



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, OCTOBER 16, 2025 - 6:00 PM

MINUTES

1. CALL TO ORDER

Mayor Jim Charles called the City of Wimberley City Council meeting to order on Thursday, October 16, 2025, at 6:00 PM.

2. CALL OF ROLL

City Secretary, Tammy Heller called the roll.

Council Members Present:

Jim Chiles, Mayor
Rebecca Minnick, Place 1
Bo Bowman, Place 2
Chris Sheffield, Place 3
Bob Clark, Place 4
David Cohen, Place 5

Staff Present:

Tim Patek, City Administrator
Tammy Heller, City Secretary
Nathan Glaiser, ACM/Director of Dev. Svcs.
Erica Flocke, Interim Parks Director
Esther Pena, City Attorney

3. INVOCATION

Scott Tidwell from Fellowship of the Crossroads, provided this evening's invocation.

4. PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

Those present recited the Pledge of Allegiance to the United States flag and the salute to the Texas flag.

5. CITIZENS COMMUNICATIONS

Mayor Chiles explained the rules for citizen communications, noting the three-minute time limit and that Council members could only speak about items on the agenda.

Helena Hauk, owner and operator of Creek Haven Inn and Spa in the downtown overlay district, spoke about short-term rentals (STR). She noted that her business supports about 20 families, and as chair of the hotel occupancy tax advisory committee, a board member of the Wimberley Valley Chamber of Commerce, and a board member of the Texas Bed and Breakfast Association, she was aware of the tourism industry's health both locally and statewide. She urged Council to review practices adopted by other communities to safeguard against overdevelopment of STRs and to

consider adopting two specific policies before approving further STRs: either requiring the property be zoned commercial prior to application, or requiring the property be owner-occupied as a primary residence at the time of application. Ms. Hauk noted that the lodging industry was currently suffering, and adding additional passive lodging would crowd residential areas and oversupply the market.

Anna Nunez, Public Affairs Specialist with the U.S. Small Business Administration Office of Disaster Recovery and Resilience, provided information about presidential disaster declaration #21174 issued for Texas flooding that occurred July 2-18, 2025. She explained that Hays County was declared a contiguous county for this disaster, meaning small businesses in Wimberley that did not suffer physical damage but are experiencing financial losses may be eligible for Economic Injury Disaster Loans. The loans provide working capital of up to \$2 million with no fee to apply, no payment, and no interest for 12 months. The application filing deadline is April 6, 2026. Ms. Nunez requested the city help share this information and stated she would follow up with additional details via email.

6. CONSENT AGENDA

6.1 Consider approval of minutes from the September 18, 2025 Regular City Council Meeting.

6.2 Approval of the August 2025 Revenue and Expenditure Report for the City of Wimberley.

Council Member Sheffield moved approval of the consent agenda. Council Member Bowman seconded the motion. The motion carried unanimously (5-0).

7. PUBLIC HEARINGS AND POSSIBLE ACTION

7.1 Hold a Public Hearing and consider action on Ordinance 2025-20, regarding an application for a Conditional Use Permit (CUP-25-013) to allow for the operation of a Short-Term Rental (STR2) at 202 River Road.

Nathan Glaiser, Assistant City Manager, presented the application for a conditional use permit (CUP) for 202 River Road, which is a 0.28-acre property zoned Single Family Residential 3. The application proposed a two-story structure with four STR units and a one-story cottage that would be an accessory building not to be rented. Mr. Glaiser reported that the Planning and Zoning Commission voted 4-2 to recommend approval with the condition that the one-story cottage not be included in the STR use. He noted that formal opposition came from four neighbors, two of them within 200 feet of the property, amounting to about 11% of the land area within 200 feet, which did not trigger a supermajority requirement. Five parking spaces were proposed on a pervious covered driveway.

Mayor Chiles opened the public hearing at 6:16 PM.

Pat Rehmet, an attorney with 50 years of experience who has lived in Wimberley for 48 years, spoke in opposition. He suggested postponing a decision until Hays County approved the septic system, noting concerns about fitting an adequate septic field on such a small lot with the proposed structures and parking.

Lisa Kiefer, owner of property at 301 River Road, asked Council to reject the recommendation from Planning and Zoning, stating the matter needed more in-depth consideration. She expressed concerns about septic systems on future commercial development in the area, pedestrian and driver safety issues, and questioned several factors in the Planning and Zoning Commission's approval. She noted that no property owners within 200 feet had spoken in favor of the project.

Alex Ridgway, architect for the project, stated the design was fully within setback lines with 23.3% impervious coverage, below the 35-foot maximum height allowance at 29'10", and that a septic system had been designed by CTHC Septic that would fit on the property. He emphasized that the design was compact and efficient, and that the studio space for the owner (an interior designer) was

not an office but a creative workspace. He argued that STR use would be less disruptive than a potentially larger single-family home, and that the walkability of the location was an asset to the town.

Courtney Mecklenburg, a Wimberley resident that lives off Leveritt's Loop, expressed neutrality on this specific application but voiced concern about the continued approval of STRs without a clear policy on capping them. She worried the residential area where she lives and plans to retire could become dominated by short-term rentals like Port Aransas. She also mentioned concerns about STR guests accessing the river without proper permission.

Bruce Levinson, who lives at 300 River Road, expressed concerns about parking, noting the difficulty of turning into the property from the road and questioning how five cars would fit on the lot. He was also concerned about where construction crews would park during building and whether a septic system could adequately support the structure. He questioned the need for more STRs when existing owners report declining revenues.

Mayor Chiles closed the public hearing at 6:30 PM.

The applicant, Lindsay Davis, explained she is the owner and principal designer at Blueberry Jones Design and a local resident with her husband and daughter. She clarified that the building would look like a two-story home from the outside, with four guest suites inside designed for adult couples or single occupants, not large groups or "celebration houses." The cottage would be her studio space where she would work daily, though she would not live on-site. She noted her residence is only five minutes away, allowing for quick response to any issues.

Council discussion centered around several concerns:

- Whether septic approval should be received before granting the CUP
- The appropriateness of the use given the small lot size (0.28 acres)
- Parking and traffic safety around the corner of River Road and Lange Road
- The overall approach to STRs in the area and the need for a more comprehensive plan
- Whether the proposed structure was too intensive for the property

Council Member Minnick expressed conflict about the application, noting that while the area seemed more appropriate for commercial use given what surrounds it, there were legitimate concerns about infrastructure and the transition from residential to commercial uses. Council Member Bowman voiced concerns about the intensity of the proposed use on the small lot, particularly with multiple units.

After calculating the percentage of opposition, Nathan Glaiser confirmed that 19.3% of the land area within 200 feet was opposed, which was under the 20% threshold requiring a supermajority for approval.

Council Member Sheffield moved approval of CUP-25-013 to allow for a short-term rental at 202 River Road as presented. Council Member Minnick seconded the motion. The motion passed 3-2. (Bowman and Cohen opposed)

8. DISCUSSION AND POSSIBLE ACTION

8.1 Discuss and consider possible action regarding a request by Bloomfield Homestead to permit a mobile pull cart for the transport and sale of flowers within the city limits, including the city center overlay.

Tim Patek, City Administrator, presented the request for a permit to sell flowers in the downtown square area.

April Billups, who owns property off Fischer Store Road, explained she had recently started a small cut flower farm using natural farming processes. She showed a picture of her gorilla cart that she planned to decorate and explained that about 80% of flowers sold in the United States are imported. She described her desire to promote locally grown flowers in Wimberley by selling them from her mobile cart, primarily in the evenings after local florists have closed. She noted this would generate interest in her business while supporting local agriculture and adding character to the community.

When asked where she would set up, Ms. Billups explained she would park in one of the visitors' parking areas and roll the cart around town, like an ice cream truck concept. She also mentioned she could offer local delivery but was not set up to ship flowers out of state.

Council Member Minnick moved to approve the request by Bloomfield Homestead to permit a mobile pull cart for the transport and sale of flowers within the city limits as presented. Council Member Cohen seconded the motion. The motion carried unanimously (5-0).

8.2 Discuss and consider possible action regarding a Request for Proposals (RFP) to update the playground at Martha Knies Community Park.

Erica Flocke, currently Interim Park Director and Park Operations Manager for the past three years, presented a request to issue a formal RFP for the design and installation of new playground equipment at Martha Knies Community Park. She explained the existing equipment is over 15 years old, showing obvious wear and tear, and no longer meets current accessibility or safety standards. The new playground would focus on nature-inspired design elements reflecting Wimberley's character, ADA-compliant surfacing, inclusive play structures, and durable, low-maintenance materials. The estimated project cost is up to \$250,000, including equipment, site preparation, surfacing, and installation.

Ms. Flocke shared example design concepts featuring bird-shaped structures, noting this unique design had not been seen in other parks where she had worked. Council Member Cohen suggested contacting Cypress Creek Church, which recently installed an impressive playground. Council Member Minnick commented that the bird theme was appropriate since Wimberley is a bird city.

Tim Patek noted the Friends of Wimberley Parks might potentially donate \$50,000 toward the playground project, which would help reduce the cost for the city.

Council Member Minnick moved to approve the RFP to update the playground at Martha Knies Community Park as presented. Council Member Cohen seconded the motion. The motion carried unanimously (5-0).

8.3 Discuss and consider possible action regarding the construction of a stage at Oak Park.

Erica Flocke explained that Oak Park has become one of the city's most active community spaces hosting concerts and public events. Staff obtained quotes for a 10' x 20' open-air stage that would be one foot tall and ADA accessible, with bids ranging from approximately \$11,000 to \$26,000, mostly falling around \$15,000. Two material options were considered: concrete and composite (Trex). The Parks and Recreation Board reviewed the proposals and unanimously recommended proceeding with Trex material to match existing park structures, particularly the bathroom facility. The board also recommended planning for a future canopy addition, ensuring both the stage and future features maintain a cohesive design with the rest of Oak Park.

Council Member Minnick suggested contacting the architect of the bathrooms to ensure design consistency, especially for the future canopy. Ms. Flocke confirmed the stage would be positioned against the fence, and depending on the event, attendees could either bring chairs or stand.

Tim Patek added that the city would be establishing pricing for both the stage and vendor booths to be rented out, with proceeds going back to parks.

Council Member Cohen moved to approve the proposal to construct the stage at Oak Park. Council Member Bowman seconded the motion. The motion carried unanimously (5-0).

8.4 Discuss and consider possible action on Resolution No. 07-2025, designating The Wimberley View the official newspaper for the City of Wimberley, Texas for Fiscal Year 2026 - per LGC Sec. 52.004

City Secretary Tammy Heller explained this was a statutory requirement from the local government code. After adopting the budget, an "official" newspaper must be designated for the city. She requested approval that the Wimberley View be designated as the official newspaper.

Council Member Sheffield moved approval of Resolution Number 07-2025 designating the Wimberley View as the official newspaper of the City of Wimberley as presented. Council Member Bowman seconded the motion. The motion carried unanimously (5-0).

8.5 Discuss and consider possible action regarding the City of Wimberley's Quarterly Investment Report for the fourth quarter of Fiscal Year 2025.

Tim Patek presented the quarterly investment report, noting the numbers looked good. He mentioned that the report did not reflect a check that would be issued the following day for the paving of Hillview and Mesa, which would cause a decline in the next quarterly report. He added that all funds were in good shape, and the city was still getting good interest rates at TexPool, on CDs, and at our bank, Texas Regional.

Council Member Cohen moved to accept the investment report. Council Member Clark seconded the motion. The motion carried unanimously (5-0).

8.6 Discuss and consider action on the January 1, 2026 City Council Meeting.

City Secretary Tammy Heller explained that city offices would be closed on Thursday, January 1, 2026, for the New Year holiday. Council could either cancel the meeting, reschedule it, or cancel now and call a special meeting later if needed. Any necessary items could be addressed in December or at the second meeting in January.

Council Member Cohen moved to cancel the January 1, 2026 meeting. Council Member Clark seconded the motion. The motion carried unanimously (5-0).

9. CITY COUNCIL REPORTS

9.1 Announcements

Tammy Heller announced the upcoming Boo! Hole Halloween event is on Saturday, with Council Members Bowman and Clark scheduled for the 4:00-5:30 p.m. shift and Council Member Sheffield and Mayor Chiles scheduled for the 5:30-7:00 p.m. shift. She noted that setup would begin at 2:00 p.m.

Tim Patek reminded Council of the upcoming TML conference in Fort Worth. Attendees would include Mayor Chiles, Council Members Minnick and Clark, Mr. Glaiser and himself, with most leaving midday on the 28th and returning on Friday the 31st.

Tim Patek reported on the successful cleanup event held the previous Saturday, with many people participating. Another cleanup event will be scheduled for the spring.

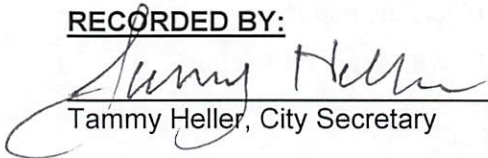
9.2 Future Agenda Items

Council Member Minnick requested a workshop on Short-Term Rentals, noting a committee that includes herself, two members from Planning and Zoning, a member of the Hotel Occupancy Tax Committee and Mr. Glaiser as staff liaison will be formed soon.

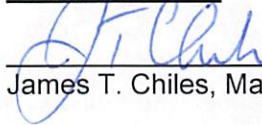
10. ADJOURNMENT

Mayor Chiles adjourned the meeting at 7:34 p.m.

RECORDED BY:


Tammy Heller, City Secretary

APPROVED BY:


James T. Chiles, Mayor

