

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.

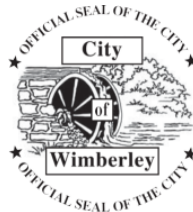
CERTIFICATION

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, December 2, 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, NOVEMBER 13, 2025 - 6:00 PM

MINUTES

1. CALL TO ORDER

The regular Planning and Zoning Commission meeting for November, 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, Vance McCracken, Jerry Lunow, and Mac McCullough. Nathan Glaiser, Assistant City Manager(ACM)/Director of Development Services and Tammy Heller, City Secretary, were also in attendance.

3. CITIZENS COMMUNICATIONS

The Chair read the statement regarding citizens communications, explaining the right of citizens to speak on agenda and non-agenda items with a three-minute time limit.

4. MINUTES

4.1 Consider approval of the October 9, 2025 Regular Planning and Zoning Commission meeting minutes.

The commission reviewed the minutes from the October 9, 2025 meeting. *Motion to approve the minutes was made by Commissioner McCullough and seconded by Commissioner Lunow. The motion was approved unanimously (7-0)*

5. PUBLIC HEARING AND POSSIBLE ACTION

5.1 Hold a public hearing and consider possible action on a request for a Certificate of Appropriateness for new construction at 102 Oak Drive, Wimberley.

Nathan Glaiser, Director of Planning & Public Works, presented the request for a Certificate of Appropriateness for a small restroom facility at 102 Oak Drive. He explained that the property has a new tenant operating a crepe business, and the restroom is needed to fulfill requirements for any restaurant with customer seating. The restroom will be located behind an existing cedar picket fence and will not be visible from public view. Since it is in the historic district, the architecture must receive a Certificate of Appropriateness from the Commission.

A question was posed as to what type of restroom it would be, and Mr. Glaiser confirmed it would connect to city sewer, not a septic system. Commissioner Lunow asked if it would meet ADA requirements, which Mr. Glaiser confirmed it would.

The Chair opened the public hearing at 6:03 p.m. There being no public comments, the Chair closed the public hearing at 6:03 p.m.

Motion by Mac McCullough to accept the Certificate of Appropriateness as presented, seconded by Commissioner Sharp. The motion carried unanimously (7-0).

After the vote, the Commission briefly discussed the crepe business, noting they had heard positive things about it.

5.2 Hold a public hearing and consider making a recommendation to City Council regarding case ZA-25-003, an application for a Wimberley Planned Development District (WPDD) with base zoning of Public Facilities (PF), on a property located at 200 Texan Boulevard, Wimberley.

Mr. Glaiser presented the application for a Wimberley Planned Development District (WPDD) at the existing Junior High School Location. He explained that the property consists of three separate parcels - one zoned C1 and two zoned Public Facilities. The school district is seeking improvements that require allowances beyond current zoning limitations, including:

- A setback of 10 feet from property lines
- Height allowances: 50 feet for an educational auditorium (increased from 35 feet) and 65 feet for a shaded multipurpose activity center
- Increased building footprint size up to 150,000 square feet
- Increased impervious cover from 60% to 70%
- Addition of 200 new parking spaces

Rachel Toronjo from O'Connell Robertson, the architecture and engineering firm working on the project, addressed the Commission. She explained they were enhancing educational opportunities on the junior high site with long-term planning in mind. The auditorium would serve both the junior high and high school across the street, and the shaded activity center would be a covered pavilion for practice fields.

Commissioners asked several questions:

- Inquiry about the height requirements, which Ms. Toronjo explained were necessary for the stage height (50 feet) and for sports activities in the covered pavilion (65 feet)
- Question about drainage impacts from increased impervious cover. Ms. Toronjo confirmed they would manage drainage appropriately and would be adding rainwater collection tanks to support landscaping around the new structures
- Clarification about the turf field under the shaded structure, which would be artificial turf and is considered impervious
- Question about tree mitigation, which Ms. Toronjo confirmed would be handled according to requirements

Dr. Greg Bonewald, Superintendent of Wimberley ISD, also addressed the Commission. Commissioner McCullough inquired about continued cooperation between the school and city in emergency situations, referencing the 2015 flood when school facilities were used for recovery operations. Superintendent Bonewald affirmed the district's commitment to partnerships with first responders and the community.

The Chair opened the public hearing at 6:24 p.m. There being no public comments, the Chair closed the public hearing at 6:24 p.m.

Commissioners discussed the project, noting that the height limitations wouldn't be problematic given the football stadium nearby, and that the WPDD is specific to this property and these particular structures.

Motion made by Mac McCullough to accept case ZA-25-003, an application for a Wimberley Planned Development District with base zoning of Public Facilities (PF) at 200 Texan Boulevard as presented, seconded by Commissioner Sharp. Motion carried unanimously (7-0).

6. DISCUSSION AND POSSIBLE ACTION

6.1 Discuss proposed updates to the City of Wimberley Comprehensive Plan.

Mr. Glaiser indicated that the item was placed on the agenda in case Commissioners had questions about the Comprehensive Plan updates they had reviewed from the previous meeting. No substantive discussion took place, though Commissioner Sharp noted he had seen some online comments focused on grammar corrections.

7. BOARD MEMBER REPORTS

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

Commissioner McCracken provided an update on the Short Term Rental (STR) committee, noting that Helena Hauk had joined the committee in place of Commissioner McCullough. The committee now consists of five members: Helena Hauk, Ben O'Kane, Rebecca Minnick, Commissioner McCracken, and Courtney Mecklenburg.

The committee had held its first meeting, where members expressed various concerns about short-term rentals. Commissioner McCracken stated that the committee plans to collect data from the city to guide their work. He noted that the City Council had placed a 120-day moratorium on short-term rentals, which could be extended if necessary.

Commissioner O'Kane added that the committee is examining STRs in relation to lot sizes and working to establish clear parameters rather than making case-by-case decisions. The committee is also considering:

- Density of STRs in neighborhoods
- Data from the hotel tax committee regarding STR payments and occupancy rates
- Potentially speaking with sheriff's deputies about complaint calls
- Addressing zoning issues to help manage STR locations

Commissioner McCullough expressed his ambivalence about STRs, noting he wasn't sure where the balance lies between having too many and allowing them as part of the tourism economy.

The Commission agreed to keep this as a standing item on future agendas for updates as the committee continues its work.

7.2 Announcements

No announcements were made.

7.3 Future Agenda Items

The Commission agreed to add a discussion item about potentially zoning commercial properties along River Road that are currently residential but surrounded by businesses.

8. ADJOURNMENT

The meeting was adjourned at 6:48 p.m.

RECORDED BY:

Planning & Zoning Commission Staff Liaison

APPROVED BY:

Planning & Zoning Commission Chairperson





AGENDA ITEM:	1. Receive a presentation from Langford Community Management Services (LCMS) on the General Land Office Resilient Communities Program (GLO-RCP) Comprehensive Plan, discuss, and provide direction for preparation of the Final Draft for City Council consideration. <i>(Nathan Glaiser, ACM/Director of Development Services)</i>
SUBMITTED BY:	Tim Patek
DATE SUBMITTED:	11/19/2025
MEETING DATE:	December 11, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

This is Public Meeting #2, a presentation of the GLO Resilient Communities Program (RCP) Preliminary Draft Comprehensive Plan. This will be an opportunity for LCMS to give an update which will include comments from the public feedback they received. The plan can be viewed here: <https://langfordplanning.com/wimberley-rcp>

REQUESTED ACTION

Discussion

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

None



AGENDA ITEM:	2. Discuss and consider possible action to make recommendations to City Council regarding the rezoning of residential properties located near the corner of River Road and Lange Road.
SUBMITTED BY:	
DATE SUBMITTED:	12/02/2025
MEETING DATE:	December 11, 2025

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

The Commissioners will discuss making a recommendation to city council regarding the possible rezoning of three lots on River Road, at the corner of River Road and Lange Rd. These lots are zoned single-family residential 3 but are in close proximity to many commercially zoned properties. The Commission may choose to make a recommendation to City Council to initiate rezoning of the property and City Council may direct staff to initiate that process.

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

1. Map River Rd and Lange

