

including the sale of beer, wine, or alcohol for on-premise consumption at 14306 Ranch Road 12, Wimberley, TX 78676 (Hays CAD #18485).

- 6.4. Hold a public hearing and consider possible action on a request for a certificate of appropriateness for exterior modifications at 103 Oak Dr, Wimberley.

7. DISCUSSION AND POSSIBLE ACTION

- 7.1. Discuss and consider possible action on a Replat of lots 27 and 28, Paradise Hills, Section 2 Revised, establishing Lot 27-A, Paradise Hills, Section 2, City of Wimberley, Hays County, Texas.
- 7.2. Discuss and consider a recipient of the Planning and Zoning Property Stewardship Recognition Award and provide direction.

8. BOARD MEMBER REPORTS

- 8.1. Future Agenda Items
- 8.2. Announcements

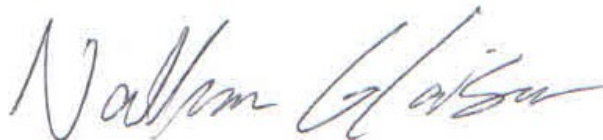
9. ADJOURNMENT

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, in compliance with Chapter 551, Texas Government Code, on Thursday, July 2, 2026, by 12:00 p.m., and remained posted for at least 3 business days preceding the scheduled time of said meeting.



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, JUNE 11, 2026 - 6:00 PM

MINUTES

1. CALL TO ORDER

The Regular Planning and Zoning Commission Meeting was called to order at 6:01 PM. .

2. CALL OF ROLL

Present: Matt Joyce, Chris Sharp, Vance McCracken, Ben O’Kane, Jerry Lunow, Mac McCullough, Karen Stocki

3. CITIZENS COMMUNICATIONS

No citizens were present for public communication.

4. MINUTES

4.1. Consider approval of the March 12, 2026 Regular Planning and Zoning Commission meeting and the April 9, 2026 Joint PZC/City Council workshop meeting minutes.

Both sets of minutes were considered together. No objections were raised by any Commission member.

Motion to approve the March 12, 2026 and April 9, 2026 meeting minutes was made by Commissioner McCullough and seconded by Commissioner Sharp. The motion carried unanimously (7-0).

5. PUBLIC HEARING AND POSSIBLE ACTION

5.1. Hold a public hearing and consider making a recommendation to City Council regarding amendments to Article 9.03 - Zoning, of the City of Wimberley Code of Ordinances, related to Short-Term Rentals by amending certain regulations.

Nathan Glaiser, ACA/Director of Development Services, briefed the Commission on the background and status of this item. He explained that a Short-Term Rental (STR) committee was formed the prior year, met regularly over approximately six months beginning in November, and developed a set of recommendations that were subsequently presented to City Council in May. City Council directed staff to draft an ordinance implementing those recommendations. However, due to staffing turnover in the city attorney's office, the required notifications, which must be mailed to approximately 3,000 property owners citywide, could not be completed in time for formal action at this meeting. As a result, this item was presented as a public hearing and discussion only, with no action required by the Commission at this time.

Director Glaiser summarized the committee's key recommendations. First, the committee recommended removing the option for a Conditional Use Permit (CUP) for STR-2 (non-owner-occupied) short-term rentals in the R-2 (single-family residential, generally under 2 acres) and R-3 (single-family residential, generally under half an acre) zoning districts. Property owners in these districts would no longer be allowed to apply for an STR-2. Second, the committee recommended making lodging a permitted use by right in all commercial zoning districts (C-1, C-2, and C-3), subject to the existing 30-unit cap, removing the requirement for City Council approval in those zones. Third, STR-1 (owner-occupied) regulations would be modestly loosened to allow rentals of accessory dwelling units in addition to the primary residence.

The public hearing was formally opened at 6:10 p.m. and closed at 6:11 p.m. with no members of the public present to comment.

Commission members discussed the rationale behind these recommendations at length. A Commission member who served on the STR committee noted that Wimberley has an ample supply of STRs, estimated at over 100 properties, with occupancy rates in the range of 30 to 40 percent, indicating no shortage of available lodging. The committee's primary concern was the increase of STR-2s on smaller, higher-density lots where proximity to neighboring properties creates more significant nuisance impacts. It was further noted that the trend in other Texas tourist communities of investors purchasing lower-cost lots solely to operate non-owner-occupied STRs as a business proposition was a factor the committee sought to get ahead of preemptively, even if it had not yet become a severe problem in Wimberley. The Commission emphasized that no existing, operating STRs would be affected; the proposed ordinance is intended to preserve all currently operating STRs, which run with the land, while restricting new approvals going forward.

Regarding next steps, Director Glaiser indicated that the item would return in July, or later, once all required notifications have been mailed and the requisite notice period has elapsed. He also noted that the existing STR moratorium, currently in effect through July 4th, would be considered for extension by City Council at its June 18th meeting, which would allow additional time for the notification and ordinance process to be completed.

No action was taken on this item.

5.2. Hold a public hearing and consider making a recommendation to City Council regarding the repeal of Article 4.04 Temporary Structures and adding Mobile Food Vendors and Mobile Food Courts to Chapter 9 of the City Code of Ordinances.

Director Glaiser explained that recent state legislation has preempted local authority to issue permits for mobile food vendors (food trucks). Under the new law, dual permitting is prohibited, the state now holds sole permitting authority for food trucks, and cities may no longer require a separate local permit. As a result, the City of Wimberley must repeal its existing Temporary Structures ordinance (Article 4.04), which had required food trucks and temporary structures such as food tents to obtain City Council approval before operating. This action brings the city into compliance with state law.

Director Glaiser noted that while the city can no longer issue permits for food trucks, standard zoning regulations remain in effect, meaning food trucks must still operate within commercially zoned areas and cannot set up in residential neighborhoods. Staff indicated plans to return at a future meeting with a separate ordinance establishing common-sense development standards for food trucks, such as setbacks from property lines, residential zones, and other food trucks, to maintain orderly use of commercial sites.

The public hearing was formally opened at 6:25 p.m. and closed at 6:26 p.m. with no members of the public present to comment.

Commission members expressed some unease about the loss of local oversight, particularly regarding the ability to act if a food truck operation became problematic but met all state standards. Director Glaiser acknowledged the concern, noting that enforcement in those cases would ultimately fall to state regulators, and that the primary push behind the state law was to simplify permitting for food trucks that operate across multiple jurisdictions.

A motion to approve the repeal of Article 4.04 (Temporary Structures) of the City Code of Ordinances was made by Commissioner Sharp and seconded by Commissioner McCracken. The motion carried unanimously (7-0).

5.3. Hold a public hearing and consider making a recommendation to City Council regarding amendments to Article 9.03, Division 7 for purposes of updating the rules regarding the notice association with the amendment of zoning regulations and districts for compliance with State Law.

Director Glaiser presented this item as another update required for compliance with state law, specifically House Bill 24 from the most recent legislative session. The bill introduces two notable changes to how cities must handle certain zoning amendments.

First, the bill creates a new category of zoning change called a "comprehensive zoning change," defined as a change that results in greater residential housing density. For such changes, certain notification requirements, specifically, the requirement to mail letters to all property owners within 200 feet of a proposed zoning change, are waived, with the intent of streamlining the path toward increased residential housing supply.

Second, the bill raises the protest threshold that triggers a supermajority vote requirement on residential density increases. Under current code, if property owners representing 20 percent of the land area surrounding a proposed zoning change formally protest it, City Council must achieve a supermajority (4 of 5 votes) rather than a simple majority to approve the change. Under HB 24, that threshold is raised to 60 percent, but only for zoning changes that increase residential density. The 20 percent threshold remains in place for all other zoning changes.

The public hearing was formally opened at 6:34 p.m. and closed at 6:35 p.m. with no members of the public present to comment.

Commission members noted that raising the protest threshold for density-increasing changes appeared to be the legislature's attempt to prevent small groups of neighboring property owners from blocking residential development. The Commission clarified that the 20 percent rule continues to apply across all other zoning change types and that all zoning changes, regardless of threshold, still require a City Council vote.

A motion to approve the amendments to Article 9.03, Division 7 for compliance with state law was made by Commissioner Joyce and seconded by the Commissioner O’Kane. The motion carried unanimously (7-0).

6. BOARD MEMBER REPORTS

6.1. Announcements

Director Glaiser distributed a draft copy of the new Resilient Comprehensive Plan and requested that Commission members review it and submit any comments by June 30th. Comments may also be submitted online through the city's planning portal.

Director Glaiser also announced the TML Land Use Essentials Conference, a two-day training event scheduled for August 20–21 in Round Rock. He noted that the conference is an excellent introduction to zoning, planning procedures, and board of adjustment topics, and encouraged Commission members to attend. He advised that the conference sells out quickly and asked any interested members to notify him or City Secretary Tammy Heller as soon as possible so that registrations could be processed through the TML system.

6.2. Future Agenda Items

A Commission member raised the status of a proposed Land Conservation Recognition Award for a property owner who had undertaken significant conservation improvements — including cedar removal and habitat restoration, on approximately 40 acres adjacent to Paradise Valley. City Secretary Heller indicated that a draft award certificate could be prepared and that it could be finalized with the recipients' names. The Commission discussed the appropriate venue for presentation and agreed that the award would be formally presented at an upcoming Planning and Zoning Commission meeting.

Regarding future agenda content, Director Glaiser confirmed that the STR short-term rental public hearing would again be placed on the July agenda, with the possibility of formal action if all notification requirements have been met by that time.

7. ADJOURNMENT

The Chair adjourned the meeting at 6:50 PM.

RECORDED BY:

Planning & Zoning Commission
Staff Liaison

APPROVED BY:

Planning & Zoning Commission
Chair





AGENDA ITEM:	1. Hold a public hearing regarding amendments to Article 9.03 - Zoning, of the City of Wimberley Code of Ordinances, related to Short-Term Rentals by amending certain regulations. (<i>Nathan Glaiser, ACA/Director of Development Services</i>)
SUBMITTED BY:	Nathan Glaiser
DATE SUBMITTED:	06/12/2026
MEETING DATE:	July 9, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

This is the second of three public hearings to gather input on recommendations made by the Short-Term Rental Committee. Recommendations include removing the ability for property owners to obtain a Short-Term Rental 2 Conditional Use Permit (CUP) for the Single-Family Residential 3 and Single-Family Residential 2 zoning districts.

Short-Term Rental Committee recommendations also included allowing lodging up to 30 units as a permitted use within the Commercial Low Impact (C1), Commercial Moderate Impact (C2) and Commercial High Impact (C3), zoning districts by right.

Commissioners should hold several public hearings to gather public input on these proposed changes. A recommendation is not required at this time, but will be at a future meeting. Public Notice must take place before these zoning changes can go into effect. Proper notice and final determination is expected at the August Planning and Zoning and City Council meetings.

REQUESTED ACTION

Discussion

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

1. Draft Ord. 2026-XX Amending Article 9.03 related to STRs

ORDINANCE 2026-XX

AN ORDINANCE AMENDING CHAPTER 9 PLANNING AND DEVELOPMENT REGULATIONS, ARTICLE 9.03 – ZONING, OF THE CITY OF WIMBERLEY CODE OF ORDINANCES, RELATED TO SHORT TERM RENTALS BY AMENDING CERTAIN REGULATIONS AND REPEALING CERTAIN USES; REPEALING ALL ORDINANCES OR SECTIONS OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, the City Council adopted Ordinance 2019-08, which amended certain definitions and regulations; and

WHEREAS, the City of Wimberley's City Council appointed a committee to review the City's regulations regarding short term rentals and said committee has met for numerous months regarding the City's short term rental regulations; and

WHEREAS, the committee presented its proposed amendments to the City's zoning regulations to the Planning and Zoning Commission in which they held a public hearing on July 9, 2026, at which all persons were given an opportunity to appear and express their opinion concerning the proposed amendments; and

WHEREAS, the Planning and Zoning Commission provided a preliminary report regarding the proposed amendments and recommended approval to City Council; and

WHEREAS, a public hearing was held by City Council on July 16, 2026, on such preliminary report and recommendation at which all persons were given an opportunity to appear and express their opinion concerning the proposed amendments; and

WHEREAS, the City Council of the City of Wimberley has determined it to be in the public interest to adopt the proposed amendments which in its best judgement are intended to promote the orderly use and ongoing management of short term rental properties in an effort to avoid overwhelm of services and infrastructure, the reduction of available housing for residents, inflation of housing prices and to keep tourism in balance with the lifestyle of the locals.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WIMBERLEY, TEXAS:

- 1. Section 9.03.073 Single-family residential 2; R-2** is hereby amended as set forth below (with a ~~strikethrough~~ meaning such language is deleted and an underlining meaning such language is added):

(c) *Conditional uses.*

- (1) STR1 located ~~only~~ in the residential building or an accessory dwelling unit;

- (2) Home day care;
- (3) Home commercial crafts or hobbies;
- (4) Telecommunications towers, commercial antennas, and broadcast towers, subject to all applicable city regulations;
- (5) Two-family residential (duplex);
- (6) One secondary single-family residential building built on-site;
- (7) One manufactured home installed on a permanent foundation, as the primary residence; and
- ~~(8) STR2; and~~
- (8) ~~(9)~~ Personal care home.

2. **Section 9.03.074 Single-family residential 3; R-3** is hereby amended as set forth below (with a ~~strikethrough~~ meaning such language is deleted and an underlining meaning such language is added):

(c) *Conditional uses.*

- (1) STR1 located only in the residential building;
- (2) Home day care (fewer than seven children);
- (3) Home commercial crafts or hobbies;
- (4) Telecommunications towers, commercial antennas, and broadcast towers, subject to all applicable city regulations;
- (5) Two-family residential (duplex);
- (6) One manufactured home installed on a permanent foundation, as the primary residence; and
- ~~(7) STR2; and~~
- (7) ~~(8)~~ Personal care home.

3. **Section 9.03.083 Commercial – low impact; C-1** is hereby amended as set forth below (with a ~~strikethrough~~ meaning such language is deleted and an underlining meaning such language is added):

(b) *Permitted uses.*

- (1) Administrative and professional office:
 - a. Insurance, real estate, attorneys, accountants, architects, investment services, travel agencies;
 - b. Photography studios, doctors, dentists;
 - c. Nonprofit organizations (with certain restrictions);
 - d. Civic uses (such as city halls);
 - e. Research services: limited; and
 - f. Office.
- (2) Religious assembly;
- (3) Retail sales and services: limited;
- (4) Business support services;
- (5) Child care center;
- (6) Repair services: consumer;

- (7) Eating establishments: sit-down, not including the sale of beer, wine, or alcohol for on-premises consumption;
- (8) Animal sales and services: grooming;
- (9) Convalescent services;
- (10) Arts and crafts sales and instruction;
- (11) Commercial/single-family residential;
- (12) Adult day care facility;
- (13) Private primary educational services;
- (14) Private secondary educational services;
- (15) Medical services: limited;
- (16) Personal services: limited;
- (17) Bank and savings and loan;
- (18) Accessory uses to the main use;
- (19) Single-family residence; and
- (20) Low impact institutional: residential oriented.

(21) STR1

(22) Lodging: Low Impact

(23) Lodging: Moderate Impact

(c) *Conditional uses.*

- (1) A drive-through or drive-in facility otherwise allowed in any permitted use in this district shall be allowed only with a conditional use permit;
- (2) Bank and savings and loan (drive-through);
- ~~(3) STR1;~~
- (3) Telecommunications towers, commercial antennas, and broadcast towers, subject to all applicable city regulations;
- (4) Eating establishments: fast food with drive-through order windows;
- (5) Package store;
- (6) Eating establishments: sit-down, including the sale of beer, wine, and alcohol for on-premises consumption; and
- ~~(8) STR2; and~~
- (7) (9) Personal care home.

4. Section 9.03.084 Commercial – moderate impact; C-2 is hereby amended as set forth below (with a ~~strikethrough~~ meaning such language is deleted and an underlining meaning such language is added):

(b) *Permitted uses.*

- (1) Administrative and professional office:
 - a. Insurance, real estate, attorneys, accountants, architects, investment services, travel agencies;
 - b. Photography studios, doctors, dentists;
 - c. Nonprofit organizations (with certain restrictions);

- d. Civic uses (such as city halls);
- e. Research services: limited; and
- f. Office.
- (2) Religious assembly;
- (3) Medical services: limited;
- (4) Personal services: general;
- (5) Accessory uses to the main use;
- (6) Retail sales and services: general;
- (7) Retail sales and services: flea market/market day;
- (8) Eating establishments: sit-down, not including the sale of beer, wine, or alcohol for on-premises consumption;
- (9) Plant nurseries;
- (10) Emergency shelter and feeding site (humans);
- (11) Communications services: limited (such as studios);
- (12) Commercial/residential;
- (13) Banks and savings and loan associations;
- (14) Funeral and interment services: cremating;
- (15) Funeral and interment services: interring;
- (16) Funeral and interment services: undertaking;
- (17) Animal interment services;
- (18) Private primary educational services;
- (19) Private secondary educational services;
- (20) Single-family residence; and
- (21) Low impact institutional: residential oriented.
- (22) STR1
- (23) Lodging: Low Impact
- (24) Lodging: Moderate Impact

(c) *Conditional uses.*

- (1) A drive-through or drive-in facility otherwise allowed in any permitted use in this district shall be allowed only with a conditional use permit;
- (2) Personal services: limited;
- (3) Gasoline sales: limited;
- (4) Automotive washing;
- (5) Personal storage;
- ~~(6) STR1;~~
- (6) Telecommunications towers, commercial antennas, and broadcast towers, subject to all applicable city regulations;
- (7) Eating establishments: fast-food with drive-through order windows;
- (8) Eating establishments: sit-down, including the sale of beer, wine, or alcohol for on-premises consumption;
- (9) Package store;
- (10) Liquor store; and
- ~~(12) STR2; and~~
- (11) (13) Personal care home.

5. **Section 9.03.085 Commercial – high impact; C-3** is hereby amended as set forth below (with a ~~strikethrough~~ meaning such language is deleted and an underlining meaning such language is added):

(b) *Permitted uses.*

- (1) Administrative and professional office:
 - a. Insurance, real estate, attorneys, accountants, architects, investment services, travel agencies;
 - b. Photography studios, doctors, dentists;
 - c. Nonprofit organizations (with certain restrictions);
 - d. Civic uses (such as city halls);
 - e. Research services: limited; and
 - f. Office.
- (2) Religious assembly;
- (3) Food and beverage retail sales (such as grocery);
- (4) Medical services: general; large facilities, hospitals;
- (5) Eating establishments: sit-down, including the sale of beer, wine, or alcohol for on-premises consumption;
- (6) Eating establishments: sit-down fast-foods;
- (7) Agricultural supplies and services;
- (8) Commercial blood centers;
- (9) Commercial off-street parking;
- (10) Parking lot and parking garage, automotive;
- (11) Transportation facilities: surface, limited (such as cross-country truck companies and their distribution centers);
- (12) Transportation facilities: aircraft;
- (13) Commercial/single-family residential;
- (14) Private primary educational services;
- (15) Private secondary educational services;
- (16) Nonprofit civic;
- (17) Retail sales and services: general;
- (18) Bank and savings and loan;
- (19) Personal services: general;
- (20) Accessory uses to the main use;
- (21) Single-family residence; and
- (22) Retail sales and services: flea market/market day.
- (23) STR1
- (24) Lodging: Low Impact
- (25) Lodging: Moderate Impact

(c) *Conditional uses.*

- (1) A drive-through or drive-in facility otherwise allowed in any permitted use in this district shall be allowed only with a conditional use permit;

- (2) Alcoholic beverage sales and consumption in a private club as defined and registered by the Texas Alcoholic Beverage Code;
- (3) Bars/taverns;
- (4) Gasoline sales: truck stops;
- (5) Automotive sales, rentals, and repairs;
- (6) Automotive and equipment: sales and rentals, farm and heavy equipment;
- (7) Automotive and equipment: sales and rentals, light equipment;
- (8) Custom manufacturing;
- (9) Construction sales and services;
- (10) Eating establishments: fast-food with drive-through order windows;
- (11) Eating establishments: drive-in;
- (12) Adult entertainment (such as sexually oriented business) use as may be provided for or restricted by other city ordinances;
- ~~(13) STR1;~~
- ~~(13) (14)~~ Automotive washing;
- ~~(14) (15)~~ Personal storage;
- ~~(15) (16)~~ Telecommunications towers, commercial antennas, and broadcast towers, subject to all applicable city regulations;
- ~~(17) STR2;~~
- ~~(16) (18)~~ Personal care home;
- ~~(17) (19)~~ Liquor store; and
- ~~(18) (20)~~ Package store.

6. Existing Short Term Rental Conditional Use Permits.

Notwithstanding any other provision of this Ordinance, including the amendment or repeal of any use or regulation set forth herein, any conditional use permit authorizing a short term rental that was validly granted and approved by the City Council and is in effect as of the effective date of this Ordinance shall be preserved and shall continue in full force and effect. The use authorized by each such conditional use permit may continue indefinitely, without expiration and without any requirement of renewal or reapplication, subject to the terms and conditions under which the permit was originally approved. No such conditional use permit shall be terminated, revoked, or otherwise removed except by the City Council through an amendment to the zoning regulations of the City adopted in accordance with the procedures required by law for such an amendment.

7. Savings.

The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this Ordinance.

8. Severability.

Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjusted or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance in whole or any part of provision thereof, other than the part so declared to be invalid, illegal or unconstitutional.

9. Repealer.

The provisions of this Ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this Ordinance are hereby expressly repealed to the extent that such inconsistency is apparent. This Ordinance shall not be construed to require or allow any act that is prohibited by any other ordinance.

10. Effective Date.

This Ordinance shall take effect immediately upon its passage, publication and other authorizations as may be required by law.

11. Proper Notice and Meeting.

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED this 16th day of July 2026, by a vote of ___ (Ayes) to ___ (Nays) ___ (Abstain) vote of the City Council of the City of Wimberley, Texas.

CITY OF WIMBERLEY

ATTEST:

BY:

James T. Chiles, Mayor

Tammy Heller, City Secretary

APPROVED AS TO FORM:

City Attorney





AGENDA ITEM:	ZA-26-002 – Zoning Change C1 to C2
SUBMITTED BY:	Nathan Glaiser, Development Services Director
DATE SUBMITTED:	5/28/2026
MEETING DATE:	7/9/2026 (P&Z) / 7/16/2026 (City Council)

REPORT

ITEM

The applicant, Buck Armstrong, representing the owners 14306 Ranch Road 12 LP, have requested a zoning change for 1.61 acres of property located at 14306 Ranch Road 12, Wimberley, Texas 78676. The request is to change the zoning from Commercial Low Impact 1 (C1) to Commercial Moderate Impact 2 (C2). The property consists of a strip commercial development including a laundromat, gym, and restaurant.

Definition from City Zoning Ordinance (please follow links for specific regulations):

The [C-1](#), commercial 1 district is established as a limited retail category intended for the purpose of supplying day-to-day needs and personal services. Establishments may include small, freestanding retail structures, and personal service establishments.

The [C-2](#), commercial 2 district is established to provide areas for shopping and service facilities for the retail sales of goods and services. These shopping areas must satisfy established landscape and buffering requirements.

C-2 includes development regulations that allow for larger developments. The maximum building footprint for C-1 is 11,500 square feet, smaller than the building that exist there today. The C-2 maximum building footprint is 15,000 square feet. The applicant has communicated that as a factor that is driving the request as the existing building exceeds the building footprint maximum currently.

Attachments: Application

PROPERTY INFORMATION

Property Description

Applicant(s):	Buck Armstrong
Property Address:	14306 Ranch Road 12
Property Owner:	14306 Ranch Road 12 LP
Legal Description:	A0461 Amasa Turner

Property Size: 1.61
Existing Use of Property: Commercial, various uses
Existing Zoning: C1
Planning Area: IV
Overlay District: None

Utilities

Water: Wimberley Water Supply Corporation
Wastewater: Aqua Texas
Electricity: Pedernales Electric Corporation

Surrounding Property:

Frontage: Ranch Road 12

		Current Zoning:	Existing Land Use:
Surrounding Zoning & Land Use	North of Property	C1	Commercial
	South of Property	C2	Commercial
	East of Property	C2	Commercial
	West of Property	C2	Commercial

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200’): 6/25/2026
Published Legal Notice (Wimberley View): 6/25/2026

PUBLIC COMMENTS

Staff has not received any public comment.

RECOMMENDATION

Staff Recommends approval of this zoning change. This is in planning area IV which is defined as “The primary location for moderate impact commercial and community services.”

Surrounding properties are zoned C2 and contain similar development. Furthermore, the existing building is out of compliance with the C1 zoning and considered Non-Conforming.

Criteria for Consideration

a. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the city as a whole;

- b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings;
- c. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances which may make a substantial part of that vacant land unavailable for development;
- d. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change;
- e. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;
- f. Any other factors which will substantially affect the public health, safety, morals, or general welfare; and
- g. Whether granting the request furthers the land use objectives and principles adopted by the city.

ZONING MAP





Commercial Zoning Application

Planning & Development

Non-Residential, Multi-Family, or Mobile Home Development

FOR OFFICE USE ONLY

Application Date: File No.: Fees: \$ Paid:
Tentative P&Z Hearing: Tentative City Council Hearing:
Planning Area: Zoning Requested: City Initiated: Yes No

PROPERTY INFORMATION

STREET ADDRESS OF PROPERTY TO BE ZONED: 14306 RR 12, Wimberley, Texas

*New Street Addresses can be obtained by calling (512) 393-2160 HAYS COUNTY CAD PROPERTY ID #: R 18485

PLEASE PROVIDE DIRECTIONS TO YOUR PROPERTY: Wimberley Commons access from ACE Hardware

NOTE: Please clearly mark your property so it is easily identifiable.

TOTAL AREA TO BE ZONED: ACRES 1.61 (OR) SQ. FT. TOTAL NO. of TRACTS: 1

PLANNING AREAS: REQUESTED ZONING CLASSIFICATION: C-2

PROPOSED USE: Neighborhood Retail

EXISTING ZONING CLASSIFICATION(s) AND USES (if applicable): C-1

OWNER'S INFORMATION

Owner's Name: 14306 Ranch Rd 12, LP Phone No.

Mailing Address: 2205 N. LAMAR UNIT 314 AUSTIN, TX 78705

Email Address:

REPRESENTATIVE'S INFORMATION

Representative Name: Buck Armstrong Phone No.

Mailing Address: 2205 N. LAMAR UNIT 314 AUSTIN, TX 78705

Email Address:

Name of Real Estate Company Involved: Trade Post Properties LLC

LEGAL DESCRIPTION

Street Address: 14306 RR 12 Subdivision: A0461 - AMASA TURNER SURVEY

Block(s) Lot(s) Plat Book: Page Number:

DEED RECORDS: (REFERENCE OF DEED CONVEYING PROPERTY TO THE PRESENT OWNER):

VOLUME: 2235 PAGE: 132 OF COUNTY PLAT RECORDS

OTHER PROVISIONS

Is Property in an Overlay District? ___ Yes X No ___ Unknown

TYPE OF OVERLAY ZONE(S) (if applicable) N/A

FLOOD PLAIN (What, if any, flood zone does your property occupy?): _____

ELECTRIC UTILITY PROVIDER: PEC

WATER UTILITY PROVIDER: NWSC

WASTEWATER UTILITY PROVIDER: AQUA

HAYS COUNTY SEPTIC PERMIT NUMBER (if applicable): N/A

SITE INSPECTION AUTHORIZATION

Applicant, Owner, or Applicant's authorized agent hereby authorizes the City of Wimberley representatives to visit and inspect the property for which this application is being submitted.

Date: 5/28/26 APPLICANT SIGNATURE W. H. [Signature]

WHEN APPLICABLE:

Date: _____ AGENT SIGNATURE _____

ACKNOWLEDGMENT OF EXISTING

Subdivision Plat Notes, Deed Restrictions Restrictive Covenants and/or Zoning Conditional Use Permits

I, the Applicant herein, have checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permits prohibiting certain uses and/or requiring certain development restrictions (for example, height, access, screening) on the property now being zoned on my behalf and located at: 14306 RR 12 Wimberley, TX, and more particularly known as Lot _____, Block _____ of the AMASA TITNER Subdivision.

If a conflict should result with the request, I am submitting to the City of Wimberley due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permits it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permits.

I understand that if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permit information, which may apply to this property.

Date: 5/28/26 APPLICANT SIGNATURE W. H. [Signature]

WHEN APPLICABLE:

Date: _____ AGENT SIGNATURE _____

SUBMITTAL CHECKLIST

TO ENSURE THAT YOU HAVE COMPLIED WITH THE ZONING APPLICATION REQUIREMENTS, REVIEW THE FOLLOWING LIST. FAILURE TO COMPLETE THE NECESSARY STEPS CAN CAUSE A DELAY IN PROCESSING YOUR APPLICATION.

- Complete "Application for Zoning"
- Provide plat map of property to be zoned which includes all properties within 200 feet of any portion of Applicant's property; and which clearly indicates streets in surrounding area.
- Provide plat map of the specific property to be zoned.
- Provide names and addresses of property owners within 200 feet of any portion of Applicant's property.
- Provide a legal description of the property to be zoned.
- Sign/date Submittal Verification form.
- Sign/date Site Inspection Authorization form.
- Sign/date Acknowledgement Form.
- Pay Zoning Fee (this fee is based on the cost of services incurred by the City of Wimberley in reviewing, processing, and recording the zoning request).
- Applicant agrees to attend a pre-zoning conference prior to acceptance of Application.
- Applicant agrees to attend Planning & Zoning Commission hearings scheduled for Applicant's proposed zoning.
- Applicant agrees to attend City Council hearing scheduled for Applicant's proposed zoning or waives his/her rights of appearance (see below).

Related Cases, If Applicable

- | | |
|--------------------------------------------------|----------------|
| <input type="checkbox"/> Zoning | File No. _____ |
| <input type="checkbox"/> Building Permit | File No. _____ |
| <input type="checkbox"/> Subdivision | File No. _____ |
| <input type="checkbox"/> Sign Permit | File No. _____ |
| <input type="checkbox"/> Engineered construction | File No. _____ |

SUBMITTAL VERIFICATION AND/OR WAIVER OF APPEARANCE

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me, my firm, or representative, may delay the review of the Application.

I hereby waive my right to appear before the City of Wimberley City Council at the public hearing to be held concerning the zoning of my above-referenced property. I understand that my failure to appear allows the Council to consider my zoning request; however, if questions are raised that cannot be answered, the matter will be continued.

Date: 5/28/20

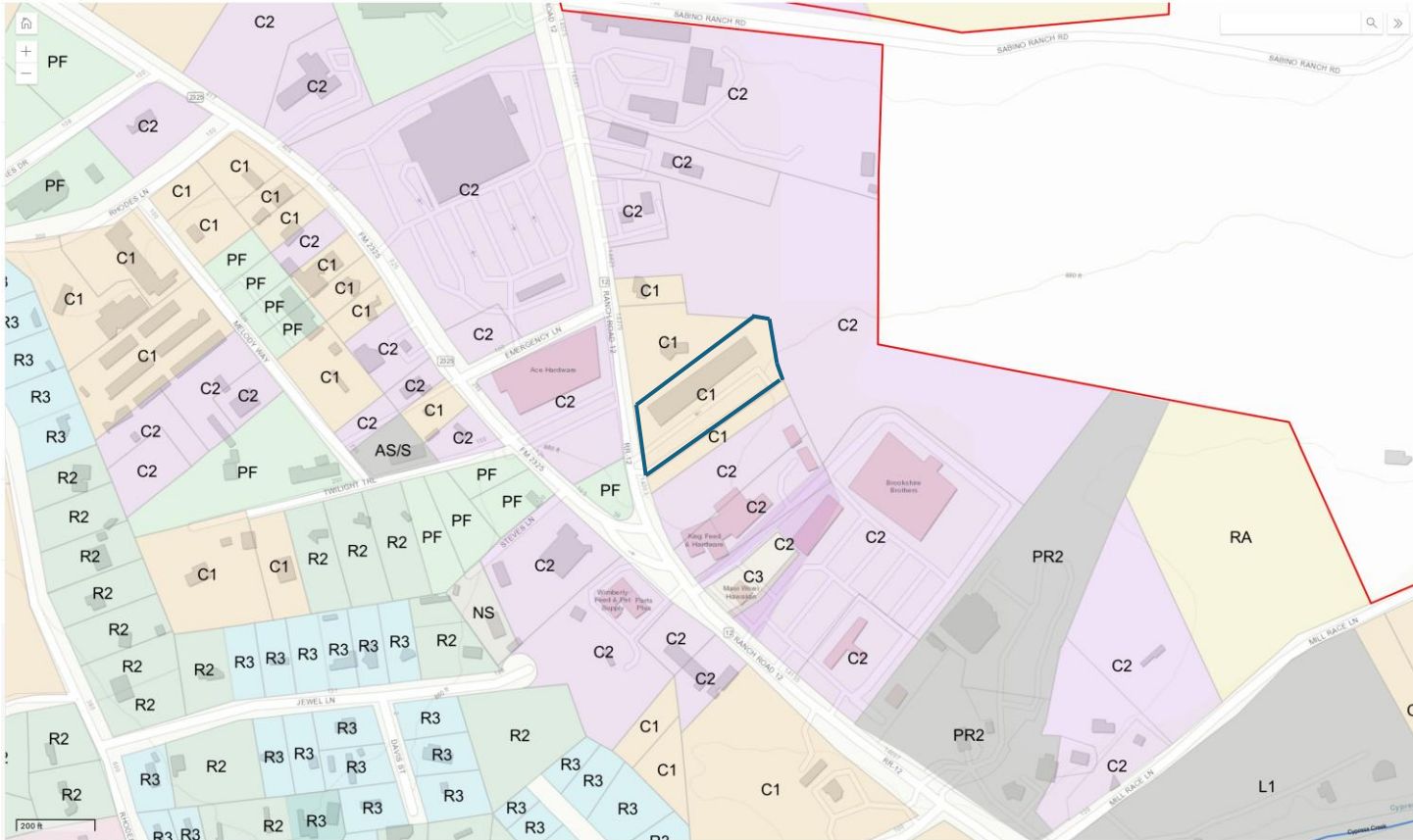
APPLICANT SIGNATURE W.H. [Signature]

WHEN APPLICABLE:

Date: _____

AGENT SIGNATURE _____

AREA PLAT MAP





AGENDA ITEM:	CUP-26-001
SUBMITTED BY:	Nathan Glaiser, Development Services Director
DATE SUBMITTED:	7/23/2025
MEETING DATE:	7/9/2026 (P&Z) 7/16/2026 (City Council)

REPORT

ITEM

The applicant, Buck Armstrong (representing 14306 Ranch Rd 12 LP), is requesting a Conditional Use Permit to operate an “Eating Establishment: sit down, including the sale of beer, wine, or alcohol for on-premise consumption”. This is a strip commercial center located on Ranch Road 12 that is zoned Commercial Low Impact – 1 (C-1) and includes a restaurant (FM Pizza), a gym and a laundromat. “Eating establishments: sit-down, not including the sale of beer, wine, or alcohol for on-premises consumption” is a permitted use within the C-1 zoning district. The applicant is requesting the ability to sell alcohol for on premise consumption.

PROPERTY INFORMATION

Property Description

- Applicant(s):** Buck Armstrong
- Property Address:** 14306 Ranch Road 12
- Property Owner:** 14306 Ranch Road 12 LP
- Legal Description:** A0461 Amasa Turner
- Property Size:** 1.61
- Existing Use of Property:** Commercial, various uses
- Existing Zoning:** C1
- Planning Area:** IV
- Overlay District:** None

Utilities

- Water:** Wimberley Water Supply Corporation
- Wastewater:** Aqua Texas
- Electricity:** Pedernales Electric Corporation

Surrounding Property:

Frontage: Ranch Road 12

		Current Zoning:	Existing Land Use:
Surrounding Zoning & Land Use	North of Property	C1	Commercial
	South of Property	C2	Commercial
	East of Property	C2	Commercial
	West of Property	C2	Commercial

COMMENTS

Staff has not received any comments as of 7/1/2026.

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200'): 6/25/2026
Published Legal Notice (Wimberley View): 6/25/2026

RECOMMENDATION

Staff defers to P&Z for their recommendation.

CRITERIA FOR CONSIDERATION

- (A) The use is harmonious and compatible with surrounding existing uses or proposed uses, and does not more adversely affect an adjoining site than would a permitted use;
- (B) The architecture, facade, and signage designs of the use are traditional Hill Country designs and are harmonious with those of adjacent uses. In the case of chain establishments, they shall not include or simulate the signature designs of those establishments beyond the absolute minimum necessary to identify the establishment;
- (C) The use requested by the applicant is set forth as a conditional use in the base district;
- (D) The nature of the use is reasonable;
- (E) The conditional use does not adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;
- (F) The conditional use does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting, or its type of sign; and
- (G) Any additional conditions specified, if any, ensure that the intent and purposes of the base district are being upheld.

Possible Motions can include:

- Motion to approve CUP
- Motion to approve CUP with the following conditions (list all conditions)
- Motion to deny CUP

Zoning Map





Conditional Use Permit
Planning & Development

FOR OFFICE USE ONLY

Date: _____ CUP - _____ - _____ Staff Review _____

P&Z Hearing: _____ Council Hearing: _____ Fees Paid (\$750): _____

Applicant: Buck Armstrong

Mailing Address: 2205 N. LAMAR UNIT 314 City: AUSTIN State: TX Zip: 78705

Phone: [REDACTED] Email: [REDACTED]

OWNER'S INFORMATION

Property Owner: 14306 Ranch Rd 12, LP

Mailing Address: 2205 N. LAMAR UNIT 314 City: AUSTIN State: TX Zip: 78705

Phone: [REDACTED] Email: [REDACTED]

PROJECT SITE ADDRESS: 14306 RR 12 Wimberley, TX 78676

Legal description: A0461 AMASA TURNER SURVEY, ACRES 1.61

Total Acreage or Square Footage: 1.61 Deed recorded in: HAYS

Hays CAD Parcel ID R- 18485 Planning Area: _____ Zoning: C-1

Is property located in an overlay district? Yes No If Yes, type: _____

SPECIFIC CONDITIONAL USE REQUEST: one permit to sell 52k of beer & wine for on premise consumption.

Applicant understands that the purpose of the Conditional Use Permit (CUP) process is to allow certain uses which are not specific; permitted uses within a zoning district. To be considered for a CUP, the requested use must be listed under "Conditional Uses" within the applicable zoning district.

UTILITIES

Electric Provider: PEL

Water provider or Private Well: WWSC

Wastewater Service or Septic Permit No. AQUA

*If you have an On-Site Sewage Facility (OSSF) you can submit an open records request for your permit information if you do not have it.

CONDITIONAL USE PERMIT (CUP) SUBMITTAL CHECKLIST

- Complete "Conditional Use Permit Application"
- Metes and bounds description and/or survey exhibit
- Site Plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities; size height, construction materials, and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening such as walls, plantings and fences
- Copy of the Original Deed(s)
- Payment of application fee (credit card payments, checks/money orders, cash exact change only)
- Agent authorization to represent property owner if applicable

MY REQUEST IS BASED ON THE FOLLOWING:

- The use is harmonious and compatible with surrounding existing uses or proposed uses and does not adversely affect an adjoining site than would a permitted use.
- The use requested by the applicant is set forth as a conditional use in the base district.
- The nature of the use is reasonable.
- The conditional use does not adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area.
- The conditional use does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting, or its type of sign; and
- That any additional conditions specified, if any, ensure that the intent and purposes of the base districts are being upheld.

SUBMITTAL VERIFICATION

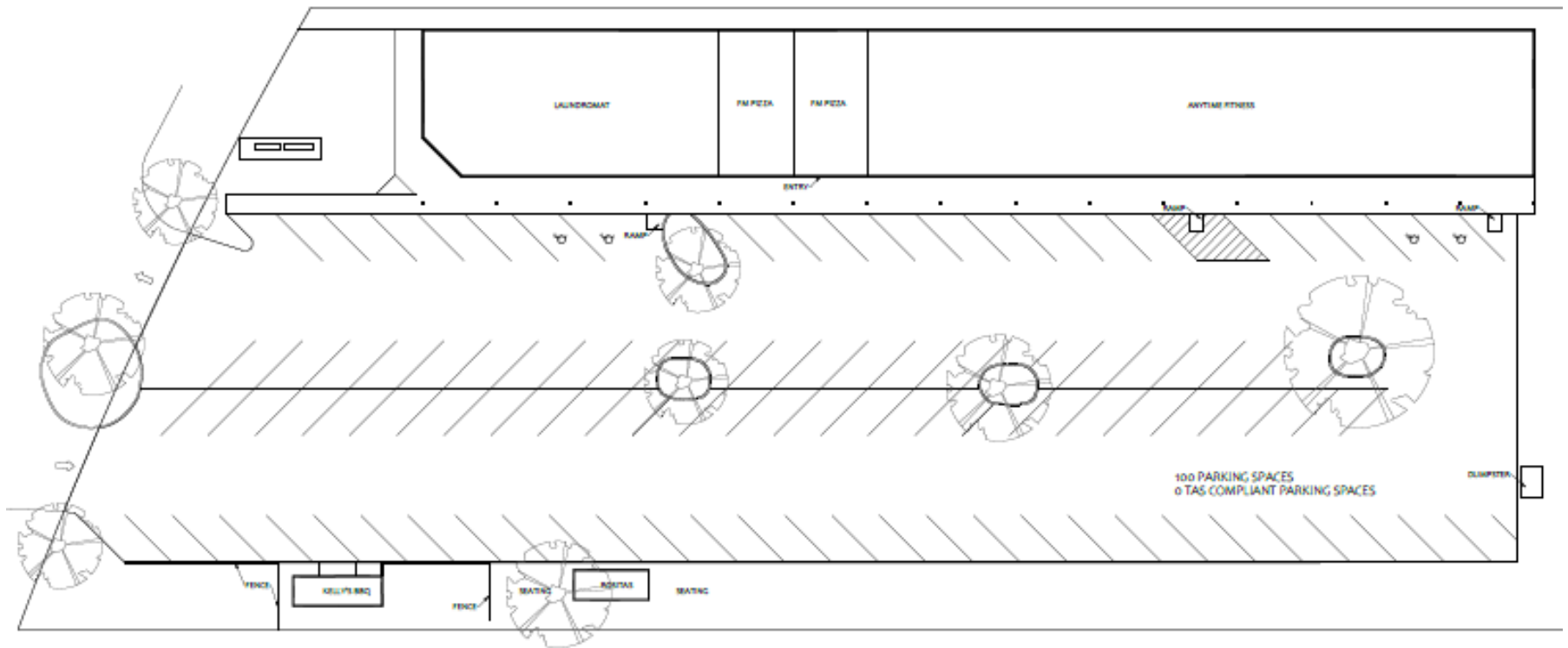
My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me, my firm, or agent, may delay the review of the Application. I authorize City of Wimberley Staff to visit and inspect the property for which this application is being submitted. I agree to attend or have a representative attend the Planning & Zoning Commission and City Council meetings. I have checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning actions to ensure that there are no restrictions on the subject property and understand that the City zoning action does not relieve any obligation of these restrictions.

Applicant's Signature: _____



Date: 5/28/26

Forms & Applications October 2021 2





AGENDA ITEM:	4. Hold a public hearing and consider possible action on a request for a certificate of appropriateness for exterior modifications at 103 Oak Dr, Wimberley.
SUBMITTED BY:	Nathan Glaiser
DATE SUBMITTED:	06/26/2026
MEETING DATE:	July 9, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

The owner of 103 Oak Dr, Wimberley, is requesting a certificate of appropriateness to build a front deck with roof. This property lies within the Wimberley Historic District and requires approval from the Planning and Zoning Commission prior to any exterior modification. Please see application for construction details and pictures. Please refer to the City of Wimberley Historic District Guidelines for approval criteria and guidance. This structure is listed as a "Contributing Resource" within the design guidelines.

REQUESTED ACTION

Ordinance

FINANCIAL

NA

STAFF RECOMMENDATION

Staff recommends approval. Section 4.9 of the Wimberley Historic District Guidelines supports the use of wood porches and awnings. Also, there are similar porches throughout the historic district. Staff does not believe this would be out of character with the Downtown Historic District.

ATTACHMENT/S

1. COA-26-003 Supporting Documents



APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

Name of Applicant: 103; 1070 OAK LLC

Mailing Address: 700 WATER PARK RD., WIMBERLEY, TX 78676

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

Name of Owner (if different than Applicant): Chris Oddo

Mailing Address: Same as above

Phone Number: Same

Address of Property Where Structure/Site Located: 103 OAK DR., WIMBERLEY

Zoning Classification of Property: C-3

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):
USED AS VACATION RENTAL
CUP-17-003

Description of Proposed Work: Add a 6' x 24' porch/deck to the front of the existing structure.

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

Adding a porch/deck to the existing structure will be compatible with many other structures in the historical district. The porch/deck will be designed with intricate and ornate wood trim pieces along the porch railing and roofline consistent with other structures found throughout many of the smaller hill country towns.

Estimated Cost of Proposed Work: \$ 4,200

Intended Starting Date of Proposed Work: 8/20/26

Intended Completion Date of Proposed Work: 9/1/26

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)
 (pictures)
- 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)

Chris Odder
Signature of Applicant

6/25/26
Date

Chris Odder
Signature of Property Owner Authorizing the Proposed Work

6/25/26
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.*



COMMERCIAL Building Application

BUILDING PROJECT INFORMATION

Project Address: 103 OAK DR
Legal Description: ABS 461 AMAS TURNER SURVEY 0.33 ACRES
Construction Type: PORCH/DECK GEO#90603576
Project Name: Bungalow Porch/Deck Addition
Occupancy Group:
Square Foot: BLDG = 800 sq.ft.; PORCH = 144 sq.ft.
NEW- provide valuation REMODEL- provide valuation ADDITION- provide valuation FINISH OUT - provide valuation
Plumbing Mechanical Electrical Other

Scope of Work: Add a 6 ft x 24 ft covered porch/deck to existing building. the porch/deck will be built separate from the building.
Historical District? YES Fire Review TDLR AB Number: Valuation: \$4,200

APPLICANT INFORMATION

Contact Person: Chris Oddo
Phone Number: [Redacted]
Email: [Redacted]

OWNER INFORMATION (Leave blank if same as above)

Contact Person:
Phone Number: (Same)
Email:

GENERAL CONTRACTOR INFORMATION (Leave blank if same as above)

Company Name:
Contact Person: (Same)
License Number:
Phone Number:
Email:

SUBCONTRACTOR INFORMATION

MECHANICAL ELECTRICAL PLUMBING

Company:
Licensed Contractor:
Phone Number:
License Number:

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

SIGNATURE: [Signature] DATE: 6-22-26

For Office Use ONLY

Permit #:
Date Received:
Date Submitted:
P & Z Review:

June 22, 2026

Project: Porch/Deck Addition

Property: 103 Oak Drive, Wimberley, Tx. 78676

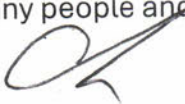
Scope and Purpose:

The owners intend to add a porch/deck to the front of 103 Oak Drive. Attached is a site plan, construction plans, photos of comparable porches/decks in downtown Wimberley, photos of the actual porch railing and roof line feature that will be added, and a AI mock up of the proposed porch/deck.

The reason for the addition is two-fold. One is to provide much needed shade from the summer sun that beats down on the house making it very uncomfortable inside and energy inefficient. Secondly, this affords the owner an opportunity to further enhance the character of the property by adding a porch/deck that has the same design features as many of the century old homes that were built around the Hill Country. Those design features include intricate and ornate wood trim pieces along the porch and roof line. Subtle coloring will be added to enhance the design.

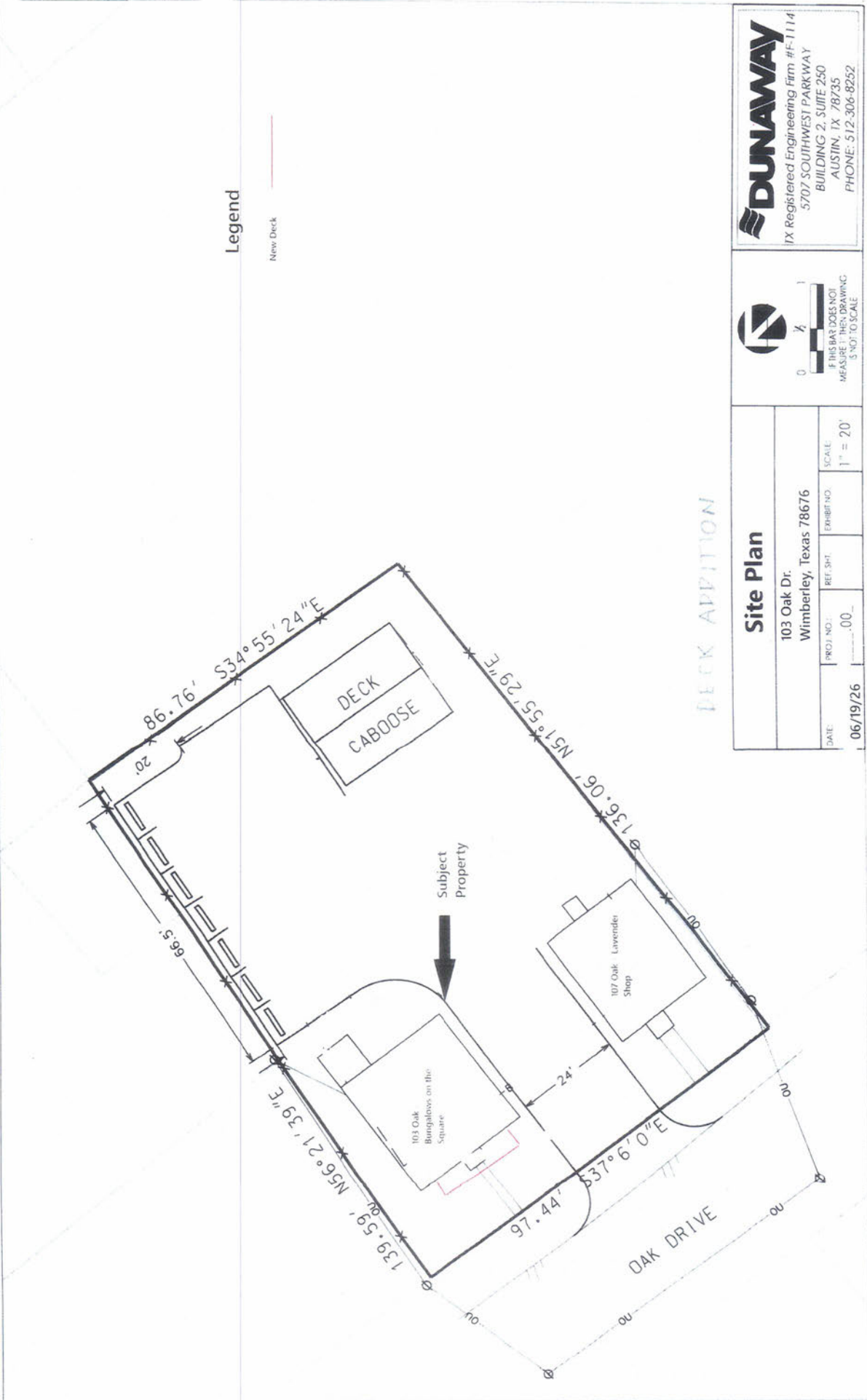
The owner is very aware of the significance of the building(s) at 103 (and 107) Oak Drive. They were both built in the early 1900's. The owners saved them from the "wrecking ball" in 2013 and renovated them back to their original look. We turned 103 Oak Drive into a vacation rental in 2017 and it has continued to operate as such to this day. We then added the historical Rock Island Caboose that Joy Lane owned and kept on her property across the street for over 50 years. We renovated that and it also is being used as a vacation rental behind the subject property.

As owners of property in the historical district, we are proud to be part of something very special to so many people and will continue to find ways to enhance the property for the betterment of all.



Chris Oddo

Property Owner



Legend

— New Deck

DECK ADDITION

Site Plan

103 Oak Dr.
Wimberley, Texas 78676

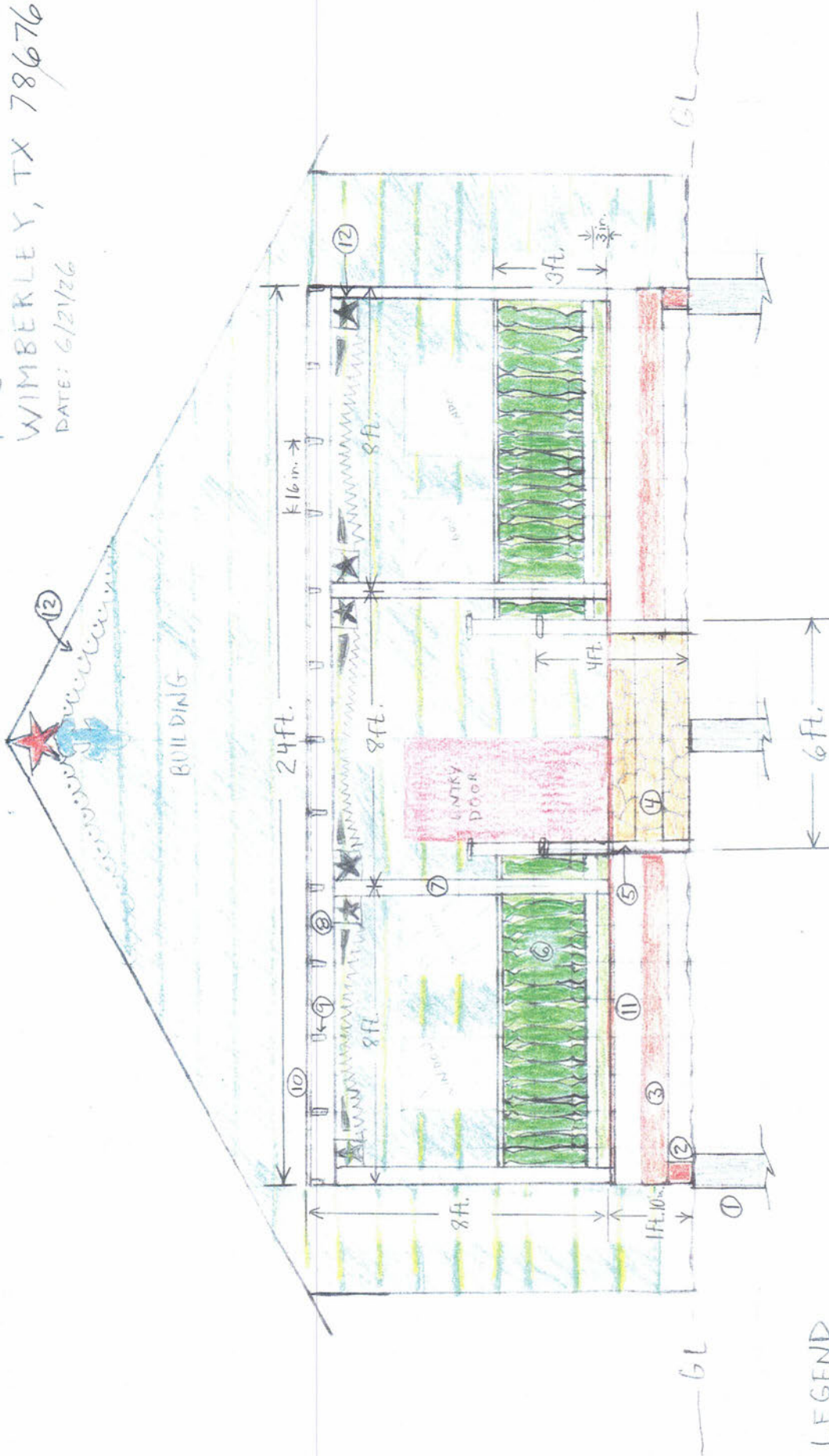
DATE:	PROJ. NO.:	REF. SHI.:	EXHIBIT NO.:	SCALE:
06/19/2600_			1" = 20'



DUNAWAY
 TX Registered Engineering Firm #E-1114
 5707 SOUTHWEST PARKWAY
 BUILDING 2, SUITE 250
 AUSTIN, TX 78735
 PHONE: 512-306-8252

ELEVATION VIEW

DECK ADDITION
 103 OAK DRIVE
 WIMBERLEY, TX 78676
 DATE: 6/21/26



LEGEND

- ① PIER - CONCRETE (10" Φ, 30" DEEP)
- ② POST - 6" X 6" X 6" (ATTACHED TO PIER W/METAL BRACKET)
- ③ JOISTS - TWO 2" X 8" (ATTACHED TO POST W/METAL BRACKET)
- ④ CONCRETE STEPS W/TILE (STONE) (7 1/2 IN. RISE, 11 IN. RUN)
- ⑤ STAIR RAIL POST - 4" X 4"
- ⑥ BALUSTER GAP LESS THAN 2 IN. WIDE [TOT RAIL - 2" X 4" LOWER RAIL - 2" X 4" (VERTICAL)]
- ⑦ ROOF POSTS - 4" X 4"
- ⑧ ROOF JOIST HEADER - 2" X 6"
- ⑨ ROOF JOIST - 2" X 4"
- ⑩ ROOF (MIN. 29 gauge metal, synthetic underlayment, 1' X 4" WOOD DECKING)
- ⑪ RIM JOIST - 2" X 8"
- ⑫ DECORATIVE TRIM

SCALE

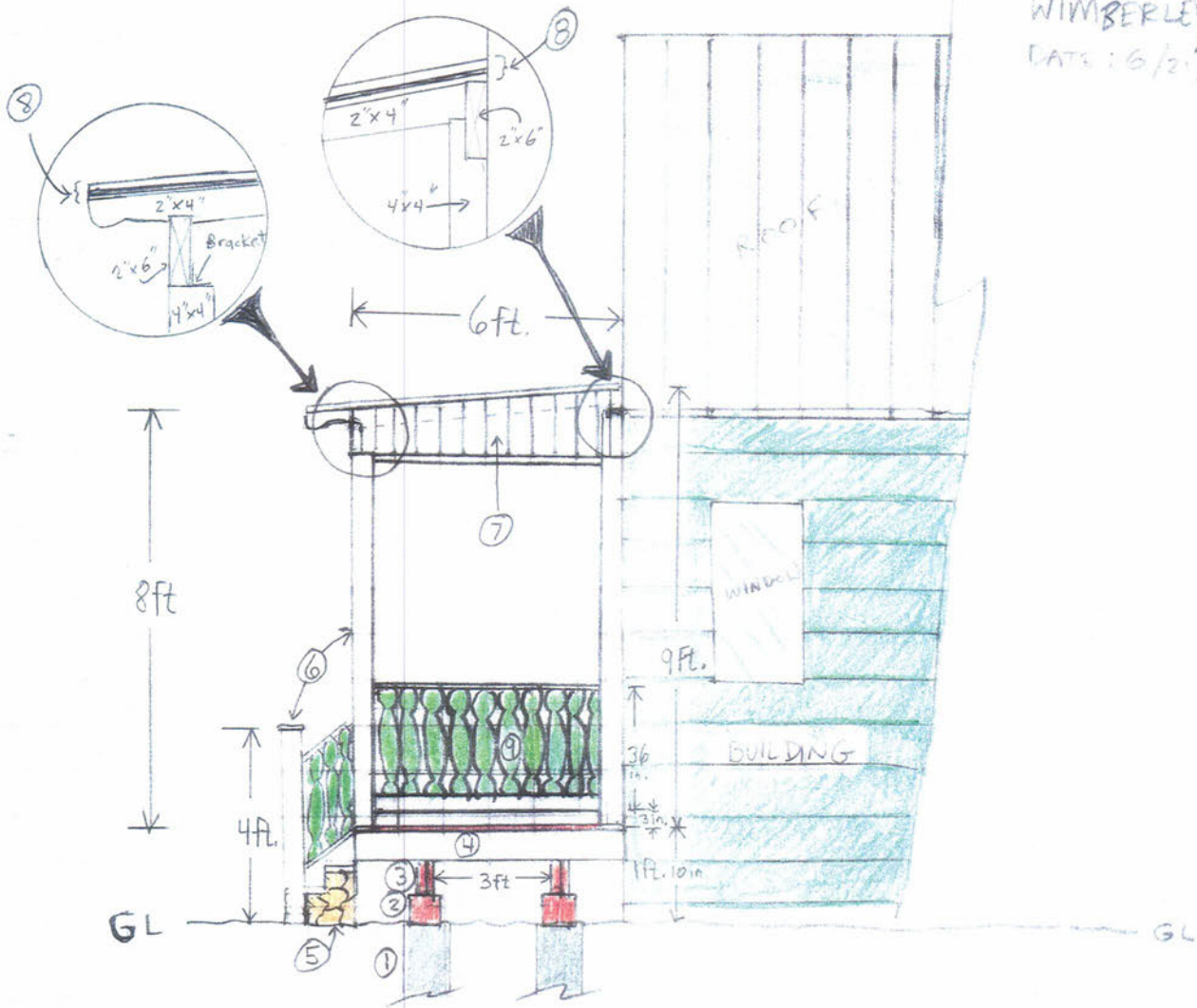


1 INCH = 4 FEET

- ⑨ ROOF JOIST - 2" X 4"
- ⑩ ROOF (MIN. 29 gauge metal, synthetic underlayment, 1' X 4" WOOD DECKING)
- ⑪ RIM JOIST - 2" X 8"
- ⑫ DECORATIVE TRIM

SIDE VIEW

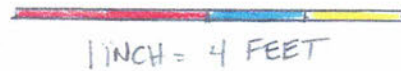
DECK ADDITION
 103 OAK DRIVE
 WIMBERLEY, TX 78676
 DATE: 6/2/26



LEGEND

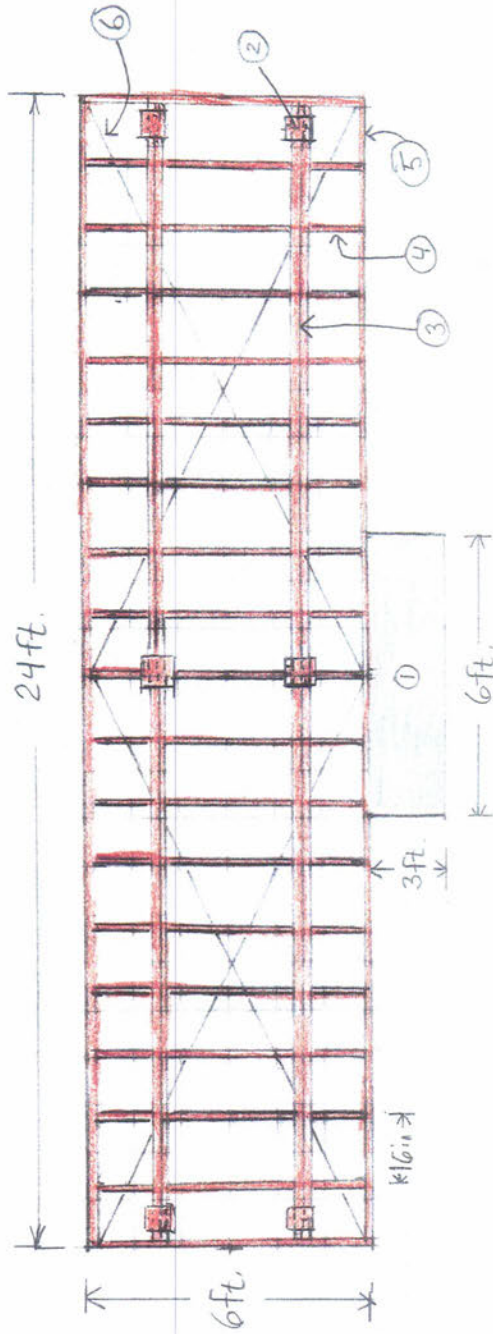
- ① PIER - CONCRETE (10' Ø, 30" DEEP)
- ② POST - 6"X6"X6" (ATTACHED TO PIER W/ METAL BRACKET) (WOOD)
- ③ JOISTS - TWO 2"X8" (WOOD)
- ④ RIM JOIST - 2"X8" (WOOD)
- ⑤ CONCRETE STEPS W/ TILE (STONE) (7 1/2 IN. RISE, 11 IN. RUN)
- ⑥ 4"X4" RAIL AND ROOF POSTS
- ⑦ 1"X5" DECORATIVE TRIM
- ⑧ DETAIL OF ROOF CONNECTIONS
- ⑨ BAUSTER GAP LESS THAN 2 IN. WIDE [TOP RAIL - HORIZONTAL 2"X4", BOTTOM RAIL - VERTICAL 2"X4"]

SCALE



DECK STRUCTURE
(BOTTOM VIEW)

DECK ADDITION
103 OAK DRIVE
WIMBERLEY, TX 78676
DATE: 6/21/26



LEGEND

- ① CONCRETE STEPS W/TILE (STONE) (7 1/2 IN. RISE, 11 IN. RUN)
- ② 6"X6"X6" POST (ATTACHED TO PIER W/METAL BRACKET)
- ③ TWO - 2"X8" JOISTS
- ④ 2"X6" JOISTS SPACED 16" O.C. (TOTAL SPAN 6 FT.)
- ⑤ 2"X8" RIM JOIST
- ⑥ METAL SUPPORT STRAPS

SCALE

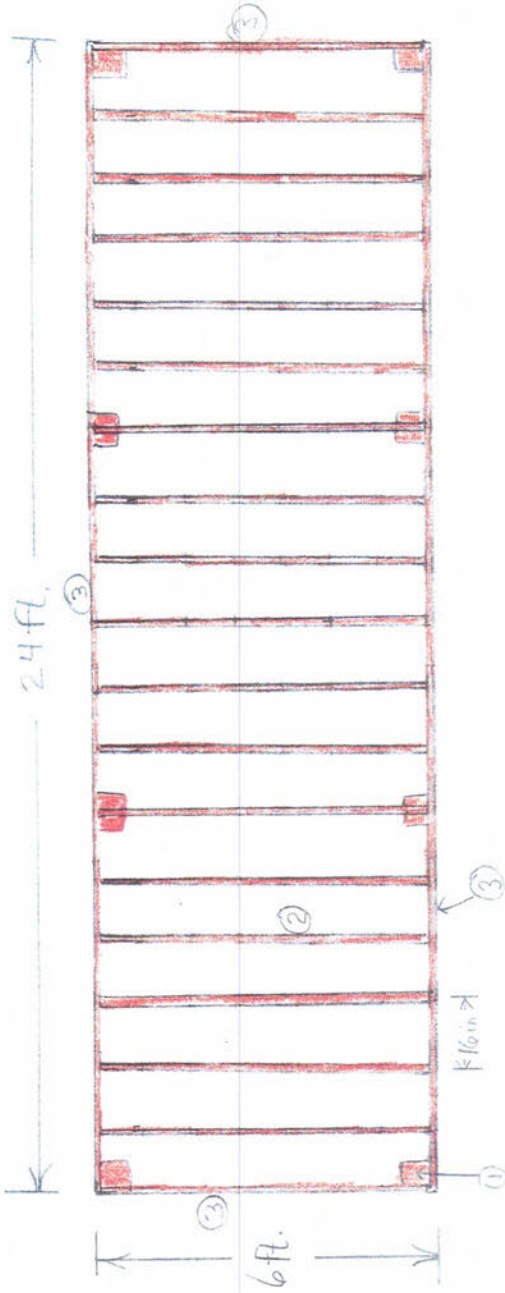


ROOF STRUCTURE
(BOTTOM VIEW)

DECK ADDITION
103 OAK DRIVE

WIMBERLY, TX 78676

DATE: 6/21/26



LEGEND

- ① 4"x4" POST
- ② 2"x4" JOIST @ 16" O.C.
- ③ 2"x6" JOISTS

SCALE



Porch/Deck Mock Up

For 103 Oak Drive, Wimberley, Tx 78676



Note that this photograph is just a representation based on AI that is meant simply to show what a porch/deck will look like in relation to the existing structure. The architectural features will be similar to the photo but may not be exact. For permitting purposes, use the plans in the information packet provided in the permit application.



This is the actual railing and trim that will be used

Comparable Porches in the Wimberley Historical CBD



Subject Property (103 Oak Dr.)



Dobie House (Old Kyle Rd)



Gypsy Market (Back of Square)

(continued)



Senior Citizens Craft Store
(in back of Square)



Social Retail Complex
(in Back of Square)



AGENDA ITEM:	1. Discuss and consider possible action on a Replat of lots 27 and 28, Paradise Hills, Section 2 Revised, establishing Lot 27-A, Paradise Hills, Section 2, City of Wimberley, Hays County, Texas.
SUBMITTED BY:	
DATE SUBMITTED:	06/26/2026
MEETING DATE:	July 9, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

This is an application for a replat to combine two lots in the Paradise Hills Section 2 Subdivision. The two lots are owned by the same owner and are currently vacant. The owners wish to combine the lots in order to create a larger building area for a home. Staff does not see any issues with the new configuration of lots. Generally, the regulations favor a reduction in density as opposed to increased density. However, there are a few deficiencies in the application and in the information provided on the plat. A comment letter has been submitted to the applicant noting some deficiencies in the application.

REQUESTED ACTION

Motion

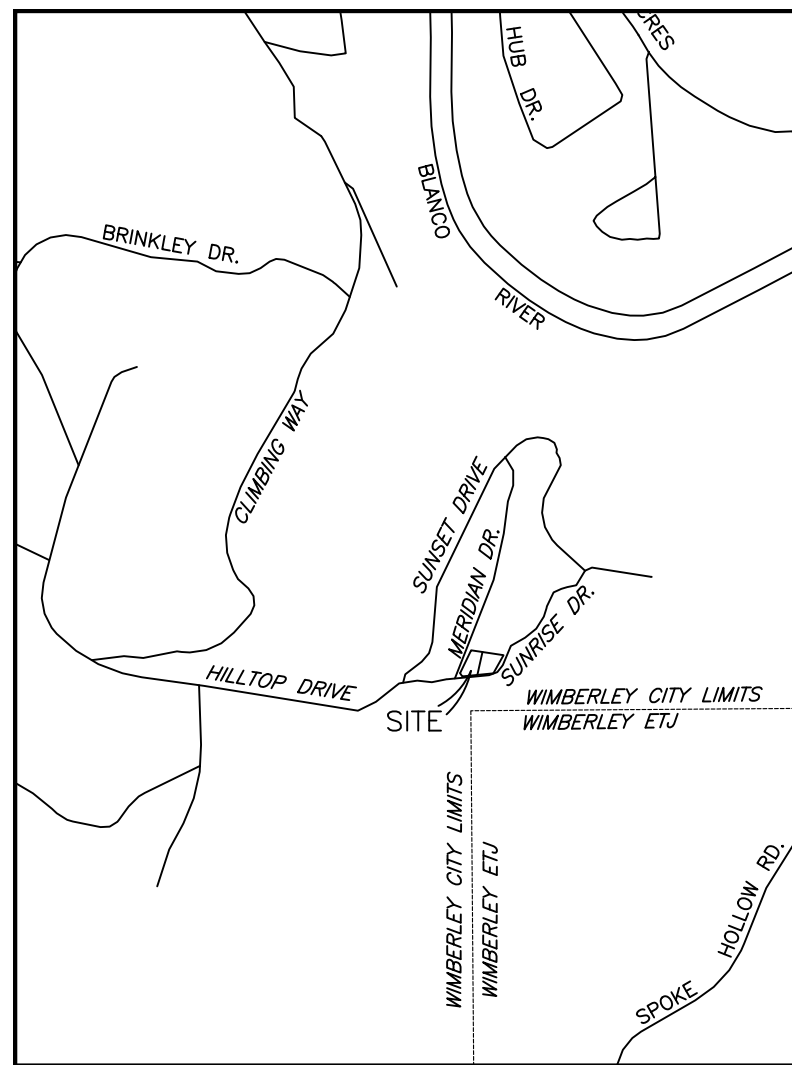
FINANCIAL

STAFF RECOMMENDATION

As of 7/1/2026, this replat is not ready for approval due to deficiencies outlined in the comment letter attached.

ATTACHMENT/S

1. PHills replat pdf
2. Comment Letter #1
3. PARADISE HILLS SEC 2 REVISED VOL 1 PG 307-308_0001
4. Vic Marino Subdivision Plat Application _Redacted



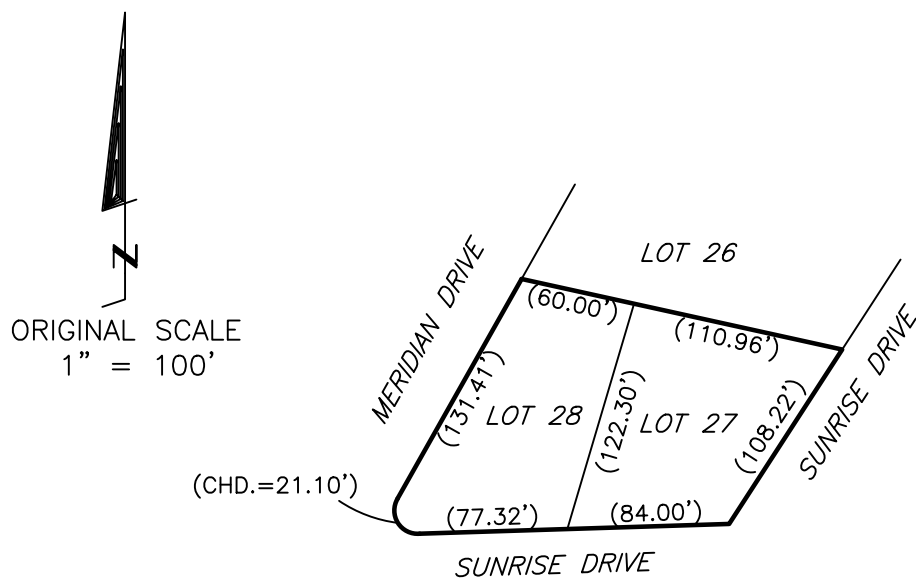
SURVEYORS NOTES

1. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0355G, DATED 1/17/2025, THIS SUBDIVISION LIES WITHIN ZONE "X", (AREAS OF MINIMAL FLOOD HAZARD).
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
3. THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 SOUTH CENTRAL ZONE.
4. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. THIS SUBDIVISION LIES WITHIN THE HAYS/TRINITY GROUNDWATER CONSERVATION DISTRICT.
6. THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF WIMBERLEY AND IS SUBJECT TO ITS ORDINANCES.
7. BUILDING SETBACKS OR EASEMENTS ALONG PREVIOUSLY PLATTED INTERIOR LOT LINES WITHIN THIS SUBDIVISION ARE HEREBY ABANDONED.
8. THIS SUBDIVISION LIES WITHIN ESD NUMBERS 4 AND 7.
9. THIS SUBDIVISION LIES WITHIN THE WIMBERLEY INDEPENDENT SCHOOL DISTRICT.
10. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PERMITTED SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE CITY OF WIMBERLEY.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND, IN SOME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
12. BUILDING SETBACK LINES SHALL BE PER CITY OF WIMBERLEY ZONING ORDINANCE.
13. PROVISIONS OF THE CITY OF WIMBERLEY COMPREHENSIVE PLAN SHALL ALSO GOVERN THIS SUBDIVISION.
14. NO CONSTRUCTION OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL ALL CITY OF WIMBERLEY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

P.E.C. NOTES

1. PEDERNALES ELECTRIC COOPERATIVE (PEC) IS HEREBY DEDICATED A FIFTEEN (15) FOOT WIDE UTILITY EASEMENT ALONG ALL LOT LINES ADJOINING A PUBLIC RIGHT OF WAY AND A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL OTHER FRONT, SIDE OR REAR LOT LINES.
2. PRIVATE PROPERTY WITHIN A PUBLIC AND PRIVATE ROADWAY EASEMENTS, ACCESS EASEMENTS AND RIGHT OF WAY RESERVATIONS SHALL BE DESIGNATED AS A UTILITY EASEMENT. A 15' UTILITY EASEMENT IS HEREBY GRANTED ALONG ALL RIGHT OF WAY RESERVATIONS, ROADWAY EASEMENTS AND ACCESS EASEMENTS.
3. ALL EXISTING OVERHEAD AND UNDERGROUND LINES SHALL POSSESS A TWENTY (20) FOOT WIDE UTILITY EASEMENT CENTERED 10' EACH SIDE OF LINE. ALL EXISTING UNDERGROUND LINES SHALL POSSESS A 15' WIDE UTILITY EASEMENT CENTERED 7.5' EACH SIDE OF LINE.
4. EACH LOT IS SUBJECT TO A FLOATING TEN (10) FOOT WIDE BY THIRTY (30) FOOT LONG GUY WIRE EASEMENT AS REQUIRED BY PEC.
5. THE UTILITY EASEMENT INCLUDES THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LANDS WITHIN THE SUBDIVISION TO OR FROM THE UTILITY EASEMENT. THE PURPOSE OF THE UTILITY EASEMENT WITH RESPECT TO ELECTRIC FACILITIES AN RELATED TELECOMMUNICATIONS OR FIBER OPTIC SYSTEMS IS TO PLACE, CONSTRUCT, RE-CONSTRUCT, ALTER, INSPECT PATROL, OPERATE, UPGRADE REPAIR, REPHASE, HANG NEW WIRE ON, MAINTAIN, RELOCATE, REPLACE, AND REMOVE OVER, IN BELOW, ABOVE, ACROSS AND UPON THE EASEMENT AREA A DISTRIBUTION LINE OR SYSTEM, TELECOMMUNICATIONS SYSTEM AND EQUIPMENT, OR OTHER SERVICES AND SYSTEMS, AND RELATED APPURTENANCES AND EQUIPMENT, AND TO CUT, PRUNE, TRIM, CHEMICALLY TREAT AND/OR REMOVE FROM SAID LANDS ALL TREES, BRUSH, SHRUBBERY AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WITHIN OR OUTSIDE THE EASEMENT AREA WHICH MAY ENDANGER, OR INTERFERE WITH THE ACCESS, EFFICIENCY, AND SAFETY OF SAID LINES AND THEIR APPURTENANCES.
6. ALL UTILITY EASEMENTS ARE FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, UPGRADING, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), INSPECTING, REMOVAL, READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND LINES.
7. NO BUILDINGS OR ANY OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN UTILITY EASEMENTS. WHERE ACCESS IS OBSTRUCTED WITHIN EASEMENT PEC SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND TO AND FROM SAID UTILITY EASEMENT.
8. WITH RESPECT TO THE UTILITY EASEMENT, THE RIGHT OF PEDESTRIAN, EHCULAR, AND EQUIPMENT INGRESS AND EGRESS OVER THE UTILITY EASEMENT IS PERMITTED AND THE UTILITY MAY MAKE USE OF THE UTILITY EASEMENT FOR ITS PURPOSES, INCLUDING THE TEMPORARY PLACEMENT OF AND STORAGE OF VEHICLES AND EQUIPMENT.

VICINITY MAP - 1"=1000'



EXISTING CONFIGURATION

LOT 27 AND 28, PARADISE HILLS, SECTION 2 REVISED, AS RECORDED IN VOLUME 1, PAGE 307 OF THE HAYS COUNTY PLAT RECORDS.

- LEGEND**
- HCIN HAYS COUNTY INSTRUMENT NUMBER
 - HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
 - HAYS COUNTY PLAT RECORDS
 - 1/2" IRON ROD FOUND OR DIAMETER NOTED
 - ALUMINUM CAPPED IRON ROD FOUND
 - UE UTILITY EASEMENT
 - CONCRETE NAIL SET WITH WASHER STAMPED "RPLS 5307"

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS, THAT WE, VICTOR MARINO AND _____ OWNERS OF LOT 27 AND 28, PARADISE HILLS, SECTION 2 REVISED, AS RECORDED IN VOLUME 1, PAGE 307 OF THE HAYS COUNTY PLAT RECORDS, AS CONVEYED TO US BY DEED DATED _____ AND RECORDED IN HAYS COUNTY INSTRUMENT NUMBER _____, HAYS COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY REPLAT LOTS 27 AND 28 TO BE KNOWN AS LOT 27-A, PARADISE HILLS, SECTION TWO, CITY OF WIMBERLEY, HAYS COUNTY, TEXAS, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED.

VICTOR MARINO _____

STATE OF TEXAS*
COUNTY OF HAYS*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VICTOR MARINO AND _____, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BASED ON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF WIMBERLEY. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR THE VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF WIMBERLEY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND/OR THE DOCUMENTS ASSOCIATED WITH IT.

TIMOTHY PATEK
CITY ADMINISTRATOR

DATE

I, TIMOTHY PATEK, CITY ADMINISTRATOR OF THE CITY OF WIMBERLEY, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS TO WHICH APPROVAL IS REQUIRED.

TIMOTHY PATEK
CITY ADMINISTRATOR

DATE

I HEREBY CERTIFY THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS TO WHICH APPROVAL IS REQUIRED.

NATHAN GLAISER,
PLANNING & DEVELOPMENT COORDINATOR

DATE

THIS REPLAT OF LOTS 27 AND 28, PARADISE HILLS, SECTION TWO, REVISED, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WIMBERLEY, AND IS HEREBY APPROVED.

BY _____

CHAIRPERSON

DATE

BY _____

SECRETARY

DATE

STATE OF TEXAS *
COUNTY OF HAYS *

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, AT ____ O'CLOCK ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 20____ AT ____ O'CLOCK ____M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER _____.

ELAINE H. CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS

UTILITY NOTES

- ELECTRIC UTILITY - PEDERNALES ELECTRIC COOPERATIVE
- WATER UTILITY - WIMBERLEY WATER SUPPLY CORPORATION
- WASTEWATER - INDIVIDUAL ON-SITE SEWAGE FACILITIES

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT TO THE BEST OF MY SKILL AND KNOWLEDGE THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.



REGISTERED PROFESSIONAL LAND SURVEYOR
KYLE SMITH, R.P.L.S. NO. 5307

SMITH SURVEYING
P.O. BOX 231, DRIFTWOOD, TEXAS 78619
FIRM NO. 10194905
512-757-1637

REPLAT OF LOTS 27 AND 28, PARADISE HILLS, SECTION 2 REVISED, ESTABLISHING LOT 27-A, PARADISE HILLS, SECTION 2, CITY OF WIMBERLEY, HAYS COUNTY, TEXAS

CLIENT: MARINO, VICTOR
DATE: 4/6/2025
FB/PG: 3/5
PLAT NO. 1085-26-c



6.24.2026

Comment Letter #1

Paradise Hills, Section 2, Lots 27-28 Amending Plat

1. Please provide proof of access to an approved On-site Sewage Facility from Hays County (approved permit or variance request). [Sec. 9.02.122]
2. Please remove or provide justification for plat note #7.
3. Please change language on plat note #10 to “NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PERMITTED ON-SITE SEWAGE FACILITY OR SEWER SYSTEM.” Hays County has taken over permitting for OSSF in Wimberley and this change clarifies that.
4. Please add a plat note stating “A 10’ PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL PUBLIC RIGHTS-OF-WAY PER CITY OF WIMBERLEY ORDINANCE”. [Sec. 9.02.119(f)]
5. Please provide utility acknowledgment form signed by Wimberley Water Supply Corporation and PEC. Please note that this is not a letter of service availability but an acknowledgement and acceptance of the replat.
6. Please pay required application fee of \$647.

Please let me know if you have any questions.

Thank you,

Nathan Glaiser

Nathan Glaiser

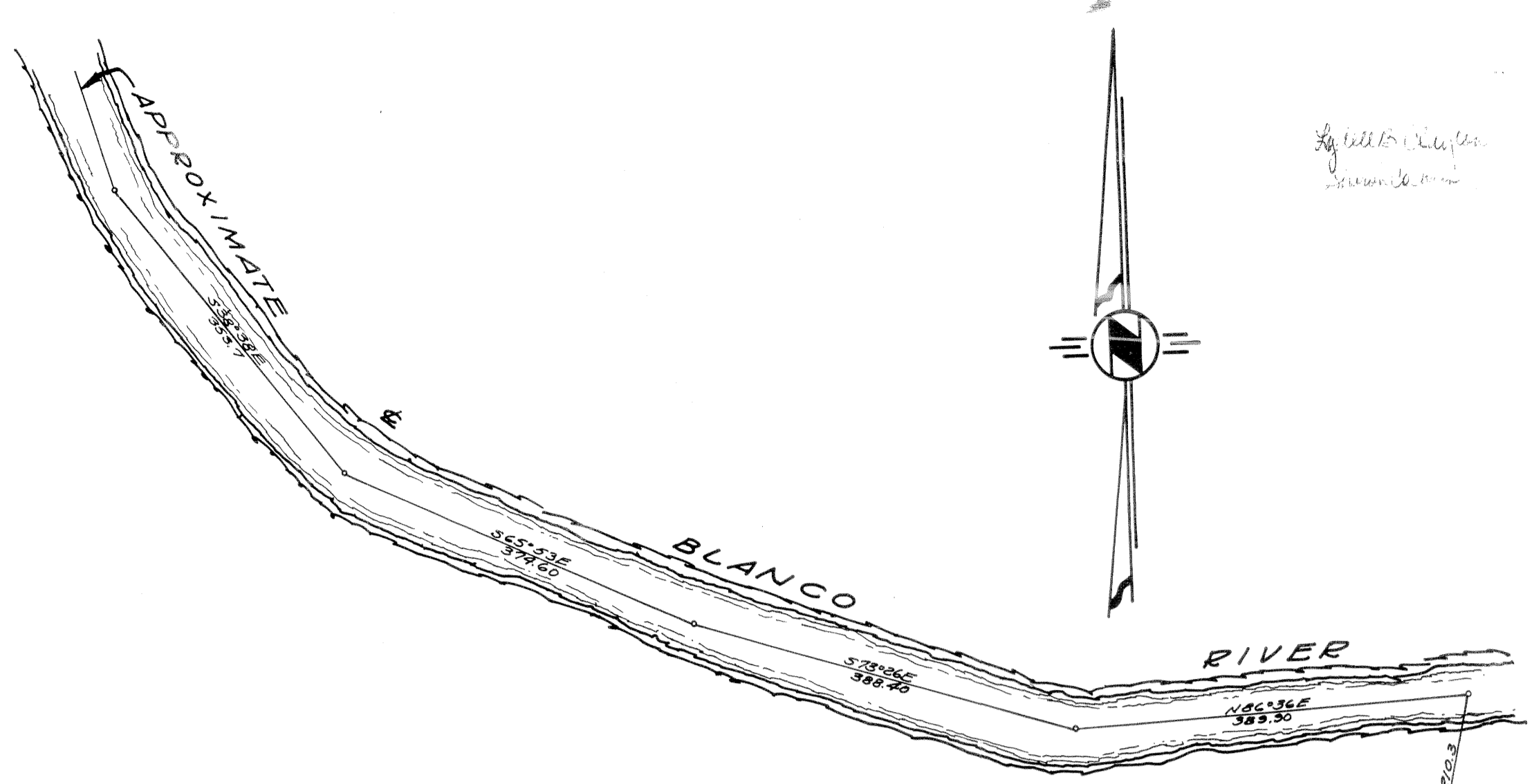
Development Services Director

512-648-2411

PARADISE HILLS

SECTION #2 REVISED

A SUBDIVISION OF A PORTION OF THE THOS. CAROTHERS SUR. HAYS COUNTY TEXAS



THE STATE OF TEXAS COUNTY OF HAYS KNOW ALL MEN BY THESE PRESENTS: That Carl N. Brinkley, Inc., a Texas Corporation, acting herein by and through Dorothy Jane Brinkley White, its Vice President and Dorothy Jane White, Mary Ann Clancy and Julia Elizabeth Stringfellow, its officers, individually and as the successors in interest of Carl N. Brinkley, Deceased, owners of that tract of 303.88 acres of land out of the Thomas Carothers Survey, Hays County, Texas, as conveyed to Carl N. Brinkley, Inc., by Carl N. Brinkley, et al, by deed dated February 5, 1969 and recorded in Vol. 233, Pages 481-23, Hays County Deed Records, DO HEREBY adopt this map or plat as our revised subdivision of that portion of said 303.88-acre tract designed by said map or plat said revised subdivision to be known as PARADISE HILLS SECTION #2 REVISED and we DO HEREBY dedicate to the subsequent owners, their heirs and assigns, of said lots in PARADISE HILLS SECTION #2 REVISED, all streets as shown hereon as far as our interest may extend.

WITNESS OUR HANDS this 24th day of November, A.D. 1974.

CARL N. BRINKLEY, INC.
By: Dorothy Jane Brinkley White
Dorothy Jane Brinkley White, Vice President

ATTEST:
V. C. O'Bryan
V. C. O'Bryan, Assistant Secretary

Dorothy Jane White
Dorothy Jane White

Mary Ann Clancy
Mary Ann Clancy

Julia Elizabeth Stringfellow
Julia Elizabeth Stringfellow

THE STATE OF TEXAS COUNTY OF HARRIS BEFORE ME, the undersigned authority, on this day personally appeared Dorothy Jane White, Vice President of Carl N. Brinkley, Inc., a corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of November, A.D. 1974.

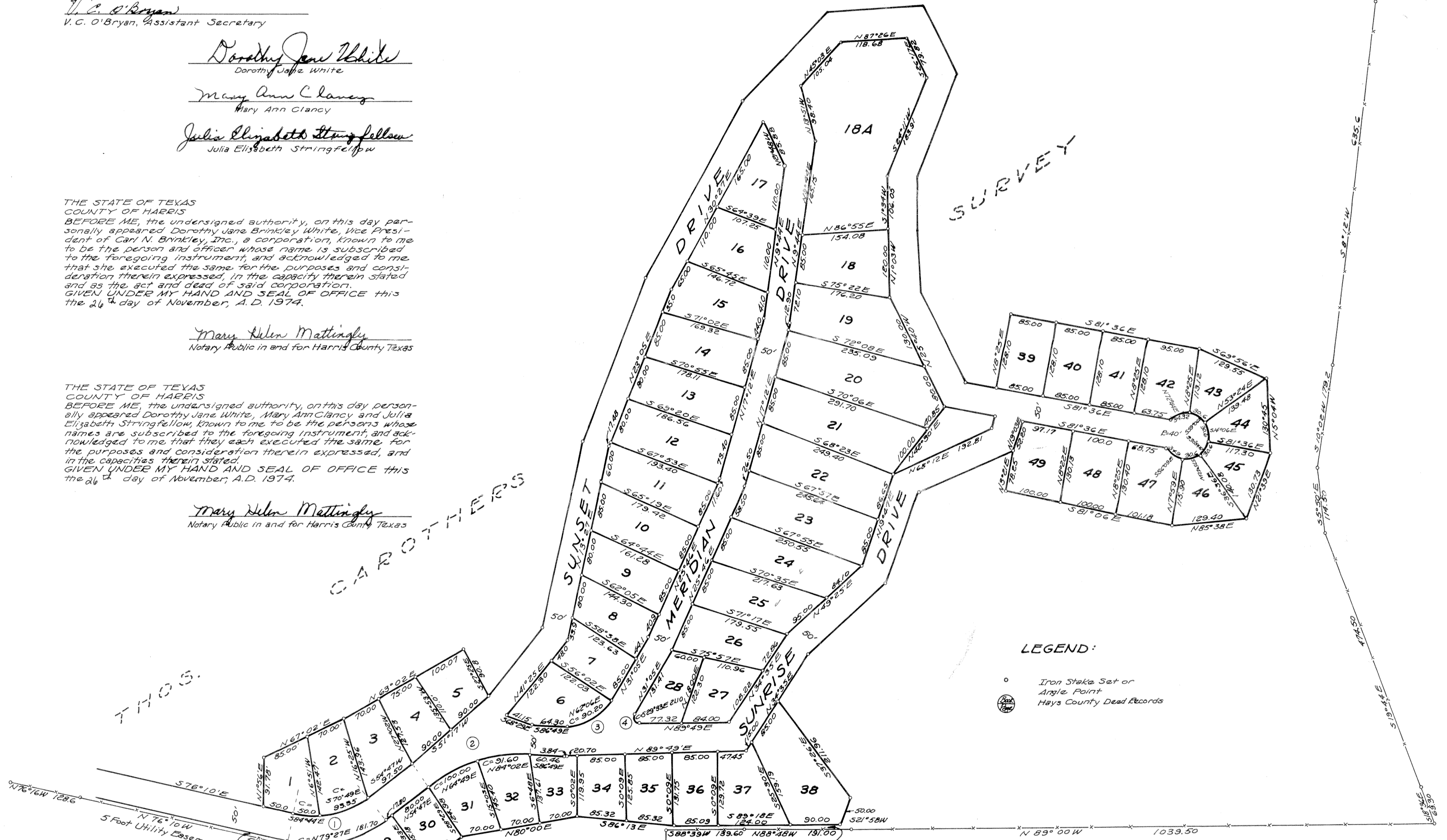
Mary Helen Mattingly
Notary Public in and for Harris County Texas

THE STATE OF TEXAS COUNTY OF HARRIS BEFORE ME, the undersigned authority, on this day personally appeared Dorothy Jane White, Mary Ann Clancy and Julia Elizabeth Stringfellow, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of November, A.D. 1974.

Mary Helen Mattingly
Notary Public in and for Harris County Texas

In approving this plat by the Commissioners Court of Hays County, Texas, it is understood that the building of all roads, streets or other public thoroughfares, or any bridges or culverts necessary to be placed in such roads, streets or other public thoroughfares, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Hays County, Texas, and said Court assumes no obligation to build any of the roads, streets or other public thoroughfares or any of the bridges or culverts in connection therewith.



LEGEND:
○ Iron Stake Set on Angle Point
● Hays County Deed Records

NOTE:
PARADISE HILLS SECTION #2 is recorded in Plat Book 1, Page 45-46 Hays Co. Plat Records. AFFIDAVIT OF REVISION file # 31032

THE STATE OF TEXAS COUNTY OF HAYS I, Lydell B. Clayton, County Clerk of Hays County, Texas, do hereby certify that on the 24th day of FEBRUARY, A.D. 1974, the Commissioners Court of Hays County, Texas passed an order authorizing the filing of this plat and that said order has been duly entered in the minutes of said Court in Book # Page 308 of the minutes of said Court, this 24th day of FEBRUARY, A.D. 1974.

Lydell B. Clayton, County Clerk, Hays County, Texas

By: Lydell B. Clayton
County Clerk

THE STATE OF TEXAS COUNTY OF HAYS I, Lydell B. Clayton, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authorization was filed for record in my office on the 14th day of MARCH, A.D. 1974 at 4:45 o'clock P.M. and duly recorded on the 14th day of MARCH, A.D. 1974 at 5:16 o'clock P.M. in the PLAT RECORDS of said County in Book 1, Page 307-308 WITNESS MY HAND AND SEAL OF OFFICE this 14th day of MARCH, A.D. 1974.

Lydell B. Clayton, County Clerk, Hays County, Texas.

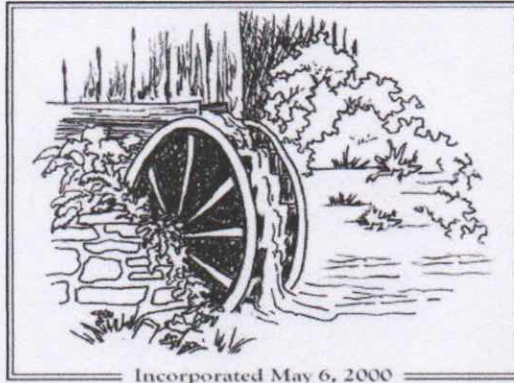
By: Sharon Cochran deputy

Curve Data

①	②	③	④
Δ=49°24'	Δ=38°27'	Δ=38°46'	Δ=27°16'
T=103.00	T=82.00	T=82.00	T=51.33
R=217.42	R=226.87	R=142.07	R=37.11

SURVEYED MAY 1967 & SEPT. 1971
PLAT REVISED NOVEMBER 1974

By: James R. Hall
James R. Hall
Reg. Public Surveyor #608
Hays County Surveyor
San Marcos, Texas



City of Wimberley

Subdivision Plat Application & Supporting Information

City of Wimberley
221 Stillwater
Wimberley, TX 78676
(P) 512-847-0025

Plat / Plan Submittal Process

- **PRIOR** to submitting a Subdivision Plat Application, a Pre-Development Meeting with the City Planner is **REQUIRED**.
- **PRIOR** to submitting a Subdivision Plat Application, the Owner or the Owner's authorized agent (Applicant) is required to contact the County 9-1-1 Coordinator to confirm the suitability of the street name(s) and designations in conjunction with the Plat. An application will not be considered Complete without an approval letter from the County 9-1-1 Coordinator (if applicable).
- **PRIOR** to submitting a Subdivision Plat Application, the Owner or the Owner's authorized agent (Applicant) is required to have an approved set of Transportation Plans. The Owner or the Owner's authorized agent (Applicant) is required to contact the City Engineer. An Application will not be considered Complete without an approval letter from the City Engineer (if applicable).
- A Subdivision Plat Application **MUST** be filled out in its entirety prior to submission. Incomplete applications will not be processed and returned to the Owner or Applicant.
- Additional Information Required for Replat / Revisions only:
 - A copy of all existing recorded plats affected by the proposed revision.
- Application / Review Process:
 - Once a Complete Application has been received, the City of Wimberley will conduct an Administrative Review for accuracy and completeness within 10 business days.
 - An Administratively Complete Application will be Filed with the City. The City will complete a 30-day review. Any comments, revisions, questions, or alterations will be addressed during that review time.
 - Upon Completion of the 30-day review, a Letter of Approval, Approval with Conditions or Disapproval will be issued to the Owner and/or Owner's authorized agent.
- A Complete Application: An application which has all the necessary documents requested by the City of Wimberley and submitted for Administrative Review.
- Administrative Review – The process of reviewing an Application for its accuracy and completion prior to being Filed & any Technical Review beginning.

- Filed Application: An Application which has been Complete AND has been determined to be Administratively complete by the City of Wimberley. The City will issue a Notice of Filed Application, including the date of Filing to the Owner and/or Owner's authorized agent.

Plat / Plan Document Checklist

Please review the below checklist for all required documents and plat information. Please note if the item has been "Attached" with the Application or "N/A", if not required on your project.

The items below are required for this application to be considered complete.	Attached	N/A	City of Wimberley Staff Use
Completed Subdivision Application Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Application Fee (Please refer to Fee Schedule)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plat - One 18" x 24" Paper Copy to scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plat - One Digital Copy (PDF) of 18" x 24" Submittal to scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tax Account Summary indicating property taxes are current (Tax Certificate required prior to recordation)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deed(s) Documenting Current Ownership of the Subject Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Completed Utility Checklist Form (Letters from providers can be accepted, they must state if the provider has capacity for new service.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9-1-1 Street Name Approval Letter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Approved digital drawing file of the subdivision in accordance with City Digital Data Standards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Approved Construction Plans and Specifications and Drainage Study prepared by a Texas Licensed Professional Engineer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Approved Fiscal Assurance for Roadway and/or Drainage Improvements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Traffic Impact Analysis Report (If Applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facility Planning Report when utilizing On-Site Sewage Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Approved variance(s) and/or final plat approval by the Planning & Zoning Commission and City Council	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Plat / Plan Information Checklist

Please review the below checklist for all required Plat / Plan information. Please note if the item has been "Included" with the Application or "N/A", if not required on your project.

Subdivision Plat with the following Information (If Applicable):	Included on Plat	N/A	City of Wimberley Staff Use
Name of Proposed Subdivision in a Title Block (<i>Name shall not be the same or deceptively similar to any other subdivision within Hays County</i>)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Owner's Preamble block with owner's name and title, acreage to be platted as described in public records, and proposed subdivision name as in title block. This will be followed by an Owners signature block with a notary block.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surveyor and/or Engineer statement with a signature block and seal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Certificate of recording block with Hays County Clerk signature block and seal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Certificate of approval by the Planning & Zoning Commission and City Council with signature blocks for the Planning & Zoning Chair and Mayor (If Applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Boundary Lines and total acreage of the Original Tract, the Subject Property, and the Proposed Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lot and block numbers for each lot, acreage of all Lots calculated to the nearest one hundredth (0.01) of an acre	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The location of any proposed parklands, squares, greenbelts, school tracts, open space or other public use facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Names of adjoining subdivisions or owners of property contiguous to the proposed Subdivision (properties across a creek, river, and/or road are considered contiguous)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Geographic Coordinates for the main entrance point to the proposed subdivision from an existing public roadway and for boundary corners constituting the boundaries of the Subject Property in each compass direction (<i>Southernmost, Northernmost, etc.</i>)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed and record bearings and dimensions of the boundary of the Subdivision and all Lots, parks, greenbelts, easements or reserves (<i>Dimensions shall be shown to the nearest one hundredth of a foot [0.01'] and bearings shall be shown to the nearest one second of angle [01"]</i>)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lengths of the radius and arc of all curves, with bearings and distances of all chords, shall be clearly indicated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location map showing the general location of the Subdivision in relation to major roads, towns, cities, or topographic features drawn at a scale of 1" = 2,000'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
North Arrow, Scale, and Date (<i>Scale not to exceed 1" = 200'</i>)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A note stating building setback lines per City of Wimberley Zoning Ordinance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A note stating provisions of the City of Wimberley Comprehensive Plan shall also govern this subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of Political Subdivisions boundaries and/or a statement clearly indicating in which Political Subdivision the proposed Subdivision is located within	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plat note or designation of the entity supplying electric, water, and wastewater to the Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of proposed Utility easements and/or infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Locations, length, sizes, and right-of-way widths of all proposed roadways, access easements, and shared access driveways to the nearest one-tenth (0.1) of a mile	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total area for all rights-of-way proposed for dedication	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed names or designations for all roadways, public access easements, and shared access driveways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A statement or note indicating whether proposed roadways will be publicly dedicated or private roadways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The number of feet of frontage of each Lot onto a regulated roadway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A designation of the classification of each roadway to be constructed or existing roadways abutting any Lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A note stating driveway satisfies the minimum spacing requirement for driveways set forth in Chapter 9.02.115	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A note stating the specific entity responsible for sidewalk maintenance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A note stating improvements exist on this/these lots, which is not shown by this Plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Placement of (A) Water, (B) Wastewater and (C) Construction note(s) stating the following:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(A) Water note stating "No structure in this subdivision shall be occupied until connected to an individual water supply or state-approved community water system. Due to declining water supply, prospective property owners are cautioned by Hays County to question the seller concerning ground water availability. Rainwater collection is encouraged and, in some areas, may offer the best renewable water resource."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(B) Wastewater note stating "No structure in this subdivision shall be occupied until connected to a permitted sewer system or to an on-site wastewater system that has been approved and permitted by the City of Wimberley."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(C) The following statement shall appear prominently on the plat "No construction or development within the subdivision may begin until all City of Wimberley development authorization requirements have been satisfied."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All Special Flood Hazard Areas Identified by the Federal Emergency Management Agency and a note including that special area, Map No. and date of map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A note stating no object, including building, fencing or landscaping which would interfere with conveyance of stormwater, shall be placed or erected within a drainage easement. The owner of any lot upon which drainage facilities are located, including detention, shall be responsible for maintenance and upkeep of such facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A note stating, "I hereby certify this subdivision plat conforms to all requirements of the subdivision regulations to which approval is required." This would be followed by signatures lines for: City Administrator; Planning & Development Coordinator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A note stating, "Based upon the representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said engineer or surveyor, I find this plat complies with the requirements of the City of Wimberley. This certification is made solely upon such representations and should not be relied upon for verification of the facts alleged. The City of Wimberley disclaims any responsibility to any member of the public for independent verifications of the representation, factual or otherwise, contained in this plat and the documents associated with it." Followed by a signature line for the City Administrator.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location and size of all proposed storm water management structures and easements, including on-site retention and detention ponds and easements and the impact of lot and roadway layouts on drainage.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General depiction of the boundary lines of the Edwards Aquifer Recharge Zone or Contributing Zone. A statement or note indicating the Subdivision location within either zone.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General depiction of all streams, rivers, ponds, lakes, water courses and other surface water features as defined by the TCEQ 30 TAC 213.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topographic contours at 10' intervals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Utility Checklist Form

Prior to submitting this application to the City, the Applicant is required to take a copy of the plat or plan to each utility for its review and comment. All comments must be corrected prior to submission of the Subdivision Application to the County.

Note to Utility Companies: Please sign this checklist **ONLY** if all comments submitted by the Applicant have been addressed in full.

Electric Utility: (Required)

Company Name:

PEC

Phone Number: _____ Date of Approval: _____

Representative Name: _____ Title: _____

Signature: _____ Date: _____

Water Utility: (If applicable)

Company Name:

Wimberley Water Supply Corporation

Phone Number: _____ Date of Approval: _____

Representative Name: _____ Title: _____

Signature: _____ Date: _____

Wastewater Utility: (If applicable)

Company Name:

N/A - OSSF

Phone Number: _____ Date of Approval: _____

Representative Name: _____ Title: _____

Signature: _____ Date: _____

Texas Department of Transportation (Required - If frontage on State-Maintained roadway):

Company Name:

N/A - local, city-maintained roads

Phone Number: _____ Date of Approval: _____

Representative Name: _____ Title: _____

Signature: _____ Date: _____

Subdivision Plat Application Contacts

1. **Owner Information** (The holder(s) of a legal or equitable interest in the subject property as shown by the deed records of Hays County)


Owner Full Legal Name:

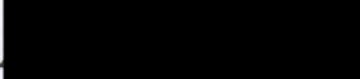
Victor and Jennifer Marino, Marino Revocable Living

Owner Mailing Address:

Trust
2908 Flite Acres Rd

City: Wimberley State: TX Zip Code: 78676

Primary Phone:  Secondary Phone: _____

Email Address:  gmail.com

2. **Applicant Information** (A person seeking approval of an application; can be the owner or a designated representative of the owner)

Applicant Name:

Jon Thompson

Primary Phone: (512) 568-2184 Secondary Phone: _____

Email Address: jthompsonconsultingds@gmail.com

3. **Consultants** (Consultants working on Subdivision)

Licensed Professional Engineer:

N/A

Email Address: _____ Primary Phone: _____

Registered Professional Land Surveyor:

KYLE SMITH

Email Address: kssmithsurveying@gmail.com Primary Phone: (512) 757-1637

Registered Sanitarian:

N/A

Email Address: _____ Primary Phone: _____

Geoscientists:

N/A

Email Address: _____ Primary Phone: _____

Attorney:

N/A

Email Address: _____ Primary Phone: _____

Subdivision Plat Application Questionnaire

1. Type of Application:

- New Subdivision
 Replat/Revision

2. Property Information: (The property or tract for which an application has been submitted under the City of Wimberley Subdivision Regulations)

Proposed Name of Subdivision:

Paradise Hills, Section 2, Lot 27-A

Survey / Abstract:

Acreage:

0.48

Recorded (Vol/Page/Instrument):

22006680

Parcel Tax ID Number ("R" Number):

107159

Located in City ETJ: Yes No (In city limits)

If yes, is the Hays County Development Services submittal packet attached?

Yes No N/A

Is the development located over the Edwards Aquifer Recharge Zone?

Yes No

Is the development located over the Edwards Aquifer Contributing Zone?

Yes No

Total acreage of subject property proposed for development:

0.48

Total acreage of subject property to be subdivided into lots:

0.48

Total acreage of subject property to be set for protected open space including but not limited to parkland, preserveland, open space parkland, conservation space,

etc.: 0

Total number of lots: 1 Average size of lots: 0.48

Number of Lots: 1

3. Project Description: (Summarize the intended use of lots / subdivision)

Combining of the two lots into one lot.

4. Replat / Revision: (If the Application is for a replat / revision, list the reason(s) for the replat / revision)

Combining of the two lots into one lot for the purposes of erasing the common lot line to allow for the building a house that may go across the place where the property line is currently located.

5. Road Information: (Information about the current, or future development of a subdivision)

Have all street names been initially approved by Hays County 9-1-1 Addressing?

Yes No N/A

List all roads by which the property can be accessed:

Meridian Drive, Sunrise Drive

List all existing roads by which the property has frontage:

Meridian Drive, Sunrise Drive

What is the linear footage of Public Roads?

0

What is the linear footage of Private Roads?

0

Anticipated source of water in the development:

Private: Individual Wells Rainwater Collection System(s)

State Permitted: From Groundwater From Surface Water, Provider: Wimberley WSC

Anticipated wastewater system in the development:

Private: Standard / Conventional On-Site Sewage Facility Advanced On-Site Sewage Facility

Public: Sewer, Provider: _____

Owner's Certification

I hereby certify that I have given permission for the below applicant to submit this Application and to represent me in all matters affecting said Application. By signing below, I (Owner), agree and certify that I have given permission for the below individual to submit this Application and to represent me in all matters affecting said Application. The below individual will be known as the "Applicant.

Owner Name: _____ Phone Number: _____

Applicant Name: Jon Thompson Phone Number: (512) 568-2184

Owner Email: _____

Owner Signature:

STATE OF TEXAS §

COUNTY OF HAYS §

Subscribed and sworn to before me this _____ day of _____, 20_____.

(seal)

Notary Public, State of Texas

My Commission expires: _____

Owner's / Applicant's Certification

By signing below, I certify that:

- a) I have carefully read the complete application and know all statements herein and in the attachments hereto are true and correct to the best of my knowledge.
- b) There is no outstanding tax liability to Hays County on the subject property.
- c) The owner of the subject property, if different from the applicant, has authorized the submittal of this application.
- d) Applicant is hereby informed that other permits may be required to fulfill local, State, and Federal regulatory requirements and it is the responsibility of the Applicant to obtain any such additional permits and to comply with all such provisions thereof, whether herein specified or not.
- e) As the owner of the above property or a duly authorized Applicant, I hereby grant permission to the City to enter the premises and make all necessary inspections and to take all other actions necessary to review and act upon this Application.
- f) I understand by submitting this Application, it does not guarantee an approval of my Application.
- g) I acknowledge that the City of Wimberley and its staff do not research and/or enforce Deed Restrictions to any property.
- h) As the owner of the above property or a duly authorized Applicant, I understand, the City of Wimberley has zoning and building ordinances.

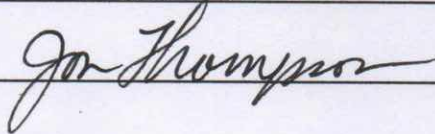
Print Name: Jon Thompson

Phone Number: (512) 568-2184

Address: PO Box 172, Dripping Springs, Texas 78620

Date: 05/18/2026

Signature: _____





AGENDA ITEM:	2. Discuss and consider a recipient of the Planning and Zoning Property Stewardship Recognition Award and provide direction.
SUBMITTED BY:	
DATE SUBMITTED:	06/12/2026
MEETING DATE:	July 9, 2026

AGENDA FORM

ITEM DESCRIPTION/SUMMARY

This item will allow the Planning and Zoning Commission to discuss and select the recipient(s) for the first proposed Property Stewardship Recognition Award. A sample Certificate of Recognition has been included for the Commission’s review. Staff will seek direction regarding the recipient's name, address and the timing of a formal presentation, following coordination with the selected recipient(s). Commission feedback will help finalize the recognition process and presentation details.

REQUESTED ACTION

Discussion

FINANCIAL

STAFF RECOMMENDATION

ATTACHMENT/S

1. DRAFT Certificate 2026

**CITY OF WIMBERLEY, TEXAS
PLANNING AND ZONING COMMISSION**

CERTIFICATE OF PROPERTY STEWARDSHIP RECOGNITION

This Certificate of Recognition is hereby presented to:

[PROPERTY OWNER NAME(S)]

In recognition of exemplary stewardship, thoughtful land use, and a demonstrated commitment to protecting the natural, cultural, and community character of Wimberley through the property located at:

[PROPERTY ADDRESS]

This recognition is awarded for outstanding achievement in

ENVIRONMENTAL STEWARDSHIP

Your efforts exemplify best practices in planning, environmental responsibility, and long-term stewardship, contributing meaningfully to the quality of life and unique character of the City of Wimberley.

Planning & Zoning Commission Chairperson

Date