



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](http://www.cityofwimberley.com), in compliance with Chapter 551, Texas Government Code, on Thursday, March 5, 2026, by 6:00 p.m., and remained posted for at least 3 business days preceding the scheduled time of said meeting.



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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, FEBRUARY 12, 2026 - 6:00 PM**

## **MINUTES**

### **1. CALL TO ORDER**

The Regular Planning and Zoning Commission Meeting was called to order on Thursday, February 12, 2026, at 6:00 PM.

### **2. CALL OF ROLL**

The following members were present: Matt Joyce (*arrived after roll call at 6:03 p.m.*), Chris Sharp, Anne Ulfelder, Vance McCracken, Jerry Lunow, and Mac McCullough. Ben O’Kane was absent.

### **3. CITIZENS COMMUNICATIONS**

It was noted that there were no citizens signed up to speak.

### **4. MINUTES**

#### **4.1 Consider approval of the January 8, 2026 Regular Planning and Zoning Commission meeting minutes.**

The Commission reviewed the minutes from the previous meeting.

*Motion to accept the minutes was made by Commissioner McCullough and seconded by Commissioner Sharp. The motion passed unanimously (5-0) Joyce was absent for the vote.*

### **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.**

Nathan Glaiser, ACM/Director of Development Services, explained that this replat was previously presented to the Commission last month, with a recommendation for denial due to several concerns. The applicant was sent a comment letter outlining issues that needed to be addressed, including utility easements, right-of-way questions, and concerns about localized floodplain on a creek running through the property.

Mr. Glaiser reported that all issues have now been resolved. The revised plan includes a future right-of-way dedicated for the eventual expansion of Carney Lane (which is on the city's thoroughfare plan), a drainage easement for the creek location, and supporting documentation for the movement of a pipeline easement. The application now complies with all City of Wimberley codes and requirements.

In response to a question from a commissioner, Mr. Glaiser confirmed that the transportation master plan includes extending Carney Lane to connect with Wayside, and that securing right-of-way during development is how the city prepares for future infrastructure needs.

*Motion to approve the replat was made by Commissioner McCracken and seconded by Commissioner Ulfelder. The motion carried unanimously (6-0).*

## **5.2 Discuss proposed updates to the City of Wimberley Comprehensive Plan.**

Tim Jenkins, Chief Planner at Langford, presented updates to the comprehensive plan, addressing issues that had been raised in previous meetings. He explained that some concerns arose from the fact that appendices were posted along with the chapters, making the document appear overly technical, and clarified that these would be placed at the end of the final plan.

Mr. Jenkins shared that his team has identified key themes for Wimberley: culture and nature, along with the historic background and history of resiliency. These themes would be woven throughout all chapters to create a cohesive plan. He emphasized the importance of connectivity in the plan, particularly through a potential trail system that would connect various parts of Wimberley.

The presentation focused on several aspects of the proposed plan:

- **Trails and Connectivity:** Mr. Jenkins presented a trail system concept based on the Wimberley Valley Trails Master Plan. This sparked significant discussion among commissioners about the feasibility of trails, particularly on problematic roads such as 1492 and River Road where limited space, drainage issues, and traffic safety were concerns. Several commissioners expressed that while they support the concept of trails, certain routes would be impractical. The consensus was to focus on more viable connections between nodes and de-emphasize problematic areas.
- **Land Use Planning:** The discussion included examination of mixed-use districts, particularly at "the Junction" (the intersection of RR 12 and 3237). Commissioners discussed challenges of development in this area, including the fact that much of it is in the Edwards Aquifer recharge zone and lacks water and sewer infrastructure. There was debate about appropriate designations for this area, with suggestions to focus on conservation and water quality rather than mixed-use development.
- **Affordable Housing:** The Commission discussed the need for housing that would be accessible to service workers, teachers, and other community support staff. Mr. Jenkins noted that demographic forecasts show Wimberley losing Gen Z population. The discussion acknowledged the challenges of creating affordable housing without wastewater infrastructure, with some commissioners suggesting areas that might be appropriate for such development.

The Commission provided guidance to Mr. Jenkins to refine the land use plan, particularly regarding trail priorities and the Junction area. Mr. Jenkins agreed to develop more detailed

options for the Junction area that would incorporate conservation principles while acknowledging development pressures at the intersection.

**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.**

Commissioner McCracken reported that the STR committee has been meeting regularly and has completed its data collection phase. The committee is now working on developing recommendations, with three recommendations already having universal approval from the committee.

Commissioner McCracken noted that the committee is now meeting more frequently since they no longer need time between meetings for data collection. He indicated that while they are making progress, it is unlikely they will complete their work before the current 120-day moratorium expires around March 6th. He suggested that an extension of the moratorium would likely be necessary.

Nathan Glaiser confirmed that while he has spoken with 2-3 people interested in applying for STR permits, no formal applications have been received during the moratorium.

*Motion to recommend that City Council extend the short-term rental moratorium for another 120 days was made by Commissioner McCracken and seconded by Commissioner McCullough. The motion passed unanimously (6-0).*

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

The Commission reviewed a document outlining a proposed Property Stewardship Recognition Program. The program would include recognition categories such as environmental stewardship, historical/cultural preservation, context-sensitive development, and innovative design or sustainability.

The proposed process would include an annual call for nominations that could be submitted by property owners, residents, commission members, city staff, or other interested parties. Nominations would include address information, owner information, category, written descriptions, and supporting documentation.

Commissioners expressed support for the program but emphasized that awards should only be given for truly distinguished projects, not as a routine annual obligation. They suggested setting a deadline in March or April to allow the current commission to review nominations before any potential membership changes.

*The Commission reached a consensus to adopt the program as presented, with the understanding that awards would be discretionary based on the merit of nominations received.*

**6. BOARD MEMBER REPORTS**

**6.1 Announcements**

No announcements were made.

**6.2 Future Agenda Items**

No future agenda items were discussed.

**7. ADJOURNMENT**

The Regular Planning and Zoning Commission Meeting for Thursday, February 12, 2026, was adjourned.

**RECORDED BY:**

\_\_\_\_\_  
Planning & Zoning Commission Staff Liaison

**APPROVED BY:**

\_\_\_\_\_  
Planning & Zoning Commission Chairperson





<b>AGENDA ITEM:</b>	1. Hold a public hearing and consider possible action on a Certificate of Appropriateness for a new door to be installed at 13904 Ranch Road 12 Suite 2, Wimberley.
<b>SUBMITTED BY:</b>	Nathan Glaiser
<b>DATE SUBMITTED:</b>	02/19/2026
<b>MEETING DATE:</b>	March 12, 2026

## AGENDA FORM

### ITEM DESCRIPTION/SUMMARY

The owners of 13904 Ranch Road 12, Suite 2, Wimberley, are requesting a certificate of appropriateness to replace the door to Suite 2. This location used to be "Dos Olivos" but a new tenant is in the process of moving in. The requested new door would be custom steel and glass. The applicant states that this will "add character similar to other buildings inside the historical zone". Pictures of the door before and a rendering of the door after are included.

### REQUESTED ACTION

Motion  
Discussion

### FINANCIAL

NA

### STAFF RECOMMENDATION

The Historic Preservation Design Guidelines do not give specific recommendations for the design of doors. Staff defers to the Planning and Zoning Commission to determine if the proposed door is appropriate within the Wimberley Historic Preservation Overlay.

### ATTACHMENT/S

1. COA-26-001 supporting docs



CITY OF  
WIMBERLEY

Planning & Development Department  
221 Stillwater, Wimberley, TX 78676  
P (512) 847-0025  
www.cityofwimberley.com

APPLICATION FOR  
CERTIFICATE OF APPROPRIATENESS

Name of Applicant: All We Knead LLC

Mailing Address: 13904 Ranch Rd. 12 Suite 2

Phone Number: 512 937 4726 Email Address: [REDACTED]

Name of Owner (if different than Applicant): Kontiki LLC

Mailing Address: \_\_\_\_\_

Phone Number: [REDACTED]

Address of Property Where Structure/Site Located: 13904 Ranch Rd. 12  
suite 2

Zoning Classification of Property: C3

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):  
\_\_\_\_\_  
\_\_\_\_\_

Description of Proposed Work: replacing old front doors  
with custom steel & Glass doors  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements:**

add character similar to other buildings  
inside the historical zone

**Estimated Cost of Proposed Work:** 5,000

**Intended Starting Date of Proposed Work:** 3/19/26

**Intended Completion Date of Proposed Work:** 4/19/26

**ATTACH THE FOLLOWING DOCUMENTS (in a form acceptable to the City):**

- Current photograph of the property and adjacent properties (view from street/right-of-way)
- Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development
- Elevation drawings/sketches of the proposed changes to the structure/site
- Samples of materials to be used
- Color chips of the colors which will be used on the structure (if applicable)
- Sign Permit Application (if applicable)
- Building Permit Application (if applicable)
- Application for alternative exterior design standards and approach (if applicable)
- Supplemental Design Information (as applicable)

**Signature of Applicant**

DocuSigned by:

Russell Whisler

C7E4393E082C448...

**Signature of Property Owner Authorizing the Proposed Work**

**Date**

3/25/26

2/25/2026

**Date**



13904



LOS OLIVOS

11993

OPEN

T  
OFF-ROAD





<b>AGENDA ITEM:</b>	2. Hold a public hearing and consider possible action on a Certificate of Appropriateness for exterior modifications at 101 Old Kyle Road, Wimberley.
<b>SUBMITTED BY:</b>	Nathan Glaiser
<b>DATE SUBMITTED:</b>	02/19/2026
<b>MEETING DATE:</b>	March 12, 2026

## AGENDA FORM

### ITEM DESCRIPTION/SUMMARY

The owners of 101 Old Kyle Rd (Society Candle Shop) are requesting a certificate of appropriateness to make some modifications to the building. These include:

- Remove and replace pine siding with hardier material
- Remove rotting roof beams and replace with cedar beams
- Repair and replace damaged corrugated metal roofing
- Repaint to match existing colors
- Remove A/C unit from gable peak and repair wall.
- Fix roof drainage on porch.

### REQUESTED ACTION

Motion  
Discussion

### FINANCIAL

NA

### STAFF RECOMMENDATION

Staff recommends approval of this application. The Historic District Design Guidelines allow repair of deteriorated features (Ch 3.2). Hardie material is a type of cementitious board siding that is acceptable as a replacement for wood siding as long as the profiles are similar (Ch 3.3).

### ATTACHMENT/S

1. Supporting documents COA-26-002



CITY OF  
WIMBERLEY

Planning & Development Department  
221 Stillwater, Wimberley, TX 78676  
P (512) 847-0025  
www.cityofwimberley.com

APPLICATION FOR  
CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Russell Whisler (Mavericks 14 LLC)

Mailing Address: 2028 E. Ben White Blvd. #240-2582; Austin, Texas 78741

Phone Number: [REDACTED] Email Address: [REDACTED]

Name of Owner (if different than Applicant): N/A

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Address of Property Where Structure/Site Located: \_\_\_\_\_

101 Old Kyle Road, Wimberley, Texas 78676

Zoning Classification of Property: C-3

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):  
Retail sales and services: general

Description of Proposed Work: Remove and replace damaged siding. All new siding will be hardie lap siding.

Remove and replace rotting trim at windows, corners, fascia and soffits. New boards will be hardie material.

Remove and replace rotting roof beams. Replace with cedar beams. Repair and replace damaged corrugated metal roofing.

Repaint exterior to match existing colors. Remove A/C unit from gable peak and repair wall. Fix porch roof drainage.

Construct TAS compliant ramp from city sidewalk to store entry.

**Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements:**

Proposed work aims to match the existing building exactly. This existing structure is in compliance with the Historical Overlay and Applicable Zoning Requirements.

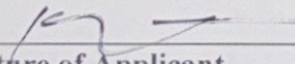
**Estimated Cost of Proposed Work:** \$8000

**Intended Starting Date of Proposed Work:** March 13, 2026

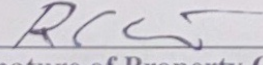
**Intended Completion Date of Proposed Work:** May 15, 2026

**ATTACH THE FOLLOWING DOCUMENTS (in a form acceptable to the City):**

- Current photograph of the property and adjacent properties (view from street/right-of-way)
- Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development
- Elevation drawings/sketches of the proposed changes to the structure/site
- Samples of materials to be used
- Color chips of the colors which will be used on the structure (if applicable)
- Sign Permit Application (if applicable)
- Building Permit Application (if applicable)
- Application for alternative exterior design standards and approach (if applicable)
- Supplemental Design Information (as applicable)

  
\_\_\_\_\_  
Signature of Applicant

3/2/26  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Property Owner Authorizing the Proposed Work

3/2/26  
\_\_\_\_\_  
Date

\*\*\*\*\*TO BE FILLED OUT BY CITY STAFF\*\*\*\*\*

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_

Project Eligible for Expedited Process:  Yes  No

Action Taken by Historic Preservation Officer:  Approved  Denied

Approved with the following Modifications: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Historic Preservation Officer

\_\_\_\_\_  
Date

Date Considered by Planning & Zoning Commission (if required): \_\_\_\_\_

Approved  Denied

Approved with the following Modifications: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Planning & Zoning Commission Decision Appealed by Applicant:  Yes  No

Date Appeal Considered by City Council (if required): \_\_\_\_\_

Approved  Denied

Approved with the following Modifications: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Submit this application to City Hall at 221 Stillwater, Wimberley, Texas 78666.  
Call City Hall at (512)847-0025 if you have questions regarding this application.*

**Proposed Exterior Repair at Society**

101 Old Kyle Road  
Wimberley, Texas 78676

**Existing Property:**



## Adjacent Properties:

### 1. Grateful Angler



### 2. Joon Self Care



### 3. In-Style Shoes



### 4. The Let Go



### 5. Ceremony Botanical Studio



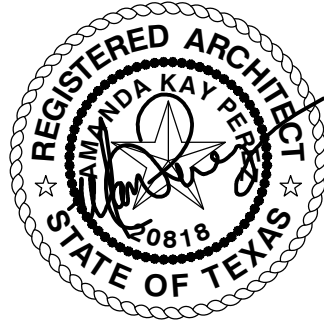
## **Scope of Work:**

- Remove the existing rotting Masonite lap siding and install hardie lap siding to match the existing hardie lap siding on the building
- Remove the rotting wood trim at the corners of the building, at the soffits and around the windows and replace with hardie trim
- Replace the rotting wood fascia boards and install hardie fascia boards
- Replace the rotting structural roof beams and replace with cedar beams
- Roof repairs to the existing corrugated roofing or replace corrugated roof
- Repaint the exterior to match existing colors
- Removal of the AC unit in gable peak and wall repair
- Fixing of roof drainage on the front porch
- TAS compliant ramp from city sidewalk, which may require the city to redo a portion of their walk.

Images of Existing Damage:







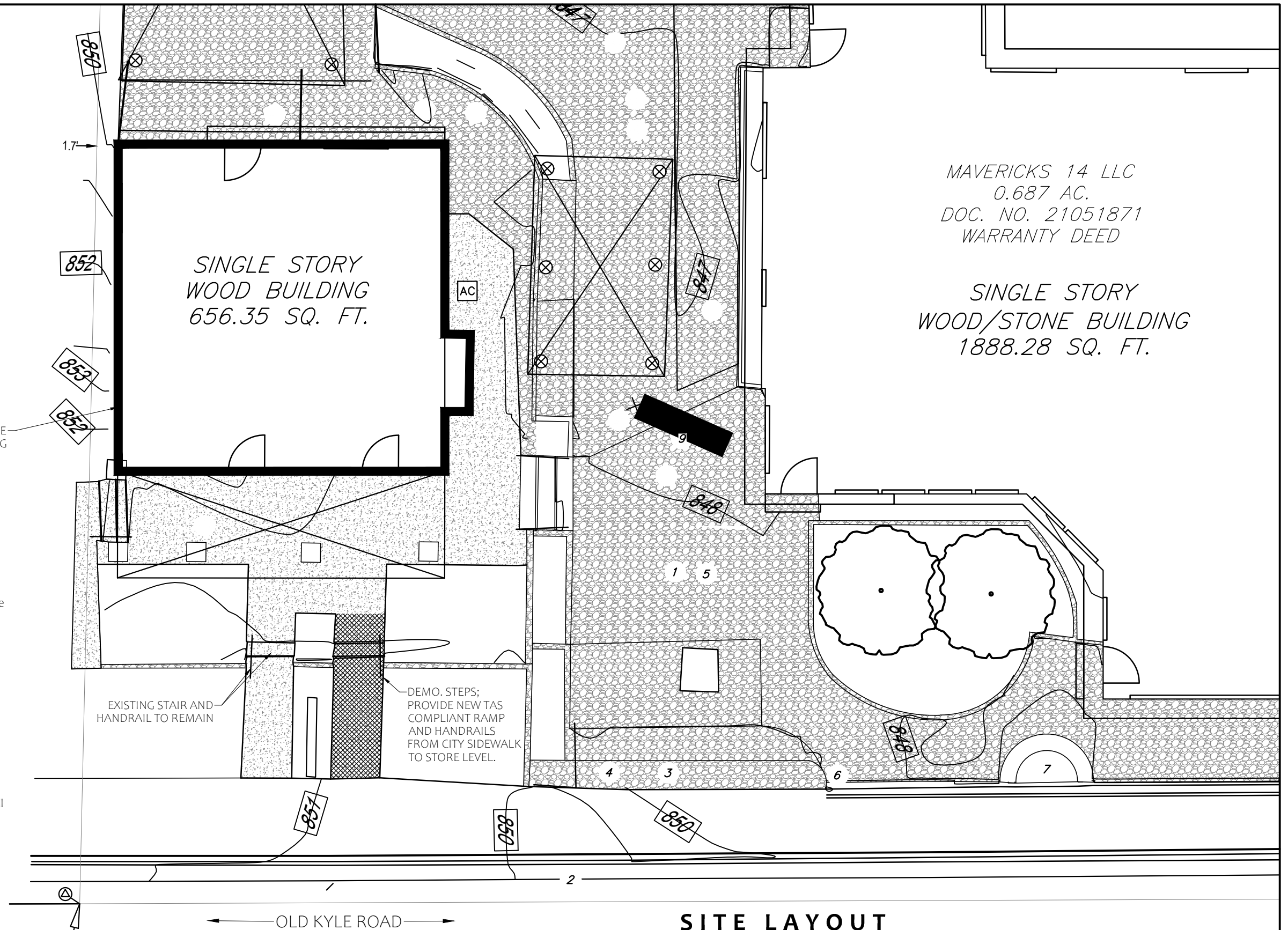
03/01/2026

DRAWING PREPARED BY  
AGAVE DESIGN STUDIO

NOT FOR REGULATORY  
APPROVAL, PERMITTING, OR  
CONSTRUCTION.

MAVERICKS 14 LLC  
0.687 AC.  
DOC. NO. 21051871  
WARRANTY DEED

SINGLE STORY  
WOOD/STONE BUILDING  
1888.28 SQ. FT.



SCOPE OF WORK:

1. Remove the existing rotting Masonite lap siding and install hardie lap siding to match the existing hardie lap siding on the building
2. Remove the rotting wood trim at the corners of the building, at the soffits and around the windows and replace with hardie trim
3. Replace the rotting wood fascia boards and install hardie fascia boards
4. Replace the rotting structural roof beams and replace with cedar beams
5. Repair existing corrugated roofing and replace corrugated roof where needed due to deformation and rust
6. Repaint the exterior to match existing colors
7. Remove existing window unit AC unit gable peak. Fill hole with insulation and patch and repair to match adjacent wall
8. Correct roof drainage on the front porch
9. Construct TAS compliant ramp from city sidewalk to entrance of store

**SITE LAYOUT**  
SCALE: N.T.S.