



City of Wimberley

221 Stillwater, Wimberley, Texas 78676

REGULAR CITY COUNCIL MEETING
WIMBERLEY CITY HALL – CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS 78676
THURSDAY, AUGUST 20, 2026 - 6:00 PM

MINUTES

1. CALL TO ORDER

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

Mayor Chiles noted for the record that former council member Martha Knies had passed away over the weekend. He recognized her significant contributions to the community, including her service on the first City Council, the park named in her honor, her instrumental role in the creation of the nature preserve trail along the creek, and as a founding member of Keep Wimberley Beautiful. Mayor Chiles announced that a formal proclamation honoring Ms. Knies would be presented at the September 3rd meeting.

2. CALL OF 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 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. CITIZENS COMMUNICATIONS

Mayor Chiles read the Citizens Communications policy into the record. Two individuals had signed up to speak.

Merrie Fox introduced herself as a retired school principal, a 45-year resident of House District 73, and a candidate for the Texas House District 73 seat. She expressed her

commitment to issues of water and public education and thanked the Council for their service to the Wimberley community.

Zane Porterfield, speaking on behalf of the Wimberley Watershed Association, addressed a specific provision of the draft short-term rental ordinance on the evening's agenda. While the Association did not oppose the short-term rental provisions broadly, Ms. Porterfield respectfully requested that the Council retain the Conditional Use Permit (CUP) requirement for lodging low impact and lodging moderate impact uses in the C1, C2, and C3 commercial zoning districts. She argued that the CUP process is the mechanism through which the city can negotiate water conservation best practices—such as rainwater collection, water reuse, efficient fixtures, impervious cover limitations, and drainage protections—with developers early in the design process. She noted that when a use is permitted by right, the city loses that point of leverage and cited a successful partnership with HEB as an example of what the CUP negotiation process can achieve.

6. CONSENT AGENDA

6.1 Consider approval of minutes from the August 6, 2026 Budget Workshop Meeting and the August 6, 2026 Regular City Council Meeting.

6.2 Approval of the June 2026 Revenue and Expenditure Report for the City of Wimberley.

6.3 Consider approval of the FY2026/2027 Holiday Schedule.

Council Member Cohen moved to approve the Consent Agenda as presented. Council Member Minnick seconded the motion. The motion carried 5-0.

7. PRESENTATION AND POSSIBLE ACTION

7.1. Receive a presentation and consider possible action regarding the construction of a new City Council dais at City Hall.

Council Member Minnick introduced this item, noting that the current dais is crowded, functionally inefficient, and not reflective of Wimberley's character. She invited local craftsman Gary Weeks, whom she had previously consulted, to present ideas and gather input from the Council.

Mr. Weeks spoke to the Council about design possibilities, noting that the current table is excessively deep and poorly suited to the space. He invited the Council's input on preferences before developing a formal proposal. Key discussion points included the possibility of reducing the depth of the dais surface, concealing electrical cords and equipment underneath, and improving egress behind the dais.

The Council discussed the shape and material of a new dais. There was support for a U-shaped configuration to facilitate communication among members. The discussion on material centered on cypress wood, which several members felt was representative of Wimberley. It was noted there are practical limitations of cypress for curved designs, and

there was some reservation about the expenditure. There was general consensus favoring cypress, subject to design constraints, with the Council expressing trust in Mr. Weeks's artistic judgment. Mr. Weeks indicated he would return with a more developed proposal. No formal action was taken.

8. PUBLIC HEARINGS AND POSSIBLE ACTION

8.1. Hold a Public Hearing and consider possible action on Ordinance 2026-07, 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. 19:43

Nathan Glaiser, ACA/Director of Development Services, presented an overview of Ordinance 2026-07 as drafted. The ordinance, as written, would:

- (1) eliminate the ability to obtain a Short-Term Rental 2 (STR-2, non-owner-occupied) Conditional Use Permit in the R2 and R3 zoning districts;
- (2) allow STR-1 (owner-occupied) permits to extend to additional dwelling units beyond the primary dwelling; and
- (3) add lodging low impact and lodging moderate impact as permitted uses by right in the C1, C2, and C3 commercial zoning districts for up to 30 units.

Existing CUPs would be grandfathered under their original terms.

Mr. Glaiser reported that the Planning and Zoning Commission (P&Z) held a public hearing the prior Thursday and voted unanimously to offer two recommendations: to retain the elimination of STR-2 CUPs in R2 and R3 districts, and to amend the commercial lodging provisions by moving lodging low impact and lodging moderate impact from permitted uses by right to conditional uses requiring a CUP in all three commercial districts (C1, C2, C3). The P&Z's rationale was that the CUP process affords the city an opportunity to negotiate for development outcomes more consistent with Wimberley's character and infrastructure limitations.

The Public Hearing was opened at 6:22 PM. The following citizens addressed the Council:

Cody Truss, spoke in opposition to removing STR-2 CUPs from R2 and R3 zones. He expressed concern that the change would function as a citywide HOA, reduce the marketability and value of his R3-zoned property, and eliminate the ability for neighbors to weigh in through the existing CUP process.

Candy Fore, spoke in support of the ordinance as amended by P&Z. She shared her personal experience opposing STR-2 CUP applications in her neighborhood and expressed relief that future applications would no longer be possible in residential zones. She strongly endorsed retaining the CUP requirement for lodging in commercial districts, warning that permitting hotels of up to 30 units by right could jeopardize Wimberley's community character.

Craig Fore, concurred, stating his belief that STRs are, by nature, commercial enterprises and do not belong in residential neighborhoods. He urged the Council to adopt the P&Z amendments, and suggested consideration of extending the STR-2 elimination to R1 districts as well.

Gary Barchfeld, expressed support for P&Z's recommendations and echoed the concern about why STR-2 restrictions were not also applied to R1-zoned properties. He underscored the impact a 30-unit lodging facility could have on the city's infrastructure—water, sewer, and parking—and on existing bed-and-breakfast operators. He also affirmed the Watershed Association's comments regarding water conservation and the value of the CUP process as a negotiating tool.

Tom Fulkerson, speaking on behalf of himself and his wife Gina, supported the enhanced residential protections and expressed strong opposition to the commercial lodging change as originally drafted. He questioned what problem the commercial lodging provision was intended to solve, noting that hotel guests typically use three to eight times the water of a regular homeowner. He urged the Council to retain the status quo and preserve the city's negotiating leverage through the CUP process.

Scott Way, who owns two lodging facilities in Wimberley, supported P&Z's recommendations. He noted that the STR committee's own study concluded that the community had sufficient lodging supply, making the addition of commercial lodging as a permitted use by right difficult to justify. He pointed to CS-zoned property along the Blanco River as an example of land where undesirable hotel development has been deterred precisely because developers know community approval through the CUP process is required. Mr. Way also suggested the Council consider a future biannual renewal process for existing STR CUPs, along with associated fees to fund compliance oversight.

Kate Quisenberry, a Wimberley High School graduate who returned with her family in 2022, spoke about the importance of retaining guardrails on growth to preserve Wimberley's character for families and future residents. She highlighted water system strain as a critical concern and urged the Council to ensure that any lodging development be subject to community review through conditional use permits.

Sergio Gutierrez, offered a perspective in partial support of STRs, noting that restrictions can reduce property values and investor interest. He suggested that concentrating traffic at large hotels might be preferable to dispersing it among many smaller Airbnb properties.

Lisa Kiefer, supported the P&Z amendments. She described the impact of a neighboring STR-2 CUP that transferred with a property sale to an out-of-town investor who never intended to reside there, noting the effect on adjacent property values and neighborhood character. She endorsed Mr. Way's suggestion of a renewal or review process for existing CUPs.

There being no further comments, the public hearing was closed at 6:45 PM.

Council Discussion: Council Member Minnick explained that a primary reason for the R-3 changes was that the permitting requirements for operating an STR in that district—including

septic capacity and impervious cover for parking—are practically prohibitive given typical lot sizes. She also clarified that the commercial lodging provisions were originally intended to redirect lodging away from residential neighborhoods and toward commercial areas, with the downtown overlay in mind, though she acknowledged those provisions produced unintended consequences at the 30-unit scale. She noted that the market has substantially reduced new STR applications, from approximately 20 in 2022 to approximately 6 the prior year.

Council Member Ulfelder expressed concern that eliminating STR-2 CUPs in R-2 was overly restrictive, noting that R2 lots—which range up to two acres—may in some cases be capable of supporting an STR while preserving neighbor privacy. She suggested that retaining the CUP process in R-2 would still allow neighbors and the Council to weigh in on each application individually, preserving property rights while maintaining community oversight.

Council Member Cohen raised a philosophical concern about the distinction between short-term and long-term renters occupying the same physical structure, questioning whether such a distinction constitutes an undue restriction on property rights. Mayor Pro Tem Minnick and other members responded that the broader policy concern involves community stability versus transience, pointing to Fredericksburg as an example of a community negatively impacted by high vacation rental saturation. Mr. Glaiser confirmed that approximately 100 STR CUPs are currently active, representing roughly 7 percent of total housing units, and that no hard data supported imposing an arbitrary numeric cap.

Council Member Cohen further inquired whether existing CUP holders could be subject to a renewal or escalating fee structure tied to complaints. Mr. Glaiser indicated this was a topic warranting further research. The Council also acknowledged that the recommended ordinance included provisions for annual compliance questionnaires to be sent to CUP holders, which was seen as a modest but meaningful step toward ongoing oversight.

The Council reached consensus on a motion to adopt Ordinance 2026-07 as amended to incorporate P&Z's recommendation (moving lodging low impact and moderate impact to conditional uses in C1, C2, and C3) and to further amend the ordinance to retain the STR-2 CUP process in the R-2 zoning district, rather than eliminating it outright.

Council Member Minnick moved to approve Ordinance 2026-07 as recommended by the Planning and Zoning Commission and further amended to retain the Short-Term Rental 2 (STR2) conditional use permit process in the R-2 zoning district. Council Member Cohen seconded the motion. The motion carried 4-1 (Council Member Werner)

9. DISCUSSION AND POSSIBLE ACTION

9.1. Discuss and consider approval of Resolution No. 16-2026, terminating the temporary moratorium on the acceptance, processing, and approval of applications for short-term rentals requiring a conditional use permit; making legislative findings, providing an effective date; and confirming open meetings compliance. 1:08:29

Mr. Glaiser presented the resolution to lift the STR moratorium. He explained that Ordinance 2026-07 must be published in the legal notices before taking effect, with September 3rd identified as the effective date for both the new ordinance and the end of the moratorium.

Applications under the new regulatory framework would be accepted beginning September 3rd.

Council Member Sheffield moved to approve Resolution No. 16-2026, with the moratorium terminating September 3, 2026. Council Member Ulfelder seconded the motion. The motion carried 5-0.

9.2. Discuss and consider possible action to approve a two-year extension request of the Texas General Land Office (GLO) Resilient Communities Program (RCP) Grant Agreement to allow completion of the Comprehensive Plan adoption process and implementation activities, including updates to the City's building codes, zoning regulations, and other development ordinances necessary to support and enforce the resiliency goals.

Mr. Glaiser explained that the Texas General Land Office requires the city to enact actionable code changes reflecting the adopted Comprehensive Plan as a condition of the Resilient Communities Program grant. With the grant set to close in December, the city is requesting the maximum allowable two-year extension. Staff's primary planned action to satisfy GLO's requirements is updating the city's building codes from the 2015 I-Codes to the 2024 I-Codes.

Council Member Minnick moved to approve the two-year extension of the GLO Resilient Communities Program Grant Agreement as presented. Council Member Ulfelder seconded the motion. The motion carried 5-0.

9.3. Discuss and consider possible action to update the Emergency Operations Plan.

Tim Patek, City Administrator, presented minor housekeeping updates to the Emergency Operations Plan. The changes included adding Katherine Ann Porter School (KAPS) which was previously omitted with updated contact information obtained from the school district, and replacing Symphony Assisted Living with Wildflower Assisted Living and Memory Care, including an updated phone number.

Council Member Sheffield moved to approve the update to the Emergency Operations Plan as presented. Council Member Werner seconded the motion. The motion carried 5-0.

9.4. Discuss and consider the formation of a committee to evaluate the current and future use of the Community Center, including but not limited to, community needs, facility usage, potential improvements, and future opportunities; and consider appointments, scope and responsibilities.

Tammy Heller, City Secretary, presented this item seeking Council direction on committee composition following earlier budget discussions in which the Community Center's future use arose as a topic. City Secretary Heller suggested the committee be composed of one or two Parks Board members, one or two Council members, relevant staff (including Community Center Manager Samantha Engemoen and Parks Director Erica Flocke), and potentially a community member with relevant expertise.

Council Member Ulfelder suggested the inclusion of a citizen with an interior design or architectural background. Rick Bureleson was proposed as the citizen representative and has relevant land planning experience. Neil Morton or Dax Morton (of Office of Architecture, who completed the welcome center and bathroom projects) were noted as possible alternates. The Council agreed to allow the Parks Board to self-select their own representatives and directed staff to reach out to Rick Bureleson as the preferred community expert, with Neil Morton or Dax as alternates. No formal vote was required; direction was given to staff to proceed accordingly.

10. CITY COUNCIL REPORTS

10.1. Announcements

City Secretary Heller announced the following upcoming dates:

- **September 3rd** – Next Regular City Council Meeting, 6:00 PM (to include a proclamation honoring Martha Knies)
- **September 17th** – Regular City Council Meeting, with budget adoption scheduled
- **September 22nd** – Martha Knies Playground Fundraiser Celebration, 5:00–7:00 PM, at the park (hosted by the City Parks Department and Friends of Wimberley Parks)
- **October 1st and October 15th** – Regular City Council Meetings (Council Member Ulfelder noted she would be absent October 1st)
- **November 11th–13th** – Texas Municipal League (TML) Conference in San Antonio; staff has completed registration and hotel reservations for attending Council members, with arrival planned for the evening of November 10th
- An aquatics facility planning firm has been engaged and is expected to send information the following week, after which a community stakeholder meeting will be scheduled at the Community Center, tentatively in the first or second week of September.
- A community cleanup event is scheduled for **October 10th**, 8:00 AM to 12:00 PM, at the Lions parking lot across from Market Days.

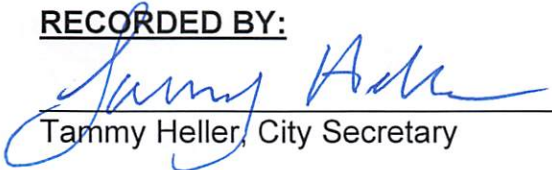
10.2. Future Agenda Items

No items proposed

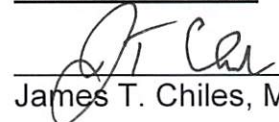
11. ADJOURNMENT

Council Member Cohen moved to adjourn. The motion was seconded by Mayor Chiles. The meeting was adjourned at 7:30 p.m.

RECORDED BY:


Tammy Heller, City Secretary

APPROVED BY:


James T. Chiles, Mayor

