



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:

Nathan Olson

PZC Staff Liaison

APPROVED BY:

Anne Ulfelder

PZC Chairperson

