



# 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, 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 replated 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 Bamberger 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**

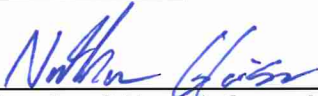
Commissioner McCracken noted that the Short-Term Rental Committee has a meeting scheduled for January 14th. It was noted that the current moratorium on STRs expires on March 6th, and the Commission will need to make a recommendation to City Council about extending or lifting it prior their March 5th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

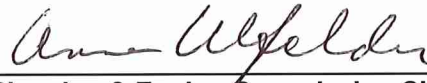
*Motion by Commissioner McCullough to adjourn. Seconded by Chair Ulfelder. The motion passed unanimously (7-0). The meeting adjourned at 7:07 PM.*

**RECORDED BY:**



**Planning & Zoning Commission Staff Liaison**

**APPROVED BY:**



**Planning & Zoning Commission Chairperson**

