



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, SEPTEMBER 10, 2026 - 6:00 PM

AGENDA

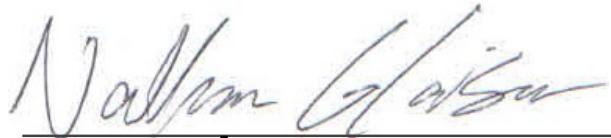
1. **CALL TO ORDER** September 10, 2026, at 6:00 PM
2. **CALL OF ROLL**
3. **CITIZENS COMMUNICATIONS**
This provides an opportunity for the citizens to comment on agenda and non-agenda items in advance of the regular business of the Planning and Zoning Commission. Those wishing to speak must sign-in before the meeting begins and observe a three-minute time limit when addressing the Board. Speakers will have one opportunity to speak during the time period. Comments from speakers should not be directed towards any specific member of the Board or City staff. Comments should not be accusatory, derogatory or threatening in nature.
4. **MINUTES**
 - 4.1. Consider approval of the August 13, 2026 Regular Planning and Zoning Commission meeting minutes.
5. **PUBLIC HEARING AND POSSIBLE ACTION**
 - 5.1. Hold a public hearing and consider making a recommendation to City Council regarding case ZA-26-002, a zoning amendment to change the zoning for properties located at 200, 202, and 220 River Road, Wimberley, TX, otherwise known as Cliffside Second Unit Lots 17, 18, & 19, from Rural Residential (R3) to Commercial Low Impact (C-1).
 - 5.2. Hold a public hearing and consider making a recommendation to City Council regarding case CUP-26-002, an application for a Conditional Use Permit to allow for the sale of alcohol for on-premises consumption and off-premises consumption at a property located at 151 Oldham, Wimberley, Texas.
6. **BOARD MEMBER REPORTS**
 - 6.1. Announcements
 - 6.2. Future Agenda Items
7. **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 Tuesday, September 1, 2026 by 5:00 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, AUGUST 13, 2026 - 6:00 PM

MINUTES

1. CALL TO ORDER

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

2. CALL OF ROLL

Present: Matt Joyce, Vance McCracken, Ben O'Kane, Jerry Lunow, Herschel (Mac) McCullough **Absent:** Chris Sharp, Karen Stocki

3. CITIZENS COMMUNICATIONS

The Chair reviewed the rules of citizen communication, noting the three-minute time limit and that comments must not be directed at specific board members or staff and must not be accusatory, derogatory, or threatening in nature. Citizen communications were received in conjunction with item 6.3 and are reflected under that heading below.

4. MINUTES

4.1. Consider approval of the July 9, 2026 Regular Planning and Zoning Commission meeting minutes. 1:26

Motion to approve the July 9, 2026 meeting minutes was made by Commissioner McCracken and seconded by Commissioner Lunow. The motion carried unanimously (5-0).

5. PRESENTATION

5.1. Receive a presentation from Langford Community Management Services, Inc. on the final draft of the Resilient Communities Program (RCP) Comprehensive Plan.

This item was addressed in conjunction with the public hearing under agenda item 6.1. See discussion below.

6. PUBLIC HEARING AND POSSIBLE ACTION

6.2. Hold a public hearing and consider possible action on a request for a certificate of appropriateness for exterior modifications at 13904 Ranch Road 12. 2:53

Note: The Chair reordered the agenda to address item 6.2 before 6.3 due to the volume of citizens present for the short-term rental item.

Nathan Glaiser, ACA/Director of Development Services, presented the application, explaining that the property at 13904 Ranch Road 12 is located within the Wimberley Historic District, which requires Planning and Zoning Commission approval for any exterior modification. The applicant is requesting to replace a front door to match the steel-and-glass doors already approved and installed on the adjacent unit within the same building. The Commission noted that the previously approved door had turned out well and expressed no concerns with this application.

The public hearing was opened at 6:05 p.m. and closed at 6:05 p.m. with no citizens signed up to speak on this item.

Motion to approve the certificate of appropriateness for exterior modifications at 13904 Ranch Road 12 was made by Commissioner Lunow and seconded by Commissioner Joyce. The motion carried unanimously (5-0).

6.3. 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.

Director Glaiser presented a staff overview of the proposed ordinance, which stemmed from recommendations developed by the Short-Term Rental Committee formed in November of the prior year. He provided a foundational explanation of the city's zoning classifications for the benefit of citizens in attendance:

- **RA** – Properties 5 acres and over
- **R1** – Properties between 2 and 5 acres
- **R2** – Properties under 2 acres
- **R3** – Properties under 0.5 acres

The proposed ordinance contained two primary components. First, it would prohibit new non-owner-occupied Short-Term Rental 2 (STR2) applications on properties zoned R2 and R3, removing short-term rentals as a conditional use in those zones entirely. STR1 uses — where the owner resides on the property and rents a room, casita, or accessory dwelling — would remain largely unaffected and would in fact be slightly expanded. Second, the ordinance would reclassify lodging (defined as transient stays under 30 days, up to 30 units) as a **permitted use by right** in all commercial zones (C1, C2, and C3), removing the existing requirement for a Conditional Use Permit (CUP) for such developments.

The Public Hearing was opened at 6:18 p.m. Comments submitted via email by citizens unable to attend the hearing are attached to these minutes as **Exhibit A**. The following citizens spoke:

Cody Truss, expressed a preference for the existing neighborhood-driven conditional use permit process, which he felt kept decision-making local and gave neighbors a voice. He asked the Commission to consider grandfathering existing property owners who had been unable to apply due to the current moratorium.

Craig Fore, expressed support for the STR changes in residential zones but raised concern about the commercial component. He noted there are over 70 C1-zoned properties in the city limits and cautioned against allowing a 30-unit lodging development on any of them without any public input or Commission review. He suggested that C1 properties, at minimum, retain the conditional use permit requirement for lodging.

Candy Fore, expressed strong support for the residential STR restrictions, noting firsthand experience opposing CUP applications. However, she shared concerns that the addition of permitted lodging in C1, C2, and C3 zones vastly exceeded the scope of the STR changes, could overwhelm water infrastructure, and did not align with the stated goal of keeping tourism in balance with local quality of life. She asked the Commission to remove the lodging component entirely or take additional time to study it.

Sergio Gutierrez, expressed concern that prohibiting STR2s on smaller residential lots would reduce property values and eliminate investment opportunities for property owners in the city.

Scott Way, a lodging owner and operator of 7A Ranch and the Wimberley Inn, stated he was not opposed to the residential STR changes. However, he argued that the commercial lodging change solved a problem that does not exist, noting that the STR committee's own report concluded there was an adequate supply of lodging. He emphasized that by making lodging a permitted use by right, the city would lose its ability to negotiate with developers for community-appropriate design and outcomes, as it had done successfully in the past with conditional use proceedings.

Gary Barchfield, supported the STR2 restrictions on R2 and R3 but questioned why R1 properties were not included. He echoed concerns about allowing 30-unit hotel-style developments in commercial zones without any community review, arguing the city had historically achieved better outcomes through negotiation in the conditional use process. He urged the Commission to vote against the commercial lodging provisions.

Gina Fulkerson, expressed no objection to the residential STR changes but raised significant concerns about the commercial lodging provisions. She drew a parallel to the HEB development process, where the city's leverage through a planned development agreement resulted in meaningful concessions including stone and glass requirements, tree preservation, and community contributions. She warned that removing the conditional use requirement would eliminate this leverage, potentially encourage chain hotels, and exacerbate existing water scarcity issues. She urged the Commission to carefully consider unintended consequences before moving forward.

Alexandra Briana Colema, thanked staff for explaining the zoning classifications and expressed support for the R2 and R3 STR restrictions. She asked the Commission to also consider including R1 properties in the restrictions, citing a specific adjacent development

concern. She also urged reconsideration of the commercial lodging provisions in light of existing infrastructure and water limitations.

There being no further citizen comments, the Public Hearing was closed at 6:41 p.m. The Commission engaged in substantial discussion. Members expressed broad consensus that the residential STR provisions — prohibiting new STR2s on R2 and R3 properties — were well-reasoned and appropriate, citing concerns about absentee ownership, investor purchasing behavior driving up housing costs, parking and density issues on small lots, and the loss of neighborhood character.

The primary point of debate was the commercial lodging component. Multiple commissioners expressed concern that reclassifying lodging as a permitted use by right removed the Commission's ability to review individual proposals and negotiate appropriate conditions. The Chair noted that the Commission had previously exercised that review power effectively in a case involving a 20-unit lodging proposal on the square, where conditions were imposed to ensure compatibility with the community. It was noted that permitting lodging by right would deprive the city of the leverage it had used successfully in past negotiations, citing the HEB process as a model. A question was posed whether blanket permitted status was necessary given how infrequently commercial lodging proposals come before the board.

The Commission reached consensus that STR1 uses should remain as **permitted uses** in C1, C2, and C3 zones, while Lodging Low Impact and Lodging Moderate Impact should be a **conditional use**, restoring the requirement for CUP review before any lodging development could proceed in commercial zones. This change was characterized as maintaining business-as-usual while preserving the Commission's oversight role.

No changes to the R1, R2, or R3 residential provisions were recommended beyond those already proposed. Members noted the R1 exclusion was deliberate, as larger lot sizes generally mitigate the density, parking, and nuisance concerns that drove restrictions on R2 and R3 properties.

Motion to recommend approval of the proposed amendments to Article 9.03 with the modification that Lodging Low Impact and Lodging Moderate Impact be reclassified as conditional uses (rather than permitted uses by right) in C1, C2, and C3 commercial zoning districts, while STR1 remains a permitted use in those commercial zones, was made by Commissioner McCracken and seconded by Chair O'Kane. The motion carried unanimously (5-0). Based on the discussion and modifications agreed upon a recommendation will be sent to Council.

6.1. Hold a Public Hearing and consider a recommendation to the City Council regarding acceptance of the final draft of the Comprehensive Plan and Future Land Use Map and authorization to submit the documents to the Texas General Land Office for Milestone #4.

Kevin Coleman of the Langford Community Management Services team presented on behalf of the Langford Group, noting that the final draft of the Comprehensive Plan and Future Land Use Map had been available to the Commission and the public for approximately six weeks and had been posted on the public portal. He reported that public comments received during

that period were minor in nature, primarily language adjustments, and that the consulting team stood by the document as presented. Dennis Ku, the project's operating engineer, was also in attendance.

Commissioner Jerry Lunow raised a concern regarding the Future Land Use Map's depiction of the Highway 12 corridor, noting a concentration of commercial designation along the entryway into Wimberley from San Marcos. He emphasized the scenic and community character value of the vegetative greenway along Ranch Road 12 and asked that the plan reflect the importance of maintaining it. Director Glaiser confirmed that an Entrance Corridor Overlay already exists in the zoning ordinance, establishing setbacks and landscaping requirements along Ranch Roads 12, FM 2325, and FM 3237. He recommended that language be incorporated into the Comprehensive Plan's highway corridor definition to explicitly support and reinforce that scenic corridor overlay. The Langford team agreed to clarify this language.

Commissioner McCracken asked whether a prior recommendation to remove low water crossings — including the crossing at CR 1492 and River Road — had been removed from the plan, as he had objected to it in writing during the public comment period. The Langford team indicated the goals and objectives sections had been revised and believed the language had been removed, but committed to verifying that prior to final submission.

Commissioner McCracken also offered substantive feedback on the structure of Chapter 10, the implementation chapter. He observed that while the plan was a thorough accumulation of data, history, and projections, the large number of recommendations in Chapter 10 made it difficult to identify priorities. He requested that the Langford team add a prioritized summary — approximately ten key recommendations in order of importance from the consultants' professional perspective — at the beginning of Chapter 10, to serve as an actionable guide for future Commissioners, staff, and Council members. He noted that a future reader would go directly to the recommendations and be better served by a clear, ranked list rather than a comprehensive but undifferentiated inventory. The Langford team agreed to produce this addition, framing it as an initial planning-source recommendation to be reviewed and updated regularly over the life of the plan.

The public hearing opened and closed at 7:32 p.m. with no citizen comments.

Motion to accept the final draft of the Comprehensive Plan and Future Land Use Map with the agreed-upon modifications — including reinforcing language protecting the Highway 12 scenic corridor, verification of the removal of the low water crossing recommendation, and the addition of a prioritized top-ten implementation summary in Chapter 10 — was made by Commissioner McCullough and seconded by Commissioner McCracken. The motion carried unanimously (5-0).

7. DISCUSSION AND POSSIBLE ACTION

7.1. Discuss and consider possible action on a replat of Lot 3, Block 1, Brookshire Brothers Subdivision No. 67 and 1 Acre in the Benjamin Page Survey Abstract 365, Hays County, Texas. 1:34:07

Director Glaiser explained that this replat involves a small strip of land (0.13 acres) being swapped between two adjacent properties: Lot 3 of the Brookshire Brothers Subdivision (the site of Alexis Point) and the neighboring Hill Country Tire and Automotive property, which is currently unplatted. Hill Country Tire and Automotive has historically used the strip as part of its driveway access. The replat formalizes this long-standing arrangement, with Hill Country Tire and Automotive becoming Lot 4 of the Brookshire Brothers Subdivision. Director Glaiser stated that he had reviewed the application and found it meets all applicable city codes. The sole outstanding item is a missing utility sign-off from Aqua Texas, which is required as part of the replatting process. He recommended approval conditioned on receipt of that document prior to filing with Hays County.

Motion to approve the replat of Lot 3, Block 1, Brookshire Brothers Subdivision, conditioned upon submission of the required Aqua Texas utility sign-off prior to filing with Hays County, was made by Commissioner McCracken and seconded by Commissioner Lunow. The motion carried unanimously (5-0).

8. BOARD MEMBER REPORTS

8.1. Announcements

The Chair announced that the next regular Planning and Zoning Commission meeting is scheduled for **September 10, 2026**. All members confirmed availability. Staff noted that approximately 3,000 short-term rental notification letters had been mailed. Director Glaiser also noted that certain River Road properties had been recommended by the Commission for rezoning from residential to commercial, and that City Council directed staff to proceed with notification and future public hearings before the Commission and Council.

8.2. Future Agenda Items .

No additional future agenda items were identified..

9. ADJOURNMENT

Motion to adjourn was made by Chair O’Kane and seconded by Commissioner McCullough. The motion carried unanimously (5-0). The meeting was adjourned at 7:40 p.m.

RECORDED BY:

Planning & Zoning Commission
Staff Liaison

APPROVED BY:

Planning & Zoning Commission
Chair





AGENDA ITEM:	ZA-26-002 – Zoning Change R3 to C1
SUBMITTED BY:	Nathan Glaiser, Development Services Director
DATE SUBMITTED:	NA
MEETING DATE:	9/10/26 (P&Z) & 9/17/2026 (City Council)

REPORT

ITEM

This is a city initiated zoning change for ~.8 acres of property located at 200, 202, 220 River Rd, Wimberley, Texas 78676. The request is to change the zoning from Single-Family Residential 3 to Commercial Low Impact 1 (C1). This was recommended by the Planning and Zoning Commission at their December 11th, 2025 meeting.

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

The [R-3](#), single-family residential 3 district is intended to provide for development of primarily detached, single-family residences on lots of not less than 10,000 square feet.

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.

PROPERTY INFORMATION

Property Description

Applicant(s):	NA – City Initiated
Property Address:	200, 202, 220 River Rd, Wimberley, Texas 78676
Property Owner:	200, 202, 220 River Rd, Wimberley, Texas 78676
Legal Description:	Cliffside Second Unit Lot 17, 18, & 19
Property Size:	~.8 Acres
Existing Use of Property:	Single Family Residential and Vacant with STR2 CUP
Existing Zoning:	R3
Planning Area:	III
Overlay District:	None

Utilities

Water: Wimberley Water Supply Corporation

Wastewater: Individual On-site Sewage Facilities (septic)

Electricity: Pedernales Electric Corporation

Surrounding Property:

Frontage: River Road

		Current Zoning:	Existing Land Use:
Surrounding Zoning & Land Use	North of Property	C1	Vacant
	South of Property	C1	Commercial/Residential
	East of Property	C1	Commercial
	West of Property	R3	Residential

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200'): 8/26/2026
Published Legal Notice (Wimberley View): 8/27/2026

PUBLIC COMMENTS

Staff has not received any public comments as of 9/1/2026.

RECOMMENDATION

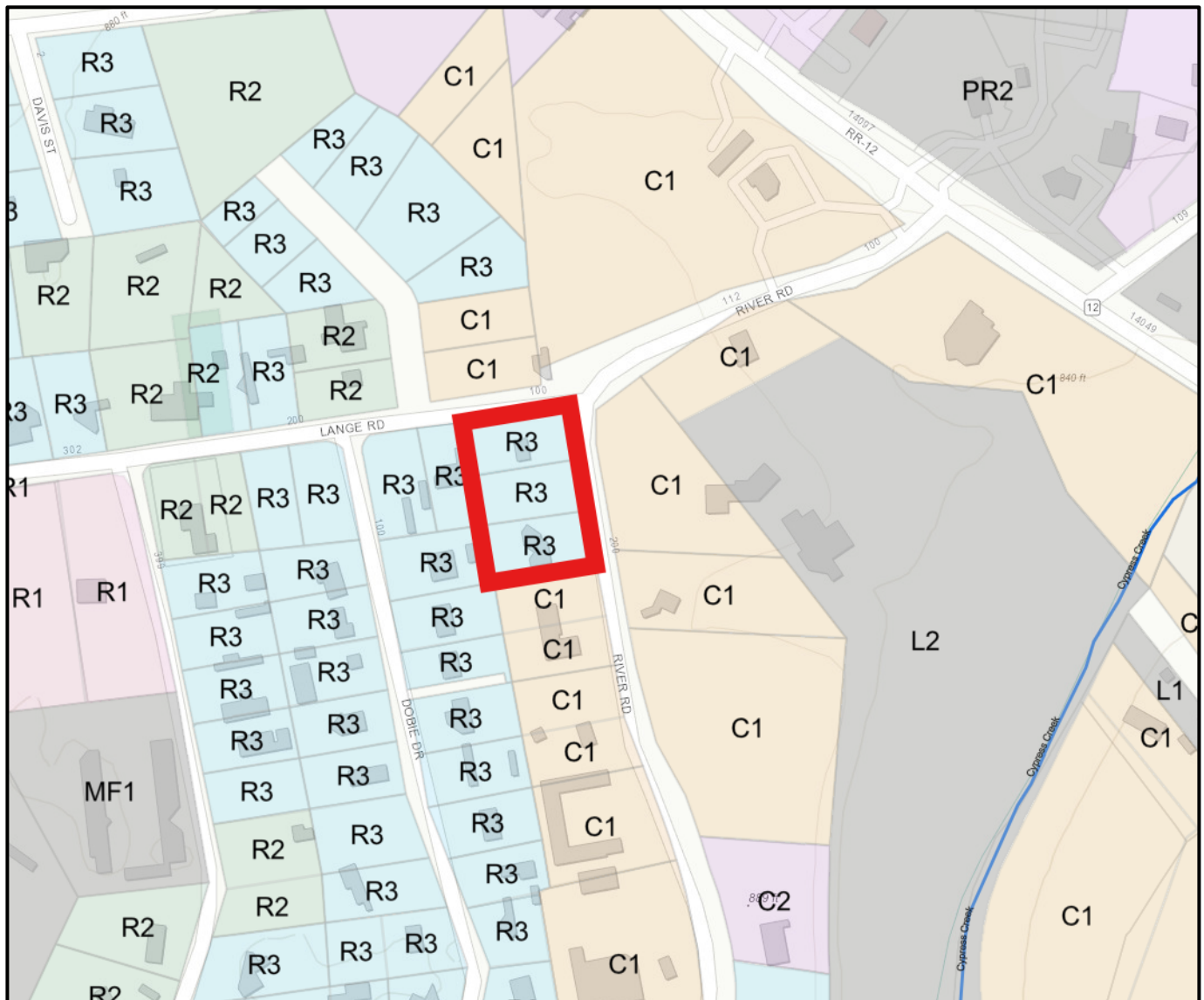
Staff recommends approval of this zoning change. The comprehensive plan has these properties in Planning Area III which is the primary location for minimal impact commercial and community services. The back property line, is the dividing line between planning area III and Planning Area II which is the primary location for low impact residential developments.

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.

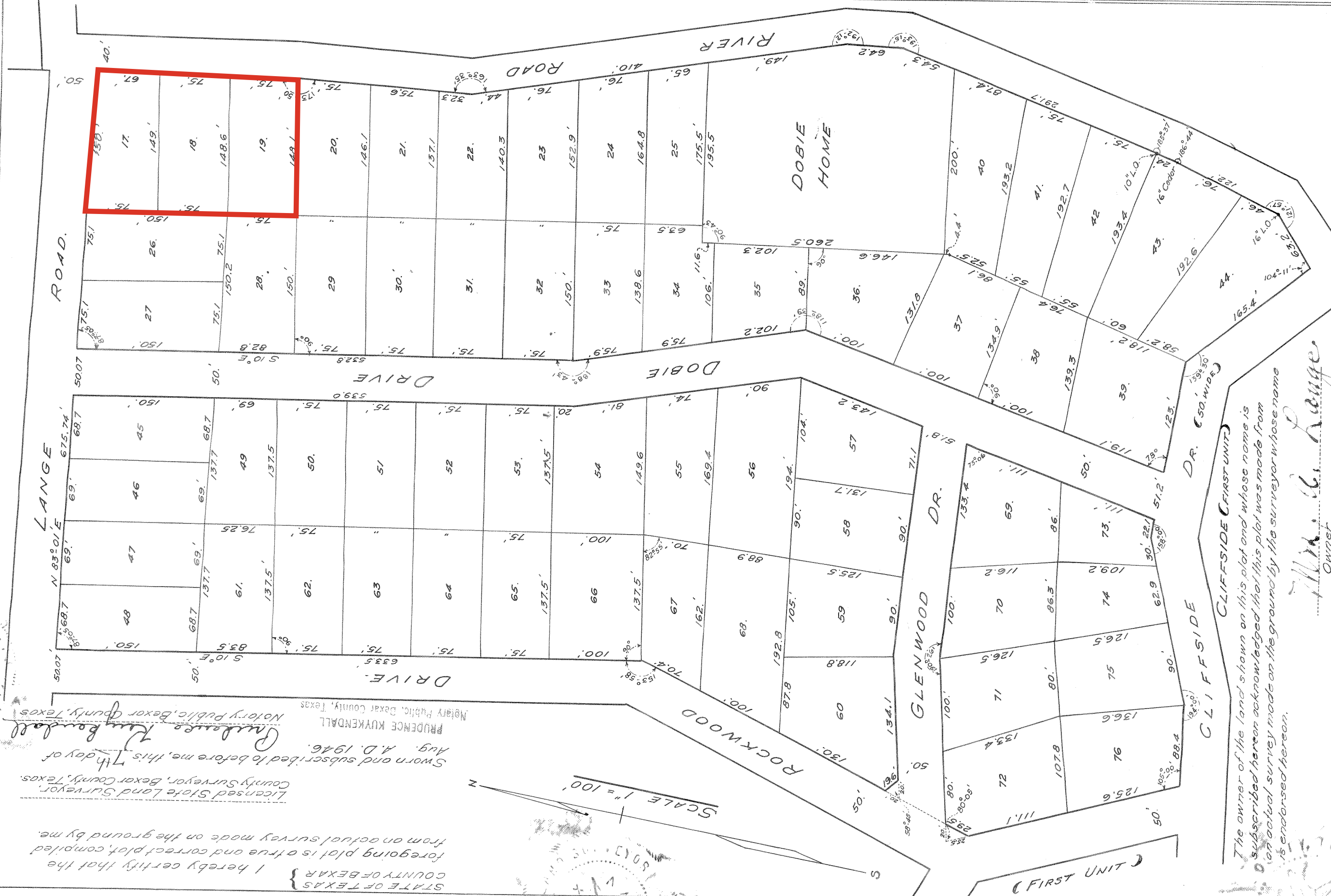
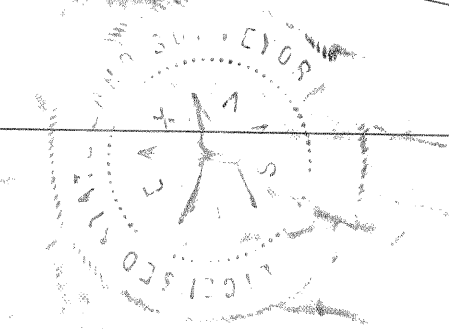
ZONING MAP



STATE OF TEXAS }
COUNTY OF BEXAR }
I hereby certify that the foregoing plat is true and correct plat, compiled from an actual survey made on the ground by me.
Licensed State Land Surveyor,
County Surveyor, Bexar County, Texas.
Sworn and subscribed to before me, this 7th day of Aug. A.D. 1946.
PRUDENCE KUYKENDALL
Notary Public, Bexar County, Texas

Prudence Kuykendall
Notary Public, Bexar County, Texas

SCALE 1" = 100'



PLAT OF
CLIFFSIDE
(SECOND UNIT)
A SUBDIVISION OUT OF
AMASA TURNER SURVEY
HAYS COUNTY, TEXAS

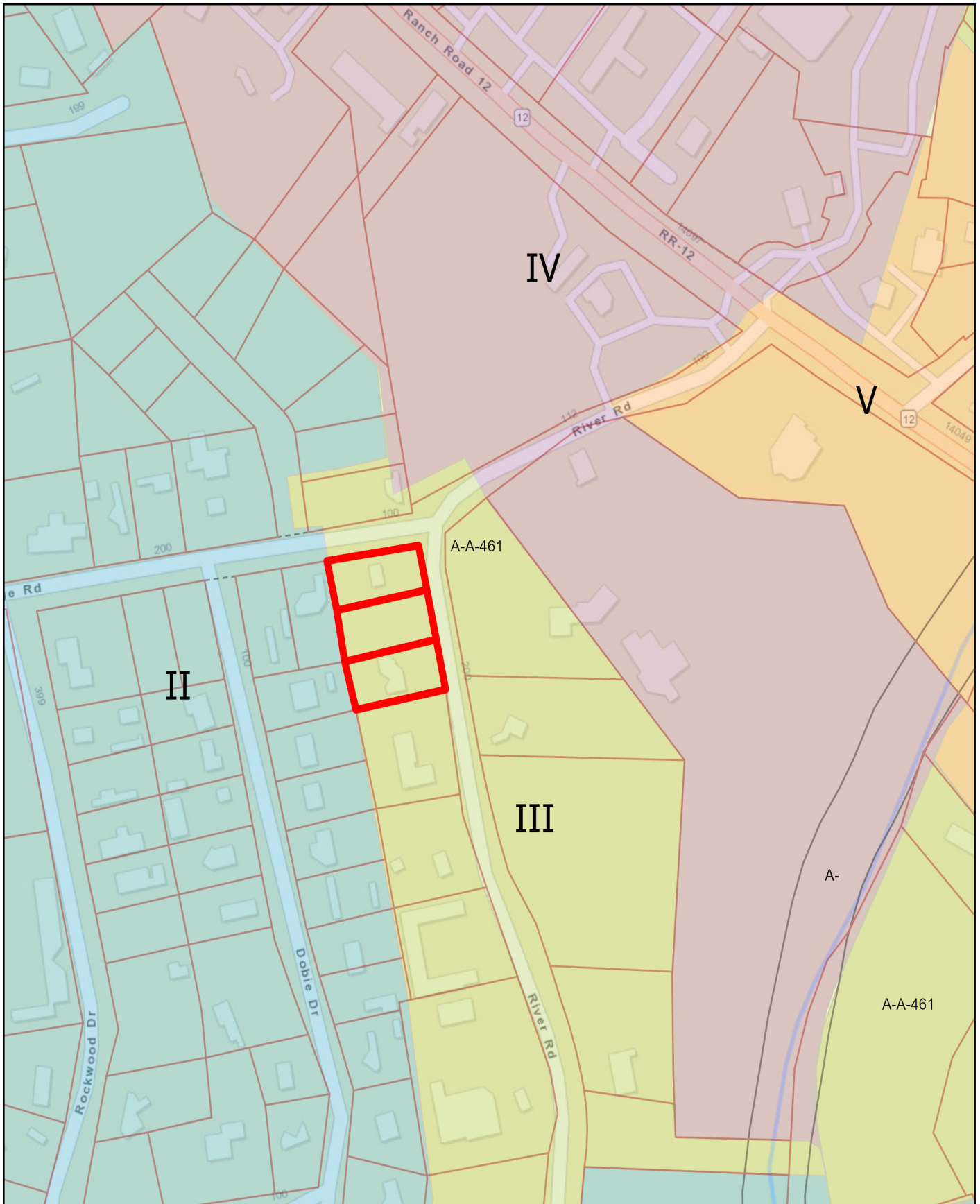
The owner of the land shown on this plat and whose name is subscribed hereon acknowledged that this plat was made from an actual survey made on the ground by the surveyor whose name is endorsed hereon.

A. Lange
Owner

STATE OF TEXAS }
COUNTY OF HAYS }
Before me, the undersigned authority on this day personally appeared A. Lange, of the same state, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this day of Aug., A.D. 1946.

County Judge *Nettie C. Baldwin*
Notary Public, Hays County, Texas.
NETTIE C. BALDWIN



ZA-26-002

© OpenStreetMap (and) contributors, CC-BY-SA, City of Wimberley, Comal County, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

N

0 100 200 Feet

2026

Coordinate System: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

■ Subject Properties Planning Areas Area ■ I ■ II	■ III ■ IV ■ V ■ VI ■ VII ■ <all other values>
---	--



AGENDA ITEM:	CUP-26-002 – Alcohol for on-premise and off-premise consumption – 151 Oldham St
SUBMITTED BY:	Nathan Glaiser, Planning and Public Works Director
DATE SUBMITTED:	8/11/2026
MEETING DATE:	9/10/2026 (P&Z) & 9/17/2026 (City Council)

REPORT

ITEM

The applicant, Nancy G. Sallaberry, has applied for a conditional use permit (CUP) to allow for the sale of alcohol for on-premises and off-premises consumption for a property located at 151 Oldham St, Wimberley. This property is home to many retail and commercial uses. The applicant has plans to open a wine shop here where customers can order a glass of wine to sample and then purchase a bottle of wine to take home. This “Tasting Room” use is not a defined use within the City’s zoning code. However, it is closely related to conditional uses that are already available in the C1 zoning. These available conditional uses include “Eating Establishment: including the sale of alcohol” and “Package store”, which permits the sale of alcohol for on and off-premises consumption.

PROPERTY INFORMATION

Property Description

Applicant(s):	Nancy G. Sallaberry
Property Address:	151 Oldham St
Property Owner:	Doug Oldmixon
Legal Description:	OLLIE OLDHAM SUD AMASA TURNER SURVEY
Property Size:	0.577 acres
Existing Use of Property:	Commercial
Existing Zoning:	C-2
Shared Infrastructure	NA
Request:	Alcohol for on-premise consumption and off-premise consumption
Planning Area:	IV
Overlay District:	City Center

Surrounding Property:

Frontage:	Oldham		
		Current Zoning:	Existing Land Use:
	North of Property	C1/R2	Commercial/Vacant
Surrounding Zoning & Land Use	South of Property	C1/C3	Commercial
	East of Property	C2	Commercial
	West of Property	C1	Commercial

COMMENTS

Staff has not received any comments on this request as of 9/1/2026.

LEGAL NOTICE

Surrounding Neighbor Notification Letters (200'): 9/1/2026
Published Legal Notice (Wimberley View): 9/1/2026

RECOMMENDATION

Staff defers to Planning and Zoning Commission 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.

ATTACHMENT/S

- Application

Zoning Map





Conditional Use Permit
Planning & Development

FOR OFFICE USE ONLY

Date: _____ CUP - _____ - _____ Staff Review _____

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

Applicant: Nancy G. Sallaberry
Mailing Address: 15 Sweetwater Circle City: Wimberley State: TX Zip: 78474
Phone: _____ Email: _____

OWNER'S INFORMATION

Property Owner: Doug Oldmixon
Mailing Address: 3005 S. Lamar Blvd. Ste. 1090 City: Austin State: TX Zip: 78704
Phone: _____ Email: _____

PROJECT SITE ADDRESS: 151 Oldham St. Bldg. 300

Legal description: Lot 4 of Charles + Ollie Oldham Subdivision

Total Acreage or Square Footage: 756 sq. ft. Deed recorded in: Hays Co. #21034369

Hays CAD Parcel ID R- 18445 Planning Area: IV Zoning: C2

Is property located in an overlay district? ☒ Yes ☐ No If Yes, type: City Center + Historic

SPECIFIC CONDITIONAL USE REQUEST: wine tasting room / 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.

off premise consumption

UTILITIES

Electric Provider: PEC

Water provider or Private Well: City of Wimberley Water + Sewer

Wastewater Service or Septic Permit No. _____

*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

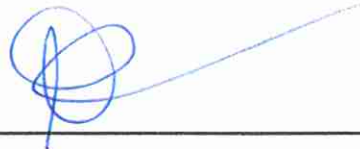
MY REQUEST IS BASED ON THE FOLLOWING:

- 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: _____

8/10/2026

Forms & Applications October 2021 2



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

(512) 847-0025 Fax: (512) 847-0422

www.cityofwimberley.com

Owner Agent Designation

Date: 8/11/26

PLEASE TYPE OR PRINT LIGIBLY

FORM MUST BE COMPLETED IN FULL

Project Information

Project Name:	<u>LANDWARD OLD ROCK GROVE LLC / CASA VINDEMIA - TENANT</u>
Building or Facility Name:	<u>ROCK HOUSE GROVE BLDG F</u>
Address:	<u>151 OLDHAM ST BLDG 300 WIMBERLEY TX 78676</u>
City Assigned Project #	Type of action: <u>CJP</u>

Owner Agent Information

Name:	<u>NANCY SALLABERRY</u>	Company/Firm:	<u>CASA VINDEMIA</u>
Address:	<u>15 SWEETWATER CIRCLE WIMBERLEY TX 78676</u>		
Phone No:	Fax No:	Email:	

Building or Facility Owner Name (Person or Entity That Holds Title to Property)

Name:	<u>OLD ROCK GROVE LLC</u>	Company/Firm:	<u>OWNER - LANDWARD</u>
Address:	<u>2005 S. LAMAR BLVD STE D-109-401 AUSTIN TX 78704</u>		
Phone No:	Fax No:	Email:	

Owner's Designated Agent

If the owner chooses to designate an agent to act on the owner's behalf, per §154.026(C)(3)(c) and 155.109(B)(2), the owner must do so in writing. The Owner Agent Designation Form must accompany the Application Form if an agent will be designated.

I, OLD ROCK GROVE LLC
BY DOUGLAS E. OLDEN designate NANCY SALLABERRY as my agent,
Owner's Name (Print) Agent's Name (Print)

In all responsibilities of ensuring compliance with the provisions of the Code of Wimberley for this project.

[Signature] For OLD ROCK GROVE LLC
Owners Signature MANAGING MEMBER

8/10/26
Date

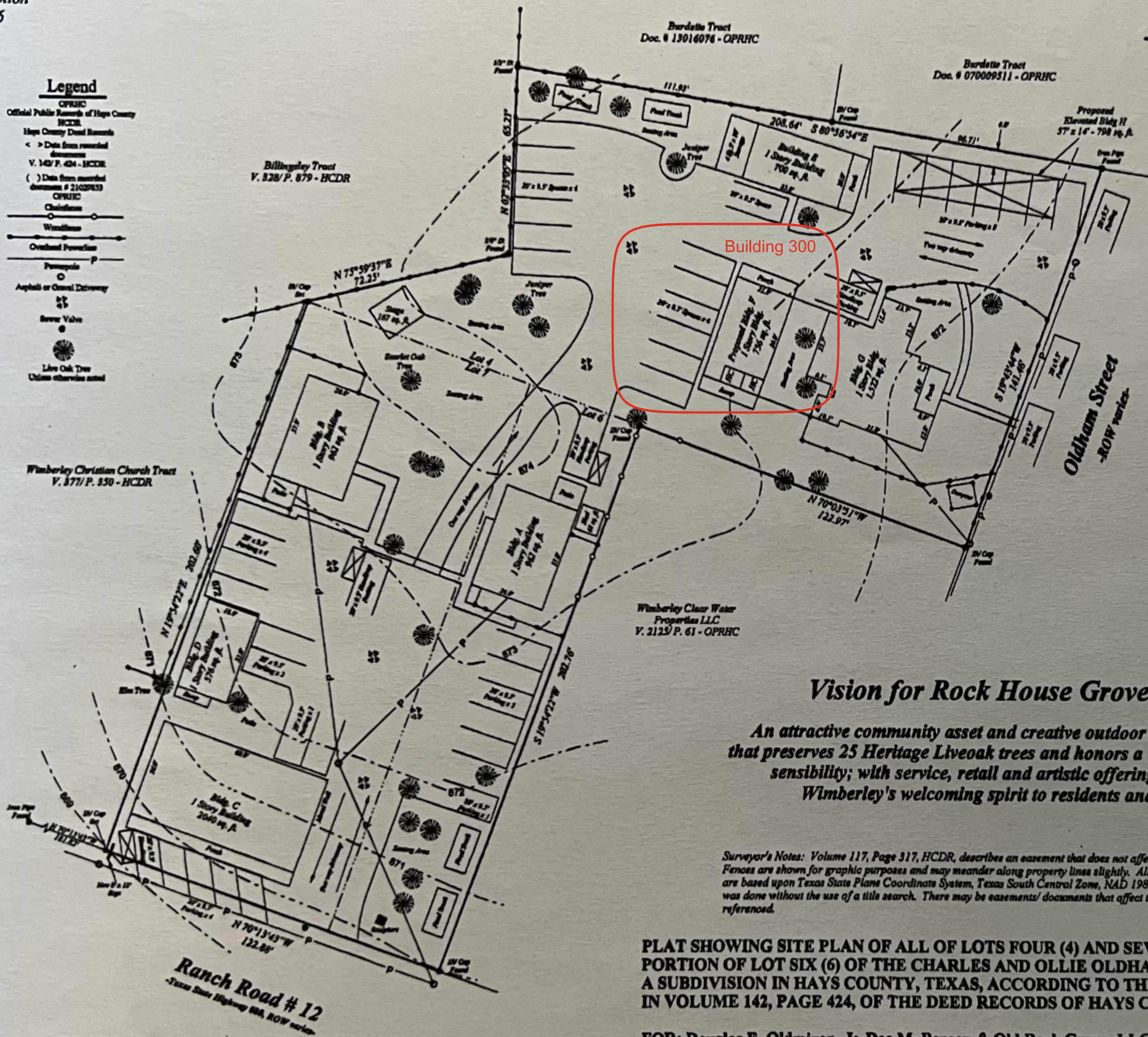


Scale
1" = 30'

Legend

- OPRHC
- Official Public Records of Hays County
- HCDR
- Hays County Deed Records
- < > Data from recorded documents
- V. 142/ P. 424 - HCDR
- () Data from recorded documents # 21029533
- OPRHC
- Chattahoochee
- Wardens
- Overhead Powerline
- Pennsylvania
- Asphalt or Gravel Driveway
- Brass Valve
- Live Oak Tree
- Unless otherwise noted

Wimberley Christian Church Tract
V. 577/ P. 550 - HCDR



Total SQ. FT. Calculations

- Bldg. A - 962 sq. ft.
- Bldg. B - 962 sq. ft.
- Bldg. C - 2,040 sq. ft.
- Bldg. D - 576 sq. ft.
- Bldg. E - 700 sq. ft.
- Bldg. F* - 756 sq. ft.
- Bldg. G - 1,522 sq. ft.
- Bldg. H* - 798 sq. ft.
- 4 Food Trucks - @ 18' x 9' = 648 sq. ft.
- Shed - 68 sq. ft.
- Stage - 167 sq. ft.
- Total = 9,199 sq. ft.

Bldg* = future planned

Ideal parking ratio
1 Spot per 200 sq. ft.
building area = 46 spots

Site Development Notes

- 4 - 18' x 9' Food Truck sites with utilities = electric, water and waste-water plus a commissary storage unit
- Bldg. F = proposed new studio with 2 Handicap accessible public toilets
- Bldg. H = Proposed elevated 2 bedroom + 2 bathroom residential unit
- 46 total parking spaces;
- 43 - On site (4 - Handicap)
- 3 - Street side
- New "Welcome to Wimberley" mural to be installed on wall near sculpture
- Site signage to be cleanly consolidated

Vision for Rock House Grove

An attractive community asset and creative outdoor gathering space that preserves 25 Heritage Liveoak trees and honors a traditional historic sensibility; with service, retail and artistic offerings that reflect Wimberley's welcoming spirit to residents and visitors.

Surveyor's Notes: Volume 117, Page 317, HCDR, describes an easement that does not affect either of this parcels. Fences are shown for graphic purposes and may meander along property lines slightly. All bearings and distances are based upon Texas State Plane Coordinate System, Texas South Central Zone, NAD 1983 datum. This survey was done without the use of a title search. There may be easements/ documents that affect this tract that are not referenced.

PLAT SHOWING SITE PLAN OF ALL OF LOTS FOUR (4) AND SEVEN (7) AND A PORTION OF LOT SIX (6) OF THE CHARLES AND OLLIE OLDHAM SUBDIVISION, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 142, PAGE 424, OF THE DEED RECORDS OF HAYS COUNTY.

FOR: Douglas E. Oldmixon, Jo-Dee M. Benson & Old Rock Grove, LLC

DATE: January 7, 2025

ADDRESS: 13620 Ranch Road # 12 & 151 Oldham Street, Wimberley, Texas.

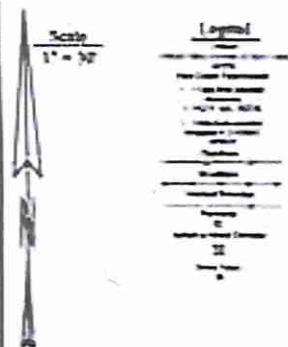
The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is essentially correct and that said property has access to a public road. Only those plats with a red surveyors seal and red signature shall be deemed reliable and authentic.

Ronald D. Hayes, Registered Professional Land Surveyor, No. 5703

According to the scaling of FEMA Map Panel 0355 F of the September 2, 2005 insurance rate map for the County of Hays, Texas, the property described hereon is in the Zone "X" of the flood hazard area and determined to be outside the 100 year flood zone.



Reference attached notes
and boundary descriptions
marked BM 1238



Proposed Driveway (Check Note)
C. 171.7' x 12.5' x 12.5'

Ranch Road # 17
Check Note: 171.7' x 12.5' x 12.5'

Separate
address/
buildings,
not part of
151
Oldham St

Boundary Point
Area = 1.144475 - 1.17000

Boundary Point
Area = 0.000000 - 0.000000

Bldg 300,
Suite 301

Bldg 200,
Suite 201

Bldg 100,
Suite 101

Boundary Point
Area = 1.127777 - 1.17000

Total SQ. FT. Calculations

Bldg. A - 962 sq. ft.
Bldg. B - 962 sq. ft.
Bldg. C - 2,840 sq. ft.
Bldg. D - 576 sq. ft.
Bldg. E - 700 sq. ft.
Bldg. F - 756 sq. ft.
Bldg. G - 1,522 sq. ft.
Bldg. H - 756 sq. ft.
Food Trucks - 648 sq. ft.
Shed - 80 sq. ft.
Stage - 199 sq. ft.
Total - 7,200 sq. ft.

Bldg* - future plan

Ideal parking Ratio
1 Spot = 46 sq. ft.

Site Development Notes

4 - 18' x 9' Food Truck sites with
utilities = electric, water and waste-
water plus a commissary storage unit
Bldg. F = proposed new studio with
2 Handicap accessible public toilets
Bldg. H = 6 proposed elevated 2 bedroom
+ 2 bathroom residential unit
46 total parking spaces:
43 - On site (4 - Handicap)
3 - Street side
New "Welcome to Wimberley" mural
to be installed on wall near sculpture
Site signage to be clearly consolidated

Vision for Rock House Grove

An attractive community asset and creative outdoor gathering space
that preserves 24 Heritage Oak trees and honors a traditional historic
sensibility; with service, retail and artistic offerings that reflect
Wimberley's welcoming spirit to residents and visitors.

Surveyor's Note: Includes 101 Page N.E.M.C.B. Survey as mentioned that show the location of the property.
Features are shown for proposed purposes and their location along proposed lines of sight. All bearings and distances
are based upon Texas State Plane Coordinate System, FIPS 5000 National Zone, NAD 1983 datum. This survey
was done without the use of a total station. (This map is not intended to be used for any other purpose than that for which it was made.)

PLAT SHOWING SITE PLAN OF ALL OF LOT SIX (6) AND A PORTION OF LOT SEVEN (7), AND ALL
OF LOT FOUR (4) OF THE CHARLES AND GILLIE OLDFHAM SUBDIVISION, A SUBDIVISION IN HAYS
COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 142, PAGE 424, OF THE
DEED RECORDS OF HAYS COUNTY.

FOR: Douglas E. Cimino, Jr. (for M. Benner & Old Rock Grove, LLC)

DATE: February 23, 2024

ADDRESS: 13628 Ranch Road # 17, Wimberley, Texas.

The undersigned does hereby certify that this survey was made on the ground of the property legally
described herein and is substantially correct and that said property has access to a public road. Only
those plats with a red surveyor's seal and red signature shall be deemed reliable and authentic.

Randall H. Hays, Registered Professional Land Surveyor, No. 5763

According to the scaling of FEMA Map Panel 1355 G of the January 17, 2025 insurance
rate map for the County of Hays, Texas, the property described herein is in the Zone "X"
of the flood hazard area and determined to be outside the 100 year flood zone.



File # 681271
Field Book # 10
Page 9 of 10
HAYS SURVEYING LLC
202 SUNFLOWER DRIVE
WYLE, TEXAS 78098
817-738-0511