



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, FEBRUARY 12, 2026 - 6:00 PM

AGENDA

1. **CALL TO ORDER** February 12, 2026, at 6:00 PM
2. **CALL OF ROLL**
3. **CITIZENS COMMUNICATIONS**
This provides an opportunity for the citizens to comment on agenda and non-agenda items in advance of the regular business of the Planning and Zoning Commission. Those wishing to speak must sign-in before the meeting begins and observe a three-minute time limit when addressing the Board. Speakers will have one opportunity to speak during the time period. Comments from speakers should not be directed towards any specific member of the Board or City staff. Comments should not be accusatory, derogatory or threatening in nature.
4. **MINUTES**
 - 4.1. Consider approval of the January 8, 2026 Regular Planning and Zoning Commission meeting minutes.
5. **DISCUSSION AND POSSIBLE ACTION**
 - 5.1. Discuss and consider possible action on the Replat of Lot 2, West End Commercial Subdivision Establishing Wimberley I.S.D. Subdivision, located at 200 Texas Blvd, 115 Texas Blvd, and 400 Green Acres, Wimberley.
 - 5.2. Discuss proposed updates to the City of Wimberley Comprehensive Plan.
 - 5.3. Receive a Commissioner update, hold discussion regarding Short Term Rentals (STRs)within the City of Wimberley, and provide a recommendation to City Council regarding the current moratorium on STRs .
 - 5.4. Discuss and consider possible action regarding a Planning and Zoning Property Stewardship Recognition Program.
6. **BOARD MEMBER REPORTS**
 - 6.1. Announcements
 - 6.2. Future Agenda Items

7. 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 Friday, February 6, 2026, 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.





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REGULAR PLANNING AND ZONING COMMISSION MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, JANUARY 8, 2026- 6:00 PM

MINUTES

1. CALL TO ORDER

The regular Planning and Zoning Commission meeting was called to order at 6:00 PM on January 8, 2026.

2. CALL OF ROLL

Members Present: Matt Joyce, Ben O’Kane, Chris Sharp, Anne Ulfelder, Vance McCracken, Jerry Lunow, Mac McCullough.

3. CITIZENS COMMUNICATIONS

There were no citizens signed up to speak.

4. MINUTES

4.1 Consider approval of the December 11, 2025 Regular Planning and Zoning Commission meeting minutes.

The Commission reviewed the minutes from the previous meeting.

Motion by Commissioner Lunow to approve the minutes from the December 11, 2025 Regular Planning and Zoning Commission meeting. Seconded by Commissioner Sharp. The motion passed unanimously (7-0).

5. DISCUSSION AND POSSIBLE ACTION

5.1 Discuss and consider possible action regarding a Replat of Lot 1A and Lot 2, Riverledge Estates, Establishing Lot 1AA, Riverledge Estates, located at 100 & 102 Deer Crossing, Wimberley.

Director of Planning Nathan Glaiser presented the replat application, explaining that the owners want to combine Lot 1A (which had previously been replatted to incorporate an abandoned road called Preston Road) with Lot 2 to create a larger building area. He noted that the property is located on the Blanco River with considerable floodplain and floodway issues. The applicants plan to build a house in an area away from the floodplain.

Mr. Glaiser informed the Commission that the application had gone through one round of comments, and the applicants had added the required 10-foot public utility easement as requested. He confirmed that the plat complies with all city ordinances, zoning requirements, and informational requirements, and recommended approval.

No commissioners had questions about the application.

Motion by Commissioner McCracken to approve the replat as presented. Seconded by Commissioner McCullough. The motion passed unanimously.

5.2 Discuss and consider possible action on the Replat of Lot 2, West End Commercial Subdivision Establishing Wimberley I.S.D. Subdivision, located at 200 Texas Blvd, 115 Texas Blvd, and 400 Green Acres, Wimberley.

Mr. Glaiser explained that this replat involves multiple properties being combined into one property for Wimberley ISD's junior high and Scudder Elementary schools. The replat is needed to facilitate improvements that will be made with funds from the bond passed last year.

He noted that the application was submitted just before the holidays in December, and while they have gone back and forth with the applicant several times, the application is not yet ready for approval. Texas law requires Planning and Zoning to take action within 30 days of receipt of a plat application. Given this requirement, Mr. Glaiser recommended the Commission deny the application based on four outstanding comments that need to be addressed, particularly regarding utility easements.

Mr. Glaiser explained that this is a more complicated replat due to the number of easements and amount of land involved. He clarified that the denial would not prevent the applicants from resubmitting, and they are aware of this procedural step.

A commissioner asked if they should consider continuing the item rather than denying it, but Mr. Glaiser explained that a formal action of denial was needed due to the 30-day requirement. The applicants will resubmit once they address the comments.

Commissioners discussed one of the outstanding comments regarding the 100-year water surface elevation. Mr. Glaiser explained that this comment from the city engineer relates to showing floodplains on the plat, including local floodplains where creeks or drainage areas have more than 20 acres flowing into them. This is to ensure proper drainage easements are in place to protect these areas from being built upon.

A commissioner asked how this replat relates to what was previously approved for the school district. Mr. Glaiser explained that this is a different step in the process—the district is consolidating seven separate properties into one to simplify the site planning and permitting for their new buildings, which will help avoid issues such as buildings crossing lot lines.

Motion by Commissioner Ulfelder to deny the replat based on the reasons provided by staff. Seconded by Commissioner McCracken. The motion passed unanimously (7-0).

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

Mr. Glaiser explained that this item would remain on the agenda until the plan is finalized. He mentioned there would be a town hall meeting on January 29th with an open house format

featuring multiple stations where the public could speak with consultants. The town hall will run from 4-7 PM and is a come-and-go event.

The Commission engaged in extensive discussion about the draft comprehensive plan. Several commissioners expressed concerns about the document:

Commissioner McCracken felt the plan was very descriptive but not sufficiently prescriptive. He noted it contains extensive historical information and population predictions but lacks actionable items for the Commission to implement. He suggested the Commission needs to identify 2-3 specific items from the plan to focus on.

Commissioner Sharp described the plan as fragmented, comparing it unfavorably to previous comprehensive plans. He questioned the methodology behind the growth projections and felt the plan lacked the long-term vision characteristic of previous plans.

Commissioners discussed key topics they felt should be more thoroughly addressed in the plan, including:

- Short-term rentals
- Water planning and conservation, including rainwater collection and xeriscaping
- Limitations on Wimberley's growth due to water and utility constraints

The Commission agreed to individually review the plan again before the January 29th town hall, then meet in February to consolidate their feedback. They clarified that the town hall is for gathering public input rather than presenting a final product, and the plan will still go through public hearings with both Planning and Zoning and City Council before adoption.

5.4 Discuss and consider possible action regarding a Planning and Zoning Property Stewardship Recognition Program.

Commissioner McCullough proposed reinstating a recognition program that previously existed to acknowledge property owners who demonstrate good stewardship. He described a specific property on Valley Drive where the owners placed land in a conservation easement and cleared cedar trees to improve the natural landscape, similar to the approach used at Bamburger Ranch.

The Commission discussed the scope of such a program, considering whether it should recognize both land stewardship and building improvements. They debated whether the recognition should be given annually or as deserving properties are identified.

Commissioners agreed it would be beneficial to review the City Council's Community Excellence Award policy as a potential model. Staff offered to provide this document for reference.

Motion by Commissioner Joyce to establish a Planning and Zoning Commission Property Stewardship Recognition program to include both land and buildings. Seconded by Commissioner McCullough. The motion passed unanimously (7-0).

6. BOARD MEMBER REPORTS

6.1 Future Agenda Items

The Commission identified the Comprehensive Plan as their primary focus for upcoming meetings. They will attend the January 29th town hall and then discuss the plan at their February meeting.

Commissioner McCullough mentioned he is ready to proceed with his RV park proposal. The Commission briefly discussed the process and advised that he would need to recuse himself when the item comes before the Commission.

6.2 Announcements

Commissioner McCracken noted that the Short-Term Rental Committee has a meeting scheduled for January 14th. It was noted that the current moratorium on STRs expires on March 6th, and the Commission will need to make a recommendation to City Council about extending or lifting it prior their March 5th meeting.

Commissioner Sharp also mentioned that STRs are a universal problem, noting that other communities he's familiar with, such as Coronado and Ruidosa, New Mexico, are dealing with similar issues.

7. ADJOURNMENT

Motion by Commissioner McCullough to adjourn. Seconded by Chair Ulfelder. The motion passed unanimously (7-0). The meeting adjourned at 7:07 PM.

RECORDED BY:

APPROVED BY:

Planning & Zoning Commission Staff Liaison

Planning & Zoning Commission Chairperson





AGENDA ITEM:	1. Discuss and consider possible action on the Replat of Lot 2, West End Commercial Subdivision Establishing Wimberley I.S.D. Subdivision, located at 200 Texas Blvd, 115 Texas Blvd, and 400 Green Acres, Wimberley.
SUBMITTED BY:	Nathan Glaiser
DATE SUBMITTED:	02/04/2026
MEETING DATE:	February 12, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

This plat was denied by Planning and Zoning on January 8th, 2026. A comment letter was submitted to the applicant. On February 10th, the applicant submitted a revised plat and necessary documentation to clear the outstanding comments. This plat complies with all City of Wimberley ordinances and application requirements and staff recommends approval of the replat.

REQUESTED ACTION

Motion
Discussion

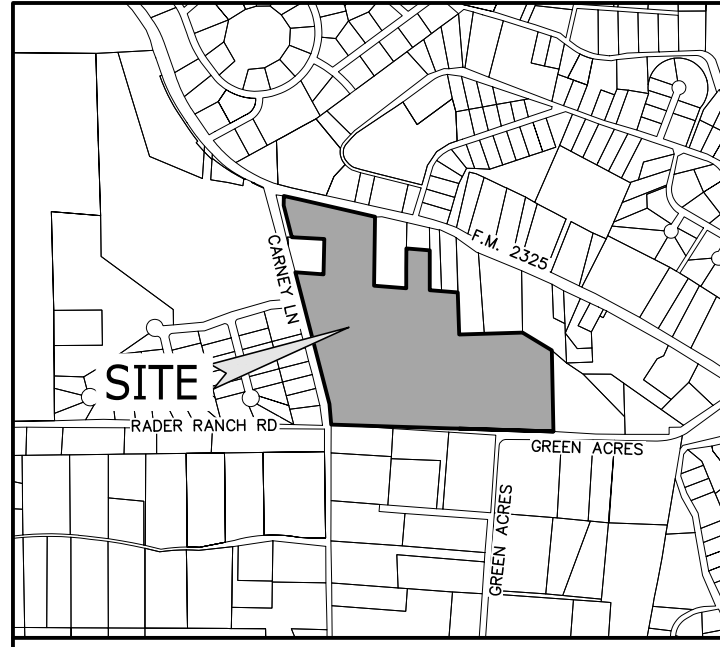
FINANCIAL

STAFF RECOMMENDATION

Staff recommends approval of this replat.

ATTACHMENT/S

1. 25238 Wimberley MS Plat

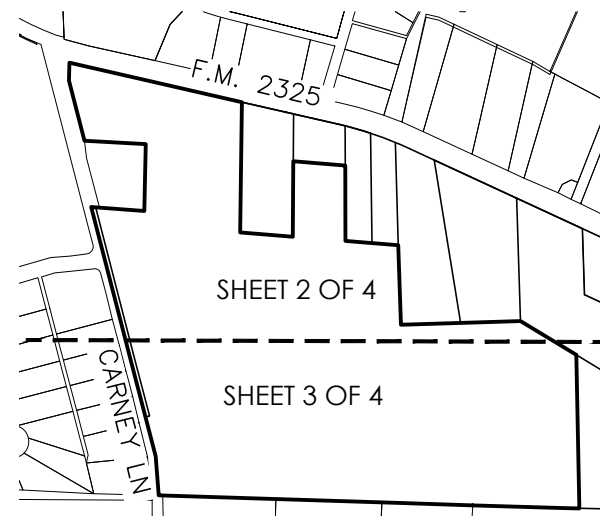


LOCATION MAP NOT TO SCALE

PLAT NOTES:

- ACCORDING TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) MAPS FOR HAYS COUNTY, TEXAS, ALL OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE AND NO PORTION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE WIMBERLEY INDEPENDENT SCHOOL DISTRICT.
- BASED ON NATIONAL FLOOD HAZARD LAYER WEBSITE (LAST ACCESSED 2025-11-06), THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X", DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON COMMUNITY PANEL NUMBER 48029C0238C, HAVING AN EFFECTIVE DATE OF JANUARY 17, 2025. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THIS PROPERTY IS LOCATED WITHIN THE CITY OF WIMBERLEY.
- IMPROVEMENTS EXIST ON THIS SITE BUT ARE NOT SHOWN.
- BUILDING SETBACK LINES ARE PER CURRENT CITY OF WIMBERLEY ZONING ORDINANCE.
- THE CITY OF WIMBERLEY COMPREHENSIVE PLAN SHALL ALSO GOVERN THIS SUBDIVISION.
- TOTAL NUMBER OF BUILDABLE LOTS: 1
- NO OBJECT, INCLUDING BUILDING, FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORMWATER, SHALL BE PLACED OR ERECTED WITHIN A DRAINAGE EASEMENT. THE OWNER OF ANY LOT UPON WHICH DRAINAGE FACILITIES ARE LOCATED, INCLUDING DETENTION, SHALL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF SUCH FACILITIES.
- NO CONSTRUCTION OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL ALL CITY OF WIMBERLEY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



INDEX MAP NOT TO SCALE

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC

SALVADOR A. SALAS, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6612
MOY TARIN RAMIREZ ENGINEERS, LLC
5723 UNIVERSITY HEIGHTS BLVD., STE. 103
SAN ANTONIO, TEXAS 78249
PHONE:(210) 698-5051

STATE OF TEXAS
COUNTY OF HAYS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

ALLISON KENNAUGH, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 114356
10814 JOLLYVILLE ROAD,
AVALLON IV SUITE 200
AUSTIN, TEXAS 78759
PHONE:(210)782-0614

REPLAT OF
LOT 2, WEST END COMMERCIAL SUBDIVISION,
ESTABLISHING
WIMBERLEY I.S.D. SUBDIVISION
HAYS COUNTY, TEXAS

BEING A TOTAL OF 41.308 ACRES (1,799,390.10 SQUARE FEET), ESTABLISHING WIMBERLEY I.S.D. SUBDIVISION, SITUATED IN THE BENJAMIN PAGE SURVEY NUMBER 64, ABSTRACT NUMBER 365, AND THE J.R. EDWARDS SURVEY, ABSTRACT NUMBER 172, HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 3.461 ACRE TRACT, PREVIOUSLY PLATTED AS LOT 2, WEST END COMMERCIAL SUBDIVISION, AS RECORDED IN VOLUME 11, PAGE 299, BEING ALL OF A CALLED 2.30 ACRE TRACT, AS CONVEYED TO WIMBERLEY INDEPENDENT SCHOOL DISTRICT, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 1075, PAGE 890, BEING ALL OF A CALLED 0.650 OF AN ACRE TRACT AND ALL OF A CALLED 0.645 OF AN ACRE TRACT, KNOWN AS TRACT ONE AND TRACT TWO RESPECTIVELY, AS CONVEYED TO WIMBERLEY INDEPENDENT SCHOOL DISTRICT, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 4783, PAGE 819, BEING ALL OF A CALLED 0.413 OF AN ACRE TRACT, AS CONVEYED TO WIMBERLEY INDEPENDENT SCHOOL DISTRICT, BY WARRANTY DEED AS RECORDED IN VOLUME 662, PAGE 651, BEING ALL OF A CALLED 23.542 ACRE TRACT, AS CONVEYED TO HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, BY WARRANTY DEED AS RECORDED IN VOLUME 453, PAGE 483, AND BEING ALL OF A CALLED 10.20 ACRE TRACT, AS CONVEYED TO HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, BY WARRANTY DEED AS RECORDED IN VOLUME 451, PAGE 640, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

THIS PLAT OF _____ WIMBERLEY I.S.D. SUBDIVISION _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WIMBERLEY, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS _____ DAY OF _____ A.D. 20_____

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF HAYS

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ROB CAMPBELL

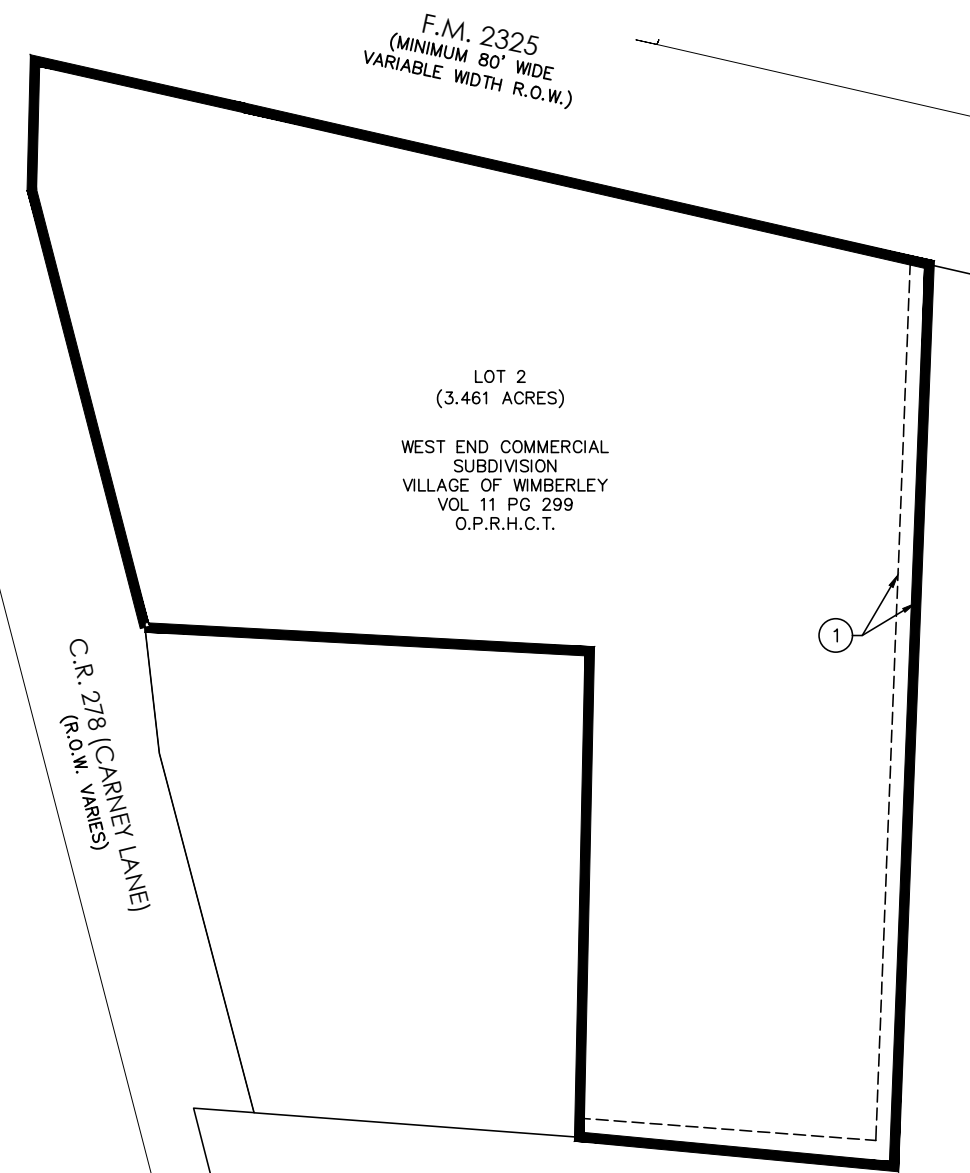
STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

_____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS _____ DAY OF _____, A.D. 20_____

NOTARY PUBLIC, HAYS COUNTY, TEXAS



KEYNOTES

- 10' BUILDING SETBACK LINE. UTILITY EASEMENT VOL. 11, PG. 299 O.P.R.H.C.T.

REPLAT OF LOT 2
NOT TO SCALE
WEST END COMMERCIAL SUBDIVISION
VILLAGE OF WIMBERLEY

THE 3.461 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 2, AS SHOWN ON SUBDIVISION PLAT OF WEST END COMMERCIAL SUBDIVISION, AS RECORDED IN VOLUME 11, PAGE 299, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; ALONG WITH A 20' WIDE UTILITY EASEMENT AND A 10' WIDE BUILDING SET BACK LINE AND UTILITY EASEMENT, ALSO SHOWN ON SUBDIVISION PLAT OF SAID WEST END COMMERCIAL SUBDIVISION.

SURVEYOR'S NOTES:

- BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- LOT 1, WIMBERLEY I.S.D. SUBDIVISION IS SUBJECT TO A PIPELINE EASEMENT, AS RECORDED IN VOLUME 96, PAGE 569, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; A PORTION OF WHICH HAS BEEN RELEASED BY INSTRUMENT RECORDED IN VOLUME 2676, PAGE 661, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HAYS,

I HEREBY CERTIFY THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS TO WHICH APPROVAL IS REQUIRED.

PLANNING AND DEVELOPMENT COORDINATOR
CITY OF WIMBERLEY, TEXAS

CITY ADMINISTRATOR
CITY OF WIMBERLEY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS,

I HEREBY CERTIFY THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS TO WHICH APPROVAL IS REQUIRED. BASED UPON THE REPRESENTATION OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE ENGINEER OR SURVEYOR, I FIND THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF WIMBERLEY. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATION OF THE FACTS ALLEGED. THE CITY OF WIMBERLEY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

CITY ADMINISTRATOR
CITY OF WIMBERLEY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

_____, COUNTY CLERK OF HAYS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20_____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20_____ AT _____ M. IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 20_____

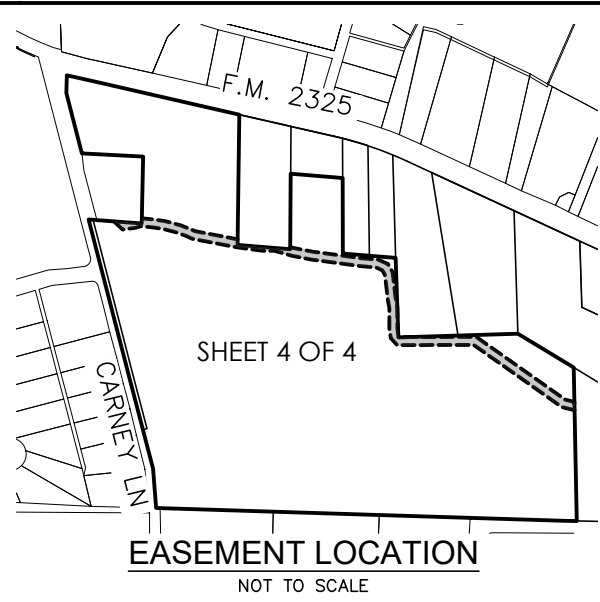
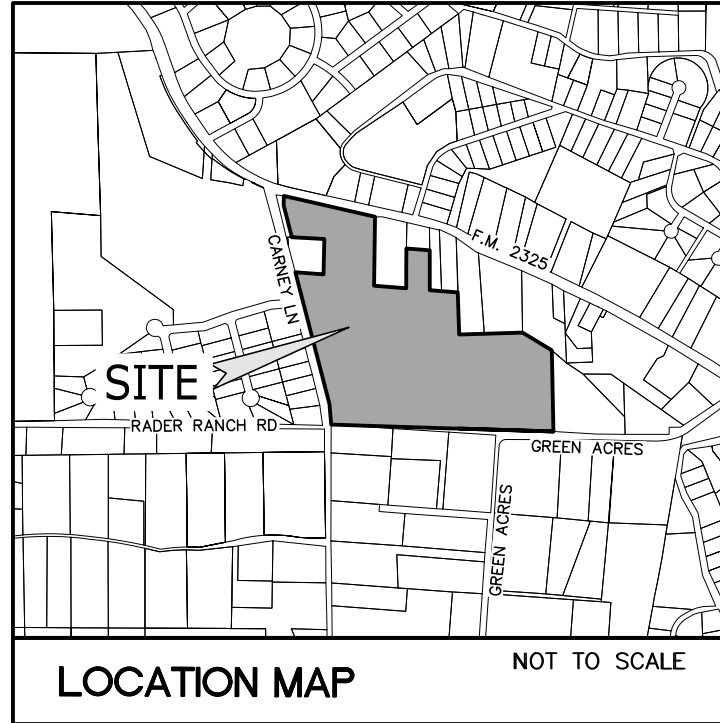
COUNTY CLERK, HAYS COUNTY, TEXAS

BY: _____, DEPUTY

PRELIMINARY PLAT

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

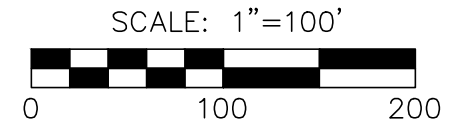
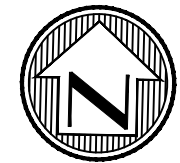
V:\25238 Wimberley ISD Bond (Drawings)\25238 Wimberley ISD Plat.dwg 2/26/2026 10:11:11 am sdcpr



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

REPLAT OF
 LOT 2, WEST END COMMERCIAL SUBDIVISION,
 ESTABLISHING
WIMBERLEY I.S.D. SUBDIVISION
 HAYS COUNTY, TEXAS

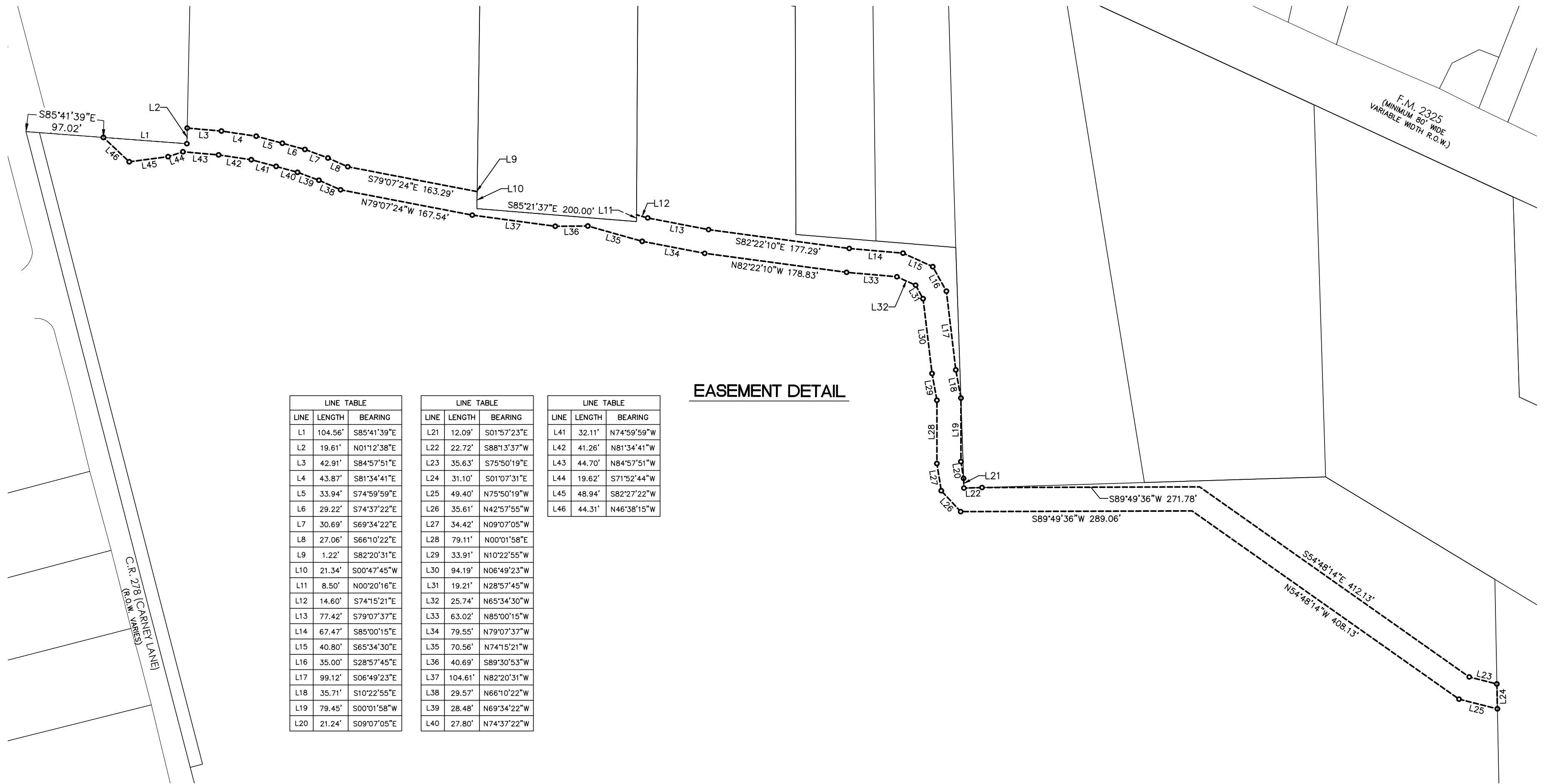
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MTR
 Moy Tarin Ramirez Engineers, LLC

- Engineers
- Surveyors
- Planners

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
 5723 UNIVERSITY HEIGHTS BLVD., STE. 103
 SAN ANTONIO, TEXAS 78249
 TEL: (210) 698-5051 FAX: (210) 698-5085



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	104.56'	S85°41'39"E	L21	12.09'	S01°57'23"E	L41	32.11'	N74°59'59"W
L2	19.61'	N01°12'38"E	L22	22.72'	S88°13'37"W	L42	41.26'	N81°34'41"W
L3	42.91'	S84°57'51"E	L23	35.63'	S75°50'19"E	L43	44.70'	N84°57'51"W
L4	43.87'	S81°34'41"E	L24	31.10'	S01°07'31"E	L44	19.62'	S71°52'44"W
L5	33.94'	S74°59'59"E	L25	49.40'	N75°50'19"W	L45	48.94'	S82°27'22"W
L6	29.22'	S74°37'22"E	L26	35.61'	N42°57'55"W	L46	44.31'	N46°38'15"W
L7	30.69'	S69°34'22"E	L27	34.42'	N09°07'05"W			
L8	27.06'	S66°10'22"E	L28	79.11'	N00°01'58"E			
L9	1.22'	S82°20'31"E	L29	33.91'	N10°22'55"W			
L10	21.34'	S00°47'45"W	L30	94.19'	N06°49'23"W			
L11	8.50'	N00°20'16"E	L31	19.21'	N28°57'45"W			
L12	14.60'	S74°15'21"E	L32	25.74'	N65°34'30"W			
L13	77.42'	S79°07'37"E	L33	63.02'	N85°00'15"W			
L14	67.47'	S85°00'15"E	L34	79.55'	N79°07'37"W			
L15	40.80'	S65°34'30"E	L35	70.56'	N74°15'21"W			
L16	35.00'	S28°57'45"E	L36	40.69'	S89°30'53"W			
L17	99.12'	S06°49'23"E	L37	104.61'	N82°20'31"W			
L18	35.71'	S10°22'55"E	L38	29.57'	N66°10'22"W			
L19	79.45'	S00°01'58"W	L39	28.48'	N69°34'22"W			
L20	21.24'	S09°07'05"E	L40	27.80'	N74°37'22"W			

EASEMENT DETAIL



AGENDA ITEM:	2. Discuss proposed updates to the City of Wimberley Comprehensive Plan.
SUBMITTED BY:	
DATE SUBMITTED:	01/09/2026
MEETING DATE:	February 12, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Discuss the proposed updates to the Comprehensive Plan. Any question staff cannot answer can be forwarded to Langford Community Services for consideration.

REQUESTED ACTION

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

None



AGENDA ITEM:	4. Discuss and consider possible action regarding a Planning and Zoning Property Stewardship Recognition Program.
SUBMITTED BY:	
DATE SUBMITTED:	01/14/2026
MEETING DATE:	February 12, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

Discussion and possible action related to a proposed *Property Stewardship Recognition Program Policy and sample Certificate of Recognition*.

REQUESTED ACTION

Discussion

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

1. PZC Property Stewardship Policy - DRAFT
2. PZC Property Stewardship Recognition Certificate - DRAFT

Wimberley Planning and Zoning Commission

Annual Property Stewardship Recognition Program

1. Purpose

The Annual Property Stewardship Recognition Program ("Program") is established by the Wimberley Planning and Zoning Commission ("Commission") to recognize property owners who demonstrate exemplary stewardship of land, natural resources, and the built environment in a manner consistent with the City of Wimberley's comprehensive plan, development regulations, and community values. The Program is intended to encourage responsible land use, environmental protection, and high-quality development.

2. Authority

This Program is administered by the Wimberley Planning and Zoning Commission as an advisory recognition program. Participation is voluntary, and recognition does not confer regulatory approval, vested rights, or exemption from applicable ordinances or codes.

3. Eligibility

Properties eligible for recognition must meet the following criteria:

- Be located within the City of Wimberley limits or its extraterritorial jurisdiction, if applicable.
- Be a legally established property in compliance with applicable zoning, subdivision, and development regulations.
- Have been substantially completed, improved, or actively stewarded for at least one (1) year prior to nomination.
- Be privately owned, institutionally owned, or commercially owned. Public facilities may be recognized at the Commission's discretion.

4. Recognition Categories

The Commission may recognize one or more properties annually in the following non-exclusive categories:

- **Environmental Stewardship** – Preservation of natural features, water quality protection, native landscaping, tree preservation, or sustainable land management practices.
- **Historic or Cultural Preservation** – Sensitive rehabilitation, adaptive reuse, or protection of historic or culturally significant structures or sites.
- **Context-Sensitive Development** – Development or redevelopment that respects neighborhood character, scale, and community design principles.
- **Innovative Design or Sustainability** – Use of innovative planning, architectural design, low-impact development, or sustainability practices.

5. Evaluation Criteria

Nominated properties shall be evaluated based on the following criteria, as applicable:

- Consistency with the City of Wimberley Comprehensive Plan and adopted planning goals.
- Demonstrated protection or enhancement of environmental resources (e.g., water quality, tree canopy, habitat).
- Quality of site design, landscaping, and long-term maintenance.
- Compatibility with surrounding properties and neighborhood character.
- Use of best practices in planning, development, or stewardship.
- Overall contribution to the community's quality of life.

6. Nomination Process

1. Call for Nominations

- Annually, the City shall issue a call for nominations, which may be submitted by property owners, residents, Commission members, City staff, or other interested parties.

2. Nomination Submittal

- Nominations shall be submitted on a form provided by the City and include:
 - Property address and owner information.
 - Category or categories for consideration.
 - A written description of stewardship practices or design features.
 - Photographs or supporting documentation, as available.

3. Submittal Deadline

- Nominations must be received by the deadline established in the annual call for nominations.

7. Review and Selection Process

1. Staff Review

- City staff shall review nominations for completeness and basic eligibility.

2. Commission Evaluation

- The Commission shall review eligible nominations at a posted public meeting.
- Commissioners may conduct site visits, if deemed appropriate and consistent with open meetings requirements.

3. Selection

- Recognition recipients shall be selected by majority vote of the Commission.
- The Commission may choose not to make an award in a given category if no nomination meets the criteria.

8. Recognition

- Recognized properties shall receive:

- A formal Certificate of Property Stewardship Recognition from the Planning and Zoning Commission.
 - Optional acknowledgment at a Commission or City Council meeting.
 - Optional recognition on the City's website or other City communications.
- Recognition is honorary and does not imply endorsement of future development or exemption from regulations.

9. Frequency and Limitations

- The Program shall be conducted annually, subject to Commission discretion.
- A property may not receive recognition more than once within a five (5) year period, unless the Commission determines that substantial new stewardship efforts warrant additional recognition.

10. Administration and Amendments

- The Commission may adopt administrative procedures or forms to implement this Program.
- This policy may be amended by the Planning and Zoning Commission as needed to remain consistent with City goals and regulations.

**CITY OF WIMBERLEY, TEXAS
PLANNING AND ZONING COMMISSION**

CERTIFICATE OF PROPERTY STEWARDSHIP RECOGNITION

This Certificate of Recognition is hereby presented to:

[PROPERTY OWNER NAME(S)]

In recognition of exemplary stewardship, thoughtful land use, and a demonstrated commitment to protecting the natural, cultural, and community character of Wimberley through the property located at:

[PROPERTY ADDRESS]

This recognition is awarded for outstanding achievement in the following category:

[RECOGNITION CATEGORY]

Your efforts exemplify best practices in planning, environmental responsibility, and long-term stewardship, contributing meaningfully to the quality of life and unique character of the City of Wimberley.

Planning & Zoning Commission Chairperson

Date