



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

