



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

JOINT PLANNING & ZONING COMMISSION & CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, APRIL 9, 2026 - 6:00 PM

MINUTES

1. CALL TO ORDER

Mayor Jim Chiles and Planning and Zoning Commission Chair Anne Ulfelder called the Joint workshop to order on Thursday, April 9, 2026, at 6:00 PM.

2. CALL OF ROLL

City Secretary Tammy Heller conducted the roll call. Council Members Present: Mayor Jim Chiles, Place 1 Rebecca Minnick, Place 3 Chris Sheffield, Place 4 Bob Clark, and Place 5 David Cohen. Planning and Zoning Commissioners Present: Vance McCracken, Jerry Lunow, Chris Sharp, Ben O'Kane, Anne Ulfelder, and Mac McCullough. A quorum of both governing bodies were present.

3. CITIZENS COMMUNICATIONS

No citizens signed up to speak during the citizens communication period.

4. WORKSHOP

4.1. Hold a joint Planning and Zoning Commission and City Council workshop to discuss and make recommendations to Langford Community Services regarding the most recent draft of the Comprehensive Master Plan Update, including confirmation of board responsibilities and process for adoption

Jerri Conrado with Langford Community Management Services introduced the team, including resiliency planner Celeste Alvarez, Frank Broussard, and Kevin Coleman, Director of Planning and Mitigation. Conrado noted that chief planner Tim Jenkins had recently resigned but assured the council that all work was on track. The team also included David Baker and Nick Dornak for the OneWater study.

Resiliency Goals and Objectives

Celeste Alvarez presented the resiliency goals and objectives that must be integrated into the comprehensive plan as part of the Resilient Communities Program grant. These goals were derived from the Hays County hazard mitigation plan and public input received through workshops and the portal. The goals cover various hazards including flood, wildfire, windstorms, severe thunderstorms, tornadoes, drought, land subsidence, expansive soils, severe winter weather, and cyber threats.

The flood resiliency section includes six objectives focusing on improving infrastructure to reduce flood risk, enhancing early warning systems, promoting flood insurance awareness, mitigating high-risk properties, strengthening regulatory frameworks, and enhancing floodplain management expertise. The team incorporated specific feedback from the portal, including comments about pursuing community rating systems for flood insurance.

Council members asked about the timeline for reviewing these goals. Conrado requested feedback by the end of April to ensure compliance with GLO requirements before final plan approval.

The Junction Analysis

Frank Broussard presented a detailed analysis of development constraints in the Junction area. The study revealed significant limitations due to the Edwards Aquifer recharge zone location, which restricts impermeable surface development. The area faces challenges including:

- Unsuitable soils for concrete slabs and dwellings
- Petroleum storage tank contamination concerns at the 7-Eleven location with multiple monitoring wells indicating potential leaks
- Limited septic system suitability, with surface application systems being the only viable option
- Generally unsuitable conditions for most types of development

Broussard identified one small area north of the Junction that might be more suitable for development, though still challenging due to topography. The analysis suggested that RV parks or tiny homes might be among the few viable development options, as RVs wouldn't count as impermeable structures under Edwards Aquifer regulations.

Council members discussed the implications, with some suggesting this could address affordable housing needs through RV accommodations, though infrastructure challenges would remain significant.

Trails Plan

Celeste Alvarez presented a conceptual trails plan building on the existing Wimberley Valley Trails plan and the city's transportation plan. The proposed network creates circular connections linking downtown to key areas including Woodcreek, with possibilities for sidewalks and pedestrian infrastructure.

The plan includes conceptual shuttle routes to reduce downtown congestion, including service from Airbnb locations on Old Kyle Road and cross-river connections. However, council members noted that some proposed routes, particularly on County Road 1492 and River Road, face significant feasibility challenges.

The trails plan incorporates cultural arts and environmental education components through interpretive signage and "way stations" that could highlight Wimberley's history, ecology, and cultural assets. The team emphasized this was a conceptual framework for the 20-year planning horizon rather than immediate implementation requirements.

OneWater Study

David Baker and Nick Dornak presented key findings from the comprehensive water study, emphasizing the critical water challenges facing Wimberley Valley. Baker described the situation as an "existential crisis," noting that the community relies entirely on the Middle Trinity Aquifer, which is being overused, particularly during drought conditions.

Key concerns include:

- Jacobs Well has experienced almost 500 days of zero flow over the past 2.5 years
- The valley is 44 inches behind in rainfall
- One foot of water level change stops Jacob's Well from flowing
- Aqua Texas leaks more water than flows from Jacob's Well
- The area is designated as a Priority Groundwater Management Area

The study recommends several strategic initiatives:

Public Utility Authority (PUA): The primary recommendation is establishing a regional PUA involving Wimberley, Woodcreek, and Hays County. This would provide access to state funding, enable regional water planning, and create a framework for potentially acquiring private utilities. The PUA would not be a taxing entity but could issue bonds and access various state funding programs.

Aquifer Storage and Recovery (ASR): The county has hired HDR Engineering to study ASR feasibility, which would involve storing treated water underground during abundant periods for use during drought.

Conservation Measures: Implementing aggressive conservation standards, particularly targeting outdoor water use which represents about 60 percent of residential consumption.

GBRA Water Secure Pipeline: The team presented both pros and cons of the proposed surface water pipeline from Kyle to Wimberley. While this could provide water supply diversification, concerns include the high cost (potentially 800 percent rate increases), potential to spur unwanted development, and questions about long-term sustainability versus land conservation investments.

Council members engaged in extensive discussion about these options. Mayor Pro Tem Minnick and Mayor Chiles indicated ongoing conversations with county officials about PUA formation, though they noted political complexities and "powerful opponents" to navigate.

David Cohen questioned the PUA's authority over entities like Aqua Texas, with Baker explaining that while direct regulatory authority might be limited, the PUA could provide leverage through access to capital and coordinated regional planning.

Zoning Requirements

Kevin Coleman explained that the General Land Office (GLO) requires adoption of some enforceable measure furthering the plan's objectives following plan adoption. While originally

described as "zoning change or equivalent," the specific requirements are still being clarified with GLO as Wimberley was among the first communities through this grant process.

Timeline and Next Steps

The team outlined the remaining timeline:

- April 30: Deadline for feedback on resiliency goals and objectives
- June 1: Delivery of semi-final plan for review (95 percent complete)
- 60-day review period for council and planning & zoning commission
- August target for final adoption through public hearings
- December 31, 2026: Final grant deadline with option for up to 2-year extension if needed

Conrado emphasized that the plan will be formatted as a "living document" with digital functionality, GIS mapping capabilities, and organized appendices to make the extensive research more manageable while maintaining comprehensive documentation.

Council members expressed concern about the volume of material to review, requesting better organization with executive summaries and clear implementation guidance. The team committed to providing both printed and digital formats optimized for usability.

The workshop concluded with appreciation for the comprehensive work and commitment to meet the review timeline for final adoption by August 2026.

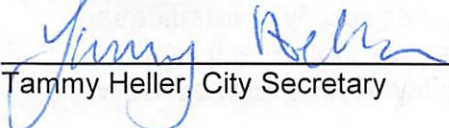
5. CITY COUNCIL/BOARD REPORTS

No reports were given during this agenda item.

6. ADJOURNMENT


As this was Anne Ulfelder's final meeting as Planning and Zoning Commission Chair before joining the City Council, Mayor Chiles asked her to close the meeting. Commissioner Ulfelder adjourned the Joint Planning and Zoning Commission and City Council workshop meeting for April 9, 2026 at 7:45 p.m.

RECORDED BY:



Tammy Heller, City Secretary

APPROVED BY:



James T. Chiles, Mayor



Ben O'Kane, PZC Vice Chair

