



CITY OF WIMBERLEY COMPREHENSIVE PLAN

Second Revision, Adopted July 17, 2008

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A Vision for Wimberley

This Vision is a distillation of thoughts expressed in many ways on many occasions by past and present citizens and is the foundation for our Comprehensive Plan

To this Vision we commit ourselves as a community. We call upon our current and future leaders to shape City policies accordingly:

1. To preserve and enhance the beauty of our environment, protecting and conserving our natural resources and the habitat of wildlife that share the Valley with us.
2. To permit only such development and use of land as fulfills our commitment to conservation, quality and harmony, rejecting over-commercialization and development of any kind that is inappropriate in size, character, purpose or appearance.
3. To carry forward into the future the cherished traditions of our chosen lifestyle as residents of a small town — neighborliness, vibrant volunteer spirit and gracious welcome to visitors.

Prologue

Nestled in Wimberley Valley on the Blanco River, Wimberley, Texas is a place of exceptional natural beauty. Its hills are green with live oak and ashe juniper trees, its waterways lined with ancient cypress. Pure air, clear creeks and streams and a remote location make this a privileged sanctuary for people and wildlife.

Preceded by Native American tribes, Texas settlers arrived in the area in the mid-1800s. Near the confluence of the Blanco River and Cypress Creek, a sawmill was built and a community sprang up around it. Later, as the mill changed hands, the town's name changed, too, eventually becoming Wimberley.

Wimberleyites today remain self-reliant and diverse in background – some represent third and fourth generations, some are former city dwellers. All share in appreciation of the Valley's wildflower meadows, great variety of fish and birds and a canopy of stars undimmed by glaring city lights.

In the 1990s, as Wimberley's population increased at an unprecedented rate, problems associated with growth also began to accelerate. To manage growth responsibly and to provide a forum for citizen participation, the community voted to incorporate in 2000 and the new municipality became the City of Wimberley.

The first elected representatives determined that a long-range plan was needed to protect Wimberley's beauty and harmonious lifestyle. The plan would provide direction for the City on issues likely to be faced in the Valley over the next 20 years.

This document, the City of Wimberley Comprehensive Plan, is the outcome of that effort.

I. Introduction

What is the City of Wimberley Comprehensive Plan?

The Comprehensive Plan for the City of Wimberley is a long-range planning tool to guide City government in meeting the expectations of residents, business owners and visitors over the next 20 years.

Background

The Plan has its roots in earlier expressions of the community's shared values and goals. These resources include the booklet, "Wimberley—Preserving the Magic," sponsored by the Wimberley Chamber of Commerce and Keep Wimberley Beautiful, Inc. and the 1996 draft report, "Wimberley Community Vision Charette," which followed a series of informal public meetings on the future of Wimberley. (See Appendix.)

Legal aspects

Chapter 213 of the Texas Local Government Codes notes that the State of Texas does not require that a municipality adopt a Comprehensive Plan. It does, however, encourage the development of such a plan as a tool to be used in the long-range planning for the orderly development of a municipality. When a city adopts a Comprehensive Plan, it is thereafter obligated to take the Plan into consideration when enacting development ordinances. The Plan may include provisions on such issues as land use, transportation and public facilities and should be used as a guide in the establishment of development regulations. Nothing in this document is intended to authorize the City to take any action which would be inconsistent with, prohibited by, or pre-empted by, Federal or State law.

When the City adopts zoning regulations, such regulations shall not only be in accordance with the Plan but shall must also be designed to:

1. lessen congestion in the streets;
2. secure safety from fire, panic and other dangers;
3. promote health and the general welfare;
4. provide adequate light and air;
5. prevent the overcrowding of land;
6. avoid undue concentration of populations; or
7. facilitate the adequate provision of transportation, water, sewers, schools, parks and other public requirements as per Local Government Code Section 211.004.

After adoption of a Comprehensive Plan, the elected officials of city government may amend the Plan by ordinance, from time to time, subject to review by the municipality's Planning and Zoning (P&Z) Commission and following a hearing at which the public is given the opportunity to give testimony or present written evidence.

Upon adoption by the City Council on December 19, 2002, this Comprehensive Plan became part of the law that governs the City of Wimberley.

Structure of the Plan

As a basis for the Plan, extensive data were gathered from many sources, including public workshops, a broadly mailed survey, reviews by pertinent standing committees of the City of Wimberley City Council and input from the Comprehensive Plan Steering Committee.

This wide community input was gathered not only from those living within the current incorporated City boundaries and extraterritorial jurisdiction (ETJ), but also from throughout the Wimberley Valley, the “neighborhood” of which Wimberley is a part. All of this material was then analyzed, coordinated and summarized for practical use. (See Section B.)

Using a traditional format for comprehensive plans, the Committee organized the data into Topics, Goals and Objectives. Topics were chosen to reflect various aspects of society:

- City Infrastructure—topics related to facilities or services provided by government.
- The Built Environment—topics related to the development or improvement of property.
- The Natural Environment—topics related to the care or preservation of Nature’s gifts.
- Community Character—topics related to the enrichment or enhancement of the community.
- The Economy—topics related to financial aspects of the community.

Community desires for the future are reflected in Goals and Objectives for each Topic.

The Goal is a broad statement describing a desired result. Objectives are actions that should be developed to meet each Goal.

The Goals and Objectives are purposely short and concise---they are not detailed action plans. Their purpose is to provide long-range direction for specific plans or ordinances by the City government over the years, and they do not address implementation, timing, financing, or other pragmatic issues.

A Living Document

Just as this Comprehensive Plan supersedes the Interim Comprehensive Plan approved in March 2001 by the Planning and Zoning Commission, it will, in turn, be revised to meet changing needs in the years ahead.

With a Plan against which to test ideas, elected officials can make decisions informed by a broad consensus of public input. At the same time, the document is not static and offers a process for amendment as needed.

II. Overview of Wimberley

A. City History

The City of Wimberley owes much of its charm to the forces of nature that gave geological form to the region now known as the Hill Country of Texas. Geologists seem to agree that this region was under water, indeed a seabed, at least two or more times. Even to the casual observer, the area's limestone underpinning with its numerous encased shells of sea creatures serves up proof of this ancient history.

At the nearby San Marcos River, where the headwaters are fed directly from the Edwards aquifer, anthropologists have found evidence of some of the earliest settlements of the Northern Hemisphere, perhaps dating back as much as 12,000 years or more. It would seem that this area was hospitable even to our earliest forebears.

Nomads and settlers

In more recent times, the Hill Country was highly favored by various nomadic Indian tribes. Later still, Mexican and Texian cattlemen found the native grasslands and abundant water supply attractive for the raising of great herds of range cattle.

Hays County was incorporated in 1848. Early settlers had already found that the cool clear waters of the San Marcos River provided a hospitable environment and the town now known as San Marcos soon began to thrive. Not long thereafter a little settlement appeared where the Blanco River and Cypress Creek meet. It was first known as Winters' Mill, after William Winters, who bought the mill from James Montgomery. Winters had volunteered at the Battle of San Jacinto, providing a colorful claim to Texas history for those who would follow to the Wimberley Valley. In 1864, at the death of William Winters, John M. Cude and his wife, Nancy Winters, inherited the mill and the settlement took the name Cude's Mill.

In 1874, Pleasant Wimberley bought the mill and the adjoining limestone residence for \$8,000, paid in gold, and the settlement thereafter took the name Wimberley's Mill. The original request for a Post Office at Wimberley was sent to Washington, DC with the name Wimberleyville selected. The Postmaster General of the United States may have had a penchant for brevity, because he struck out the "ville" portion of the name and certified a new post office at a place called Wimberley.

The march of progress

For much of the early 20th Century, Wimberley enjoyed a tranquil rural life and pace, supporting the surrounding agrarian economy. Prior to rural electrification, Wimberley went dark at dusk. Certainly the rugged terrain and lack of paved roads did not encourage growth. By the late 1920s, a few roads were paved and easily traveled in a Model T. However, when the road from San Marcos to Wimberley was paved in 1928, it was a cause for great rejoicing.

In 1938, Wimberley residents succeeded in convincing Texas Power and Light Company to bring electric power from San Marcos. Shortly thereafter, with the support of the Rural Electrification Act, the community joined the Lower Colorado River Authority and was served by the newly formed Pedernales Electric Cooperative.

Like the rest of the country, Wimberley citizens soon turned their attention to daily reports from the many fronts of World War II. Materials and manpower shortages kept Wimberley in a sort of suspended animation, but this was not to last long. At the conclusion of the war, a new wave of prosperity swept over much of the nation, and the budding metropolises of Texas began to experience incredible growth.

This new rush of urban growth—superimposed upon a predominantly agricultural state—could not fail to affect secluded, pastoral areas like Wimberley. City dwellers, seeking relief from the heat and the pace of city life, searched out peaceful weekend or vacation retreats and many found the City. Weekend cottages still in use bear witness to that surge of growth in the 50s and 60s. Early artists and craftsmen living and working in Wimberley were followed by others, and music and theater provided added richness to the fabric of city life.

From its early history to the present, the “Square” and its surroundings have defined the epicenter of the City where Cypress Creek meets the Blanco River—near the place where original mills gave the early town its life. Radiating from this center, in decreasing levels of intensity, Wimberley has grown and spread. While early growth was largely in the form of summer homes and vacation lodging, recent decades have seen a major increase in permanent homes and subdivisions designed for year-round residents. Increasingly, Wimberley has attracted retirees who cherish its beauty and relaxed pace. This residential mix is enhanced by a small but lively array of shops catering mostly to the visitor. The Lions’ Club Market Days, held since 1969, attracts thousands of visitors and residents from April through December.

The volunteer spirit

At the heart of Wimberley community life is an exceptional volunteer spirit. With no local government in place until 2000, civic, church, social and cultural groups took sole responsibility for nurturing the City as a friendly, congenial and beautiful hometown. That tradition remains at the heart of Wimberley’s lifestyle as the unifying theme of City life.

Inevitable change

The widely held dream of preserving the City as it had always been suffered a jolt of reality in the 1990s. Expanding boundaries of Austin and San Marcos posed the specter of urban sprawl and the possible threat of future annexation. Personal wireless service facilities began to spring up on Wimberley ridgelines. Issues of unregulated development, inappropriate sewage treatment and diminished water quality motivated citizens to take action to protect Wimberley’s resources and lifestyle. Although earlier attempts to form a government had failed, citizens voted to incorporate in May 2000, and in August elected its first volunteer Mayor and 5-member City Council. In 2002, the new municipality survived a referendum to abolish the City government. As population projections for Hays County continue to rise, Wimberley’s assets will be preserved only through responsible growth management. The Comprehensive Plan provides a foundation for that effort.

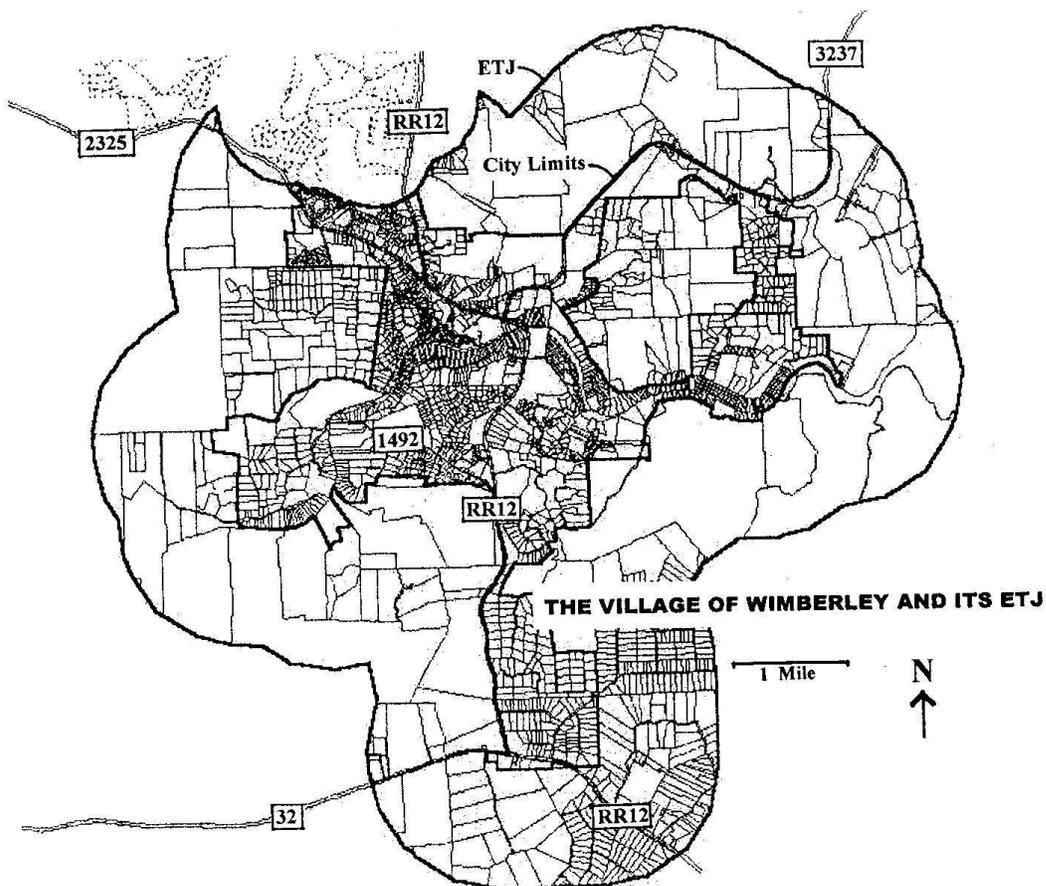
B. City Setting

The land area encompassed by the City of Wimberley and its ETJ totals 33.5 square miles (21,400 acres). Nine square miles (5720 acres) are in the incorporated area, and 24.5 square miles (15,680 acres) are in the ETJ, which extends one mile outside the incorporated area (except where the City abuts the City of Woodcreek to north).

These areas are illustrated in the following map.

Scenic Cypress Creek flows from its origin at Jacob's Well into the City area from the northwest, turns south, and meanders to join the Blanco River which flows through the Wimberley Valley from west to east. Other smaller creeks or streams flow to the Blanco throughout the City and its ETJ. Elevations range from about 780 to 1260 feet above sea level.

Primary access is provided by Ranch Road 12, which traverses the City from north to south and is joined in the City by Highway 3237 from Kyle to the east and Highway 2325 from Blanco to the west. Four miles south of the City Center RR 12 meets Highway 32 and turns east to San Marcos.



III. Government Services

Citizens of Wimberley have expressed the desire to have their local government meet the needs of the community in an open transparent manner and treat each citizen with respect and courtesy. To this end, the City of Wimberley elected officials, appointed volunteers, and staff should:

1. Conduct free and fair elections, consistent with State laws.
2. Treat each citizen with respect and courtesy.
3. Apply all ordinances and procedures equally and uniformly.
4. In a timely fashion, make available information needed by a citizen to interact with the City.
5. In a timely fashion, make available pertinent public information requested by a citizen.
6. Make available easily readable summaries of ordinances and permitting procedures when possible.
7. Process all requests for permits in a timely fashion.
8. Make available appropriate time for citizen input during public meetings.
9. Create procedures for reasonable appeal of ordinance and administrative interpretation.
10. Conduct all Council, Commission, Board and Committee meetings in a fashion that makes them accessible and open to the public.
11. Provide reasonable notice of all meetings.
12. Provide accurate minutes of all Council, Commission, Board and Committee meetings.
13. Account accurately for all City of Wimberley funds and provide a mechanism for the production and distribution of regular accounting reports and audits.
14. Spend and invest all City funds in a conservative and judicious manner.
15. Identify and appropriately address any conflicts of interest or potential conflicts of interest regarding the government's affairs.
16. Maintain a code of ethics.

17. Maintain a strict regard for State Open Meeting Laws and maintain a policy that errs on the side of caution in any situations in which there is the possibility or potential of an Open Meetings Law violation.
18. Be respectful of the electorate's decisions. Provide for an orderly, courteous transition of elected and appointed positions.

IV. Community Character

A. City Scale and Atmosphere

Wimberley is a small city, comprised of a quaint collection of Hill Country shops and businesses surrounded by hills and valleys with scattered residential areas of all sorts. Historically the residential component was comprised of a collection of small cottages and cabins, all built on a small scale and for the most part fashioned of typical indigenous Hill Country materials. There is an ongoing interest in maintaining the charm associated with this collection of residences, small stores and shops. The intent is not to preclude new development, but to be sure it enhances the City's small-town atmosphere.

Goals and Objectives

1. Maintain the traditional Wimberley small town, city-like atmosphere.
 - a. The City should regulate residential and commercial development with a view toward preserving Wimberley's small town city-like atmosphere.
 - b. The City should regulate the height, siting and overall size of structures.
2. Promote architecture consistent with the traditional Hill Country style.
 - a. The City should encourage development whose designs acknowledge the traditional Hill Country scale, style, colors and materials appropriate for the natural beauty of the area.
3. Ensure that Wimberley's quaintness, diversity, and the natural beauty central to its identity are maintained.
 - a. The City should recognize architectural excellence which preserves views and uses scale, colors and materials compatible with the nature of the area.
 - b. The City should develop regulations to ensure new construction is in keeping with the character, scale, and quality of existing structures in the City.

B. Arts & Culture

Wimberley has historically lent support to an active group of artists and artisans. The community has attracted residents with an interest in the cultural side of life. When questioned about their interest in the arts and cultural activities, citizens expressed very strong support for civic promotion of a wide range of artistic and cultural activities.

Goals and Objectives

1. Promote a full range of artistic and cultural programs.
 - a. The City should encourage partnerships with arts and cultural organizations and schools to promote more opportunities for the entire community to be involved in preserving Wimberley's identity as an art and cultural center.
 - b. The City should encourage existing arts and cultural programs and support the development of new programs.
 - c. The City should encourage and support the activities of various civic and cultural groups, and other public and private organizations interested in supporting/promoting the arts.
 - d. The City should promote the development of facilities that can provide venues for arts and cultural events.

C. Volunteer Spirit

At the heart of Wimberley community life is an exceptional volunteer spirit. With no local government in place until the year 2000, civic, church, social and cultural groups took sole responsibility for nurturing the City as a friendly, congenial and beautiful hometown.

That tradition remains at the heart of Wimberley's lifestyle as the unifying theme of City life.

Goals and Objectives

1. Encourage Wimberley's traditional volunteer spirit.
 - a. The City should encourage and recognize volunteerism in all aspects of city government.
 - b. The City should encourage, recognize and promote volunteer organizations dedicated to endeavors such as beautification, community service, charities and tourism.

D. Visual Environment

Residents of the Wimberley Valley expressed a keen interest in preserving the visual aspects of the community.

Goals and Objectives

1. Promote the use of planting to enhance the visual quality of the City, provide shade, and control erosion.
 - a. The City should require new civic and commercial development to include trees and other planting along streets, pedestrian ways and in parking areas.

2. Ensure that signage is appropriate to the City character and ambience.
 - a. The City should establish standards for the size, location, illumination and other characteristics of permanent and temporary signs.
 - b. The City should regulate signage design so that it is compatible with the scale, materials and character of the community.
3. Ensure that outdoor lighting is appropriate to the City character and ambience.
 - a. The City should establish standards for outdoor lighting addressing characteristics such as intensity, location and shielding.
 - b. The City should prohibit lighting which pollutes the night sky or distant vistas.
4. Regulate overhead utility lines.
 - a. The City should require underground utility lines in all new developments.
 - b. The City should encourage burying utility lines wherever significant upgrades are undertaken.
 - c. The City should begin a long-range program to bury existing utility lines in the City Center.
5. Regulate Personal Wireless Service Facilities and Radio Transmission Towers.
 - a. The City should regulate the location, number, safety, and impact of personal wireless service facilities and radio towers.
 - b. The City should require escrow accounts sufficient to cover the cost of removal of obsolete towers.
 - c. The City should ensure the prompt removal of towers no longer in use.

E. Pedestrian Ways

Many local residents enjoy the outdoors and would like to see further development of the City as a “walking” and/or “bicycling” city.

Goals and Objectives

1. Encourage a pedestrian and bicycle-friendly environment.
 - a. The City should promote safe walking and biking ways.

- b. The City should require commercial development to include pedestrian ways.
- c. The City should encourage off-street pathways and greenways for walking and bicycling.
- d. The City should ensure that any road or bridge plans include generous pedestrian ways and scenic view points.

F. Noise Control

There is a genuine interest in maintaining the peace and quiet of the City. In that regard, the City should actively control those things that might detract from the peaceful, quiet surroundings that residents enjoy.

Goals and Objectives

The City should address activities which produce excessive noise.

- a. The City should adopt regulations addressing excessive noise levels.
- b. The City should encourage daytime trash collection in residential areas and nighttime or early morning collection in commercial areas.

V. The Natural Environment

A. Water Quality and Conservation

Wimberley is currently dependent upon numerous private water wells and a small number of private or cooperative water distribution systems. These systems are also dependent upon water wells for their supply of potable water. There is a continuing concern that current usage patterns are withdrawing more water from the aquifer than is being replenished by rainfall.

Goals and Objectives

1. Preserve and protect the potable water supply for the City and surrounding Valley area.
 - a. The City should encourage developers and homeowners to utilize rainwater collection systems.
 - b. The City should initiate programs to motivate water conservation in both residential and commercial usage.
 - c. The City should participate with other entities in regional efforts to preserve and protect the potable water supply.
 - d. The City should discourage businesses which consume excessive amounts of water.
 - e. The City should partner with other local entities to seek grants for developing a Source Water Protection Plan for the Valley.
2. Address discretionary water usage.
 - a. The City should promote xeriscaping and landscaping with native plants.
 - b. The City should discourage ornamental landscaping features which do not recycle water.

B. Air Quality

When questioned about the things that they liked best about Wimberley, residents very often made mention of the clear, clean air. While not addressed as a problem that needed “fixing”, it must be true that any event or development that might threaten the quality of the air in and around Wimberley would not be well received.

Goals and Objectives

1. Preserve and Protect air quality within the City.
 - a. The City should discourage industries that continuously generate smoke and/or dust.
 - b. The City should encourage all new developments to use road-surfacing materials that do not add to air-borne dust in the City.
 - c. The City should participate with other civic, governmental and quasi-governmental entities in their efforts to protect air quality in the region.

C. Wildlife and Vegetation

As a small community, located in a predominantly rural environment, Wimberley has thus far inflicted only a modest level of impact upon the native wildlife and vegetation that is found here. With the inevitable growth in the population and increasing tourism and visitors, defending the native flora and fauna will be increasingly difficult.

Goals and Objectives

1. Protect and preserve unique natural features.
 - a. The City should encourage studies of local animal and plant life to identify areas of special importance.
 - b. The City should encourage identification, protection and preservation of significant native animal and plant life.
 - c. The City should encourage implementation of conservation easements and similar conservation tools.
2. Encourage site design which is sensitive to mature native plant life.
 - a. The City should adopt policies to protect specimen trees and plants.
 - b. The City should sponsor public education programs, as needed, on the threat of epidemic native tree diseases (oak wilt, as example).
 - c. The City should adopt tree and plant replacement policies.

D. Scenic Vistas and Open Spaces

Part of the charm of the Wimberley Valley is found in its hills and valleys, its rock outcroppings and rivers, its green meadows and sometimes dense tree cover.

Goals and Objectives

1. Identify and preserve scenic vistas and open spaces.
 - a. The City should recognize and protect vistas and spaces, viewed from roads or from public areas, which enhance the visual experience of residents and visitors.
 - b. The City should consider the preservation of scenic vistas and open spaces when issuing building permits.
 - c. The City should protect hillsides and ridges from extensive grading and the destruction of native plants and trees.
 - d. The City should protect ridgelines and hilltops from construction which detracts from the natural beauty of the hills and valleys.

VI. Land Use

A. Background

As the Wimberley Valley evolved from its roots as a small agrarian and trading center, early settlers took advantage of its many scenic and natural attributes as they located their homes and businesses. As more people came to the Valley, land use evolved in a mosaic of mixed uses. Today this pattern is appreciated as one of the more charming aspects of the community.

The absence of large single-use developments and the consistently small-scale development patterns set Wimberley apart from so many communities where development is much more uniform and less imaginative. Area residents have been consistently vocal in expressing the desire that the City maintain both the scale and diversity that has evolved here. Residents expect the City leadership to resist the forces of urban sprawl and the domination of a given area by a single land use.

Land use planning should always be consistent with the Goals and Objectives of the Comprehensive Plan, including the Land Use Guidelines in Section D below. In evaluating the impact of any use in any Planning Area, all relevant factors should be taken into account, including the effect of the use on the land on which it is to be located, nearby land, nearby Planning Areas, the community, available services and resources, the environment and the property rights of those affected.

B. Planning Area-Land Use Map

Many of the Goals and Objectives presented in this document are general in nature, yet provide substantial guidance for future planning processes without addressing specific locations or functions. Other Goals and Objectives are effective only when accompanied by a map defining specific areas and functional uses.

The Planning Area-Land Use Map acknowledges the existing land-use patterns of the City, and delineates compatible extensions of these patterns. It is a long-range, general guide for future growth, classified by *seven* broad categories (Planning Areas). These Planning Areas are defined by the characteristics of their uses, based on the anticipated impact of those uses:

Planning Area I: Primary location for very low impact larger lot residential developments and agricultural uses.

Planning Area II: Primary location for low impact traditional residential developments.

Planning Area III: Primary location for minimal impact commercial and community services.

Planning Area IV: Primary location for moderate impact commercial and community services.

Planning Area V: Primary location for high impact community and regional services.

Planning Area VI: Primary location for very high impact community and regional services.

Planning Area VII: Primary location for low impact community and regional services as well as low impact traditional residential development.

C. Implementation.

The City Council, with the assistance of the P&Z Commission, will implement this Land Use section of the Comprehensive Plan by:

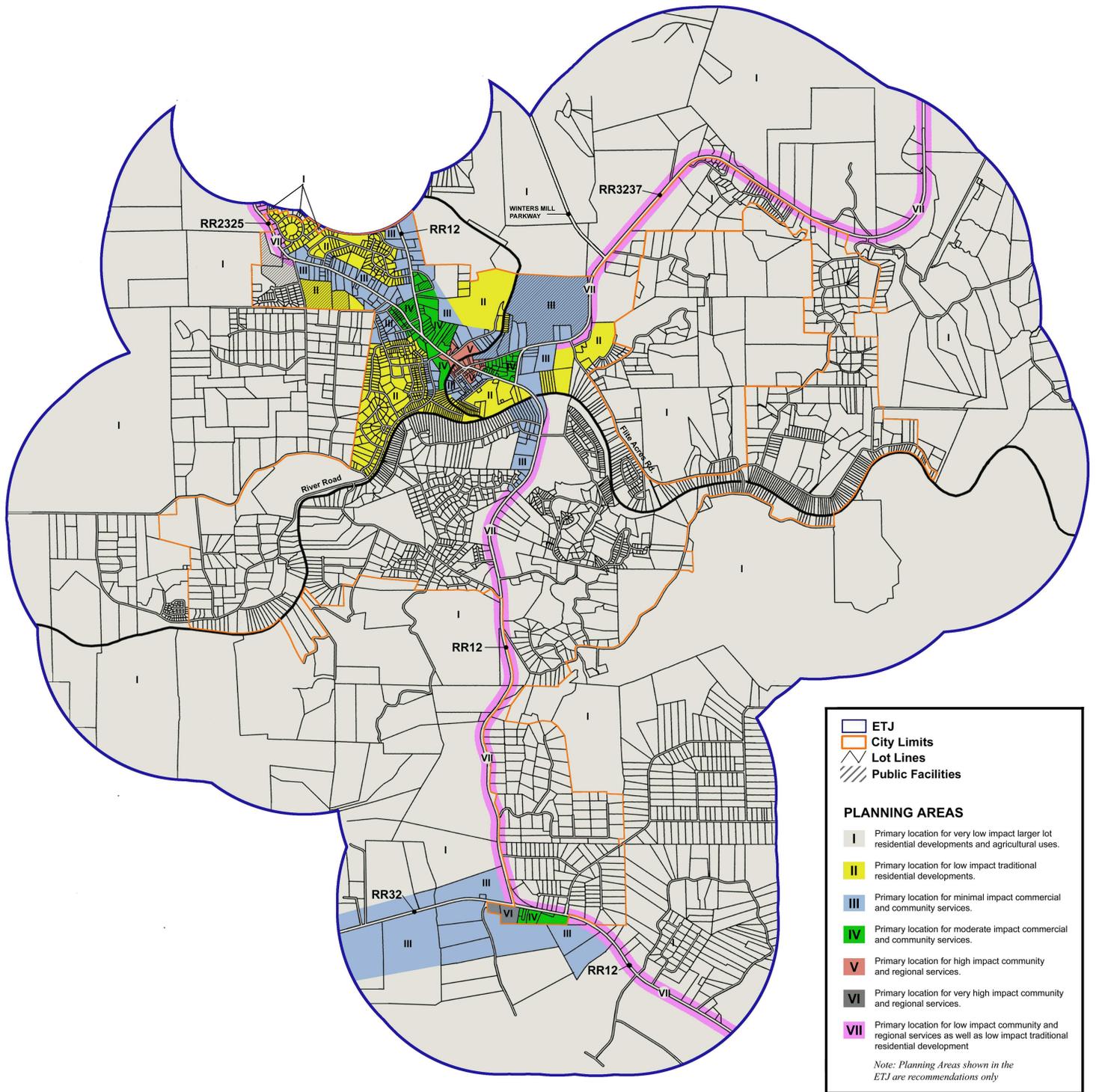
1. Creating zoning districts, defining their allowed uses, and assigning intensity rankings to each, as necessary.
2. Determining the zoning districts to be allowed in each Planning Area, as necessary.
3. Developing land use policy statements to assist in making zoning Determinations, as necessary.
4. Encouraging the use of Wimberley Planned Development districts, Conditional Use Permits, Overlay Districts and other flexible zoning tools to protect and enhance property rights.
5. Reviewing and updating this section on a regular basis.
6. Undertake a City initiated Zoning Map Amendment to establish zoning on all land within the City in accordance with the Comprehensive Plan.

D. Land Use Guidelines

The following Guidelines articulate basic planning concepts derived from the Interim Comprehensive Plan Rationale, and the Goals and Objectives from the preceding chapters of this document:

1. The City Center should be the most densely developed Planning Area, with small shops, restaurants, and community support establishments that serve the residents and visitors. As development moves out from the Center along major arterials, land uses should blend, and no single use should dominate. Urban sprawl and high-intensity land uses outward from the City Center should be resisted.
2. The City should not support urban sprawl, strip commercial development, or development that is out of character or scale with the historic development pattern of the City.

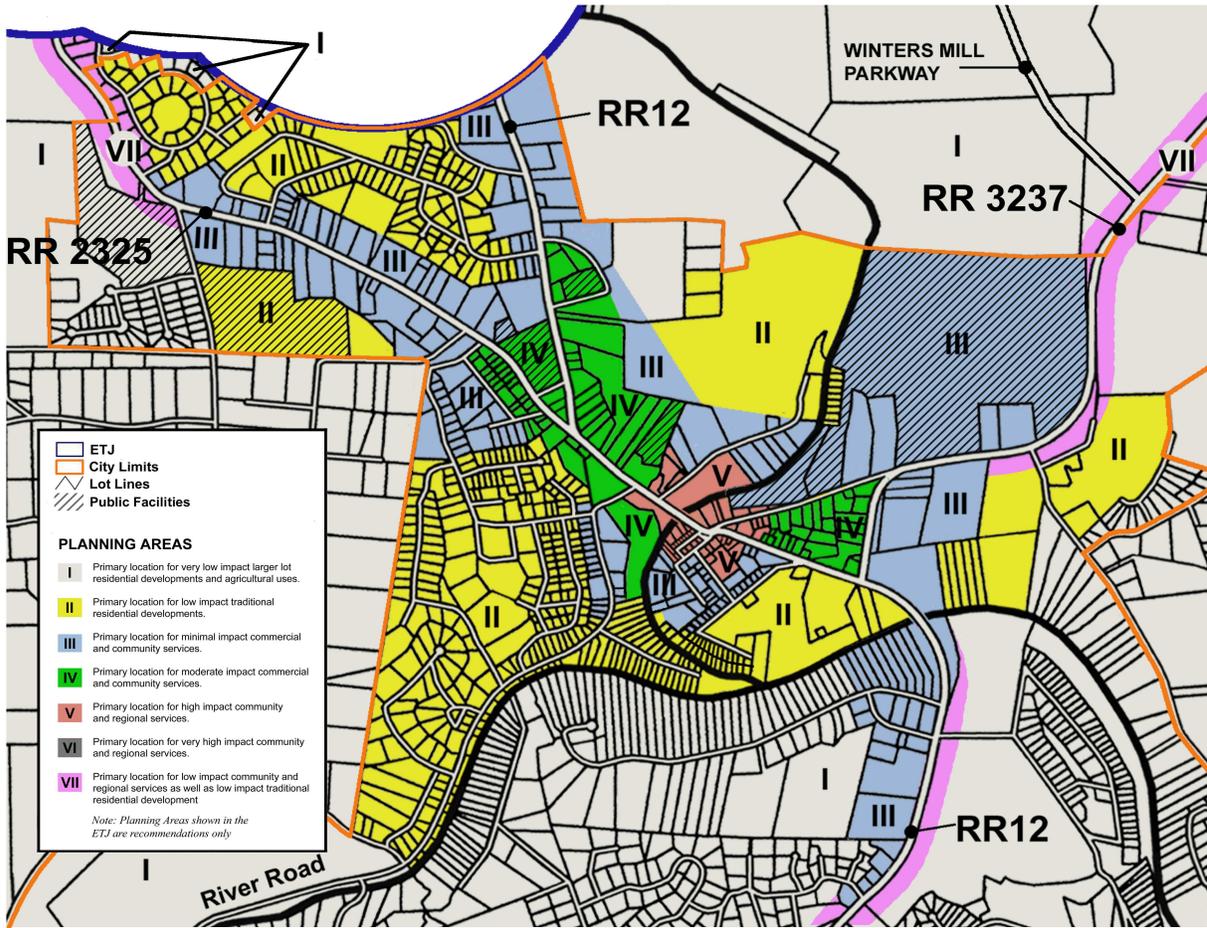
3. A major street plan should be developed to promote the orderly development and use of land within the City and its ETJ. It should reflect the existing functional needs and land-use patterns of the City.
4. Transitions between adjacent land uses should reflect appropriately compatible levels of impact, and abrupt transitions should be avoided.
5. Residential uses should be encouraged throughout the City, including mixed-use areas such as the City Center, and a wide variety of housing choices should be available to residents. Development adjacent to residential uses should be evaluated in terms of its compatibility to residential areas.
6. Small-scale lodging and cottage industries should be allowed in most residential areas, subject to the impact on the neighborhood. Large-scale establishments should be limited to designated commercial areas.
7. Office and light commercial uses should serve as transitions between residential and higher-intensity commercial uses.
8. Industrial uses should be developed away from major arterials and small – scale industrial parks should be encouraged. The City should cooperate with other government entities and utilize its own resources to discourage any large-scale industrial development in the Wimberley Valley.
9. Buffering and open space should be important elements in the site planning for new developments, taking into consideration the location and surrounding area.
10. Excessive signage and lighting, and development inconsistent with the City character should be discouraged.
11. Overlay Districts and other ordinances should be created to protect entrance corridors into the City and special historic, cultural, and natural areas within the City.



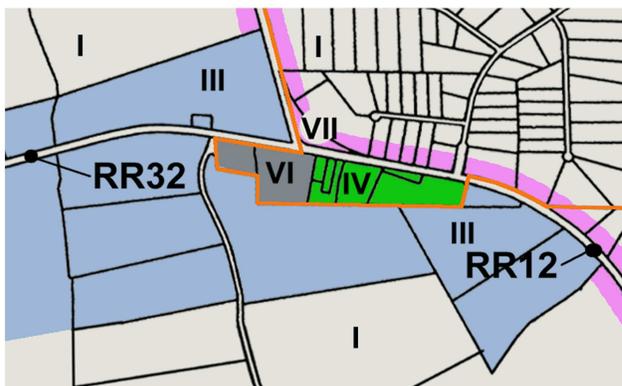
City of Wimberley Comprehensive Plan Planning Area Land Use Map Approved by City Council July 17, 2008

Note: A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (State Statute 2 13.006 TLG: Notation on Map of Comprehensive Plan).

Disclaimer: This map is not of survey quality and should only be used as a reference map. The City of Wimberley assumes no liability for misinterpretation or misuse of any data represented on this map. No warranty is expressed or implied regarding the accuracy or completeness of this data.



Enlarged Central Area



Enlarged Junction Area

**City of Wimberley
 Comprehensive Plan
 Planning Area Land Use Map**

Approved by City Council July 17, 2008

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VII. City Infrastructure

A. Public Health and Safety

The City government should participate in a centralized Emergency Preparedness Plan as well as in planning for adequate police and fire protection.

Goals and Objectives

1. Develop an Emergency Preparedness Plan to protect and assist residents and visitors in the event of regional disasters such as tornadoes or severe storms and fire. Particular attention should be given to preparing for and mitigating the effects of periodic major flooding.
 - a. The City should periodically evaluate all county, state, federal and volunteer safety services and service providers for duplication of services, appropriate communication processes and contacts, coordination of services, adequacy of funding support and service capability.
 - b. The City should establish a process regarding early warning, early road closures, evacuation and alternate route designation.
 - c. The City should establish a process to secure county, state, federal, and charitable disaster relief funds.
2. Develop a long-range plan for police protection.
 - a. The City should assess its policing needs on a regular basis.
 - b. The City should contract for adequate police protection based on assessment of current needs.
 - c. The City should plan for its own police force, should future needs dictate.
3. Develop a long-range plan for fire protection.
 - a. The City should assess its needs for fire protection on a regular basis.
 - b. The City should plan for a non-volunteer fire department, should future needs dictate.
 - c. The City should address fire prevention issues such as “burn bans,” fireworks control, and fire hazard inspections.
4. Develop policies regarding hazardous materials.
 - a. The City should establish regulations and restrictions on the disposal of trash and hazardous materials.

- b. The City should establish regulations and restrictions concerning the transport of hazardous materials through the City.

B. Roads and Transportation

Wimberley is favorably situated well away from interstate highways and other high traffic thoroughfares. Neither the State of Texas nor Hays County has been under great pressure to upgrade the roadways that serve Wimberley. As a result, growth in the population and the growth in the number of visitors are making local traffic more and more congested and difficult. Respondents to the Comprehensive Plan Survey and attendees at the workshop sessions considered traffic to be among Wimberley's biggest problems. It is clear that traffic management, road maintenance and safety have become important City priorities.

Goals and Objectives

1. Develop a comprehensive traffic plan addressing safety, congestion and effective routes for emergency vehicles.
 - a. The City should work with the Emergency Medical Service (EMS) and Volunteer Fire Department to establish appropriate emergency routes.
 - b. The City should work with the Texas Department of Transportation (TxDOT) and Hays County to achieve a more efficient and safe flow of traffic, including the installation of traffic lights and crosswalks, where appropriate.
 - c. The City should evaluate any future TxDOT and Hays County road plans for their impact on the City.
 - d. The City should work with the Wimberley Independent School District (WISD) to reduce congestion around school zones.
 - e. The City should encourage alternative transportation modes such as vans, buses, and shuttles.
 - f. The City should ensure a safe and pleasant environment for pedestrians and bicyclists and appropriate accommodations for the handicapped.
 - g. The City should require that all new developments include measures to minimize traffic problems and provide for adequate access to parking.
 - h. The City should study and monitor the condition and requirements for maintenance of City owned streets and roads.
2. Assure that all transportation-related developments are compatible with the natural beauty of the Wimberley area, and acknowledge scenic routes and ecologically sensitive areas.

- a. The City should ensure that any new *road, highway or bridge* construction be pedestrian-friendly, attractive, and appropriate for the scenic beauty and natural flow of the waterway and traffic.
 - b. The City should work with Hays County law enforcement and environmental groups to maximize safety and minimize damage to the natural environment.
3. Address the problem of through-traffic in the City.
 4. Ensure adequate parking around business and commercial areas.
 - a. The City should develop adequate, self-supporting, pedestrian-friendly parking facilities to serve the City Center.
 - b. The City should require all new businesses to provide adequate off-street parking, either on-site or in leased or purchased spaces in a City-sponsored lot.

C. Water and Wastewater Systems

Among the most pressing issues facing the City of Wimberley are the challenges inherent in providing for adequate potable water supplies and providing environmentally safe and effective means for disposing of the wastewater generated by homes and businesses.

Goals and Objectives

1. Ensure a safe, adequate and reliable water supply for current and future residents.
 - a. The City should continue to cooperate with public and private water providers to ensure a sustainable water supply.
 - b. The City should work with local water providers, local groundwater districts, and water system experts to ensure implementation of appropriate conservation and quality measures.
 - c. The City should require that all new developments demonstrate adequate supply of potable water before being approved.
2. Ensure an adequate and reliable wastewater system for current and future residents.
 - a. The City should develop a municipal wastewater treatment system designed to protect our waterways and aquifers and require the treatment of all effluent utilizing the highest and cleanest standards available at the time. Growth demand on our water resources necessitates that the treated effluent be recycled by either reuse, return, or recharge of the aquifer.

- b. The City alone, or in partnership with private or governmental entities, should control any wastewater systems, including their discharge components.

D. Parks and Recreation

Citizens expressed a substantial interest in seeing the City government take active steps to provide various kinds of recreational facilities.

Goals and Objectives

1. Develop or encourage the development of a range of recreational opportunities for all residents, regardless of age or physical ability, such as:
 - a. A variety of parks, including small neighborhood playgrounds for children, and larger multi-purpose parks accommodating both active and passive recreations.
 - b. Nature-appreciation areas which provide for activities such as hiking, biking, jogging, horseback riding, bird watching and picnicking.
 - c. Parks with water access.
 - d. Swimming facilities, either in conjunction with waterfront parks or as a community pool.
 - e. Ball fields and tennis courts.
2. Require developers to include green space and park areas in new developments.

E. Storm Water and Flood Control

The Hill Country of Texas *is* an area of persistent drought punctuated by the occasional flood. The City of Wimberley is located in a semi-arid zone where rainfall is sporadic. The area is in a geological zone characterized by an abundance of shallow limestone rock ledges and generally rocky soil. Topsoil in many areas is quite thin or non-existent. As a result, periodic heavy rains produce very rapid run-off, with normally dry creek beds suddenly turning into raging torrents, over-feeding rivers and causing them to overflow their normal banks.

Goals and Objectives

1. Minimize the risks to lives and properties due to flood hazards.
 - a. The City should require that construction in areas adjacent to waterways and flood zones be sited and built in accordance with rules that are no less

stringent than those required for compliance with FEMA mandates.

- b. The City should continue to preserve and protect the quality of watersheds and limit the amount of impervious cover.
2. Address the effects of rainwater runoff on property development and environmental degradation.
- a. The City should develop a watershed protection plan and master drainage plan to define appropriate storm and flood drainage systems.
 - b. The City should encourage structural and non-structural storm water drainage systems to preserve the natural features of the area and to assist with the replenishment of the area's water supply.
 - c. The City should require the elimination of sources of pollution affecting watersheds and aquifers.

F. Finance

The City of Wimberley shall implement a capital planning program that provides and maintains in a timely, efficient, and fiscally prudent manner public facilities and services which protect the public health, safety and welfare; adequately serve existing and new development; is consistent with the City of Wimberley's future land use plan; achieve and maintain adopted levels of service; maintain the existing infrastructure; and minimize public costs.

To ensure optimum strategies for financial feasibility, the City shall consistently review and evaluate all available funding sources to ensure a financial strategy exists to adequately fund the implementation of the City of Wimberley Comprehensive Plan.

VIII. The Economy

The City of Wimberley business character has been instrumental in creating and supporting the way of life in this area for generations. A substantial part of Wimberley's more recent development has been a function of its suitability as a location for summer and weekend homes. The resort atmosphere fostered by such use has served as a natural stimulus to tourism.

Data collected during the preparation of this Plan, and included in the Appendix, indicates that businesses in the Wimberley Valley are directly related to tourism and or serving the needs of residents. A balance of activity is important to keep in mind as policies and ordinances are enacted that impact the economic vitality of the Wimberley Valley.

As a result of the efforts and long held beliefs of the residents of the area, there is no heavy industry, there is no "urban sprawl type retail", and there are no businesses inconsistent with the small town character of Wimberley.

It is clear by the survey results and workshop sessions, that it is important to preserve and protect the Wimberley way of life, while promoting economic growth that is necessary to maintain the vitality and fiscal stability of the City.

Goals and Objectives

1. Promote and preserve the small town business character and culture of the Wimberley area.
 - a. The City should encourage a balanced, proactive and diversified business development program.
 - b. The City should encourage small non-polluting, non-offensive businesses which promote, through their appearance and character, the nature of the area.
 - c. The City should discourage enterprises that are inclined to produce overcrowding, traffic, pollutants or that are in other ways inappropriate to the small town City way of life.
2. Promote and preserve locally owned small businesses that serve the needs of the Wimberley Valley.
 - a. The City should develop a plan focusing on and complementing small business development for under-served local markets.
 - b. The City should encourage and support cooperative awareness and educational programs promoting the natural environment, arts, and cultural attributes of the area.

IX. The Built Environment

A. Growth Management

Citizen input consistently emphasized the desire to maintain the small town, or “City” atmosphere. Residents look to the City government to provide the means to regulate the extent and type of new development that is inevitably coming to the Wimberley Valley.

Goals and Objectives

1. Manage the future growth of Wimberley to preserve the character of the City.
 - a. The City should maintain appropriate zoning and subdivision ordinances.
 - b. The City should maintain building codes to assure proper quality and safety in new construction.
 - c. The City should establish appropriate fees to cover regulatory costs.
 - d. The City should regulate the scope, scale, and density of all new development.
 - e. The City should encourage mixed-use residential and commercial developments which include and facilitate pedestrian access.
 - f. The City should encourage pedestrian access between all developments.
 - g. The City should encourage small developments and set limits on any developments which would strain the area’s natural resources or cause excessive congestion.
 - h. The City should address the unique issues related to waterfront development.
 - i. The City should set height and floor area limits on new construction.
2. Require that new developments provide adequate open green space and buffering, and acknowledge and respect the ecological and environmental aspects of their sites.
 - a. The City should establish requirements for inclusion of green space and park areas within new developments.
 - b. The City should encourage conservation-oriented development which pre-serves natural areas.
 - c. The City should require the use of buffering, utilizing open space, vegetation and topographic forms, to separate residential and commercial areas.

- d. The City should *control* development in sensitive aquifer recharge areas.
3. Develop minimum requirements for the provision of essential utilities and services in new developments.
 - a. The City should consider water availability in granting new building permits or approving new developments.
 - b. The City should consider the availability of wastewater disposal in granting new building permits or approving new developments.
 - c. The City should consider roadway adequacy when permitting new developments.

B. Residential Development

Since the City of Wimberley is predominantly residential in character with only a modest amount of development that is commercial or industrial in character, citizen input was focused to a large degree upon continued support of all types of residential development.

Goals and Objectives

1. Provide opportunities for housing for a range of income levels and densities, while adhering to the traditional character and quality of the City.
 - a. The City should investigate housing needs, determine under-served groups, and encourage affordable housing for all income levels.
 - b. The City should continue to regulate the establishment of residential developments and new subdivisions.
 - c. The City should continue to regulate high-density multi-family developments and control their locations.
 - d. The City should encourage low-density residential developments.
2. Encourage accommodations for senior citizens.
 - a. The City should encourage small-scale housing for senior citizens, preferably near essential goods and services.
 - b. The City should require appropriate, pedestrian-friendly, barrier-free access in the area of senior citizen housing.

C. Commercial Development

Consistent with citizens' expressed desires to see the City remain mostly residential in character, much of the commentary concerning commercial development was focused upon the ways in which such development could be made to reflect the Wimberley profile, maintaining the quaint small town aura.

Goals and Objectives

1. Establish regulations regarding the location, size and type of commercial and industrial development.
 - a. The City should limit high impact commercial development to major streets.....
 - b. The City should discourage high impact industrial and heavy commercial development.
 - c. The City should discourage strip developments, chain stores, franchises, fast food outlets, and other generic commercial establishments whose designs are not compatible with the traditional Hill Country scale, style, colors and materials appropriate for the natural beauty of the area.
 - d. The City should enact ordinances to regulate allowable industrial uses.
 - e. The City should encourage a continuation of its mixed-use growth patterns.

D. Special Areas

Citizen input addressed some of the special aspects of the City. This was particularly true concerning some of the unique areas, special features and historic sites found within the community. The roots of the City are traced back at least 150 years. Many old buildings of historic significance remain in use today. Others have been preserved and still others may be candidates for preservation.

Goals and Objectives

1. Preserve and enhance the highway entrance corridors to the City.
 - a. The City should enact ordinances that will encourage placement of minimal commercial and community service businesses along the four major highways through the City. Such ordinances should seek to protect and maintain the character of the City by including the largest structure setback where practical, design standards encouraging the placement of parking to the side and rear of structures where practical, provisions for enhanced landscaped buffers between the highways and businesses, and other regulations designed to preserve, protect, and enhance the City character, and scenic vistas along the four major highways through the City.

- b. The City should promote architecture along the highway corridors which is consistent with traditional Hill Country scale and style, featuring colors and materials appropriate for the natural beauty of the area.
 - c. Excessive signage and lighting inconsistent with the City character should be discouraged.
 - d. The City should construct appropriately designed entrance features at each highway. Landscaping and graphics should reflect the character of the community.
 - e. The City should discourage any plan to construct large, generic multi-lane highways within the City.
2. Encourage and reinforce the development and enhancement of the City Center as the heart of Wimberley's commercial/visitor-oriented activity.
- a. The City should sponsor the development of a plan for the City Center and for its several component parts.
 - b. The City should ensure that all future development acknowledges the scale and character of the City Center and especially the Square, with emphasis on landscaping and pedestrian amenities.
 - c. The City should address the issues of parking and pedestrian circulation in and around the City Center.
 - d. The City should discourage strip retail and commercial development that could serve to diminish the ambiance of the City Center.
 - e. The City should require that all commercial developments install and maintain landscaping in and around their parking areas and that service, storage, refuse, and maintenance areas are adequately screened.
3. Preserve and protect the lands adjoining the significant waterways in the City.
- a. The City should provide special protection for the natural environment that adjoins the City waterways.
4. Preserve and enhance historic and prehistoric sites within the City.
- a. The City should encourage the identification, documentation and designation of areas of historic and prehistoric importance.
 - b. The City should facilitate special protection of historic and prehistoric sites.
 - c. The City should work with property owners and other affected entities to preserve and enhance historic and prehistoric sites.

- d. The City should encourage developments in or around historic sites to be compatible in their design and landscaping

X. A Broader Vision: The Wimberley Valley

The City of Wimberley is situated in the center of the valley of the Blanco River and Cypress Creek. In addition to the incorporated City and its ETJ, the Wimberley Valley includes another incorporated municipality, the City of Woodcreek and its ETJ, and large unincorporated areas that are under the jurisdiction of Hays County.

All residents of the Wimberley Valley share in its natural assets, its history and in many of its problems. In planning for the future, a cooperative and unified vision will ensure that decisions by one entity do not conflict with others, resulting in lost opportunities or wasted time and resources.

The sharing of information and development of Valley-wide systems can benefit all residents of the Valley. It is the intent of the City of Wimberley Comprehensive Plan to focus the City on the importance of planning in the wider context when local needs are addressed.

Such planning must be continuous, based upon realistic assessments of current conditions. This includes awareness of activities of other governmental entities and various Valley-wide groups and associations.

A. Ongoing Assessments

Cooperative assessments made on a Valley-wide basis should include such topics as:

- Natural resources, particularly water supply
- Wastewater usage and treatment
- Need and desire for parks and recreational facilities and possible sites for them
- Flooding danger, physical features which may increase this danger and possible solutions to save property and lives
- Areas of outstanding natural beauty that need protection
- Commercial and residential development
- Open-space land with the potential for acquisition
- Public and private landmarks
- Transportation needs, traffic problems and roads
- Wildlife habitats and populations to be preserved
- Agricultural soil and water resources to be protected through control of density of development
- Medical facilities and senior citizens' accommodations
- EMS, fire and police
- Community profile and assessment of at-risk populations

B. Options

These issues can be addressed through frequent cooperative studies and decisions by the separate entities or, if the citizens desire it, through annexation or amalgamation.

In particular, the City should include residents of its ETJ in projects and plan reviews and keep them informed on voluntary annexation, including state statutes and required procedures.

C. Annexation

Annexation has major implications for both the City of Wimberley and the annexed area. Annexation signifies acceptance by the City of the responsibility to provide municipal facilities and services, and the annexed area is subject to the laws and ordinances of the City.

The City should consider annexation when it would further the goals and objectives of this Plan.

D. City Government Structure

The City should schedule periodic reviews to consider and evaluate the advisability of becoming a Home Rule City. This would enhance the right of voters to exert local control and provide better flexibility to implement the vision of the Comprehensive Plan.

XI. Comprehensive Plan Development

A. How was the Comprehensive Plan developed?

Soon after the creation of the government for a newly incorporated City of Wimberley, the City Council nominated and seated a Planning and Zoning Commission. This Commission determined that authority for its actions should be traceable to public input. As a result, the Commission took two actions:

- It appointed twelve citizens to a committee to be known as the Comprehensive Plan Steering Committee (CPSC). The members seated were chosen from a wide geographic area within the Valley and from varied backgrounds. In addition to its Council liaison, the committee was advised and assisted by two faculty members from Southwest Texas State University (SWT) at San Marcos, one serving as Community Development Consultant and another as P&Z Commission liaison.
- It drafted and presented to City Council an Interim Comprehensive Plan, based upon public meetings and study group efforts that had taken place prior to incorporation. The CPSC reviewed the Interim Plan and found it acceptable. (See Appendix.)

To launch development of this long-range Comprehensive Plan, the Comprehensive Plan Steering Committee began by studying its mission and collecting and reviewing a number of such Plans adopted by other cities, both within and outside of Texas. The Committee also considered the many aspects of City life for which no documentation existed to date and divided these into categories of data to be gathered. Understanding “where we are as a community” became the Committee’s first objective.

Inventory and Analysis

Over several months, committee members spent much time counting businesses, counting developed and undeveloped lots and inventorying a host of other types of data (water quality, public safety, tourist activity, for example). This information was collated and analyzed so that meaningful conclusions could be drawn.

Community Survey

As the Inventory and Analysis phase was concluded, the Committee developed a multi-part questionnaire. (See Appendix) The purpose of the survey was to gather public sentiment on numerous topics affecting the future of Wimberley. Some questions called for “comparative” tabular answers (most desirable, desirable, least desirable, etc.) Others were open-ended to give respondents unstructured opportunities to express opinions in written form.

The survey was mailed to 100% of the registered voters (2048) within the City limits and to 1000 randomly selected people living in Wimberley Valley voting precincts but outside of the City limits.

The Committee was very pleased that 902 (30%) of the surveys mailed were completed and returned. The surveys were sent directly to SWT Sociology Department where students recorded and collated the tabular responses. Open-ended unstructured responses were read and collated by members of the Comprehensive Plan Steering Committee.

Community Workshops

As survey efforts drew to a close, the Committee planned and convened two four-hour public workshops. All residents of the Wimberley Valley and local business owners were invited to participate. The sessions were well publicized and were attended by more than 100 people.

At each workshop session, participants were asked to complete a duplicate of the mailed survey. This request was made in an effort to “match” the workshop participants with mailed survey participants. When the survey results were compared, the Committee was gratified to find a very high level of statistical similarity between the workshop attendees and the mail-in respondents. This was a very helpful indication of the extent to which the Committee could draw conclusions from both sources and give them equal weight in the analysis of all data gathered.

Before discussions began, a slide presentation was shown of the data gathered during the Inventory and Analysis phase. (See Appendix) Working in small groups, participants discussed assigned topics related to the future of Wimberley in an informal give-and-take format. A recorder was appointed for each group to document key points from the discussions. These reports became an additional resource for the Committee’s development of the Comprehensive Plan.

Evaluations of the workshops by participants were positive as to the format, activities, and spirit of the meetings.

Plan Preparation

The Committee next turned its attention to more detailed analysis of the data and the development of the first draft of the Comprehensive Plan. From the survey and the workshops, the Committee found very consistent viewpoints in most topic areas. These responses provided a sound basis for development of City goals and objectives. Not surprisingly, differing opinions were expressed on some issues. All responses were considered by the Committee. During this phase, the Committee also held a joint meeting with the City Council and the P&Z Commission to determine the processes required for review and adoption of the Comprehensive Plan. The Land Use portion, jointly prepared with the P&Z Commission, was the final element to be incorporated in the Plan.

Reviews and Adoption of the Plan

- On June 24, 2002, draft one of the Plan was submitted to four key City groups for review and comment: Parks and Recreation Board, Transportation Advisory Board, Water and Wastewater Committee, and Historic Preservation Committee.

- On October 11, 2002, draft three of the Plan was submitted to the P&Z Commission and the City Council for review and comment.
- On October 28, 2002, the P&Z Commission met with representatives of the Comprehensive Plan Steering Committee to review the Commissions' comments.
- On November 6, 2002, the City Council met with representatives of the Planning and Zoning Commission and the Comprehensive Plan Steering Committee to review the Council's comments.
- On December 10 and 11, 2002, two public meetings were held to present the Plan to the citizens of the City and to provide them the opportunity to give testimony and present written evidence.
- On December 16, 2002, the P&Z Commission reviewed and revised the Plan based upon these meetings and recommended to the City Council that the Plan be adopted.
- On December 19, 2002, the City of Wimberley Comprehensive Plan was adopted by the City Council.

B. How will the Plan be used?

The Comprehensive Plan will be used by elected and appointed officials and appointed committee members as they make decisions with either direct or indirect impact on matters covered in the Plan, i.e., issues such as traffic control, waste water and land use. The Plan may also be used by other governmental agencies to provide a reference and framework for future interjurisdictional coordination.

It should be recognized that because it is a long-range planning tool, some of the Plan's Goals and Objectives may take years to implement.

C. How does the Plan apply to the ETJ?

The Comprehensive Plan applies to both the City of Wimberley and to the City of Wimberley ETJ. In areas where the City government has the authority to adopt ordinances that impact the ETJ, this Plan must be taken into account. In areas where the City government is not so empowered, the Plan should serve as a guide to property owners and developers for orderly development throughout the Wimberley Valley.

D. How will the Plan be kept current?

The Comprehensive Plan will be used to establish City policies, priorities and regulations. It will be used as a guide to the future development of all aspects of the City. As the Plan is implemented, the successes and failures of each implementation should be subjected to a regular monitoring process. The City Administrator should issue periodic reports as to the City's progress in bringing to reality the goals and objectives of the Plan.

The Comprehensive Plan is not a final statement of the City's vision for

its future. With the passage of time, populations will change and goals may be redefined. The forces of nature and man-made development may alter the face of the City and dictate periodic review of some or all of the contents of the Plan.

After adoption of this Plan by the City Council, the City should schedule yearly reviews. Thereafter, at intervals of no more than five years, it should review and revise the Plan based on comprehensive surveys and extensive public input.

E. How has the Plan been updated?

In January 2006, the City of Wimberley Planning and Zoning Commission reviewed the Comprehensive Plan and concluded that no major revision of the Plan was warranted at that time. The Commission's report from that review included several general recommendations and seven minor amendments related to activities already completed.

A copy of this report is included in the Appendix to this document.

In early 2006, The City commissioned a community survey to update information obtained from the earlier 2001 survey which was used in preparation of the original Comprehensive Plan.

Data obtained in the later survey was tabulated and compared with the original survey to identify changes or shifts in the City's demographics. In most cases, there were no apparent significant differences. A copy of the survey and the tabulation is included in the Appendix to this document.

In April 2007, the City Council appointed seven citizens as members of a Comprehensive Plan Review Commission, and the Commission met twice a month through January 2008, when a first draft of the revised Plan was completed. This draft then went through a series of Public Hearings and further reviews before being adopted by the City Council. This process included:

- A joint meeting on February 12, 2008 with the Planning and Zoning Commission to acquaint the Commission with the general scope and rationale of the proposed Plan revisions.
- Publication of the draft Plan on the City's website, with two announcements in the Wimberley View encouraging citizens to read and evaluate the Plan revisions and to attend one of the scheduled Public Hearings.
- Public Hearings held the morning of Saturday, February 23, 2008, and the evening of Monday, February 25, 2008.
- Review of the public comments, and revision of the draft Plan to acknowledge them.
- On April 10, 2008, a formal submittal of the proposed revised Plan to the Planning and Zoning Commission for its evaluation and consideration.
- A public hearing held on April 29, 2008, May 8, 2008, May 22,

2008 and June 12, 2008 by the Planning and Zoning Commission to obtain further citizen input and commentary.

- Review of the public comments, and revision of the draft Plan to acknowledge them.
- On June 19, 2008, a formal submittal of the revised draft Plan to the City Council for its evaluation and consideration.
- Public hearings held on June 19, 2008 and July 17, 2008 to allow Council to receive public input and commentary.
- Adoption of the City of Wimberley Comprehensive Plan, 2008 Revision, by the City Council on July 17, 2008.

Acknowledgements—*Original 2002 Comprehensive Plan*

The members of the City of Wimberley Comprehensive Plan Steering committee wish to give a heartfelt thanks to the following individuals and businesses that provided insight, guidance, encouragement, nourishment, and advice during the development of this Plan:

Our Citizens

All of the residents of the City and surrounding areas who attended the workshops and public meetings, and who provided valuable input through their survey responses.

The City of Wimberley City Council

Tony McGee, Mayor
Matt Manis, Member/Mayor Pro Tem
John Graddy, Member
Steve Klepfer, Member
Martha Knies, Member
Carolyn Nichols, Member
Linda Hewlett, former Mayor
Walter Brown, former Member

City Administration

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Brookshire Brothers

Southwest Texas State University

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The City of Wimberley Comprehensive Plan Steering Committee

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Acknowledgements -- 2008 Revision of the Comprehensive Plan

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John Hyink, Member
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Jean Ross, Member
Lewis Smith, Member
Mike Stevens, Member

Appendix to the City of Wimberley Comprehensive Plan

The material assembled in this Appendix is a documentation and chronology of background and resource material collected by the Comprehensive Plan Steering Committee, the Planning and Zoning Commission, and the Comprehensive Plan Review Commission during the development and subsequent revisions of the City of Wimberley Comprehensive Plan. Some sections document efforts by earlier groups to define the character and future of Wimberley. Other sections present information and material acquired or developed by the Committee and subsequent Commissions specifically for use in preparing or revising the Plan. All of it is included here to provide an insight into the ongoing effort of the citizens of the Wimberley Valley to articulate a vision for its future.

Original documents and commentaries not included here may be reviewed at the City of Wimberley archives.

A. Draft Report – Wimberley Community Vision Charette (pages a1-a41)

These pages are the findings and recommendations of nine work groups, totaling 80 persons, which met on September 28, 1996 to ponder the future of the community.

B. Vision Statement and Planning Guidelines (pages a42-a46)

These documents were developed by the Planning and Zoning Commission immediately after its inception to provide direction as they prepared an Interim Comprehensive Plan.

C. Interim Comprehensive Plan (pages a47-a53)

This document, which was adopted by the City of Wimberley in April 2001, serves as the planning guide for the City until adoption of a final Comprehensive Plan.

D. Summaries of Mail Survey Statistical Responses (pages a54-a57)

These pages summarize the statistical responses from the mail survey that was conducted for the Comprehensive Plan Steering Committee by SWT in September 2001 and documented in their “FINAL TABULATION” report dated January 2002.

The numbers, which are filled in on copies of the original survey forms, are from the “Valid Percent” columns of this tabulation and are percentages of the total number of responses for each question. They are rounded to the nearest whole number.

E. Summaries of Mail Survey Comment Responses (pages a58-a60)

These pages summarize the subjective responses to open-ended questions posed in five “comment” boxes which were included in the mail survey.

F. Slides Presented at Two Community Workshops (pages a61-a66)

These pages are reduced reproductions of slides presented at the two community workshops held by the Comprehensive Plan Steering Committee in October and November 2001. They illustrate a compilation of facts relating to Wimberley and the Valley which were collected by the Committee during its Inventory and Analysis program. Copies were also included in the workbooks used by the participating groups at each table.

G. Summaries of Workshop Survey Responses (pages a67-a69)

These pages summarize the responses from three surveys conducted at the first community workshop. The numbers, which are filled in on copies of the original survey form, are the total number of responses that were recorded for each column.

H. Workbook Material from two Community Workshops (pages a70-a83)

These pages are the introductions and explanatory materials included in workbooks provided to each table of participants at the two community workshops.

I. Miscellaneous Workshop Materials (pages a84-a88)

These pages include the form used in the Land-use Exercise conducted at the second workshop, an analysis of the Land Use Assessment Questionnaire, and the Participant Evaluation Form distributed at both workshops.

J. 2006 P&Z Review of the Comprehensive Plan (pages 00-00)

For this review, the Planning and Zoning Commission did not form a separate committee. All members of the Commission participated, and the results were documented in the form of a report to the City Council. This three-page report included six recommendations and seven minor amendments.

K. 2006 City of Wimberley Community Survey (pages 00-00)