



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR BOARD OF ADJUSTMENT MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, JULY 24, 2025 - 6:00 PM

MINUTES

1. CALL TO ORDER

The meeting was called to order on July 24, 2025, at 6:00 PM.

2. CALL OF ROLL

Nathan Glaiser, ACM/Director of Development Services, conducted the roll call. Those present were: Bob Harla, Edward Davis, Thomas Gordon, Brian Woodward, and Tim Dodson. A quorum was confirmed.

3. CITIZENS COMMUNICATIONS

The Chair read the guidelines for Citizens Communications, informing those present that citizens may comment on agenda and non-agenda items, must sign in before the meeting, observe a three-minute time limit, and ensure comments are not accusatory, derogatory, or threatening in nature. Mr. Glaiser noted that three citizens had registered to speak, all regarding agenda item 6.2. The Chair indicated those comments would be heard during the public hearing for that item.

4. MINUTES

4.1 Approval of minutes from the April 17, 2024 meeting of the Board of Adjustment

The Chair presented the minutes from the April 17, 2024 meeting of the Board of Adjustment for approval.

A motion to approve the minutes was made by Board Member Gordon and seconded by Board Member Dodson. The motion carried unanimously (5-0).

5. DISCUSSION AND POSSIBLE ACTION

5.1 Consider the appointment of a Chairperson to the Board of Adjustment with a term ending June 30, 2026

The Board discussed the appointment of a Chairperson for a term ending June 30, 2026.

A motion to nominate Brian Woodward for Chairperson was made by Board Member Gordon and seconded by Board Member Davis. The motion carried unanimously (5-0).

Chair Woodward joked about still waiting for his paycheck after being reappointed.

Consider the appointment of a Vice-Chairperson to the Board of Adjustment with a term ending June 30, 2026

The Board discussed the appointment of a Vice-Chairperson. Nathan Glaiser noted that the current Vice-Chair Joe Catherine Quinn was absent and had not indicated whether she wished to continue in the role.

A motion to nominate JoKathryn Quinn for Vice-Chairperson was made by Board Member Gordon and seconded by Edward Davis. The motion carried unanimously (5-0).

6. PUBLIC HEARING AND POSSIBLE ACTION

6.1 Hold a public hearing and consider possible action regarding case BOA-25-001, a request for a variance to allow for an encroachment into the dominant street setback of a property located at 212 Loma Vista, Wimberley, Texas

Nathan Glaiser presented information about case BOA-25-001, explaining that the applicant, Wayne Latchford, representing the property owner, Al Sander, was requesting a variance from the dominant street setback requirement in Section 9.03.074(D)(3)(a) of the city code. The variance would allow for a 10-foot encroachment into the required 30-foot setback, reducing it to 20 feet.

Mr. Glaiser explained that the unique circumstance of this property is that it is located on the Blanco River with almost the entire property within the 100-year floodplain. The applicant was seeking to build closer to the road where the land is higher in elevation and less susceptible to flooding. He displayed site plans showing that only the top right corner of the property is outside the floodplain, with a drastic cliff leading down to the Blanco River.

Board members asked if there were other homes nearby that encroached on the setback. Mr. Glaiser confirmed that many older homes in the area were built closer to the road and were grandfathered in. A question was raised about a newer home at the corner of River Road and Loma Vista, which Mr. Glaiser would need to verify regarding any previous variances.

Mr. Glaiser noted that the variance request was properly notified to all property owners within 200 feet, and one comment was received from neighbor Scott Way, who had no objection to the request.

The Chair opened the public hearing at 6:13 p.m. No citizens came forward to speak, and the public hearing was closed at 6:14 p.m.

The Board then reviewed the required criteria for granting a variance:

- Special circumstances affecting the property that would deprive the applicant of reasonable use - All members agreed this criterion was met.
- Circumstances are not self-imposed, not based solely on economic gain or loss, and not generally affecting most properties in the vicinity - All members agreed this criterion was met.
- Variance necessary for preservation and enjoyment of a substantial property right - All members agreed this criterion was met.

- Variance would not adversely affect public health, safety, welfare, or be contrary to public interest - All members agreed this criterion was met.
- Property otherwise in compliance with all other applicable city ordinances, rules, and regulations - All members agreed this criterion was met.
- Granting the variance will be in harmony with the spirit and purpose of the article - All members agreed this criterion was met.

A motion to grant the variance for case BOA-25-001 was made by Board Member Gordon and was seconded by Board Member Davis. The motion was approved unanimously (5-0).

The Chair confirmed that the variance for BOA-25-001 at 212 Loma Vista, Wimberley, Texas was granted.

6.2 Hold a public hearing and consider possible action to grant two variances to permit the construction of an external neon roof sign that exceeds the size limit and is a prohibited sign type allowed by the City of Wimberley Sign Ordinance at a property located at 9595 Ranch Road 12, Wimberley, Texas

Nathan Glaiser presented information on case BOA-25-002, explaining that the applicant was seeking two variances for a sign at 9595 Ranch Road 12 (known as "the junction"), located directly south of City Hall. The applicant was requesting variances for:

- A prohibited sign type (neon)
- A sign size exceeding the allowable limit

Mr. Glaiser explained that the sign variance ordinance has different criteria than standard variances. He noted that the first criterion specifically states that "the variance will not authorize a type of sign that is specifically prohibited by this article," which the neon sign request would not meet. The size variance could still be considered separately.

Mr. Glaiser explained that the ordinance allows roof signs to be no more than 10% of the building's facade square footage. The applicant's property is set back approximately 500 feet from Ranch Road 12, which they cited as their hardship necessitating a larger sign.

Board members asked how the neon sign request would align with the dark sky regulations. Mr. Glaiser explained that the dark sky ordinance has specific requirements for signage luminance, typically requiring dimmers on illuminated signs to comply with requirements.

A member of the board inquired if this would be the only neon sign in Wimberley, which Mr. Glaiser confirmed it would be, unless there was an unknown grandfathered sign. Another board member inquired about the Valero sign mentioned in comment letters, and Mr. Glaiser explained that there is an expiration date in the Dark Sky Ordinance after which all properties must come into compliance.

The Chair invited the applicant to speak. Molly Bowman, one of the owners of The Junction and part-owner of the Neon Armadillo restaurant, addressed the Board. She acknowledged the limitations on the neon sign type but emphasized the need for a size variance due to their significant setback from the intersection.

Ms. Bowman provided additional details about the sign and building measurements:

- The proposed sign would be 103 square feet, not 120 square feet as originally estimated

- The original Milagros building facade is 1,032 square feet
- An approved kitchen building adds 686 square feet of facade
- The combined facade totals 1,718 square feet
- The requested 103 square foot sign would be 5.9% of the combined facade

She showed a temporary banner currently on the property that is 189 square feet, noting it can barely be read from the intersection. Bowman emphasized their commitment to dark sky regulations and willingness to use dimmers and timers on the sign. She stated that the neon was part of their brand identity and argued it could be installed in a tasteful, artistic manner that would be less intrusive than other permitted sign types.

The Chair then opened the public hearing at 6:50 p.m. Three citizens spoke:

- Greg Webb, Chair of Wimberley Valley Dark Sky, expressed concern about any variance to the outdoor lighting code. He noted that a sign designed to be visible from 200 yards away would add significant light to the intersection and would not support such a variance.
- Seth (no last name recorded), a nearby resident, stated opposition to anything that would violate the dark sky ordinance. He emphasized that Wimberley's charm is an economic driver and breaking precedents could be dangerous to the town's character.
- Alan Basinger, who identified himself as a sign maker who works with glass, stated that he lives across the street from the property. He explained that the proposed "exposed channel" neon would direct light straight out and expressed concerns about light pollution. He suggested alternative signage options such as a billboard lit with downward-facing lighting. He also noted that neon signs contain mercury, which is why they are being phased out.
- Lewis Parks, a member on the Dark Sky Committee, spoke in opposition to the neon signage variance.
- Tippi Barella, spoke in opposition and believed the application was incorrect so it should be amended. She also spoke about increasing the building so the sign size would be in compliance and no variance would be necessary.

During discussion, questions arose about whether the applicant was requesting true neon lighting or LED lighting with a neon aesthetic. Ms. Bowman clarified she was requesting actual neon lighting, not LED, from a sign maker who creates neon signs for establishments throughout the Hill Country area.

After closing the public hearing at 7:18 p.m., the Board reviewed the criteria for sign variances, focusing first on the neon sign type request. The Board quickly determined that the first criterion could not be met, as the ordinance specifically prohibits neon signs.

For the size variance, Board members had mixed opinions. Some felt the setback created a legitimate hardship, while others believed the request was contrary to the public interest given the significant opposition expressed. The Board also debated whether the satellite kitchen should be included in the facade calculation.

Motion to deny both variance requests was made by Board Member Davis and seconded by Board Member Gordon. The motion carried (to deny) by a vote of 3-2, with Brian Woodward and Tim Dodson voting against denial.

7. BOARD MEMBER REPORTS

7.1 Announcements

No announcements were made.

7.2 Future Agenda Items

No future agenda items were discussed.

8. ADJOURNMENT

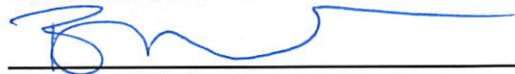
The meeting was adjourned at 7:32 p.m.

RECORDED BY:



Board of Adjustment Staff Liaison

APPROVED BY:



Board of Adjustment Chairperson

