

EXECUTIVE SESSION NOTE: The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for Executive Session

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.

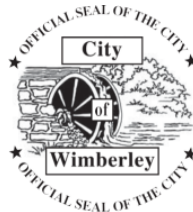
CERTIFICATION

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 Tuesday, September 30, 2025, by 5:00 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, SEPTEMBER 11, 2025 - 6:00 PM

MINUTES

1. CALL TO ORDER

The regular Planning and Zoning Commission meeting for September 11, 2025 was called to order at 6:00 PM.

2. CALL OF ROLL

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

3. CITIZENS COMMUNICATION

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 August 14, 2025 Regular Planning and Zoning Commission meeting minutes.

The Commission reviewed the minutes from the August 14, 2025 meeting. Motion to approve the minutes was made by Commissioner Ben O’Kane and seconded by Commissioner Jerry Lunow. The motion was approved unanimously (6-0).

5. PUBLIC HEARING AND POSSIBLE ACTION

5.1 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.

Chair Anne Allfelder opened the public hearing at 6:04 p.m.

Nathan Glaiser, Director of Development Services, explained that this item was a continuation from last month's meeting. The application is for a certificate of appropriateness for demolition and reconstruction of a building in the historic preservation overlay. He noted that the process for demolition requires a 60-day stay period followed by another public hearing before P&Z can make a determination. Currently, they are halfway through the 60-day period. The applicant had submitted more detailed drawings showing what they would

like to build in place of the existing structure.

Chair Ulfelder asked about a provision in the guidelines requiring 51% of citizenry to sign a petition in favor of demolition. Nathan explained that while this is in the guidelines, the demolition process is outlined in the ordinance itself that was recently adopted by council, and that's what they will follow.

Holden Highlander, the applicant, presented updated materials that addressed concerns from the previous meeting, including board and batten siding and removal of some railings. He mentioned there had been no significant feedback from the public regarding the notice that had been posted for the past 28 days.

There was extensive discussion about trees on the property. A large oak tree at the back of the property was measured at 23.5 inches in diameter, just under the 24-inch threshold that would classify it as a heritage oak. Mr. Highlander indicated that while he would prefer to remove the tree, he was willing to work around it by modifying his building design.

Commissioners provided feedback on the proposed design, suggesting:

1. Modifications to the roof line over the side entrances to better align with historical guidelines
2. Consider a different architectural approach for the side entrances with a gable roof similar to the front
3. Adding columns to match the front of the building
4. Considering different color options to avoid the stark white appearance

Mr. Highlander was receptive to all suggestions and agreed to incorporate them into revised plans. He noted that if the oak tree remains, he would need to adjust the building's footprint slightly but could maintain the same square footage by extending one section of the building.

Chair Ulfelder closed the public hearing at 6:41 p.m.

No formal action was taken since the 60-day demolition stay period was still in effect. The applicant will return next month with revised plans that incorporate the Commission's feedback and work around the oak tree.

5.2 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.

Chair Ulfelder opened the public hearing at 6:43 p.m.

Nathan Glaiser explained that the property is under new ownership and they are requesting approval for exterior modifications within the historic district.

Nathan Sloan of Percheron Construction, representing the owners, presented the plans which include:

- Adding new restrooms
- Expanding the kitchen
- Adding a third restroom with outside access from the courtyard area

- Modifying the entryway by wrapping the existing wood columns in stone to match the fireplace
- Creating a sign band in the gable end
- Using a metal standing seam roof (not clay tile as mistakenly noted in plans)

Mr. Sloan clarified that the plans were specifically designed to preserve all existing trees on the property. The "dog leg" in the bathroom design was specifically created to avoid a large tree limb that extends over that area of the property.

Commissioners expressed appreciation for the thoughtful approach to preserving the trees and felt the proposed changes were appropriate for the historic district.

Motion to approve the certificate of appropriateness for a remodel and addition to the building located at 13900 Ranch Road 12 in Wimberley was made by Commissioner Jerry Luna and seconded by Commissioner Mac Joyce. The motion passed unanimously.

6. BOARD MEMBER REPORTS

6.1 Announcements

Chair Ulfelder noted that next month Commissioner Vance McCracken will be providing his first report on his subcommittee work.

6.2 Future Agenda Items

No specific future agenda items were mentioned.

7. ADJOURNMENT

The meeting was adjourned at 6:50 p.m.

RECORDED BY:

APPROVED BY:

PZC Staff Liaison

PZC Chairperson





AGENDA ITEM:	CUP-25-013
SUBMITTED BY:	Nathan Glaiser, ACA / Development Director
DATE SUBMITTED:	8/26/2025
MEETING DATE:	PZC:10/9/2025 Council: 10/16/2025

REPORT

ITEM

The applicant, Verandah Residential Architects, is requesting a Conditional Use Permit to operate a Short Term Rental 2 at 202 River Road, Wimberley. A Short-Term Rental 2 is a non-owner occupied lodging for stays less than 30 days. This property is zoned Single-Family Residential 3 (R3). The property is currently vacant. The applicant has plans to construct one 2-story structure and one 1-story structure on the property to be rented. A new on-site sewage facility must be constructed to accommodate the proposed structures.

PROPERTY INFORMATION

Property Description

Applicant(s):	Verandah Residential Architects
Property Address:	202 River Road
Property Owner:	Blueberry Jones Design LLC
Legal Description:	Cliffside Second Unit, Lot 18
Property Size:	.28 acres
Existing Use of Property:	Vacant, raw land
Existing Zoning:	Single-family Residential 3 (R3)
Shared Infrastructure	None
Request:	STR2
Planning Area:	III
Overlay District:	None

Surrounding Property:

Frontage: River Road

Surrounding Zoning

Current Zoning:

Existing Land Use:

& Land Use	North of Property	R3	Residential
	South of Property	R3	Residential
	East of Property	C1	Commercial
	West of Property	R3	Residential

COMMENTS

Staff has received questions from citizens but no formal opposition.

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200’): 9/25/2025
Published Legal Notice (Wimberley View): 9/25/2025

RECOMMENDATION

Staff defers to P&Z for their recommendation.

CRITERIA FOR CONSIDERATION

- (A) The use is harmonious and compatible with surrounding existing uses or proposed uses, and does not more adversely affect an adjoining site than would a permitted use;
- (B) The architecture, facade, and signage designs of the use are traditional Hill Country designs and are harmonious with those of adjacent uses. In the case of chain establishments, they shall not include or simulate the signature designs of those establishments beyond the absolute minimum necessary to identify the establishment;
- (C) The use requested by the applicant is set forth as a conditional use in the base district;
- (D) The nature of the use is reasonable;
- (E) The conditional use does not adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;
- (F) The conditional use does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting, or its type of sign; and
- (G) Any additional conditions specified, if any, ensure that the intent and purposes of the base district are being upheld.

Possible Motions can include:

- Motion to approve CUP
- Motion to approve CUP with the following conditions (list all conditions)

- Motion to deny CUP

ATTACHMENT/S

- Application





Conditional Use Permit
Planning & Development

FOR OFFICE USE ONLY

Date: CUP - Staff Review

P&Z Hearing: Council Hearing: Fees Paid (\$750):

Applicant:

Mailing Address: City: State: Zip:

Phone: Email:

OWNER'S INFORMATION

Property Owner:

Mailing Address: City: State: Zip:

Phone: Email:

PROJECT SITE ADDRESS:

Legal description:

Total Acreage or Square Footage: Deed recorded in:

Hays CAD Parcel ID R- Planning Area: Zoning:

Is property located in an overlay district? Yes No If Yes, type:

SPECIFIC CONDITIONAL USE REQUEST:

Applicant understands that the purpose of the Conditional Use Permit (CUP) process is to allow certain uses which are not specific; permitted uses within a zoning district. To be considered for a CUP, the requested use must be listed under "Conditional Uses" within the applicable zoning district.

UTILITIES

Electric Provider:

Water provider or Private Well:

Wastewater Service or Septic Permit No.:

*If you have an On-Site Sewage Facility (OSSF) you can submit an open records request for your permit information if you do not have it.

CONDITIONAL USE PERMIT (CUP) SUBMITTAL CHECKLIST

- Complete "Conditional Use Permit Application"
- Metes and bounds description and/or survey exhibit
- Site Plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities; size height, construction materials, and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening such as walls, plantings and fences
- Copy of the Original Deed(s)
- Payment of application fee (credit card payments, checks/money orders, cash exact change only)
- Agent authorization to represent property owner if applicable

MY REQUEST IS BASED ON THE FOLLOWING:

- The use is harmonious and compatible with surrounding existing uses or proposed uses and does not adversely affect an adjoining site than would a permitted use.
- The use requested by the applicant is set forth as a conditional use in the base district.
- The nature of the use is reasonable.
- The conditional use does not adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area.
- The conditional use does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting, or its type of sign; and
- That any additional conditions specified, if any, ensure that the intent and purposes of the base districts are being upheld.

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me, my firm, or agent, may delay the review of the Application. I authorize City of Wimberley Staff to visit and inspect the property for which this application is being submitted. I agree to attend or have a representative attend the Planning & Zoning Commission and City Council meetings. I have checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning actions to ensure that there are no restrictions on the subject property and understand that the City zoning action does not relieve any obligation of these restrictions.

Applicant's Signature: _____ **Date:** _____

ADDITIONAL QUESTIONS AND LIST OF CONDITIONS THAT MAY BE INCLUDED IN A BED AND BREAKFAST/VACATION RENTAL CUP

OWNER: _____

LOCATION OF PROPERTY: _____

LEGAL DESCRIPTION: _____

PLANNING AREA: _____ PRESENT ZONING: _____

EXISTING USE: _____

HOMEOWNERS ASSOCIATION CONTACT INFO: _____

SHARED FACILITIES (RIVER PARK, POOL, ETC.): _____

PROPERTY IN FLOODPLAIN? YES NO

GATED COMMUNITY OR PRIVATE STREET? YES NO

USE TO BE GRANTED: _____ **Bed & Breakfast** OR _____ **Vacation Rental**

NEW CONSTRUCTION: (Describe existing construction) If new construction is contemplated: Describe new construction. The architecture and façade of all new construction will be traditional “Hill Country” design and harmonious with those of adjacent uses. No construction shall commence prior to compliance with all applicable ordinances, laws, rules, and regulations.

COMPATIBILITY TO NEARBY AREAS: The facilities on the property will always be harmonious and compatible with surrounding uses

OFF-STREET PARKING: All parking will be off-street. _____ Off-street parking spaces will be provided for off-street guest parking, which will be adequate for a maximum occupancy of _____ guests. Parking will be in these spaces only.

SIGNAGE: All signage will be of traditional “Hill Country” design and will comply with the City Sign Ordinance.

NOISE AND LIGHTING: Exterior lighting to be only landscape lighting. All noise audibles from outside, and all light visible from outside the property shall be maintained at low levels appropriate to a single-family neighborhood. No large parties are permitted.

NUMBER OF BEDROOMS: _____ **PROPOSED MAXIMUM OCCUPANCY:** _____ guests.

Forms & Applications October 2021 3

OCCUPANT REGULATIONS AND GUIDELINES: Guest Guidelines are attached hereto and made a part of this Conditional Use Permit. The bed and breakfast lodging facility shall be operated in accordance with the guidelines. These guidelines shall be furnished to all guests.

WASTEWATER SYSTEM: The wastewater treatment system (to be designed and constructed) will always be adequate for the maximum occupancy.

WATERFRONT USAGE: (Applicable if guests have water access) Guests may only use the _____ River/Creek in the area directly adjacent to the bed and breakfast lodging facility. Guests may not use the River/Creek in front of other properties or enter upon any property which is not part of the bed and breakfast facility for the purpose of entering or exiting the water or for any other reason.

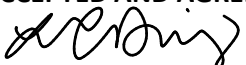
PROPERTY MANAGEMENT: Owner will provide guests and close-by neighbors with owner’s telephone number to assure Owner’s immediate knowledge of any concerns that may arise. (If not, owner occupied) Owner agrees to always retain under contract a responsible local management company the property is used as a non-owner-occupied bed and breakfast lodging. The management company shall advise guests of the applicable conditions contained herein, receive, and pass on to owner any complaints received and at owner’s direction act upon such complaints. (If owner occupied) The property shall be the owner’s principal place of residence and the owner shall actively always supervise and manage the property that it is used as a bed and breakfast facility.

MISCELLANEOUS: Owner agrees to maintain the property in a manner conducive to the health and safety of the guests and the neighborhood. All trash and garbage will be placed in provided receptacles which shall not be visible from the street except on pick-up day. No trash bags shall be left out in the open. The exterior of the facility and the landscaping, including lawns, will be always maintained in good condition.

REVOCACTION: The cup may be revoked by the City Council upon recommendation of the Planning and Zoning Commission in the event of the violation of any of the conditions contained therein.

OWNER COMPLIANCE: Owners agree to comply with all City of Wimberley Ordinances, and all state, county and City laws, rules, and regulations.

ACCEPTED AND AGREED TO:



OWNER SIGNATURE

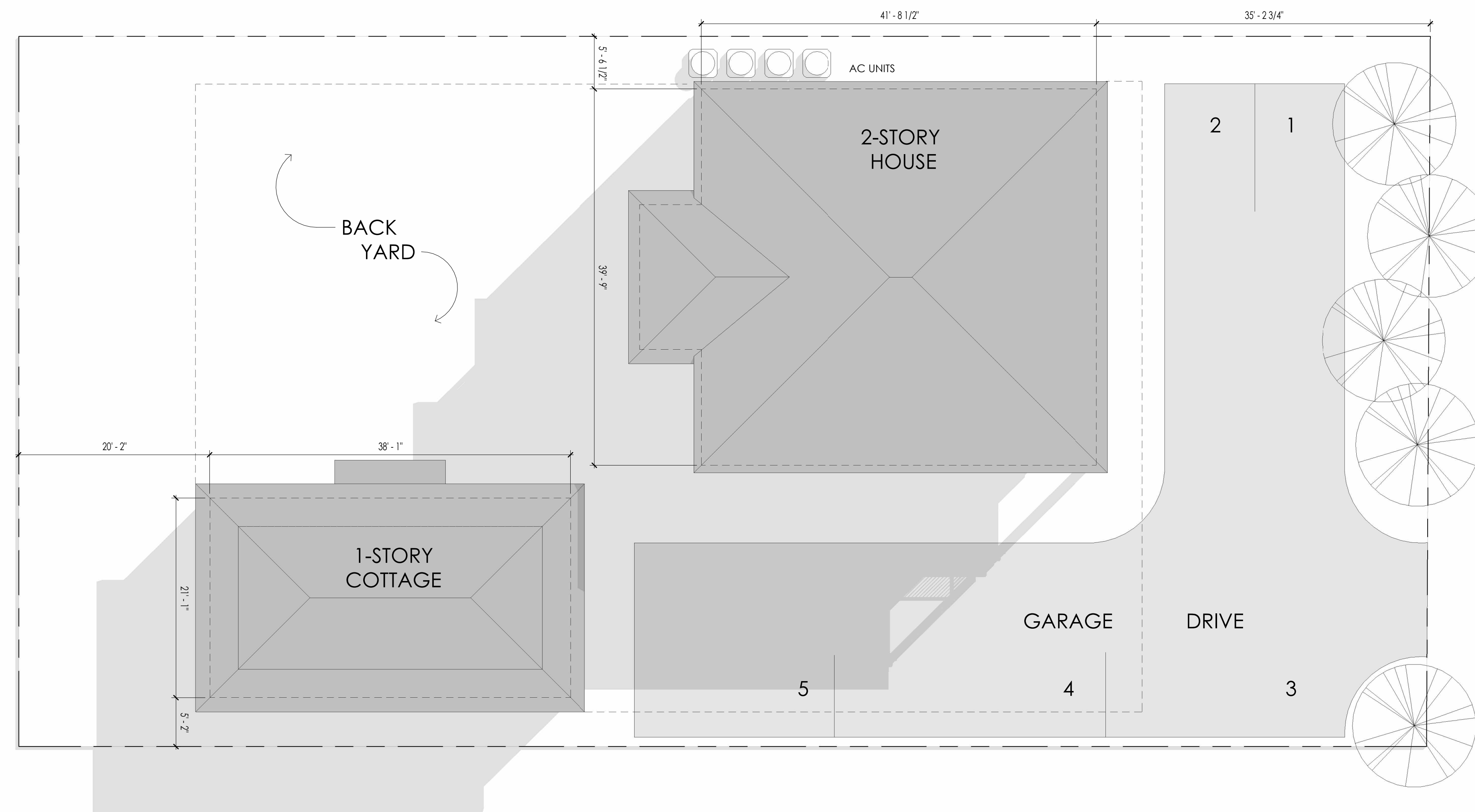
PRINT NAME

DATE

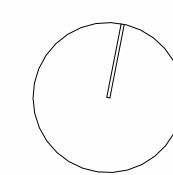
OWNER SIGNATURE

PRINT NAME

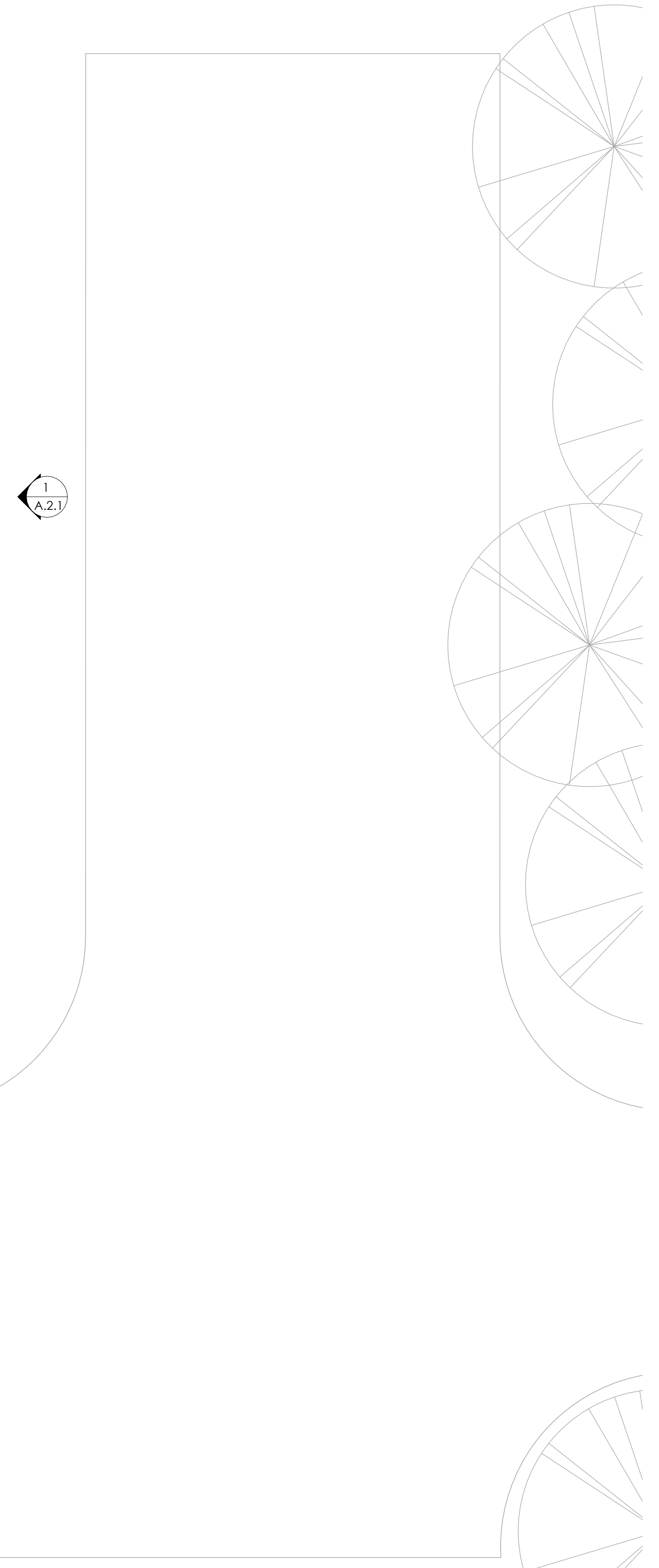
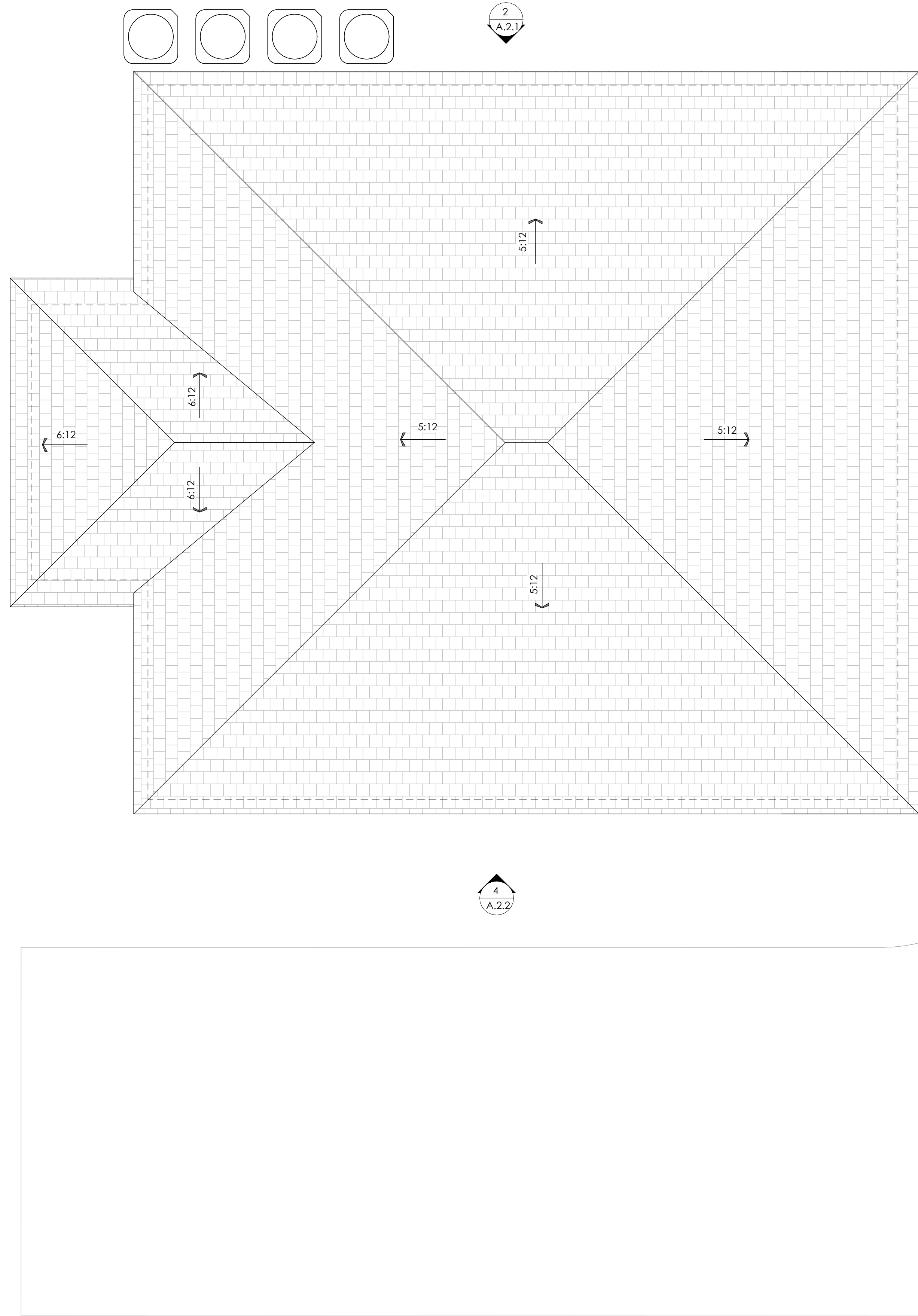
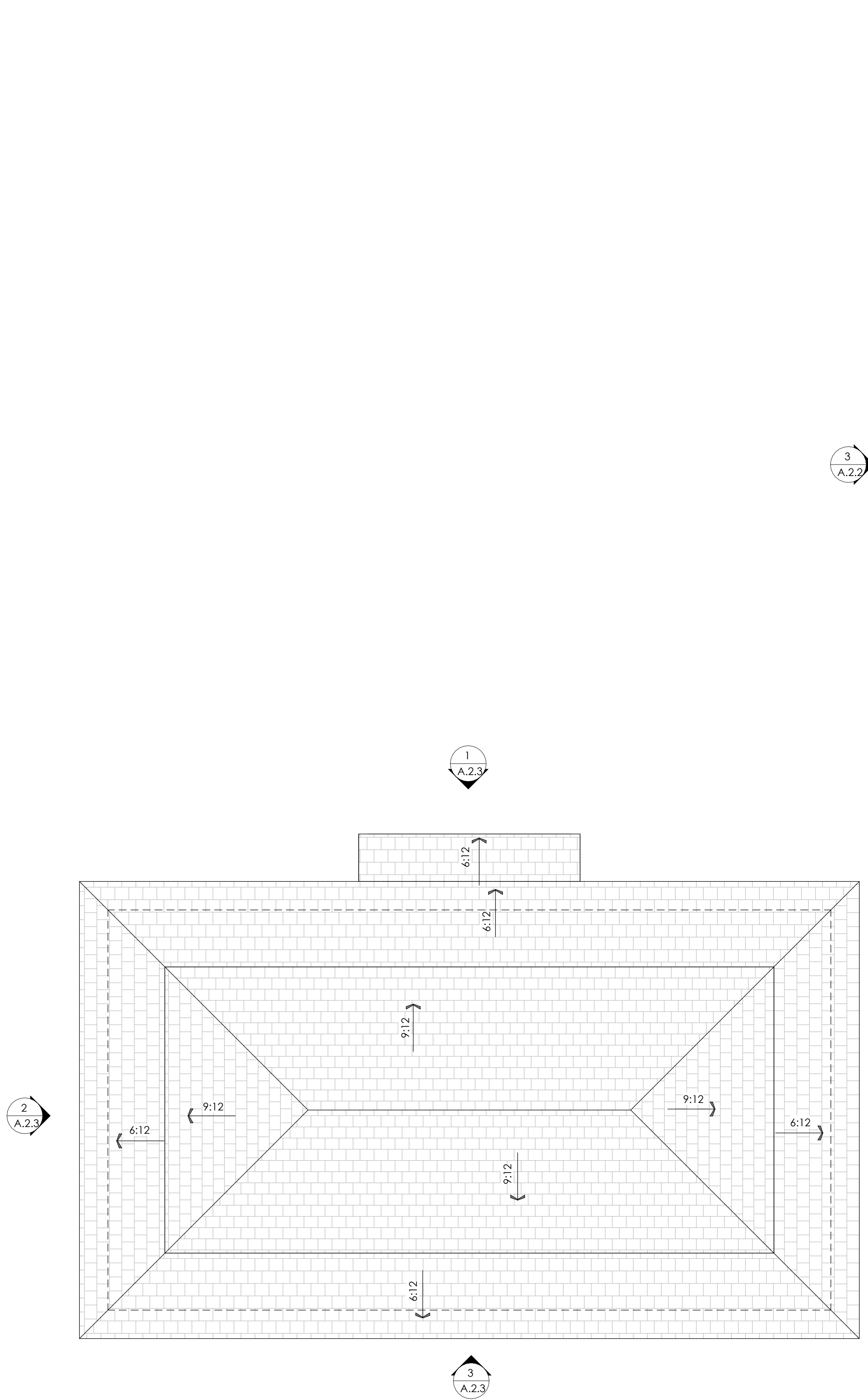
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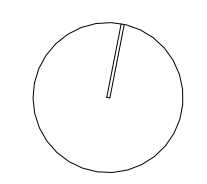
1 SITE LEVEL
1/8" = 1'-0"



<p>ISSUE: _____</p> <p>REVISIONS: _____</p>		<p>VERANDAH RESIDENTIAL ARCHITECTS</p> <p>ALEXANDER RIDGWAY alexander@verandaharch.com 713.625.5147</p> <p>ARCHITECT ALR</p> <p>DRAFTED BY _____</p>	<p>BLUEBERRY JONES</p> <p>PROJECT 202 RIVER ROAD WIMBERLEY TX 78676 LOCALITY</p> <p>BLUEBERRY JONES, LLC WIMBERLEY TX CLIENT</p>	<p>25.03 08.11.25 PROJECT NUMBER DATE</p> <p>1/8" = 1'-0" SCALE</p> <p>SITE PLAN SHEET TITLE</p> <p>A.0.0 SHEET NUMBER</p>
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1 ROOF LEVEL
1/4" = 1'-0"



ISSUE:	REVISIONS:

VERANDAH
RESIDENTIAL ARCHITECTS
ALEXANDER RIDGWAY
alexander@verandaharch.com
713.603.1347
ARCHITECT
ALR
DRAFTED BY

BLUEBERRY JONES
PROJECT
222 RIVER ROAD
WIMBERLEY TX 78654
LOCALITY
BLUEBERRY JONES, LLC
WIMBERLEY TX
CLIENT

25.03 08.11.25
PROJECT NUMBER DATE
1/4" = 1'-0"
SCALE
ROOF PLAN
SHEET TITLE
A.1.9
SHEET NUMBER

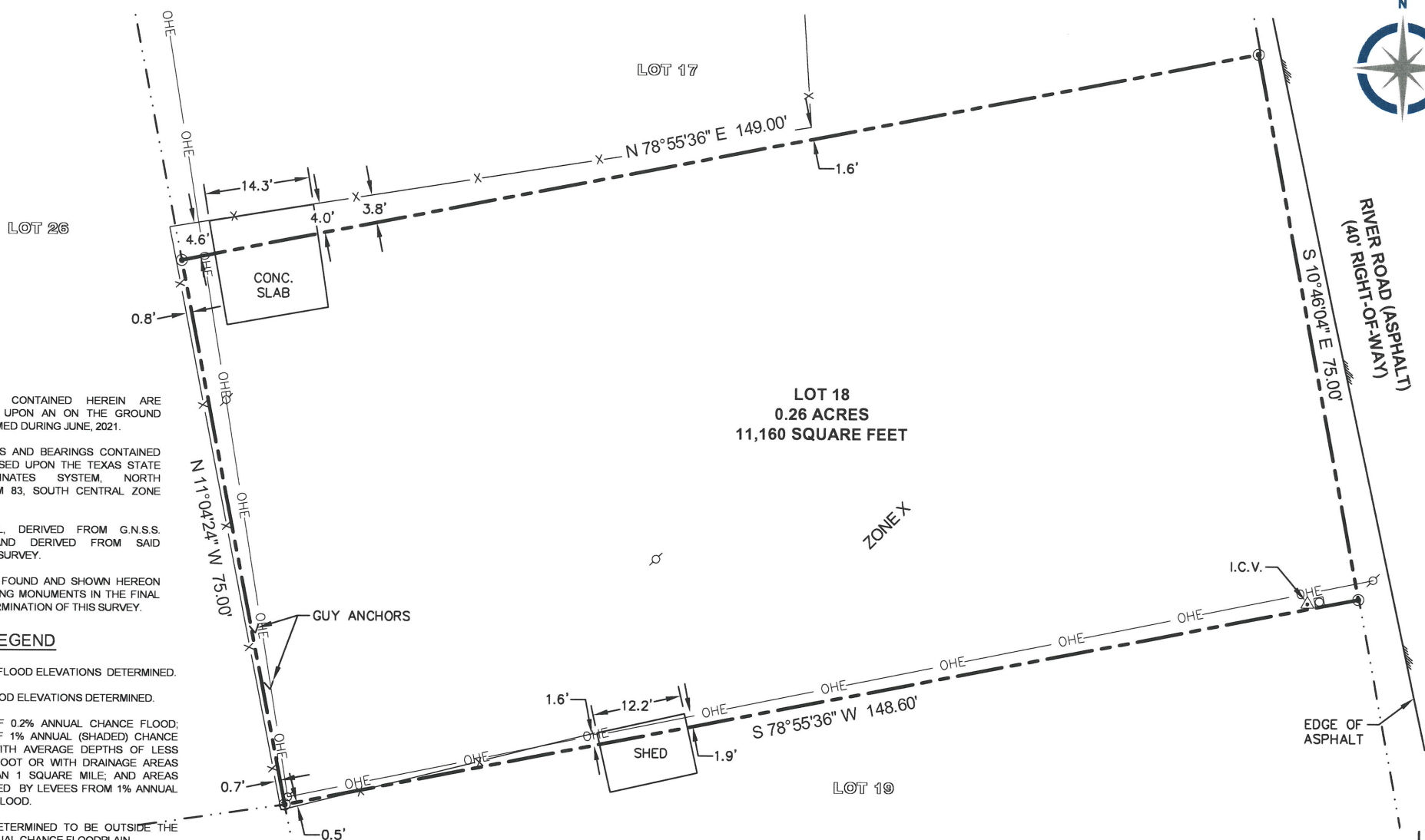


**TITLE COMMITMENT GF. NO. 15059NW
SCHEDULE B ITEMS:**

- 10a. NON-SURVEY ITEM
- 10b. Powerline easement to Pedernales Electric Cooperative, Inc. in Volume 137, Page 487, Deed Records of Hays County, Texas. (AFFECTS THIS TRACT)
- 10c. Easement, Right of Way and/or Agreement granted to Newell Lynch, by instrument recorded in/under Volume 139, Page 160 of the deed Records, Hays County, Texas. (AFFECTS THIS TRACT)
- 10d. NON-SURVEY ITEM

LEGEND

- SUBJECT TRACT BOUNDARY
- ADJOINER TRACT BOUNDARY
- BUILDING SETBACK
- EXISTING EASEMENT
- CENTERLINE ROAD
- RIGHT OF WAY (R.O.W.)
- UNDER GROUND TELEPHONE
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- PIPE FENCE
- WOOD FENCE
- CENTERLINE CREEK/DITCH
- FOUND MONUMENT
- FOUND FENCE POST
- SET 1/2" CAPPED IRON ROD STAMPED "DATAPPOINT 10194585" UNLESS OTHERWISE NOTED
- POWER POLE
- WATER METER
- WATER VALVE
- GAS METER
- ELECTRIC METER
- MANHOLE
- CLEANOUT



NOTES

1. ALL DISTANCES CONTAINED HEREIN ARE GROUND, BASED UPON AN ON THE GROUND SURVEY PERFORMED DURING JUNE, 2021.
2. ALL COORDINATES AND BEARINGS CONTAINED HEREIN GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, SOUTH CENTRAL ZONE (4204), NAVD88.
3. ELEVATIONS MSL, DERIVED FROM G.N.S.S. OBSERVATION AND DERIVED FROM SAID ON-THE-GROUND SURVEY.
4. ALL MONUMENTS FOUND AND SHOWN HEREON WERE CONTROLLING MONUMENTS IN THE FINAL BOUNDARY DETERMINATION OF THIS SURVEY.

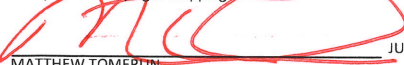
FLOOD ZONE LEGEND

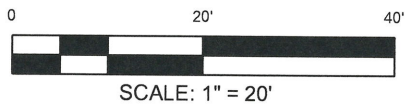
- ZONE A NO BASE FLOOD ELEVATIONS DETERMINED.
- ZONE AE BASE FLOOD ELEVATIONS DETERMINED.
- ZONE X AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL (SHADED) CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S CERTIFICATION

The undersigned hereby state that this survey is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. I have examined the Flood Insurance Rate Map for Hays County, Texas and Incorporated Area Map No. 48209C0355F, Effective Date September 2, 2005 and it appears that the property lies within Zone X, and is **NOT** located within a 100-year flood zone. The Reference to the 100-year flood plain or flood hazard zones, are an estimate based on the data shown on the Flood Insurance Rate Map and should not be interpreted as a study or determination of the flooding propensities of this property.

Datapoint Surveying & Mapping


 MATTHEW TOMERLIN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503
 JUNE 28, 2021



**LAND TITLE SURVEY
202 RIVER ROAD**

LOT 18, CLIFFSIDE SUBDIVISION, SECONDS UNIT,
 a subdivision in Hays County, Texas
 according to the map or plat thereof recorded in
 Volume 136, Page 131, Deed Records, Hays County, Texas and Deed of
 dedication recorded in Volume 136, Page 150, Deed Records, Hays County, Texas



12450 Network Blvd. - Suite 300
 San Antonio, TX 78249
 Phone: 726-777-4240
 Firm No. 10194585



AGENDA ITEM:	2. 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:	09/30/2025
MEETING DATE:	October 9, 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 required 60-day stay period is complete. Staff has received no citizen opposition to the demolition, just a few questions. Attached is an updated application. Note from the applicant:

"I understood from Holden that the P&Z committee had a few comments regarding the exterior of Wimbo's Perfect Place. We updated the drawings accordingly. I would like you to please share these updated images with them at the next meeting. Also, we are saving the 23.5" oak tree.

The project will now have (4) retail tenants. The building footprint size has not increased. There may be food available for purchase in a lease space, but the commercial kitchen has been removed from the project. This plan update is also in the attached PDF."

The Commissioners can now make a determination on the building demolition and the new construction.

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)



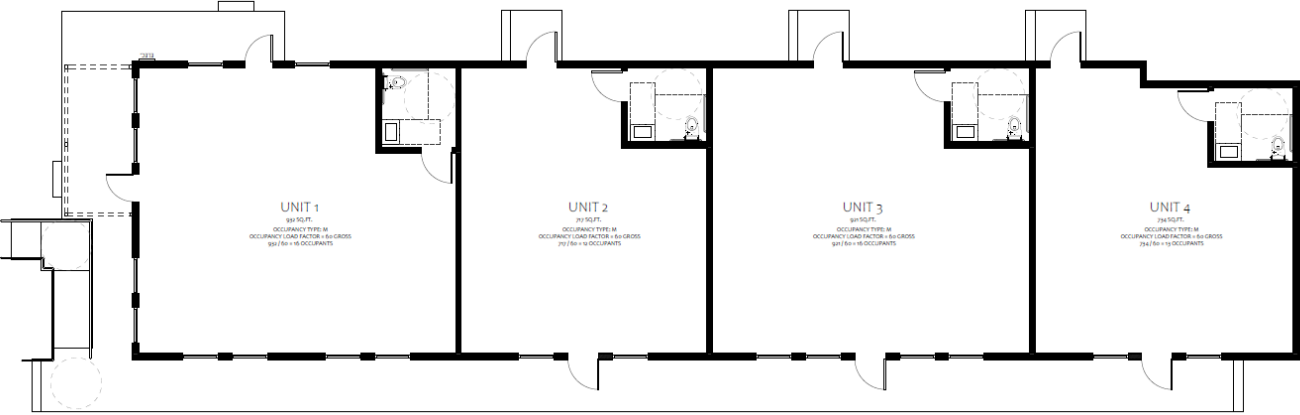
Wimbo's Perfect Place
151 Old Kyle Road
Wimberley, Texas 78676

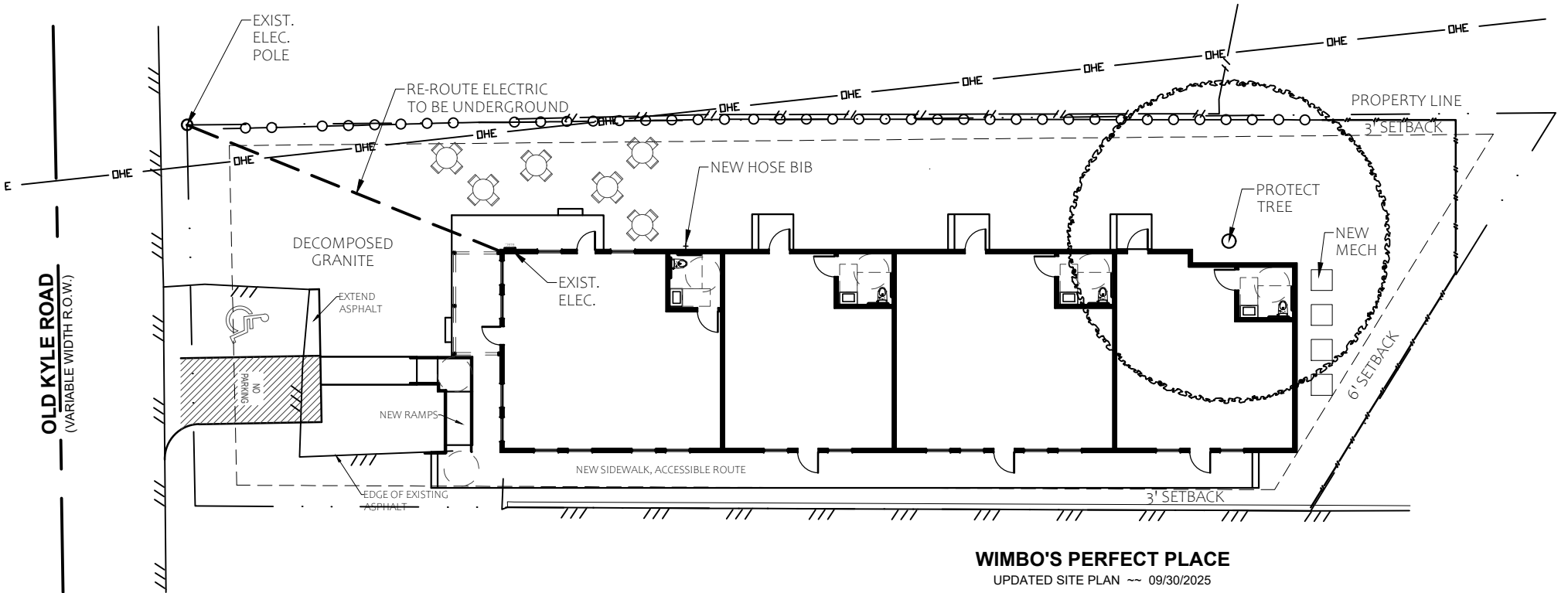
Revised Exterior Renderings:



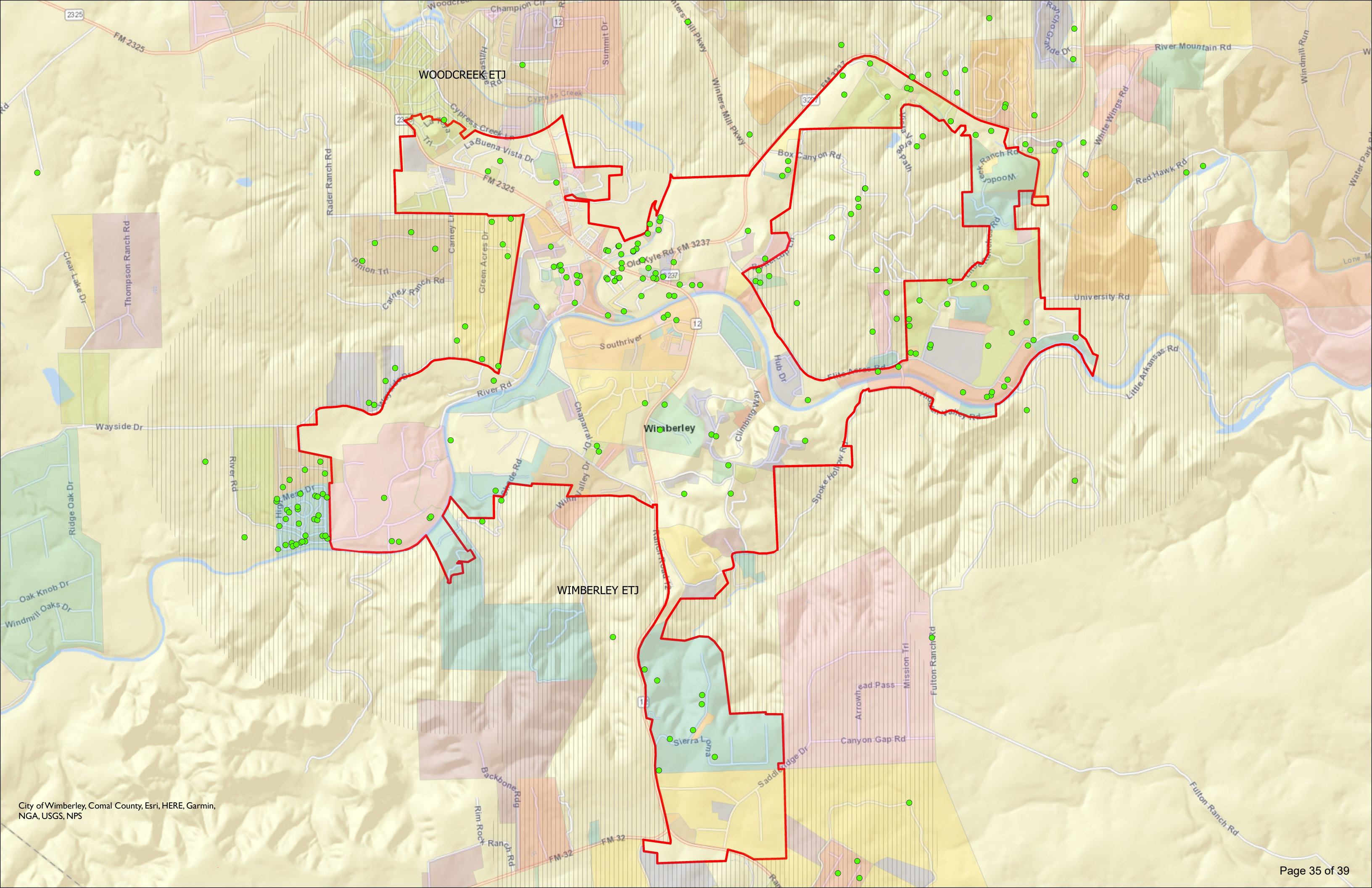


Updated Plan without Commercial Kitchen:





WIMBO'S PERFECT PLACE
 UPDATED SITE PLAN -- 09/30/2025



WOODCREEK ETJ

WIMBERLEY ETJ

Wimberley

Sec. 9.03.253 Planning and zoning commission

- (a) *Generally.* The planning and zoning commission shall function according to the following criteria which establish membership and operating procedures.
- (b) *Creation; membership; officers; rules and bylaws.*
 - (1) There is created, in accordance with V.T.C.A., Local Government Code, Ch. 211, the planning and zoning commission, hereafter sometimes referred to as the "commission," which shall consist of seven members who are either resident citizens of the city or are residents of the extraterritorial jurisdiction of the city, provided no more than two members shall reside in the extraterritorial jurisdiction of the city. In the event that a vacancy occurs on the commission that results in the majority of the commission members being residents that reside outside the city limits, then the commission will not meet or conduct business until such time as the vacancy can be filled by appointment of the city council so that a majority of the commission members are residents living within the city limits. For purposes of this section, the member that moved outside the city limits which caused the commission to lose its majority of members who reside within the city limits shall be deemed to have automatically resigned from membership of the commission. If the member's move outside the city limits does not result in a majority of members residing outside the city limits, then the member will continue to serve on the commission.
 - (2) Any member of the city council may nominate an eligible person to fill a vacant position on the commission. Each person so nominated must be approved by a simple majority vote of the council before becoming a member of the commission.
 - (3) Commissioners shall be nominated and appointed to a particular place on the commission, by the second meeting in June of each year, (such as planning and zoning commissioner, place No. 1) that correlates with the place on the city council responsible for their nomination (such as city council place 1). The mayor shall be responsible for nominating the mayor and consensus places on the commission. Beginning December 3, 2020, commissioners shall serve two-year staggered terms, which correspond with the city council member or mayor who appointed the commissioner. In the event that a commissioner is appointed to fill a vacancy, the remainder of the term for which the commissioner is appointed, unless the commissioner resigns or is removed prior to the expiration of the term. The members of the commission shall serve until their successors are appointed. Each commissioner shall be eligible for reappointment. Terms shall commence on July 1st.
 - (4) If a vacancy occurs on the commission, the city council may fill the unexpired term at the first regular meeting of city council following notification of vacancy.
 - (5) Removal of commission members. The city council may, by majority vote, remove a commission member for lack of confidence, incompetence, corruption, misconduct or malfeasance. The commission shall hold one regular meeting per month on the second Thursday of the month. The commission may hold special called meetings at any other time, when deemed necessary. Any commission member who misses three regular meetings or special called meetings, under the circumstances set forth in this article, within a 12-month time period shall be deemed to have automatically vacated his or her position on the commission. When any commission member has missed two regular meetings or special called meetings, under the circumstances set forth in this article, in a 12-month time period, the city administrator shall notify the subject commission member and city council, in writing, about the subject commission member's absences. For the purpose of this meeting attendance requirement, it shall be considered a missed meeting for any member who misses a special called meeting that was cancelled due to a lack of quorum because of the subject commission member's absence. In addition, it shall be considered a missed meeting for any commission member who leaves a meeting prior to the completion of all action items on the posted agenda for a meeting

for any other reason other than to avoid a potential conflict of interest. For the purpose of this policy, any commission member who automatically vacates his or her position on the commission may be considered for reappointment to the commission or appointment to another city board in the future by the city council.

- (6) Members of the commission shall regularly attend meetings and public hearings of the commission, and shall serve without compensation. Voluntary absences from three meetings of the commission in a calendar year will result in the automatic resignation of the commissioner. The chairperson may excuse an absence if the commissioner concerned seeks an excused absence. Once three unexcused absences are recorded, the chairperson will refer the commissioner in question to the city council to schedule the appointment of a replacement.
 - (7) From among its members the commission shall elect its officers, those being the chairperson, vice-chairperson, and parliamentarian. Officers shall be elected for terms of one year. The chairperson shall not hold the position for two consecutive terms. The commission, at their July meeting, shall select all the positions. New officers shall begin serving during the meeting following their selection and they shall serve until the next election of officers.
 - (8) The chairperson shall preside over all meetings of the commission and may vote. The vice-chairperson shall preside in the absence of the chairperson, and the parliamentarian shall preside in the absence of both the chairperson and vice-chairperson. In the absence of the parliamentarian, a parliamentarian pro tem shall be appointed by the chairperson or vice-chairperson as appropriate.
 - (9) The commission may appoint consultants, citizen committees, and council [counsel] to assist in the work of the commission on the approval of the person(s) and a duly passed motion of the commission. These groups have standing without vote as advisors in commission meetings. The entire work product of a consultant, committee, or council relating to an agenda item may become part of the records of the commission, at the discretion of the chairperson.
 - (10) The commission shall take no final action on any matter before it without first obtaining reports from the city departments concerned.
 - (11) Releases and statements to the public and press in the name of the commission shall be made only by the chairperson or the chairperson's designated representative. The chairperson shall sign all written recommendations of the commission.
- (c) *Parliamentary procedure; quorum; voting.* The commission will follow the parliamentary procedure adopted by the city council for all boards and commissions, and procedures shall not be in conflict with the laws applicable to the commission on [or] the following:
- (1) *Quorum.* A quorum shall consist of five members of the commission. Motions shall carry with a simple majority vote; however, in no case shall less than four votes in favor of a motion constitute a majority;
 - (2) *Voting on motions.* Voting on zoning applications shall be by rotating roll-call vote with the chairperson always voting last. Voting on all other questions may be by voice, provided that a roll-call vote shall be taken upon demand of the public or any commissioner;
 - (3) *Reconsideration of decisions.* Reconsideration of a finding of the commission shall be granted by the chairperson when any interested party for the reconsideration demonstrates to the chairperson that essential facts were not brought to the attention of the commission;
 - (4) *Conflict of interest.* A member shall not vote or participate in any deliberations regarding a matter before the commission if the member has any personal interest in or any property within 200 feet of the property in question, whether that interest is direct, indirect, financial, or otherwise. In any case, where the question of a member's interest is raised, the chairperson shall rule on whether the member should be disqualified; and

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- (5) *Use of Robert's Rules.* Any question of order of procedure not covered herein shall be decided according to the latest edition of Robert's Rules of Order, insofar as that may be applicable.
- (d) *Meetings; public record.*
- (1) *Time and place; notice.* Regular meetings shall be held in the city hall, except as otherwise provided herein, when called by the chairperson. There shall, however, be at least one meeting each quarter. The chairperson may call special meeting times and locations, provided that written notice thereof is sent to each member 72 hours prior to the time of the meeting. All meetings shall be posted for public review at least 72 hours prior to the meeting date. No approval, disposal, or final action shall be taken on any zoning application unless all notice requirements mandated by state statute, these rules and procedures, or any other ordinance pertaining to the application or notice requirements have been met.
 - (2) *Open and closed meeting; minutes.* Meetings shall be open to the public, and minutes shall be kept and shall be treated as public record. Closed meetings (such as executive sessions) shall be permitted as authorized by law. The city secretary or his or her designee shall keep minutes and records of all proceedings of the commission. These records shall be secured at the City Hall as a matter of public record.
 - (3) *Public comment.* A public forum will be a regular part of each meeting agenda for remarks unrelated to other agenda items. Public comment will be heard on each agenda item. Each comment shall be limited to three minutes unless questions by the commission are in order. Public comment requiring more than three minutes must be placed on the agenda in a timely manner at the request of a commissioner or city council member. This provision may be waived in regard to work sessions at the discretion of the commission.
- (e) *Establishing extraterritorial jurisdiction.*
- (1) Statutes of the state authorizing and empowering cities to regulate the platting and recording of subdivisions or additions within the corporate limits and establishing extraterritorial jurisdiction are hereby adopted, and the commission, acting through its duly authorized officials, shall have all the rights, powers, privileges, and authority authorized and granted by and through the statutes pertaining to regulation of subdivisions and extraterritorial powers.
 - (2) Subject to restrictions imposed by the city council, the commission shall have all the rights, powers, privileges, and authority authorized and granted by and through the statutes of the state authorizing and granting cities the power of zoning as found in V.T.C.A., Local Government Code, Ch. 211, as amended.
- (f) *Powers and duties.*
- (1) In general, the planning and zoning commission shall be an advisory body and adjunct to the city council, and shall make recommendations regarding amendments to the comprehensive plan, changes of zoning, and zoning to be given to newly annexed areas, and shall make recommendations regarding the approval of plats of subdivisions as may be submitted to it for review and other planning related matters. The commission shall conduct an annual review of the city's comprehensive plan and shall be prepared to make recommendations to the city council as deemed necessary to keep the city's comprehensive plan current with changing conditions and trends and with the planning needs of the city. The commission shall serve in an advisory capacity on any planning related item(s) in the city, including the city's capital improvements program, annexation plan, and the expansion or extension of city infrastructure such as roadways, utility services, and public facilities. The commission shall also make recommendations to the city council regarding historical and architectural standards.
 - (2) The commission shall perform those other duties as may be assigned by the city council by ordinance or resolution.

(3) Review and act on the designation of landmarks and the delineation of districts, subject to approval by the city council. Monitor and report to the Texas Historical Commission all actions affecting any recorded Texas historic landmark, state archaeological landmark, National Register property and any locally designated landmark, as deemed necessary. Review and take action on all certificates of appropriateness applications for compliance with adopted design guidelines pursuant to this division. Review and take action on all appeals on action taken regarding the administrative review of certificates of appropriateness applications for compliance with adopted design guidelines pursuant to this division. Develop, prepare and adopt specific design guidelines which shall be ratified by the city council, for use in the review of all certificates of appropriateness applications. Recommend to city council the acquisition of endangered landmarks by demolition where its preservation is essential to the purpose of this article and where private preservation is not feasible. Provide comment to the Texas Historical Commission on any federal undertakings (projects utilizing federal funds or requiring a federal permit) pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended.

(g) *Procedure on zoning hearings.* The procedure and process for zoning changes and amendments shall be in accordance with section 9.03.255 of this Code.

(Ordinance 2001-010, § 9, adopted 4/1/01; Ordinance 2003-007, adopted 8/21/03; 2006 Code, § 155.107; Ordinance 2006-018, adopted 2/15/07; Ordinance 2007-008, §§ 17—19, adopted 4/5/07; Ordinance 2007-030, adopted 10/18/07; Ordinance 2009-007, adopted 3/5/09; Ordinance 2010-024, adopted 8/5/10; Ordinance 2011-002, § II(A), adopted 1/6/11; Ordinance 2011-029, § II(A), adopted 10/20/11; Ordinance 2014-012, adopted 5/15/14; Ordinance 2016-025, adopted 7/21/16; Ordinance 2020-30, adopted 12/3/20; Ordinance 2022-12, adopted 6/16/22; Ordinance 2023-11, § 2, adopted 6/1/23)

State law reference(s)—Zoning commission, V.T.C.A., Local Government Code, § 211.007.