



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, MAY 21, 2026 - 6:00 PM

MINUTES

1. CALL TO ORDER

Mayor Jim Chiles called the Regular City Council Meeting to order on Thursday, May 21, 2026, at 6:00 PM.

2. CALL OF ROLL

City Secretary Tammy Heller called the roll.

Present: Mayor Jim Chiles, Place 1 Rebecca Minnick, Place 3 Chris Sheffield, Place 4 Sam Werner, Place 5 David Cohen **Absent:** Place 2 Anne Ulfelder

City Secretary Heller confirmed a quorum was present.

3. INVOCATION

The invocation was delivered by Scott Tidwell of Fellowship of the Crossroads.

4. PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

Mayor Chiles led the Pledge of Allegiance and the Salute to the Texas Flag.

5. CITIZENS COMMUNICATIONS

No citizens were signed up to speak.

6. CONSENT AGENDA

6.1. Consider approval of minutes from the May 7, 2026 Regular City Council meeting and the May 11, 2026 Special City Council meeting. (Tammy Heller, City Secretary)

6.2. Approval of the March 2026 Revenue and Expenditure Report for the City of Wimberley. (Tim Patek, City Administrator)

Motion to approve the Consent Agenda as presented was made by Council Member Cohen and seconded by Council Member Sheffield. The motion carried unanimously 4-0.

7. DISCUSSION AND POSSIBLE ACTION

7.1. Discuss and consider possible action authorizing MHS Planning to provide grant writing services for the Texas Parks and Wildlife Department Indoor Recreation Grant. (Erica Flocke, Parks and Recreation Director)

City Administrator Tim Patek presented this item on behalf of Parks and Recreation Director Erica Flocke, who was absent due to a family emergency. Council Member Sheffield recused himself from this item.

City Administrator Patek informed the Council that the Parks and Recreation Advisory Board had unanimously approved the recommendation to engage MHS Planning for grant writing services in connection with the Texas Parks and Wildlife Department Indoor Recreation Grant. If awarded, the grant would provide \$1,500,000 toward the construction of the nature center's indoor facilities, which, combined with a previously awarded \$750,000 outdoor grant, would fund the nature center to completion.

The fee structure for MHS Planning consists of a flat fee of \$11,500 payable by the City, plus a 3 percent success fee to be drawn from the grant proceeds if awarded. Council inquired whether the flat fee would come out of City funds, which was confirmed. City Administrator Patek noted that MHS Planning had previously secured a \$500,000 grant for the City and performed successfully, giving staff confidence in their ability to secure this larger award.

Motion to authorize MHS Planning to provide grant writing services for the Texas Parks and Wildlife Department Indoor Recreation Grant as presented was made by Council Member Minnick and seconded by council Member Cohen. The motion carried 3-0.

7.2. Receive a recommendation from the Short-Term Rental Subcommittee regarding the current moratorium on short-term rentals inside city limits. (Nathan Glaiser, ACA/Director of Development Services)

Assistant City Administrator/Director of Development Services Nathan Glaiser presented the findings and recommendations of the Short Term Rental Subcommittee, which had been meeting regularly for approximately six months. Vance McCracken, a subcommittee member, was also present.

Director Glaiser reported that the City's current housing stock is approximately 7.6 percent short-term rental, a level the subcommittee considers sufficient. Research cited by the subcommittee indicates that high concentrations of short-term rentals can drive up housing prices and reduce affordable housing availability.

Zoning Recommendations

The subcommittee's primary zoning recommendation involves distinguishing between two categories of short-term rental use. Short Term Rental 1 (STR1) refers to owner-occupied rentals where the owner resides on the property, such as bed-and-breakfasts or casita rentals. Short Term Rental 2 (STR2) refers to vacation rentals where the owner is not

present, which are often investor-owned. The subcommittee recommended no significant changes to STR1 regulations and further proposed expanding flexibility to allow STR1 operators on R2-zoned properties to rent either their primary residence or a guesthouse, rather than requiring the rental to occur in the primary building.

The central zoning recommendation is to **remove STR2 as a permitted or conditionally permitted use** in Single Family Residential 2 (R2, half acre to 2 acres) and Single Family Residential 3 (R3, under half acre) zoning districts. The rationale cited included density and proximity concerns for neighbors, parking limitations, and septic system capacity, particularly in higher-density neighborhoods such as Cliffside subdivision. Existing conditional use permits in these zones would be grandfathered and would follow the land upon sale of the property.

To offset the reduction of short-term rental opportunities in residential zones, the subcommittee recommended making short-term rentals and lodging a **permitted use by right** — up to 30 units — on commercially zoned properties (C1, C2, C3, and office zones), where currently a conditional use permit is required.

Administrative Recommendations

The subcommittee also recommended that staff develop an annual survey to be sent to short-term rental operators to gauge compliance with City ordinances and establish a formal complaint intake process to allow residents to report problematic short-term rentals, with a pathway for City Council to take action.

Council Discussion

Council Member Cohen raised a legal concern, referencing *Zaatari v. City of Austin*, in which a citywide ban on non-owner-occupied short-term rentals was found unconstitutional by the Texas Court of Appeals. Director Glaiser responded that legal counsel had reviewed the recommendation and found it acceptable, noting that because the restriction applies only to specific zoning categories rather than as a citywide ban, it is distinguishable from the Austin case. Council Member Cohen expressed uncertainty about that distinction.

Council Member Minnick asked to view the zoning map to better understand the geographic scope of the proposed changes. Discussion revealed that approximately 10 STR2 permits currently exist in R3 zones and 26 in R2 zones, all of which would be grandfathered. The map review showed that many R2-zoned areas, including Wimberley Hills and South River, are already governed by HOA deed restrictions that prohibit short-term rentals. Director Glaiser clarified that the City does not enforce HOA restrictions, and that deed restrictions and City ordinances operate independently.

Council Member Minnick expressed a higher level of concern with the R2 restrictions than with R3, noting that the 2-acre threshold encompasses a broader range of properties. He indicated a desire to hear community input before drawing final conclusions on R2. Council Member Minnick noted that short-term rentals can serve an affordability function, helping

homeowners cover mortgage and tax obligations, and that STR1 regulations accommodate that use. Council Member Cohen and others questioned whether neighbor feedback had been formally solicited; Director Glaiser acknowledged that no formal survey had been conducted but noted that anecdotal input is gathered during the individual conditional use permit process.

Director Glaiser clarified that no vote was being requested at this meeting; the item was presented for Council direction before initiating the formal public process. If the Council wished to proceed, the item would go before the Planning and Zoning Commission on June 11, followed by a City Council hearing on June 18, ahead of the moratorium expiration. The Council expressed general support for moving forward and directed staff to proceed to the Planning and Zoning Commission. Council also directed staff to post information on social media and the City website, and to create a survey mechanism — such as a Google Form — to solicit community input prior to the public hearings.

7.3. Discuss and consider possible action regarding an amendment to the City of Wimberley Investment Policy. (Tim Patek, City Administrator)

City Administrator Patek presented an amendment to the City's Investment Policy, arising from a recommendation made during the City's most recent audit. The audit found that the Investment Policy reflected a maximum allowable CD maturity of 90 days, while the City's existing certificates of deposit at Texas Regional Bank (TRB) carry 6-month terms. The amendment would increase the maximum allowable stated maturity from 90 days to 365 days (one year), bringing the policy into alignment with current practice and providing flexibility for longer-term instruments.

Council Member Cohen noted that he had recently received CD rate quotes from other institutions, including 3.08% from Ozone Bank and 3.25% from Bank of America, and inquired about the City's current rate. City Administrator Patek confirmed that TRB provides approximately 3.25–3.5% on CDs, and 3% on the general checking account, which he characterized as the best available rate. He also noted that TexPool remains available as an additional option. Council expressed satisfaction with the current banking relationship and interest earnings.

Motion to approve an amendment to the City of Wimberley Investment Policy increasing the maximum allowable stated maturities from 90 days to 365 days as presented was made by Council Member Sheffield and seconded by Council Member Cohen. The motion carried unanimously 4-0.

7.4. Discuss and consider an appointment to the Hays County Homeless Coalition Round Table. (Tammy Heller, City Secretary)

This item was postponed to the June 4, 2026 Regular City Council meeting. Council Member Sheffield noted a potential scheduling conflict at the June 4 meeting.

8. CITY COUNCIL REPORTS

8.1. Announcements

City Secretary Heller confirmed that the next Regular City Council Meeting is scheduled for June 4, 2026. She also noted a workshop meeting to be held Monday, June 15, 2026 at 8:00 a.m., at which a visioning session and photographs are planned. City Secretary Heller also noted that the July 2 meeting could be considered for cancelation at the next meeting as the July Fourth parade falls on July 3. The short-term rental moratorium lift and any related adoption will be placed on the June 18 meeting agenda as the target date, with July 2 as a fallback if needed.

City Administrator Patek reported that the City is working with its engineers on road maintenance planning, with bids expected to go out in the coming weeks. Road work is anticipated in July or August, similar to the prior year's schedule.

8.2. Future Agenda Items

City Secretary Heller noted that the Budget Workshop is scheduled for July 16, 2026, at 4:00 PM. Council confirmed that the 4:00 PM start time works for current members with adequate advance notice.

City Administrator Patek informed the Council of a sewer issue at the Oak Drive Welcome Center, where restrooms have experienced repeated backups. A recent camera inspection revealed that the sewer tap connecting the facility to the gravity line was installed in the wrong direction — toward a dead end rather than toward the main line — likely in 2018 during original construction. Staff is obtaining bids from utility contractors to excavate and correct the connection, with an estimated cost of \$5,000–\$10,000. Council considered the matter urgent, and City Administrator Patek indicated he would authorize the repair as soon as bids are received.

9. ADJOURNMENT

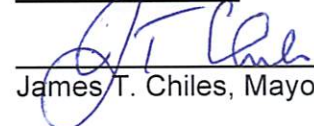
Motion to adjourn was made by Council Member Cohen, seconded by Mayor Chiles. The meeting was adjourned at 6:38 PM.

RECORDED BY:



Tammy Heller, City Secretary

APPROVED BY:



James T. Chiles, Mayor

