



*VILLAGE OF WIMBERLEY
COMPREHENSIVE PLAN*

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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 encouraged 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

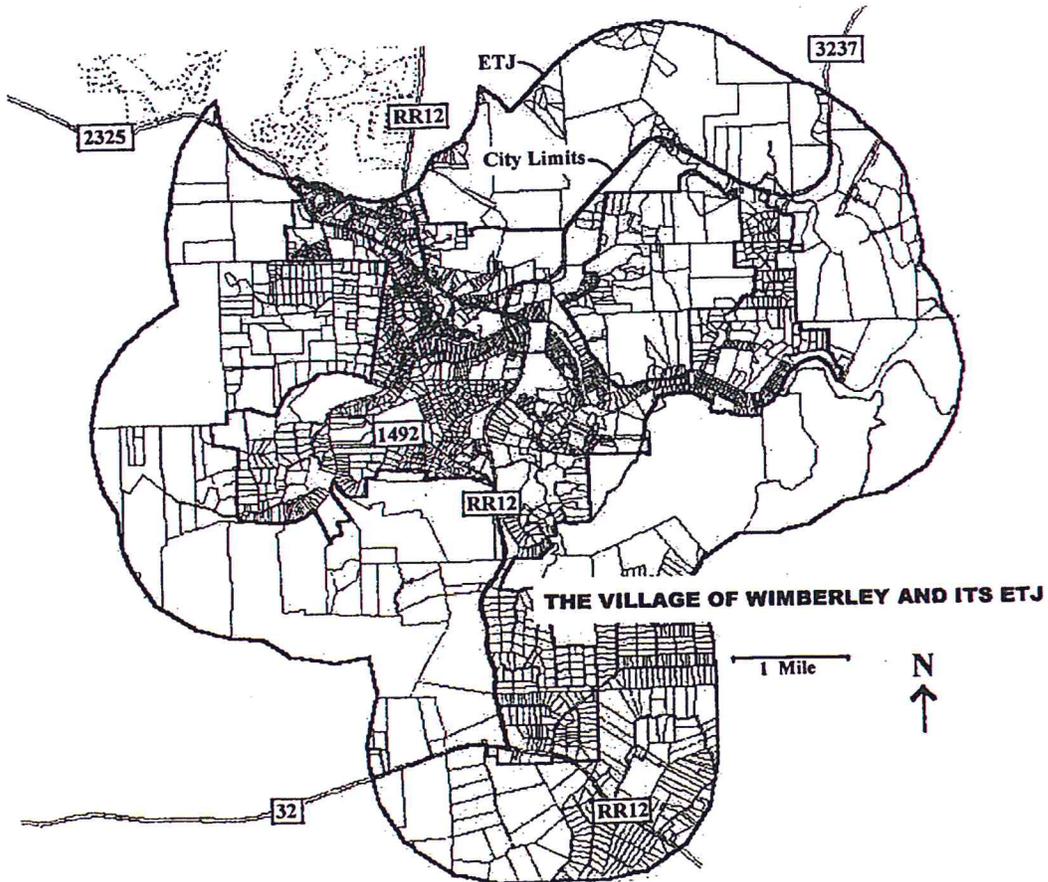
up on Wimberley ridgelines. Issues of unregulated development, inappropriate sewage treatment and diminished water quality motivated citizens to take action to protect Wimberley's resources and lifestyle. Although earlier attempts to form a government had failed, citizens voted to incorporate in May 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 and promote government transparency.

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.

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.

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.

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. .

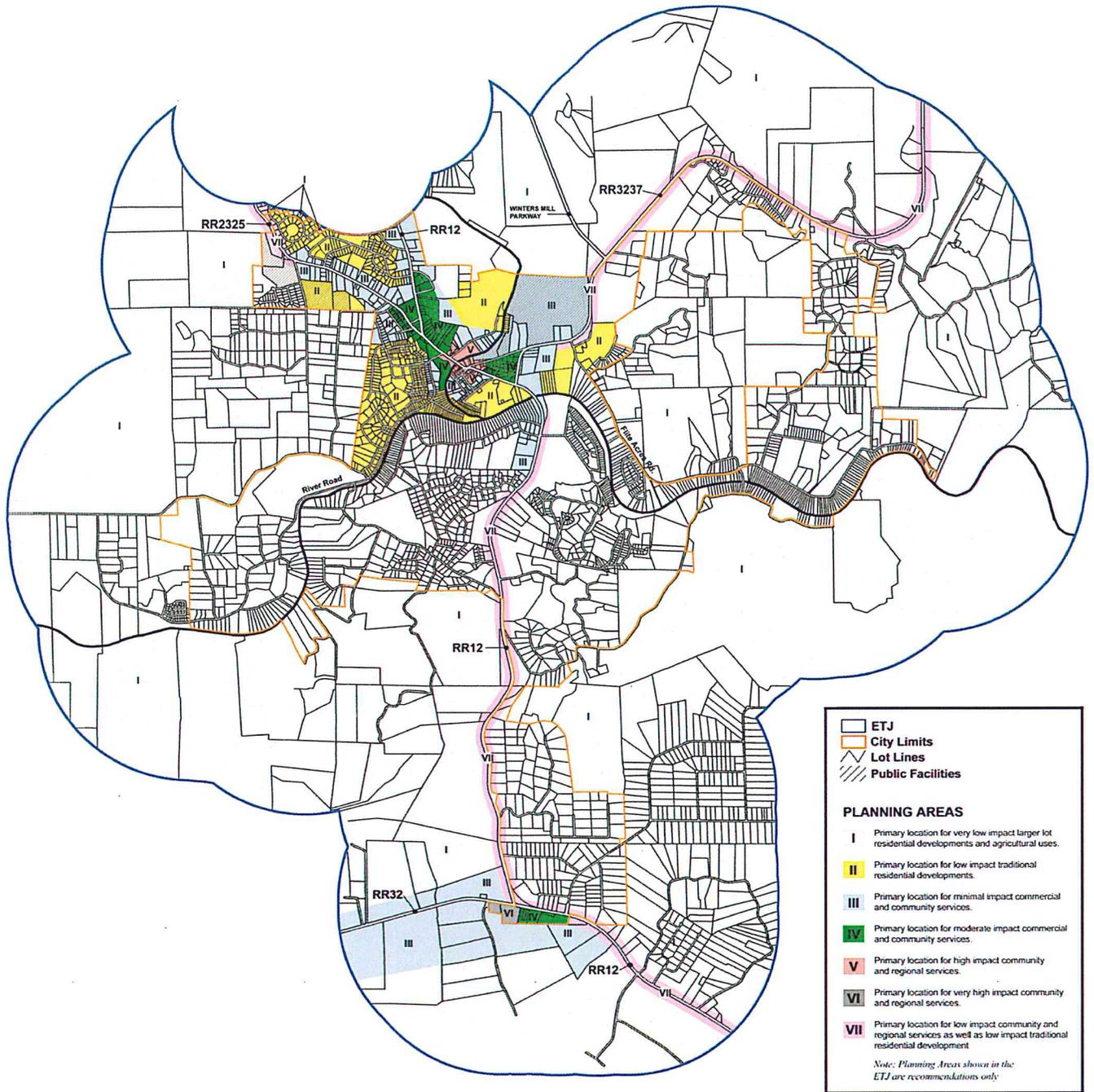
1. The City should create zoning districts, defining their allowed uses, and assigning intensity rankings to each, as necessary.
2. The City should determine the zoning districts to be allowed in each Planning Area, as necessary.
3. The City should develop land use policy statements to assist in making 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.

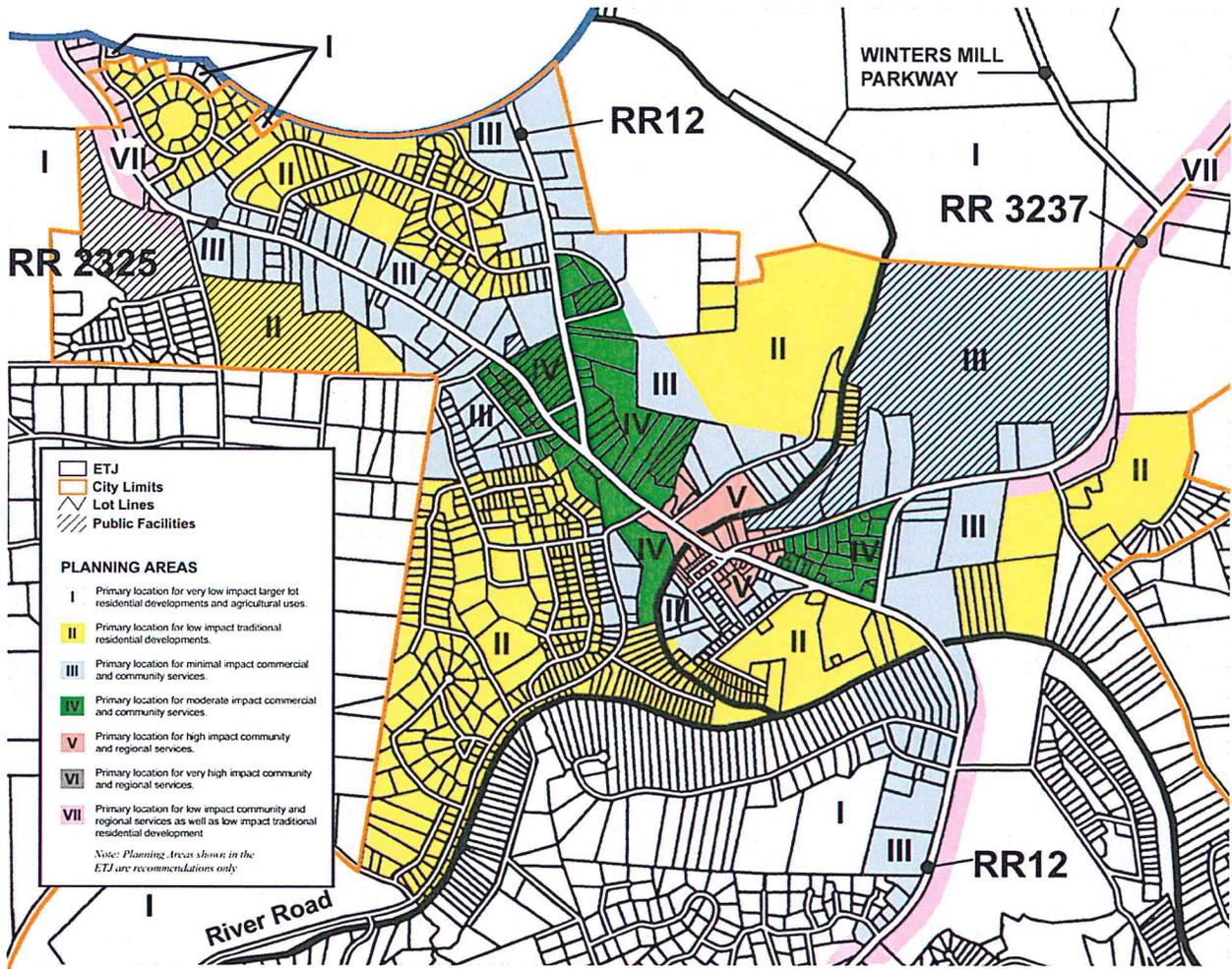
5. Residential uses should be encouraged throughout the City, including mixed-use areas such as the city center, and a wide variety of housing choices should be available to residents. Development adjacent to residential uses should be evaluated in terms of its compatibility to residential areas.
6.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



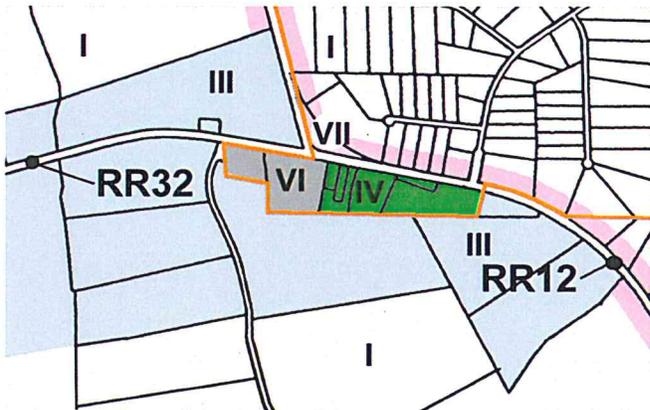
**Village of Wimberley Comprehensive Plan
 Planning Area Land Use Map
 Approved by City Council XXXXXX 2008**

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 0000 2008

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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.

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.

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.