

7.3. Future Agenda Items

8. **ADJOURNMENT**

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 Thursday, November 6, 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, OCTOBER 9, 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 Anne Ulfelder, Vance McCracken, Jerry Lunow, and Mac McCullough. Ben O’Kane was absent. Nathan Glaiser, Assistant City Manager(ACM)/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 September 11, 2025 Regular Planning and Zoning Commission meeting minutes.

The commission reviewed the minutes from the September 11, 2025 meeting. Motion to approve the minutes was made by Commissioner McCullough and seconded by Commissioner Lunow. The motion was approved unanimously (6-0)

5. PUBLIC HEARING AND POSSIBLE ACTION

5.1 Hold a public hearing and consider making a recommendation to the City Council regarding case CUP-25-013, an application for a Conditional Use Permit to allow the operation of a Short-Term Rental 2 at 202 River Road, Wimberley.

Nathan Glaisder, Director of Development Services, presented the application for a Conditional Use Permit (CUP-25-013) at 202 River Road. He explained that the property is a 0.28-acre vacant lot, zoned Single Family Residential 3 (R3). The applicants were requesting a CUP for a Short-Term Rental 2, defined as any non-owner occupied lodging for stays less than 30 days. The property is located across from the Leaning Pear restaurant, and is the second lot after passing Lange Road when heading south on River Road.

Mr. Glaiser confirmed that proper notification had been sent to surrounding neighbors within 200 feet (approximately 15-16 letters), published in the Wimberley View, and a sign was placed on the property. He presented the site plan submitted with the application and confirmed that the proposal

met all setback requirements for R3 zoning (30-foot front setback, 5-foot side yard setbacks, and 20-foot rear yard setback).

A question was posed regarding septic on the property, which Mr. Glaiser confirmed, noting that Hays County handles all septic permitting. The County would need to approve construction of the septic before the city would issue a building permit.

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

The applicant's representative, Alex Ridgway (architect), addressed the Commission. He provided information on impervious coverage, stating that the building footprints, porches, and proposed walkways would total 2,600 square feet, which is 23.3% impervious coverage (well below the 45% limit for R3 zoning). He noted they intended to use a pervious gravel system for the driveway. Commissioner McCullough noted that he had visited the site and was surprised at the property's tax appraisal value of \$173,000. There was discussion about the building plan, which showed a main two-story structure with four rental units and a separate cottage. A question was posed regarding parking, which the applicant confirmed would be at the front of the property and along the southeast side.

The Commission questioned whether trees would be removed. The applicant stated that while some trees would be removed for the driveway, they would try to maintain as much of the hedge line along the front property line as possible. He noted there were no significant trees on the property, though this assessment was questioned by commissioners who believed there were oak trees on the site.

A question was posed about the septic system design handling five toilets, which the applicant confirmed had been properly designed to accommodate the facility. It was stated that the facility appeared to be designed more like a hotel than a traditional short-term rental, with five separate suites, each with its own kitchenette, toilet, bedroom, and living area. Mr. Glaiser clarified that while the project fits the definition of a short-term rental under city regulations, it would be subject to commercial building code and fire code requirements due to the number of units.

The Commission heard from two neighbors in opposition:

Robin Jeambert, an adjacent property owner, stated her family had owned their property since 1964. She expressed concern about the hotel-like development, particularly regarding water impact, noise, and traffic issues at what she described as an "insanely noisy" corner. She noted she was not opposed to a single-family residence but felt this development was excessive for the lot size. She also mentioned having an uncapped well on her property near the boundary line.

Lisa Kiefer, who has owned property across the street for 29 years, stated that while she understands Wimberley needs to grow and doesn't oppose short-term rentals in general, she was concerned about the scale of development on such a small lot. She worried about traffic safety on the dangerous curve at River Road and Lange Road, and suggested that if the concept was appropriate for Wimberley, it should be located on a larger parcel. She also expressed concerns about construction logistics given the narrow roadway.

Lindsay Davis, the property owner, addressed some of these concerns, explaining that the rental units were designed for "higher end couples' weekend away" stays rather than large family rentals. Each unit would have only one king-size bed, no fold-out couches, and would be geared toward adults rather than families. She noted that she and her husband live nearby and would use a local management company. She also clarified that the separate cottage would be for her personal use and not rented out.

Chair Ulfelder closed the Public Hearing at 6:31 p.m.

Following public comments and further discussion, Commissioner McCullough made a motion to recommend approval with the condition that the cottage not be used as an additional rental space. After some debate about whether the development was too dense for the neighborhood versus appropriate given its proximity to commercial establishments within walking distance, the motion was seconded.

Motion by Commissioner McCullough, seconded by Commissioner Sharp, to recommend approval of CUP-25-013 for a Short-Term Rental 2 at 202 River Road, with the condition that the cottage on the property not be used as an additional rental at any time. Motion passed 4-2 (Oppose: McCracken, Lunow).

5.2 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.

Chair Ulfelder noted this was the Commission's third review of the project at 151 Old Kyle Road and opened the Public Hearing at 6:49 p.m.

The applicant was present and noted that they had incorporated all the changes previously recommended by the Commission, including preserving a tree by modifying the building design. The applicant explained they would be using a different type of engineered slab in the area near the tree that would allow the structure to be sound without penetrating the ground to the root zone. This resulted in losing approximately 60-80 square feet of building space.

The applicant also addressed the exterior colors, noting they had adjusted the color scheme to better fit with surrounding buildings rather than using the previously proposed stark white.

Mr. Glaiser reported that there had been no formal opposition to the project, only one inquiry from someone curious about the public hearing sign.

Chair Ulfelder closed the Public Hearing at 6:31 p.m.

Motion by Commissioner McCullough, seconded by Commissioner McCracken, to approve the Certificate of Appropriateness for the demolition and reconstruction of the building located at 151 Old Kyle Road as presented. Motion passed unanimously (6-0).

6. BOARD MEMBER REPORTS

6.1 Receive a Commissioner update and hold discussion regarding Short Term Rentals within the City of Wimberley.

Commissioner McCracken reported that he had met with Director Glaiser about forming a committee to study short-term rentals in Wimberley. He stated that Council Member Minnick had agreed to serve on the committee, and he was awaiting a response from Helena Hauk, Hotel Occupancy Tax Committee Chair. Commissioner McCullough volunteered to join the committee as a representative from the Hotel Occupancy Tax Committee.

The Commission discussed the need to collect data on active short-term rentals in the city, including their locations and quantity. Mr. Glaiser noted there are approximately 110 short-term rentals in the city, with about 20 of those pre-dating the CUP requirement.

Commissioners discussed potential policy considerations, including:

- Establishing a minimum lot size for short-term rentals
- Whether CUPs should transfer with property sales or require reapproval
- The possibility of an annual permit process
- Creating a mechanism for addressing complaints about short-term rentals
- Potentially revoking CUPs for properties that haven't been rented in several years

The Commission agreed to proceed with the committee consisting of Commissioner McCracken, Commissioner McCullough, and other members to study these issues.

6.2 Announcements

Director Glaiser distributed copies of the land use sections of both the existing comprehensive plan and a draft update from Langford, the company contracted to update the city's comprehensive plan. He invited commissioners to review these documents before a joint meeting scheduled for December. He noted that the draft update incorporated elements from various existing plans, including the Cypress Creek protection plan and the transportation plan.

There was discussion about how the comprehensive plan relates to zoning ordinances, with Mr. Glaiser explaining that the plan provides the basis for zoning regulations. Commissioners discussed potentially examining areas like River Road where current zoning might not match the evolving commercial nature of the area.

6.3 Future Agenda Items

No specific future agenda items were discussed beyond the December joint meeting regarding the comprehensive plan update.

7. ADJOURNMENT

The meeting was adjourned at 7:13 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 request for a Certificate of Appropriateness for new construction at 102 Oak Drive, Wimberley.
SUBMITTED BY:	
DATE SUBMITTED:	10/22/2025
MEETING DATE:	November 13, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Rocky Mountain Crepes, located at 102 Oak Drive, is requesting a permit to build a restroom for patrons and employees. Being in the historic district, all new construction requires a certificate of appropriateness from the Planning and Zoning Commission. The project will utilize lap siding and standing seam metal roof. It will be located towards the back of the property.

REQUESTED ACTION

Motion
Discussion

FINANCIAL

STAFF RECOMMENDATION

Staff recommends approval. This is a small building utilizing materials from the historic district design guidelines.

ATTACHMENT/S

1. COA-25-004 Supporting Documents_Redacted



**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: David Bremer, Streamline Real Estate, LLC

Mailing Address: P.O. Box 2288, Wimberley, Texas 78676

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

Name of Owner (if different than Applicant): _____

Mailing Address: _____

Phone Number: _____

Address of Property Where Structure/Site Located: 102 Oak Drive, Wimberley, Texas 78676

Zoning Classification of Property: C3

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):
Retail sales and services: general

Description of Proposed Work: The lot at 102 Oak Drive, on the Square (part of previous "100 Oak Drive") has existing in-place buildings. In order to satisfy the requirement for an onsite restroom for customer use, the owner of the property is seeking permission to add a single occupant restroom with exterior entry access as depicted on the attached site plan and elevations. Our goal is for the restroom to "blend in" with the existing buildings.

******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.*

Proposed Freestanding Restroom

102 Oak Drive

Wimberley, Texas 78676

Existing Property:



View from Henson Road

Adjacent Properties:

1. Marco's Italian Restaurant



2. Private Residence



3. Square Inn

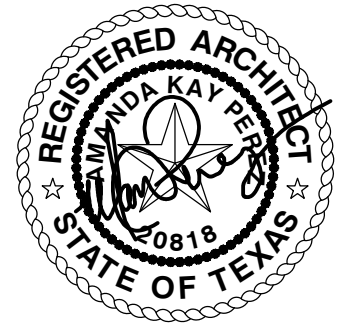


4. Cypress Creek Lavender



5. Wimberley Cafe Back-of-House

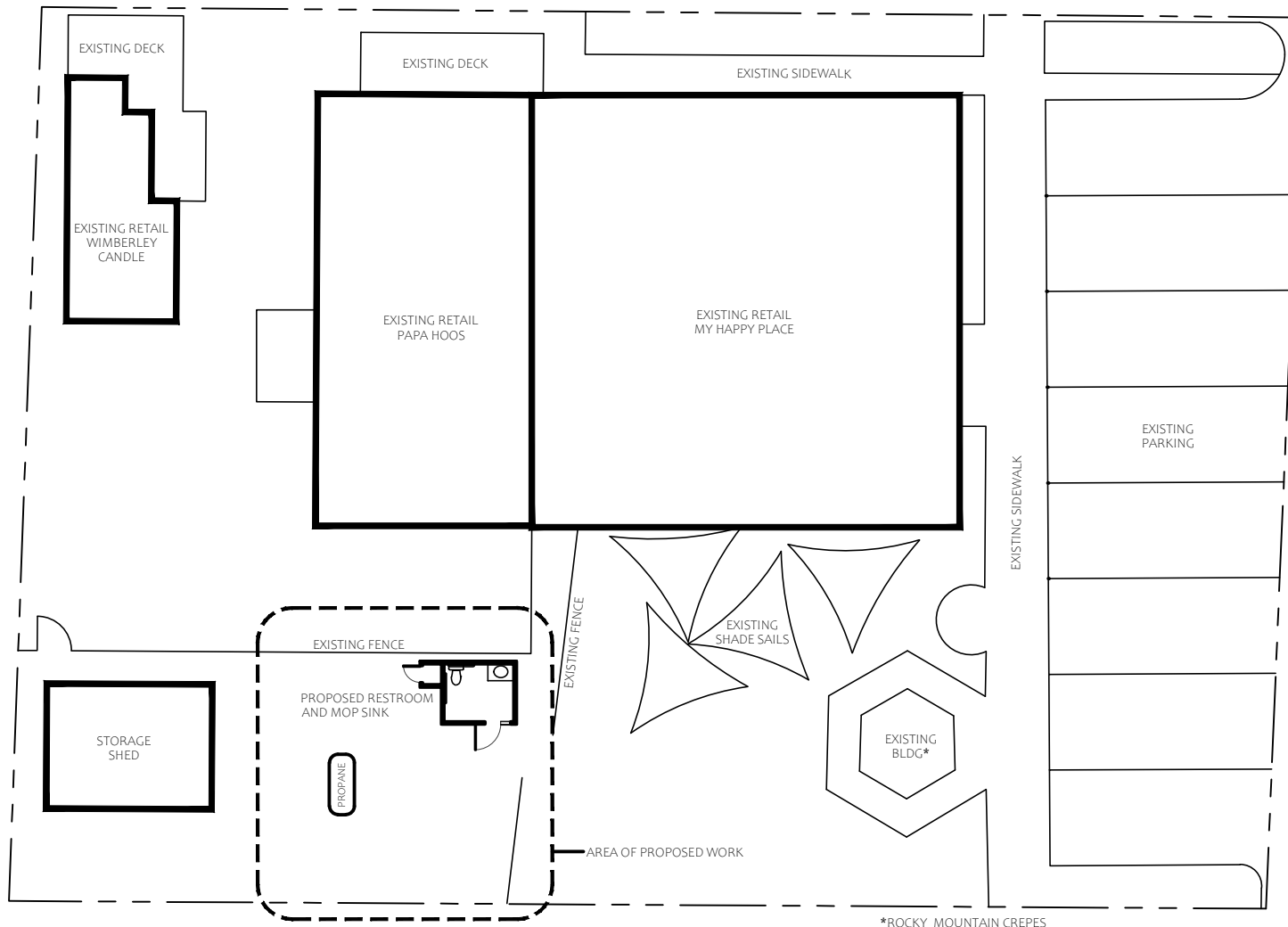




11/05/2025

DRAWING PREPARED BY
AGAVE DESIGN STUDIO

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.



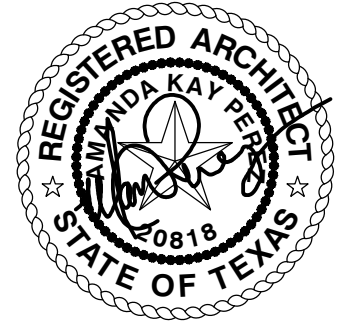
PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

RESTROOM ADDITION

102 Oak Drive Wimberley, Tx 78676

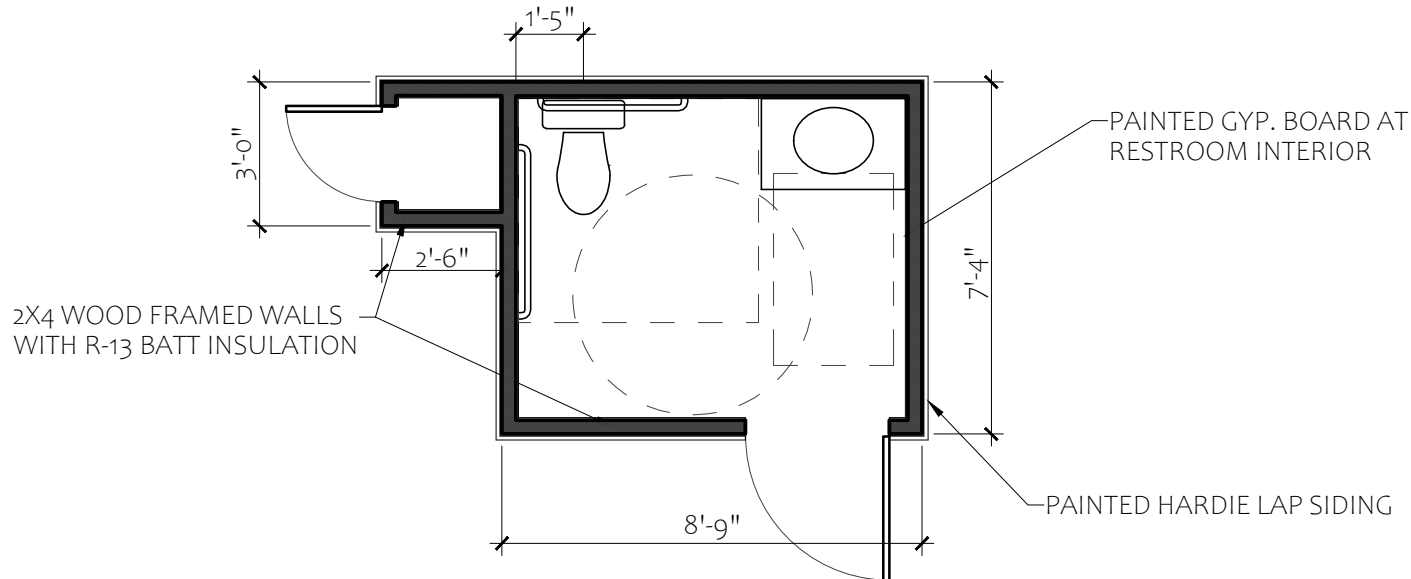




11/05/2025

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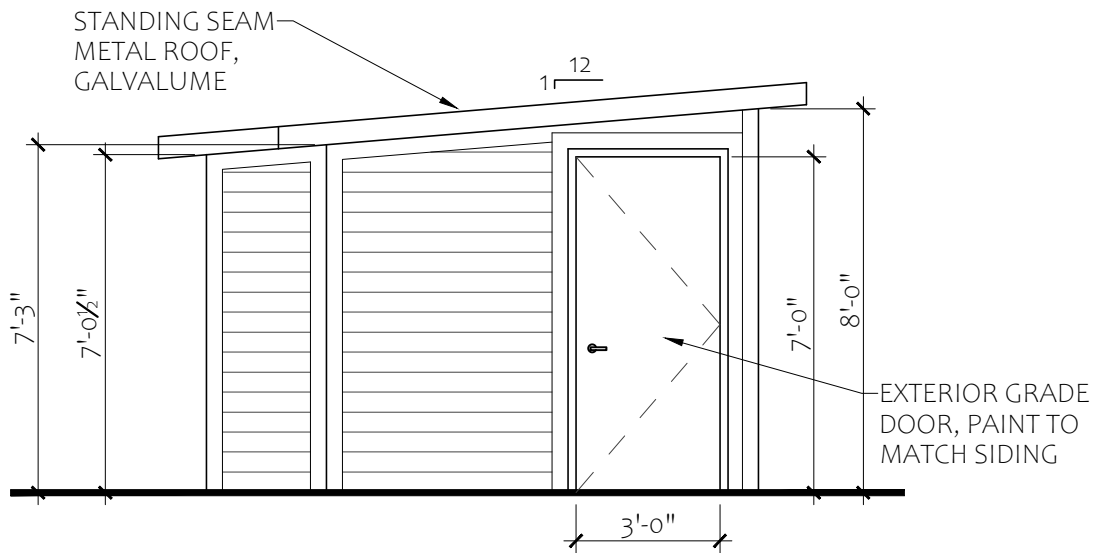
PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

RESTROOM ADDITION

102 Oak Drive Wimberley, Tx 78676

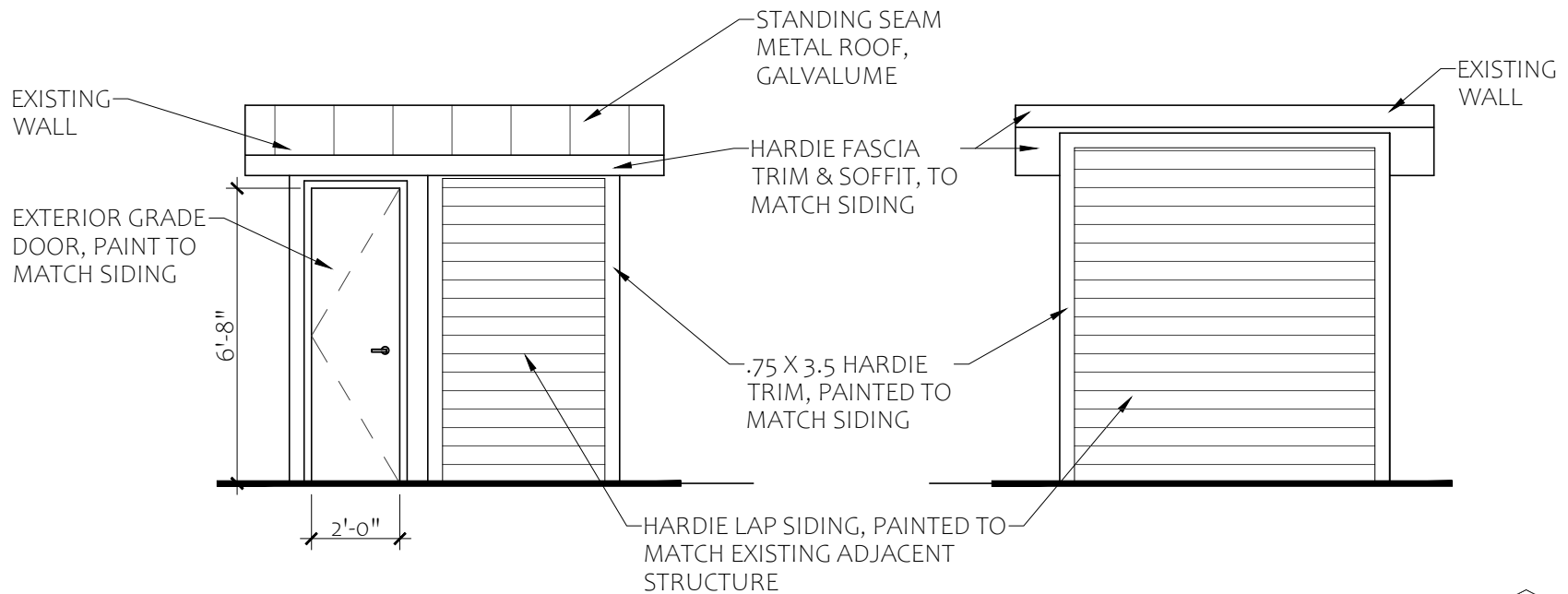




11/05/2025

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CONSTRUCTION.



RESTROOM ADDITION

102 Oak Drive Wimberley, Tx 78676





AGENDA ITEM:	ZA-25-003
SUBMITTED BY:	Nathan Glaiser, Development Services Director
DATE SUBMITTED:	10/23/2025
MEETING DATE:	11/13/2025

REPORT

ITEM

The applicant, Wimberley Independent School District, is requesting Wimberley Planned Development District (WPDD) zoning for a property at 200 Texan Blvd, Wimberley. The proposed Wimberley Planned Development District proposes zoning amendments related to building height, building setbacks, impervious cover, and building size, to facilitate improvements to the Wimberley ISD Danforth Campus and Scudder Campus. Improvements include a new multipurpose educational auditorium with supporting parking, a band hall addition and renovations at Danforth Junior High, a new shaded multipurpose activity center and Texan Stadium improvements. Please see Application for design standards and concept plan.

From the City Code of Ordinances:

A Wimberley Planned Development District (WPDD) is a special zoning district category that provides an alternate approach to conventional land use controls. WPDDs shall be allowed in all planning areas in those cases in which the permitted uses or the related regulations are not appropriate for the intended use or development. The WPDD may be used for land that is to be developed in the future according to a WPDD concept plan described in this section (the "WPDD concept plan") and for land that is to be used in accordance with the WPDD concept plan without further development. A WPDD may be appropriate for projects such as industrial districts, offices, retail, commercial or service centers, shopping centers, and residential developments of multiple or mixed housing, including attached single-family dwellings. Any appropriate use or combination of uses may be considered for zoning as a WPDD.

PROPERTY INFORMATION

Property Description

- Applicant(s):** Wimberley ISD
- Property Address:** 200 Texan Blvd
- Property Owner:** Wimberley ISD
- Legal Description:** Multiple properties

Property Size: 23.54 acres
Existing Use of Property: School
Existing Zoning: Public Facilities and Commercial Low Impact 1
Shared Infrastructure: None
Request: Expansion of setbacks, building heights, impervious cover, and building sizing.
Planning Area: III and V
Overlay District: Entrance Corridor for portions of the property

Surrounding Property:

Frontage: Carney Ln, Green Acres, FM 2325

		Current Zoning:	Existing Land Use:
Surrounding Zoning & Land Use	North of Property	C1	Commercial
	South of Property	ETJ	Residential
	East of Property	C1 and R1	Commercial and Residential
	West of Property	C1	Commercial

COMMENTS

Staff has not received any comments on this request.

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200’): 10/28/2025
Published Legal Notice (Wimberley View): 10/30/2025

RECOMMENDATION

Staff recommends approval of this WPDD. The school, as it is now, is not compliant with the Public Facilities zoning. Approving this WPDD would bring the property into compliance and facilitate the improvements requested.

CRITERIA FOR CONSIDERATION

In making a determination regarding a requested zoning change, the planning and zoning commission and city council shall consider the following factors:

- a. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the city as a whole;

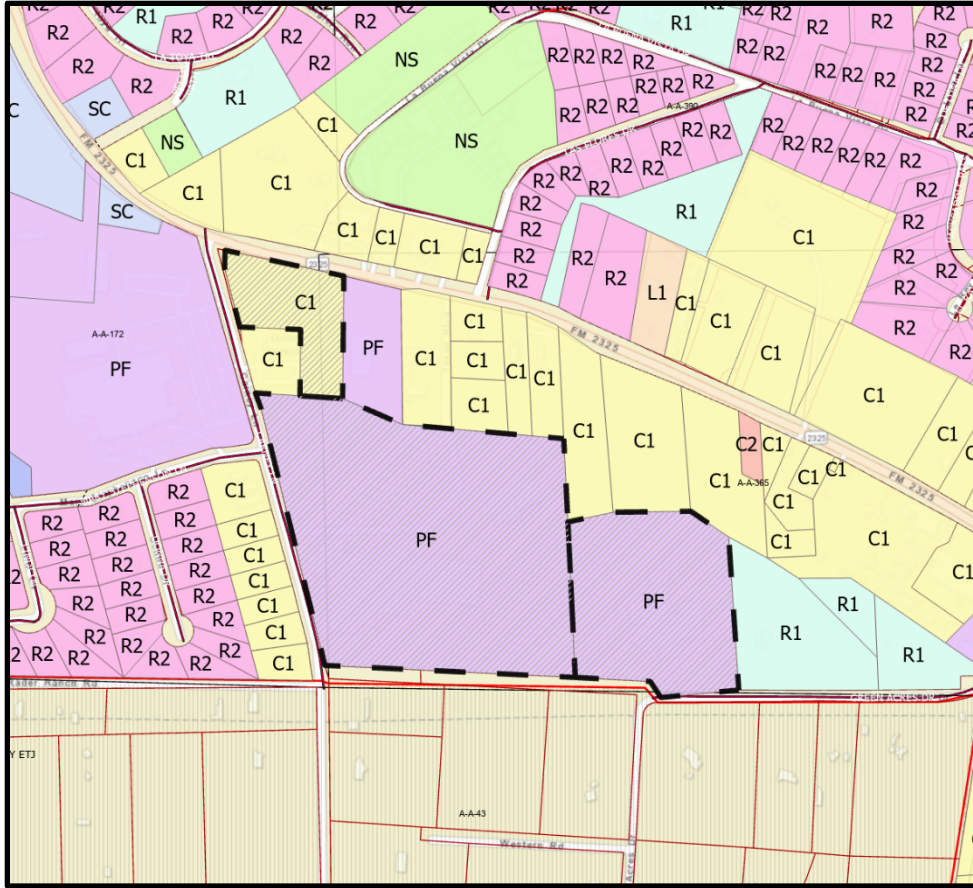
- b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings;
- c. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances which may make a substantial part of that vacant land unavailable for development;
- d. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change;
- e. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;
- f. Any other factors which will substantially affect the public health, safety, morals, or general welfare; and
- g. Whether granting the request furthers the land use objectives and principles adopted by the city.

Possible Motions can include:

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

ATTACHMENT/S

Application
Design Standards
Concept Plan





Wimberley Planned Development District
Planning & Development

FOR OFFICE USE ONLY

Application Date: File No.: ZA - Fees: \$ Paid: Yes No Staff Review:

Tentative P&Z Hearing: Tentative City Council Hearing: Public Notices Yes No

Applicant: Phone No.:

Mailing Address: City: State: Zip Code:

Email:

OWNER'S INFORMATION

Owner's Name: Phone No.:

Mailing Address:

Email Address:

PROJECT SITE ADDRESS:

Legal Description: Phone No.:

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:

Address, Legal Desc, Acreage, and Parcel ID only shown for Danforth site (14182). Subject property would include all of the following Hays CAD Parcel IDs: 14182, 113751, 17181, 17182, and 17168.

WIMBERLEY PLANNED DEVELOPMENT DISTRICT (WPDD)

See the Wimberley Code of Ordinances, Section 9.03.098 for full requirements of the Wimberley Planned Development District.

This document sets forth in narrative and graphic form (attached) the purpose, intent, and physical nature of a Wimberley Planned Development District, which is a zoning district that applies only to the property described herein, as provided by Section 9.03.098 of the Wimberley Code of Ordinances.

All references to the "Zoning Ordinance" refer to the ordinance and amendments in effect on the date of the application for this WPDD.

A. PURPOSE AND INTENT:

1. General

The Wimberley Planned Development District, herein referred to as WPDD, is a special zoning district category that provides an alternate approach to conventional land use controls. The WPDD may be used for individual tracts or on tracts or parcels of land that are under common ownership and are to be developed as one unit according to a master design statement or a master development plan. The WPDD is subject to special review procedures, and once approved by the City Council, it becomes a special zoning classification for the property it represents.

Conventional land use controls tend to segregate uses and concentrate them into specific areas on the land. One of the key objectives of the Comprehensive Plan is to ensure the continuation of the eclectic, mixed-use pattern which characterizes the Wimberley Valley. Toward that end, WPDDs, shall be allowed in all Planning Areas and shall be used to allow otherwise incompatible uses to be sited side by side. While it is not customary to use the planned developments in this way, the WPDD will be the Planning and Zoning Commission ‘tool of choice’ to ensure that this ordinance does not adversely impact the historical growth patterns of the city.

2. Specific

The purpose and intent of the development under this application is

- a. Compatibility with adjoining and proximate properties:
- b. Preservation of unique physical features of the site:
- c. Achievement of diversified land uses:
- d. Achievement of continuity of function and design:
- e. Provision of open space and common areas:

B. PERMITTED USES

- 1. Base Zoning District:
- 2. Additional uses allowed:
- 3. Conditional Uses:

C. SITE AREA

- 1. Total tract Area:
- 2. Net Site Area as defined by section 9.03.005 of the zoning code:
- 3. Areas in the five slope zones defined in the Net Site Area:
- 4. Area within a Flood Plain.
- 5. Area to be disturbed by development (all phases):

D. EXISTING DEVELOPMENT:

Existing development features and structures that do not comply with the base district provisions and this WPDD development regulations shall be considered legal nonconforming features and structures except as provided under Site Remediation.

Existing development consists of:

1. Buildings and other structures shown as existing on the site plan having total impervious surface of _____ square feet.
2. Roads and parking areas shown as existing on the site plan having a total impervious surface of _____ square feet.
3. Development features and structures shown as existing on the site plan that are within an Overlay District of the Zoning Ordinance.
4. Number of parking spaces shown as existing on the site plan:
5. Existing uses that are to be continued under this WPDD.
6. Number of parking spaces required by Section 9.03.181 of the Code of Ordinances for the existing uses that are to be continued.
7. Area and volume of storm water retention facilities shown as existing on the site plan:
8. The existing zoning, development and uses on adjacent property are:
Front: _____ Rear: _____
Left Side: _____ Right Side: _____

E. SITE REMEDIATION:

Existing development features and structures shown as existing on the site plan shall be removed and/or improved as follows:

F. NEW DEVELOPMENT

1. **Phases**
The site will be developed in phases and by area shown on the site plan according to the following schedule:
2. **Subdivision**
The site will be subdivided according to the attached Subdivision Plan
3. **Buildings**
At full build-out the site will have new buildings with a maximum footprint per building of _____ square feet and a total building footprint of _____ square feet. proposed →
4. **Roads, Driveways and Parking**
At full build-out the site will have _____ square feet of new road, driveways and parking area, including _____ square feet of impervious cover. total → proposed →
5. **Parking Space**
At full build-out there will be a total of _____ parking spaces on the site. Parking spaces are required by Section 9.03.181 of the Code of Ordinances for the proposed and existing uses on the site. total →
6. **Water Supply**
7. **Wastewater Treatment**

8. Drainage

A plan is attached or shown on the Site Plan for storm water drainage for the construction phase (applying to any construction phase) and for the permanent drainage (applying to the entire site and/or each individual subdivided lot).

The storm water management plan shall be adequate for the two-, ten- and twenty-five-year storm events. The plan shall include any necessary engineered designs for storm water retention, detention and filtration facilities, and a demonstration that the proposed development of the property .

1. shall preserve established watercourses as conduits for storm water runoff from higher properties and to lower properties; and
2. shall not result in damage or diminished value of downstream properties by a peak flow of storm water runoff exceeding the historical peak flow rate for each above referenced storm event; and
3. shall not result in an alteration in the historical overland flow pattern of storm water; and
4. shall not result in the conduct of hazardous materials, and pollutants, onto another property or into a waterway.

The plan shall include an analysis of the effect of land grading, including any cut and fill, and/or natural land surface alteration within and outside of the areas of impervious cover. The city may require a hydrological engineering report to demonstrate the adequacy of the plan. Detention, retention, and filtration facilities may be shared between multiple properties. The plan shall also include proposed storm water conveyance for the 100-year storm event

9. Landscaping & Tree Preservation

The areas set aside for landscaping and preservation of natural existing plant material on the site plan will be developed according to the Commercial Landscape regulation, Section 9.03.184, and the Landscaping and Tree Preservation regulation, Section 9.02.373 of the Code of Ordinances, and specifically as described in the attached Landscape Plan.

G. DEVELOPMENT REGULATIONS:

Development regulations for the base district, overlay districts and Ordinances and Development Standards of the City of Wimberley shall apply except as otherwise explicitly provided in this WPPD.

1. In the absence of a connection to a State Licensed central wastewater treatment utility, a current Hays County private wastewater permit for the existing and/or proposed use and discharge rate shall be required.
2. Evidence shall be provided of compliance 30 TAC Chapter 213: Subchapter B: Contributing Zone to The Edwards Aquifer in Medina, Bexar, Comal, Kinney, Uvalde, Hays, Travis And Williamson Counties. 213.20 — 213.28, Effective April 24th, 2008
3. Permanent and construction phase drainage plans shall be provided and be subject to review by the City.
4. A plan for a curb cut or interface between a private road or drive and a City Street shall be provided and be subject to review by the City. Evidence of curb cut permission from Texas Department of Transportation shall be provided when applicable.
5. New and existing signage shall comply with the Code of Ordinances Article 4.08 Signs and be of uniform style.
6. An Outdoor Lighting Plan is attached showing how new and existing outdoor lighting, including lighting for any form of illuminated sign, shall comply with the Code of Ordinances Section 9.03.184 Outdoor Lighting.

Forms & Applications October 2021

7. Open storage or placement of materials, commodities or equipment and machinery, including motor vehicles and trailers, shall be within the building setback and shall be fully screened, by fence (as permitted by the City) and/or vegetative screening, from City streets or roads or adjacent or facing residential or un-zoned districts. Outdoor placement or display of commercial material and equipment for sale in the building setback space, or the outdoor display of any object, merchandise, or material that is not a usual item for sale under the permitted use for the site or lot is prohibited.

8. Additional development regulations including but not limited to uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, setbacks, screening, landscaping, accessory buildings, signs, lighting, project phasing or scheduling, management associations, and other requirements as the City Council and the Planning and Zoning Commission may deem appropriate are as follows:

Date: _____ APPLICANT SIGNATURE _____

WHEN APPLICABLE:

Date: _____ AGENT SIGNATURE _____

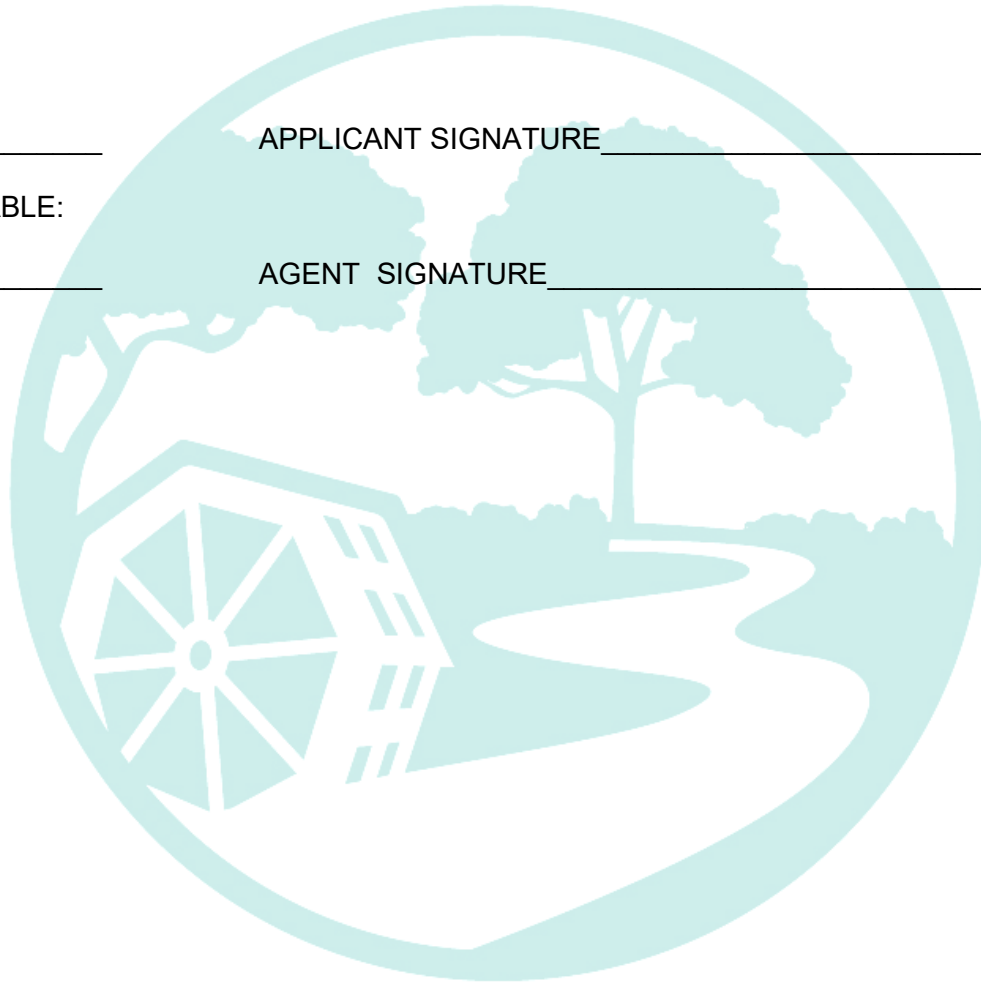


EXHIBIT “B”

Design Standards

Danforth Junior High School Campus Additions, Texan Stadium Improvements, and Shaded Multi-Purpose Activity Center

(Wimberley Planned Development District)

The Property described in Ordinance No. _____ for Case No. _____, generally known as the Wimberley ISD Danforth Junior High School campus located at and around 200 Texan Blvd., together with related athletic and performing arts facilities including Texan Stadium and the Shaded Multi-Purpose Activity Center site, shall be subject to the following Design Standards.

1. Purpose and Applicability

The purpose of this Exhibit is to authorize the specific public-school improvements planned for the Danforth campus and related stadium facilities and to give the District the development flexibility needed to build them on an existing, operating campus. This includes allowing the campus to construct taller educational, performance, and shade structures than would otherwise be permitted — specifically, a new educational auditorium and, separately, a Shaded Multi-Purpose Activity Center — even though these are two distinct buildings with different heights and functions. It also includes allowing an increase in the maximum building footprint so that each of these large, single-volume facilities can be built at the size required for their programs, and allowing the impervious cover percentage to be increased to meet the School District’s needs on the site. In limited areas, this Exhibit allows reduced setback requirements to accommodate circulation, queuing, shade or rainwater features, and utility or service elements along **Carney Lane** and internal drives. This Exhibit is further intended to recognize the multi-facility character of the site — junior high additions and renovations, Texan Stadium improvements, and the separate covered practice/multipurpose facility — and to regulate these improvements under a single WPDD development framework so that circulation, drainage, parking expansions, and safety and security upgrades occur in an integrated, campus-wide manner. Unless modified in this Exhibit, all provisions of the underlying zoning district and the City of Wimberley Code of Ordinances shall continue to apply to the Property.

3. Setback Requirements

Along Carney Lane and other public-facing rights-of-way, the campus shall maintain a minimum setback of ten (10) feet, except where driveways, utilities, accessible routes, stadium queuing areas, or landscape improvements must cross the setback. Except for the driveway and utility improvements, landscaping, signage, approved shade and rainwater-harvesting features, and firewater storage tanks and structures specifically identified on the campus plans, construction

within the setback is prohibited, and the setback shall not be used for the storage of materials, vehicles, trailers, or equipment.

4. Phased Development

The Property shall be developed in phases so that the school can remain in operation during construction. Phases may be carried out separately or concurrently, but each phase must show that traffic, parking, and drainage facilities are adequate to support the specific improvements being permitted.

5. Development and Construction Standards

Building Height Standards shall allow for the following:

- A. The educational auditorium is permitted to a maximum height of fifty (50) feet to accommodate the performance space, rigging, and back-of-house functions needed for educational and community use.
- B. The band hall addition and the gym entry additions are permitted to a maximum height of twenty-five (25) feet so that they remain compatible with the existing campus buildings.
- C. The Shaded Multi-Purpose Activity Center is permitted to a maximum height of sixty-five (65) feet at the roof or superstructure.

These building heights are necessary to meet the educational and athletic program needs of the District.

Not to Exceed Building Footprints: Educational Facilities 150,000 square feet*

Not to Exceed Floor Area: Educational Facilities 150,000 square feet*

Building footprints calculated to accommodate future educational facility needs for Wimberley Independent School District

Maximum Impervious Cover: Seventy (70) percent of the Net Site Area

Maximum Building Cover: Sixty (60) percent of the Net Site Area

6. Parking, Access, and Circulation

Parking shall be expanded and reconfigured generally as shown on the campus concept plan so that front parking is available to serve the new auditorium and additional parking is provided near the District administration facilities, with an overall target of approximately 200 new parking spaces to serve events, fine arts functions, and stadium use. Parking lots shall be interconnected to serve daily junior high operations, after-hours auditorium events, and stadium events without creating new curb cuts on FM 2325 or Texan Blvd. unless such curb cuts are

specifically identified on the approved concept plan. Accessible parking shall be reviewed and, where needed, increased to reflect the expanded auditorium occupancy and stadium capacity. Internal pedestrian routes shall connect parking fields to the auditorium entry, the gym entry, the stadium, and the Shaded Multi-Purpose Activity Center. All parking areas shall be screened and landscaped in accordance with City of Wimberley standards.

9. Landscaping, Tree Preservation, and Outdoor Improvements

Landscaping for all phases of the campus work shall follow the landscape approach identified for the Danforth campus and shall comply with City of Wimberley development codes and tree-mitigation requirements that are in effect at the time of permitting.

13. Architectural and Materials Standards

Drawing from the natural beauty and enduring character of the Texas Hill Country, its design weaves limestone and native materials into a setting that celebrates both heritage and innovation. The new construction on the campus shall be architecturally compatible with existing Wimberley ISD facilities, using masonry limestone and brick, durable metal systems, and a color palette consistent with the campus, while recognizing that the auditorium and the Shaded Multi-Purpose Activity Center are specialized structures. Stadium additions shall be finished to match or complement the materials and appearance of the existing stadium facilities.

14. Building Elevation Renderings



Figure 1 Auditorium NW Elevation Exterior Concept



Figure 2 Auditorium NW Elevation Exterior Concept



Figure 3 Danforth Junior High Gym Entry Elevation Exterior Concept



Figure 4 Shaded Multi-Purpose Activity Center Concept

All exterior renderings are conceptual final design pending

15. Compliance / Permitting

All conditions and requirements stated in this Exhibit and in the City’s Code must be satisfied before the City issues building permits or certificates of occupancy for any phase of the project.

