

Minutes from  
Economic Development Commission Meeting  
January 5, 2010  
Approved 1/19/09

Call to Order: Chairman Weeks called the meeting to order at 5:10 pm

Roll Call: Present were Gary Weeks, Jenelle Flocke, Nancy Brittner, Jeri Ross, and Terrie Bursiel. Absent were Robert Currie and Rob Pitzer. Commissioner Ross agreed to keep the minutes in the absence of Secretary Currie.

Approval of Minutes: Minutes from the Dec. 8 meeting were read and approved as presented.

Citizen's Communications: None.

Discussion and Action: Consider the adoption of opinion and recommendations regarding the application for Tier III funding currently before City Council. Upon motion duly made, seconded, and unanimously adopted, it was RESOLVED that:

- A. We, of the Economic Development Commission, do not have enough information to support or advise against the application for Tier III funding.
- B. We recommend that any pursuit of wastewater treatment for the City should promote these values as articulated in:
  1. Wimberley's Comprehensive Plan\*,
    - a. Sections IV. Community Character, A
    - b. VI. Land Use, D, and
    - c. VII. City Infrastructure, C.
  2. Wimberley's Economic Development Strategy\*\* Section II *Where We Want to Be*,
    - a. *Image and Identity*, Numbers 1 and 5.
    - b. *Quality of Life*, Numbers 1 and 5.
    - c. *Economic Vitality*, Number 3, and
- C. We recommend that any pursuit of wastewater treatment for the City should acknowledge these stipulations:
  1. Council should secure a legal opinion on who has authority over connections and operations,
  2. Council should secure a Real Estate Impact Report.
  3. Council should enact standards for development of the properties in the target area, and
  4. Council should consider the economic impact on the individual property owners.

Upon motion duly made, seconded, and unanimously adopted, it was RESOLVED that:

We recommend that Council postpone the vote on the application for Tier III funding, to be considered again at a called meeting for that purpose alone.

Next Meeting: It was decided by acclamation to accept the invitation of the Water and Wastewater Development Board to meet jointly on Monday, January 18, 2010 at 6:00 P.M. and to let this meeting stand as our second monthly meeting.

Adjourn: At 7:10 P.M. the meeting adjourned.

## \*Wimberley Comprehensive Plan

### 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.

### VI. Land Use

#### 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.

## VII. City Infrastructure

### 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.

Signed: Gary Weeks (Title) chair (Date) 2-16-10