



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, JULY 16, 2026 - 6:00 PM

MINUTES

1. CALL TO ORDER

Mayor Jim Chiles called the Regular City Council Meeting to order at 6:00 PM.

2. CALL OF ROLL

City Secretary Tammy Heller called the roll.

Present: Mayor Jim Chiles, Place 1 Rebecca Minnick, Place 2 Anne Ulfelder, Place 3 Chris Sheffield, Place 4 Sam Werner, Place 5 David Cohen **Absent:** None

A quorum was present.

3. INVOCATION

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

4. PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

The Pledge of Allegiance and the Salute to the Texas Flag were recited.

5. PROCLAMATIONS/RECOGNITIONS

5.1. A proclamation of the City of Wimberley, Texas recognizing July 2026 as Parks and Recreation Month.

Mayor Chiles read the proclamation recognizing July 2026 as Parks and Recreation Month, highlighting the Wimberley Parks and Recreation Department's stewardship of Blue Hole Regional Park, the Wimberley Community Center, five additional parklands, and its nature-based and recreational programming. Parks and Recreation staff were present to receive the proclamation.

6. CITIZENS COMMUNICATIONS

Mayor Chiles read the Citizens Communications policy into the record. Two speakers had signed up to address agenda item 9.3.

Lisa Kiefer, property owner at 301 River Road and resident at 105 Kingsway Drive, spoke in opposition to the issuance of additional Conditional Use Permits (CUPs) for short-term rentals (STRs) in R-2 and R-3 zoning districts. She described her personal experience living adjacent to an STR and expressed concern about the impact on neighborhood character. Ms. Kiefer also raised specific objections regarding the CUP previously granted for 202 River Road.

7. CONSENT AGENDA

7.1 Consider approval of minutes from the June 15, 2026 City Council Workshop Meeting and the June 18, 2026 Regular City Council Meeting.

7.2 Approval of the May 2026 Revenue and Expenditure Report for the City of Wimberley.

Motion to approve the consent agenda as presented was made by Council Member Cohen and seconded by Council Member Sheffield. The motion carried 5-0.

8. PRESENTATION

8.1. Receive an update related to the removal of the playground currently at the Martha Knies Community Playground.

Tim Patek, City Administrator, presented an update on behalf of Interim Parks and Recreation Director Bryce Burkhalter regarding the existing playground equipment at the Martha Knies Community Playground. Staff reported that a new playground has been purchased and is expected to arrive in September. The Parks Board recommended removing the existing equipment after the start of the school year on August 13th. Given that the existing structure is over 20 years old and presents safety concerns, staff recommended disposal and recycling of materials where possible rather than attempting to sell the equipment. The Council concurred with the recommended timeline and directed staff to proceed accordingly and noted that advertising the arrival of the new playground equipment should begin in advance.

9. PUBLIC HEARINGS AND POSSIBLE ACTION

9.1. Hold a Public Hearing and consider possible action on Ordinance 2026-05, regarding an application for a Zoning Amendment (ZA-26-001) to change the zoning for 1.61 acres of property located at 14306 Ranch Road 12, Wimberley, TX 78676 (Hays CAD #18485).

Nathan Glaiser, ACA/Director of Development Services, presented the application. The property at 14306 Ranch Road 12, the site of the Y Center commercial building (home to Kelly's Barbecue, Rosita's, the laundromat, and FM Pizza), is currently zoned Commercial Low Impact (C-1). The applicant requested a rezoning to Commercial Moderate Impact (C-

2). Mr. Glaiser explained that the primary driver for the request is that the existing building's footprint of approximately 11,500 square feet, exceeds C-1's 11,000 square-foot limit, rendering the structure nonconforming under its current zoning. The rezoning to C-2 would bring the structure into conformance and provide flexibility for future modifications. No public comments of opposition were received, and the Planning and Zoning Commission voted unanimously to recommend approval.

The public hearing was opened at 6:16 PM. No members of the public wished to speak. The public hearing was closed at 6:17 PM.

Council discussion briefly touched on the age of the building and the historical context of the nonconformity. The applicant's representative confirmed that no building additions are currently planned and that the rezoning was sought solely to achieve conforming status.

Motion to approve Ordinance 2026-05, amending the zoning for the property located at 14306 Ranch Road 12 as presented, was made by Council Member Minnich and seconded by Council Member Sheffield. The motion carried 5-0.

9.2. Hold a Public Hearing and consider possible action on Ordinance 2026-06, regarding an application for a Conditional Use Permit (CUP-26-001) to allow for eating establishments: sit-down, including the sale of beer, wine, or alcohol for on-premise consumption at 14306 Ranch Road 12, Wimberley, TX 78676 (Hays CAD #18485).

Mr. Glaiser presented the companion application, noting that while a sit-down eating establishment without alcohol is a permitted use on the property, the inclusion of on-premise alcohol sales requires a Conditional Use Permit. He noted that as written, the CUP would apply to the entire property rather than a single suite, meaning any qualifying restaurant tenant could operate under it. The Planning and Zoning Commission voted 4-1 to recommend approval.

The public hearing was opened at 6:20 PM. John Messina, co-owner of FM Pizza, addressed the Council. He noted that he and his co-owner have backgrounds in wine production and are passionate about highlighting Texas wines. He emphasized that the business is family-friendly and that the intent is to offer beer and wine alongside expanded dine-in seating, not to operate a standalone bar. The Council noted that a dining room has been planned but is not yet open. The public hearing was closed at 6:21 PM.

Council Member Cohen inquired about the TABC permitting process, and it was confirmed that the CUP approval is a prerequisite to applying for a TABC permit. Discussion also clarified that the CUP applies building-wide, and that any future restaurant tenant in the building would likewise be eligible to sell alcohol under the permit.

Motion to approve Ordinance 2026-06 for Conditional Use Permit CUP-26-001 at 14306 Ranch Road 12 as presented was made by Council Member Sheffield and seconded by Council Member Cohen. The motion carried 5-0.

9.3. 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.

Mr. Glaiser introduced this item as a continuation of ongoing public hearings at both the Planning and Zoning Commission and City Council levels regarding proposed changes to short-term rental (STR) regulations in R-2 and R-3 zoning districts, as well as the addition of lodging as a permitted use in commercial districts. No formal action was taken at this meeting; the hearing was held for the purpose of gathering additional community feedback.

The public hearing was opened at 6:24 PM. Ed Neahaus, property owner at 105 Rancho Grande in the ETJ, addressed the Council. He explained that he acquired the family property in 2017 following a death in the family and relied on Airbnb rental income to cover taxes and upkeep, as long-term rental rates would be insufficient to sustain the property financially. He presented data indicating that of approximately 1,139 affected parcels, 346 are already subject to deed restrictions prohibiting STRs, 72 already hold CUPs, and of the remaining 721, approximately 478 (roughly 60 percent) regarding non-owner-occupied units and he expressed opposition to a blanket prohibition, contending that the existing CUP process already provides an adequate mechanism for case-by-case regulation and that a broad rezoning would unfairly impact legacy property owners. The public hearing was closed at 6:27 PM.

Council discussion was substantive. It was noted the infrastructure limitations inherent to R-3 properties, particularly the challenge of accommodating septic systems and parking on very small lots, which are often in the most affordable parts of town. R-2 properties, which can be up to two acres, present a somewhat different situation. Council Member Cohen asked for a clarification of the legal or policy basis for distinguishing between owner-occupied and non-owner-occupied properties, expressing concern that the non-owner-occupied prohibition could unfairly penalize legacy or family-held properties. Other members of council noted that R-2 and R-3 represent meaningfully different contexts and that the most documented neighborhood disruption cases have involved R-3 properties. There was discussion about applying the same restrictions to R-2 as R-3 may constitute over-regulation, and it was suggested the existing CUP process could continue to work on a case-by-case basis for R-2 properties. It was confirmed that a variance procedure exists for property owners who wish to seek an exception. Mayor Chiles noted that no final action would be taken at this meeting and directed staff to continue refining the ordinance language, including the possibility of amending the proposal to limit the blanket prohibition to R-3 only. Any such amendments would require an additional public hearing.

10. DISCUSSION AND POSSIBLE ACTION

10.1. Discuss and consider possible action on a request for Hotel Occupancy Tax (HOT) grant reimbursement funding for the Wimberley Community Chorus and Hill Country Community Band in an amount not to exceed \$2,000.

Council Member Cohen recused himself from this item, disclosing his membership in the Wimberley Community Chorus, and did not participate in discussion or vote.

Michele Woods, Tourism Director, presented the HOTAC recommendation. The \$2,000 grant request was submitted by the Wimberley Community Chorus and the Hill Country Community Band to support a community concert held on July 3, 2026, at 3:00 PM at the First Baptist Church. The event was designed to fill the midday gap between the Independence Day parade and the evening rodeo, and drew an estimated 700 attendees. Ms. Woods acknowledged that the application was received close to the event date, which limited Visit Wimberley's ability to participate in marketing efforts in the usual manner.

HOTAC recommended conditional approval, with the conditions that the organizations agree to host the event again the following year, coordinate with Visit Wimberley earlier in the planning cycle, and allow a visitor survey to be conducted at the event. A brief three-question survey was displayed on screens at the event; however, only 11 responses were collected out of an estimated 700 attendees. Among respondents, 82 percent indicated the concert influenced their decision to attend, but none reported staying in paid overnight lodging. Ms. Woods noted the limited sample size made it difficult to draw firm conclusions about the event's overnight lodging impact.

Council members expressed strong support for the event's continuation, noting it enhances the overall Fourth of July experience in Wimberley. A broader policy question was raised regarding whether arts-related HOT expenditures, such as murals and community concerts, should be subject to the same "heads and beds" lodging-impact standard as event-based grants, given that the Texas statute includes separate set-asides for arts and historical preservation. Staff indicated this question would be researched further.

Motion to approve the HOT grant request as presented was made by Council Member Sheffield and seconded by Council Member Minnick. The motion carried 4-0, with Council Member Cohen recusing.

10.2. Discuss, consider, and select a bidder for the City of Wimberley 2026 Roadway Maintenance Project (MAINT-2026-001).

City Administrator Patek introduced the City's engineer, Ryan Bell, who presented the results of the bid process for Phase 1 of the roadway rehabilitation project, which includes mill and overlay work on Valley Drive and Climbing Way. Six bids were received on June 18, 2026. The low bidder was Brook Paving, with a bid of \$238,099.69. Mr. Bell reported that Brook Paving's bid was mathematically correct, included all required documentation, and was supported by satisfactory references. He also noted that the bids received were approximately 40 percent lower than the prior year's unit prices, a trend also observed in neighboring Dripping Springs. Mr. Bell attributed the favorable pricing to possible slowdowns in private sector construction and a shift in TxDOT resources toward concrete work on I-35.

Mr. Bell further reported that Phase 2 bids, covering Blanco Drive and River Bend Road, would be opened the following Thursday, with results anticipated to be brought before the Council at the first meeting in August. The favorable Phase 1 pricing created budget availability to proceed with Phase 2, and there was discussion about potentially combining both contracts under a single contractor if Brook Paving were also the low bidder on Phase 2, which could yield further efficiencies. The contract time for Phase 1 is 15 days, with an expected completion of approximately one week.

Motion to approve the contract award to Brook Paving in the amount of \$238,099.69 as recommended by the City's engineer was made by Council Member Cohen and seconded by Council Member Minnick. The motion carried 5-0.

10.3. Consider approval of Resolution 15-2026, supporting Hays County's efforts to explore the creation of a regional entity to address water resource management in the Wimberley Valley; supporting the negotiation of a professional services agreement between Hays County and Accenture for consulting services related to the evaluation and possible formation of such entity; and providing an effective date.

Mayor Pro Tem Rebecca Minnick presented the resolution. She explained that a collaborative group involving the City of Wimberley, the City of Woodcreek, and Hays County has been working on coordinated approaches to water conservation and planning. This resolution represents the most concrete step yet proposed. Hays County has already adopted a similar resolution and has allocated \$50,000 to hire Accenture to evaluate the feasibility of forming a regional entity, potentially structured as a Public Utility Authority (PUA), and to define its governance structure.

Mayor Pro Tem Minnick emphasized that the resolution does not commit the City to any final organizational structure; it simply expresses support for the exploratory process and authorizes participation in the next step. She noted that a regional entity would provide a jurisdictional framework to apply for grants covering properties within the ETJ, access state water fund resources (described as several billion dollars in available funding), and provide a collective voice with greater weight than any single municipality acting alone. Comments were made by Council noting similar entities in other regions have been formed to protect communities from large private water acquisitions. An analogy to a prior water rights dispute in the area was mentioned, noting that a regional entity of this type could provide an additional layer of protection. Council inquired about voting structure and whether each participant would have an equal voice. Mayor Pro Tem Minnick indicated that the governance structure has not yet been determined and will be part of what Accenture evaluates.

Motion to approve Resolution 15-2026 supporting Hays County's efforts to explore the creation of a regional entity to address water resource management in the Wimberley Valley as presented was made by Council Member Minnick and seconded by Council Member Cohen. The motion carried 5-0.

City Secretary Heller was directed to transmit a certified copy of the resolution to Hays County Commissioner's Court.

10.4. Discuss and consider possible action regarding the City of Wimberley's Quarterly Investment Report for the third quarter of Fiscal Year 2026.

City Administrator Patek reported that the City's investment portfolio is performing well. He noted that one CD maturing in July will be moved into the Hotel Occupancy Tax fund, as its rate will decrease from 3.31% to approximately 2.75%. A second CD at 2.84% will be moved into the Blue Hole fund in October. The City's checking account interest rate remains at 3.0%. He also reported that Texas Regional Bank renewed the City's banking contract for another year on the same favorable terms. Changes will be reflected in the next quarterly report.

Motion to approve the Quarterly Investment Report for the third quarter of Fiscal Year 2026 was made by Council Member Werner and seconded by Council Member Cohen. The motion carried 5-0.

11. EXECUTIVE SESSION

11.1. Executive Session pursuant to Texas Government Code, Section 551.072 (Real Property), City Council will meet to deliberate on the value of real property and potential acquisition of land related to future parking needs.

The Council convened in Executive Session at 7:04 PM.

11.2. Executive Session pursuant to Texas Government Code, Section 551.071 (Consultation with Attorney), to discuss and consider pending or contemplated litigation and settlement offers related to the Meeks Easement.

12. OPEN SESSION

12.1. Discussion and possible action resulting from Executive Session.

The Council returned to Open Session at 7:37 PM.

Regarding item 11.1, no action was taken.

Regarding item 11.2, the Council approved a settlement agreement related to the Meeks Easement.

Motion to approve the settlement agreement in its entirety as presented by counsel was made by Council Member Cohen and seconded by Council Member Sheffield. The motion carried 5-0.

13. CITY COUNCIL REPORTS

13.1. Announcements

Council Member Cohen announced he would be absent from the next meeting but would return for the August 20th meeting and would also be absent for the two September meetings.

Mayor Chiles announced he would be absent from the first meeting in August.

City Secretary Heller reminded the Council of a budget workshop scheduled for 5:00 PM on t August 6th and confirmed that calendar invitations had been sent. She also announced that the Newly Elected Officials Conference is scheduled for July 30–31, with Mayor Chiles and Council Member Werner and Ulfelder in attendance, and that registration for the TML Annual Conference (November 11–13 in San Antonio) is due August 4th, with Mayor Chiles, Mayor Pro Tem Minnick, and City Administrator Patek planning to attend.

City Administrator Patek reminded the Council that the State of the City luncheon, hosted by the Chamber of Commerce, is scheduled for Wednesday, August 19th.

City Administrator Patek provided an update on flood conditions, noting that the City's three low-water crossings had been closed due to high water and would be reassessed the following morning. He noted that the crossing at FM 1492 may require additional time to reopen due to a cypress tree obstruction, which the fire department was coordinating to remove.

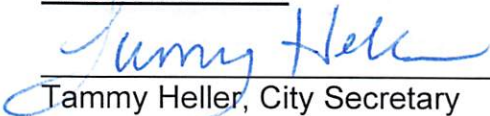
13.2. Future Agenda Items

Council Member Minnick raised the possibility of an ordinance addressing long-term placement of pods or dumpsters in front yards, noting that at least one had been in place in the city for approximately a year and a half with no current regulatory mechanism to address it. Staff indicated the matter would need to be addressed through the zoning code and that an update to the comprehensive plan, currently nearing close-out, may present an opportunity to address this along with other zoning amendments required by the General Land Office.

14. ADJOURNMENT

Motion to adjourn was made by Council Member Cohen and seconded by Council Member Ulfelder. The meeting was adjourned at 7:44 p.m.

RECORDED BY:



Tammy Heller, City Secretary



APPROVED BY:



Rebecca Minnick, Mayor Pro Tem