

# City of Wimberley

221 Stillwater, P.O. Box 2027, Wimberley, Texas, 78676

**REGULAR PLANNING & ZONING MEETING**  
**WIMBERLEY CITY HALL-CITY COUNCIL CHAMBERS**

**221 STILLWATER, WIMBERLEY, TEXAS**

**JANUARY 28, 2016 - 6:00 P.M.**

**AGENDA**

**CALL TO ORDER:**                    JANUARY 28, 2016 @ 6:00 P.M.

**CALL OF ROLL:**                    CITY SECRETARY

**CITIZENS COMMUNICATIONS:**

*THE PLANNING & ZONING COMMISSION WELCOMES COMMENTS FROM CITIZENS ON ISSUES AND ITEMS OF CONCERN, NOT ON THIS AGENDA. THOSE WISHING TO SPEAK MUST SIGN IN BEFORE THE MEETING BEGINS AND OBSERVE A THREE-MINUTE TIME LIMIT WHEN ADDRESSING THE COMMISSION. SPEAKERS WILL HAVE ONE OPPORTUNITY TO SPEAK DURING THE TIME PERIOD. SPEAKERS DESIRING TO SPEAK ON AN AGENDA ITEM WILL BE ALLOWED TO SPEAK WHEN THE AGENDA ITEM IS CALLED. INQUIRIES ABOUT MATTERS NOT LISTED ON THE AGENDA WILL EITHER BE DIRECTED TO STAFF OR PLACED ON A FUTURE AGENDA FOR COMMISSION CONSIDERATION.*

**1. CONSENT AGENDA**

*THE FOLLOWING ITEMS MAY BE ACTED UPON IN ONE MOTION. NO SEPARATE DISCUSSION OR ACTION IS NECESSARY UNLESS REQUESTED BY A COMMISSION MEMBER OR CITIZEN, IN WHICH EVENT THOSE ITEMS WILL BE PULLED FROM THE CONSENT AGENDA FOR SEPARATE CONSIDERATION.*

APPROVAL OF MINUTES OF THE REGULAR PLANNING & ZONING COMMISSION MEETING ON DECEMBER 10, 2015.

2. **PUBLIC HEARINGS AND POSSIBLE ACTION**

- (A) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING CASE CUP-15-010, AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW A SECONDARY RESIDENTIAL BUILDING ON A TRACT OF LAND ZONED RESIDENTIAL ACREAGE (RA), LOCATED AT 444 LOMAX LANE, WIMBERLEY, HAYS COUNTY, TEXAS. *(BENJAMIN FUCHS, APPLICANT)*
- (B) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING CASE CUP-15-011, AN APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW A SECONDARY RESIDENTIAL BUILDING ON A TRACT OF LAND ZONED RURAL RESIDENTIAL 1 (R-1), LOCATED AT 209 FLITE ACRES ROAD, WIMBERLEY, HAYS COUNTY, TEXAS. *(BOB AND PAM DRAKE, APPLICANTS)*
- (C) HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION TO CITY COUNCIL REGARDING PROPOSED MODIFICATIONS TO THE CITY OF WIMBERLEY COMPREHENSIVE PLAN. *(CITY ADMINISTRATOR)*

3. **DISCUSS AND CONSIDER POSSIBLE ACTION**

DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING CHANGES TO THE CITY OF WIMBERLEY ZONING CODE. *(CITY ADMINISTRATOR)*

4. **STAFF AND COMMISSION REPORTS**

- ANNOUNCEMENTS
- FUTURE AGENDA ITEMS

**ADJOURNMENT**

THE COMMISSION MAY RETIRE TO EXECUTIVE SESSION ANY TIME BETWEEN THE MEETING'S OPENING AND ADJOURNMENT FOR THE PURPOSE OF DISCUSSION ABOUT HOMELAND SECURITY PURSUANT TO CHAPTER 418.183 OF THE TEXAS LOCAL GOVERNMENT CODE; CONSULTATION WITH LEGAL COUNSEL PURSUANT TO CHAPTER 551.071 OF THE TEXAS GOVERNMENT CODE; DISCUSSION ABOUT REAL ESTATE ACQUISITION PURSUANT TO CHAPTER 551.072 OF THE TEXAS GOVERNMENT CODE;

DISCUSSION OF PERSONNEL MATTERS PURSUANT TO CHAPTER 551.074 OF THE TEXAS GOVERNMENT CODE; DELIBERATIONS ABOUT GIFTS AND DONATIONS PURSUANT TO CHAPTER 551.076 OF THE TEXAS LOCAL GOVERNMENT CODE; DISCUSSION OF ECONOMIC DEVELOPMENT PURSUANT TO CHAPTER 551.087. ACTION, IF ANY, WILL BE TAKEN IN OPEN SESSION.

**CERTIFICATION**

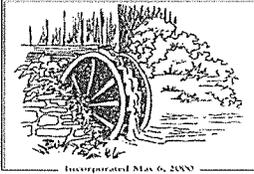
I hereby certify the above Notice of Meeting was posted on the Bulletin Board at the Wimberley City Hall on January 25, 2016 at 5:45 p.m.

A handwritten signature in cursive script, reading "Cara McPartland", is written above a horizontal line.

CARA MCPARTLAND, CITY SECRETARY

The City of Wimberley is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact Don Ferguson, City Administrator, at (512) 847-0025 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices for the deaf may call (512) 272-9116 or may utilize the stateside Relay Texas Program at 1-800-735-2988.

# P & Z Commission Agenda Form



Date Submitted: January 25, 2016

Agenda Date Requested: January 28, 2016

**Project/Proposal Title:** APPROVAL OF MINUTES  
OF THE REGULAR PLANNING & ZONING  
COMMISSION MEETING ON DECEMBER 10, 2015

**Funds Required:**  
**Funds Available:**

**Commission Action Requested:**

- Ordinance
- Resolution
- Motion
- Discussion

**Project/Proposal Summary:**

Attached are the minutes of the Regular Planning & Zoning Commission meeting on December 10, 2015 for review and consideration.

**City of Wimberley**  
City Hall, 221 Stillwater  
Wimberley, Texas 78676  
**Planning & Zoning Commission**  
Minutes of Regular Meeting  
December 10, 2015 at 6:00 p.m.

Meeting called to order at 6:00 p.m. by Chair Rick Millinor. Present were Commissioners John Urban, Tracey Dean, Charles Savino, Thad Nance, and Rick Burleson.

Staff Present: City Administrator Don Ferguson

**Citizen Communications:**

No citizen comments were heard.

**1. Consent Agenda**

Approval of minutes of the Special Planning & Zoning Commission meeting on November 12, 2015.

Commissioner Nance moved to approve the minutes, as presented. Commissioner Burleson seconded. Motion carried on a vote of 6-0.

**2. Public Hearings and Possible Action**

- A. Hold a public hearing and consider making a recommendation to City Council regarding Case #CUP-15-009, an application for a conditional use permit to allow for the operation of a vacation rental on a tract of land zoned Single Family Residential 3 (R-3), located at 201 Blue Hole Lane, Wimberley, Hays County, Texas. (*Henry Winston Ault, Applicant*)

City Administrator Ferguson reviewed the subject property's location, current/proposed zoning and uses, and existing 1,816 square foot, four-bedroom residence that was damaged by recent flooding. The applicant is in the process of completing flood repairs and once finished, the residence will contain three (3) bedrooms. He advised that the applicant is proposing to use the residence as a vacation rental, with a maximum occupancy of eight (8) people. Based on a review of the septic system, City staff recommends an occupancy limit of four (4) people.

In addition to the applicant's house rules, City Administrator Ferguson read a list of conditions to be made part of the requested conditional use permit (CUP), should the Commission desire to recommend approval. He noted that one (1) comment has been received to date in support of the CUP application.

Chairman Millinor opened the public hearing. Hearing no comments, Chairman Millinor closed the public hearing.

Commissioner Savino moved to recommend approval of the CUP application, as presented. Commissioner Nance seconded. Motion carried on a vote of 6-0.

- B. Hold a public hearing and consider making a recommendation to City Council regarding the Replat of Lots 1-I and 1-H2 of *The Ranch at Wimberley*, establishing a lot to be known as Lot I-V. (*Bruce Peters and Diana K. Patterson, Applicants*)

City Administrator Ferguson explained the proposed Replat plats one (1) lot having a total of 6.55 acres out of the original Lot 1-H2 and an adjoining Lot 1-I, to create a new lot to be known as Lot I-V. He advised that the proposed subdivision qualified as a Rural Subdivision, with water and wastewater service to be provided by an individual on-site well and by on-site sewerage facilities, respectively.

Chairman Millinor opened the public hearing. Hearing no comments, Chairman Millinor closed the public hearing.

Brief discussion addressed the subject property's public utility easement and purpose for the Replat request.

Commissioner Burleson moved to recommend approval of the Replat, as presented. Commissioner Dean seconded. Motion carried on a vote of 6-0.

### **3. Discuss and Consider Possible Action**

- A. Discuss and consider possible action regarding changes to the City of Wimberley Zoning Code. (*City Administrator*)

This item was heard after Agenda Item 3B.

City Administrator Ferguson explained the matrix comparing residential zoning districts and their respective permitted/conditional uses and development regulations. He said most cities do not have as many single family zoning districts as Wimberley. Rather than use of multiple zoning districts to deal with issues such as setback regulations, he advised that a standard chart applicable to all single family residential lots could be developed.

Discussion addressed initial reasoning for creation of multiple single family residential zoning districts, reduction of the number of residential zoning districts, replatting that triggers the need for rezoning due to changes in lot size, and agreement that Commissioner Savino will review possible changes and present suggestions to the Commission for future consideration.

- B. Discuss and consider possible action regarding proposed modifications to the *City of Wimberley Comprehensive Plan*. (City Administrator)

This item was heard after Agenda Item 2B.

Chairman Millinor requested the Commission's input on certain parts of the proposed Comprehensive Plan (the Plan), particularly those that use language such as *require* or *mandate*, as opposed to *encourage*. He felt that there are contradictory statements within the Plan and spoke on its purpose as a vision for the City. Discussion included the Commission's role in the Plan's revision; statutory requirement for the City to have a Comprehensive Plan; clarification that the Plan is not a regulatory document; the Plan as a tool for guiding development of City regulations; and varying interpretations of specific language in the Plan.

Audience member Juniper Schneider spoke on the issue of including the importance of affordable senior housing in the Plan, especially if current senior housing options cease to exist. He felt the Plan contains vague language that does not stress the importance of affordable housing for the poorest members of the community. He said the hard-working poor deserve reasonable housing and the Plan's vision is an idle dream unless it incorporates very real values that motivate us to action.

Commissioner Savino felt the Plan should contain more specific, rather than general terms that may not be helpful enough as a guide for the City's future. As an example, he said there is no mention of improving sales tax revenues in the Plan's section on the City's economy. He believed that the Plan comes across as restrictive and controlling rather than making the community a better place for a lot of reasons. Key issues that he thought need to be addressed are affordable housing and use of the term *encouragement*, instead of *requirement* relating to rainwater harvesting and underground utilities.

Chairman Millinor advised that he will work with City Administrator Ferguson on making revisions based on tonight's input for future Commission consideration.

Brief discussion among the Commission and Mr. Schneider included various ways to bring affordable housing to Wimberley and the roles of government and private enterprise toward that effort.

#### **4. Staff and Commission Reports**

- Announcements
- Future Agenda Items

City Administrator Ferguson advised that the Commission will meet on January 14, 2016.

Hearing no further announcements or future agenda items, Chairman Millinor called the meeting adjourned.

**Adjourn at 6:55 p.m.**

Recorded by:

Cara McPartland

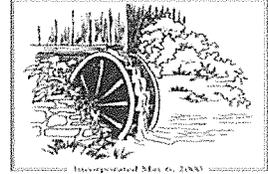
**These minutes approved the \_\_\_ of January, 2016.**

**APPROVED:**

**Rick Millinor, Chair**

**DRAFT**

# Report for CUP-15-011



**Summary:** An application for a Conditional Use Permit to allow a Secondary Residential Building at 444 Lomax Ln.

## **Applicant Information:**

**Applicants:** Benjamin Fuchs (Agent)  
205 Blanco Dr.  
Wimberley, TX 78676

**Property Owners:** Wilton E. Lomax (& wife)

## **Subject Property:**

**Legal Description:** A0277 John W. Keeley Survey, 37.226 acres  
A0707 T C RR Co Survey, 22.00 acres  
A0277 John W. Keeley Survey, 1.00 acre

**Location:** 444 Lomax

**Existing Use of Property:** Residential

**Existing Zoning:** Residential Acreage (RA)

**Proposed Use of Property:** Residential

**Proposed Zoning:** RA with CUP

**Planning Area:** VII

**Overlay District:** Entrance Corridor

## **Surroundings:**

**Frontage On:** FM 3237

**Area Zoning and Land Use Pattern:**

	Current Zoning	Existing Land Use
<b>N of Property</b>	RA	Residential
<b>S of Property</b>	RA	Residential
<b>E of Property</b>	ETJ	Residential
<b>W of Property</b>	ETJ, PR-1	Public Recreation

## **Legal Notice**

**200' Letters:** 12/22/15

**Published:** 12/17/15

**Sign Placement:** 12/18/15

**Responses:** One (1) general inquiry

## **Comments:**

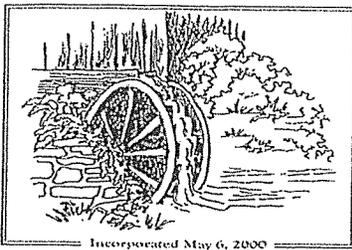
The applicant, Benjamin Fuchs, has requested a Conditional Use Permit (CUP) to allow for a secondary single-family residential building on a 60.226 acre tract of land located at 444 Lomax Lane. The subject property is in Planning Area VII and zoned Residential Acreage (RA). Secondary single-family residential buildings are allowed on RA-zoned properties with a CUP.

Currently, there is an existing 1,519 square foot residence on the subject property that serves as a primary residence for the owners of the property, Mr. and Mrs. Wilton Lomax.

The applicant, who is the property owner's son-in-law and designated agent in this zoning case, is seeking a CUP to construct a second single-family residence on the property where he would live with his family. The applicant has expressed no intention to use the secondary residence as a short-term rental.

Access to both single-family residences would be from FM 3237. If the CUP is granted, a new septic system would be installed to serve the secondary residence. Water service would be provided by a private well.

To date, no comments have been received either for or against the CUP request.



# City of Wimberley

221 Stillwater Drive, P.O. Box 2027, Wimberley, TX 78676

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

[www.cityofwimberley.com](http://www.cityofwimberley.com)

## CONDITIONAL USE PERMIT APPLICATION

No. CUP 15 - 011

### FOR OFFICIAL USE ONLY

Application Date: 11/30/15 Tentative P&Z Hearing: 1/14/16 Tentative Council Hearing: 1/21/16

FEES: \$400.00 DATE PAID: 12/4/15 M.O. CHECK NO. 17-313372143 REC'D BY 12/4/15

PROJECT SITE ADDRESS: 444 LOMAX LN Wimberley, TX 78676

OWNER/APPLICANT BENJAMIN FUCHS PHONE ( ) 512-787-1103

MAILING ADDRESS: 205 BLANCO DR

CITY: Wimberley STATE: Tx ZIP: 78676

APPLICANT UNDERSTANDS that the purpose of the Conditional Use Permit (CUP) process is to allow certain uses which are not specific; permitted uses within a zoning district. To be considered for a CUP, the requested use must be listed under "Conditional Uses" within the applicable zoning district.

SPECIFIC CONDITIONAL USE REQUESTED: (e.g. Bed & Breakfast Lodging, Vacation Rental)

Second family dwelling (personal use only)

Planning Area VII Zoning RA Total Acreage or Sq. Ft. (3116)/2896 A/c'd

Subdivision: \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Appraisal District Tax ID #: R 19976, 15806, 15807

Deed Records Hays County: Volume \_\_\_\_\_ Page \_\_\_\_\_

Is property located in an overlay district?  Yes ( ) No If Yes, type: EC

Is property located in flood plain? ( ) Yes  No

### UTILITY PROVIDERS:

Electric Provider: Pec

Water Provider or Private Well: Private

Wastewater Service Provider or Hays County Septic Permit No: \_\_\_\_\_

**MY REQUEST IS BASED ON THE FOLLOWING:**

- The use is harmonious and compatible with surrounding existing uses or proposed uses, and does not adversely affect an adjoining site than would a permitted use;
- The use requested by the applicant is set forth as a conditional use in the base district;
- The nature of the use is reasonable;
- The conditional use does not adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;
- The conditional use does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting, or its type of sign; and
- That any additional conditions specified, if any, ensure that the intent and purposes of the base district are being upheld.

**ADDITIONAL REQUIREMENTS/DOCUMENTATION**

- Metes and bounds description and a survey (i.e., drawing) exhibit showing the property for which the CUP is being requested.
- Site Plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities; size height, construction materials, and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening such as walls, plantings and fences; and the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200').
- List of Special Conditions that Applicant agrees apply to property.
- List of all property owners, with mailing addresses located within two hundred feet (200') of any point of the subject property.
- Payment of Application fee \$400.00 (non-refundable)
- Applicant agrees to attend public hearings before the P&Z Commission as well as the City Council concerning this application; or waives his/her right to appear, understanding that if questions are raised that cannot be answered, the matter may be continued, or denied.
- Applicant has checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning actions to ensure that there are no restrictions on the subject property and applicant understands that the City zoning action does not relieve any obligation of these restrictions.
- Applicant agrees to provide additional documentation as needed by the City.
- Applicant understands that City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided may delay the review of the Application. Applicant, by his/her signature below, certifies that to the best of his/her knowledge said information is complete and correct.
- Applicant hereby authorizes the City representatives to visit and inspect the subject property.

12-4-15  
DATE

Walter E. Jones  
APPLICANT SIGNATURE

WHEN APPLICABLE:

Date 12-4-15

Benjamin Fuchs  
AGENT SIGNATURE

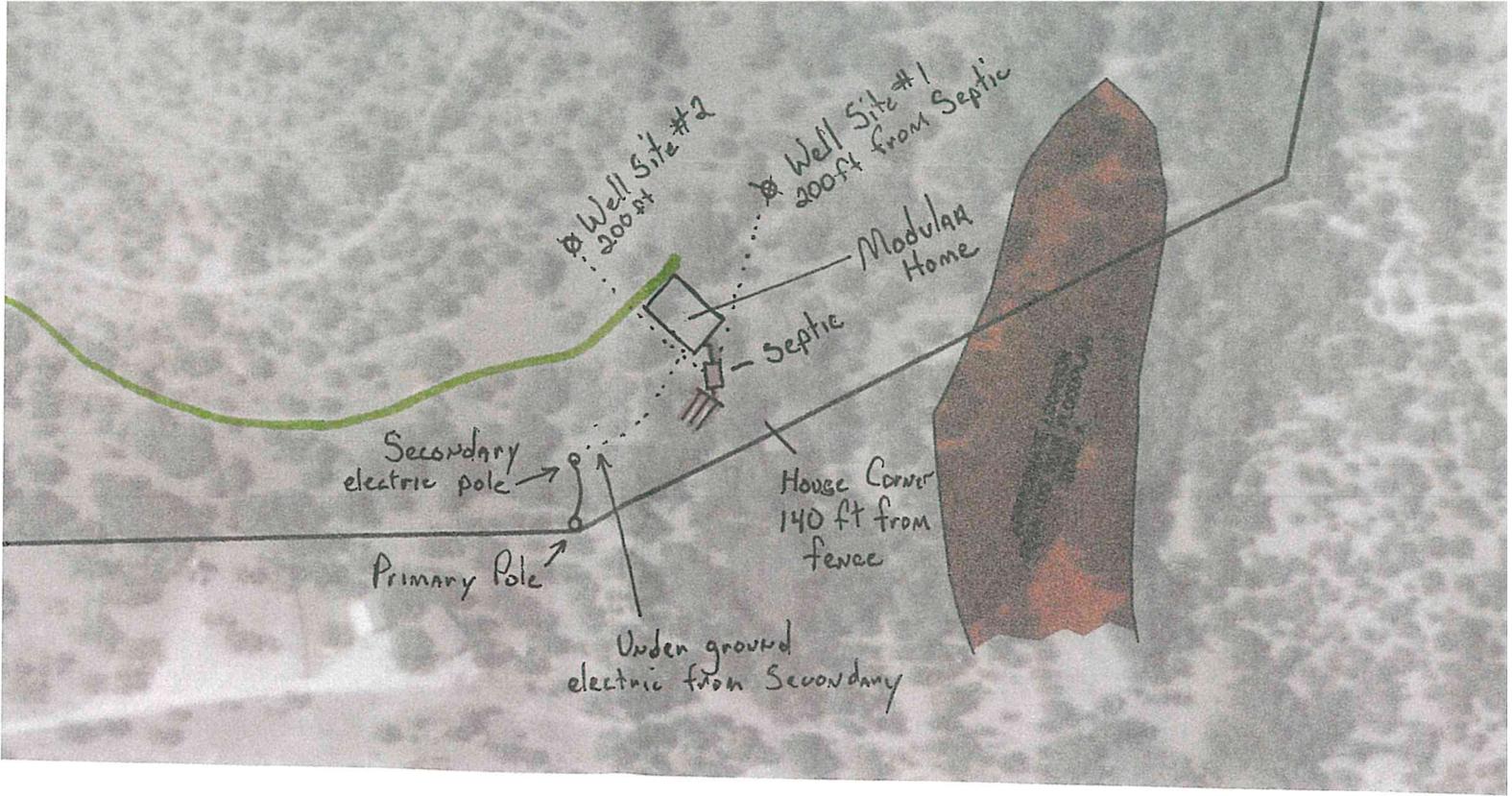
RECEIVED

JAN 11 2016

SALE

I designate Ben Fuchs as the agent in my behalf in matters concerning the second dwelling at 444 Lomax Lane.

x Walter E. Lomax



LOMAX PROPERTY

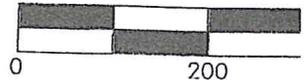
- 82.600 AC. (LOMAX ORIGINAL TRACT)
- 2.361 AC. (TxDOT ROW)
- 2.874 AC. (COOPER)
- 2.500 AC. (ELLIOTT)
- 6.002 AC. (QUARTARORO)
- 4.000 AC. (MOORE)
- 6.998 AC. (LANGSTON)
- 57.865 AC.
- 1.161 AC. (OLD WIMBERLEY KYLE ROAD)
- 56.704 AC. (REMAINING ACERAGE – SUBJECT TO 0.785 AC. LESS, IF BOX CANYON ROAD WAS TAKEN FROM PARENT 82.6 ACRES)

LOCATION OF DOCUMENT WILL

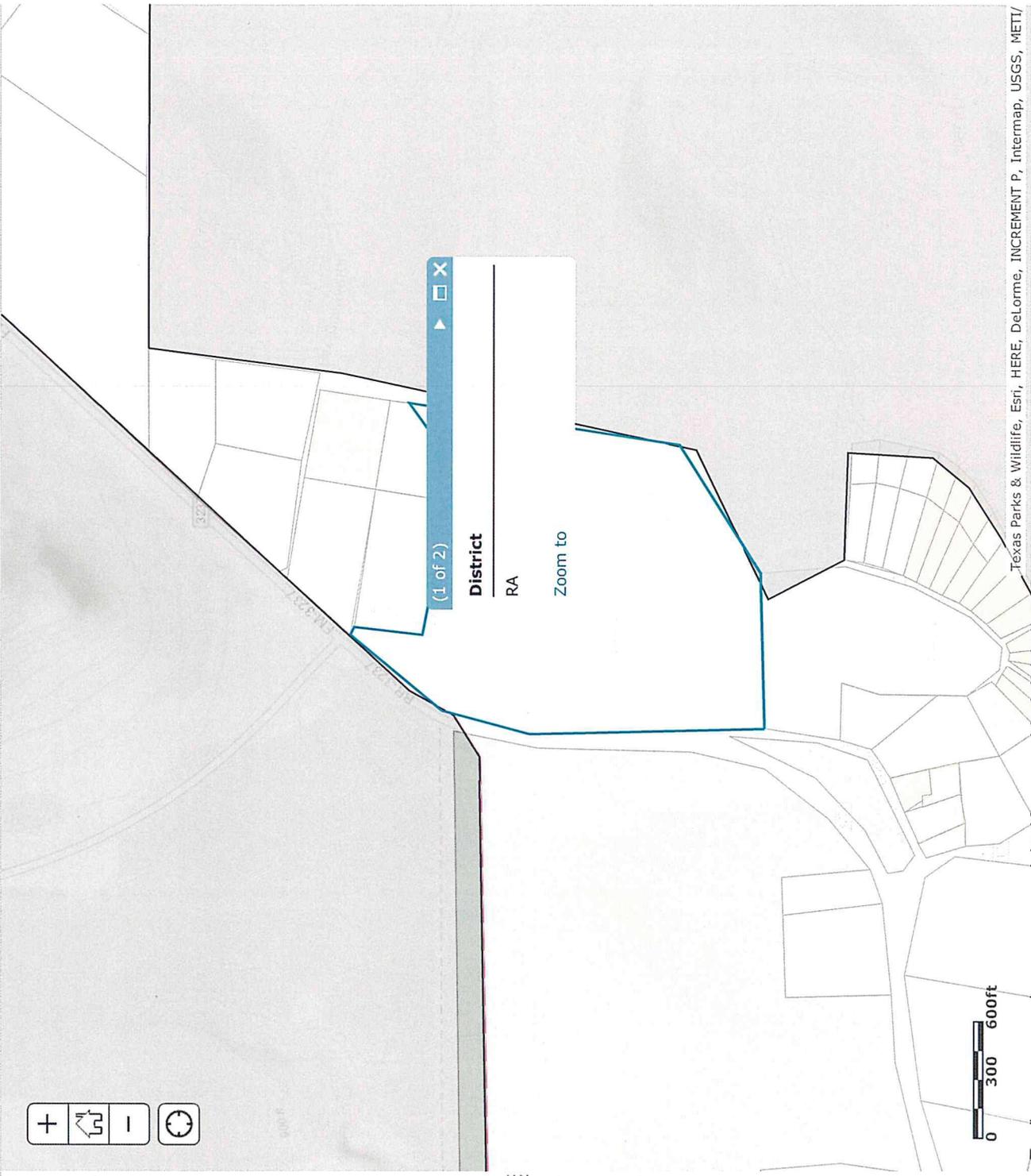
special flood hazard 48209C0239F, dated



SCALE: 1"=20'



[Details](#) | [Add](#) | [Basemap](#) | [Save](#) | [Share](#) | [Print](#) | [Measure](#) | [Bookmarks](#) | [444 Lomax Ln, Wimberley, Texas, USA](#)



**Legend**

- NS
- O2
- R2
- PPU
- HC

**Zoning**

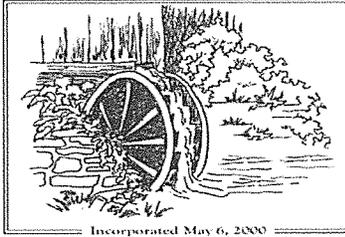
- R2
- R1

**Zoning**

- R2
- R1

**Zoning**

- R3
- RA
- R1
- R4
- R5
- MF1
- MH
- MF2



# City of Wimberley

221 Stillwater, P.O. Box 2027, Wimberley, Texas 78676

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

[www.cityofwimberley.com](http://www.cityofwimberley.com)

Steve Thurber, Mayor - Cindy Anderson, Mayor Pro-Tem  
Council Members - Bob Dussler, Mac McCullough, Pam Showalter & John D. White  
City Administrator - Don Ferguson

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December 22, 2015

## NOTICE OF PUBLIC HEARING

Re: **File No. CUP-15-011**  
444 Lomax Ln., Wimberley, Texas

Dear Property Owner:

You are receiving this letter because you own property within 200 feet of the above-referenced location.

The applicants, Wilton E. Lomax (& wife), have applied for a Conditional Use Permit to allow for a secondary single-family residence on property zoned Residential Acreage (RA) located at 444 Lomax Ln., Wimberley, Texas.

The City of Wimberley Planning & Zoning Commission will consider this request at a public hearing on **Thursday, January 14, 2016 at 6:00 p.m.** in the Wimberley City Hall, 221 Stillwater. Upon a recommendation from the Commission, City Council will hold a Public Hearing to consider the same request on **Thursday, January 21, 2016, at 6:00 p.m.** in the Wimberley City Hall.

Because the granting of this request may affect your property, you are encouraged to participate in the zoning process. The public will be given an opportunity to speak during the hearing. If you wish to comment but are unable to attend, written comments may be submitted to the City Administrator prior to the meeting.

Additional information regarding the proposed zoning is available for public review at City Hall during normal business hours. Should you have questions, please contact the City Administrator at 512-847-0025.

**CITY OF WIMBERLEY**

200' Letters - mailed 12/22/15

John L. Cooper  
P.O. Box 2675  
Wimberley, TX 78676-7575

Patty Quartararo  
P.O. Box 2078  
Wimberley, TX 78676-6978

James B. & Roberta S. Beal  
P.O. Box 2112  
Wimberley, TX 78676-2112

Altemate Real Estate LLC  
1318 Ursulines Ave.  
New Orleans, LA 70116

County of Hays  
Auditors Office  
(Roadway Easement)  
712 S. Stagecoach Trail  
San Marcos, TX 78666-5396

Paul & Mary Dunn  
13501 Ranch Road 12, Ste. 103  
Wimberley, TX 78676-5328

Joan Byrne  
3 Westgate Cir.  
Austin, TX 78746-5538

Theresa Kitchens  
200 Masonic Lodge Rd.  
Wimberley, TX 78676-5446

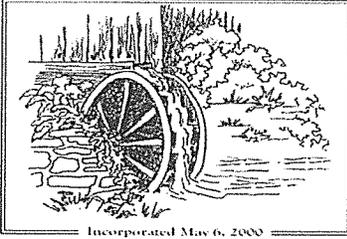
Wimberley Masonic Lodge  
P.O. Box 1445  
Wimberley, TX 78676-1445

Thomas James & Beatrice Carruthers  
901 Buttercup Ln.  
Wimberley, TX 78676-5441

Fish Out of Water LP  
P.O. Box 787  
Wimberley, TX 78676-0787

Lane & Lynda V. Sebring  
777 Buttercup Ln.  
Wimberley, TX 78676

Jerry & Karen M. Langston  
P.O. Box 52  
Wimberley, TX 78676-0052



# City of Wimberley

221 Stillwater, P.O. Box 2027, Wimberley, Texas, 78676

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

E-mail: [village@wimberley-tx.com](mailto:village@wimberley-tx.com) - Web: [www.cityofwimberley.com](http://www.cityofwimberley.com)

## NOTICE BY SIGN POSTING

Zoning No: CUP-15-011

Owner \_\_\_\_\_

Date 12/18/15

To: Code Enforcement/Public Works

Please place a Proposed Zoning Sign on the following property

( ) Project Site Address 444 Lomat Lane

which is located \_\_\_\_\_

Bill Bowers  
Asst. Public Works

Note: The above-referenced sign was placed on the subject property on

12/18, 2015

  
\_\_\_\_\_  
Signature

**Public Notice**

**Public Notice**

**NOTICE OF PUBLIC HEARING**

(Conditional Use Permit)

Notice is hereby given that the Planning & Zoning Commission of the City of Wimberley will hold a public hearing at the Wimberley City Hall on **Thursday, January 14, 2016 at 6:00 p.m.** to consider the following: CUP-15-011 – an application for a Conditional Use Permit (CUP) to allow for a Secondary Single Family Residence on property zoned Residential Acreage (RA) located at 444 Lomax Lane in Wimberley, Hays County, Texas. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on **Thursday, January 21, 2016, at 6:00 p.m. at City Hall.** Comments on this request from any member of the public may be presented in person or by mail (P.O. Box 2027) at City Hall prior to the hearing. The public will be granted an opportunity to speak at the hearings. Additional information concerning the proposed action is available for review at the Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

**Public Notice**

**Public Notice**

**NOTICE OF PUBLIC HEARING**

(Conditional Use Permit)

Notice is hereby given that the Planning & Zoning Commission of the City of Wimberley will hold a public hearing at the Wimberley City Hall on **Thursday, January 14, 2016 at 6:00 p.m.** to consider the following: CUP-15-010 – an application for a Conditional Use Permit (CUP) to allow for a Secondary Single Family Residence on property zoned Rural Residential 1 (R-1) located at 209 Flite Acres Road in Wimberley, Hays County, Texas. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on **Thursday, January 21, 2016, at 6:00 p.m. at City Hall.** Comments on this request from any member of the public may be presented in person or by mail (P.O. Box 2027) at City Hall prior to the hearing. The public will be granted an opportunity to speak at the hearings. Additional information concerning the proposed action is available for review at the Wimberley City Hall, 221 Stillwater, Wimberley, Texas.



\$10+ per hour DOE.  
Email kpeters@kapschool.org.



**General Help Wanted**

**CARRIERS**

Needed in San Marcos, Buda & Kyle areas. Early morning hours.

**512-353-5814**

**General Help Wanted**

**General Help Wanted**

**Hays County**

*We have immediate openings and are accepting applications for the following full and part time positions; application forms, more details and other open positions can be found on our Career Opportunities page at [www.co.hays.tx.us](http://www.co.hays.tx.us). Benefits for full-time, non-temporary employees include Medical and Dental, Vacation, Sick Leave, and TCDRS retirement.*

**Financial Analyst, Auditor's Office:** Performs professional financial duties in accordance with Generally Accepted Accounting Principles, and Federal, State, and Local laws and policies. Collects, analyzes, researches, documents, and interprets audit and financial data. Prepares financial statements and standardized and special reports. Bachelor's degree in Finance, Accounting or a related field. Experience in fund, public, budgetary, or governmental accounting, including comprehensive annual financial report preparation.

**Deputy, Sheriff's Office:** Protects the citizens of Hays County and anyone traveling through Hays County.

**Corrections Officer, Sheriff's Office:** Ensures the safety and security of all inmates and staff in the Hays County jail facility.

**Emergency Communications Officer, Sheriff's Office:** Assists citizens and Public Safety staff in requests for emergency and non-emergency service. Receives requests for assistance via 911 or non-emergency phone lines, evaluates the type of assistance needed, dispatches appropriate public safety personnel (Police, Fire, EMS) through the use of a complex public safety radio system and then provides the caller with pre-arrival instructions. The ability to communicate effectively, multi-task and make sound decisions within a high stress environment is essential.

**Assistant Director, Transportation:** Provides management level direction and engineering oversight in a variety of transportation and planning areas. Manages operations related to road construction and equipment maintenance, ensuring professional design review and effective and efficient operations. Bachelor's degree in Civil Engineering, variety of transportation and planning areas. Manages operations related to road construction and equipment maintenance, ensuring professional design review and effective and efficient operations. Bachelor's degree in Civil Engineering, Construction Management, or a related field.

**Juvenile Supervision Officer:** Provides supervision to juveniles in a careful and diligent manner to maintain the safety and security of the center, its staff and the juveniles assigned to the center.

**Road Maintenance Worker:** Performs a variety of semi-skilled and unskilled road maintenance and construction duties. Class "B" Commercial Texas Driver's License preferred.

Applications available from: [www.co.hays.tx.us](http://www.co.hays.tx.us)

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Human Resources, 712 S. Stagecoach Tr., Ste. 1063 San Marcos, TX 78666



Hays County is an EOE/M/F/H/V "At Will" Employer

**CONSUMER LOAN OFFICER**

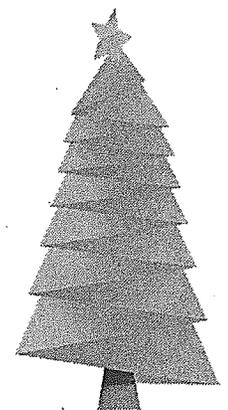
Ozona Bank is currently seeking an experienced Consumer Loan Officer to join our team in Wimberley, TX. The full-time position of Consumer Lending Officer examines, evaluates, and authorizes or recommends approval of customer applications for consumer loans. For a full job description and to apply for this position, please go to our website at: [www.Ozonabank.com](http://www.Ozonabank.com) and click on About Us and then Careers.

**IMMEDIATE HIRE**

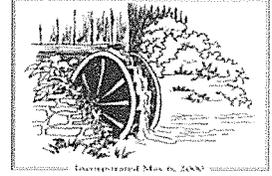
For male and female caregivers in surrounding locations. Please contact hiring manager. 830-431-2389

**SOUTH AUSTIN**

Construction Sub-Contractor looking for General Office help - Accounts Payable experience and bilingual ability a plus. Full time permanent with benefits after 30 day eligibility period. Please email your resume to [sharon@roadway](mailto:sharon@roadway) specialties including employer address, employment dates, duties and pay rates. Please include contact names and phone numbers.



# Report for CUP-15-010



## Summary:

An application for a Conditional Use Permit to allow a Secondary Residential Building at 209 Flite Acres Road

## Applicant Information:

### Applicants:

Bob & Pam Drake  
209B Flite Acres Road  
Wimberley, TX 78676

### Property Owners:

Raymond W. & Lela Bond Revocable Trust

## Subject Property:

### Legal Description:

Chula Vista, Lot 1, 3.1 acres

### Location:

209 Flite Acres Road

### Existing Use of Property:

Residential

### Existing Zoning:

Rural Residential 1 (R-1)

### Proposed Use of Property:

Residential

### Proposed Zoning:

R-1 with CUP

### Planning Area

II

### Overlay District

None

## Surroundings:

### Frontage On:

Flite Acres Road

### Area Zoning and Land Use Pattern:

	<b>Current Zoning</b>	<b>Existing Land Use</b>
<b>N of Property</b>	R-2	Residential, Vacant
<b>S of Property</b>	R-1	Residential
<b>E of Property</b>	RA	Residential
<b>W of Property</b>	RA	Residential, Commercial

## Legal Notice

### 200' Letters:

12/22/15

### Published:

12/17/15

### Sign Placement:

12/18/15

### Responses:

One (1) General Inquiry

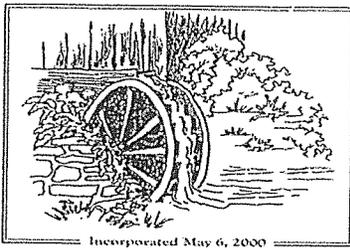
## Comments:

The applicants, Bob and Pam Drake, have requested a Conditional Use Permit (CUP) to allow for a secondary single-family residential building on a 3.1 acre tract of land located at 209 Flite Acres Road. The subject property is in Planning Area II and zoned Rural Residential 1 (R-1). Secondary single-family residential buildings are allowed on R-1 zoned properties with a CUP.

Currently, there is a 1,640 square foot residence under construction on the subject property that is intended to serve as a primary residence for the applicant's in-laws. The applicants are seeking permission to construct a second single-family residence on the property that would serve as the primary residence for the applicants. The applicants have expressed no intention to use the secondary residence as a short-term rental.

Access to both single-family residences would be from Flite Acres Road. If the CUP is granted, a new septic system would be installed to serve the secondary residence. Water service would be provided by a rainwater collection system.

To date, no comments have been received either for or against the CUP request.



# City of Wimberley

221 Stillwater Drive, P.O. Box 2027, Wimberley, TX 78676

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

[www.cityofwimberley.com](http://www.cityofwimberley.com)

NOV 24 2015

## CONDITIONAL USE PERMIT APPLICATION

No. CUP 15 - 010

### FOR OFFICIAL USE ONLY

Application Date: 11/24/15 Tentative P&Z Hearing: 1/14/16 Tentative Council Hearing: 1/21/16

FEES: \$400.00 DATE PAID: 11/24/15 CHECK NO. 302 REC'D BY mt

PROJECT SITE ADDRESS: 209 Flite Acres Rd Wimberley, TX 78676

owner: Raymond & Lela Bond  
OWNER/APPLICANT'S Bob & Pam Drake PHONE ( ) 512-466-4110  
Agent

MAILING ADDRESS: 209 B Flite Acres Rd.

CITY: Wimberley STATE: TX ZIP: 78676

**APPLICANT UNDERSTANDS** that the purpose of the Conditional Use Permit (CUP) process is to allow certain uses which are not specific; permitted uses within a zoning district. To be considered for a CUP, the requested use must be listed under "Conditional Uses" within the applicable zoning district.

SPECIFIC CONDITIONAL USE REQUESTED: (e.g. Bed & Breakfast Lodging, Vacation Rental)

2nd residence on 3 acre lot

Planning Area II Zoning R1 Total Acreage or Sq. Ft. 3.13 acres

Subdivision: Chula Vista Lot 1 Block —

Appraisal District Tax ID #: R 125751

Deed Records Hays County: Volume 4618 Page 568

Is property located in an overlay district? ( ) Yes (  ) No If Yes, type: \_\_\_\_\_

Is property located in flood plain? ( ) Yes (  ) No

### UTILITY PROVIDERS:

Electric Provider: Pedernales Electric Coop

Water Provider or Private Well: Rain Water Collection System

Wastewater Service Provider or Hays County Septic Permit No: Septic Permit #

**MY REQUEST IS BASED ON THE FOLLOWING:**

- The use is harmonious and compatible with surrounding existing uses or proposed uses, and does not adversely affect an adjoining site than would a permitted use;
- The use requested by the applicant is set forth as a conditional use in the base district;
- The nature of the use is reasonable;
- The conditional use does not adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;
- The conditional use does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting, or its type of sign; and
- That any additional conditions specified, if any, ensure that the intent and purposes of the base district are being upheld.

**ADDITIONAL REQUIREMENTS/DOCUMENTATION**

- Metes and bounds description and a survey (i.e., drawing) exhibit showing the property for which the CUP is being requested.
- Site Plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities; size height, construction materials, and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening such as walls, plantings and fences; and the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200').
- List of Special Conditions that Applicant agrees apply to property.
- List of all property owners, with mailing addresses located within two hundred feet (200') of any point of the subject property.
- Payment of Application fee \$400.00 (non-refundable)
- Applicant agrees to attend public hearings before the P&Z Commission as well as the City Council concerning this application; or waives his/her right to appear, understanding that if questions are raised that cannot be answered, the matter may be continued, or denied.
- Applicant has checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning actions to ensure that there are no restrictions on the subject property and applicant understands that the City zoning action does not relieve any obligation of these restrictions.
- Applicant agrees to provide additional documentation as needed by the City.
- Applicant understands that City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided may delay the review of the Application. Applicant, by his/her signature below, certifies that to the best of his/her knowledge said information is complete and correct.
- Applicant hereby authorizes the City representatives to visit and inspect the subject property.

11/17/15  
DATE

  
\_\_\_\_\_  
APPLICANT SIGNATURE  
*Agent*

WHEN APPLICABLE:

Date ~~11/17/15~~ 1/6/16

  
\_\_\_\_\_  
AGENT SIGNATURE

which is not part of the bed and breakfast facility for the purpose of entering or exiting the water or for any other reason. 42.3 E.

**PROPERTY MANAGEMENT:** Owner will provide guests and close-by neighbors with owner's telephone number to assure Owner's immediate knowledge of any concerns that may arise. (If not owner occupied) Owner agrees to retain under contract a responsible local management company at all times the property is used as a non-owner occupied bed and breakfast lodging. The management company shall advise guests of the applicable conditions contained herein, receive and pass on to owner any complaints received and at owner's direction act upon such complaints. (If Owner occupied) The property shall be the owner's principal place of residence and the owner shall actively supervise and manage the property at all times that it is used as a bed and breakfast facility. 42.3 D.

**MISCELLANEOUS:** Owner agrees to maintain the property in a manner conducive to the health and safety of the guests and the neighborhood. All trash and garbage will be placed in provided receptacles which shall not be visible from the street except on pick-up day. No trash bags shall be left out in the open. The exterior of the facility and the landscaping, including lawns, will be maintained in good condition at all times. 42.2 A 1.

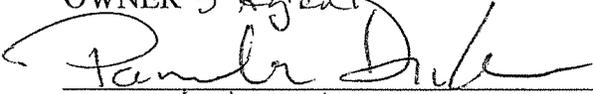
**REVOCATION:** The cup may be revoked by the City Council upon recommendation of the planning and Zoning Commission in the event of the violation of any of the conditions contained therein.

**OWNER COMPLIANCE:** Owners agree to comply with all City of Wimberley Ordinances, and all state, county and City laws, rules and regulations.

ACCEPTED AND AGREED TO:

11/24/15  
DATE

1/16/16  
DATE

  
OWNER'S Agent  
  
OWNER'S Agent



RECEIVED  
JAN - 6 2016  
BY \_\_\_\_\_

January 6, 2016

To whom it may concern:

We, Ray and Lela Bond, hereby appoint Robert and Pamela Drake as our agents for the purpose of the conditional use application for building a home on our jointly owned property

At 209 Flite Acres Road, Wimberley, Texas.

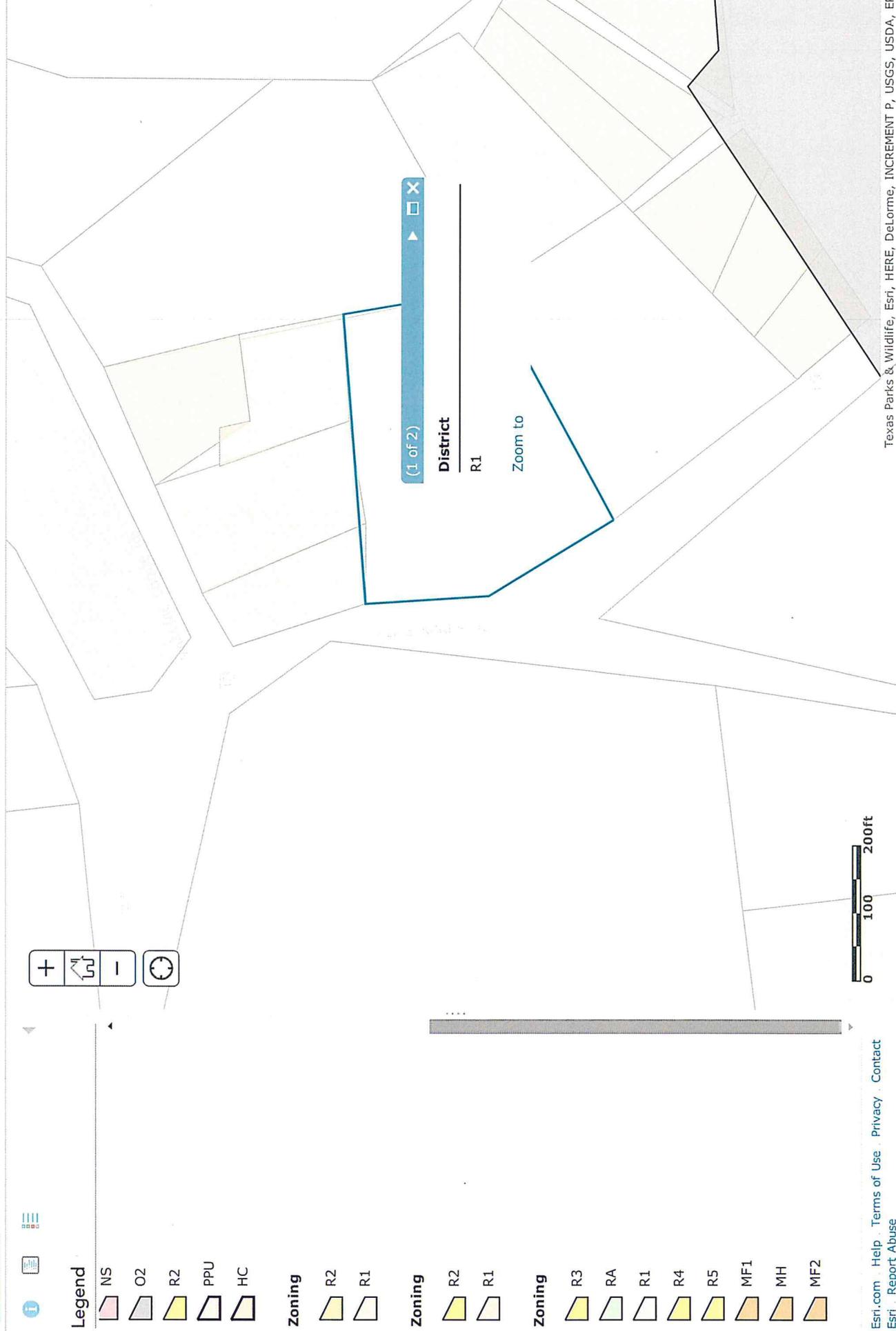
Sincerely,

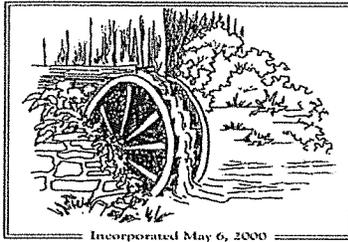
Raymond Bond Raymond Bond

Lela Bond Lela Bond



[Details](#) | [Add](#) | [Basemap](#) | [Save](#) | [Share](#) | [Print](#) | [Measure](#) | [Bookmarks](#) | [209 Flite Acres Rd, Wimberley, Texas, USA](#)





# City of Wimberley

221 Stillwater, P.O. Box 2027, Wimberley, Texas 78676

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

[www.cityofwimberley.com](http://www.cityofwimberley.com)

Steve Thurber, Mayor - Cindy Anderson, Mayor Pro-Tem  
Council Members - Bob Dussler, Mac McCullough, Pam Showalter & John D. White  
City Administrator - Don Ferguson

---

December 22, 2015

## NOTICE OF PUBLIC HEARING

Re: **File No. CUP-15-010**  
209 Flite Acres Road, Wimberley, Texas

Dear Property Owner:

You are receiving this letter because you own property within 200 feet of the above-referenced location.

The applicants, Bob and Pam Drake, have applied for a Conditional Use Permit to allow for a secondary single-family residence on property zoned Rural Residential 1 (R-1) located at 209 Flite Acres Road, Wimberley, Texas.

The City of Wimberley Planning & Zoning Commission will consider this request at a public hearing on **Thursday, January 14, 2016 at 6:00 p.m.** in the Wimberley City Hall, 221 Stillwater. Upon a recommendation from the Commission, City Council will hold a Public Hearing to consider the same request on **Thursday, January 21, 2016, at 6:00 p.m.** in the Wimberley City Hall.

Because the granting of this request may affect your property, you are encouraged to participate in the zoning process. The public will be given an opportunity to speak during the hearing. If you wish to comment but are unable to attend, written comments may be submitted to the City Administrator prior to the meeting.

Additional information regarding the proposed zoning is available for public review at City Hall during normal business hours. Should you have questions, please contact the City Administrator at 512-847-0025.

**CITY OF WIMBERLEY**

Property Owners within 200 feet of Lot 1 of Chula Vista Subdivision

Bruce A. & Clair M. Billingsley

211 Flite Acres Road

PO Box 2206

Wimberley, TX 78676

Paul R. & Lee Ann Johnson

201 Mountain View

Wimberley, TX 78676

James Robert Carruthers

901 Buttercup Lane

Wimberley, TX 78676

Dorothy Ellen Evans

PO Box 751

Wimberley, TX 78676

Mary Anderson

100 Flite Acres Road

PO Box 109

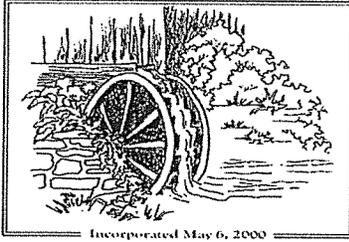
Wimberley, TX 78676

Paul W. Wright

228 Flite Acres Road

PO Box 1789

Wimberley, TX 78676



# City of Wimberley

221 Stillwater, P.O. Box 2027, Wimberley, Texas, 78676  
Phone: (512) 847-0025 - Fax: (512) 847-0422  
E-mail: [village@wimberley-tx.com](mailto:village@wimberley-tx.com) - Web: [www.cityofwimberley.com](http://www.cityofwimberley.com)

## NOTICE BY SIGN POSTING

Zoning No: CCP-15-010

Owner \_\_\_\_\_

Date 12/18/15

To: Code Enforcement/Public Works

Please place a Proposed Zoning Sign on the following property

( ) Project Site Address 209 12.1ite Acres

which is located 12.1ite Acres

Bill Bowers  
Asst. Public Works

Note: The above-referenced sign was placed on the subject property on

12/18, 2015

  
Signature

**Public Notice**

**Public Notice**

**NOTICE OF PUBLIC HEARING**

(Conditional Use Permit)

Notice is hereby given that the Planning & Zoning Commission of the City of Wimberley will hold a public hearing at the Wimberley City Hall on **Thursday, January 14, 2016 at 6:00 p.m.** to consider the following: CUP-15-011 – an application for a Conditional Use Permit (CUP) to allow for a Secondary Single Family Residence on property zoned Residential Acreage (RA) located at 444 Lomax Lane in Wimberley, Hays County, Texas. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on **Thursday, January 21, 2016, at 6:00 p.m. at City Hall.** Comments on this request from any member of the public may be presented in person or by mail (P.O. Box 2027) at City Hall prior to the hearing. The public will be granted an opportunity to speak at the hearings. Additional information concerning the proposed action is available for review at the Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

**Public Notice**

**Public Notice**

**NOTICE OF PUBLIC HEARING**

(Conditional Use Permit)

Notice is hereby given that the Planning & Zoning Commission of the City of Wimberley will hold a public hearing at the Wimberley City Hall on **Thursday, January 14, 2016 at 6:00 p.m.** to consider the following: CUP-15-010 – an application for a Conditional Use Permit (CUP) to allow for a Secondary Single Family Residence on property zoned Rural Residential 1 (R-1) located at 209 Flite Acres Road in Wimberley, Hays County, Texas. Upon recommendation of the Planning & Zoning Commission, the City Council will also hold a public hearing on **Thursday, January 21, 2016, at 6:00 p.m. at City Hall.** Comments on this request from any member of the public may be presented in person or by mail (P.O. Box 2027) at City Hall prior to the hearing. The public will be granted an opportunity to speak at the hearings. Additional information concerning the proposed action is available for review at the Wimberley City Hall, 221 Stillwater, Wimberley, Texas.

WE WISH YOU A  
*Merry Christmas*

\$10+ per hour DOE.  
Email kpeters@  
kapschool.org.



**General Help Wanted**

**CARRIERS**

Needed in San Marcos,  
Buda & Kyle areas. Early  
morning hours.

**512-353-5814**

**General Help Wanted**

**General Help Wanted**

**Hays County**

We have immediate openings and are accepting applications for the following full and part time positions; application forms, more details and other open positions can be found on our Career Opportunities page at [www.co.hays.tx.us](http://www.co.hays.tx.us). Benefits for full-time, non-temporary employees include Medical and Dental, Vacation, Sick Leave, and TCDRS retirement.

**Financial Analyst, Auditor's Office:** Performs professional financial duties in accordance with Generally Accepted Accounting Principles, and Federal, State, and Local laws and policies. Collects, analyzes, researches, documents, and interprets audit and financial data. Prepares financial statements and standardized and special reports. Bachelor's degree in Finance, Accounting or a related field. Experience in fund, public, budgetary, or governmental accounting, including comprehensive annual financial report preparation.

**Deputy, Sheriff's Office:** Protects the citizens of Hays County and anyone traveling through Hays County.

**Corrections Officer, Sheriff's Office:** Ensures the safety and security of all inmates and staff in the Hays County jail facility.

**Emergency Communications Officer, Sheriff's Office:** Assists citizens and Public Safety staff in requests for emergency and non-emergency service. Receives requests for assistance via 911 or non-emergency phone lines, evaluates the type of assistance needed, dispatches appropriate public safety personnel (Police, Fire, EMS) through the use of a complex public safety radio system and then provides the caller with pre-arrival instructions. The ability to communicate effectively, multi-task and make sound decisions within a high stress environment is essential.

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San Marcos, TX 78666



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**CONSUMER LOAN OFFICER**

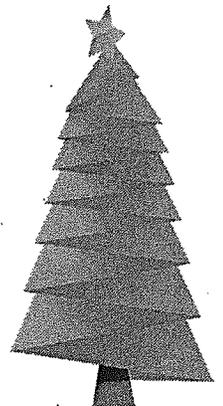
Ozona Bank is currently seeking an experienced Consumer Loan Officer to join our team in Wimberley, TX. The full-time position of Consumer Lending Officer examines, evaluates, and authorizes or recommends approval of customer applications for consumer loans. For a full job description and to apply for this position, please go to our website at: [www.Ozonabank.com](http://www.Ozonabank.com) and click on About Us and then Careers.

**IMMEDIATE HIRE**

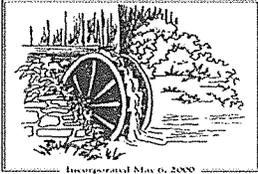
For male and female caregivers in surrounding locations. Please contact hiring manager. 830-431-2389

**SOUTH AUSTIN**

Construction Sub-Contractor looking for General Office help - Accounts Payable experience and bilingual ability a plus. Full time permanent with benefits after 30 day eligibility period. Please email your resume to [sharon@roadway](mailto:sharon@roadway) specialties including employer address, employment dates, duties and pay rates. Please include contact names and phone numbers.



# P&Z Commission Agenda Form



Date Submitted: January 25, 2016

Agenda Date Requested: January 28, 2016

**Project/Proposal Title:** PUBLIC HEARING AND CONSIDER POSSIBLE ACTION REGARDING PROPOSED MODIFICATIONS TO THE *CITY OF WIMBERLEY COMPREHENSIVE PLAN*

**Commission Action Requested:**

- Ordinance
- Resolution
- Motion
- Discussion

**Project/Proposal Summary:**

This item was placed on the agenda to allow the Planning and Zoning Commission to discuss and consider possible action regarding proposed modifications to the *City of Wimberley Comprehensive Plan* (the "Plan").

Attached please find a red-line copy of the Plan detailing the various modifications recommended by the City's Comprehensive Plan Review Committee, as well as the Commission Chairman.



VILLAGE OF WIMBERLEY  
COMPREHENSIVE PLAN

*Second Revision, Adopted XXXX 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 that provides a vision to guide City government in meeting the expectations of residents, business owners and visitors over the next 20 years. The City should enact and enforce ordinances in a manner to ensure that they comply with the Comprehensive Plan.

#### 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.

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.

When a City adopts zoning regulations, such regulations shall be developed only after consideration of the Plan and 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.

#### Structure of the Plan

Using a traditional format for comprehensive plans, the Wimberley Committees have continued to organize Plan data into Topics chosen to reflect various aspects of society. The current Topics are:

- Government Services – topics related to citizens' needs to be met by the City government.
- Community Character—topics related to the enrichment or enhancement of the community.
- The Natural Environment—topics related to the care or preservation of Nature's gifts.

- Land Use – topics related to basic planning concepts and land use.
- City Infrastructure—topics related to facilities or services provided by government.
- The Economy—topics related to financial aspects of the community.
- The Built Environment—topics related to the development or improvement of property.

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 edition of the Comprehensive Plan supersedes the preceding Comprehensive Plans it will, in turn, be revised to meet changing needs in the years ahead.

With a Plan against which to test ideas, Wimberley's 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. 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 center 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 Wimberley Spirit**

The heart of Wimberley community life and what makes it the place where people want to live, work and play has been called “the Wimberley spirit.” This intangible “spirit” is remarked on by many as what makes Wimberley Wimberley. Although seemingly unexplainable, it is a spirit or community, a spirit of being part of something larger than self.

In its earliest form the Wimberley spirit consisted of neighbor helping neighbor and an exceptional volunteer spirit. With no local government in place until 2000, civic, church, social and cultural groups took on the task of maintaining a friendly, congenial and beautiful hometown. Everyone looked out for everyone else, and Wimberleyites took care of their own with little outside help or interference.

That tradition remains at the heart of what is the undefinable Wimberley spirit, and it was in evidence when a devastating flood struck the city on Memorial Day weekend of 2015. Lives were lost, property was destroyed and families were left with nothing. Wimberley’s residents sprung into action immediately without waiting to be told or for state or federal government assistance. The entire community pulled together to help those in need. The Wimberley spirit is alive and well.)

### **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

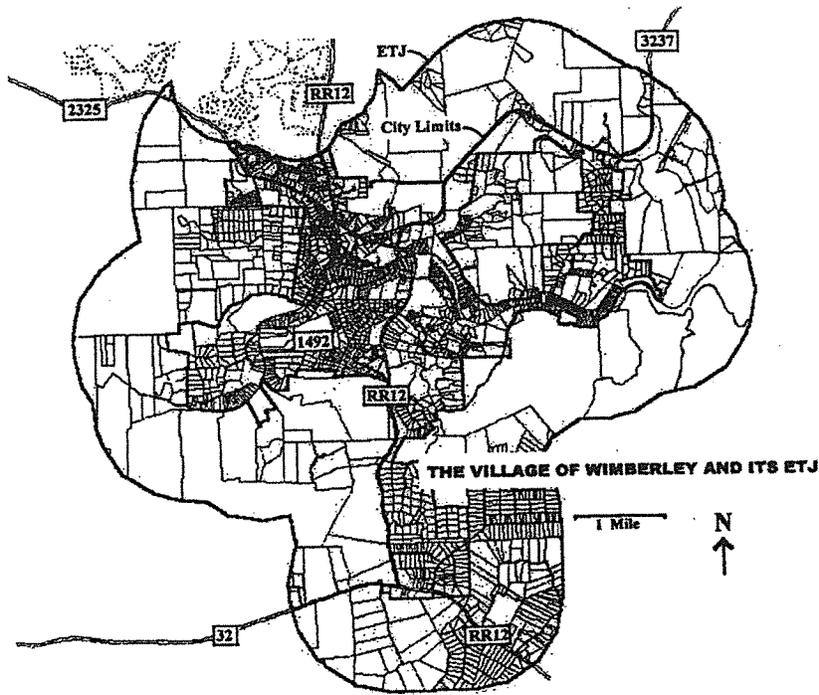
and lifestyle. Although earlier attempts to form a government had failed, citizens voted to incorporate in May 2000, and in August elected its first volunteer Mayor and 5-member City Council. In 2002, the new municipality survived a referendum to abolish the City government. As population projections 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.

Wimberley has matured as a city, but not without growing pains. Regardless of the nature of periodic distractions, the Comprehensive Plan has fulfilled its charter and has steered city government through myriad challenges. The Comprehensive Plan has been reviewed and revised three times, but the changes recommended by citizen review groups and enacted by the city council, have been minimal and reflect the growth process of a young municipality.)

### B. Setting

The incorporated area of Wimberley covers nine square miles with 24.5 square miles in the city's extraterritorial jurisdiction (ETJ). The ETJ extends one mile outside the incorporated city limits except on the north where the city abuts the city of Woodcreek.

The following map illustrates these areas.



### **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.

19. Use technology where appropriate to improve interaction with citizens.

## **IV. Community Character**

### **A. City Scale and Atmosphere**

Wimberley is a small city, comprising a collection of Hill Country shops and businesses surrounded by hills and valleys with scattered residential areas of all sorts. Historically, the residential component was composed 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 atmosphere.
  - a. The City should regulate residential and commercial development with a view toward preserving Wimberley's small town 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 original character, diversity, and the natural beauty central to its identity are maintained.
  - a. The City should encourage 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 and support the activities of various civic and cultural groups, and other public and private organizations interested in supporting/promoting the arts, and preserving Wimberley's identity as an arts and cultural center.
  - b. The City should encourage existing arts and cultural programs and support the development of new programs.
  - c. The City should promote the development of facilities that can provide venues for arts and cultural events.
  - d. The City should develop and maintain policies about public display of art.

### C. 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 community 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 community, provide shade, and control erosion.
  - a. The City should encourage new civic and commercial development to include indigenous trees and other planting along streets, pedestrian ways and in parking areas.

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2. Ensure that signage in the City and its ETJ is appropriate to the community 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 encourage 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 develop ordinances and regulations ensuring the prompt removal of towers no longer in use.

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**E. Pedestrian Ways**

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

**Goals and Objectives**

1. Encourage a pedestrian-friendly environment. The City should encourage off-street pathways and greenways for walking and bicycling.

## **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. The City should adopt regulations addressing excessive noise levels.

## V. The Natural Environment

### A. Water Quality and Conservation

Availability of water determines the quality of life. Wimberley is currently dependent upon numerous private water wells and a small number of private or cooperative water distribution systems. Wimberley is dependent upon groundwater for its supply of potable water. More water is being withdrawn from the aquifer than is being replenished by rainfall.

#### Goals and Objectives

1. Preserve and protect the potable water supply.
  - a. The City should encourage rainwater collection systems for new construction and encourage retrofitting existing structures.
  - b. The City should initiate programs to educate the public and encourage water conservation in both residential and commercial usage.
  - c. The City should participate with other entities, including the Hays Trinity Groundwater Conservation District in regional efforts to increase, preserve and protect the groundwater.
  - d. The City should partner with other local entities to seek grants for developing a Source Water Protection Plan for the Valley.
2. Water reuse.
  - a. The City should allow for the safe reuse of water in accordance with applicable regulations.
  - b. The City should reuse water in its own operations whenever possible.
  - c. The City should promote educational programs which explain the safe reuse of water in residential and commercial applications.

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### 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 encourage industries that do not create pollution.
  - b. The City should encourage all new developments to use permeable road-surfacing materials that do not add to air-borne dust.
  - 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**

Wimberley is a small community, located in a predominantly rural environment. With the inevitable growth in the population and increasing tourism and visitors, preserving the native flora and fauna will be increasingly difficult.

### **Goals and Objectives**

1. Protect and preserve the unique natural environment.
  - 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.
  - d. The City should sponsor public education programs on invasive plant and animal species.
2. Encourage site development 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 on the threat of epidemic native tree diseases (oak wilt, as example).
  - c. The City should adopt tree and plant replacement policies.
  - d. The City should adopt a planting program.

#### **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 waterways, its green meadows and areas of 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 should implement this land use section of the Comprehensive Plan, exercising caution in the use of Wimberley Planned Development Districts, Conditional Use Permits, overlay districts and other flexible zoning tools to protect and enhance property rights.

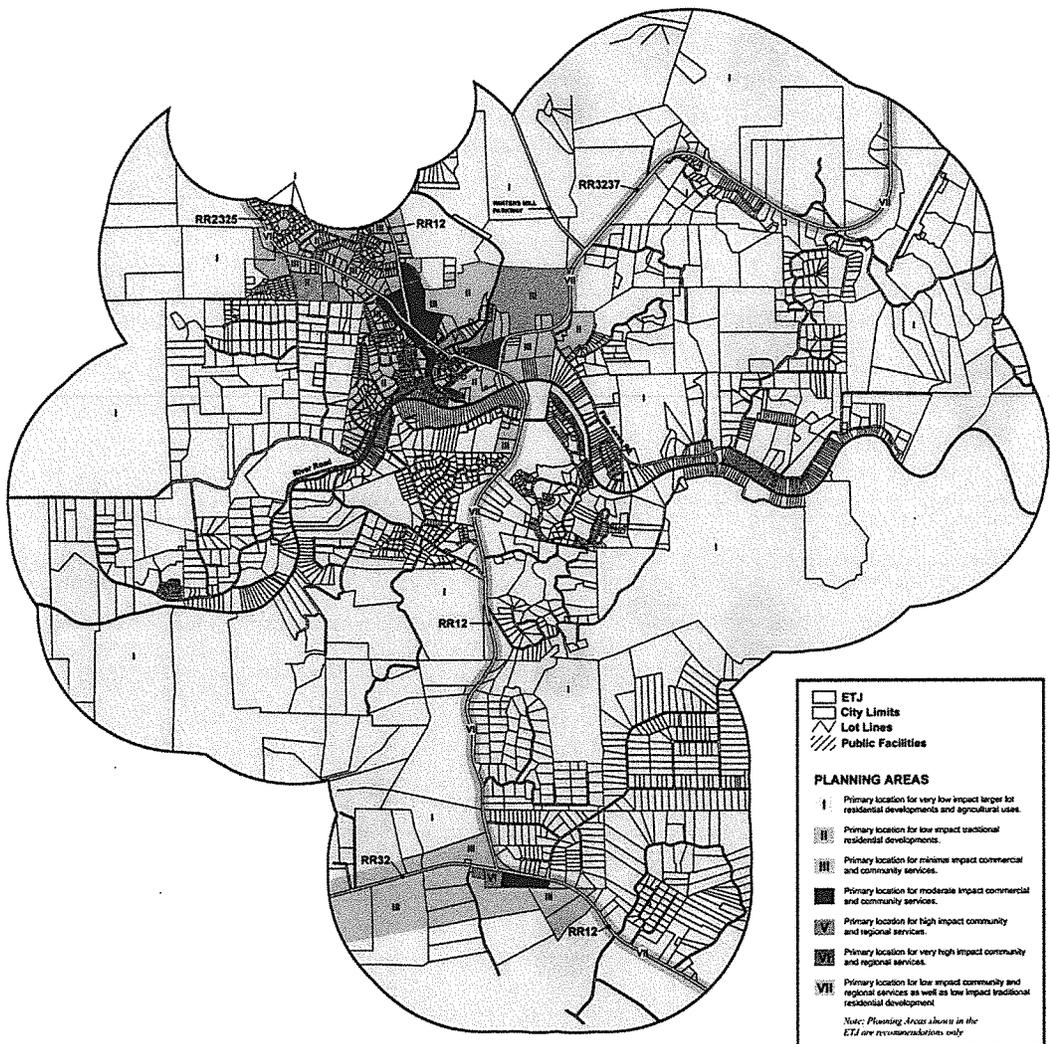
1. The City should creating zoning districts, defining their allowed uses, and assigning intensity rankings to each, as necessary.
2. The City should determine the zoning districts to be allowed in each Planning Area, as necessary.
3. The City should develop land use policy statements to assist in making zoning determinations, as necessary.
4. The City should encourage the use of Wimberley Planned Development districts, Conditional Use Permits, Overlay Districts and other flexible zoning tools to protect and enhance property rights.
5. The City should review and update this section on a regular basis.

### 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 reject urban sprawl, strip commercial development, or development that is out of the character or scale of the City.
3. The City should develop and regularly evaluate a major street plan 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.

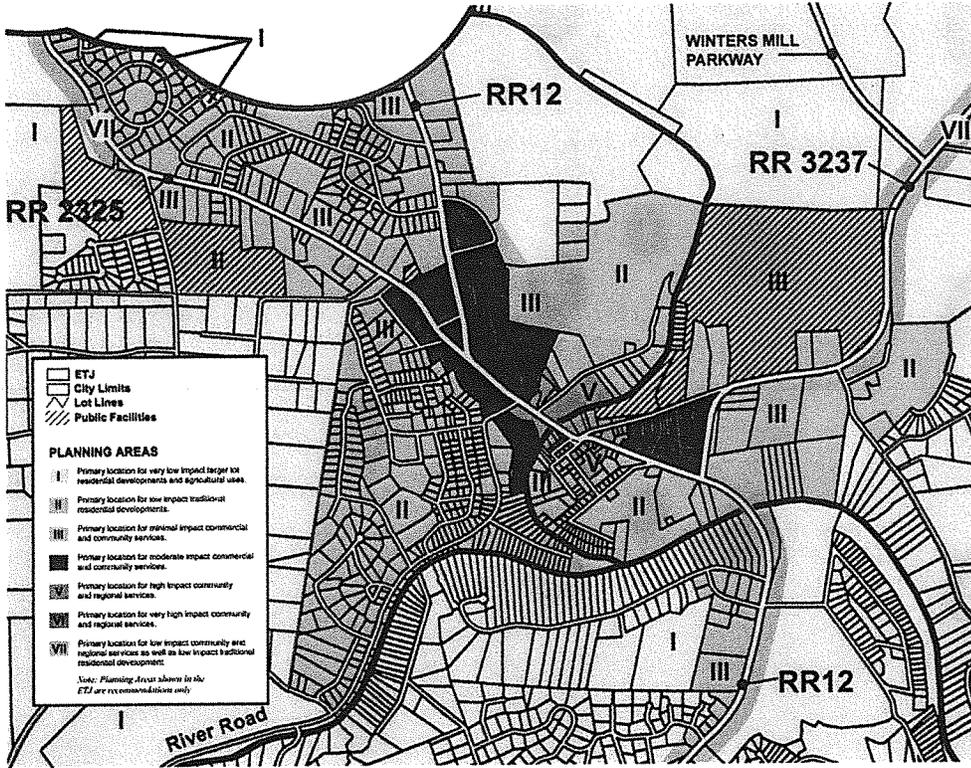
5. Residential uses should be encouraged throughout the City, including mixed-use areas such as the city center, and a wide variety of housing choices should be available to residents. Development adjacent to residential uses should be evaluated in terms of its compatibility to residential areas.
6. 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. Signage, lighting, and development should be consistent with city character.
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.



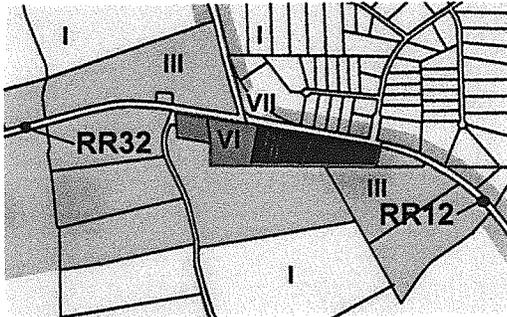
**Village of Wimberley Comprehensive Plan  
 Planning Area Land Use Map  
 Approved by City Council XXXXXX 2008**

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 Village 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**

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

Approved by City Council 00000 2008

Note: A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (State Statute 213.006 TLG: Notation on Map of Comprehensive Plan)  
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## VII. City Infrastructure

### A. Public Health and Safety

The City government should continue to participate in the Hays County Emergency Management Plan, as well as plan locally for adequate police and fire protection and disaster response.

#### Goals and Objectives

1. Develop and maintain an Emergency Preparedness Plan for the City, as a supplement to the Hays County Emergency Plan, to protect and assist residents and visitors in the event of 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 maintain a process regarding early warning, early road closures, evacuation and alternate route designation.
  - b. The City should maintain a process to secure county, state, federal, and charitable disaster relief funds.
  - c. The City should maintain an emergency shelter plan for residents and visitors in need of an equipped shelter in the event of emergency or disaster.
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 review and update, when necessary, regulations and restrictions on the disposal of trash and hazardous materials.
- b. The City should review and update, when necessary, regulations and restrictions concerning the transportation of hazardous materials through the City.

**B. 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. The City should continue with the development of a range of recreational opportunities for all residents, regardless of age or physical ability, within existing parks facilities. These efforts may also include development of:
  - a. A variety of parks, including small neighborhood playgrounds for children.
  - b. Nature-appreciation areas which provide for activities such as hiking, biking, jogging, horseback riding, bird watching and picnicking.
  - c. Continue to maintain and protect the Blue Hole Regional Park in accordance with the Parks Master Plan.
  - d. Swimming pools, in conjunction with other entities.
  - e. Ball fields and tennis courts.
- 2. Encourage developers to include green space and park areas in new developments.

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**C. 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. Maintain a comprehensive transportation master 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 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 where practical, that any new road, highway or bridge construction be pedestrian and bicycle safe, 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 when constructing new roadways.
  3. Develop plans to minimize through-traffic in the City and continue to encourage the use of Winters Mill Parkway as an alternate route for through traffic.
  4. Ensure adequate parking around business and commercial areas.
    - a. The City should develop where practical, adequate, self-supporting, pedestrian-friendly parking facilities to serve the City Center.
    - b. The City should require where practical, all new businesses to provide adequate off-street parking, either on-site or in leased or purchased spaces in a City-sponsored lot.

## **D. 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 an adequate supply of potable water before being approved. This would include but not be limited to rainwater collection systems.
2. Ensure an adequate and reliable wastewater system for current and future residents.
  - a. The City should develop municipal wastewater treatment systems 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 the treated effluent be recycled by either reuse, return, or recharge of the aquifer.
  - b. All municipal wastewater treatment systems developed by the City should be designed to protect the environment and be of a limited capacity that is sized only to accommodate a designated location and its projected use.
  - c. The City alone, or in partnership with private or governmental entities, should control any wastewater systems, including their discharge components.

## **E. Storm Water and Flood Control**

The Hill Country of Texas is an area of persistent drought punctuated by occasional flooding. 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.
  - d. The City should encourage landscaping to prevent erosion and hold top soil, especially in ravines and dry creek beds.

## 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.

Many businesses in Wimberley are directly related to tourism and others serve only the needs of residents, but some serve both. A balance of activity is important to keep in mind as policies and ordinances are enacted that affect 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 low impact businesses which promote, through their appearance and character, the nature of the community.
  - c. The City should encourage businesses that reduce over crowding, traffic, and pollutants , such as non-traditional, non-store front businesses.
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 area.
  - a. The City should maintain appropriate zoning and subdivision ordinances.
  - b. The City should maintain building codes to assure proper quality and safety in all construction.
  - c. The City should establish appropriate fees to cover regulatory costs.
  - d. The City should regulate the scope, scale, and density of all 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.
  - g. The City should carefully consider decisions relating to development and/or redevelopment of projects and such decisions should be made in accordance with the Comprehensive Plan, and not influenced by circumstances beyond the control of the City.
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 preserves 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 regulate development in sensitive aquifer recharge areas.
3. Maintain 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 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 development.
  - d. The City should encourage low-density residential development.
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. Maintain regulations regarding the location, size and type of commercial and industrial development.
  - a. The City should limit high impact commercial development by appropriate zoning.
  - b. The City should promote commercial construction that is compatible with the traditional Hill Country scale, style, colors and materials appropriate for the natural beauty of the area.
  - c. The City should maintain ordinances to regulate industrial uses.
  - d. The City should encourage a continuation of its mixed-use growth patterns.

City Administrator 12/21/2015 1:54 PM  
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#### **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 maintain ordinances that will encourage placement of minimal commercial and community service businesses 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. The City should regulate signage and lighting.
  - d. The City should encourage appropriately designed entrance features at each highway, the landscape and graphics of which should reflect the character of the community.
  - e. The City should discourage 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 develop 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. 4. Preserve and enhance historic and prehistoric sites within the City.
- a. The City should encourage the identification, documentation and desi 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 and the State of Texas.

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. For this reason, it is important that the City, where possible, allow for non-resident membership on boards and commissions.

Such planning must be continuous, based upon realistic assessments of current conditions. This includes awareness of activities of other governmental entities (Federal, State, Local) 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
- Signage and Lighting
- Area wide meetings sponsored by the City to discuss ideas of mutual concern

## **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 all residents of the Wimberley Valley 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 initial Comprehensive Plan developed?**

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 Charrette," which followed a series of informal public meetings on the future of Wimberley. (See Appendix.)

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 (2,048) within the City limits and to 1,000 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 & 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.
- Public hearings 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 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**

Stephen Harrison, City Administrator  
Adelle Turpen, City Secretary  
Rickey Wright, Code Enforcement Officer  
Cindy Colvert, Receptionist  
Patty Akers, City Attorney

### **Planning and Zoning Commission**

Curt Busk, Chair  
Glenn Fryer  
Cecil Gibson  
David Glenn  
John Hyink  
Pamela Showalter  
Marilee Wood  
B. J. Kolenda, former member  
Betsy Markland, former member

### **Parks and Recreation Board**

Kris Cusack, Chair  
Kathleen Cline

### **Historic Preservation Committee**

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Della Brodrick

Fred Franz  
Jan Fulkerson  
Malcolm Harris  
Dell Hood  
Jane Morton\*  
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Bruce Calkins  
Kathy Gillock  
Dorothy Kerbow  
Trish McWaters  
Gary Weeks  
Ray Williamson

**Transportation Advisory Board**

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Bob Bullock  
Parker Burgin\*  
Gentry Carr  
Carroll Czichos  
John Graddy\*  
Bill Johnson\*  
Kelly Kilber  
Matt Kiely  
Carolyn Nichols\*  
Al Sander\*  
Gene Woodruff

\* former members

**Water/Wastewater Board**

David Baker, Chair  
Pete Anderson  
John Estep  
Amy Frederick  
Eddie Gumbert  
Jim Harper  
Jack Hollon  
Mike Moore\*  
John Pershon\*  
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Elizabeth Sumter

**Individual Contributors**

Jody Frazier  
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Bill and M. F. Johnson  
Alexandra Marsh  
Jill Miller  
David Stea

**Institutional Contributors**

Wimberley Chamber of Commerce  
The Wimberley View  
Chapel in the Hills  
Hays County Appraisal District  
The Paper Clip  
Jitters  
Brookshire Brothers

**Southwest Texas State University**

The many students of SWT who, during the development of this Plan, tabulated the various survey results and facilitated the workshop sessions.

**Thank you**

**The City of Wimberley Comprehensive Plan Steering Committee**

Bert Ray, Chair

Rita Anderson

Maggie Bains  
Tevis Grinstead  
John Hyink, P&Z Liaison  
Nancy Odom  
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Carl Scudder, former member  
Elizabeth Sumter, former member

Carolyn Nichols, City Council Liaison  
Walter Brown, former City Council Liaison  
Sally Caldwell, Community Development Consultant  
B. J. Kolenda, Style Editor

***Acknowledgements -- 2006 Revision of the Comprehensive Plan***

***The City of Wimberley City Council***

Steve Klepfer, Mayor  
Curt Busk, Member  
Carroll Czichos, Member  
John Graddy, Member  
Susan Thurber, Member  
Marilee Wood, Member

***Planning and Zoning Commission***

Tevis Grinstead, Chair  
Bill Appleman, Member  
Glenn Fryer, Member  
David Glenn, Member  
David Joiner, Member  
Mac McCullough, Member  
Paul Xiques, Member

***Acknowledgements -- 2008 Revision of the Comprehensive Plan***

***The City of Wimberley City Council***

Tom Haley, Mayor  
Terrie Bursiel, Member  
Bob Flocke, Member  
Dick Larson, Member  
Charles Roccaforte, Member  
Jeri Xiques, Member

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Steve Thurber, Vice Chair  
John Stefanowicz, Parliamentarian  
Tracey Dean, Member  
David Glenn, Member  
Mike Jones, Member  
Jean Ross, Member

***Comprehensive Plan Review Commission***

Frank Austin, Chair  
Bert Ray, Secretary  
John Hyink, Member  
Steve Klepfer, Member  
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 Charrette (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)**

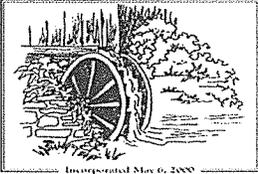
These pages include the form used in the Land-use Exercise conducted at the second workshop, an analysis of the Land Use Assessment Questionnaire, and the Participant Evaluation Form distributed at both workshops.

**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)**

# P&Z Commission Agenda Form



Date Submitted: January 25, 2016

Agenda Date Requested: January 28, 2016

**Project/Proposal Title:** DISCUSS AND CONSIDER  
POSSIBLE ACTION REGARDING CHANGES TO THE CITY OF  
WIMBERLEY ZONING CODE

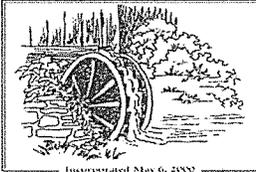
**Commission Action Requested:**

- Ordinance
- Resolution
- Motion
- Discussion

**Project/Proposal Summary:**

This item was placed on the agenda to allow the Planning and Zoning Commission to discuss and consider possible action regarding changes to the City of Wimberley Zoning Code.

# P & Z Commission Agenda Form



Date Submitted: January 25, 2016

Agenda Date Requested: January 28, 2016

Project/Proposal Title: STAFF & COMMISSION  
REPORTS

Funds Required:  
Funds Available:

Commission Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

## Project/Proposal Summary:

This item was placed on the agenda to allow for reports to be presented by Commission members and for future agenda item requests.