants, citizen committees, and legal counsel to assist in their work. The ordinance also states that the Commission should conduct an annual review of the city's comprehensive plan and make recommendations to council on planning-related items including capital improvements, annexation, and infrastructure.

Commissioner McCracken emphasized that the Commission should be fulfilling its planning duties, particularly regarding the annual review of the comprehensive plan.

Nathan Glaiser provided an update on the comprehensive plan, explaining that the city had received a \$300,000 grant and was working with Langford Community Services to completely rewrite it. The process began last year with a committee of approximately 12 community stakeholders. A draft has been completed, and they are now soliciting public input. Glaiser noted that the draft incorporates elements from existing plans, including the parks master plan and transportation plan.

He stated that the Commission would soon receive a link to review the draft comprehensive plan, and public hearings would be scheduled in the coming months to gather feedback and make changes. Glaiser emphasized that the Planning and Zoning Commission would have the opportunity to review and provide input before the plan goes to City Council for adoption.

The Chair and commissioners discussed the importance of seeing the outputs from various city committees incorporated into the comprehensive plan. Glaiser confirmed that the new plan aims to integrate all these elements, including the transportation plan, parks master plan, drainage study, and one-water plan for water reclamation and reuse.

Glaiser committed to sending the Commission a link to the comprehensive draft plan the following day, noting it had been recently made available on the city website. He indicated that the plan would likely be completed within the next few months and would appear on a future agenda for the Commission's review.

7. BOARD MEMBER REPORTS

7.1 Future Agenda Items

This item was not discussed.

7.1 Announcements

This item was not discussed.

8. ADJOURNMENT

The meeting was adjourned at 7:48 p.m.

RECORDED BY:

Planning & Zoning Commission Staff Liaison

APPROVED BY:

Planning & Zoning Commission Chairperson





AGENDA ITEM:	1. Hold a public hearing and consider possible action on a Certificate of Appropriateness for the demolition and reconstruction of a building located at 151 Old Kyle Road, Wimberley.
SUBMITTED BY:	
DATE SUBMITTED:	09/04/2025
MEETING DATE:	September 11, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

This item is a request for a Certificate of Appropriateness for the demolition and remodel of a property located at 151 Old Kyle Road. The demolition is currently half way through the 60-day stay period. A final public hearing must be held at the regular Planning and Zoning Commission meeting in October before a determination can be made on the demolition. The new construction can be approved now or at the October meeting, should the Commission choose to do so.

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

Staff comments:

1. New building mass is similar in sizing to existing building, with the exception that the footprint extends much further back into the property. Front porch will be very similar to existing building. Chapter 5.5.
2. Board and batten siding is an approved exterior material. Chapter 5.7.
3. Display windows flank doors on side of building. There is some blank wall, which may not meet solid to void ratio of other historical buildings. Though neighboring properties vary in solid to void ratio. Chapter 5.8.
4. Front entry will be similar to existing building. Side entries are flat with the facade which is acceptable. Chapter 5.9.

ATTACHMENT/S

1. COA-25-002 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: Holden Hylander

Mailing Address: 1005 Ridge Oak Drive, Wimberley, Texas 78676

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

Name of Owner (if different than Applicant): Wimbo's Perfect Place, LLC

Mailing Address: N/A

Phone Number: N/A

Address of Property Where Structure/Site Located: 151 Old Kyle Road, Wimberley, Texas

Zoning Classification of Property: C3

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):
Eating Establishment, sit-down

Retail sales and services: general

Description of Proposed Work: Demolish existing 1-story wood framed building (910 SF);
Rebuild 1-story wood framed building (910 SF) on new slab on grade and add a new
640 SF Commercial Kitchen and (2) lease spaces, approximately 622 SF & 757 SF.

New construction will match location, style and scale of the existing building.

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

All new construction on this project will aim to preserve the character and integrity of downtown Wimberley by applying the standards of the Wimberley Historic Preservation overlay district while utilizing new and appropriate code compliant construction methods.

Estimated Cost of Proposed Work: \$700,000.00

Intended Starting Date of Proposed Work: November 1, 2025

Intended Completion Date of Proposed Work: April 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)

Signed by: 
Signature of Applicant

8/7/2025
Date

Signature of Property Owner Authorizing the Proposed Work 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.*

Wimbo's Perfect Place
151 Old Kyle Road
Wimberley, Texas 78676

Current Building Conditions:



Wimbo's Perfect Place
151 Old Kyle Road
Wimberley, Texas 78676

Current Building Structural conditions:







Wimbo's Perfect Place

151 Old Kyle Road
Wimberley, Texas 78676

Adjacent Properties:

1. Lumberyard Office & Retail Center (Community Pizza & Beer Garden)



2. Danforth House (Airbnb)



3. Restaurant (Currently transitioning from Hildee's on the Square to new owner)



Wimbo's Perfect Place
151 Old Kyle Road
Wimberley, Texas 78676

Proposed design:



Wimbo's Perfect Place
151 Old Kyle Road
Wimberley, Texas 78676

Before and After:



KEY CHARACTERISTICS INCOPORATED INTO THE DESIGN OF THIS BUILDING TO COMPLY WITH HISTORIC DESIGN GUIDELINES SECTION 2.3 BUILDING DESIGN AND CHAPTER 5:

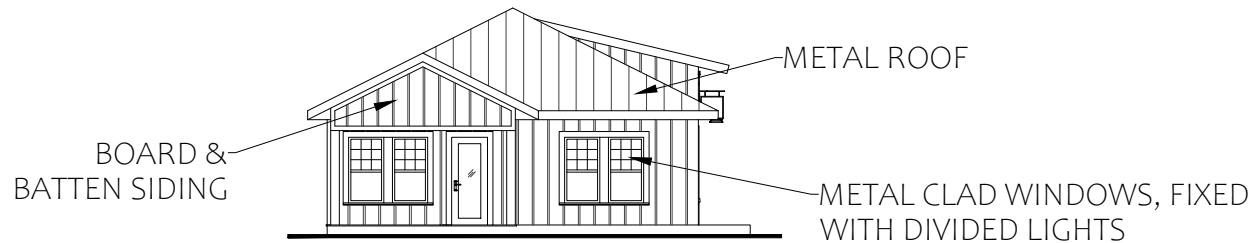
1. ONE-STORY BUILDING ORIENTED TOWARD THE STREET
2. RURAL/INFORMAL CHARACTER
3. VERNACULAR SIMPLE BUILDING WITH RECTANGLE FORMS AND LACK OF FORMAL ORNAMENT
4. WOOD-FRAME BUILDING WITH BOARD-AND BATTEN SIDING
5. PORCH TO PROVIDE SHADE
6. UNFINISHED WOOD FOR PORCH SUPPORTS & FENCES
7. LOW-PITCHED ROOF LINES, GABLED AND HIPPED ROOFS
8. OPEN FRONT PORCH
9. COLUMNS SUPPORTING THE ROOF
10. WINDOWS AND DOOR COMPLY WITH CHAPTER 5 - METAL CLAD, WITH DIMENSIONS AND SHADOW LINES SIMILAR TO THOSE USED HISTORICALLY AND TRIMMED WITH WOOD.



09/03/2025

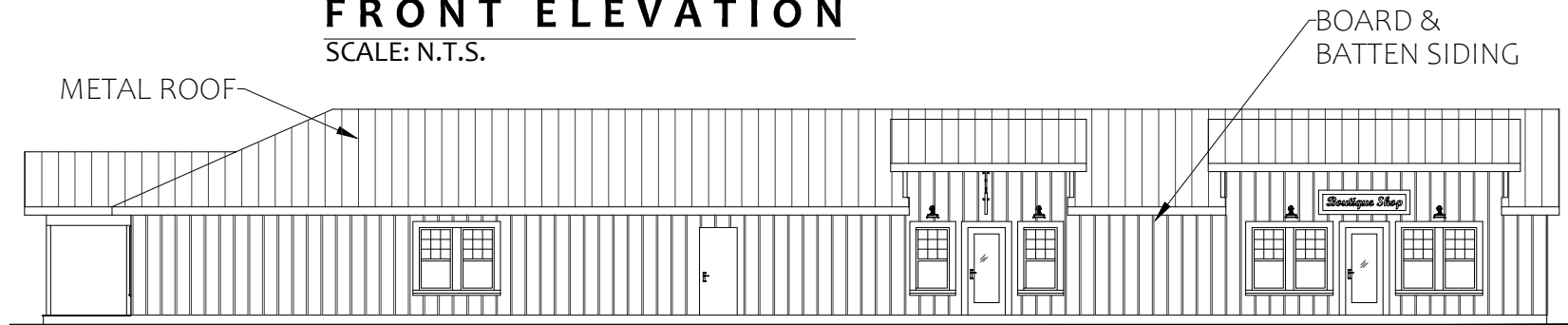
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AGAVE DESIGN STUDIO

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.



FRONT ELEVATION

SCALE: N.T.S.



SIDE ELEVATION

SCALE: N.T.S.

Wimbo's Perfect Place

151 Old Kyle Road Wimberley, Tx 78676

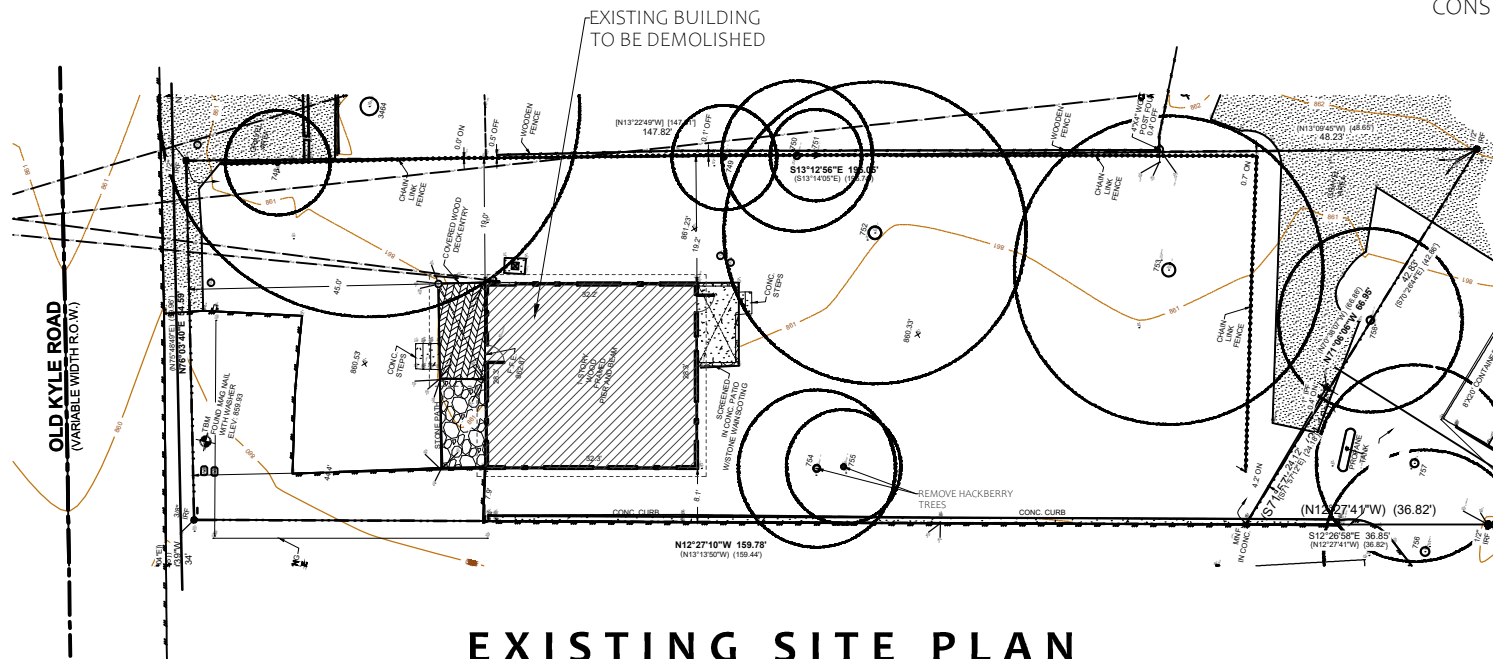




09/03/2025

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APPROVAL, PERMITTING, OR
CONSTRUCTION.



EXISTING SITE PLAN
SCALE: N.T.S.

Wimbo's Perfect Place
151 Old Kyle Road Wimberley, Tx 78676

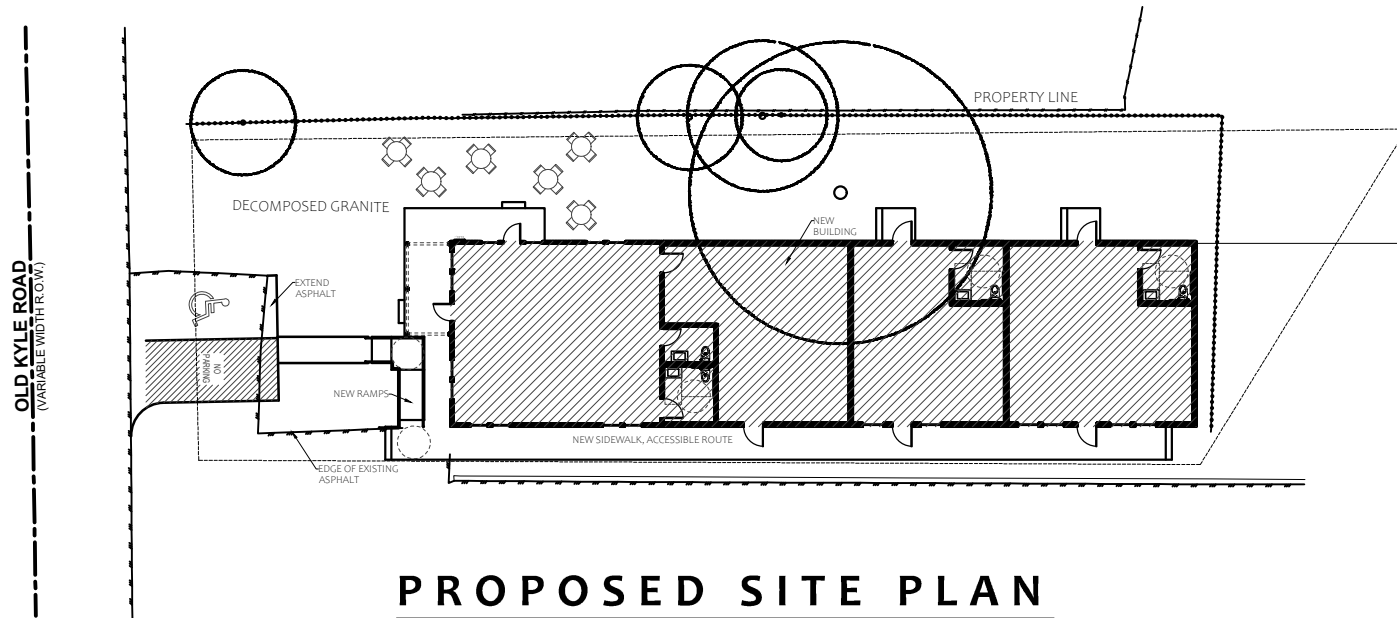




09/03/2025

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CONSTRUCTION.



PROPOSED SITE PLAN

SCALE: N.T.S.

Wimbo's Perfect Place

151 Old Kyle Road Wimberley, Tx 78676

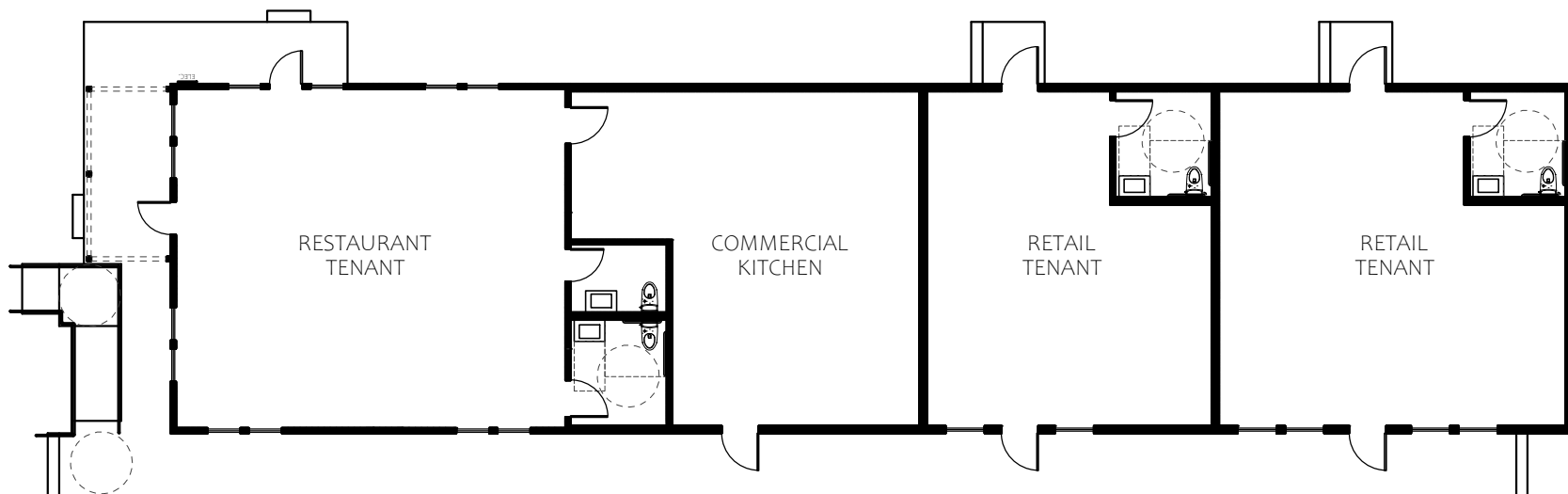




09/03/2025

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CONSTRUCTION.



PROPOSED FLOOR PLAN

SCALE: N.T.S.

Wimbo's Perfect Place

151 Old Kyle Road Wimberley, Tx 78676





PROJECT RENDERING 1 (PROPOSED)

SCALE: N.T.S.

Wimbo's Perfect Place

151 Old Kyle Road Wimberley, Tx 78676





PROJECT RENDERING 2 (PROPOSED)
SCALE: N.T.S.

Wimbo's Perfect Place
151 Old Kyle Road Wimberley, Tx 78676





AGENDA ITEM:	2. Hold a public hearing and consider possible action on a Certificate of Appropriateness for a remodel and addition to a building located at 13900 Ranch Road 12, Wimberley.
SUBMITTED BY:	
DATE SUBMITTED:	09/04/2025
MEETING DATE:	September 11, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

This item is for the exterior modification of 13900 Ranch Road 12. A new owner has purchased the property to open a restaurant. The modifications include the construction of new restrooms, construction of an addition to the kitchen, and renovation of front entry.

REQUESTED ACTION

Motion
Discussion

FINANCIAL

STAFF RECOMMENDATION

Staff recommends approval because the new construction largely matches the existing building.

ATTACHMENT/S

1. COA-25-003 Supporting Docs



**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

Name of Applicant: Constantino Taccogna - RT 12 Investments

Mailing Address: 14325 River Road, New Braunfels, Texas 78132

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

Name of Owner (if different than Applicant): _____

Mailing Address: _____

Phone Number: _____

Address of Property Where Structure/Site Located: _____

13900 Ranch Road 12. Wimberley Tx 78676

Zoning Classification of Property: C-3 Commercial High Impact

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

Eating establishments: sit-down, including the sale of beer, wine, or alcohol
for on-premises consumption

Description of Proposed Work: _____

1. Demolition of interior restrooms. Construction of additional space for new restrooms.
2. Construction of additional space for kitchen expansion
3. Renovation of existing covered front porch entry.

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

1. The proposed restroom and kitchen expansion shall match the existing. The existing siding is a 6.5" exposed Hardie lap siding. The painted color is black. The new roofing material will match the existing. The existing material is a black standing seam metal roof. The plate heights of the additions will not be higher than the existing construction
2. The renovated front porch introduces a small portion of stucco at the gable roof end as a secondary material. Additionally, the standing seam metal roof over the front porch is replaced with a clay tile roof. These materials are introduced to convey an appropriate level of identity and customer familiarity expected for an authentic Italian restruarant.

Estimated Cost of Proposed Work: \$200,000

Intended Starting Date of Proposed Work: November 1, 2025

Intended Completion Date of Proposed Work: March 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)

Costantino Taccogna
Signature of Applicant

04/09/2025
Date

Signature of Property Owner Authorizing the Proposed Work

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.*






Certificate of Appropriateness

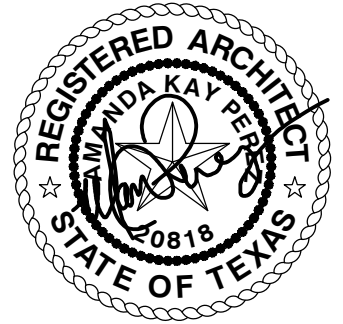
Final Audit Report

2025-09-04

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By:	Amanda Perez (contactagave@gmail.com)
Status:	Signed
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"Certificate of Appropriateness" History

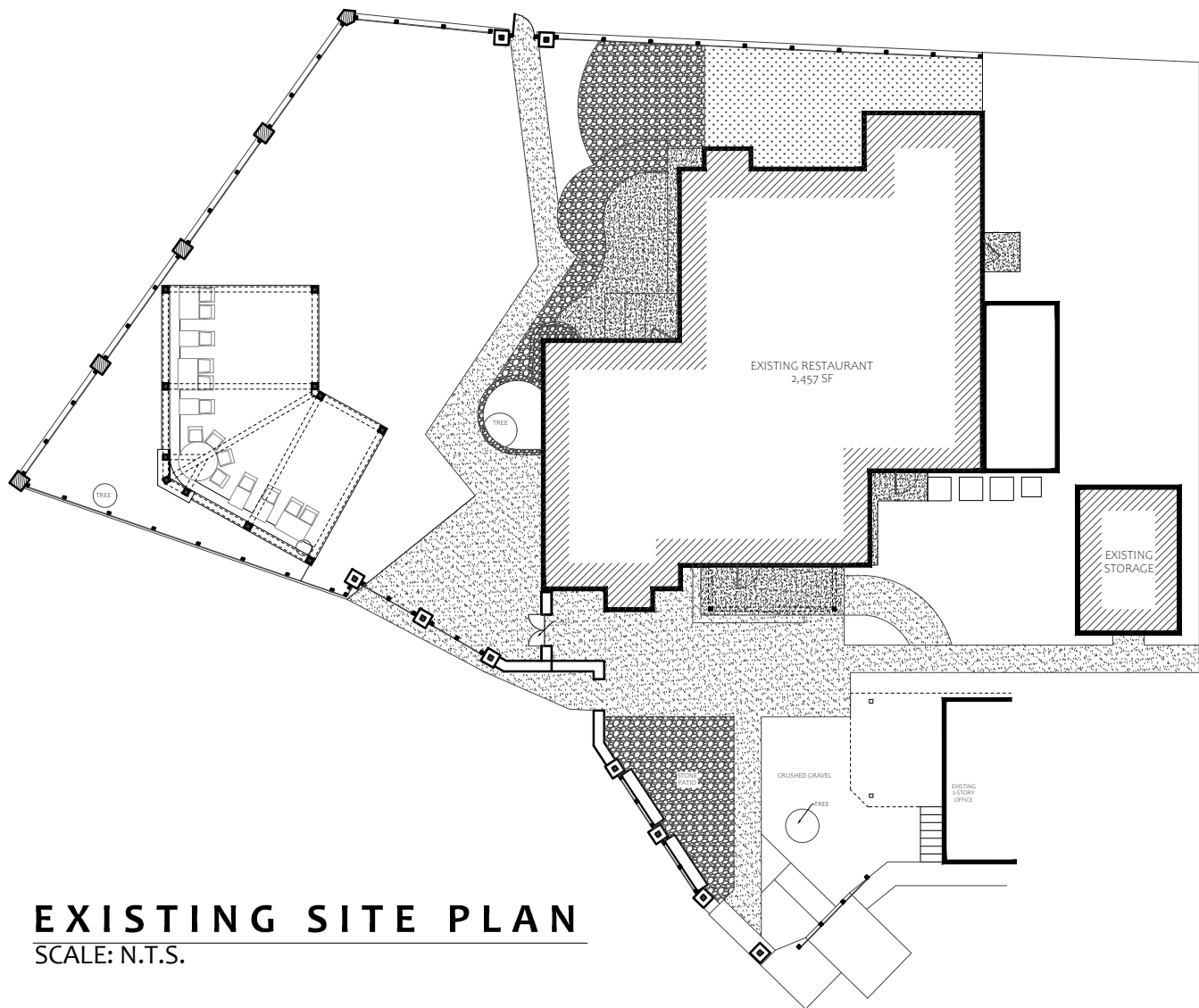
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Signature Date: 2025-09-04 - 2:18:04 PM GMT - Time Source: server
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2025-09-04 - 2:18:04 PM GMT



09/03/2025

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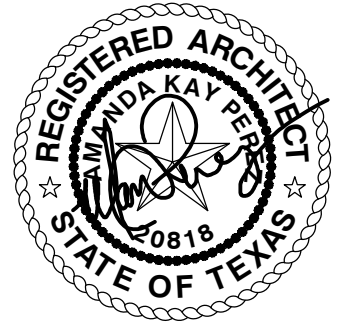
NOT FOR REGULATORY
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EXISTING SITE PLAN
SCALE: N.T.S.

Gennaro's of Wimberley
13900 RANCH ROAD 12 Wimberley, Tx 78676



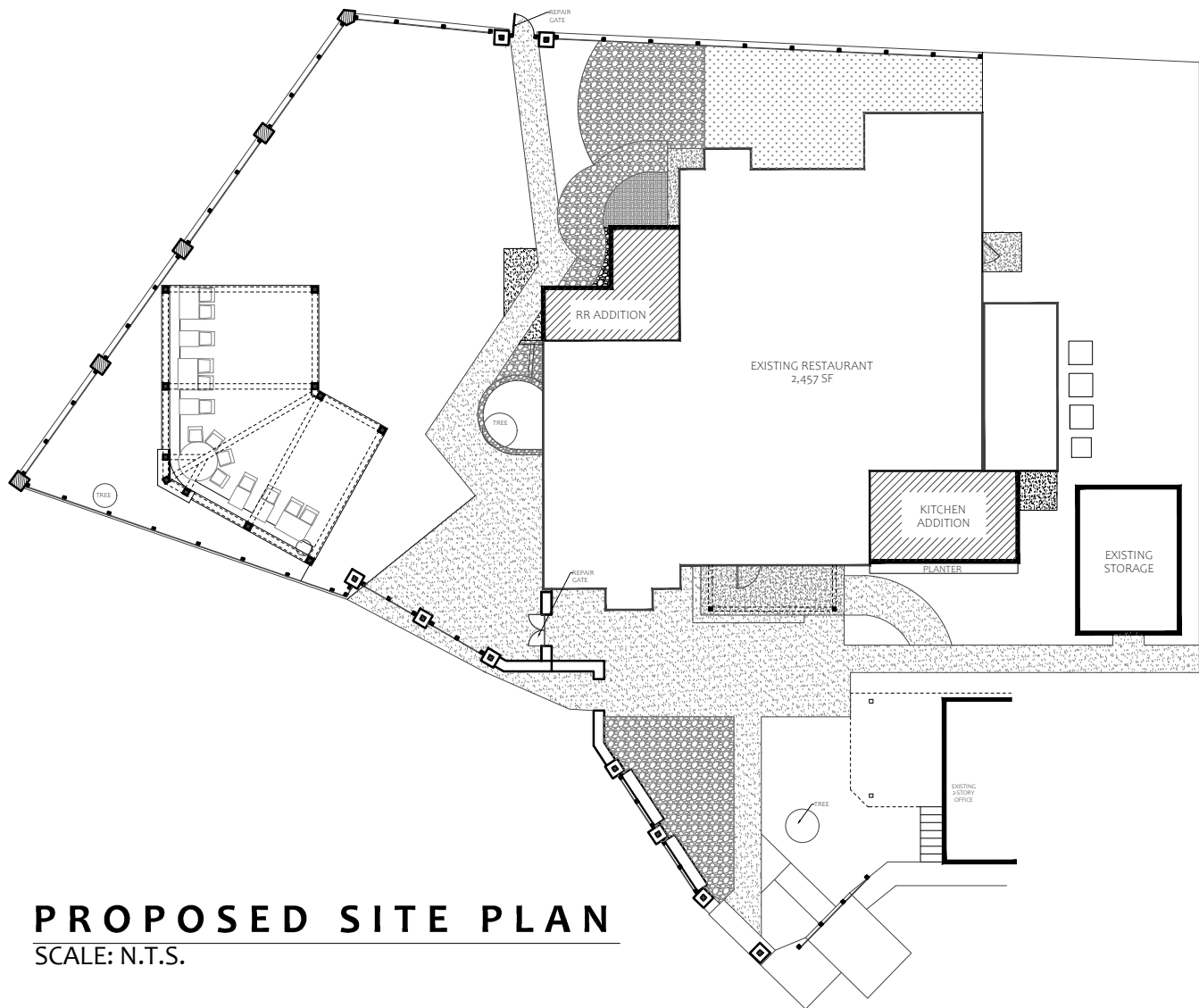


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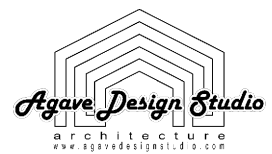
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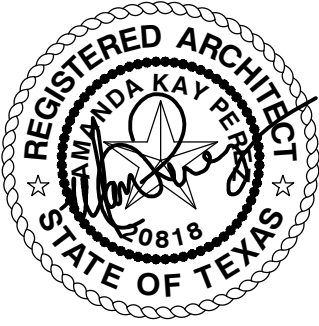
NEW WORK INCLUDES RESTROOM ADDITION AT REAR
OF BUILDING AND KITCHEN ADDITION AT FRONT,
RIGHT CORNER OF BUILDING.



PROPOSED SITE PLAN
SCALE: N.T.S.

Gennaro's of Wimberley
13900 RANCH ROAD 12 Wimberley, Tx 78676

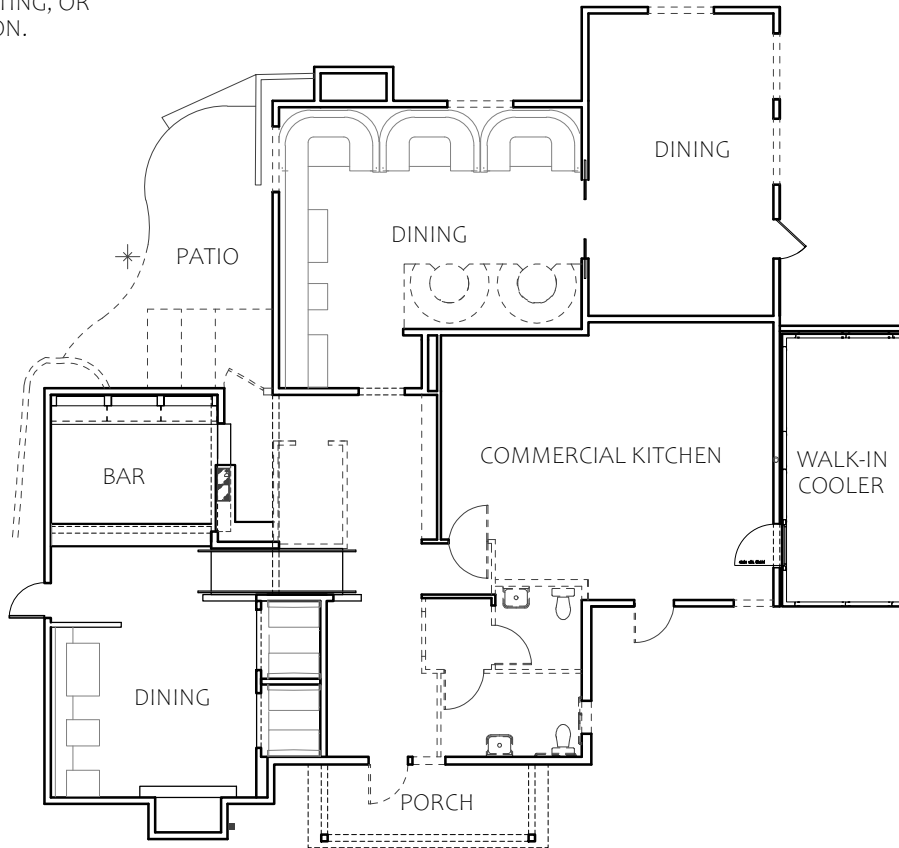




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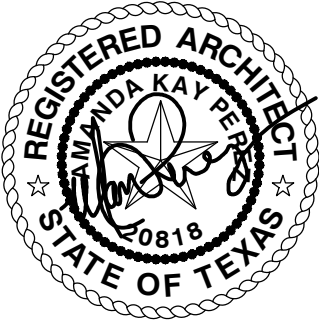
EXISTING FLOOR PLAN

SCALE: N.T.S.

Gennaro's of Wimberley

13900 RANCH ROAD 12 Wimberley, Tx 78676

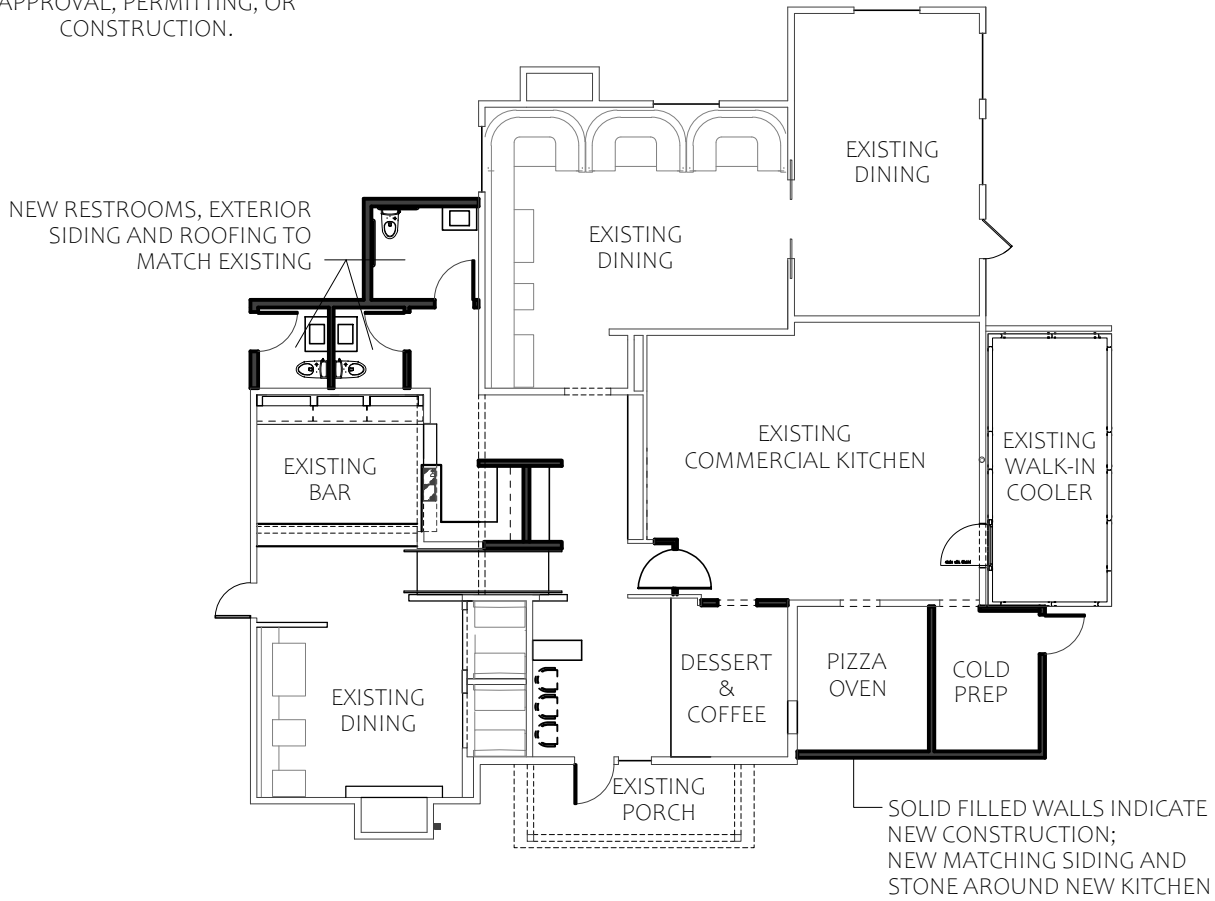




09/03/2025

DRAWING PREPARED BY
AGAWE DESIGN STUDIO

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.



PROPOSED FLOOR PLAN W/DEMO.
SCALE: N.T.S.

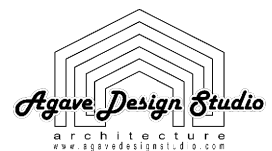
Gennaro's of Wimberley
13900 RANCH ROAD 12 Wimberley, Tx 78676





EXISTING MAIN ENTRY (FACING RR 12)
SCALE: N.T.S.

Gennaro's of Wimberley
13900 RANCH ROAD 12 Wimberley, Tx 78676



STUCCO & SIGNAGE
AT GABLE
NEW CLAY TILE ROOF AT
PORCH ONLY
METAL ROOF TO MATCH
EXISTING

SIDING TO MATCH
EXISTING

STONE TO MATCH
EXISTING



MAIN ENTRY (FACING RR 12)

SCALE: N.T.S.

Gennaro's of Wimberley

13900 RANCH ROAD 12 Wimberley, Tx 78676



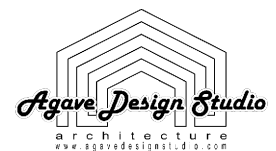


**EXISTING REAR OF BUILDING
(FACING OLD KYLE ROAD)**

SCALE: N.T.S.

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13900 RANCH ROAD 12 Wimberley, Tx 78676



METAL ROOF TO MATCH
EXISTING



SIDING TO MATCH EXISTING

EXISTING COY POND &
FOUNTAIN TO REMAIN

NEW RESTROOMS (FACING OLD KYLE ROAD)

SCALE: N.T.S.

Gennaro's of Wimberley

13900 RANCH ROAD 12 Wimberley, Tx 78676



Gennaro's Of Wimberley - Certificate of Appropriateness Application:

Subject Property 13900 Ranch Rd 12, Wimberley, TX.

View from Ranch Road 12:



View from Old Kyle Road:



Properties Adjacent to 13900 Ranch Rd 12, Wimberley, TX:



