



# 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 October 9, 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:**

*Nathan Glaiser*

**Planning & Zoning Commission Staff Liaison**

**APPROVED BY:**

*Ann Welfelder 11/13/25*

**Planning & Zoning Commission Chairperson**

