



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, DECEMBER 11, 2025 - 6:00 PM

MINUTES

1. CALL TO ORDER

Chair Anne Ulfelder called the Regular Planning and Zoning Commission Meeting to order on Thursday, December 11, 2025, at 6:00 PM.

2. CALL OF ROLL

Present: Matt Joyce, Ben O'Kane, Anne Ulfelder (Chair), Vance McCracken, Jerry Lunow, and Mac McCullough.

Absent: Chris Sharp.

3. CITIZENS COMMUNICATIONS

There were no citizens present for communications.

4. MINUTES

4.1 Consider approval of the November 13, 2025 Regular Planning and Zoning Commission meeting minutes.

Commissioner McCracken moved to approve the minutes from the November 13, 2025 meeting. The motion was seconded by Commissioner Joyce. Motion carried unanimously (6-0).

5. DISCUSSION AND POSSIBLE ACTION

5.1 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.

Nathan Glaiser, ACM/Director of Development Services, introduced representatives from Langford Community Management Services (LCMS) who are working on the Comprehensive Plan under a \$300,000 grant from the General Land Office. He emphasized that the comprehensive plan is an important document that supports decision-making on zoning and land use matters.

Jerri Conrado from LCMS explained that she handles grant administration and community engagement for the program. She then introduced Tim Jenkins, their chief planner, who presented details of the plan.

Tim Jenkins provided an overview of the comprehensive plan, which consists of nine chapters. He highlighted key findings from the community profile chapter, including demographic projections showing that all age cohorts would remain stable except Generation Z, with more young adults projected to leave than move into Wimberley. Jenkins attributed this trend to housing affordability challenges.

The land use and development chapter was presented as the core of the plan. Jenkins explained that the planning area was created using the ETJ (Extra-Territorial Jurisdiction) as a guiding line but also including adjacent parcels where growth might be anticipated over the next 20 years. He outlined eight land use categories, including:

- Highway commercial/corridor (in red on the map)
- Mixed-use areas (in pink, concentrated in the town core)
- Low-density residential (in yellow)
- The mixed-use center at the junction (identified as a strategic development area)

Jenkins specifically highlighted the junction area as worthy of special attention, suggesting the Commission develop design standards for potential multifamily housing in that area. He recommended considering cottage-style housing developments that incorporate water conservation principles like pervious surfaces.

The discussion touched on infrastructure limitations, particularly water and roadway accessibility, which naturally constrain dense residential development outside the city core. Jenkins emphasized that the plan is meant to provide guidance rather than restrictions.

A thoroughfare plan was presented showing proposed collector roads and arterials needed to support the 20-year land use plan. This plan is intended to complement the existing transportation plan and identifies strategic connections that could help alleviate traffic on arterial roads. Several commissioners asked clarifying questions about specific road connections.

Jenkins also presented the plan's implementation strategy, which will interact with the Capital Improvements Plan (CIP) and should be reviewed annually. The implementation strategy includes action items tied to specific goals with timeframes.

The goals of the comprehensive plan were outlined, including guiding sustainable growth, supporting business and public realm development, and reinforcing downtown (changed from "revitalizing" downtown after feedback). The plan also addresses fair and inclusive housing, water infrastructure (a major component with its own extensive study), cultural heritage and tourism economy, and housing diversity.

The Commission discussed the potential for a connected trail system throughout the city, with Jenkins advocating for considering trails as part of the city's transportation network. Some commissioners expressed concern about potential safety issues with trail connectivity in certain areas but generally supported the concept.

Commissioners raised concerns about the water study portion of the plan, with Commissioner McCullough noting that the plan incorrectly suggested the city controls water distribution when it does not have that authority. Jenkins acknowledged this feedback and indicated it would be addressed in the revised draft.

Chair Ulfelder expressed concern about implementation, particularly regarding the water component, noting that much of it would require additional personnel, administration, and public cooperation.

LCMS representatives informed the Commission that they would be uploading a revised version of the water study the following Monday, with a final showcase town hall planned for January 29th at the Community Center.

5.2 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 Lang Road.

Chair Ulfelder introduced the item, noting that three lots were under consideration - two with houses and one vacant lot. She explained that the lots were currently zoned R-3 (residential) but surrounded by C-1 (commercial) zoning on multiple sides, creating what she described as "a little bitty island in a sea of commercial zoning."

The Commission discussed the appropriateness of C-1 zoning for these properties. Chair Ulfelder noted that C-1 is a low-impact commercial designation that allows small offices, medical practices, nonprofits, and childcare centers. She expressed concern about some of the conditional uses permitted under C-1, such as drive-throughs and convenience stores, but Nathan Glaiser clarified that such conditional uses would still require additional approval from the City Council.

Commissioner McCracken questioned why the Commission should initiate this rezoning rather than waiting for property owners to request it. He suggested that it might be better to wait until property owners had specific plans for their properties before considering rezoning.

Other commissioners noted that changing the zoning to C-1 would provide the property owners with more flexibility and potentially an increased property value when they decide to sell. They also discussed that the vacant middle lot had already received approval for a small hotel development.

Nathan Glaiser pointed out that the properties are in Planning Area 3 in the existing comprehensive plan, which is designated as "the primary location for minimal impact commercial and community services," supporting the potential rezoning to C-1.

After discussion, the Commission agreed that rezoning to C-1 would be appropriate given the surrounding commercial uses and alignment with the comprehensive plan.

Commissioner O'Kane moved to recommend approval of the conversion of the three R-3 lots at the corner of River Road and Lang Road to C-1 zoning. The motion was seconded by Commissioner McCullough. The motion passed 5-1 (McCracken in opposition).

6. BOARD MEMBER REPORTS

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

Commissioner McCracken provided an update from the Short-Term Rental (STR) committee meeting held the previous day. He reported that there are currently about 100 STRs in Wimberley, but the committee is still gathering data on occupancy rates and identifying inactive STRs.

The committee is working to articulate needed changes to STR regulations. Key issues being discussed include:

- Creating a comprehensive list of grandfathered STRs to distinguish them from unauthorized rentals
- Addressing problems associated with STRs, including parties, emergencies at properties with non-resident owners, and STR guests accessing private property to reach the river
- Examining neighborhoods where lots are being purchased for non-owner-occupied STRs (STR-2s), potentially reducing opportunities for residential housing

- Considering whether to focus STRs in the center of town
- Exploring automation of the approval procedures to provide clearer guidelines for applicants and property owners

The committee is also discussing whether to limit the number of STRs overall or in specific areas, particularly STR-2s (non-owner-occupied) on lots smaller than half an acre.

Commissioner McCracken noted that the next STR committee meeting would be on January 14th.

6.2 Announcements

No announcements were made.

6.3 Future Agenda Items

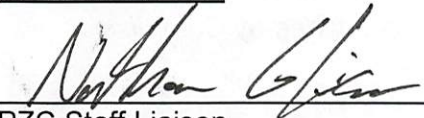
Commissioner McCullough suggested reinstating a tradition where the Commission recognizes property owners who have significantly improved their land. He specifically mentioned a property on Valley Drive where owners had cleared cedar trees, preserved live oaks, and significantly enhanced the property. He suggested that such recognition could encourage positive property stewardship throughout the community.

Nathan Glaiser agreed to add an item to the next agenda to discuss a possible Planning and Zoning property stewardship recognition program.

7. ADJOURNMENT

Chair Ulfelder adjourned the meeting at 8:08 p.m.

RECORDED BY:



PZC Staff Liaison

APPROVED BY:



PZC Chairperson

